

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE 15 DECEMBER 2015

Agenda Item	5.4
Report No	PLN/066/15

15/04272/PAN: Wildland Ltd
Land 300M NW of Kinloch Lodge, Tongue
Report by Area Planning Manager – North

Proposal of Application Notice

Description : Wildland Limited Recreation Complex. Construction of reception facility serving Hope, Loyal and Kinloch Estates.
Ward : 01 – North, West and Central Sutherland

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 16.11.2015. 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
 - Site & Location Plan
 - Copy of Advert
 - Covering Letter

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for the development of a recreation complex which will include a restaurant, spa, office facilities and associated infrastructure to serve Hope, Loyal and Kinloch Estates. The proposal is part of a wider tourist development in the area.

3.0 SITE DESCRIPTION

The site is located to the most southern point of the Kyle of Tongue and to the northern end of Kinloch River. Kinloch Lodge and Kinloch Cottage are located to the east of the site which is bound by estate tracks to the east and south sides of the site. The site has varying levels which include rock outcrops. Woodland surrounds the south and eastern sides 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 Placemaking
36	Development in the Wider Countryside
43	Tourism
44	Tourist Accommodation
51	Trees and Development
52	Principle of Development in Woodland
57	Natural Built and Cultural Heritage
61	Landscape
65	Waste Water Treatment
66	Surface Water Drainage

4.2 **Sutherland Local Plan 2010 (as continued in force)**

No relevant site specific policies, refer to HwLDP

4.3 **Highland Council Supplementary Guidance**

- Managing Waste in New Developments
- Flood Risk and Drainage Impact Assessment
- Sustainable Design Guide
- Trees Woodland and Development

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- Development plan policies and supplementary guidance
- National Policy
- Planning History
- Roads and Transport
- Water (including private water supplies), Flood Risk, and Drainage
- Natural Heritage
- Landscape and Visual Impact
- Construction

- Other Relevant Planning Documents including but not limited to:
 - Caithness and Sutherland Proposed Local Development Plan (2015)
 - Scottish Planning Policy
 - National Planning Framework for Scotland 3
- Any other material considerations within representations
- Any other material considerations within consultation responses

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: Dafydd Jones
 Designation: Area Planning Manager - North
 Author: Laura Stewart
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 – PL001 – Location Plan
 Plan 2 – Advert
 Plan 3 – Cover Letter
 Plan 4 – PAN Form

Wildland Limited gives notice of a proposal of application notice (PoAN) for the construction of a new recreation complex within the Kinloch Estate, Sutherland, west of Kinloch Lodge, Tongue, Lairg, IV27 4YL and the Kinloch River

The development contains: reception, restaurant and lounge areas, a spa with pools, treatment rooms, changing facilities and health bar, administration offices, library, conservation/research offices, meeting spaces, parking and back of house facilities

Further information on the proposed development will be available at a public consultation event at:

Tongue Village Hall

on

Saturday, 28th November, 2015, between 10am and 5pm

Any persons wishing to make comments relating to the proposal, or to obtain further information, may do so by contacting:

**Groves-Raines
Architects**

Groves-Raines Architects Ltd.
Lamb's House,
11 Water's Close
Edinburgh
EH6 6RB

Tel: 0131 467 7777 email: practice@grovesraines.com

Comments can be submitted by email to:
practice@grovesraines.com
until Friday the 11th of December, 2015

Please note that comments made at this stage are not representations to the planning authority in respect of a planning application. If a planning application is submitted, there will be an opportunity to make representations on that planning application to the planning authority at that time.

Highland Planning
Highland Council
100 High Street
Kingussie

Lamb's House
11 Waters Close
Edinburgh
EH6 6RB

PH21 1HY

16/11/2015
Wildland - Vision / Arrival Hub & Spa

+44 (0)131 467 7777
grovesraines.com

To whom it may concern,

PROPOSAL OF APPLICATION NOTICE (PoAN) FOR THE DEVELOPMENT OF A RECREATION COMPLEX INCLUDING RECEPTION, RESTAURANT, SPA WITH POOLS, TREATMENT ROOMS, CHANGING FACILITIES & HEALTH BAR, ADMINISTRATION OFFICES, LIBRARY, CONSERVATION/RESEARCH OFFICES, MEETING SPACES, PARKING AND BACK OF HOUSE FACILITIES AT KINLOCH ESTATE, SUTHERLAND

Please find enclosed the relevant Proposal of Application Notice (PoAN) duly completed in respect of the above project.

