

Agenda item	5.1
Report no	PLN/033/17

HIGHLAND COUNCIL

Committee: North Area Planning Applications Committee

Date: 13 June 2017

Report Title: 17/02262/PAN Devron Homes Ltd

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

1.1 Description of development : Residential development of 70-80 houses, improvements to access road and woodland recreation area

Ward : 6 - Cromarty Firth

Category: PAN

Site address : Land 190m East of House of Roskeen, Invergordon

2. Recommendations

2.2 Members are asked to note the recommendation as set out in section 6 of the report.

3.0 BACKGROUND

- 3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 11th May 2017. Members are asked to note this may form the basis of a subsequent planning application.
- 3.3 The submitted information attached includes:
- Proposal of Application Notice
 - Covering Letter
 - Local Plan
 - Copy of Advert

4.0 SITE DESCRIPTION

The 'developable' site comprises a total of 3.08 hectares of generally flat grazings land on the northern perimeter of Invergordon. There are a number of mature trees around the boundary of the site giving it a relatively self contained feel. The site can be accessed from the town via Castle Close or from the A9 Tomich junction to the north. To the south of the site there lies a large area of woodland within which it is also proposed to provide woodland recreation and paths as part of a wider proposal.

5.0 DEVELOPMENT PLAN POLICY

The following policies are likely to be relevant to the assessment of the proposal:

5.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Placemaking
31	Developer Contributions
32	Affordable Housing
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
61	Landscape
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

75 Open Space

77 Public Access

5.2 Inner Moray Firth Local Development Plan 2016

IG4 House of Roskeen (Housing - 30 units)

5.4 Adopted Supplementary Planning Guidance

- Developer Contributions

Also relevant but not adopted planning guidance:

- Highland Council Roads Guidelines for New Developments

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

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history
- Siting and design including materials
- Access and parking (including internal road layouts and impact on A9)
- Public access
- Appropriate refuse and recycling provision
- Developer contributions including affordable housing, open space and education
- Provision, form and layout of open space
- Impact on trees within and adjacent to the site
- Surface water drainage
- Impact on setting of House of Roskeen
- Protection of the Polish War Memorial at Castle Close

7.0 CONCLUSION

7.1 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.

8.0 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: Gillian Webster
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan PL001
Application Form
Copy of Advert

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	Agent
DEVERON HOMES LIMITED	G.H. JOHNSTON BUILDING CONSULTANTS LIMITED
Address	Address
DEVERON GROUP HOUSE 7 DEVERON ROAD HUNTLY, ABERDEENSHIRE	WILLOW HOUSE STONEYFIELD BUSINESS PARK INVERNESS, IV2 7PA
Phone No.	Phone
01466 794300	01463 237229
E-mail	E-mail
	[REDACTED]

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

EAST OF THE HOUSE OF ROSSKEEN AND WEST OF CASTLE CLOSE,
INVERGORDON, IV18 0LW

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.

RESIDENTIAL DEVELOPMENT OF 70-80 HOUSES, IMPROVEMENTS TO ACCESS ROAD AND WOODLAND RECREATION AREA

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

INVERGORDON.....

11 MAY 2017.....

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

EXHIBITION OF DRAFT PROPOSALS.....

14 JUNE 2017.....

INVERGORDON LEISURE
CENTRE, ACADEMY
ROAD

2.30 - 6.30 pm

Newspaper Advert - name of newspaper

Advert date(where known)

THE ROSS-SHIRE JOURNAL.....

1 JUNE 2017.....

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

ATTEND MONTHLY MEETING OF INVERGORDON COMMUNITY.....

COUNCIL - TO BE CONFIRMED.....

Signed

Date... 11 MAY 2017.....

OF GYTHORNSTON BUILDING
CONSULTANTS LTD FOR
DEVERON HOMES LTD

**The Town and Country Planning
(Development Management Procedure)
(Scotland) Regulations 2008**

**Planning Application
Pre-application Consultation**

Deveron Homes Ltd is conducting pre-application consultation on the following development proposal: -

Residential development of 70-80 houses on land at The House of Roskeen, Invergordon

Further information can be obtained from G H Johnston Building Consultants Ltd, Willow House, Stoneyfield Business Park, Inverness, IV2 7PA between 9.00am and 5.00pm, Monday to Friday - tel. 01463 237229/email admin@ghjohnston.co.uk

A “drop in” public exhibition will be held in the Invergordon Leisure Centre Meeting Room on Wednesday 14 June 2017 from 2.30 – 6.30pm to obtain public views about the above development proposals.

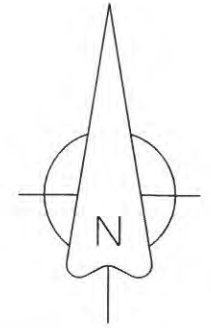
This is an opportunity for local people to participate in preparing the proposals including an overall masterplan layout for the development. Please come and discuss the proposals with us, and let us have your views and ideas. These will be reflected in the proposals lodged with the planning application which will be exhibited around the time of its submission.

Questionnaires will be available at the exhibition and on the G H Johnston Building Consultants Ltd website – www.ghjohnston.com. Any comments should be made to G H Johnston Building Consultants Ltd by post or email at the addresses above by **Friday 7 July 2017**.

PLEASE NOTE: No application has been submitted to the Highland Council in relation to this proposal. Any comments made to the prospective applicant are not representations to the Council and would not be considered as part of any future application. However, comments will be used by the consultants to help prepare a proposal. There will also be an opportunity to make representations to the Council on the planning application after it is submitted.

G H Johnston Building Consultants Ltd (on behalf of Deveron Homes Ltd)
Willow House
Stoneyfield Business Park
INVERNESS
IV2 7PA

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



PLANNING SUBMISSION

REVISIONS

rev.	description	date

Client


Project
**Housing Development
 Invergordon**

Drawing
Site Location

Scale 1:2000@A3	Date May 2017	Drawn by DC
Project no 2422	Dwg no PL001	Rev

G.H. JOHNSTON
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
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