

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
1 MARCH 2016**

Agenda Item	5.3
Report No	PLS 010/16

**16/00405/PAN : Tweed Estate / Kirkwood Homes Ltd / Marston's.
Land 160M SW of Lower Slackbuie Farm, Inverness**

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Proposed mixed use 60 unit residential development and restaurant with licensed bar (Class 3) & associated living accommodation.

Ward : 20 South Inverness

1 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 28 Jan 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 & Location Plan
 - Covering Letter

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The planning application is expected to propose a mixed use 60 unit residential development and restaurant with licensed bar (Class 3) and associated living accommodation at Sir Walter Scott Drive, Slackbuie, Inverness, IV2 6BZ. The access will be via the existing Asda Access from the distributor road and then from the existing mini - roundabout within the existing district centre development.
- 2.2 The residential element whilst totally 60 units this is likely to comprise 15 affordable units with a mix of 1 bedroom apartments and 2 bedroom houses. There will also be mix of 45 3 and 4 bedroom houses. The site will accommodate 115 parking spaces, 0.9 hectares of amenity and natural green space and a area for a SUDs.
- 2.3 The Restaurant and Licensed Bar is expected to provide for 150 customers, with an on site manager's house. 512 car parking spaces are proposed and some cycle parking. There will also be an outdoor play area and separate beer garden.

3.0 SITE DESCRIPTION

- 3.1 The site extends to 3.75 ha. The majority of the site comprises a flat agricultural field, set to the north of the existing Slackbuie to Culduthel Cottages Cycle Way. However its eastern side comprises rising ground from the re-profiled water course set to the western side of the Asda development.
- 3.2 The proposed site of the restaurant falls within the construction compound that was provided and retained, largely free of site restoration, from the development of the Asda supermarket. This plot extends to the boundary with the South Distributor Road / Sir Walter Scott Drive and the roundabout shared with the Council's Gaelic school and Culduthel Park.
- 3.3 The larger upper field is bounded on its north side by a row of trees, in different ownership, but forms part of a Tree Preservation order. The land to the immediate north and west of the site forms part of a wider areas of development which has a considerable planning history, not just within the Council's Development Plans, but also outline / planning in principal applications / master-plan exercises.

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

Policy 28	Sustainable design.
Policy 29	Design quality and place making.
Policy 30	Physical constraints.
Policy 31	Developer contributions.
Policy 32	Affordable housing.
Policy 40	Retail development.
Policy 51	Trees and development.
Policy 57	Natural built and cultural heritage.
Policy 58	Protected species.
Policy 59	Other important species.
Policy 60	Other important habitat.
Policy 63	Water environment.
Policy 64	Flood risk.
Policy 65	Waste water treatment.
Policy 66	Surface water treatment.
Policy 72	Pollution.
Policy 73	Air quality
Policy 74	Green networks.
Policy 75	Open space.
Policy 77	Public access.

4.2 Inner Moray Firth Local Development Plan 2015

IN53 9.7ha – Mixed Uses Business, Community and 24 homes.
Policy 1 Promoting and Protecting City and Town Centres.

4.3 Highland Council Supplementary Guidance and other Advice

Sustainable design guide.
Developer contribution.
Managing waste in new developments.
Green networks.
Flood risk and drainage impact assessment.
Trees woodlands and development.
Public art strategy.
Highland historic environment strategy.
Construction and environmental management – largescale projects.

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

5.1 Development Plan Policy
National Planning Policy and Advice
Supplementary Guidance
Planning History, Conditions and Legal Agreements
Housing need and demand assessment
Access and traffic impacts
Footpaths and cycle paths
Water, waste water and surface water services
Flooding
Master-planning including phasing.
Design and layout
Business and community uses
Open Space
Trees
Ecology
Archaeology
Construction impacts
Noise

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

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: Ken McCorquodale

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 Site and 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>TWEEK ESTATE / KIRKWOOD HOMES LTD</u>	Agent <u>KERRI MCQUIRE</u>
Address <u>C/O AGENT</u>	Address <u>9 CAUAM + SIBBALT 18 NEWTON PLACE GLASGOW, G3 7PY</u>
Phone No.	Phone <u>0141 567 5371</u>
E-mail	E-mail <u>kerri.mcquire@g-s.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

LAND AT SIR WALTER SCOTT DRIVE, SLACKBUIK,
INVERNESS, IV2 6SZ

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.

PROPOSED MIXED USE 60 UNIT RESIDENTIAL
DEVELOPMENT AND RESTAURANT WITH LICENSED BAR
(CLASS 3) AND ASSOCIATED LIVING ACCOMMODATION

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
INVERNESS SOUTH COMMUNITY COUNCIL 28/01/16

Names/details of any other parties Date Notice Served
COUNCILLORS CARYN CADDICK, JIM CRAWFORD,
KEN GOWANS + THOMAS PRAG 28/01/16