This PoAN application is for the development a recreation complex, restaurant, spa, office facilities and associated infrastructure- West of Kinloch Lodge, Kinloch Estate, Sutherland, Tongue, Lairg, IV27 4YL.

Meetings have taken place with the Director of Planning (late 2014) and with Bob Robertson, Principal Planner Caithness & Sutherland Area (March 2015). Other Council officers attended the latter meeting (including roads, archaeology). Meetings have also taken place with the CaS Plan Team as part of the MIR public consultation exercise. Further consultations have taken place (Sept 2015) with SNH and Bob Robertson at Great Glen House and on site to discuss both general and specific proposals.

We have arranged a staffed public drop-in consultation event on 28th November 2015- between 10am and 5pm in Tongue Village Hall. Presentation and display materials will be produced to illustrate the proposed development, the process, and how to make representations. This will allow consultees to understand the proposals and ask questions of the project team attending the event. Consultation response forms will help to capture any comments for consideration at later stages. We will also provide large scale maps and plans for informal group discussion where appropriate.

A package of consultation information (copies of the consultation exhibition and feedback forms) will be issued to the local Ward Members and Community Council prior to the date of the Public Consultation.

The event was advertised in the Northern Times, on the 13th of November 2015.

Should you have any queries on the above, or require any further information, please do not hesitate to contact Bob Reid of Halliday Fraser Munro, Planning Consultant (bob.reid@hfm.co.uk) or Stuart Falconer (stuart@gras.co) alternatively please telephone on 0131 467 7777.

Yours Sincerely



Scott Bennion
GRAS

List of plans/reports attached:

- PoAN form
- Location plan @ 1:5000
- Location plan @ 1:10000
- Sample press advert

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 ... WILDLAND LIMITED	Agent ... GROVES RAINES ARCHITECTS LTD
Address ... C/O GLENFESHIE ESTATE OFFICE	Address ... LAMB'S HOUSE 11 WATER'S CLOSE
KINCRAK, KUKUSSIE INVERNESS SHIRE, PH21 1NX	EDINBURGH, EH6 6RB
Phone No. ... -	Phone ... 0131 467 7777
E-mail ... -	E-mail ... PRACTICE@GROVESRAINES.COM

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

PROPOSED SITE IS WEST OF KINLOCH LODGE (TONGUE,
LAIRG, IV27 4YL)
SEE ATTACHED SITE & LOCATION PLAN

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.

THE WILDLAND LIMITED RECREATION COMPLEX COMPRISES OF THE
CONSTRUCTION OF A NEW MAIN RECEPTION FACILITY SERVING THE
HOPE, LOYAL AND KINLOCH ESTATES 1200 M²

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

TONQUE MELNESS AND SKERRAY 16.11.15

DURNESS 16.11.15

Names/details of any other parties Date Notice Served

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Please give details of proposed consultation

