

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE  
16 DECEMBER 2014**

Agenda Item	5.1
Report No	PLN/084/14

**Proposal of Application Notice 14/04418/PAN**

**Report by Area Planning Manager –North**

<b>Description :</b>	Residential Development of approximately 72 dwellings (mix of flats, terraced, semi-detached & detached houses) & 470sqm of commercial floor space ( Category of development – Major)
<b>Ward :</b>	09 - Dingwall And Seaforth
<b>Applicant :</b>	HPG Ltd
<b>Site Address :</b>	Former Fish Factory, High Street, Conon Bridge

**1.0 BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 25.11. 2014. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
  - Proposal of Application Notice
  - Location Plan
  - Covering Letter

**2.0 SITE DESCRIPTION**

The site is brownfield as it was previously occupied by factory buildings. The site is bounded to the north by the River Conon. It has a frontage of 90m, or thereby to the High Street of Conon Bridge and shares a boundary with the Conon Bridge Hotel. The site is generally level other than over the footprint of the previous buildings where the land is raised. The site is covered in under growth and is presently being used as a yard by SSE

**3.0 DEVELOPMENT PLAN POLICY**

The following policies are likely to be relevant to the assessment of the proposal:

### 3.1 **Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 40	Retails Development
Policy 41	Business and Industrial Land
Policy 42	Previously Used Land
Policy 56	Travel
Policy 57	Natural, built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Species
Policy 64	Flood risk
Policy 65	Waste Water Treatment
Policy 66	Surface water Drainage
Policy 70	Waste Management Facilities
Policy 74	Green Networks
Policy 75	Open Space
Policy 77	Public Access

### 3.2 **Inner Moray Firth Proposed Local Development Plan 2014**

CB 4	Former Fish Processing Site
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### 3.3 **Ross and Cromarty East Local Plan ( as remains in force) 2007**

Housing-Site 7	Indicative capacity 70-90 units.
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### 3.4 **Adopted Supplementary Planning Guidance**

- Developer contributions
- Physical constraints

- Managing waste in new developments
- Affordable housing
- Open Space
- Green networks
- Highland statutorily protected species
- Flood risk and drainage impact assessment
- Public Art Strategy
- Highland Historic Environment Strategy

#### **4.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

- Planning history
- National Policy
- Development plan policies and supplementary guidance
- Road and transport
- Flood risk- fluvial and coastal
- Water – supply and drainage ( Suds)
- Contaminated land.
- Natural and built heritage
- Design, landscape and visual impact
- Access and recreation
- Residential and community amenity
- Economic impact

#### **5.0 CONCLUSION**

5.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

#### **6.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones

Designation: Area Planning Manager – North

Author: Erica McArthur

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan

## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant: HPG Ltd	Agent: Wilson + Gunn Architects
Address: 135 Culduthel Road Inverness IV2 4EF .....	Address: 137 Sauchiehall Street  Glasgow  G2 3EW
Phone No. ....	Phone 0141 331 0377
E-mail .....	E-mail enda@wilsongunnarchitects.com

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Site of former Pescanova Fish Factory,  
Conon Bridge  
IV7 8HD  
Grid Reference: NH 542558

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**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

The 2.7 Ha brownfield site formerly housed the Pescanova Fish Factory, and more recently has been used as a construction compound. Proposals are to redevelop the site to form 72 housing units (mixture of flats, terraced, semi-detached and detached houses) and 470 sqm of commercial space.

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21 NOV 2014

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO – Client has already commissioned an EIA

**Community Consultation** [See checklist of statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Conon Bridge Community Council	20 <sup>th</sup> November 2014
Maryburgh Community Council	20 <sup>th</sup> November 2014

Names/details of any other parties	Date Notice Served
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.....	

**Please give details of proposed consultation**

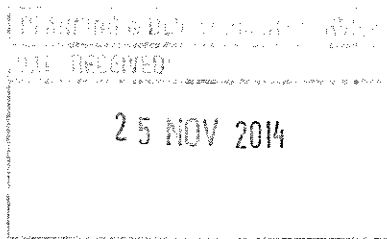
Proposed public event	Venue	Date and time
Public Exhibition with Design Team and Land Owner present to discuss proposals.		
Venue: Leanig Centre at Ben Wyvis Primary School		14/01/15 at 1500 -1900 hrs*
Newspaper Advert – name of newspaper		Advert date (where known)
Northern Star		5 <sup>th</sup> January 2015
Details of any other consultation methods (date, time and with whom)		
Meeting with Conon Bridge Community Council		19.30hrs on 17/12/14*
Meeting with Maryburgh Community Council		19.30hrs on 14/01/15*

Signed: [Redacted]  
for Wilson Gunn Architects

Date: 20th November 2014

\* Provisional dates – to be confirmed.

