

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
25 June 2013

Agenda Item	5.6
Report No	PLS/038/13

13/01614/FUL : Harbro Ltd
Tore Mill, Harbour Road, Inverness

Report by Area Planning Manager - South

SUMMARY

Description : Replacement of existing raw material intake facility including replacement of existing 6 no external raw material storage silos.

Recommendation - GRANT

Ward : 17 Inverness Millburn

Development category : Local

Pre-determination hearing : Not required

Reason referred to Committee : Council is land owner.

1. PROPOSAL

- 1.1 The application relates to the existing Harbro mill buildings and involves the existing external raw material storage and blending silos which are to be replaced with taller silos (approximately 18.5m high) but in the same location. It also involves the replacement of the intake hopper with an intake building up to 19m in height. There will also be structures located on top of the silo tanks to enable feed in of products. These will project approximately 3m above the roof. The replacement silos are generally of a similar height to the existing tanks.
- 1.2 No pre-application discussion took place.
- 1.3 The adjacent existing Harbro buildings are 16.6m in height and 19m in height.
- 1.4 No supporting documents have been submitted.
- 1.5 Variations: no variations have been made to the application.

2. SITE DESCRIPTION

- 2.1 The proposals will be contained within the existing Harbro mill site, to the rear of existing buildings on Harbour Rd. There are 6 existing silos between two existing buildings, which will be replaced by taller hoppers in the same location. The existing intake hopper which is sited between two existing buildings adjacent to the silos will be replaced by a new building.

3. PLANNING HISTORY

- 3.1 02/00583/FULIN – Storage shed with bagging plant approved 18/08/02
02/00691/FULIN – Warehouse extension approved 03/10/02

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Schedule 3 & unknown neighbour. Advert expired 24 May 2013.
Representation deadline : 30 May 2013.
Timeous representations : None
Late representations : None

5. CONSULTATIONS

- 5.1 None

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

- 41 Business and Industrial Land
28 Sustainable design
29 Design quality and place making

6.2 Inverness Local Plan 2006 (as continued in force)

- 13 Business / Industry : Longman

7. PLANNING APPRAISAL

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

7.3 **Development Plan Policy Assessment**

The site is located within the Longman Industrial Estate, where the development and redevelopment of land and buildings for business / industrial purposes will be promoted. The improvement of the existing facilities complies with policy.

7.4 **Material Considerations**

The replacement silos will be sited in similar locations to the existing silos, and will be of a similar height to the adjacent existing buildings, which are taller than the current silos. The new hopper building will be situated between two existing buildings, and will be a similar height to the taller of these buildings. The new building will be finished in profile green metal cladding to match the adjacent structures. The proposed structures will relate visually to the existing structures in terms of scale, design, and materials.

The existing access, parking and manoeuvring area will not be affected by the proposal.

8. **CONCLUSION**

- 8.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

9. **RECOMMENDATION**

Action required before decision issued N

Subject to the above, it is recommended the application be **GRANTED** subject to the following condition and reason / notes to applicant :

1. The materials to be used in the raw intake building shall match in colour and texture those of the adjacent existing buildings.

Reason : In the interests of visual amenity.

REASON FOR DECISION

The proposal accords with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Statutory Requirements: The following are statutory requirements of the Town and Country Planning (Scotland) Act 1997 (as amended). Failure to meet their respective terms represents a breach of planning law and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development (NID) in accordance with Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority prior to work commencing on site. Furthermore, work must not commence until the notice has been acknowledged in writing by the Planning Authority.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Schedule 3 Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Susan Hadfield
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Site location plan
Plan 2 – Elevations