

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
24 February 2015

15/00315/PAN: HERCULES UNIT TRUST
INVERNESS RETAIL AND BUSINESS PARK

Report by Area Planning Manager – South

Agenda Item	5.2
Report No	PLS/008/15

Proposal of Application Notice

Description : Change of use of Unit 3A from Class 1 (shop) to Class 3 (food & drink) to form 3 restaurants with associated external alterations, access to shopping park, alterations to internal access/circulation within car park, alterations to car parking layout, alterations to pedestrian footpaths, public areas and landscaping

Ward : 18 – Culloden and Ardersier

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 30th January 2015. 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 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal relates to the change of use of an existing 1,419 square metres gross floorspace retail unit to form 3 restaurants, along with substantial proposals to alter and reconfigure the car parking arrangements within the retail park to facilitate improved parking and provide safer public access and circulation.

3.0 SITE DESCRIPTION

Existing out of town Class 1 retail warehousing and bulky goods shopping park with associated car parking and landscaped areas.

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

11	Inverness Retail and Business Park
28	Sustainable Design
29	Design Quality and Place-Making
40	Retail Development

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

2:7 – Retailing outwith the City Centre

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

Policy 1 - Promoting and Protecting City and Town Centres

Policy 2 - Delivering Development

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

The relevant policies in the extant Development Plan and the draft Local Development Plan are noted above and the extent to which the proposal complies with their relevant provisions will be assessed. In addition, the proposal will be assessed against current Scottish Planning Policy.

Key considerations will be the extent to which the applicant has satisfactorily demonstrated compliance with national planning policy with particular reference to consideration of the town centre first principle and place making.

Other considerations will be the extent to which the proposal will improve the existing layout to provide safer pedestrian and cycling access within and around the car parking area as it is acknowledged that the current layout serving the retail park is dominated by vehicle movement and car parking and the units lack safe, direct connections for walking and cycling.

In addition to the above, the loss of current parking provision will be assessed in detail and balanced against the net benefits to public safety. Traffic management issues will also be considered as the proposal includes alterations to the access and flow of vehicles within the park.

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: John Kelly

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

Relevant Plans: Plan 1 – Location/site 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 Hercules Unit Trust	Agent Burnett Planning & Development Ltd
Address c/o Burnett Planning & Development	Address Golden Cross House
.....	.8 Duncannon Street
.....	London WC2N 4JF
Phone No.	Phone 020 7484 5090
E-mail	E-mail [REDACTED]

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

..... Inverness Shopping Park, Eastfield Way, Inverness IV2 7GD

.....

.....

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.

..... Change of Use of Unit 3A from Class 1. (shops) to Class 3. (food and drink) to form 3 restaurants with associated external alterations; alterations to accesses to Shopping Park; alterations to internal access/circulation within car park; alterations to car parking layout; alterations to pedestrian footpaths, public areas and landscaping

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...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

