

**The Highland Council  
South Planning Applications Committee**

**EXTRACT DRAFT** Minute of Meeting of the South Planning Applications Committee commenced at 8.30 am with a site visit to Nairn South (Item 5.1) and reconvened at 12.30 pm in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday 20 August 2013.

**Committee Members Present:**

Mr R Balfour  
Mr A Baxter (except Items 5.1, 5.2, 5.6 and 5.7)  
Mr B Clark  
Mr J Crawford  
Mrs M Davidson  
Mr A Duffy (except Item 5.1)  
Mr D Fallows (except Item 5.1)  
Mr J Ford (Items 5.1, 5.2 and 5.3 only)  
Mr J Gray  
Mr M Green  
Mr D Kerr  
Mr R Laird  
Mr B Lobban  
Mr C Macaulay  
Mr T MacLennan  
Mr F Parr  
Mr T Prag (except Item 5.2)  
Ms J Slater  
Mr H Wood (except Item 5.2)

**Non- Committee Members Present:**

Mr L Fraser (Item 5.1)  
Mr K Gowans (Items 5.2, 5.5, 5.6 and 5.7)

**Officials in attendance:**

Mr A Todd, Area Planning Manager South  
Mr M MacLeod, Head of Planning and Building Standards  
Mr D Mudie, Team Leader  
Mr J Harbison, Principal Planner  
Mr K McCorquodale, Principal Planner  
Ms N Drummond, Team Leader  
Mr J Danby, Principal Engineer  
Mr M Smith, Principal Engineer  
Mr F MacIntosh, Transport Development Officer  
Ms Z Skinner, Environmental Health Officer  
Ms S Blease, Principal Solicitor (Clerk)  
Mrs P Bangor-Jones, Administrative Assistant

## **5. Planning Applications to be Determined**

Iarrtasan Dealbhaidh rin Dearbhadh

### Application subject to a Site Visit

5.1

**Applicant:** Scotia Homes Ltd, Barratt North East Scotland & Robertson Homes (11/04355/FUL) (PLS/042/13)

**Location:** Land at Cawdor Road, Nairn South, Nairn (Ward 19)

**Nature of Development:** Residential development consisting of 319 units (232 houses and 87 flats) and associated infrastructure and public open space

**Recommendation:** Grant

**Mr L Fraser had requested and been granted a local member vote for this item pursuant to Standing order 13.2.**

**Mr A Duffy and Mr D Fallows did not take part in determination of this item as they had not attended the site inspection.**

There had been circulated Report No PLS/042/13 by the Head of Planning and Building Standards recommending that planning permission be granted subject to the conditions recommended in the report.

Mr MacLeod presented the report and recommendation.

During discussion Members commented as follows:-

- clarity was sought over the location and the extent of the land which would be available for allotments. It was further requested that sufficient car parking at the allotment locations would be available;
- it was important that the affordable housing element of the development was located appropriately throughout the development;
- there was unease that the intended service lanes were not to be adopted by Highland Council and any additional factoring charges may impact on the ability to buy;
- the importance of play/sports areas, green spaces and parks was stressed;
- as the site was to be developed by three separate contractors, it would be beneficial if a local liaison group which comprised local members and local community councils could be set up. It was proposed that this group would work during the lifetime of the development;
- that the layout, quality and the style of housing proposed was interesting and varied and was to be commended;
- with regard to the anticipated increase in traffic, there was considerable concern that the local road network would be unable to cope;
- the loss of productive and profitable agricultural land was not welcomed;

- there was concern that the additional traffic generated by the new development would impact upon Nairn town centre, e.g. increased demands on town centre parking;
- with regard to the factoring arrangements, there was concern that the site was being developed by multi contractors and the impact if one or more of the contractors went into liquidation. Was there a case to be made for the factoring element of the development to be undertaken by Highland Council; and
- the development should in no way hinder any future expansion of the nearby sawmill business.

In response to questions it was confirmed that:-

- with regard to the hierarchy of roads, there were two proposed arterial routes. The first arterial road would link Cawdor Road with Balblair Road. The second would be sited in the north of the site but would not be developed within the current application;
- the affordable housing element of the development would be “pepper potted” throughout the site and further discussion was scheduled with the Affordable Housing Team;
- the Sub Masterplans would not come back to the South Planning Applications Committee as the proposal before Members was a full planning application, which provided a great level of detail;
- careful attention had been made with respect to styles of housing proposed for the site. The site would house a number of different neighbourhoods each with a different character, these would include terraced streets, sweeping crescents with large gardens and flatted areas;
- it was a requirement that the allotments would be provided in line with Council Policy and Condition 25 was included to ensure this happened;
- the pedestrian footbridge over the railway line would include a cycle lane and it was hoped that this cycle lane would link into the Nairn Cycle Network. Assurance was also given that this would be progressed by the Council’s Access Team;
- with regard to concerns over possible impacts on the sawmill, these had been considered and the Strategic Masterplan would require a “sawmill buffer zone” to be protected for the future expansion of the business;
- the loss of agricultural land had been discussed at the development plan stage and it was considered an appropriate use of land for the expansion of Nairn; and
- it was beyond the scope of the development to deliver any sports facilities but rather a good travel network into Nairn was essential to allow take-up of the provisions offered within the Nairn area.

The Committee agreed to **GRANT** planning permission subject to the recommendations in respect of matters to be covered by a section 75 obligation and to the revised conditions circulated at the meeting.

It was further agreed to amend Condition 25 to include a requirement to submit details of car parking arrangements at the allotments and to add a condition to

stipulate that prior to the commencement of the development, a community liaison group would be established by the developers in collaboration with Highland Council to include local elected members and community councils.

Finally, power was delegated to officers to:

- i. Opt to refuse the application should the Section 75 obligation not be concluded within 4 months of Committee's decision to grant planning permission; and
- ii. Amend the wording of proposed conditions/impose additional conditions and agree to minor changes to the trigger and/or division between developers of each contribution secured by the Section 75 obligation, if deemed necessary for the proper planning of the development, following consultation with the Chair and Local Members.