

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
15 December 2015**

Agenda Item	5.3
Report No	PLN/065/15

**15/04223/PAN: Makar (Culcairn) Ltd
Land East of Culcairn Farmhouse, Station Road, Evanton**

Report by Area Planning Manager – North

Proposal of Application Notice 15/04223/PAN

Description : Erection of mixed use development comprising 160 houses, business and community uses (Major Development)
Ward : 07 – Cromarty Firth

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 12 November 2015. Members are asked to note that this may form the basis of a subsequent planning application.
- 1.3 The submitted information which is attached includes:
 - Proposal of Application Notice
 - Location Plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Erection of mixed use Housing, Business and Community development served off Station Road at Culcairn, Evanton.

3.0 SITE DESCRIPTION

- 3.1 The site extends to just under 13ha and is shown on the accompanying plan outlined in red. It presently consists of agricultural land. The site is bounded to the north-east by the Novar estate and windfarm access track; and to the south and west by existing housing at Culcairn, Glenglass Road and Fyrish Crescent. To the north further agricultural land separates the site from woodland and a sand and gravel extraction site approved by Committee last year.

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 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 74	Green Networks
Policy 77	Public Access
Policy 78	Long Distance routes

4.2 **Inner Moray Firth Local Development Plan 2015**

Policy EV 3	Within Evanton Settlement Development Area and allocated for mixed use (160 homes, business and community). Requirements include masterplan/development brief, design statement, transport assessment, landscape plan, protected species survey; and flood risk assessment.
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4.3 **Adopted Supplementary Planning Guidance**

- Developer Contributions (March 2013)
- Sustainable Design Guide (January 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Managing Waste in New Developments (March 2013)
- Public Art Strategy (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Green Networks (Jan 2013)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- Development plan policies and supplementary guidance;
- National policy;
- Planning History;
- Impact on the amenity of the immediate neighbouring properties;
- Impact on the amenity and landscape setting of the wider Evanton community;
- Impact of traffic onto Station Road and on the local public road network;
- Road and pedestrian safety;
- Safer Routes to School;
- Provision of suitable water supply connection to public system;
- Provision of suitable foul drainage connection to public system;
- Flood and Surface Water Drainage Assessment;
- Design and mix of site layout;
- Design of road and pedestrian layout;
- Provision of open space and play space;
- Provision of car parking facilities and bin storage facilities;
- Impact on public transport system;
- Design of individual properties;
- Provision of structural landscaping appropriate for the setting of the development;
- Impact of development on the landscape character of the area;
- Visual impact of the development;
- Proximity to approved Sand and Gravel Extraction Area;
- Archaeological assessment and assessment of impact on Novar Designed Landscape;
- Protected species assessment.

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 issues it wishes to be brought to the applicant's attention.

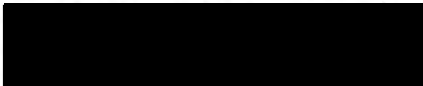
Signature: Dafydd Jones
Designation: Area Planning Manager – North
Author: Dorothy Stott

Background Papers: Documents referred to in report and in case file.
Relevant Documents: Proposal of Application Notice Plan 1 – Site Boundary 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	MAKAR (Culcairn) Ltd	Agent
Address	Clachandreggie Torbreck, Doves Rd., Inverness IV2 6DJ	Address
Phone No.	01463 - 709993	Phone
E-mail		E-mail

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

The development site proposed is EV3
Culcairn as noted in the Inner Moray Firth
Development Plan as adopted by Highland Council

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.

A mixed use development covering 12.3 ha
and comprising 160 homes, and business
and community uses

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.....

Not Applicable

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

Kiltearn Community Council

12 November 2015

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue
Diamond Jubilee

Date and time

Consultation Event

12 December 2015

/ Drop in Day

Hall, Evanton

10am - 4pm

Newspaper Advert – name of newspaper

Advert date (where known)

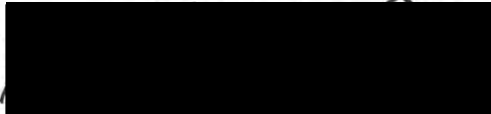
The Ross-shire Journal

To be arranged

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

Meetings with Kiltearn Community Council and Evanton Community Trust during December 2015 and January 2016.

Signed

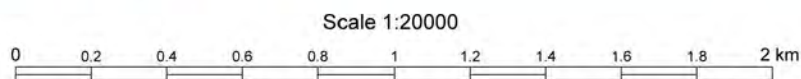


Date

12/11/15

DIRECTOR.

Culcairn 1:20,000



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 Clachandreggy, Torbreck, Dores Road
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 E: info@makar.co.uk

REVISIONS:

REV	DATE	DESCRIPTION
REV01	DD/MM/YY	DESCRIPTION

NOTES:
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK.
 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009
DO NOT SCALE DRAWING

PROJECT:
Culcairn

DRAWING:
Location Plan

DRAWING ISSUED FOR: Feasibility

ARCHITECT:
 VERIFIED BY:
 DRAWN BY: CK
 SCALE:
 DATE: AUG 2015

PROJECT NO	DRAWING NO
1340	LC-101