

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE  
16 August 2016**

Agenda Item	5.2
Report No	PLS 046/16

**16/03177/PAN: Scottish Courts and Tribunals Service  
Land at Former Bus Depot, Burnett Road, Inverness**

**Report by Area Planning Manager South / Major Developments**

**Proposal of Application Notice**

**Description:** Demolition of existing buildings and development of new Inverness Justice Centre comprising courts, offices, cafe and ancillary accommodation, associated infrastructure, access and works

**Ward:** 17 - Inverness Millburn

**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 14 July 2016. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
  - Site Location Plan; and
  - Proposal of Application Notice which includes:
    - Description of Development;
    - Details of Proposed Consultation; and
    - Details of any other Consultation Methods
  - Supporting Note detailing the location of the proposed consultation event and a detailed description of development.

**2.0 Description of Proposed Development**

- 2.1 Based upon the information provided, the development is likely to comprise of the following:
  - Erection of a justice centre comprising of:
    - Courts;

- Office Accommodation;
- Café;
- Ancillary Accommodation.
- Car Parking;
- Provision of new access; and
- Demolition of existing buildings.

### **3.0 Site Description**

- 3.1 The site lies at the edge of Inverness City Centre between the former Inverness College building and the Police Headquarters. The site extends to approximately 1.47 hectares. The proposed development would be located between Burnett Road and the A82 on an area of land which currently comprises car parking for the former college building and the former bus depot. The Longman industrial estate surrounds the site to the north, east and west.
- 3.2 The site is likely to be accessed from Burnett Road but there is potential for an access from the A82.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area but unlikely to be directly affected by the development.
- 3.4 There are no scheduled monuments in the area. There are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist in wider proximity of the site.
- 3.5 The north east of the site falls within a consultation zone for a Health and Safety Executive Hazard.
- 3.6 The site is not adjacent to any water courses but there is a small area of the site at risk of pluvial flooding.
- 3.7 The site is not located within any international or regional landscape designations.
- 3.8 There are a number of trees within the site which provide an element of soft landscaping around the existing car park.

### **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**

Policy 2	Inverness City Vision
Policy 4	Longman Core Development
Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 34	Settlement Development Areas

Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 72	Pollution
Policy 74	Green Networks
Policy 77	Public Access

#### **4.2 Inner Moray Firth Local Development Plan July 2015**

Allocation IN4 - Land at Inverness College  
 Inverness Settlement Development Area  
 Policy 1 - Promoting and Protecting City and Town Centres  
 Policy 2 - Delivering Development

#### **4.3 Inverness Local Plan (As Continued in Force) April 2012**

The general policies of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan.

#### **4.4 Highland Council Supplementary Planning Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013);
- Green Networks: Supplementary Guidance (January 2013);
- Managing Waste in New Developments: Supplementary Guidance (March 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Physical Constraints: Supplementary Guidance (March 2013);
- Public Art Strategy: Supplementary Guidance (March 2013) and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

#### **5.0 Potential Material Planning Considerations**

- 5.1
- Conformity with the development plan;
  - National policy;
  - Consideration of alternative(s);

- Roads and transport;
- Pedestrian and cycle links;
- Water, waste water, flood risk, and drainage;
- Natural heritage;
- Contaminated land;
- Trees;
- Built and cultural heritage;
- Design and layout;
- Landscape and visual impact;
- Access and recreation;
- Construction and demolition impacts;
- Masterplanning;
- Open Space and Landscaping;
- Infrastructure Delivery; and
- 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 sets out 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**

7.1 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: Simon Hindson

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 <small>Scottish Courts &amp; Tribunals Service</small> .....	Agent <small>GVA James Barr</small> .....
Address <small>c/o agent</small> .....	Address <small>Quayside House</small> .....
	<small>127 Fountainbridge</small> .....
	<small>Edinburgh, EH3 9QG</small> .....
Phone No. ....	Phone <small>0131 469 6007</small> .....
E-mail .....	E-mail <small>peter.carus@gvajb.co.uk</small> .....

**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

Former Bus Depot, Burnett Road, Inverness

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**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

Demolition of existing buildings and development of new Inverness

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Justice Centre comprising courts, offices, cafe, and ancillary

.....

accommodation, associated infrastructure, access and works

.....

**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...<sup>x</sup>.....

**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
Crown & City Centre Community Council	12/7/16

Names/details of any other parties	Date Notice Served
Ward 17: Inverness Milburn Ward Councillors	12/7/16
Ward 15: Inverness Central Ward Councillors	12/7/16

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Public Exhibition at The Spectrum Centre, 1 Margaret Street, Inverness, IV1 1LS on Tuesday 30th August 2016 from 2.00pm - 7.00pm		

Newspaper Advert – name of newspaper	Advert date(where known)
Advert to be placed in the Inverness Courier and the Press & Journal on 23 August 2016.	

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

Signed



Date 14/7/16

DRAWING INFORMATION

Notes

All dimensions should be checked on site.  
Do not scale from this drawing.  
Any drawing errors or divergences should be brought to the attention of the originator of this drawing.

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Legend

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Revision

Rev A : DDMMYY

Revision Note  
Revision Note

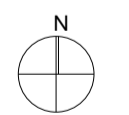
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Revision Note  
Revision Note



Key:

Site boundary - - - - -



FOR INFORMATION

Reiach and Hall Architects

Inverness Justice Centre

Layout Plan

Existing Site Plan

4352 (00) 001

June 2016 Drawn : LH Scale : 1:1000@A1

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