

Agenda Item	7.2
Report No	PLS 031/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 20 June 2017

Report Title: 17/02339/PAN: Springfield Properties PLC
Land 123m SE of Rosebank, Kingsteps, Lochloy Road, Nairn

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Proposal of Application Notice (PAN)
Proposed Residential development and associated infrastructure

Ward: 18: Nairn and Cawdor

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN). A public exhibition is scheduled to take place on 31 August 2017 in the Nairn Community and Arts Centre.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 12 May 2017. 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:
 - Covering Letter
 - Site Location Plan; and
 - Proposal of Application Notice which includes:
 - Description of Development;
 - Details of Proposed Consultation; and
 - Details of Any Other Consultation Methods

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided the development is to comprise residential development and associated infrastructure.

3. SITE DESCRIPTION

- 3.1 The site lies to the north east side of Nairn. The site, currently in agricultural use, extends to approximately 6.3 hectares.
- 3.2 Access to the site is from the Lochloy Road potentially to either side of a property known as East Kingsteps.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area for example the Moray Firth SSSI / SPA / Ramsar site but these are unlikely to be directly affected by the development.
- 3.4 There are no scheduled monuments within the site. There are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist in proximity to the site.
- 3.5 The site is not within the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency. A ditch transverses the site, which will require assessment.
- 3.6 The site is not located within any international or regional landscape designations.

4. 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 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 34	Settlement Development Areas
Policy 37	Accommodation for an Ageing Population
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 72	Pollution
Policy 74	Green Networks
Policy 75	Open Space
Policy 77	Public Access

4.2 Inner Moray Firth Local Development Plan July 2015

Allocation NA2 South Kingsteps – Housing Capacity 90.

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

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

4.4 Adopted Supplementary Planning Guidance

- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Open Space in New Residential Developments: 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. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- Planning History;
 - National Policy;
 - Roads and Transport;
 - Pedestrian and Cycle Links;
 - Water (including private water supplies), Flood Risk, and Drainage;
 - Natural Heritage;
 - Contaminated Land;
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design and Layout;
 - Landscape and Visual Impact;
 - Access and Recreation;
 - Noise and Light Pollution;
 - Construction;
 - Phasing;
 - Open Space and Landscaping;
 - Infrastructure Delivery;
 - 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. 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. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. RECOMMENDATION

8.1 It is recommended that Members note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before submission of the application for planning permission.

Signature: Nicola Drummond

Designation: Area Planning Manager South / Major Developments

Author: Ken McCorquodale

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	Springfield Properties PLC.....	Agent.....	N/A.....
Address	Alexander Fleming House.....	Address	
	8 Southfield Drive.....		
	Elgin, IV30 6GR.....		
Phone No.	01343 552550.....	Phone	
E-mail	robert.grant@springfield.co.uk ..	E-mail	

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 at South Kingsteps, Nairn, allocated as NA2 within the Inner Moray Firth Local Development Plan 2015

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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.

Residential Development and Associated Infrastructure

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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.

..... 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
Nairn River Community Council	12.05.17
.....
Auldearn Community Council	12.05.17
.....
Names/details of any other parties	Date Notice Served
Local Nairn Ward Members.....	12.05.17.....
Ward Manager.....	12.05.17.....
.....

