

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE 2 August 2016

Agenda Item	5.4
Report No	PLN/038/16

Report by Area Planning Manager – North

Proposal of Application Notice 16/02911/PAN

Description: Proposed development of an 18 hole championship links golf course, practice area, access arrangements, club house and ancillary facilities.

Ward: 05 – East Sutherland and Edderton

Applicant: Bandon Dunes Golf Resort per Jones Lang LaSalle

Site Address: Land 1700M NW Of Embo Community Centre, School Street, Embo

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 29th 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 and Location Plans
 - Covering Letter

2.0 SITE DESCRIPTION

The site extends to around 333 hectares and lies immediately north of the village of Embo. The Dornoch Firth lies east of the site with Loch Fleet to the north and north east. The site is a mix of agricultural land towards the landward side, and sand dunes located along the coastal perimeter. There is a large disused agricultural steading, previously associated with Coul Farm, both of which lie centrally within the site. The steading has retained much its rural character. Within the southern tip of the site there is a small area which was previously a village dump; this has now overgrown with grass.

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
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)**

3.3 **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
- 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
- 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
- Impact on the amenity and landscape setting of the wider area, particularly when viewed from Embo
- Impact on public access;
- Review of potential of contaminated land within the site and mitigation as appropriate (arising from previously agricultural uses)
- Impact on natural heritage designations associated with the sand dunes (the site is partially designated as a Special Protection Area)
- Protected species survey
- Habitat survey
- Impact of traffic on A9(T) 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, i.e. the proposed clubhouse
- Design of road and pedestrian layout
- Appropriate refuse and recycling provision
- Socio-economic impacts of the proposal
- Developer contributions
- Any other material considerations within representations
- Any other material considerations within consultation 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.

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 – 00001
Application Form

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 Bandon Dunes Golf Resort	Agent Jones Lang LaSalle (JLL) (Craig Wallace)
Address ÀHUICÉID @e [Á é FI ÁNUCE	Address 7 Exchange Crescent, Conference Square, Edinburgh, EH3 8LL
Phone No.	Phone 0131 2258344
E-mail	E-mail craig.wallace@eu.jll.com

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

Coul Links, Embo, Dornoch, Highland. See exact location on attached Location Plan.

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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.

Planning permission for proposed development of an 18 hole championship links golf course, practice area, access

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arrangements, club house and ancillary facilities.

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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

Dornoch Community Council c/o Yvonne Ross 29 June 2016

Names/details of any other parties Date Notice Served

The Embo Trust 29 June 2016

Ward 5 East Sutherland and Edderton Councillors: Cllr Mackay, McGillivray & Cllr Philips 29 June 2016

Please give details of proposed consultation

Proposed public event Venue Date and time

Manned Public Consultation Event Dornoch Social Club, School Hill, Dornoch, IV25 3PF 13th July 2016, 3pm – 6pm

Manned Public Consultation Event Embo Community Centre (Old School), School Street, Embo, IV25 3PZ 13th July 2016, 6.30pm-8.30pm

Newspaper Advert – name of newspaper Advert date(where known)

The Northern Times 1st July 2016

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

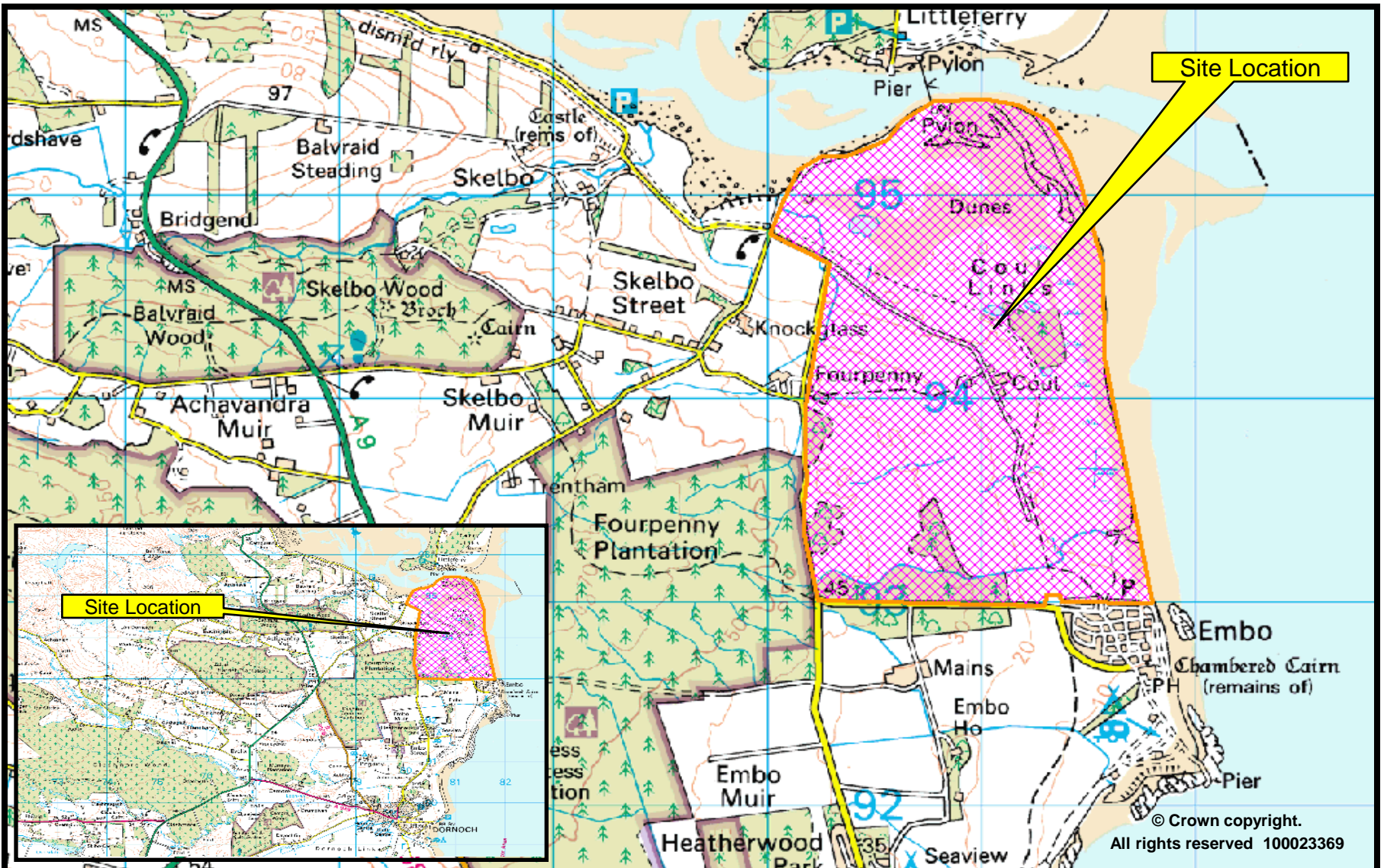
A second round of public events will be held towards the end August. A further newspaper advert will be published & the Applicant will notify the Council of the exact date when known. Posters will also be displayed in the local area.

The applicant will publicise the event through social media and local websites/ organisations.

Further meetings to be held with Dornoch CC and The Embo Trust during the pre application process.

Signed ... 

Date...29 June 2016.....





Proposal of Application Notice –
Indicative Site Location