

Agenda Item	5.1
Report No	PLS 061/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 12 December 2017
Report Title: 17/04895/PAN: R.E. Campbell (Joinery) Ltd
Land 55M NW of Courdale, Station Road, Spean Bridge
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Mixed development; private housing, affordable housing, commercial/business premises and playing field
Ward: 11 Caol and Mallaig

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).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 18 October 2017. 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 & Location Plan
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal involves a mixed use development comprising predominantly residential but including both affordable and private housing together with an area reserved for the provision of commercial and business premises. It is also proposed to provide a playing field. No other details are provided at this stage.

3. SITE DESCRIPTION

The proposal involves land to the west side of Spean Bridge and is bounded to the south by the A82. The land is undulating, currently in agricultural use and is bounded to the south by a row of mature deciduous trees. The east boundary comprises the rear gardens of an existing row of houses. The site extends to approximately 4.4 hectares and is dissected by an existing stream towards the west of the site.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 41 - Business and Industrial Land
- 45 - Communications Infrastructure
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species

- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 75 - Open Space
- 76 - Playing Fields and Sports Pitches
- 77 - Public Access

4.2 **West Highlands and Islands Local Development Plan (as continued in force)**

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

The site lies within the Settlement Plan for Spean Bridge and is allocated for mixed use (Allocation MU2)

MU2 provides an indicative capacity of 26 residential units. Developer requirements note acceptable uses of commercial, leisure, business, housing and playing field. Development will require phasing of no more than 15 houses per annum, extension of the speed limit, pavement and lighting, the upgrading of the mains drainage links, the provision of community and business land, high quality design and siting, protection of trees, a remote footpath and access from the A82 which should extend to serve the adjoining land to the west. Requirement for pedestrian/cycle crossing over A82. Requirement for home zone or equivalent traffic calming measures. Requirement to retain and integrate watercourses as natural features within the development. A Flood Risk Assessment should be submitted with any planning application. Justification required for any new junction onto trunk road.

4.3 **West Highlands and Islands Local Development Plan (Proposed Plan) May 2017**

SB 07 Mixed Use (Housing, Community, Business/Tourism)

Developer Requirements: Development to be phased from east to west and developer phasing masterplan to be produced. Early phase of development must deliver a sports pitch, active travel crossing of A82 trunk road toward village centre and active travel crossing of the principal watercourse within the site. Land for business/tourism uses to be reserved for later phases with commercial frontage to A82 trunk road; Watercourse to be retained as a natural feature and bridged, not culverted. Minimum 6 metre buffer between watercourses and development; Possible Flood Risk Assessment (no development in areas shown to be at risk of flooding); Drainage Impact Assessment; Avoid adverse impacts on the special qualities of the Glen Roy and the Parallel Roads of Lochaber SSSI; Protect/enhance existing trees, woodland and the green network (wherever possible); Protected species survey; Access improvements and justification for any new junction onto A82 trunk road; Possible Traffic Regulation Order to extend the existing A82 trunk road 30mph speed limit further west to align with site

allocation boundary; Retain, enhance and extend riverside path; High quality siting and design; Privacy/amenity setback from existing houses and A82 trunk road.

4.4 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2014

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

5.1

- Planning History;
- National Policy;
- Water (including private water supplies), Flood Risk, and Drainage;
- Access, visibility splays, pedestrian crossing and remote footpath
- Natural Heritage;
- Built and Cultural Heritage;
- Design and Layout;
- Provision of commercial facilities
- Provision of playing fields
- Renewable Energy;
- Sustainable Development;
- Landscape and Visual Impact;
- Tree retention/protection;
- Noise and Light Pollution;
- Pollution and Environmental Management;
- Construction;
- Phasing;
- Developer contributions including affordable housing, play provision, education and servicing/infrastructure improvements.

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

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: Susan Macmillan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location plan
Plan 2 - site layout 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	R. E. CAMPBELL (JOINERY) LTD	Agent	D. KELLY DESIGN
Address	STATION ROAD SPEAN BRIDGE PH34 4EP	Address	QUEEN ANNE HOUSE 111 HIGH STREET FORT WILLIAM PH33 6DG
Phone No.	01397 712 561	Phone	01397 700 999
E-mail	N/A	E-mail	admin@dkellydesign.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

DEVELOPMENT SITE OPPOSITE SPEAN CRESCENT,
SPEAN BRIDGE, PH34 4ER

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.

MIXED DEVELOPMENT; PRIVATE HOUSING, AFFORDABLE
HOUSING, COMMERCIAL/BUSINESS PREMISES AND
PLAYING FIELD.

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
SPEAN BRIDGE, ROY BRIDGE + ACHNACARRY C.C.	13/10/2017

Names/details of any other parties	Date Notice Served
.....
.....

