



MONESS RESORT

PUBLIC EXHIBITION ON PRE-APPLICATION NOTICE

Welcome to the second of two public exhibitions for the proposed change of use for selected holiday cottages at Moness Resort.

These exhibitions aim to inform you about our proposal, provide you with an opportunity to ask questions and invite your valuable feedback.

PROPOSAL OVERVIEW

The proposed plan seeks to repurpose certain cottages within the Moness Resort for dual use. Some will remain holiday rentals for Moness guests, while others will provide residential accommodation for Taymouth Castle employees, doubling as holiday rentals when available. This proposal is designed to address the local shortage of permanent accommodation for employees of Taymouth Castle.

The Resort's existing facilities, including the hotel, restaurants, bar, and leisure areas, will continue to operate as usual and will not be impacted by this proposal. Additionally, there will be no change to the current number of staff.

WE VALUE YOUR FEEDBACK!

Please share your thoughts by completing a printed community questionnaire or emailing Scott Hobbs Planning at

consultation@scotthobbsplanning.com



MONESS
RESORT

www.scotthobbsplanning.com/consultations/moness

WHAT ARE WE PROPOSING?

We propose to repurpose approximately 77 of the 103 holiday cottages at Moness Resort for dual use, allowing them to serve as both holiday accommodation and residential accommodation for Taymouth Castle staff. The use of the cottages at any given time will be dictated by demand.

The proposed changes will only affect selected cottages within the Resort's self-catering accommodation. These units will be adapted to provide comfortable living spaces for staff, while still allowing them to function as holiday rentals for Moness guests.

Moness Resort's core facilities, including the hotel, restaurants, bar, and leisure areas, will remain fully operational and unaffected by this proposal. There will also be no changes to current staff numbers.

PROPOSED TIMELINE

Spring 2025

Pre-Application
Consultation Events

November 2025

Planning
Committee

June 2025

Planning Application
Submission



www.scotthobbsplanning.com/consultations/moness

HOW WILL THIS AFFECT OUR COMMUNITY?

POSITIVE IMPACTS

Repurposing some of the holiday cottages at Moness Resort into both holiday rentals and staff accommodation will:

- Help support a stable workforce.
- Secure jobs for local residents and employees.
- Maintain the central role of Moness as a tourist destination.

This change will also:

- Contribute to the local economy by ensuring the Resort's operations remain sustainable year-round.
- Enable the ability to address the housing shortage in the area helps meet a pressing community need.

POTENTIAL CHALLENGES

While the proposal will bring many benefits, we understand there may be concerns. We are committed to working with the community to address any potential challenges, such as maintaining the character of the Resort. Our team will continue to engage with residents and local businesses and take feedback into account throughout the planning and implementation process.



www.scotthobbsplanning.com/consultations/moness

HISTORY OF MONESS RESORT

1758

Built as a hunting lodge for the Flemyng family, owners of the Barony of Moness.

1920

Bought by William Russell during the sale of the Breadalbane Estate. He drove one of Aberfeldy's first motor cars, a green 35 HP Deussenberg Landauette.

1950

Acquired by Lt. Col. Robin Robertson Petrie and converted into a hotel. Holidays were advertised as "8 days inclusive of all meals for 15 guineas – the ideal Scottish touring holiday."

