

The Highland Council

**South Planning Applications Committee
19 January 2016**

Agenda Item	6.2
Report No	PLS 003/16

15/04748/PAN: Tulloch Homes Ltd.

Land at Ness-side, 670m South West of Holm Woollen Mill, Holm Mills Road, Inverness

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Housing, affordable housing, mixed commercial use, public open space & associated infrastructure

Ward : 16 - Inverness Ness-side

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 21 December 2015. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
 - Site Location Plan;
 - Draft Public Advert; and
 - Proposal of Application Notice which includes:
 - Description of Development;
 - Details of Proposed Consultation; and
 - Details of Any Other Consultation Methods

2.0 Description of Proposed Development

- 2.1 Based upon the information provided, the development is likely to comprise of the following:
 - Erection of a residential development (inclusive of affordable housing);
 - Erection of commercial uses;
 - Delivery of open space; and
 - Delivery of supporting infrastructure.

3.0 Site Description

- 3.1 The site lies approximately 2.6km to the south west of Inverness City Centre. The site extends to approximately 1119.70 hectares, which is to be split between the proposed uses. The proposed development would be located adjacent to the Inverness West Link on an area of land which is currently occupied by predominantly agricultural use and includes the site of Inverness Precast Concrete. The Ness-side District Centre is located to the south west of the site.
- 3.2 The site will primarily be accessed via the Inverness West Link and the existing roundabout at Dores Road. Once Stage 1 of the Inverness West Link is completed there will also be access to the site via the A82(T). Pedestrian access to the site will be via Dores Road or the Inverness West Link.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area but unlikely to be directly affected by the development. There is potential connectivity with the River Moriston Special Area of Conservation.
- 3.4 There are no scheduled monuments in the area. The site is in proximity of the Inverness Riverside Conservation Area. There are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist in proximity to the site.
- 3.5 The site is traversed by overhead powerlines.
- 3.6 The site sits adjacent to the River Ness.
- 3.7 The site is not located within any international or regional landscape designations.
- 3.8 The trees on the north-west side of Dores Road are protected by the Godsmans Brae Tree Preservation Order.

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 Development
Policy 29	Design, Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 34	Settlement Development Areas
Policy 37	Accommodation for an Ageing Population
Policy 40	Retail Development
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species

Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 72	Pollution
Policy 74	Green Networks
Policy 75	Open Space
Policy 76	Playing Field and Sports Pitches
Policy 77	Public Access
Policy 78	Long Distance Routes

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

Policy 1 - Promoting and Protecting City and Town Centres
Allocation IN24 - Torvean and Ness-side

4.3 **Inverness Local Plan (As Continued in Force) April 2012**

The general policies of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan.

4.4 **Adopted Supplementary Planning Guidance**

- Torvean and Ness-side Development Brief (November 2013);
- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013);
- Green Networks: Supplementary Guidance (January 2013);
- Open Space in New Residential Developments: Supplementary Guidance (January 2013);
- Managing Waste in New Developments: Supplementary Guidance (March 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Physical Constraints: Supplementary Guidance (March 2013);
- Public Art Strategy: Supplementary Guidance (March 2013) and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 Potential Material Planning Considerations

- 5.1
- Planning History;
 - National Policy;
 - Conformity with the Torvean and Ness-side Development Brief;
 - Roads and Transport;
 - Pedestrian and Cycle Links;
 - Water (including private water supplies), Flood Risk, and Drainage;
 - Natural Heritage;
 - Contaminated Land;
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design and Layout;
 - Landscape and Visual Impact;
 - Access and Recreation;
 - Noise and Light Pollution;
 - Construction;
 - Phasing;
 - Open Space and Landscaping;
 - Infrastructure Delivery;
 - Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - Designing Streets (2011); and
 - Creating Places (June 2013).
 - Any other material considerations within representations.

6.0 Conclusion

- 6.1 The report sets out 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

- 7.1 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.

Designation: Head of Planning and Building Standards

Author: Simon Hindson

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 <u>TULLOCH HOMES LTD.</u>	Agent <u>BRACEWELL STIRLING CONSULTING</u>
Address <u>STONEFIELD HOUSE</u>	Address <u>38 WALKER TERRACE</u>
<u>INVERNESS</u>	<u>TULLICOUNTRY</u>
<u>IV2 7PA</u>	<u>FK13 6EF</u>
Phone No. <u>01463 229300</u>	Phone <u>01259-750301</u>
E-mail	E-mail <u>sam.sweeney@bracewell-stirling.co.uk</u>

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

NESS-SIDE, LAND TO WEST OF DORES ROAD

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.

HOUSING, AFFORDABLE HOUSING, MIXED COMMERCIAL USE,

PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE.

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
HOLM COMMUNITY COUNCIL	21 DEC 2015

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

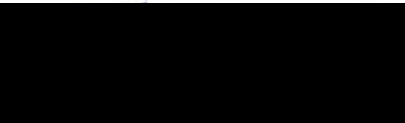
Please give details of proposed consultation

Proposed public event	Venue	Date and time
EXHIBITION	CULDUTHEL CHRISTIAN CENTER	8-11TH FEB 9.30-CLOSE
DROP-IN SESSION	"	12TH FEB 12 NOON - 7.30 P.M.

