

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**18 August 2015**

Agenda Item	5.1
Report No	PLS/053/15

**15/02270/PAN: Tulloch Homes Ltd.**

**Land east of Milton of Leys Primary School, Milton of Leys, Inverness**

**Report by Area Planning Manager – South**

**Proposal of Application Notice**

**Description :** Development of Neighbourhood Centre

**Ward :** 20 – Inverness South

**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 17 June 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. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Development of a neighbourhood centre comprising retail and commercial uses, community facilities, care home, recreational space and residential space.

**3.0 SITE DESCRIPTION**

The site is located at Milton of Leys adjacent to the existing primary school, incorporating the existing retail outlets and extending northwards to the boundary with the houses to the rear of the site.

The ground slopes reasonably steeply northwards and comprises land which is not maintained and is in a poor condition, overgrown with remnants of its temporary use previously as a storage compound for the existing commercial development. The site also includes the play area which is located to the north of the site.

The site is accessed from the existing Milton of Leys distributor road at the southern boundary of the site.

**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
31	Developer Contributions
32	Affordable Housing
40	Retail Development
41	Business and Industrial Land
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape
66	Surface Water Drainage
75	Open Space
77	Public Access

#### 4.2 **Inner Moray Firth Local Development Plan – adopted July 2015**

Policy 1	Promoting and Protecting City and Town Centres
Policy 2	Delivering Development

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

- Sustainable Design Guide
- Developer Contributions
- Affordable Housing
- Managing waste in new developments
- Open Space
- Public Art Strategy

Milton of Leys/Inshes Development Brief adopted 2004 also applies

#### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

The site is allocated for a neighbourhood centre development in the adopted Inner Moray Firth Local Development Plan. It is also the subject of detailed policies and proposals within the adopted Development Brief. This identifies that the site should

provide community facilities including retail, commercial and care home facilities. The relevant policies in the Highland-wide Local Development Plan are noted in the sections above.

Key considerations will be to take into account and to assess the suitability of the site for the development proposed having due regard to the relevant policies of the Development Plan, Supplementary Planning Guidance and Scottish Planning Policy and Guidance. In addition, the following issues will be taken into account:

- The proposed use
- Retail Impact Assessment
- Scale, form and layout of development
- Phasing of development
- Provision of infrastructure
- Parking and traffic management issues, including impact on trunk road network
- Provision of affordable homes (if appropriate)
- Other relevant Scottish Government planning policy and guidance including:
  - Scottish Planning Policy (The Scottish Government, June 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 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	TULLOCH HOMES LTD ..	Agent .....	G H Johnston Building ...
Address	.....	Address ....	Willow House ..
	.....	.....	Stoneyfield Business Park
	.....	.....	Inverness
	.....	.....	IV2 7PA
Phone No.	.....	Phone ...	Tel: (01463) 237229
E-mail	.....	E-mail ..	<a href="mailto:admin@ghjohnston.co.uk">admin@ghjohnston.co.uk</a>

**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 east of Milton of Leys Primary School, Milton of Leys, Inverness IV2 6GU .....

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**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.

· proposed development of neighbourhood centre comprising retail/commercial /community/ care home/recreational space/residential uses (no. of units/floor-space to be determined by masterplan)

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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
Inverness South Community Council .....	10 <sup>th</sup> June 2015 .....

Names/details of any other parties	Date Notice Served
.....	.....
.....	.....

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
first stage consultation "Drop-in" Workshop" invitation for ideas and views .....	Milton of Leys Primary School .....	12.00 noon – 8.00pm Thursday 25 <sup>th</sup> June 2015

Newspaper Advert – name of newspaper	Advert date(where known)
..... Inverness Courier .....	19 <sup>th</sup> June 2015 .....

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

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Signed .....



Date ... 16<sup>th</sup> June 2015 .....

G H Johnston Building Consultants Ltd  
On behalf of Tulloch Homes Ltd