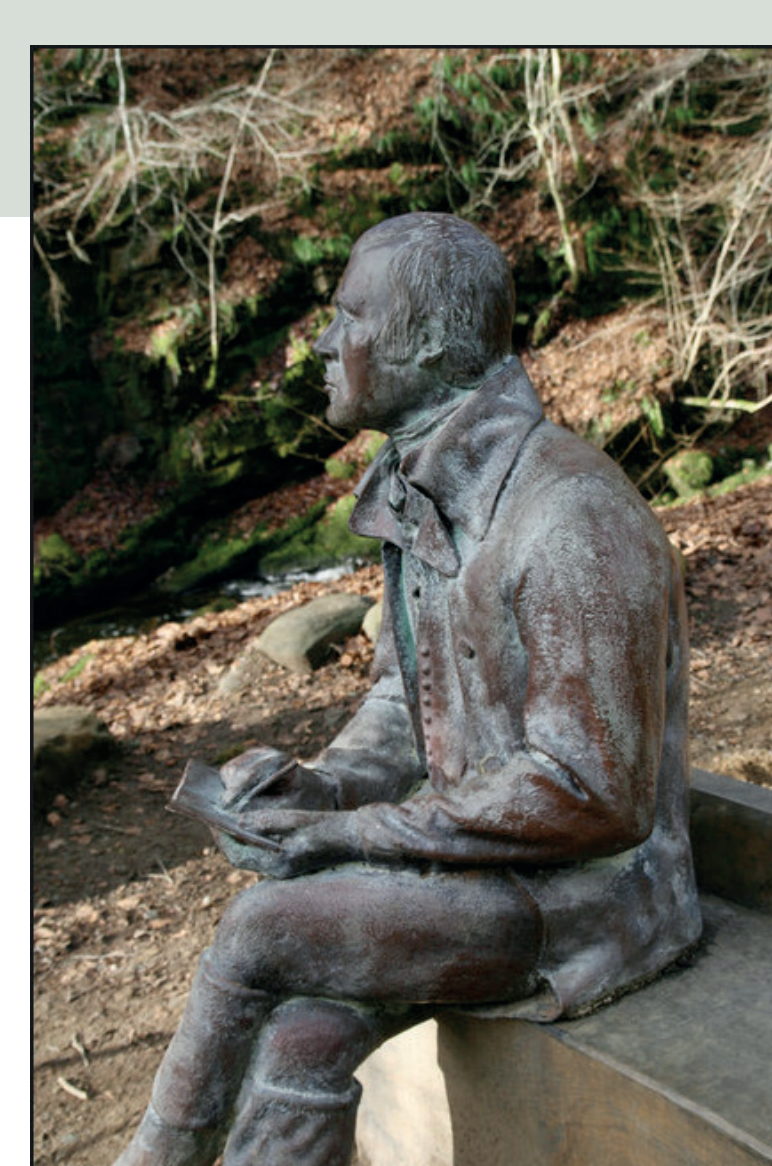


1980s

Expanded by R.B. Farquhar (Moness) Ltd, adding holiday cottages and an entertainment complex.

1787

Purchased by John Campbell, 1st Marquess of Breadalbane. Robert Burns visited and wrote The Birks of Aberfeldy.



World War II

Used as a hostel for evacuated Glasgow school children.



1977

Lt. Col. Robin Robertson Petrie passed away. A well-known hotelier, he had survived three years as a POW in Japan during WWII.

2023

An investment group affiliated with the Taymouth Estate acquired Moness Resort in 2023.



www.scotthobbsplanning.com/consultations/moness

MONESS RESORT TODAY



HOTEL

Once a grand hunting lodge, now a warm and welcoming hotel for visitors from near and far.



SELF-CATERING COTTAGES

Added in the 1980s, our cosy one, two, and three-bedroom cottages provide a true home-from-home experience with comfortable living spaces and fully equipped kitchens.



DINING

Moness is home to two restaurants: the traditional Flemmyng Restaurant and the relaxed Uisge Bar & Restaurant, serving a variety of meals throughout the day.



LEISURE

The Resort has evolved to include modern facilities such as a heated swimming pool, steam room, and sauna, open to both guests and the public.



