

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE  
19 May 2015**

Agenda Item	5.4
Report No	PLS/027/15

**15/01283/PAN: The Highland Council  
Land South of Golf View Terrace, Torvean, Inverness**

**Report by Head of Planning and Building Standards**

**Proposal of Application Notice**

**Description :** Residential development of 160 houses.

**Ward :** 14 - Inverness West

**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 02 April 2015. 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:
  - Delivery of up to 160 residential dwellings;
  - Open space;
  - Access road;
  - Residential streets; and
  - Footpath connections.

### **3.0 SITE DESCRIPTION**

- 3.1 The site lies approximately 2km to the south west of Inverness City Centre. The site extends to approximately 6.01 hectares. The site is currently agricultural in use.
- 3.2 The site will be accessed from General Booth Road which will be realigned as part of the Inverness West Link project. The realigned road will then connect to the A82(T). Pedestrian access to the site will be via General Booth Road, through Golf View Terrace or using the existing Core Path Network. The Great Glen Way runs adjacent to the site.
- 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.
- 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 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 to the north and west of the watercourse known locally as the Torvean Ditch. It is understood that this watercourse filters down into a soakaway adjacent to the Caledonian Canal.
- 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 32	Developer Contributions
Policy 34	Settlement Development Areas
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 77	Public Access

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

The general policies of the Local Plan pertinent to this proposal have been superseded by the policies of the Highland-wide Local Development Plan. This is likely to be superseded in full prior to the submission of any planning application associated with this proposal of application notice.

## 4.3 **Adopted Supplementary Planning Guidance**

- Torvean and Ness-side Development Brief (November 2013);
- 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);
- Open Space in New Residential Development: Supplementary Guidance (January 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Green Networks: Supplementary Guidance (January 2013);
- Public Art Strategy: Supplementary Guidance (March 2013);
- 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;
  - Built and Cultural Heritage;
  - Design and Place-making;
  - Landscape and Visual Impact;
  - Access and Recreation;
  - Residential Amenity;
  - Construction;
  - Other Relevant Planning Documents including but not limited to:
    - Inner Moray Firth Proposed Local Development Plan (November 2013);
    - 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.

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	ARCHIAL NORR
Address	GLENROUHHART RD.	Address	5 LONGMAN RD.
	INVERNESS		INVERNESS
	IV3 5NX		IV1 1RY
Phone No.	[REDACTED]	Phone	[REDACTED]
E-mail	[REDACTED]	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

(GR E: 264540, N: 843952) LAND TO  
THE SOUTH OF GOLF VIEW ROAD / GOLF VIEW  
TERRACE, INVERNESS, IV3 8VV

**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.

RESIDENTIAL DEVELOPMENT OF  
160 NEW HOUSES.

**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

INVERNESS WEST COMMUNITY COUNCIL.....  
MEETING TO BE HELD 28.04.15

Names/details of any other parties

Date Notice Served

MUIR TOWN COMMUNITY COUNCIL..... 28.04.15  
BALLIFEARAY " " " 28.04.15

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

PUBLIC CONSULTATION - KINMYLES CHURCH.....  
13.05.15

Newspaper Advert - name of newspaper

Advert date(when known)

