

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
09 June 2015**

Agenda Item	5.1
Report No	PLN/028/15

**15/01941/PAN: Paterson Estates Ltd
Land 90m NW Greenside Farmhouse, Courthill Road, Rosemarkie**

Report by Area Planning Manager –North

Proposal of Application Notice 15/01941/PAN

Description : Erection of 50 residential units (Major Development)

Ward : 10 - Black Isle

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 14 May 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

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Erection of 50 residential units associated infrastructure and landscaping. Alteration to Courthill Road and the junction of Courthill Road and Manse Brea, Rosemarkie.

3.0 SITE DESCRIPTION

- 3.1 The site is shown on the accompanying plan outlined in red. It consists of agricultural land. The site is bounded to the east by the buildings of Greenside Farm and Courthill Road. Beyond the western boundary the land rises into mature woodland. The agricultural land stretches out to the south and north beyond the boundaries of the site identified on the accompany plan.

4.0 DEVELOPMENT PLAN POLICY

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 Design

Policy 29	Design Quality and Place-Making
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 34	Settlement Development Areas
Policy 56	Travel
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

3.2 **Inner Moray Firth Proposed Local Development Plan 2014**

FR1 Greenside Farm – indicative capacity 50 houses

3.3 Ross and Cromarty East Local Plan(as remains in force)

No 2 Expansion - Greenside Farm – indicative capacity 30 units

3.4 **Adopted Supplementary Planning Guidance**

- Developer Contributions (March 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Public Art Strategy (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Open Space in New Residential Developments (Jan 2013)
- Managing Waste in New Developments (March 2013)

4.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- Development plan policies and supplementary guidance
- National policy
- Planning History
- Impact on the amenity and living conditions of the immediate neighbouring properties.
- Impact on the amenity of the wide Rosemarkie community.
- Impact of proposed new road layout at junction with the A832 (Manse Brae)
- Impact of proposed alterations to the Courthill Road.
- Road safety.
- Provision of suitable water supply connection to public system.
- Provision of suitable foul drainage connection to public system.
- Flood risk from surface water run off.
- Proposals for Sustainable Urban Drainage System.
- Design of housing layout.

- Design of road layout.
- Provision of open space.
- Provision of car parking facilities, bin storage facilities.
- Design of individual properties.
- Provision of landscaping appropriate for the setting of the development.
- Impact of development on the landscape character of the area.
- Visual impact of the development.

5.0 CONCLUSION

5.1 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.

6.0 RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones
 Designation: Area Planning Manager – North
 Author: Erica McArthur
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 –Location Plan
 Plan 2 – Application Form

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>PATERSON ESTATES LTD</u>	Agent <u>THREESIXTY ARCHITECTURE</u>
Address <u>c/o DONALD MACKENZIE</u>	Address <u>MORAY HOUSE</u>
<u>COMPASS BUILDING</u>	<u>16-18 BANK STREET</u>
<u>CORRIE LODGE</u>	<u>INVERNESS N1104</u>
<u>MILLBURN ROAD</u>	
<u>INVERNESS IV2 3TP</u>	
Phone No. <u>01463 710002</u>	Phone <u>01463 729 929</u>
E-mail <u>DONALD.MACKENZIE</u>	E-mail <u>STUARTORAHAM</u>
<u>@COMPASSBUILD.ORG.UK</u>	<u>@360ARCHITECTURE.COM</u>

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

GREENSIDE FARM, ROSEMARKIE

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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.

5000. RESIDENTIAL UNITS.

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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

FORTROSE & ROSEMARKIE
COMMUNITY COUNCIL.

13-05-2015.

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

DISPLAY OF PROPOSALS / Q&A

GORDON MEMORIAL HALL,
ROSEMARKIE

12:30-5PM 11-06-2015.

PRESENTATION / FEEDBACK
SESSION

"

7PM-9PM

"

Newspaper Advert – name of newspaper

Advert date(when known)

PRESS & JOURNAL

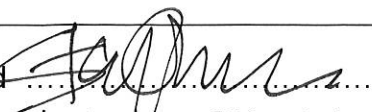
TBC.

ROSS-SHIRE JOURNAL.

TBC.

