

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
16 August 2016**

Agenda Item	5.1
Report No	PLS 045/16

**16/03433/PAN: Highland Small Communities Housing Trust
Former Lochside Roman Catholic School, Lochside, Fort William**

Report by Area Planning Manager – South/Major Developments

Proposal of Application Notice

Description: Redevelopment of former school site to provide a mixed development of approximately 70 units, comprising flats, houses with amenity areas, associated roads and services

Ward: 12 - Caol and Mallaig

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 27 July 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
 - Location Plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

It is proposed to redevelop the former school site to provide a mixed development of approximately 70 units, comprising flats, houses with amenity areas, associated roads and services. No indicative layout has been submitted at this stage.

3.0 SITE DESCRIPTION

The site comprises Lochside Roman Catholic Primary School which is soon to close and relocate to a new joint campus primary school in Caol. The site extends to approximately 1.63ha and has a range of buildings on site, up to three storeys, with generous open play space to the front and rear of the complex. The site fronts onto Kilmallie Road, looking over towards the River Lochy. The site is largely bordered by residential properties, some operating as guest houses and B&Bs. There is woodland along the northern boundaries 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)**

28	Sustainable Design
29	Design Quality and Place-making
31	Developer Contributions
34	Settlement Development Areas
51	Trees and Development
52	Principle of Development in Woodland
56	Travel
57	Natural, Built & Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

4.2 **West Highland and Islands Local Development Plan (as continued in force)(2012)**

Inset Map 30 Fort William

4.4 **Highland Council Supplementary Guidance**

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

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

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;
- National policy and guidance;
- Roads and transport;
- Pedestrian and cycle links;
- Flood risk and surface water drainage;
- Trees and forestry;
- Design and layout, including density of development;

- Landscape and visual impact;
- Access and recreation, including loss of playing fields;
- Residential amenity including privacy, noise and light pollution;
- Masterplanning and phasing;
- Open Space and Landscaping;
- Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - Designing Streets (2011); and
 - Creating Places (June 2013).
- Any other material considerations within representations.

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: Nicola Drummond
 Designation: Area Planning Manager – South/Major Developments
 Author: Susan Macmillan
 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	Highland Small Communities Housing Trust	Agent	Bracewell Stirling Architects
Address	7 Ardress Terrace	Address	5 Ness Bank
	Inverness		Inverness
	IV3 5NQ		IV2 4SF
Phone No.	01463 233548	Phone	01463 233760
E-mail	fiona.sorley@hscht.co.uk	E-mail	amanda.macritchie@bracewell-stirling.co.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

Site of Lochside Primary School, Lochside, Fort William

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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.

Redevelopment of former school site to provide a mixed development of

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approximately 70 units, comprising flats, houses with amenity areas, associated

.....

roads and services

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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...XXX...

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

Caol Community Council, c/o Secretary,
Lorraine MacKinnon, 126 Glenkingie Street
Caol, Fort William, PH337DT

03/08/2016

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Drop in and
Exhibition

Caol Community Centre,
Glenkingie St, Caol,
Fort William PH33 7DS

29/09/2016

Newspaper Advert – name of newspaper

Advert date(where known)

Lochaber News

22/09/2016

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

Caol Community Council

Aug/Sept 2016

Signed



Date 03/07/2016

