

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE 23 December 2014

Agenda Item	5.4
Report No	PLS/092/14

14/04529/PAN: THE HIGHLAND COUNCIL LAND AT CANAL PARKS, BUGHT DRIVE, INVERNESS

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Construction of a new clubhouse, demolition of existing clubhouse, installation of artificial pitch, regrading of two grass pitches and ancillary infrastructure.

Ward : 13 - Aird and Loch Ness

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 2nd December 2014. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
 - Site Location Plan; and
 - Proposal of Application Notice which includes:
 - Description of development;
 - Details of proposed consultation; and
 - Details of any other consultation methods.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of the following:
 - Construction of replacement clubhouse for use by community and Highland Rugby Club;
 - Demolition of existing clubhouse;
 - Installation of artificial pitch to International Rugby Board standards;
 - Reconfiguration and regrading of two grass pitches;

- Flood Lighting;
- Ball stop fencing;
- Car and bus parking;
- Associated earthworks; and
- Creation of new/improved public footpath.

3.0 SITE DESCRIPTION

- 3.1 The site lies approximately 1.8km to the south west of Inverness City Centre. The site extends to approximately 5.46 hectares, although the built development will occupy a much smaller area of approximately 1.9ha. The new facilities are to be located to the south east of the proposed Inverness West Link on an area currently occupied by playing fields, car parking and the existing Highland Rugby Club clubhouse.
- 3.2 The site will be accessed from Bught Drive which connects to the A82(T). Pedestrian access to the site will be via Bught Drive or the Inverness West Link.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area but unlikely to be directly affected by the development. There is potential connectivity with the River Moriston Special Area of Conservation.
- 3.4 There are a number of scheduled monuments in the area, including the Caledonian Canal to the north west of the site.
- 3.5 The site is in close proximity of the Inverness Riverside Conservation Area. There are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist in proximity to the site.
- 3.6 The site sits between two watercourses; the Caledonian Canal and the River Ness.
- 3.7 The site is not located within any international or regional landscape designations.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 30	Physical Constraints
Policy 34	Settlement Development Areas
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats

Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 66	Surface Water Drainage
Policy 72	Pollution
Policy 74	Green Networks
Policy 75	Open Space
Policy 76	Playing Field and Sports Pitches
Policy 77	Public Access

4.2 **Inverness Local Plan (As Continued in Force) April 2012**

The general policies of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan. With that said, Policy 29 - A9 / A82 Trunk Road Link remains in force and will be pertinent to the determination of this application.

4.3 **Adopted Supplementary Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

5.1

- Planning History;
- National Policy;
- Roads and Transport;
- Water (including private water supplies), Flood Risk, and Drainage;
- Natural Heritage;
- Trees and Forestry;
- Built and Cultural Heritage;
- Design;
- Landscape and Visual Impact;
- Access and Recreation;
- Noise and Light Pollution;
- Construction;
- Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014); and
 - National Planning Framework for Scotland 3 (June 2014);
- Any other material considerations within representations.

6.0 CONCLUSION

6.1 The report sets out 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.

7.0 RECOMMENDATION

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

Signature:

Designation: Head of Planning and Building Standards

Author: Simon Hindson


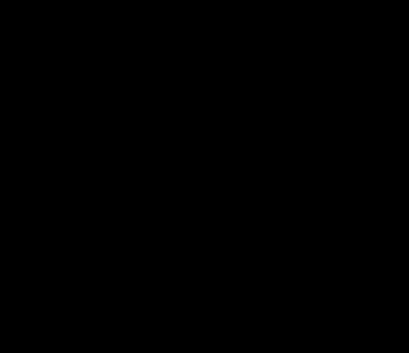

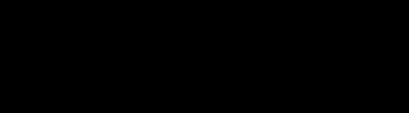

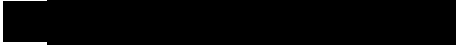
Background Papers: Documents referred to in report and in case file.

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 ...The Highland Council...	Agent ...Capita Symonds Ltd.....
Address 	Address 
Phone No 	Phone 
E-mail 	E-mail 

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

Land between the River Ness and the Caledonian Canal known as Canal Parks located in the Tomnahurich area of Inverness.

The following post codes are located within the area concerned: IV3 5SS

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² 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 project includes the construction of a new clubhouse for community use and that by Highland Rugby Club, the demolition of the existing Highland Rugby Club clubhouse, the installation of an International Rugby Board (IRB) artificial pitch for community use and that by Highland Rugby Club, the regrading of two grass pitches for Highland Rugby Club use, pitch lighting, car and bus parking and boundary fencing including ball stop fencing. Associated drainage and earthworks, landscaping, car and bus parking lighting and access paths. Footway/cycleway extension of the Inverness West Link facility at the south boundary of the site.

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.....

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
Holm Community Council.....	2nd December2014
Ballifeary Community Council.....	2nd December2014
Dalneigh & Columba Community Council.....	2nd December2014
Inverness West Community Council.....	2nd December2014
Muirtown Community Council.....	2nd December2014

Names/details of any other parties	Date Notice Served
All Landowners and Tenants (refer to attached List).....	
Landowner	
Highland Council, Glenurquhart Road, Inverness, IV3 5NX.....	2nd December2014
Tenant	
Highland Rugby Club, Clubhouse, Canal Park, Inverness, IV3 5SS...	2nd December2014
High Life Highland, 12/13 Ardross Street, Inverness, IV3 5NS.....	2nd December2014

Please give details of proposed consultation

Proposed public event	Venue	Date and time
.....Public Display.....	Inverness Leisure, Bught Lane, Inverness.....	27/01/15....10am-8pm.

