

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE 17 May 2016

Agenda Item	5.1
Report No	PLS/032/16

16/01500/PAN: Hitrans

Land 685M South of Inverness Airport, Dalcross, Inverness

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description: Construction of single platform station on the north side of the rail line and associated parking – Aberdeen to Inverness rail line Improvements – Phase 1.

Ward: 18 - Culloden and Ardersier

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 1 April 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
 - Copy of Advert
 - Supporting Document
 - Covering Letter

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development involves the formation of a single platform station at Dalcross on land to the south of Inverness Airport and adjacent to the Inverness to Aberdeen railway line.

The platform will be located on the north side of the line. A car park will also be formed adjacent to the platform with vehicular access taken from a new spur to adjoin the existing Inverness Airport Link road. In addition, and as part of the development, the existing level crossing at Petty will be closed involving minor adjustments to the existing road layout in order to provide two turning heads at either side of the railway line.

3.0 SITE DESCRIPTION

The site is located to the south of Inverness Airport at Dalcross and is to the north of the main Inverness to Aberdeen railway line. The site occupies open fields and is generally low lying ground. An area of coniferous woodland is located to the east

of the site.

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 9	A96 Corridor – Phasing and Infrastructure
Policy 28	Sustainable Design
Policy 56	Travel
Policy 58	Protected Species
Policy 61	Landscape
Policy 64	Flood Risk
Policy 66	Surface Water Drainage

4.2 Inner Moray Firth Local Development Plan (2015)

Policy 2	Delivering Development
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Site IA1 Inverness Airport Business Park

4.3 Highland Council Supplementary Guidance

Construction Environmental Management Process for Large Scale Projects
(August 2010)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

Other Relevant Planning Documents including but not limited to:

- Scottish Government Planning Policy (June 2014);
- National Planning Framework for Scotland 3 (June 2014)

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:

- Conformity with the development plan

- Scale, form and layout of development
- Impact on protected species
- Impact on existing transport connections
- Provision of associated infrastructure
- Landscape and visual impact
- Amenity issues

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: Malcolm MacLeod
Designation: Head of Planning and Building Standards
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	HITRANS (Frank Roach)	Applicant	The Highland Council (Garry Smith)
Address	HITRANS, Lairg Station, Lairg, Sutherland IV27 4EX	Address	The Highland Council, Drummie, Golspie, Sutherland KW10 6TA
Phone no.	01549 402896	Phone no.	01408 635313
E-mail	frank.roach@hitrans.org.uk	E-mail	garry.smith@highland.gov.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.

Area of land to the south of Inverness Airport, adjacent to the Aberdeen to Inverness railway line.
NH 769 512

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.

HITRANS is the promoter of Dalcross Station reopening. Network Rail's Strategic Business Plan 2012 outlined the following intention for Control Period 5 2014-2019:

Aberdeen to Inverness Rail Line Improvements Phase 1, delivering the network capability to enable the operation of enhanced commuting services from Aberdeen to Inverurie and from Elgin to Inverness. In addition, working with station promoters to deliver new stations at Kintore (Nestrans) and Dalcross (HITRANS).

This was confirmed in the Office of Rail Regulation's final determination of the Periodic Review in autumn 2013. Full hourly, sub 2 hour journey times are not due to be completed until 2030 under Scottish Government's Infrastructure Investment Plan.

The station is planned in two phases, with Phase 1 being the construction of a single platform station

on the north side of the line with associated car parking. This will be on a similar basis to the original planning permission that was approved in 2007/08. The car park will be within the control of Inverness Airport Business Park. The station opening will be conditional on the closure of Petty level crossing.

