

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
2 August 2016**

Agenda Item	5.2
Report No	PLN/036/16

Report by Area Planning Manager – North

Proposal of Application Notice – 16/02559/PAN

Description : Masterplan for the erection of 104 houses
Ward : 09 - Dingwall And Seaforth
Applicant : The Mackay Robertson & Fraser Partnership
Site Address : Lochan Corr, Black Isle Road, Muir Of Ord

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 3rd June 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

2.0 SITE DESCRIPTION

The site comprises an agricultural field on the edge of Muir of Ord and is allocated as site *M02 Tore Road*, for the development of 104 houses in the Inner Moray Firth Local Development Plan (July 2015).

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 & Place-making

31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
51	Trees and Development
56	Travel
58	Protected Species
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
74	Green Networks
75	Open Space

3.2 Inner Moray Firth Local Development Plan 2015

M02 Tore Road (104 houses)

3.3 Adopted Supplementary Planning Guidance

- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Developer Contributions (March 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Managing Waste in New Developments (March 2013)
- Sustainable Design Guide (Jan 2013)

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

- National Policy
- Development plan policies and relevant supplementary guidance
- Layout and design
- Road improvements
- Pedestrian/cycle links
- Contamination
- Protected species, habitats and ecology
- Developer contributions
- Flooding and drainage
- Landscaping and trees
- Archaeology

- Waste management
- Any other material planning considerations within representations
- Any other material planning considerations within responses

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.

Designation: Area Planning Manager - North
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location/site plan
Plan 2 – 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 <u>The Mackay Robertson & Fraser Partnership</u> Address <u>C/o Agent</u> Phone No. E-mail	Agent <u>Savills</u> Address <u>5 Queen's Terrace</u> <u>Aberdeen</u> <u>AB10 1XL</u> Phone <u>01224 971130/ 01224 971110</u> E-mail <u>cthornhill@savills.com</u>
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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

Lochan Corr Black Isle Road Muir Of Ord.....

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.

Masterplan for the erection of 104 houses.....

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..X.....

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
Muir Of Ord Community Council.....	03/06/2016.....

Names/details of any other parties	Date Notice Served
.....
.....

Please give details of proposed consultation

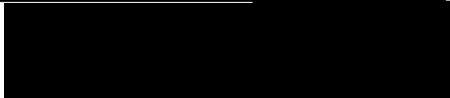
Proposed public event	Venue	Date and time
Public exhibition.....	Provisional Booking Muir of Ord Village Hall.....	2pm-7pm Tues 28/06/16.....

Newspaper Advert – name of newspaper	Advert date(where known)
Ross-shire Journal/ Inverness Courier.....	TBC.....

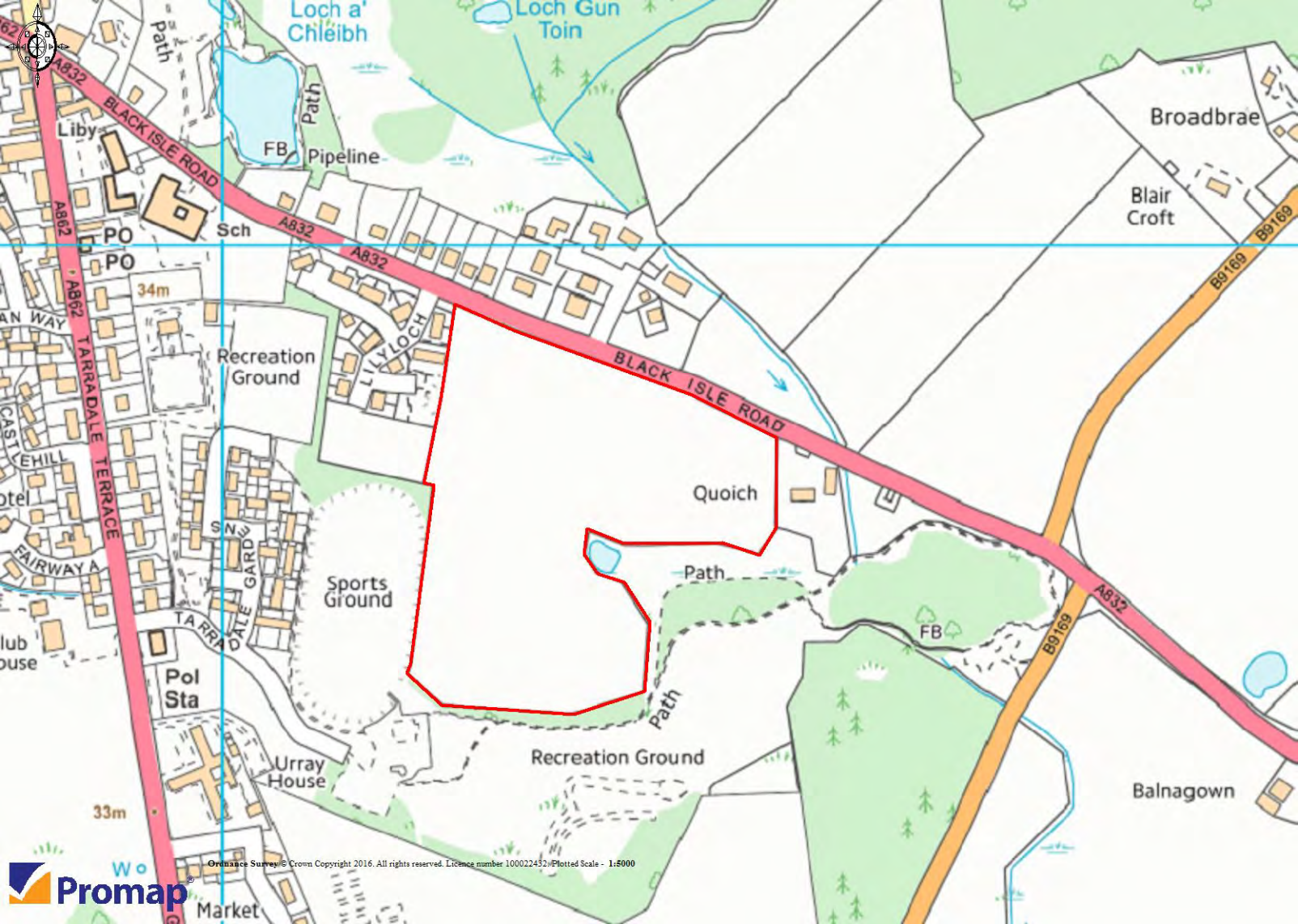
Details of any other consultation methods (date, time and with whom)

TBC.....

Signed



Date 03/06/2016.....



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