Newspaper Advert – name of newspaper	Advert date (where known)
Inverness Courier.....	16 th January 2015
Inverness Press & Journal.....	16 th January 2015

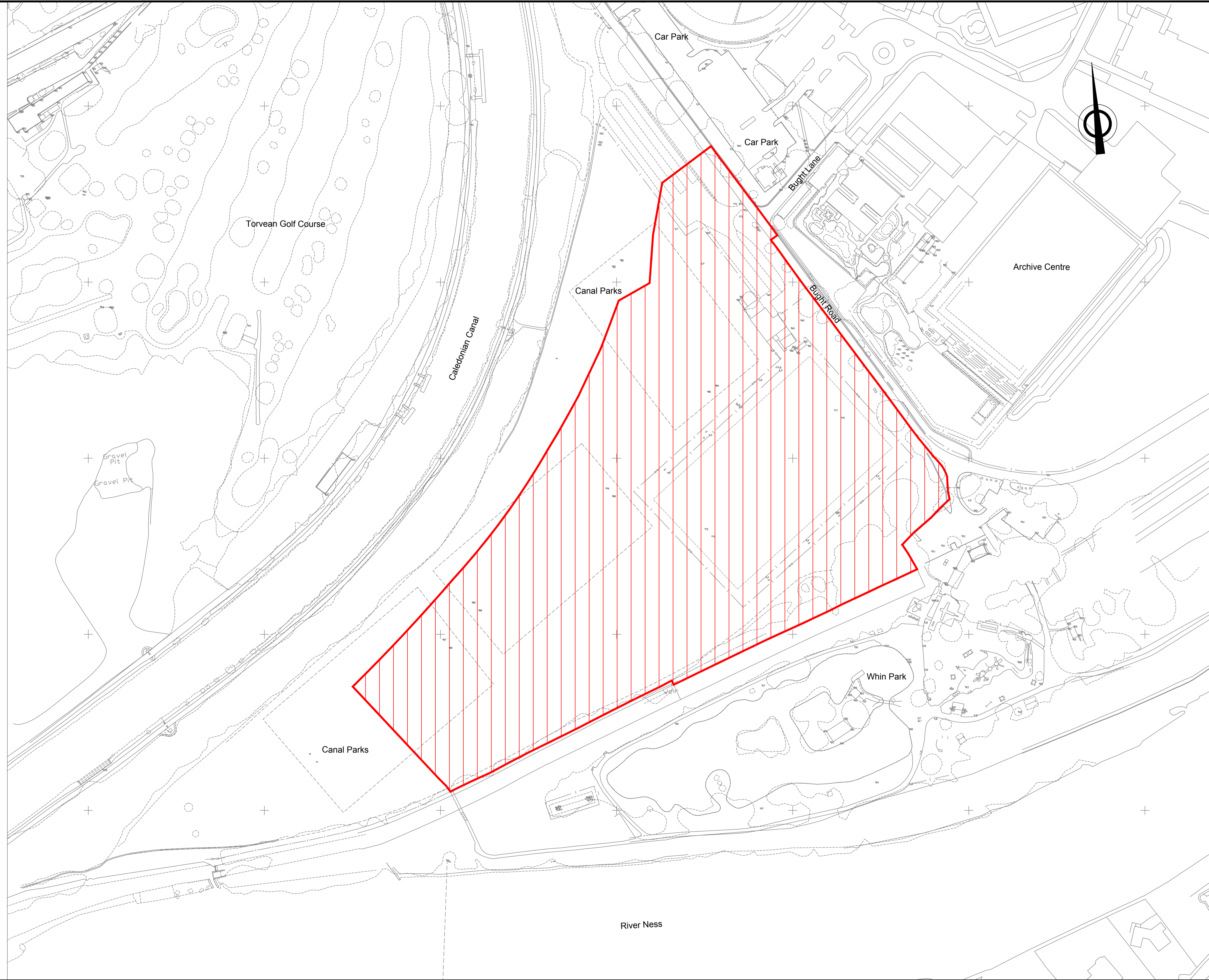
Details of any other consultation methods (date, time and with whom)

Notices to be posted in Inverness HC Service Point Office	16 th January 2015
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Signed ... 

Date...2nd December2014.....

M:\Highland_Rugby_Club\CAD\HRS7141_Red_Line_Boundary.dwg 19/11/2014 ISO A1 (landscape)



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KEY:
 — Extents of Planning Boundary
 Area of Red Line Boundary = 54,451m²

Red Line Boundary extended out to the limit of the work.	AKM	JAS	19/11/14	A
Revision Details	Drawn By	Check By	Check Date	Surfx



DEVELOPMENT & INFRASTRUCTURE
 PROJECT DESIGN UNIT
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 Alness, IV17 0UP

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 Fax : 01349 886749
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The Inverness West Link Canal Parks Rugby Project

Site Plan (Red Line Boundary)

Scale (at A1) **1:1000**

Drawn	AKM	Date	19/11/2014
Checked	JAS	Date	19/11/2014

Project No: **HRS7141**

Drawing No: **SP01** Rev: **A**