

Agenda Item	7.3
Report No	PLS 032/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 20 June 2017
Report Title: 17/02349/PAN: Tulloch Homes Ltd
Drummond Hill, Stratherrick Road, Inverness
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Proposal of Application Notice (PAN)
Proposed conversion of main building to residential, demolition of outhouses, refurbishment and extension of lodge house and erection of new dwellings

Ward: 15 - Inverness Ness-Side

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 26 – 29 June 2017 in the Bracewell Stirling Consulting offices at 5 Ness Bank, Inverness.
- 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:
- Site Location Plan; and
 - Proposal of Application Notice which includes:
 - Description of Development;
 - Details of Proposed Consultation; and
 - Details of Public Exhibition.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided the development is to comprise the conversion of main building to residential, demolition of outhouses, refurbishment and extension of lodge house and erection of new dwellings.

3. SITE DESCRIPTION

- 3.1 The site lies between Stratherrick Road and Dores Road, Inverness. It comprises the former agricultural advisory services office and laboratory, which incorporates two listed buildings (Drummond Hill and Drummond Hill Lodge). Trees within the site are covered by a tree preservation order.

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 42	Previously Used Land
Policy 51	Trees and Development
Policy 57	Natural, Built and Cultural Heritage

Policy 58	Protected Species
Policy 59	Other Important Species
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 74	Green Networks
Policy 75	Open Space
Policy 77	Public Access

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

Allocation IN57 Drummond Hill – Housing Capacity 26 Homes, Business / Tourism.

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);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013);
- Green Networks: Supplementary Guidance (January 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 and Drainage;
 - Natural Heritage;
 - Contaminated Land;
 - Trees and Woodland;
 - Built and Cultural Heritage;
 - Design and Layout;
 - Landscape and Visual Impact;
 - Access and Recreation;
 - 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	Tulloch Homes Ltd	Agent	Bracewell Stirling Consulting
Address	Stoneyfield House	Address	5 Ness Bank
	Stoneyfield Business Parl		Inverness
	Inverness		IV2 4SF
	IV2 7PA		
Phone No.	01463 229300	Phone	01463 233760
E-mail		E-mail	sam.sweeney@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

Drumondhill, Stratherrick Road, Inverness, IV2 4JZ

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.

Proposed conversion of main building to residential, demolition of outhouses, refurbishment and extension of lodge house and erection of new dwellings.

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

Lochardil and Drummond Community Council

16 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 material for public comment. 5 Ness Bank. 26-29 June 2017 9.30am-5pm

Drop-in session for one to one discussion 5 Ness Bank 30 June 2017 11am -5pm

Newspaper Advert – name of newspaper

Advert date(where known)

Press and Journal

w/c 12 June 2017 TBC

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

Signed

Date... 15 May 2017.....



Bracewell Stirling Consulting
 38 WALKER TERRACE, TULLOCH, FK13 8EF
 TEL: 01753 426001 FAX: 01289 762385
 15 NESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 233769 FAX: 01463 233785

**DRUMMONDHILL
 STRATHERRICK ROAD, INVERNESS
 TULLOCH HOMES**

LOCATION PLAN

SCALE	1:500	DATE	Mar, 2017	BY	SAS
DWG NO	4265 / PA / 001	FEASIBILITY		DWG SIZE	A2
				REV	

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