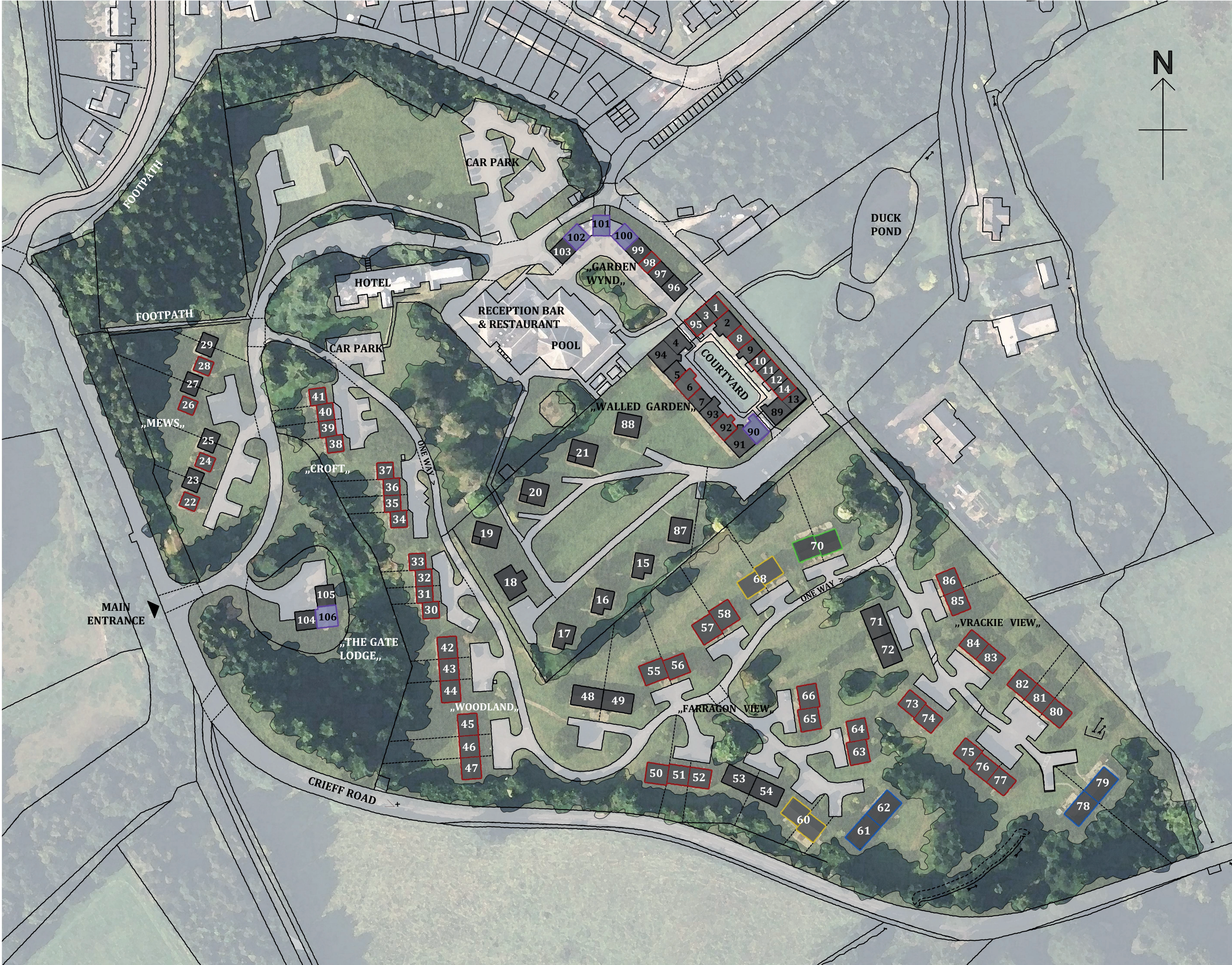
SURROUNDINGS

Set within 35 acres of scenic Perthshire countryside, Moness remains the perfect base for exploring walking trails, historic sites, and outdoor adventures.

MONESS COUNTRY CLUB

55	ARRAN	89	JACKDAW
30	ASH	39	JUNIPER
22	AVON	72	JURA
42	AWK	51	KATRINE
94	BARN	106	KEEPER
23	BEAULY	73	KERRERA
31	BEECH	40	KEW
15	BIRKS	18	LARCH
96	BRACKEN	41	LAUREL
97	BRAMBLE	74	LISMORE
43	BROOM	52	LOMOND
56	BUTE	93	MAGPIE
44	CARRON	19	MAPLE
32	CEDAR	6	MEWS
13	CHAFFINCH	88	MONTEREY
98	CLOVER	53	MORLICH
24	CLYDE	75	MULL
5	COACH HOUSE	54	NESS
57	COLONSAY	68	NEEPS
2	CORNER	76	NIBBON
33	DAMSON	20	OAK
58	DAVAR	77	ORONSAY
25	DEE	91	OSPREY
12	DOVE	80	PABBAY
45	DUTCH	10	PHEASANT
46	EIL	17	PINE
34	ELM	7	PLOUGHMANS
26	ESK	21	POPLAR
1	FARM	61	QUAICH
78	FARQUHAR	81	RAASAY
99	FERN	62	RANNOCH
35	FIR	9	ROBIN
79	FLEMMYNG	16	ROWAN
27	FORTH	60	RUM
100	FOXGLOVE	63	SHEIL
47	FLYNE	4	SHEPHERD
28	GALA	11	SKYLARK
48	GARTEN	82	SOAY
36	GEAN	3	STABLE
104	GILLIE	14	SWALLOW
101	GORSE	64	TAY
90	GRANARY	103	THISTLE
70	HAGGIS	83	TREE
37	HAZEL	95	TOWER
102	HEATHER	84	UIST
29	HELMSDALE	65	ULLADALE
49	HOURN	85	VATERSAY
92	HOUSEMARTIN	66	VOIL
105	HUNTER	8	WAGTAIL
50	INSCH	86	WESTRAY
71	ISLAY	87	WILLOW
38	IVY		

