

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE**  
**22 March 2016**

Agenda Item	5.1
Report No	PLN/014/16

**Report by Area Planning Manager – North**

**Proposal of Application Notice**

**Description:** Proposed leisure facilities (principally golf related) with associated infrastructure and landscaping - 16/00760/PAN

**Ward:** 05 – East Sutherland and Edderton

**Applicant:** Royal Dornoch Golf Club

**Site Address:** Land 210M SW Of Dornoch Health Centre, Shore Road, Dornoch

**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 19<sup>th</sup> February 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 Plans
  - Covering Letter

**2.0 SITE DESCRIPTION**

The site is located to the southern perimeter of Dornoch, lying immediately adjacent to the recently demolished abattoir. Dornoch Business Park at The Meadows lies to north of the site. The site extends to 8.2 hectares and incorporates the southern part of disused abattoir site and land to the south which has no formal use currently. The former gasworks building is also incorporated within the site to the southern boundary. The site is generally flat and has an open outlook facing south.

**3.0 DEVELOPMENT PLAN POLICY**

The following policies are likely to be relevant to the assessment of the proposal:

### 3.1 **Highland Wide Local Development Plan 2012**

28	Sustainable Design
29	Design Quality and Place-Making
31	Developer Contributions
34	Settlement Development Areas
40	Retail Development
42	Previously Used Land
43	Tourism
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
59	Other Important Species
60	Other Important Habitats and Article 10 Features
61	Landscape
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
75	Open Space
77	Public Access

### 3.2 **Caithness and Sutherland Local Development Plan (Proposed Plan, January 2016)**

DN03	Mixed Use Allocation
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### 3.3 **Adopted Supplementary Planning Guidance**

- Highland Council Sustainable Design Guide  
[http://www.highland.gov.uk/downloads/file/3019/highland\\_council\\_sustainable\\_design\\_guide](http://www.highland.gov.uk/downloads/file/3019/highland_council_sustainable_design_guide)
- Flood Risk and Drainage Impact Assessment  
[http://www.highland.gov.uk/downloads/file/2954/flood\\_risk\\_and\\_drainage\\_impact\\_assessment\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/2954/flood_risk_and_drainage_impact_assessment_supplementary_guidance)
- Physical Constraints Supplementary Guidance  
[http://www.highland.gov.uk/downloads/file/2899/physical\\_constraints\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/2899/physical_constraints_supplementary_guidance)
- Construction environmental management process for large scale projects  
[http://www.highland.gov.uk/downloads/file/2644/construction\\_environmental\\_management\\_process\\_for\\_large\\_scale\\_projects](http://www.highland.gov.uk/downloads/file/2644/construction_environmental_management_process_for_large_scale_projects)  
Highland Statutorily Protected Species Supplementary Guidance

- [http://www.highland.gov.uk/downloads/file/3026/highland\\_statutorily\\_protected\\_species\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/3026/highland_statutorily_protected_species_supplementary_guidance)

#### **4.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

The key materials issues which should be addressed as part of any planning application are as follows:

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history
- Flood Risk (the site lies within the 1 in 200 year flood risk zone for both fluvial and coastal flooding)
- Impact on the amenity and landscape setting of the wider area
- Review of potential of contaminated land within the site and mitigation as appropriate (former abattoir site and former gas works building)
- Impact of traffic on A9 and local road network.
- Provision of suitable water supply connection for the development
- Provision of suitable foul drainage arrangements
- Design and layout of the site
- Design and finishes of buildings within the site
- Design of road and pedestrian layout
- Provision of open space and play provision
- Provision of structural landscaping for the development
- Appropriate refuse and recycling provision
- Developer contributions

#### **5.0 CONCLUSION**

5.1 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.

#### **6.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature:	Dafydd Jones
Designation:	Area Planning Manager - North
Author:	Gillian Webster
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Location Plan – A5377 SK 100 Site Plan – A5377 SK 101

## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4 -7)

### To be completed for all developments within the national or major categories of development

Name of Council	The Highland Council
Address	Drummuie
	Golspie
	KW10 6TA

Proposed development at [Note 1]	Land at Shore Road
	Dornoch
	IV25 3LS

Description of proposal [Note 2]	Proposed Leisure Facilities (Principally Golf Related) with all associated infrastructure and landscaping works

Notice is hereby given that an application is being made to

[Note 3] Highland Council by [Note 4] Royal Dornoch Golf Club

Of [Note 5]  
c/o Halliday Fraser Munro, Carden Church, 6 Carden Place, Aberdeen, AB10 1UR

In respect of [Note 6] Public drop-in consultation and exhibition (staffed)

To take place on [Note 7] during March 2016 (date tbc) at the Royal Dornoch Golf Club house

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Ms L Taylor, Secretary of Dornoch Community Council
East Sutherland and Edderton Ward Councillors; Cllr D Mackay, Cllr J McGillivray, Cllr G Phillips