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

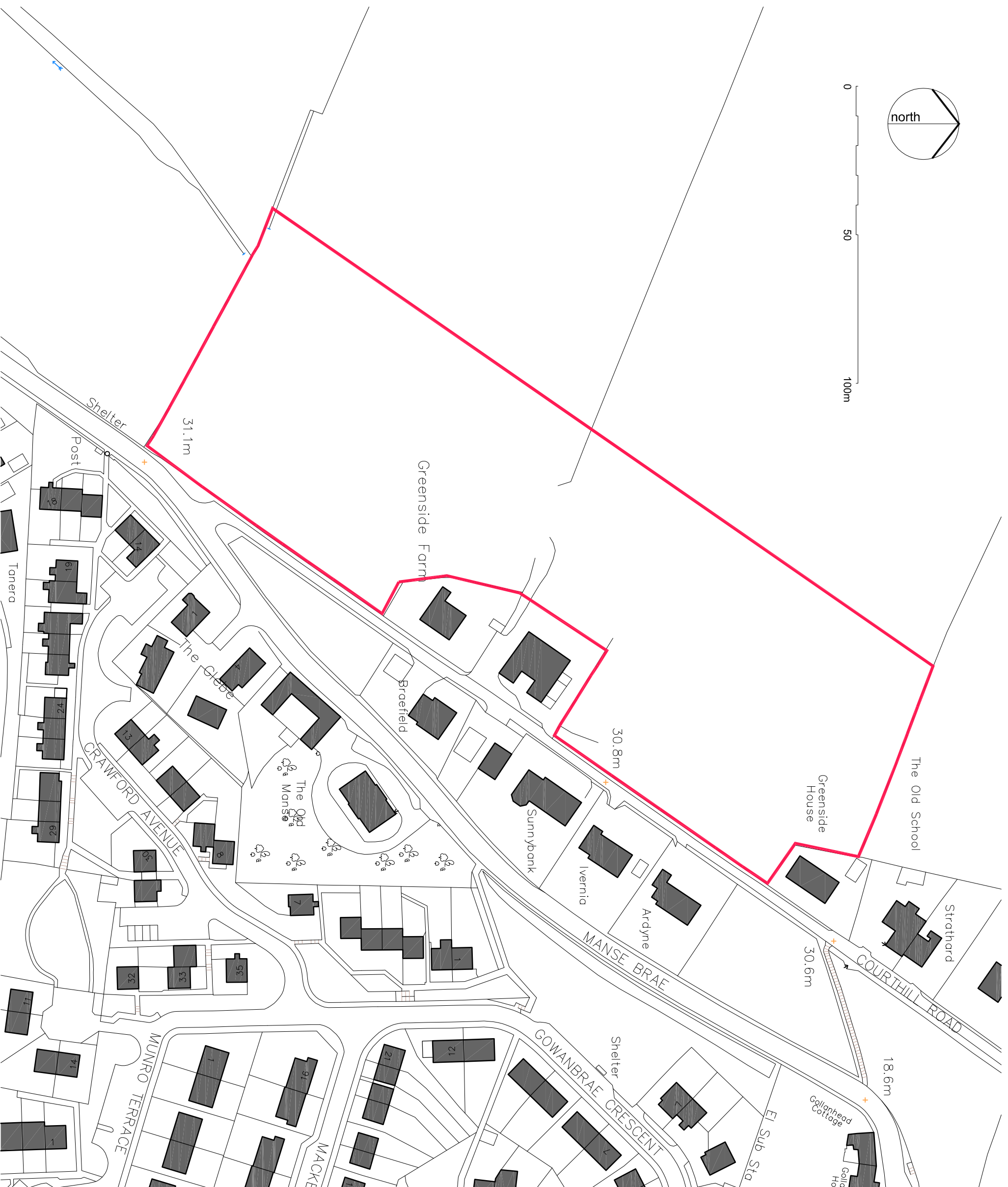
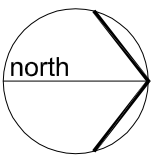
Signed


FOR THREESIXTY
ARCHITECTURE.

Date... 13-05-2015

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISION



SCALE	DATE	DRAWN	CHECKED
1:12500@A3	30.03.15	SG	RK

PROJECT

Greenside Farm
Rosemarkie

DRAWING

Location Plan



16-18 BANK STREET
INVERNESS
IV1 1QY
01463 729929
www.360architecture.com

DRAWING No.

121241A(PL)001