KEY:	
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	2 BED HOT TUB
	3 BED HOT TUB
	3 BED + HOT TUB



ANSWERING YOUR QUESTIONS

Thank you for attending our public consultation events. We have compiled the questions raised during the previous event and included them here for your reference.

The feedback received during these sessions will shape our final submission to Perth & Kinross Council.

Will Moness Resort work with local businesses to supply goods and services?

Moness Resort is dedicated to supporting local businesses wherever possible. This includes partnering with local suppliers and service providers. Helping the local economy thrive is a priority for us. If you own a business and believe you could be a suitable partner, please get in touch, we'd love to hear from you.

What is being done to boost local trade, especially given the recent struggles in the local economy?

We recognise the challenges the local economy has faced, and at Moness Resort, we are committed to doing all we can to offer support. Alongside working with local tradespeople and suppliers, we aim to spotlight local businesses to visitors and resort staff. If you'd like to be considered, please reach out to us.

How can local businesses benefit from new staff and visitors?

The arrival of new staff and visitors means increased footfall in the area. This will translate into more spending at local businesses, whether through dining out, purchasing locally made products, or promoting local attractions. Moness Resort actively encourages guests to explore the area and experience everything the region offers.

Will local hotels and B&Bs lose out if tourist accommodation is used for staff housing?

We do not anticipate any adverse impact on hotels and B&Bs. These establishments have not been seen as a solution for providing long-term workforce accommodation. On the contrary, we believe the increased economic activity spurred by our investment could have a positive knock-on effect for local hospitality businesses over time.



www.scotthobbsplanning.com/consultations/moness

ANSWERING YOUR QUESTIONS

What are the major benefits of this investment for the community and visitors?

This investment brings substantial benefits, including job opportunities for residents. Attracting new people to the area also means more customers for local businesses, offering a year-round economic boost. Furthermore, we are upgrading facilities at Moness Resort, such as a new spa, enhanced restaurant menus, and upgraded event spaces for weddings and other gatherings. These amenities will be available to both visitors and members of the community.

How will decisions be made about reallocating staff and visitor accommodation?

Accommodation allocation decisions will be guided by historical data on holiday bookings and projected staffing needs across the Estate. This ensures a fair and balanced approach to meet both operational and visitor requirements.

Will holiday accommodation always be available for tourists?

Yes, absolutely. Moness Resort is committed to maintaining a consistent offering for holidaymakers. Accommodation for tourists will always be prioritised, and this is accounted for in our forward planning.

How will public access to the area be maintained alongside staff accommodation?

Ensuring public access remains a priority. For workforce housing, a sign-in process will be implemented for residents to ensure smooth operations. This system will allow for well-organised staff accommodation while continuing to uphold public access to the Resort.

What is being done to prevent additional pressure on local services?

Given the number of cottages that will be used for staff housing, we do not anticipate a significant added burden on health facilities, and we will take steps as necessary to reduce the number of trips and vehicles used to transport our team.

When will the new spa open?

The spa will open this summer. Further updates will be shared on the Moness Resort website.



www.scotthobbsplanning.com/consultations/moness



WE WANT TO HEAR FROM YOU!

We value your feedback and want to hear your thoughts on our proposal. You can provide your comments in the following ways:

I

Complete a feedback form
available at today's exhibition

2

**Share your comments on
the proposal via email at**
consultation@
scotthobbsplanning.com

FEEDBACK DEADLINES

FINAL COMMENTS: **6TH MAY 2025**

Your Voice Matters

Thank you for sharing your feedback! All public input will be carefully reviewed and considered as we move forward.

We will also use the feedback to refine the final application before submission.

We appreciate your involvement in this process and thank you for attending today's exhibition.

Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Perth and Kinross Council, normal neighbour notification and publicity will be undertaken at that time, and you will have the opportunity to make formal representations regarding the proposal at that time.



www.scotthobbsplanning.com/consultations/moness