

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
19 May 2015**

Agenda Item	5.3
Report No	PLS/026/15

**15/01234/PAN: McLeod Building Ltd
Land 150m NW of Beachen Court, Grantown on Spey**

Report by Area Planning Manager – South

Proposal of Application Notice

Description : Formation of 10 private plots & erection of 16 flats & 30 semi-detached houses.
Ward : 21 – Badenoch and Strathspey

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 31 March 2015. Members are asked to note this may form the basis of a subsequent planning application but that the Cairngorms National Park Authority has advised that any such application would be called in by them for processing and determination.
- 1.3 The submitted information attached includes :
 - Proposal of Application Notice
 - Location Plan
 - Text of press advertisement

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Formation of 10 private plots and erection of 16 flats and 30 semi-detached houses.

3.0 SITE DESCRIPTION

The site is an irregular shaped area of land extending north and west from the existing edge of Grantown's built up area in the direction of the caravan park, between Beachen Court, Rhuarden Court and Seafield Avenue, although the Seafield Avenue end of the site is divided by the curtilage of the villa "Revoan". The topography of the site is complex, with relatively shallow slopes in the south-east corner, steeper slopes rising westwards to the woodland adjoining the west boundary of the site, and a steep change of level between "Revoan" and Rhuarden Court, dropping to low lying ground nearest to Seafield Avenue.

The Kynlindra Burn wraps around the north-west and north-east sides of the site and

the land on its margins is relatively wet, but vegetation is predominantly grass.

4.0 DEVELOPMENT PLAN

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

4.1 Cairngorms National Park Local Development Plan

3	New Housing Development
5	Sustainable Design
6	Natural Heritage
7	Landscape
11	Resources
12	Developer Contributions
31	Grantown-on-Spey – Housing site H1 (part of site)

4.2 Adopted* Supplementary Guidance

- New Housing Development
- Sustainable Design
- Natural Heritage
- Landscape
- Resources
- Developer Contributions
- Grantown H1 site Development Brief

* CNPA Planning Committee approved modified Supplementary Guidance on 17 April 2015. The modified Guidance has been sent to Scottish Ministers and the intention is to take the Guidance back to CNPA Planning Committee for adoption as soon as possible following Ministers' consideration period and any direction given by them. This is expected to take place before any application for planning permission for the PAN development is likely to be ready for determination

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- The southern part of the site has been allocated for housing development in previous Local Plans (1997 and 2010) although the extent of the allocation has since been reduced
- Parts of the site either side of the Kylintra Burn are areas of medium to high flood risk
- Relatively limited/straightforward on-site natural heritage issues but possible impacts of residents' recreational use of Anagach Woods SPA east of Grantown, inhabited by capercaillie, will need to be assessed and mitigated
- Limited capacity of existing vehicle access
- Opportunities for and constraints on alternative/secondary access

- Accessibility and path infrastructure within and links outside the site
- Securing high quality, positive place-making design and layout taking account of the landscape setting
- Tree issues arising from proximity to existing trees and woodlands and Development Brief requirements
- Developer contributions including affordable housing

There has only been one previous planning permission on any part of the site – BS/1979/85, an outline permission for development of housing in the south-eastern part of the site which lapsed in July 1982. A Proposal of Application Notice was previously submitted for the site in 2013 (13/02084/PAN), prior to the start of such Notices being reported to Committee, but due to its age and subsequent amendments to the proposed site layout the applicants were advised to serve a fresh Notice and re-consult the community. Pre-application advice was sought from the Council's pre-application advice service for major developments in September 2014, to which a response was made on 26 November 2014.

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 for consideration by CNPA as determining authority 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: Andrew McCracken
 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	MCLEOD BUILDINGS LTD	Agent	COLIN ARMSTRONG ASSOCIATES
Address	NO AGENT	Address	LYLE HOUSE FAIRWAYS BUSINESS PARK INVERNESS
Phone No.		Phone	(01463) 712288
E-mail		E-mail	arditects@colinarmstrong.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 NORTH OF BEACHEN COURT,
GRANTOWN ON SPEY (SITE H1 IN
CNDP LOCAL PLAN)

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.

