

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
7 June 2016**

Agenda Item	6.1
Report No	PLN/028/16

Report by Area Planning Manager – North

Proposal of Application Notice – 16/01771/PAN

Description: Re-alignment of A890 between Balnacra and Lair

Ward: 06 - Wester Ross, Strathpeffer And Lochalsh

Applicant: The Highland Council

Site Address: Land Between Balnacra And Lair, Strathcarron

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 19th 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/Location Plan

2.0 PROPOSED DEVELOPMENT

- 2.1 The applicant intends to construct a replacement section of double track road between Balnacra and Lair which would bypass the existing railway level crossing and railway bridge at either end of the site. The existing single track road would be retained for local accesses.

3.0 SITE DESCRIPTION

- 3.1 The site comprises a corridor of land to the north/north-west of the existing A890 single track road between Balnacra and Lair. The site consists of open hill land between its western end and the vicinity of Ashnashellach Lodge, where it enters a commercial forestry plantation.

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

28	Sustainable Design
30	Physical Constraints
51	Trees and Development
52	Principle of Development in Woodland
53	Minerals
54	Mineral Wastes
55	Peat and Soils
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
63	Water Environment
64	Flood Risk
66	Surface Water Drainage
77	Public Access
78	Long Distance Paths

4.2 Wester Ross Local Plan (As continued in force – April 2012)

n/a

4.3 Adopted Supplementary Planning Guidance

- 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
- 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
- Trees, woodlands and development supplementary guidance
http://www.highland.gov.uk/downloads/file/354/trees_woodlands_and_development_supplementary_guidance

5.0 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
- Impact on existing trees/woodland.
- Compensatory tree planting.
- Protected Species Surveys
- Habitat Survey
- Landscape and Visual Impact Assessment
- Consideration of construction and operational matters including noise, dust suppression, private water supplies etc.
- Pollution prevention and environmental management
- Public access rights
- Flood risk
- SUDS
- Water environment
- Consideration of nature conservation matters and ecosystems
- Impacts on peat where impacted and how it will be managed
- Any other material considerations within representations
- Any other material considerations within consultation responses

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 issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: Graham Sharp
Background Papers: Documents referred to in report and in case file
Relevant Plans/Documents: Plan 1 - Location/Site Plan PAN01
Proposal of Application Notice

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 Garry Smith.....	Agent
Address The Highland Council	Address
Drummuie Office, Golspie
Sutherland, KW10 6TA
Phone No. 01408 635313	Phone
E-mail [REDACTED]	E-mail

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.

An approximately 6.km section of the A890 in Wester Ross between Balnacra and Lair (to the east of the railway bridge). NG975458 to NH021489

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.

The development is the improvement to a section of the A890 in Wester Ross. The current section of road is single track with passing places which includes a low bridge at Lair and a level crossing at Balnacra. The proposed new road alignment is to the north of the Inverness – Kyle of Lochalsh railway line avoiding the low bridge and level crossing and will be a double track road built to modern standards approximately 6km in length.

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?

It was deemed unnecessary to seek formal Screening Opinion by virtue of the size of the scheme. EIS scoping is being undertaken with advice from the Pre Application Meeting to ensure potentially significant effects are identified and mitigated wherever reasonably practicable.

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
Lochcarron Community Council	14 th of April 2016
Garve and District Community Council	14 th of April 2016
Stromeferry & Achmore Community Council	14 th of April 2016
Applecross Community Council	14 th of April 2016

Names/details of any other parties	Date Notice Served
Householders and known landowners living along the route of the development.	14 th of April 2016

Please give details of proposed consultation

Proposed public event	Venue	Date and time
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Drop in session	Lochcarron Village Hall	02/06/2016
		between 14:00 and 18:00

Newspaper Advert – name of newspaper	Advert date (where known)
West Highland Free Press	20 th of May 2016

