

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
19 January 2016**

Agenda Item	6.1
Report No	PLS 002/16

**15/04566/PAN: McCarthy and Stone Retirement Lifestyles Ltd, jointly with Highland Council and WASPS Studios
Former Midmills Campus, Crown Avenue, Inverness**

Report by Area Planning Manager - South

Proposal of Application Notice

Description : Conversion and redevelopment of the former college complex to form creative hub, new sheltered and affordable housing and associated infrastructure.

Ward : 15 - Inverness Central

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 10 December 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 and Location Plan
 - Supporting Statement
 - Covering Letter

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The development involves the conversion and redevelopment of the existing Midmills College building to form a creative hub. The remainder of the site will be developed to accommodate affordable and sheltered housing. The applicant has indicated that it is proposed to construct 45 flats (age restricted) and 30 flats as affordable housing. The creative hub will consist of artists' studios, associated workspaces and offices.

3.0 SITE DESCRIPTION

The site is located at the former Midmills college campus within the Crown area of the city. The main building is an imposing red sandstone category B listed property dating to the mid-19th century, whilst there are buildings of more recent construction within the site, most of which provided additional college accommodation. The site occupies a prominent location and is bounded by Crown Circus, Crown Avenue and Stephens Street. The north part of the site is laid out to lawns with mature trees defining the boundary. Vehicular access is obtained to the north and south of the site providing access to car parking facilities. The main entrance is located on the west side of the site and pedestrian access is obtained from Stephen's Street.

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

2	Inverness City Vision
3	City Centre Development
28	Sustainable Design
29	Design Quality and Placemaking
31	Developer Contributions
32	Affordable Housing
37	Accommodation for an Ageing Population
42	Previously Used Land
43	Tourism
51	Trees and Development
56	Travel
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 2015

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

4.3 Highland Council Supplementary Guidance

Inverness City Vision

Inverness City Centre Development Brief

Sustainable Design Guide

Developer Contributions

Affordable Housing

Managing Waste in New Developments

Open Space

Public Art Strategy

Highland Historic Environment Strategy

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

The key consideration 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 Guidance and Scottish Planning Policy and Guidance. In addition, the following issues will be taken into account:

- Appropriate use of existing and retained buildings
- Impact on listed building and conservation area in general
- Amenity considerations, including impact on existing trees
- Provision of infrastructure including transport matters
- Design and place making
- Scale, form and layout of development
- Residential impact

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:

Agent:

McCarthy and Stone Retirement Lifestyles Ltd, jointly with The Highland Council and WASPS Studios	The Planning Bureau Ltd
11000 Academy Park	1000 Academy Park
Gower Street	Gower Street
Glasgow, G51 1PR	Glasgow, G51 1PR
Phone No. 0141 420 8300	Phone 0141 420 8300
E-mail steve.wiseman@mccarthyandstone.co.uk	E-mail Rob.cartledge@theplanningbureau.ltd.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

Former Midmills Campus, Crown Avenue, Inverness, IV2 3NG

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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.

Conversion and redevelopment of former college complex to form creative hub, new sheltered and affordable housing with associated parking and amenity space. Proposed Sheltered development of 45 flats with Age restricted affordable housing of 30 flats, 1 private residential conversion and creative Hub consisting of artists studios and associated workspaces and offices (3540msq).

REVISIONS

Rev.	Date	By
-	-	-



The Highland Council
eProcessing Centre
Date Received:
10 DEC 2015

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--- Boundary of Overall Site

15/04566/PAN The Highland Council
Comhairle na Gàidhealtachd

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ALL DIMENSIONS TO BE CHECKED ON SITE
WORK TO FIGURED DIMENSIONS ONLY
REPORT DISCREPANCIES TO THE
ARCHITECT AT ONCE BEFORE PROCEEDING

Client



McCarthy & Stone
The UK's leading retirement housebuilder

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Development Director

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Project Title
**Proposed Development of Sheltered Apartments
Crown Avenue, Inverness**

Drawing Title
Site Plan - PAN boundary

Scale 1:1000@A3 Date Oct 2015

Drawn CGR Checked MV

Drawing No. Rev.

08.SS.764.07 -

CAD plot date: 04 Dec 2015 - 02:28pm

Site Layout showing Demolitions
1:1000