Please give details of proposed consultation

Proposed public event	Venue	Date and time
PUBLIC CONSULTATION @ SPEAN BRIDGE	COMMUNITY HALL	09 TH MARCH 2018 @ 12noon

Newspaper Advert – name of newspaper	Advert date(where known)
THE OBAN TIMES / LOCHABER NEWS	

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

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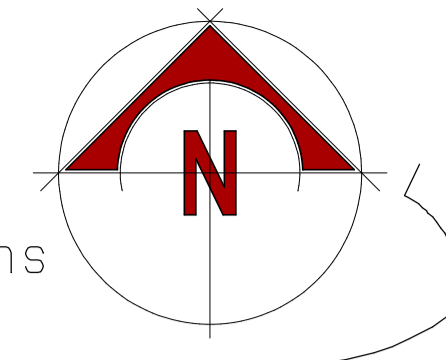
Signed 

Date 18TH OCTOBER 2017



LOCATION PLAN

SCALE - 1 : 2500

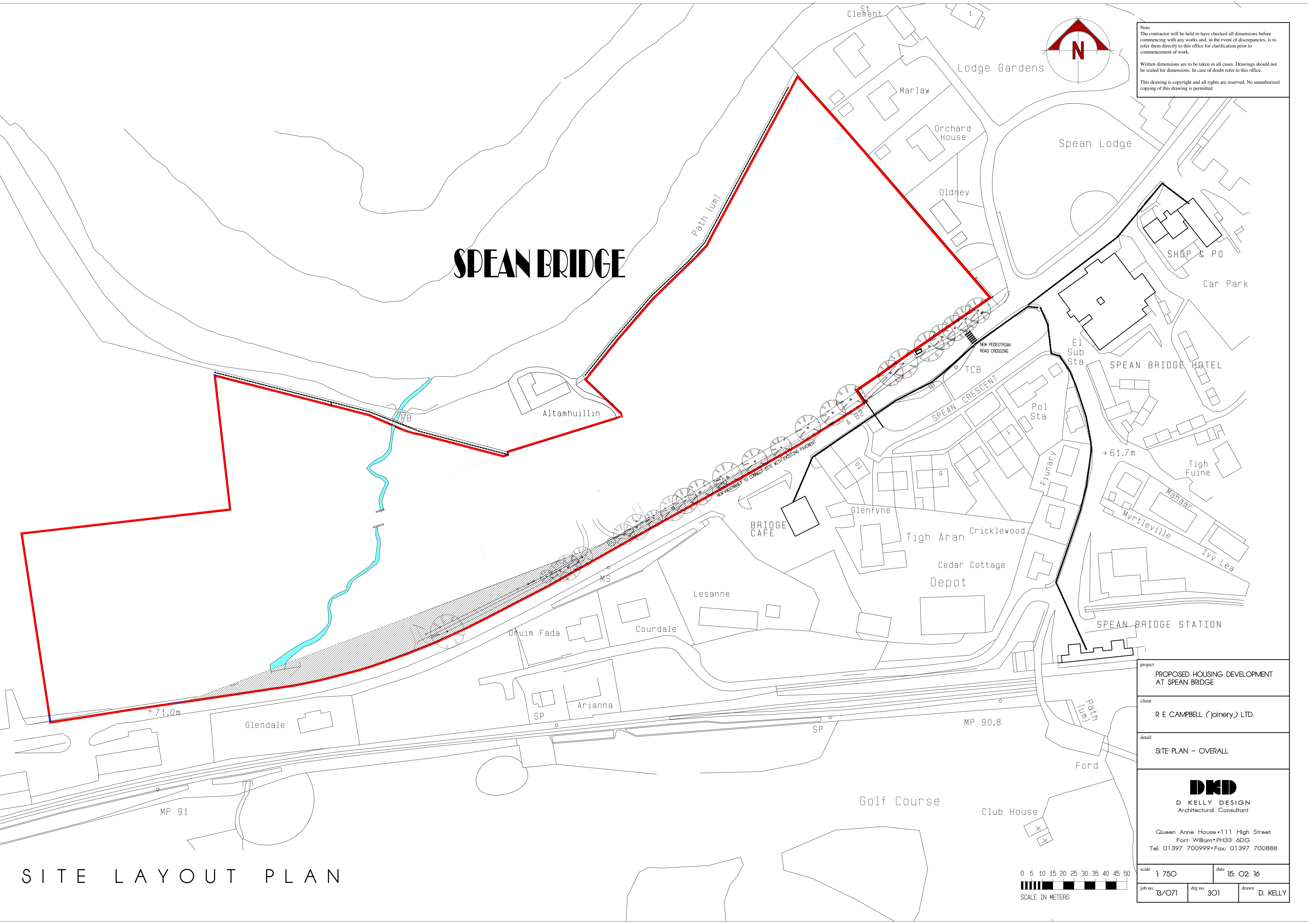


Note
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

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SPEAN BRIDGE



SITE LAYOUT PLAN

project	PROPOSED HOUSING DEVELOPMENT AT SPEAN BRIDGE		
client	R E CAMPBELL (Joinery) LTD.		
detail	SITE PLAN - OVERALL		
 DKD D KELLY DESIGN Architectural Consultant			
Queen Anne House • 111 High Street Fort William • PH33 6DG Tel: 01397 700999 • Fax: 01397 700888			
scale	1:750	date	15.02.16
job no.	13/071	drg no.	301
		drawn	D. KELLY