[Note 9] For further details contact Scott Leitch, Associate Consultant, Halliday Fraser Munro

on telephone number 01224 388700

And/or at the following address Carden Church, 6 Carden Place, Aberdeen, AB10 1UR

[Note 10] I certify that I have attached a plan outlining the site

Signed 

On behalf of Halliday Fraser Munro, for Royal Dornoch Golf Club

Date 15/02/2016

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

### **Minimum consultation activity**

*Consultation with community councils* - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

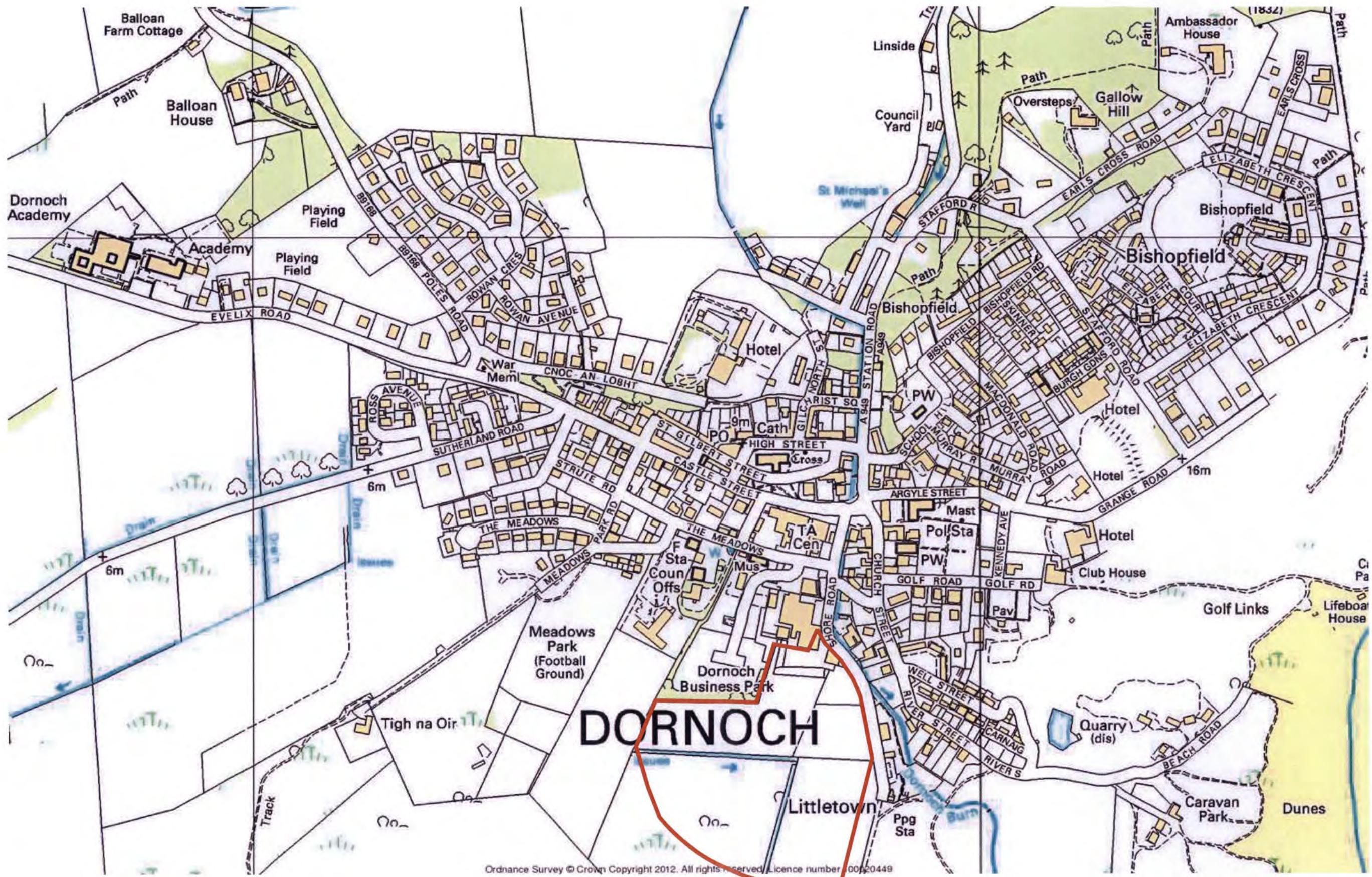
*The public event* - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you may be asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



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**Proposed Leisure Development (POAN)**  
 Shore Road, Dornoch  
**Location Plan**  
 Scale: NTS  
 Date: February 2016  
 Dwg No: A5377 SK 100  
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— Site Area : 20.24 Acres

**Proposed Leisure Development (POAN)**

Shore Road, Dornoch

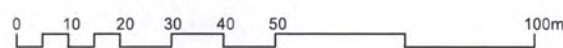
**Site Plan**

Scale: 1:1000 @ A2

Date: February 2015

Dwg No: A5377 SK-101

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