10 PRIVATE PLOTS; 16 FLATS & 30 SEMI-DETACHED.

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
GRANTOWN ON SPY COMMUNITY COUNCIL c/o CHAIRMAN MR J. BEVERIDGE	

Names/details of any other parties	Date Notice Served
REIDHAYES ESTATES MR. A. NORVAL DEPT. OF HOUSING & PROPERTY SERVICES, THE HIGHLAND COUNCIL	

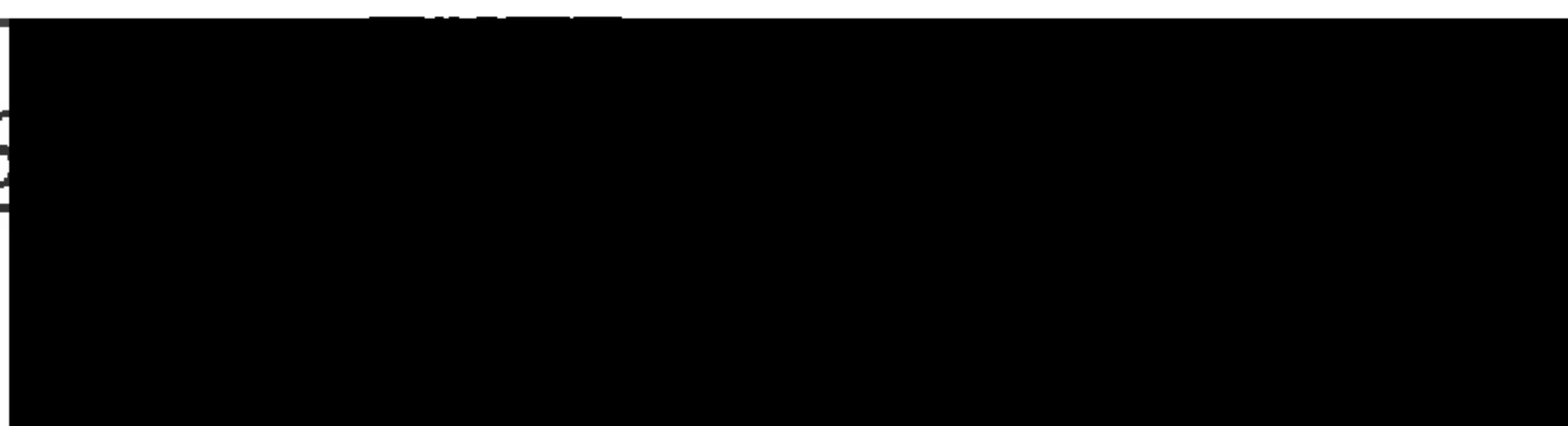
Please give details of proposed consultation

Proposed public event	Venue	Date and time
	YMCA COMMUNITY CENTRE 80 HIGH STREET GRANTOWN ON SPY	21/04/2015 12 NOON - 7pm

