

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE 13 September 2016

Agenda Item	5.1
Report No	PLN/044/16

Report by Area Planning Manager – North

Proposal of Application Notice 16/03239/PAN

Description: Construction of an outdoor multi-function sports pitch & associated changing facilities (100m²), fencing, earthworks & car park

Ward: 11 - Eilean A' Cheò

Applicant: North West Skye Recreational Association

Site Address: Land 100M South Of Fire Station, Dunvegan, Isle of Skye

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 21 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
- Site and Location Plan
- Covering Letter

2.0 SITE DESCRIPTION

The site extends to 2.6ha and is located on the southern side of the B884 which is the road that leads from Dunvegan/Lonmore to Glendale. The site is located to the side and rear of the Dunvegan Fire Station and Council Yard, and on the opposite side of the road to Kenny's car garage and service yard. To the north-east of the site is a group of three listed buildings (Lonmore Free Church, Manse and the school). Beyond the site to the west the land is open with views towards Macleod's Tables.

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**

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 34	Settlement Development Areas
Policy 36	Development in the Wider Countryside
Policy 41	Business and Industrial Land
Policy 47	Inbye/Appportioned Land
Policy 55	Peat and Soils
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species and Policy 60 Other Important Habitats and Article 10 Features
Policy 66	Surface Water Drainage
Policy 72	Policy 72 Pollution

3.2 **West Highland and Islands Local Plan, 2010**

1-2	SDA/ Land Allocations
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3.4 **Adopted Supplementary Planning Guidance**

- Highland Council Sustainable Design Guide
http://www.highland.gov.uk/downloads/file/3019/highland_council_sustainable_design_guide
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**

- National policy
- Development plan policies and relevant supplementary guidance
- Impact on the neighbour amenity
- Noise and Lighting Impacts
- Visual impact and landscape setting of the wider area
- Design and layout of the site

- Design and finishes of buildings within the site, i.e. the proposed clubhouse
- Provision of suitable surface water/ foul drainage arrangements – Drainage Impact Assessment will be required.
- Provision of suitable water supply connection for the development
- Impact of traffic on local road network. A Transport Statement will be required – include parking, access and opportunities for active travel should be considered.
- Planning history
- Impact upon Peat- Peat Management Plan will be required.
- Habitat survey
- Impact upon Historic Environment – nearby listed buildings
- Appropriate refuse and recycling provision
- Socio-economic impacts of the proposal
- 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

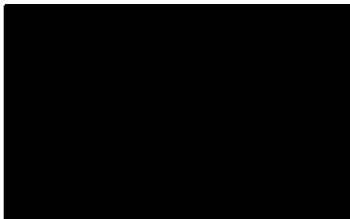
It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones
 Designation: Area Planning Manager - North
 Author: Alison Harvey
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 – Proposal of Application Notice
 Plan 2 – Location Plan 20166973-01
 Plan 3 – Site Layout Plan 2066973-02

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	NORTH WEST SKYE RECREATIONAL ASSOCIATION	Agent	SAC CONSULTING
Address		Address	2 TECHNOPOLE CENTRE BUSH ESTATE PENICUIK
Phone No.		Phone	0131 603 7507
E-mail		E-mail	mary.sheehan@sac.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

LAND 100m SOUTH OF FIRE STATION, DUNVEGAN

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.

CONSTRUCTION OF AN OUTDOOR MULTI-FUNCTION
SPORTS PITCH & ASSOCIATED CHANGING FACILITIES
(100m²), FENCING EARTHWORKS + CARPARK

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.....

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
DUNVEGAN COMMUNITY TRUST, STRUAN COMMUNITY TRUST, EDINBANE COMMUNITY COMPANY	- 18/7/16

Names/details of any other parties	Date Notice Served
HIGHLAND COUNCIL, SEPA, SPORTSCOTLAND, SNH HISTORIC SCOTLAND, DISABILITY ACCESS PANEL, McLEOD ESTATE, NORTH WEST SKYE FC, IAN BLACKFORD MP, SKYE SUNNY CLUB	18/7/16

Please give details of proposed consultation

Proposed public event	Venue	Date and time
PUBLIC MEETING	DUNVEGAN COMMUNITY HALL	28/7/16 7-9pm

