

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**19 May 2015**

**15/01142/PAN: Castle Stuart Golf LLP**  
**Castle Stuart Golf Links, Dalcross, Inverness**

**Report by Area Planning Manager – South**

Agenda Item	5.1
Report No	PLS/024/15

**Proposal of Application Notice**

**Description :** Construction and formation of second 18 hole championship golf course including all access, drainage, earthworks shaping, planting, irrigation systems and infrastructure required.

**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 25 March 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 e-mail

**2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposal involves the construction and formation of a second 18 hole championship golf course including all access, drainage, earthworks shaping, planting, irrigation systems and infrastructure required.

**3.0 SITE DESCRIPTION**

The site is located at Castle Stuart and extends to some 89 hectares. The site is roughly rectangular in shape and comprises the fields and land adjacent to the existing golf course and extending westwards adjacent to Castle Stuart Bay and beyond to the existing farmhouse and outbuildings at Lonnie. Category A listed Castle Stuart is situated within the area identified for the new course but is excluded from the development area.

The south boundary of the site is defined by the B9039 public road. The ground is generally low lying, rising eastwards to the existing golf course and club house. The application site is conterminous with the boundaries of the existing Castle Stuart golf links.

Old Petty village is situated to the north of the application site boundary. The site includes mature trees to the north.

## **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
30	Physical Constraints
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)**

CS1	Castle Stuart
Uses:	Business, Tourism and Leisure

Requirements: Development will require transport assessments and mitigation to include improvements at the A96(T) junction. Account must be had for the setting of the category A listed Castle Stuart and the Scheduled Monument at Newton of Petty. Flood Risk assessment will be required and appropriate species surveys and mitigation. There must be no adverse impact on the integrity of the Inner Moray Firth SPA and Ramsar interests. Contribution towards the Nairn Coastal Trail will also be required.

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

- 4.4
- Sustainable Design Guide
  - Flood Risk and Drainage Impact Assessment
  - Highland Historic Environment Strategy
  - Developer Contributions
  - 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 leisure uses. Planning permission had previously been granted for the principle of developing a second golf course in this location albeit on a slightly reduced site. Phase 1 of the development which included an 18 hole golf course and club house together with green keeping and maintenance shed has been completed and is operational.

A Screening Opinion has been received (15/01141/SCRE) and it has been determined that the proposal is defined as a Schedule 2 development in the appropriate Regulations and an Environmental Impact Assessment will be required.

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 a number of issues, most particularly the historic environment including the scheduled monument and adjacent listed buildings. Assessing impact on the integrity of the Longman/Castle Stuart Bay SSSI, the SPA and Ramsar designation of the Inner Moray Firth will be essential including identification of any mitigation required.

In addition, the following will be taken into account:

- the proposed use
- provision of infrastructure
- parking and traffic management issues

- flood risk assessment
- planning history
- other relevant Scottish Government planning policy and guidance including  
     Scottish Planning Policy (The Scottish Government, June 2014)  
     Managing Change in the Historic Environment  
     Scottish Historic Environment Policy

## **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	Castle Stuart Golf LLP	Agent	G1 Architects
Address	Castle Stuart Golf Links	Address	3/2 211 Dumbarton Road
	Dalcross		Glasgow
	Inverness		G11 6AA
Phone No.		Phone	0141 3344881
E-mail		E-mail	info@g1architects.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