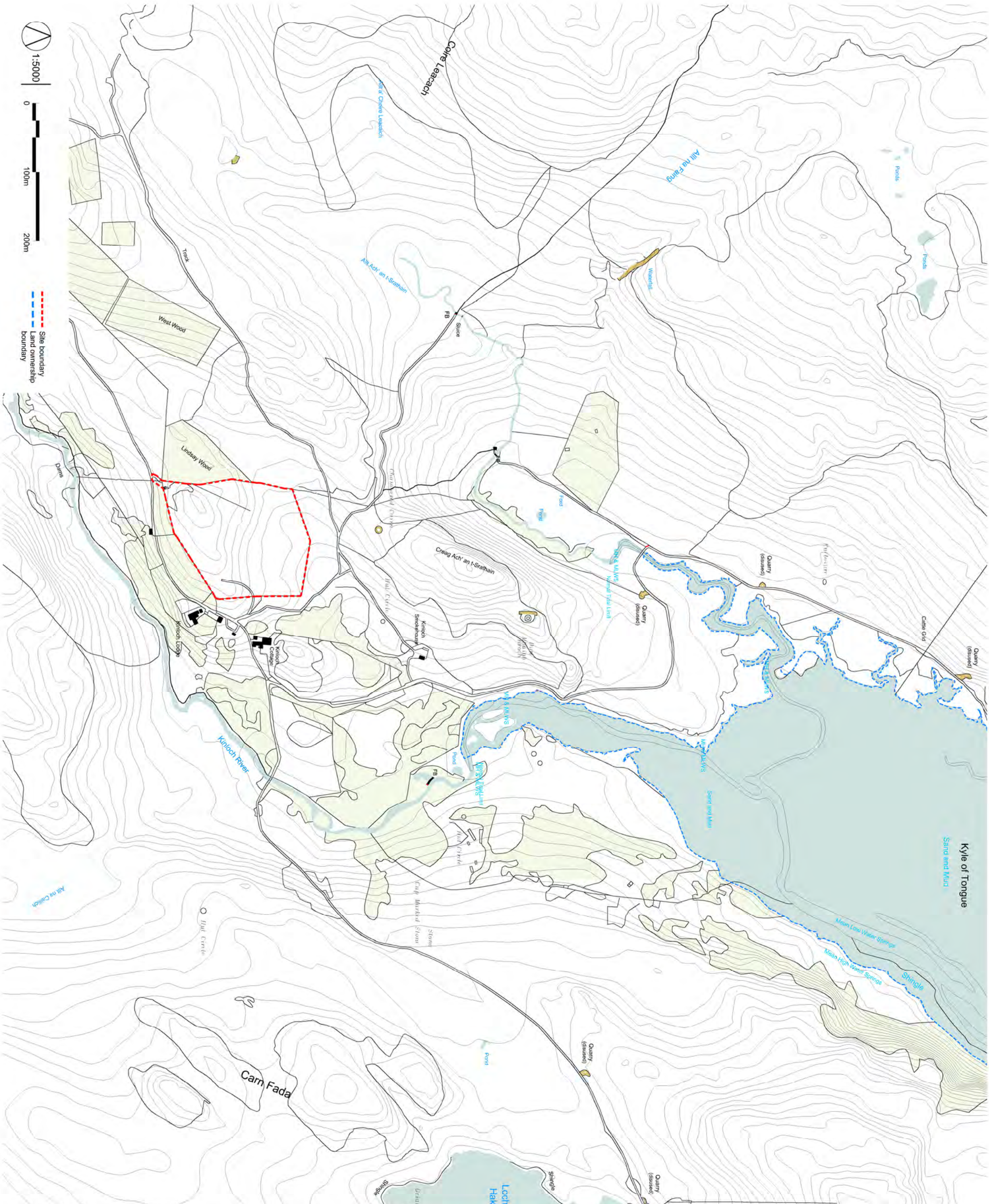
Proposed public event Venue Date and time
PUBLIC CONSULTATION TONGUE VILLAGE HALL 27.11.15
10AM - 5PM

Newspaper Advert – name of newspaper Advert date(where known)
NORTHERN TIMES 13.11.15

Details of any other consultation methods (date, time and with whom)
CAS PLAN MIR PUBLIC CONSULTATION 27-11-14

Signed 

Date.....16.11.15.....



Site boundary
Land ownership boundary

Groves-Raines Architects

Lord's House
11 Waters Close
Edinburgh
EH6 1RB

0131 463 7773
practice@grovesraines.com
grovesraines.com

Do not scale for construction purposes. Dimensions shall refer to figured dimensions only, verify all dimensions on site and clarify all discrepancies with the architect prior to construction. Drawings to be read with all relevant specifications and schedules. Copyright reserved.

Project Title
Wildland Arrival Hub
Sutherland

Client
Wildland Limited

Status
Planning
Drawing Title
POAN Location Plan

Date	Rev
13.11.15	-
A3	Scale
Project No. 1465A	1:10000
Drawn SB	Drawing No. PL-001
	Checked