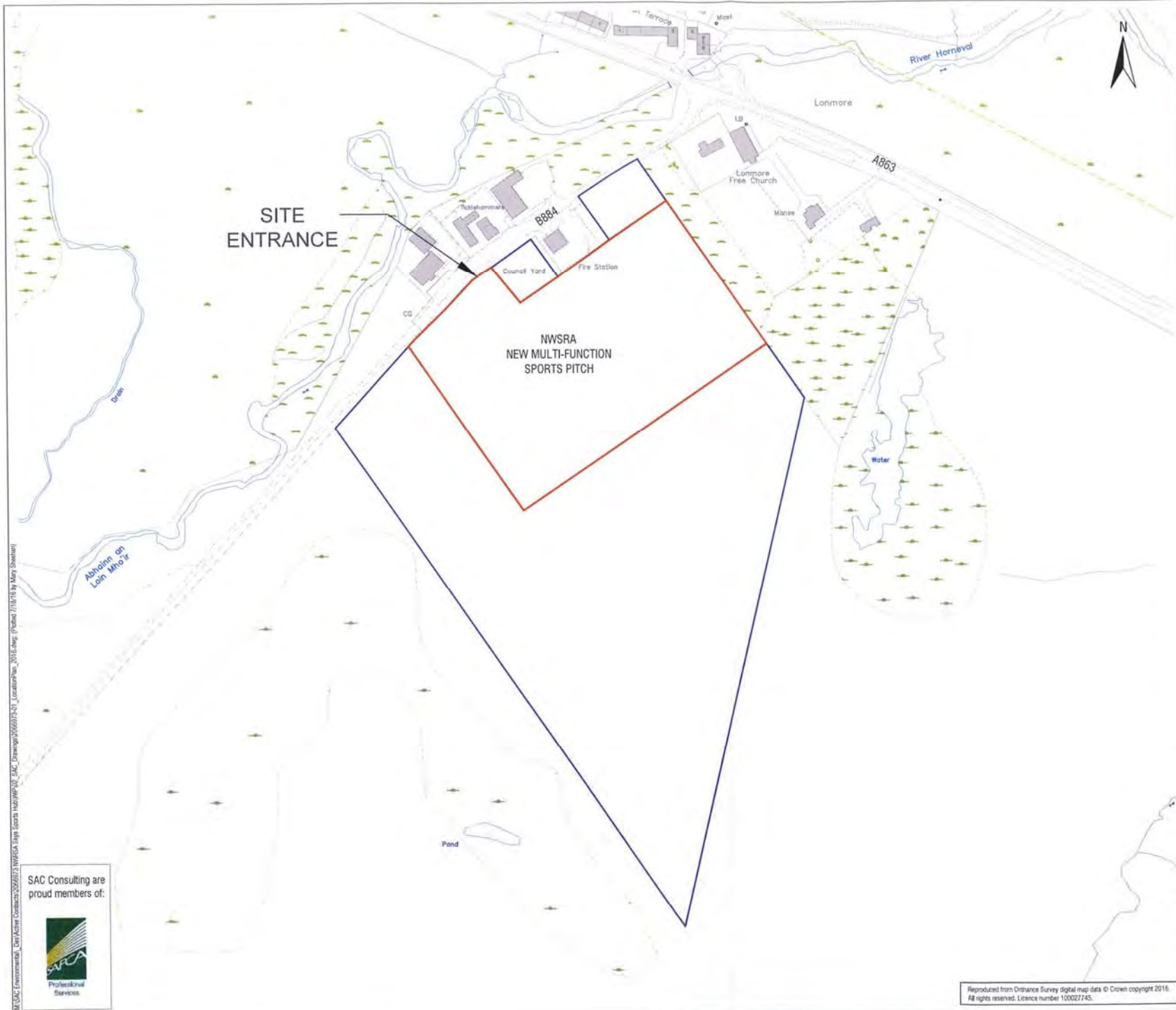
Newspaper Advert – name of newspaper	Advert date(where known)
WEST HIGHLAND FREE PRESS	14/7/16

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

NWSRA FACEBOOK PAGE, POSTERS IN ALL LOCAL SHOPS &
HOTELS IN DUNVEGAN, COMMUNITY NOTICE BOARD - CALPARK

Signed . 

Date..... 18/7/16



1 THIS DRAWING MUST NOT BE SCALED
 2 THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE

Legend:

- Land Ownership Boundary (8.6ha)
- Proposed Development Boundary (2.6ha)

OS Grid Reference: 126610, 846310

Revision/Date	Drawn By	Checked By	Scale	File

Location

PROPOSED MULTI-FUNCTION SPORTS PITCH
 LONMORE
 ISLE OF SKYE

For

NORTH WEST SKYE RECREATIONAL ASSOCIATION

Drawing Title

LOCATION PLAN

Drawing No.	Revision	Scale
2066973-01	-	1:2500 @ A3

Name	Date	File No.	Approved By
MS	APR 2016	2066973	MC

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 Environment & Design

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