Please give details of proposed consultation

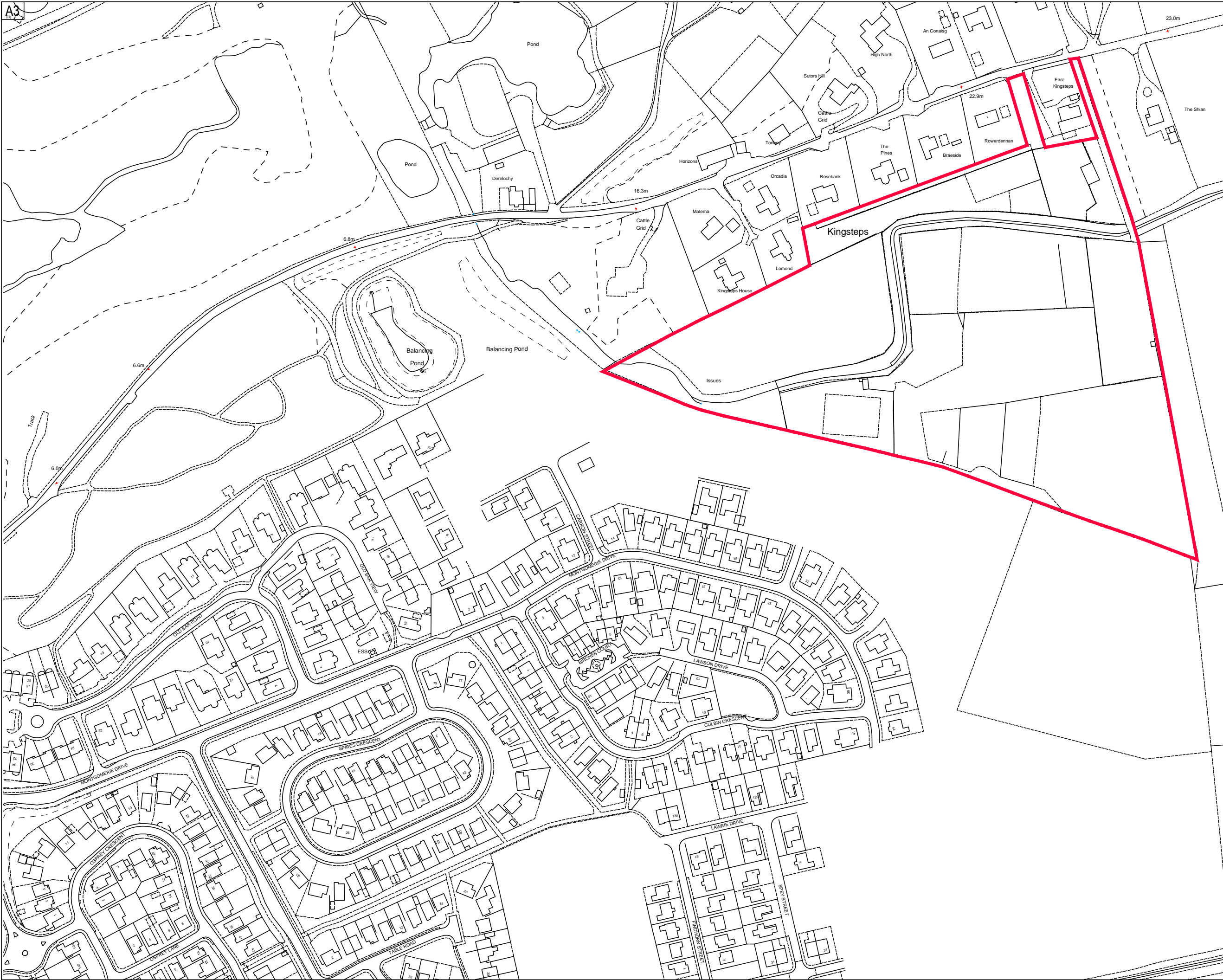
Venue	Date and time
Public Exhibition at Nairn Community and Arts Centre	31st August 2017 2-8pm
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Newspaper Advert – name of newspaper	Advert date(where known)
Nairnshire Telegraph - date TBC	
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Details of any other consultation methods (date, time and with whom)

Public Exhibition in Community and Arts Centre - 31.08.17 between 2-8pm with Springfield representatives, invited parties and general public

Signed R.Grant..... Date.....12.05.17.....



Important notes for clients / contractors
 No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. 1:200 NOT SCALE. The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



Rev	Date	Remarks	By	Ch.
Revisions				



<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
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Project
 Macdonald Fields
 Meadow Lea
 Naim

Drawing
 Location Plan

Scale 1:2500	Date 15.03.17	Drawn by KP	Checked by BW
Drawing no. NAXX_LOCA_01	Rev		