

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**23 December 2014**

**14/04198/PAN: Tulloch Homes Ltd**  
**Former Swimming Pool Site, Glebe St, Inverness**

**Report by Area Planning Manager – South**

Agenda Item	5.5
Report No	PLS/093/14

**Proposal of Application Notice**

**Description :** Residential Development comprising 60 units, open space and associated infrastructure.  
**Ward :** 15 – Inverness Central

**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 7<sup>th</sup> November 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 e-mail

**2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposal involves a residential development comprising a total of 60 units.

**3.0 SITE DESCRIPTION**

The site extends to approximately 1.4 ha and occupies a prominent position on the east side of the River Ness frontage. Previously a former swimming pool site, it has lain vacant for a considerable time. The site is bounded to the north by Friars Bridge and to the south by the properties on Douglas Row. The west boundary of the site is defined by the on-going Flood Alleviation Scheme and public walkway abutting the river bank.

## **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**

28	Sustainable Design
29	Design Quality and Place-Making
34	Settlement Development Areas
41	Business and Industrial Land
42	Previously Used Land
43	Tourism
44	Tourist Accommodation
51	Trees and Development
57	Natural, Built and Cultural Heritage
58	Protected Species
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

### **4.2 Inverness Local Plan (March 2006) (as continued in force)**

GP B	Business
GP1	Design Principles
GP3	Designed Sustainable Construction
GP13	Flood Risk

### **4.3 Inner Moray Firth Proposed Local Development Plan (November 2013)**

IN10	Site at Glebe Street.
Uses	Hotel, Business, Tourism, 50 homes

Requirements: Development in accordance with Inverness City Centre Development Brief. Also subject to completion of flood alleviation scheme or Flood Risk Assessment.

#### 4.4 **Highland Council Supplementary Guidance (SG)**

- Sustainable Design Guide
- Flood Risk and Drainage Impact Assessment
- Highland Historic Environment Strategy
- Inverness City Centre Development Brief
- Developer Contributions
- Affordable Housing
- Managing waste in new developments
- Public Art Strategy

#### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

The site is allocated for a variety of uses including tourism, business and housing development as set out in the existing Local Plan. Planning permission had previously been granted for an hotel although that permission has now lapsed.

The relevant policies in the extant Development Plan and proposed Inner Moray Firth Local Development Plan are noted in the sections above.

Key considerations will be to take into account the historic environment and adjacent listed buildings. Assessing impact on the amenity of adjacent residents will be a consideration in addition to ensuring that the design, scale and massing of any development is appropriate in the context of its setting. In addition, the following will be taken into account:

- the proposed use
- provision of infrastructure
- parking and traffic management issues
- provision of affordable homes
- flood risk assessment
- planning history
- other relevant Scottish Government planning policy and guidance including
  - Scottish Planning Policy (The Scottish Government, February 2010)
  - Managing Change in the Historic Environment
  - Scottish Historic Environment Policy

## PAN 71 Conservation Area Management

### Designing Streets

The site has previously been granted planning permission for an hotel development but this was not implemented. The PAN represents the first step in seeking to secure a new permission.

#### **6.0 CONCLUSION**

6.1 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.

#### **7.0 RECOMMENDATION**

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: Allan J Todd  
Designation: Area Planning Manager - South  
Author: Nicola Drummond  
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 <u>TULLOCH HUNTER LIMITED</u>	Agent <u>HOLIDAY FRASER MUNRO</u>
Address <u>STONEFIELD HOUSE,</u> <u>STONEFIELD BUSINESS PARK</u> <u>INVERNESS IV2 7PA</u>	Address <u>CARDEN CHURCH</u> <u>6 CARDEN PLACE</u> <u>ABERDEEN AB10 1UR</u>
Phone No. ....	Phone <span style="background-color: black; color: black;">[REDACTED]</span>
E-mail .....	E-mail <span style="background-color: black; color: black;">[REDACTED]</span>

**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

FORMER SITE OF INVERNESS SWIMMING POOL,  
GLEBE STREET, INVERNESS, IV1 1KF

**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.

DETAILED PLANNING FOR c.160 RESIDENTIAL  
UNITS ALONG WITH OPEN SPACE, PARKING AND  
ASSOCIATED INFRASTRUCTURE

**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
CROWN COMMUNITY COUNCIL	04/11/14
PARK COMMUNITY COUNCIL	04/11/14
MERKINCH COMMUNITY COUNCIL	04/11/14
Names/details of any other parties	Date Notice Served

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
PUBLIC EXHIBITION	THE OLD HIGH CHURCH HALL	25/11/14 3pm - 7pm


Newspaper Advert – name of newspaper	Advert date(where known)
PRESS AND JOURNAL	

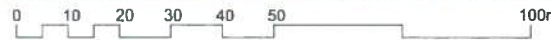
DETAILS TO BE CONFIRMED.

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

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Signed  FOR HOLIDAY FRASER MUNICO Date... 04/11/14  
ON BEHALF OF TULLOCH HOMES LTD



**Glebe Street, Inverness  
TULLOCH HOMES**

**Location Plan**

Scale: 1:500  
 Date: 14 May 2014  
 Dwg No: A5281 / Sk07

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**HALLIDAY FRASER MUNRO**  
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