INVERNESS COURIER..... 28.04.15  
AND 09.05.15

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

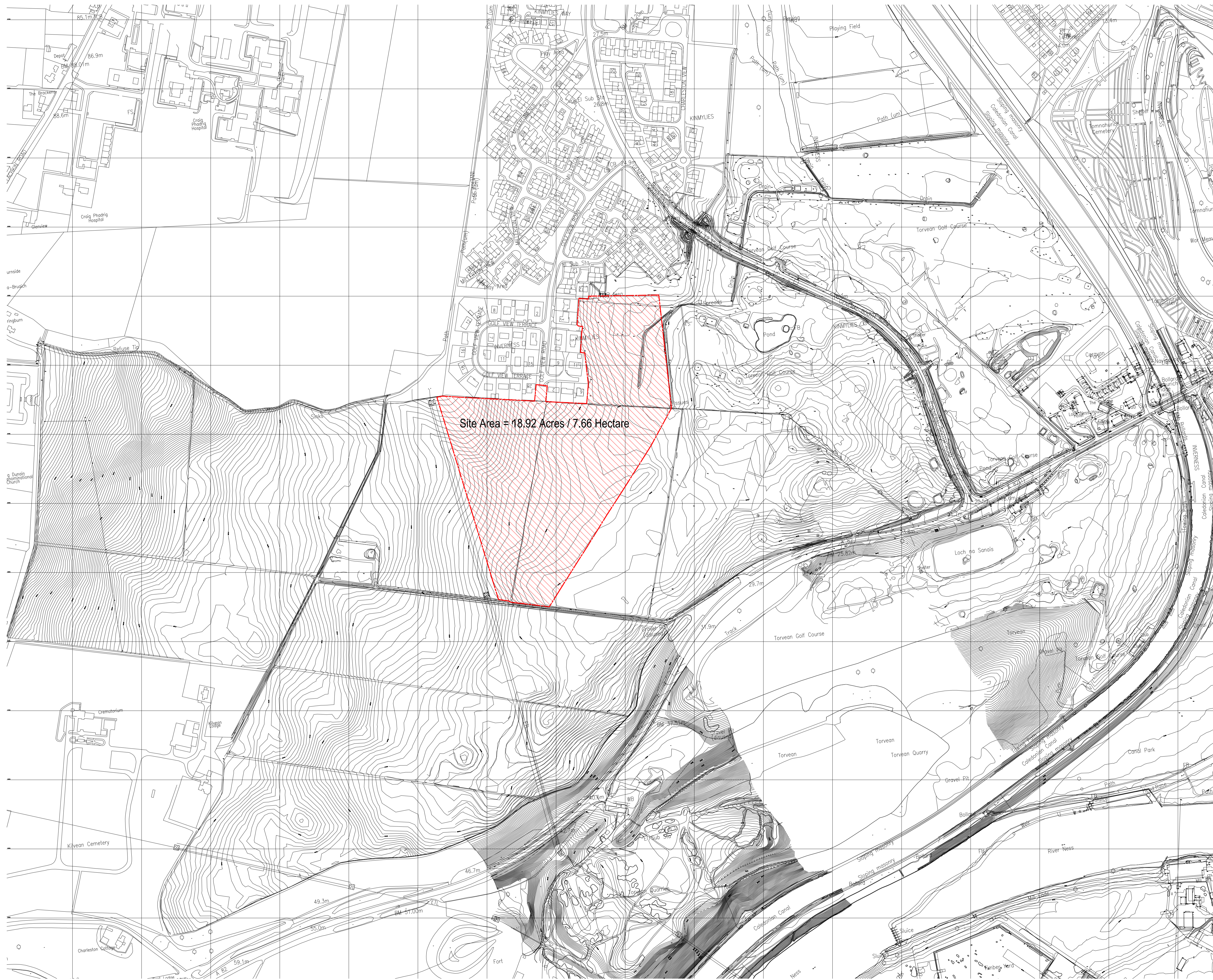
POSTERS TO BE DISPLAYED ADVERTISING.....  
PUBLIC CONSULTATION IN CHARLESTON COMMUNITY CENTRE.

Signed

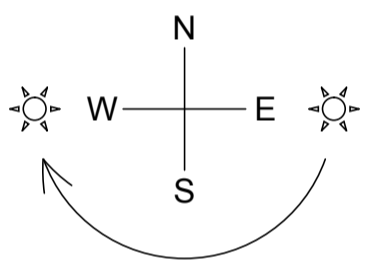


(AGENT).

Date... 02.04.15



Site Area = 18.92 Acres / 7.66 Hectare



Application Site  
18.92 Acres / 7.66 Hectare

Rev	Date	Details	Drawn	Checked
Issued for: <b>PLANNING</b>				
Project/Client:		Project No:		
TORVEAN HOUSING		130038		
INVERNESS		Dwg No:		
		AL(0)001		
Rev:		-		
Drawing:		Scale:		
HOUSING DEVELOPMENT		1:2,500 @A1		
LOCATION PLAN		Drawn By:      Date:		
		Checked By:      Date:		

**ARCHIAL | NORR**  
 5 Longman Road, Inverness, IV1 1RY  
 T: +44 (0)146 372 9307 F: +44 (0)146 322 5284  
 www.archialnorr.com

Contractors must work only to figured dimensions which are to be checked on site.  
 © INGENIUM ARCHIAL LIMITED. An Ingenium International Company