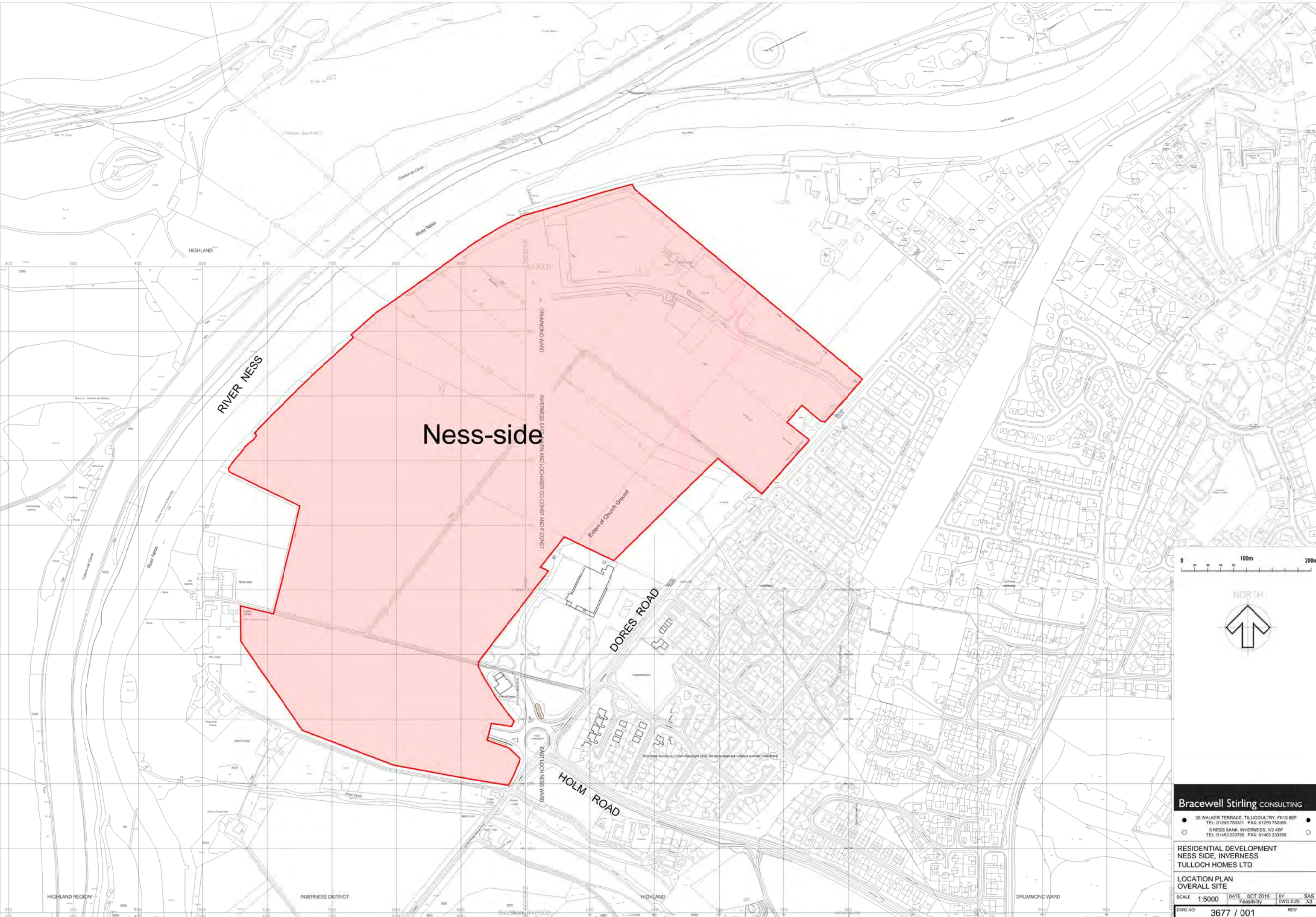
Newspaper Advert – name of newspaper	Advert date(when known)
PEJ	25TH JANUARY 2016
LOCAL POST OFFICE ADVERTISEMENT DORES ROAD	22 DEC 15-13 MAR 16

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

OFFER TO MEET WITH COMMUNITY COUNCIL AT
THEIR CONVENIENCE (TIME, DATE & LOCATION T.B.C.)

Signed 

Date 21 DEC 2015



Ness-side

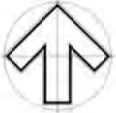
RIVER NESS

DORES ROAD

HOLM ROAD



NORTH



Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILLCOUNTRY, FK13 8EF
 TEL: 01259 750301 FAX: 01259 752365
 5 NESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 233760 FAX: 01463 233765

**RESIDENTIAL DEVELOPMENT
 NESS SIDE, INVERNESS
 TULLOCH HOMES LTD**

**LOCATION PLAN
 OVERALL SITE**

SCALE	1:5000	DATE	OCT 2015	BY	SAS
			Feasibility		
DWG NO	3677 / 001			REV	