

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
29 September 2015

15/02451/PAN: Tulloch Homes Ltd.
Land at Bogbain (west), Milton of Leys, Inverness

Report by Area Planning Manager – South

Agenda Item	6.1
Report No	PLS/068/15

Proposal of Application Notice

Description : Proposed mixed use development

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 18 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 The proposal is for a mixed use development and is described as ‘comprising housing, mixed use/business. The proposal involves land allocated for mixed use development in the Inner Moray Firth Local Development Plan’.

3.0 SITE DESCRIPTION

The site is located to the south of the main development expansion area of Milton of Leys and adjacent on its north boundary to the Castleton Village residential development.

The ground is generally level with mature trees at its boundaries. The existing distributor road serving Milton of Leys is in close proximity and extends eastwards to join the A9 trunk road.

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
34	Settlement Development Area
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
Policy IN52	Bogbain (west) 75 homes, Business (tourism)
Policy IN69	Bogbain (east) Business

4.3 Highland Council Supplementary Guidance (SG)

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

- Public Art Strategy

Inshes/Milton of Leys Development Brief adopted 2004 also applies.

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

The site straddles three land use zonings as identified in the adopted Inner Moray Firth Local Development Plan. These include an area of land designated as Open Space, located to the north of the identified site, land covered by Policy IN52, Bogbain west, and a small section to the east of IN69 Bogbain east. Policy IN52 suggests that a development comprising up to 75 homes together with Business uses primarily associated with tourism would be appropriate. A Development Brief will be sought and careful attention towards creating a defensible and attractive city edge will be required. In addition, any development must take account of the existing waterbodies, incorporating these into any layout and ensuring core paths, protection of woodland and further tree planting are each addressed. Policy IN69, insofar as it is incorporated into the site boundaries, is reserved for Business use and similarly requires a Development Brief to be prepared together with a sensitivity towards the existing landform characteristics. The area of designated open space is safeguarded by virtue of Policy 75 – Open Space of the HwLDP.

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
- Impact on Open Space
- Conformity with policy
- Retail Impact Assessment/ Business impact appraisal
- 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

INVERNESS PLANNING & BUILDING CONTROL SERVICES
17 JUN 2015
PROPOSAL OF APPLICATION NOTICE
RECEIVED 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
			Consultants Ltd
Address	Address	Willow House
			Stoneyfield Business Park
			Inverness
			IV2 7PA
Phone No.	Phone (01463) 237229
E-mail	E-mail admin@ghjohnston.co.uk

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 Bogbain (west), Milton of Leys, Inverness

.....

.....

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.

..... proposed development of housing and mixed use/business (no. of units/floor-space to be determined by masterplan). The proposal involves land allocated for mixed use development in the Inner Moray Firth Local Development Plan

.....

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	16 th 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 th June 2015