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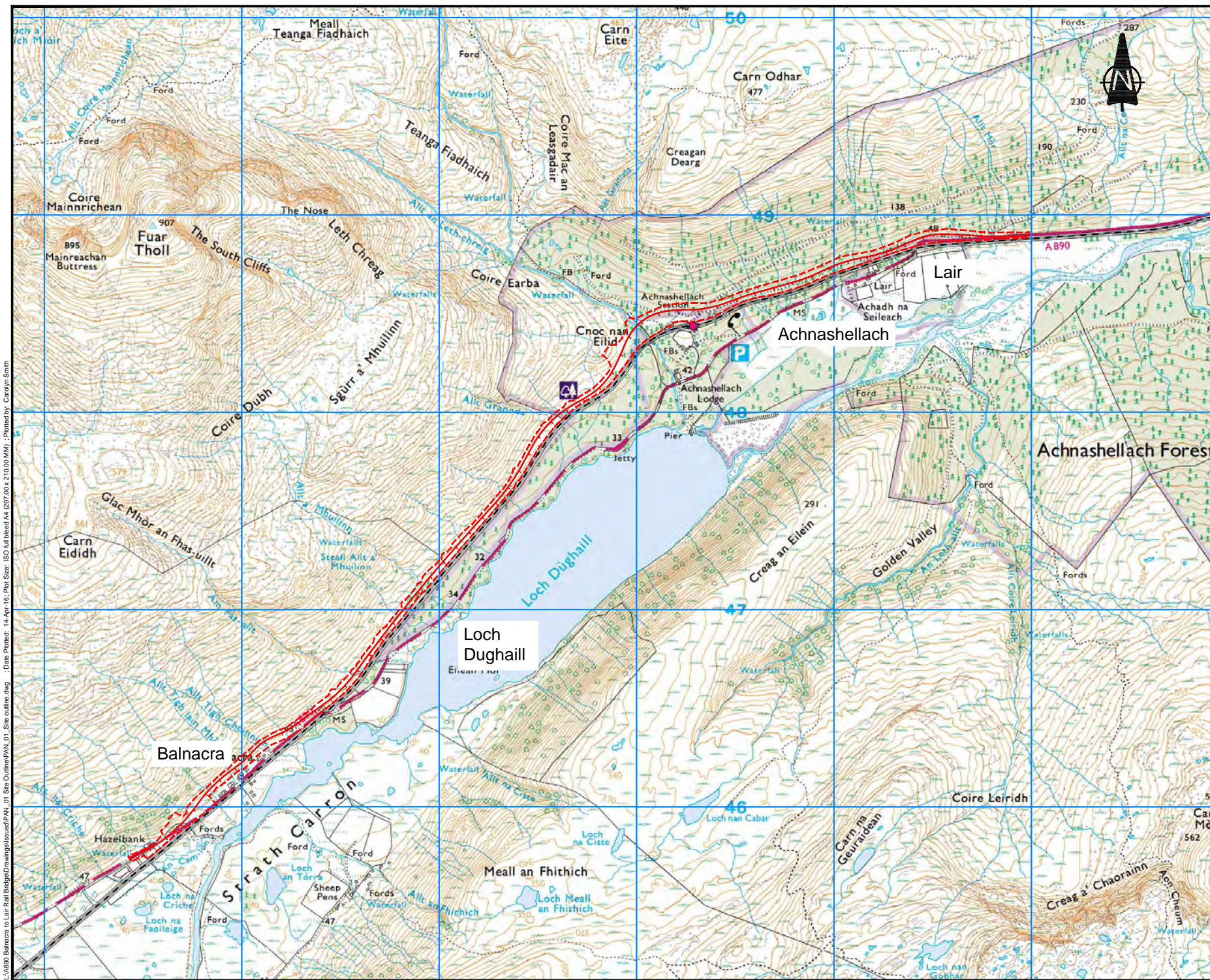
Details of any other consultation methods (date, time and with whom)

See attached list.....

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Signed 



Date 14th April 2016



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Notes

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 The Highland Council 2014 100023369

-  Proposed route of the A890
-  Current route of the A890



Revision Details			
Drawn	Check	Check	Surf
By	By	Date	



DEVELOPMENT & INFRASTRUCTURE

PROJECT DESIGN UNIT
 Drummuie
 Golspie
 KW10 6TA

Phone : 01408 635313
 Fax : 01408 634041
 E-mail : garry.smith@highland.gov.uk

A890 Balnacra to Lair Road Improvement

Site Outline

Scale: 1:25,000 (@ A4)

Drawn	C Smith	Date	13/04/2016
Checked	G Smith	Date	13/04/2016

Project No: YEHR57150
 Drawing No: PAN01

L:\A890 Balnacra to Lair Rail Bridge\Drawings\Issued\PAN_01_Site Outline.dwg : Date Plotted: 14-Apr-16: Plot Size: ISO Mill (bleed A4 (297.00 x 210.00 MM)) : Plotted by: Carolyn Smith