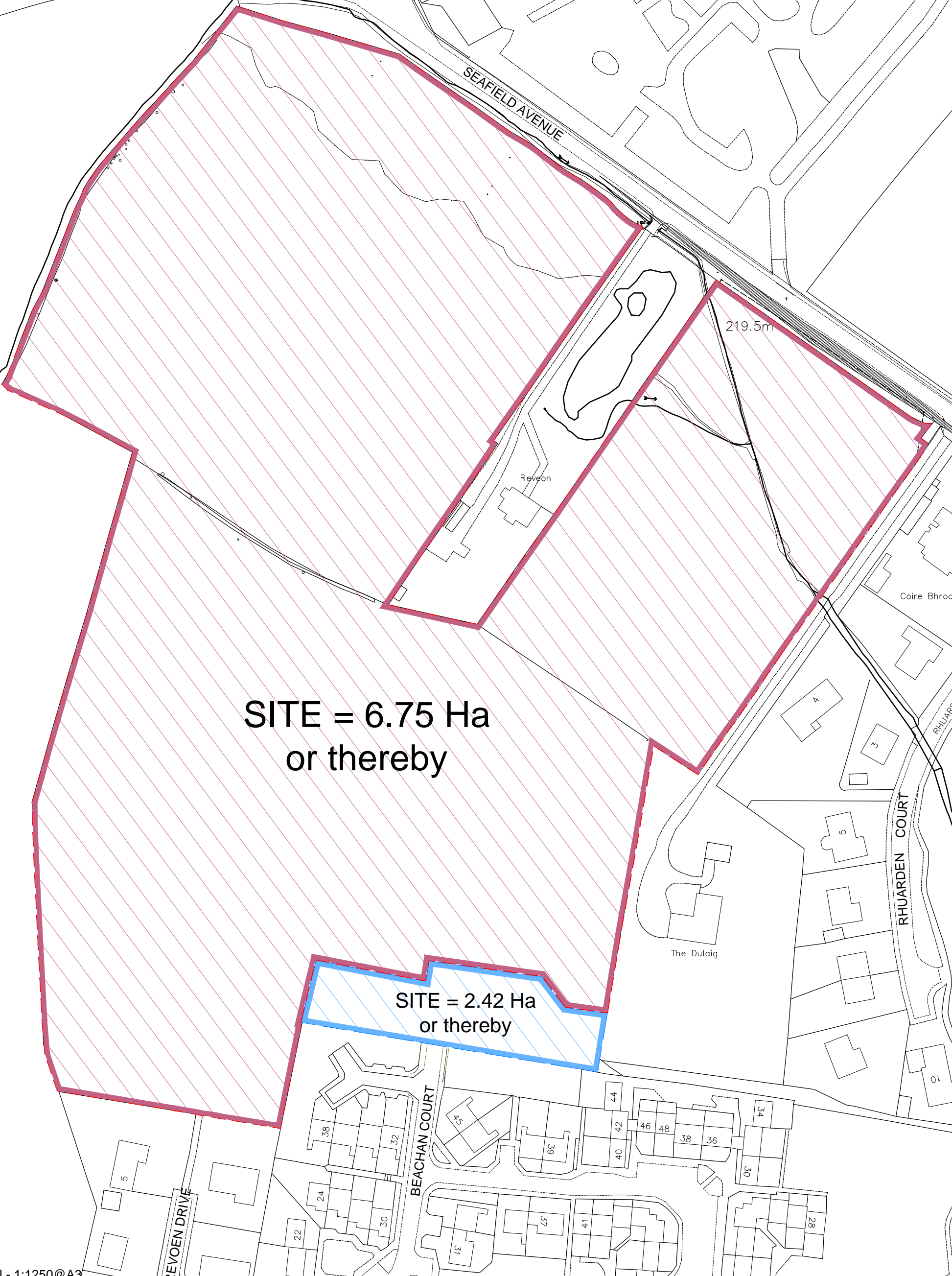
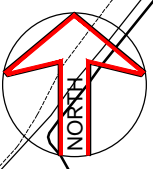
Newspaper Advert – name of newspaper	Advert date(where known)
BADENOCH & STRATHSPY HERALD.	

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

IA PERSONAL INVITATION WILL BE SENT TO STAKEHOLDERS.

Signed 

Date 27/3/2015



**SITE = 6.75 Ha
or thereby**

**SITE = 2.42 Ha
or thereby**

LOCATION PLAN - 1:1250@A3

REV A: SITE AREA ADDED, HATCH INFILL : AR : 28.10.14

Client MacLeod Building Ltd	COLIN ARMSTRONG ASSOCIATES Chartered Architects		Drawing Title LOCATION PLAN		
Project Proposed Housing at Site H1 Grantown on Spey	LYLE HOUSE, PAVILION 1, FAIRWAYS BUSINESS PARK, INVERNESS, IV2 6AA.	TEL NO: 01463 712288 / FAX NO: 01463 712055 / EMAIL: architects@colinarmstrong.com	Scale 1:1250@A3	Date 11.09.14	CAD File No. .
			Job Number 1185	Drwg. No. 001	Revision A