Land at Lonnie Farm / Scottack Farm / Castle Stuart / Castle Stuart Golf Links

Dalcross

Inverness, IV2 7JL

**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.

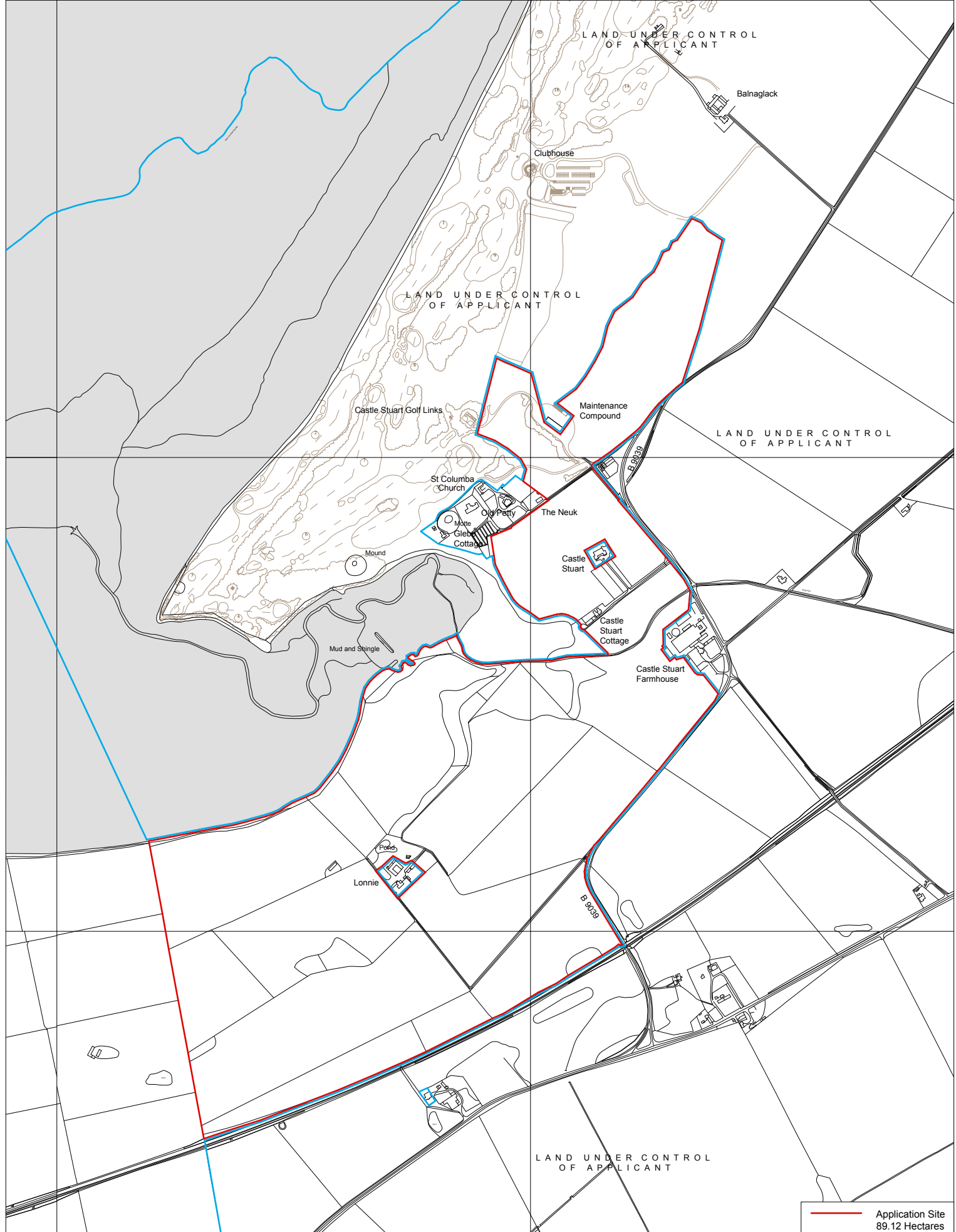
Construction / formation of 2nd 18 hole championship golf course including all access, drainage, earthworks shaping, planting, irrigation systems, services and infrastructure etc required.


Gross area of application site: 89.12 Hectares









<b>Revision Notes</b>	<b>Project</b> LONNIE COURSE CASTLE STUART GOLF DALCROSS INVERNESS	<b>Drawing Title</b> LOCATION PLAN	<b>Drawing Status</b> <b>PLANNING</b>
		G1 Architects 3rd Floor West 211 Dumbarton Road Glasgow G11 6AA	<b>Scale</b> 1:10000
		t 0141 33 44 88 1 f 0141 334 50 60 e info@g1architects.com w www.g1architects.com	<b>Drawn</b> SJT
		 G1 Architects	<b>Date</b> 24/03/2015
			<b>Drawing No</b> 103(21) 3 LP01
			<b>Revision</b> A4



Revision Notes	
A	Course route and red line revised

Project  
 Lornie Golf Course  
 Castle Stuart Golf Links  
 Dalcross  
 Inverness

Drawing Title  
 Site Plan with  
 Outline Course Layout

G1 Architects  
 3rd Floor West  
 211 Dumbarton Road  
 Glasgow G11 4AA

t 0141 33 44 88 1  
 f 0141 334 50 40  
 e info@g1architects.com  
 w www.g1architects.com



Drawing Status		
<b>PLANNING</b>		
Scale 1:2500	Drawn SJT	Date 25/03/2015
Drawing No 103(21) 3 SP02	Revision A	Size A1

Application Site  
89.70 Hectares