Smithton & Culloden Community Council

30 January 2015

Names/details of any other parties

Date Notice Served

N/A

Please give details of proposed consultation

Proposed public event

Venue

Date and time

manned public exhibition

Inverness Shopping Park

6 February 2015

in display cabin adjacent Unit 1A

Eastfield Way

10am - 4pm

Inverness IV2 7GD

7 February 2015

10am - 4pm

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

30 January 2015

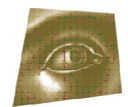
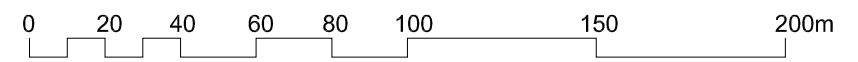
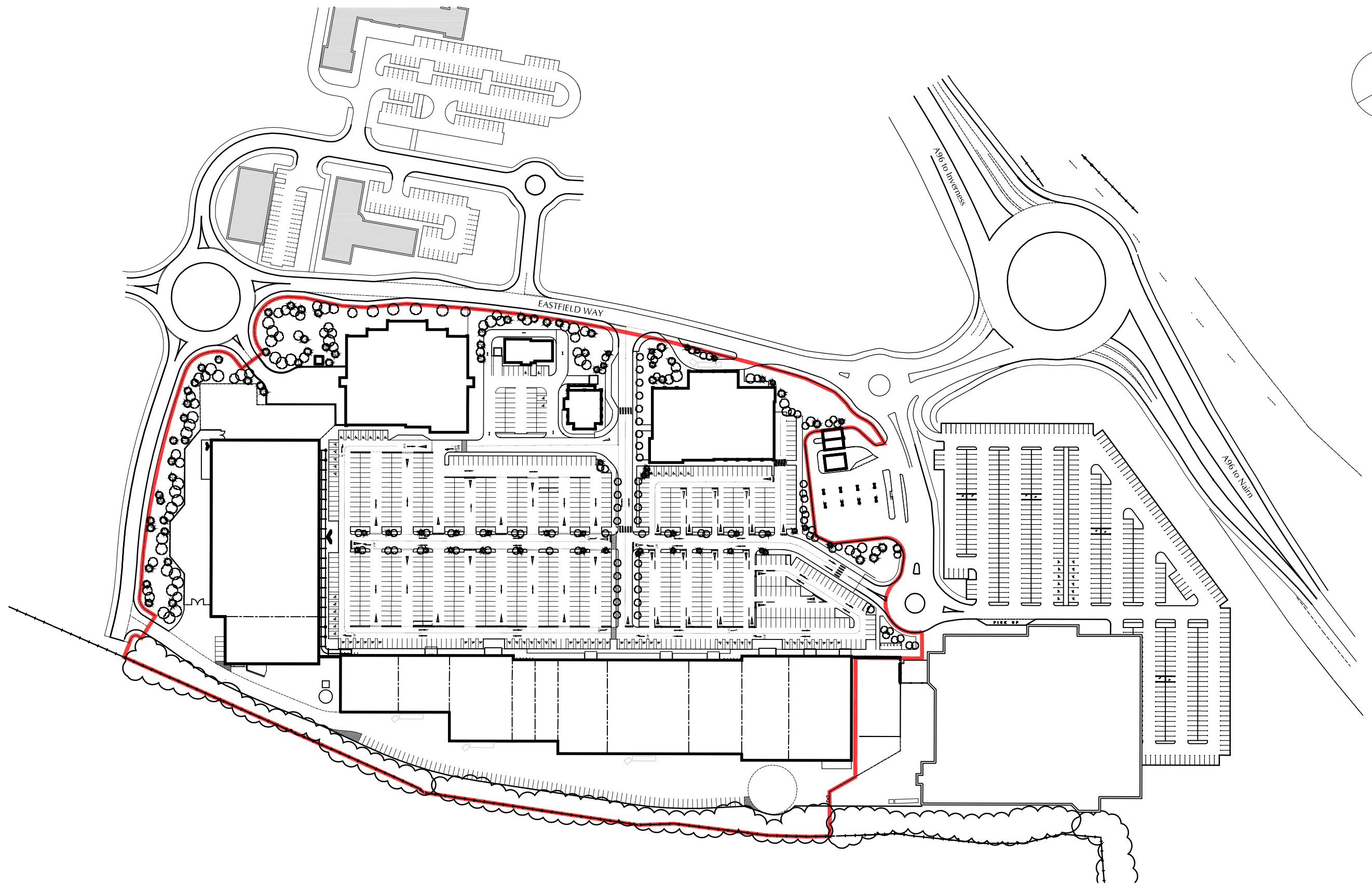
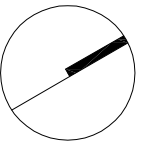
Details of any other consultation methods (date, time and with whom)

N/A

Signed



Date... 30 January 2015



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS • PLANNING CONSULTANTS
ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW



Inverness Shopping Park
PAN Location Plan

Scale: 1:2000 @ A3
Date: January 2015
Dwg No: A5303/PAN-01

Copyright of this drawing subsists in Halliday Fraser Munro

Our Ref: 124HC300115

30 January 2015



Planning & Development Service
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

By email: eplanning@highland.gov.uk

Dear Sir/Madam,

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

**INVERNESS SHOPPING PARK, EASTFIELD WAY, INVERNESS
PROPOSAL OF APPLICATION NOTICE**

We submit, on behalf of Hercules Unit Trust Limited ('HUT') a Proposal of Application Notice in respect of proposed Change of Use of Unit 3A from Class 1 (shops) to Class 3 (food and drink) to form 3 restaurants with associated external alterations; alterations to accesses to Shopping Park; alterations to internal access/circulation within car park; alterations to car parking layout; alterations to pedestrian footpaths, public areas and landscaping at Inverness Shopping Park.

We enclose:

- Completed Proposal of Application Notice
- Site Location Plan A5303/Pan-01

Please do not hesitate to contact Colin Burnett at this office if you have any queries or require any further information.

Yours faithfully

Burnett Planning & Development Limited

Burnett Planning & Development Limited

Encs.

cc: Smithton and Culloden Community Council