Please give details of proposed consultation

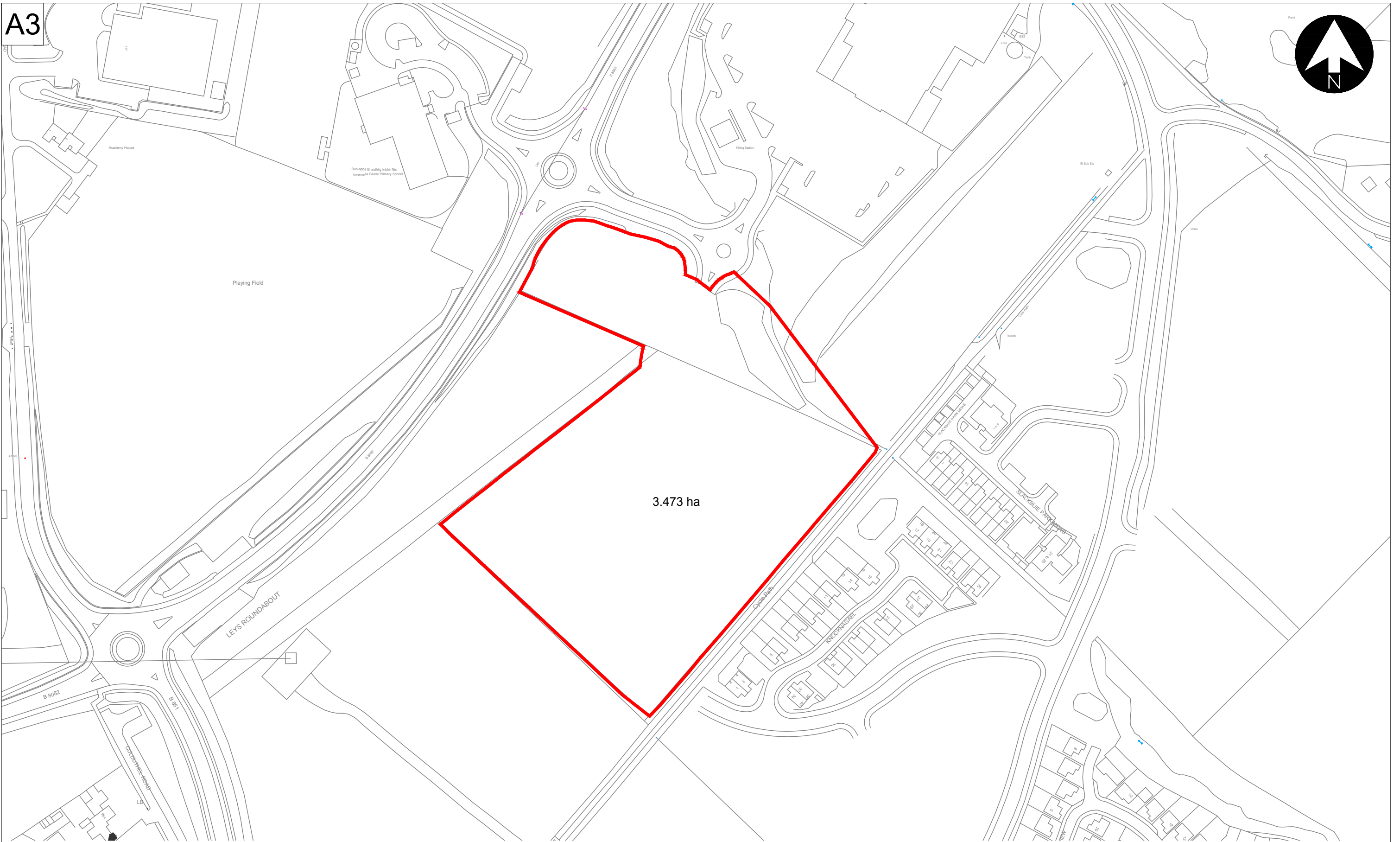
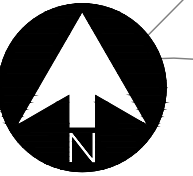
Proposed public event Venue Date and time
PUBLIC DROP IN EVENT FAIRWAYS 16/03/16
GOLF CLUB 4-8pm.

Newspaper Advert – name of newspaper Advert date(where known)
INVERNESS COURIER 08/03/16

Details of any other consultation methods (date, time and with whom)
COMMUNITY COUNCIL + WARD COUNCILLORS INVITED TO
MEET AT 3PM ON 16/03/16 IN ADVANCE OF EVENT
OPENING TO PUBLIC

Signed Graham + Sibbald KM Date 28/01/16

A3



3.473 ha



**KIRKWOOD
HOMES**

KIRKWOOD BUSINESS PARK, SAUCHEN, INVERURIE, ABERDEENSHIRE, AB51 7LE
T 01330 833595 F 01330 833625
info@kirkwood-homes.com www.kirkwoodhomes.co.uk

PROJECT
Slackbuie, Inverness

CONTENT
Location Plan
Pre Application Notice

COPYRIGHT
© Copyright Kirkwood Homes Ltd. This drawing and its contents may not be copied or reproduced in any way without express consent of Kirkwood Homes Ltd. No liability will be accepted for amendments made by others.

A	Boundary line amended.	26.01.2016	A
REV.	DESCRIPTION	DATE	BY

DATE	SCALE	DRAWN	CHECKED	STATUS
25.01.2016	1:2000	SJF	AJR	Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1371	P	000	-	01	A