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 *Enclosed reply states that an EIA is not required for the scheme.*

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>Ardersier & Petty Community Council per Shane Spence info@ardersierandpetty.cc</i>	<i>31/03/2016</i>
<i>Croy Community Council per Lesley Anne Stoddart croycullodenmoorcc@gmail.com</i>	<i>31/03/2016</i>

Names/details of any other parties	Date Notice Served
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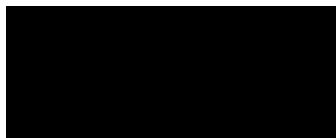
Please give details of proposed consultation

Proposed public event	Venue	Date and time
<i>Drop-in afternoon</i>	<i>Airport Terminal</i>	<i>21st April 14:00 – 19:00</i>

Newspaper Advert – name of newspaper	Advert date(where known)
<i>Inverness Courier</i>	<i>12th April 2016</i>
<i>Press and Journal</i>	<i>11th April 2016</i>

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

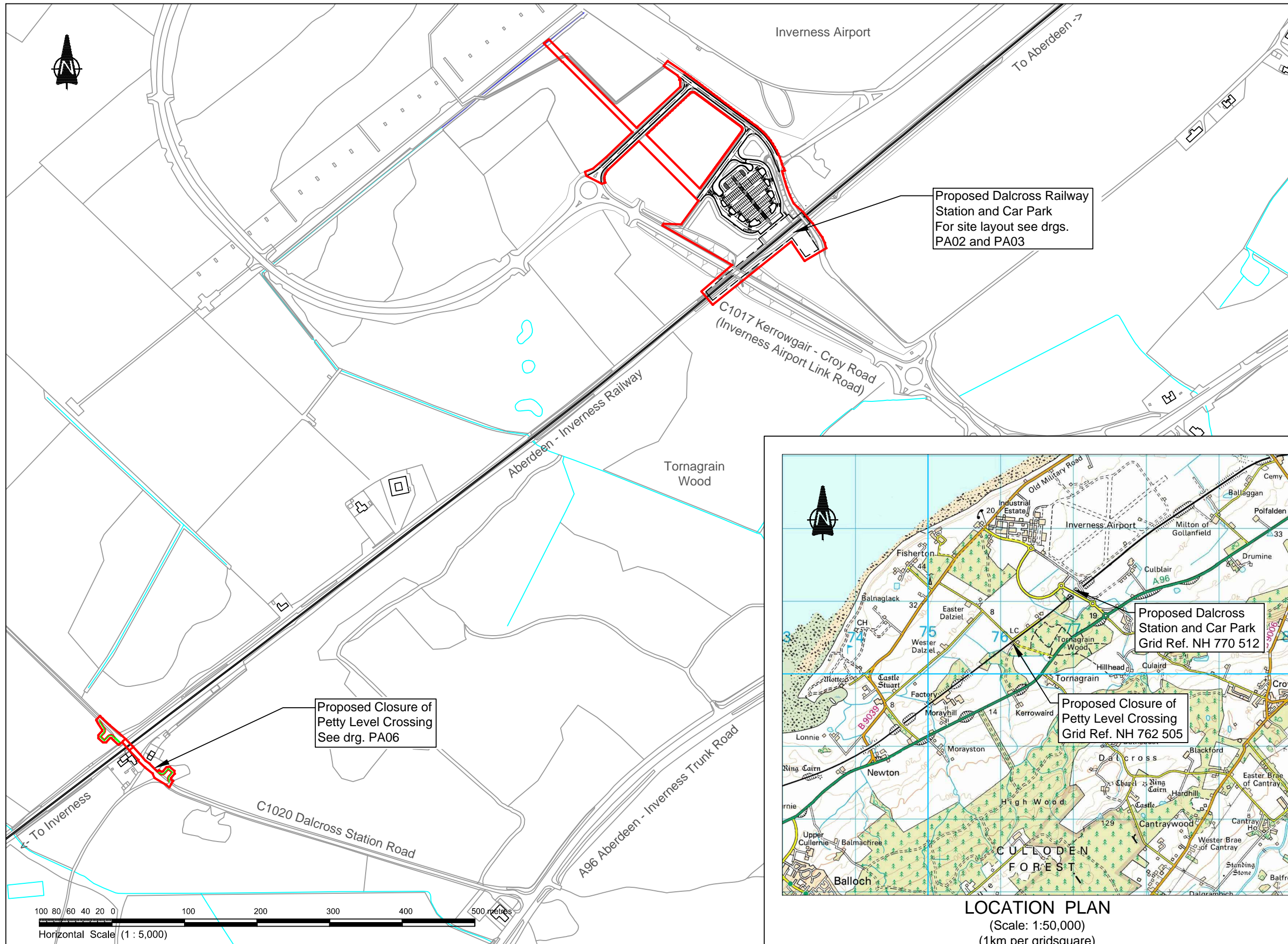
Signed



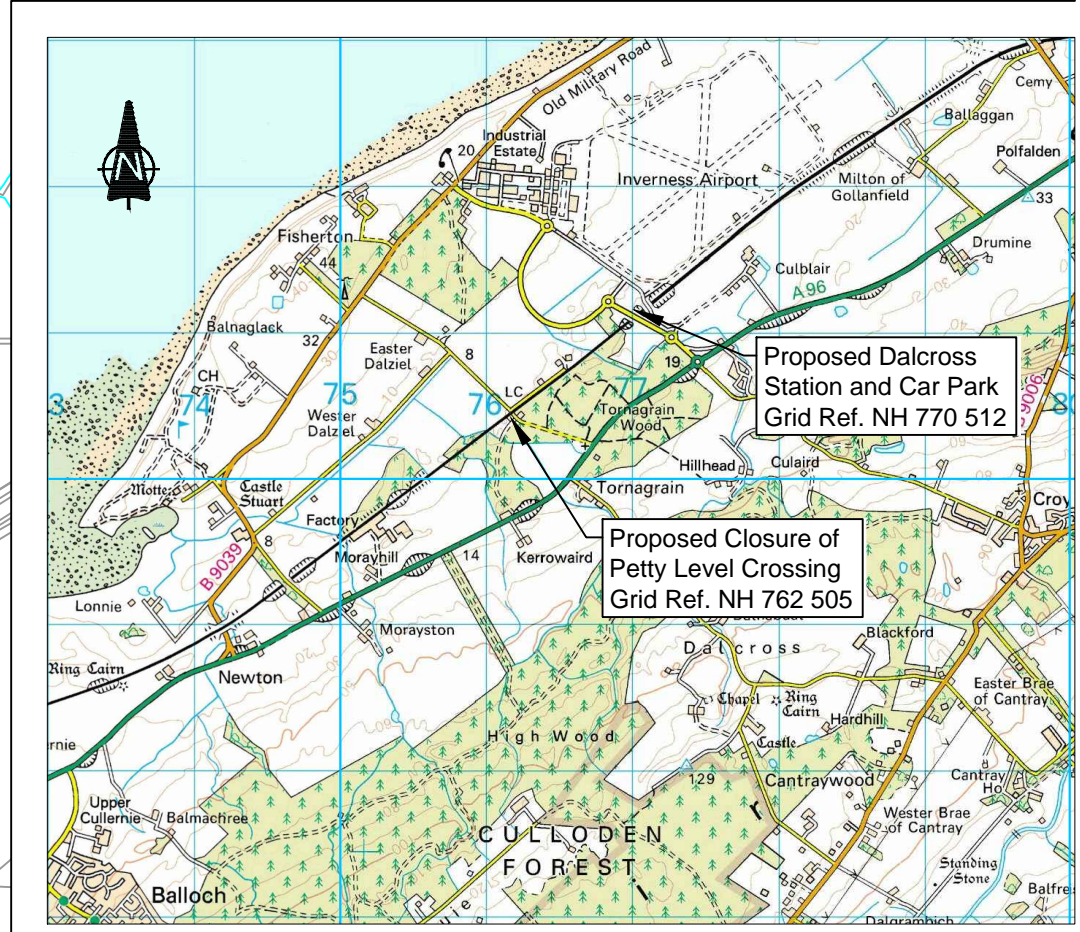
Date

31st March 2016

L:\Dalcross Railway Station Car Park\Drawings\Issued drawings\PA01 Location Plan.dwg - Date Plotted: 22-Mar-16; Plot Size: ISO expanded A3 (420.00 x 297.00 MM); Plotted by: Carolyn Smith



LOCATION PLAN
(Scale: 1:5,000)



LOCATION PLAN
(Scale: 1:50,000)
(1km per gridsquare)

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Revision Details	Drawn By	Check By	Check Date	Surf



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Dalcross Railway Station and Car Park Planning Application

Title: **Location Plan**

Scale: **As Shown (@ A3)**

Drawn: AT Date: 15/11/2015

Checked: GWS Date: 22/03/2016

Project No: **AR 1192**

Drawing No: **PA01** Rev: -