

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
1 March 2016

Agenda Item	5.1
Report No	PLS 008/16

16/00147/PAN : McCarthy and Stone Retirement Lifestyles Ltd
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 residential development with associated parking and amenity space.

Ward : 17 – Millburn

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 January 2016. 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 site and buildings for a residential development. This includes conversion of the main building for residential purposes together with development of the remainder of the site to accommodate affordable and sheltered housing. The application does not identify the numbers of units to be provided but it is understood that part of the new build will comprise possibly 45 flats (age restricted).

This application differs from the previous PAN – reference 15/04566/PAN – recently considered at the January 2016 meeting which included the change of use of the main Midmills building to form a creative hub. This proposal seeks only residential use of the site.

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 and Avenue to and Stephens St. 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 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

The Planning Bureau Ltd

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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

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 residential development with associated parking and amenity space.

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
<i>Crown and City Centre Community Council</i>	<i>12/01/16</i>

Names/details of any other parties Date Notice Served

Please refer to attached statement of Community Consultation for full details of proposal of consultation to be undertaken.

Please give details of proposed consultation

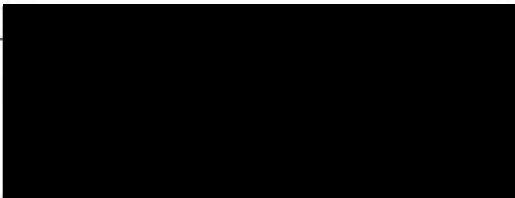
Proposed public event	Venue	Date and time
<i>Public Exhibition</i>	<i>Crown Church, Inverness</i>	<i>18/02/16 (1pm to 7pm)</i>

Newspaper Advert – name of newspaper	Advert date(where known)
<i>Inverness Courier</i>	<i>9/02/16</i>

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

Please refer to attached statement of Community Consultation for full details of proposal of consultation to be undertaken.

Signed



Date *12/01/16*

Statement on Community Consultation

Conversion and redevelopment of former college complex to form residential development with associated parking and amenity space.

Former Midmills College, Inverness

This statement outlines the community consultation process which will be promoted by the applicant of the proposed Planning Application. To assist them in their work, the applicant will be supported by Pagoda Porter Novelli on community consultation.

The consultation aims to offer members of the public and local community representative's opportunities to:

- be informed about the proposal via a range of materials such as newsletters, websites and media coverage
- engage with the development team through individual meetings and a planned public exhibition
- provide feedback and comments on the proposal, which will be reviewed by the team and considered prior to a planning application being submitted.

The following stakeholders have been identified to be engaged in the consultation process:

Stakeholder	Details
Community Council	Crown and City Centre Community Council
Local ward councillors - Inverness Central ward (Ward 15)	Councillor Ian Brown (SNP)
	Councillor Janet Campbell (Independent)
	Councillor Jimmy Gray (Scottish Labour Party)
	Councillor Donnie Kerr (Highland Alliance)
	Councillor Richard Laird (SNP)
	Councillor Kenneth MacLeod (Scottish Liberal Democrats)
Constituency MP (Inverness, Nairn, Badenoch & Strathspey)	Drew Hendry MP
Constituency MSP (Inverness and Nairn)	Fergus Ewing MSP
Highland and Islands Regional MSPs	John Finnie (Independent)
	Rhoda Grant (Labour)
	Mary Scanlon (Conservative)
	David Stewart (Labour)
	Jean Urquhart (Independent)
	Mike Mackenzie (SNP)
Statutory consultees, local residents and immediate neighbours	Jamie McGrigor (Conservative)

The timetable over outlines the community consultation process over the minimum 12 week consultation period.

January 2016

- Notification of submission of PoAN and forthcoming consultation to community council, local ward councillors, constituency and list MSPs and other relevant community groups
- Issue press release issued to local paper announcing masterplan forthcoming community consultation.
- Key stakeholder meetings to take place to view drawings and plans, meet the development team and receive initial feedback to help inform the application
- Newsletter issued to residents and businesses in the local area with details of the proposal, the site and an invitation to attend a public exhibition to discuss the proposal with the development team and leave feedback
- Attendance at Inverness Design Review Panel
- A freephone information line and email address will be available for enquiries
- Launch website with all details of the masterplan online and facility to leave feedback

February 2016

- Advert for public exhibition placed in the Inverness Courier seven days in advance – press releases also sent to all local media
- A public exhibition held at Crown Church, Kingsmills Rd, Inverness, IV2 3JT on 18 February 2016 – members of the development team will be available, plans and drawings will be on display and the public will be invited to complete feedback forms

March 2016

- Consideration of consultation responses, completion of Pre-Application Consultation report
- Planning application finalised and submitted, considering community consultation feedback
- Press release issued and briefings issued to stakeholders

Communications activity will include ongoing pro-active work with local media. The freephone number and email address will stay live throughout the consultation and application process.

The results and outcomes of this consultation will be contained in the Pre-Application Consultation (PAC) report. This will include details of any legitimate substantive concerns raised during the consultation to which the applicants are giving further consideration. This will be made available to all stakeholders and will be posted on the website for the community to view.

The format of the PAC report will comply with the requirements of the Planning Department of Highland Council, including presentation of quantitative data, level of detail required, and other relevant material.

REVISIONS

Rev.	Date	By
-	-	-



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--- Boundary of Overall Site

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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Project Title
**Proposed Residential Development
 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
 1:1000