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20 NOV 2014



**Wilson  
+Gunn**  
ARCHITECTS

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Friday, 21<sup>st</sup> November 2014

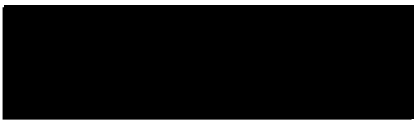
Dear Sirs:

**Former Pescanova Fish Factory Site, Conon Bridge**

Please find enclosed our Proposal of Application Notice for the above site.

You should note that we have copied this letter and form to both Conon Bridge Community Council and Maryburgh Community Council.

Sincerely,



Kenny Stephen  
Director  
For Wilson+Gunn Architects Ltd.

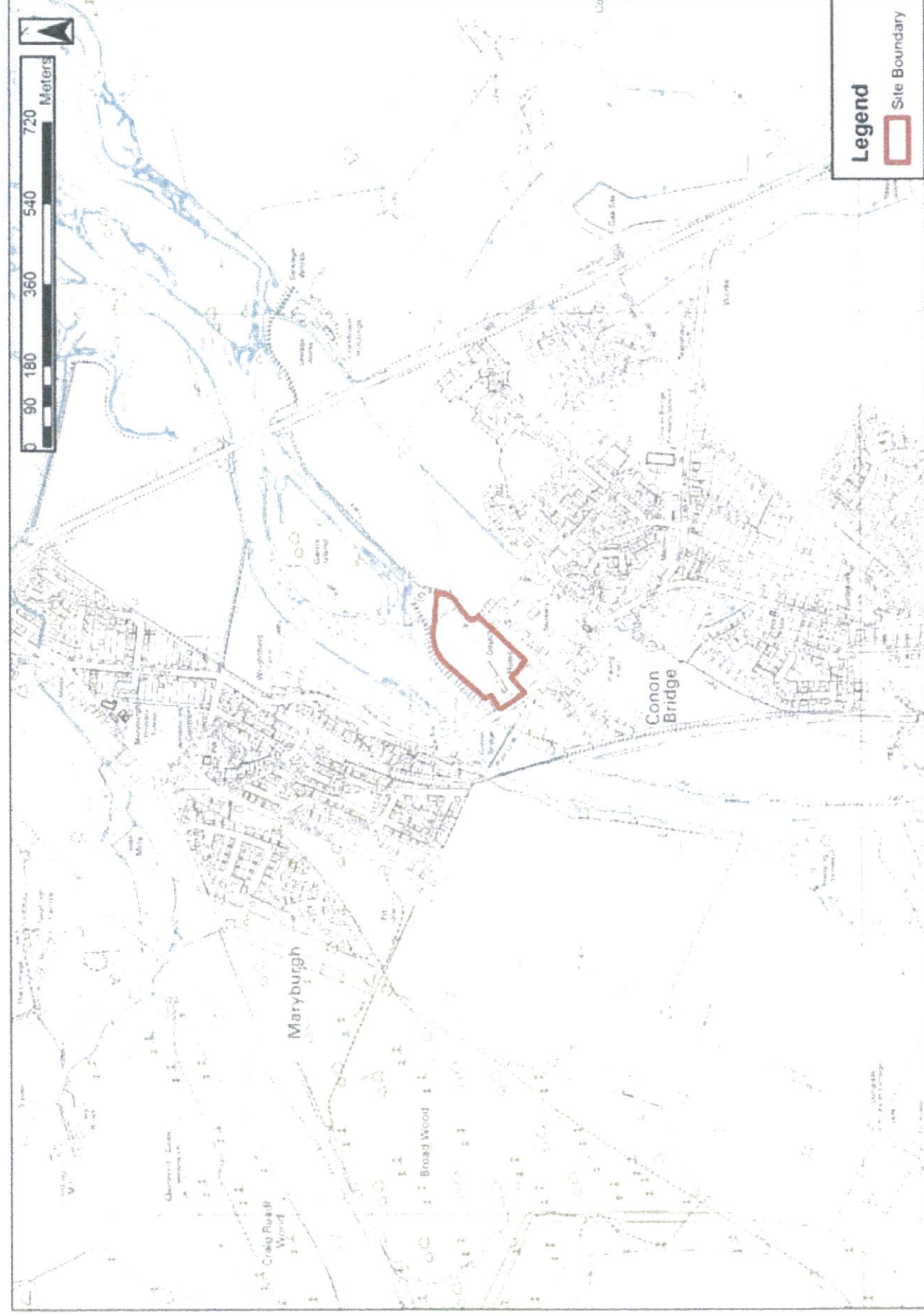
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