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

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

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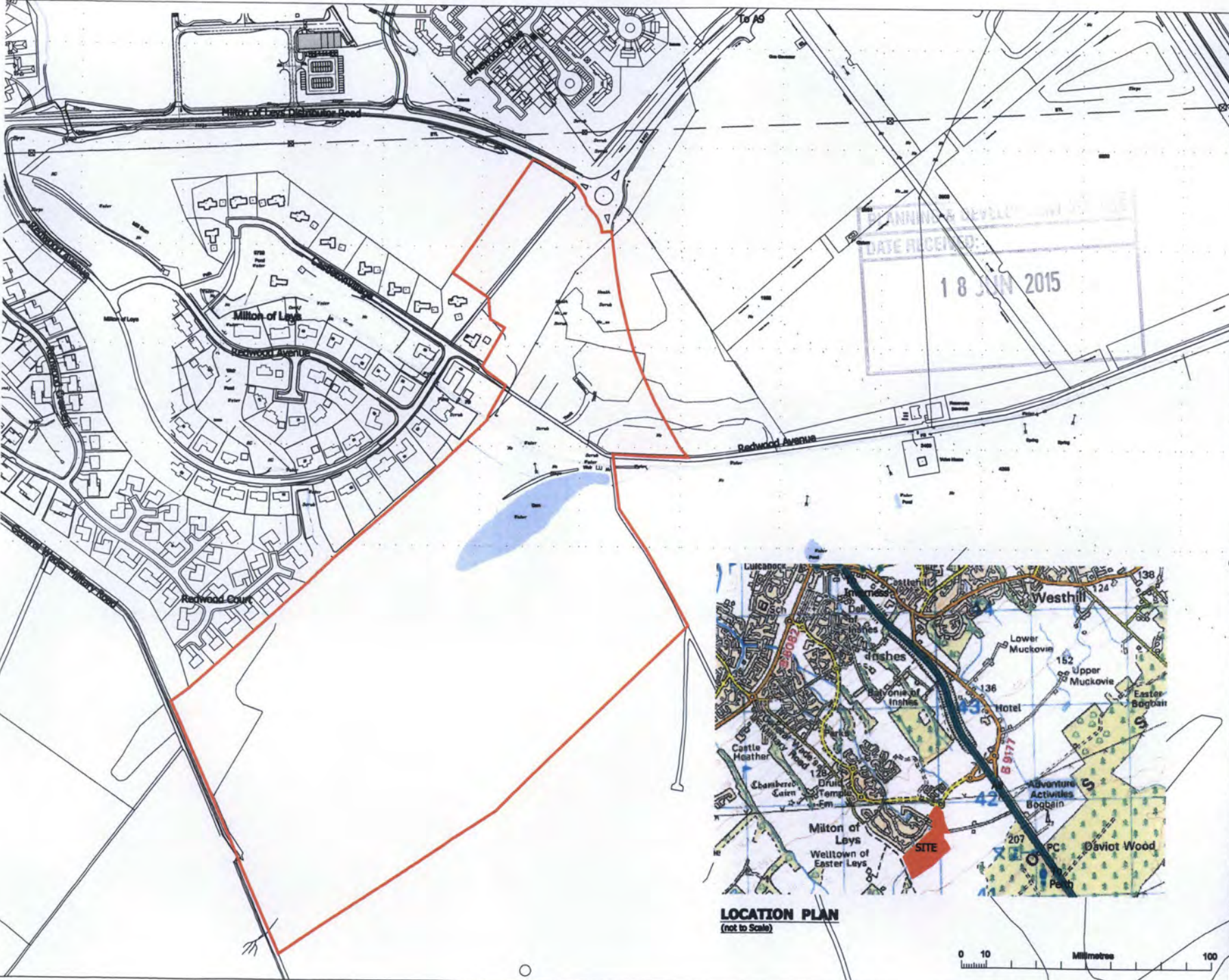
.....

PLANNING & DEVELOPMENT SERVICE
DATE RECEIVED:
18 JUN 2015

Signed ... [Redacted]

Date. 16th June 2015

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



DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All selling out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd



Site Area : 182954 sqm
 (45.2 acres)

PLANNING DEVELOPMENT
 DATE RECEIVED:
 18 JUN 2015

REVISIONS

rev.	description	date

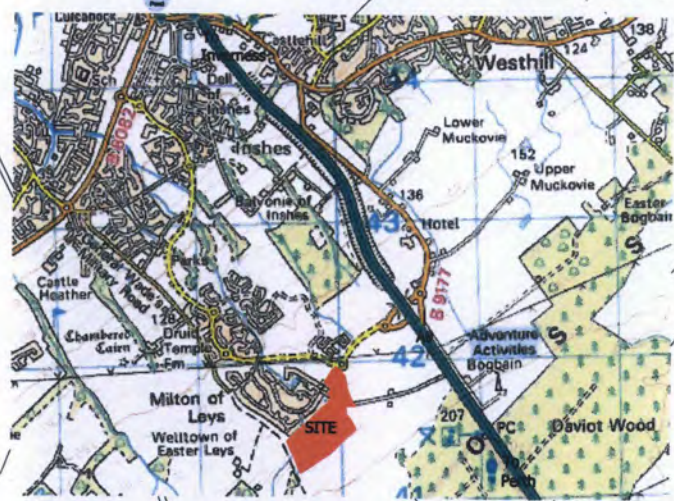
Client
Tulloch Homes Ltd

Project
Mixed Use Development at Bogbain West, Milton of Leys Inverness

Drawing
Location & Site Plan

Scale 1:2500@a2	Date 06.15	Drawn by CA
Project no 2288	Dwg no SK01	Rev

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD
 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@johnston.co.uk
 TEL (01463) 237220
 FAX (01463) 243256



LOCATION PLAN
 (not to Scale)

