

Agenda Item	5.3
Report No	PLS 063/17

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 12 December 2017

**Report Title:** 17/03566/PAN: Inverness Paving  
Land at Treetop Stables, Feabuie, Culloden Moor, Inverness

**Report By:** Area Planning Manager – South/Major Developments

### Purpose/Executive Summary

**Description:** Holiday let, leisure and hospitality facilities, 14 holiday lodges, service building, new restaurant and landscaping

**Ward:** 19 – Inverness South

### 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 28 July 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
  - Location Plan

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposed development features several elements, namely use of the land for holiday let, leisure and hospitality facilities, 14 holiday lodges, service building, new restaurant and landscaping.

## **3. SITE DESCRIPTION**

- 3.1 The site lies approximately 6 kilometres to the east of Inverness and is located 600m to the north of the B9006 at Leanach crossroads, towards the settlement of Balloch. The site is heavily wooded and lies on the northern fringes of Culloden Forest. The site is entirely located within the Culloden Battlefield Conservation Area and is situated within the known extent of the Culloden Inventory Battlefield.
- 3.2 The woodland within the site is subject of the Feabuie South Tree Preservation Order.

## **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
- 31 - Developer Contributions
- 35 - Housing in the Countryside (Hinterland Areas)
- 36 - Development in the Wider Countryside
- 40 - Retail Development
- 43 - Tourism
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk

- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 74 - Green Networks
- 77 - Public Access

#### **4.2 Inner Moray Firth Local Plan 2015**

No specific policies apply.

#### **4.4 Highland Council Supplementary Planning Policy Guidance**

Culloden Muir Conservation Area: Character Appraisal and Management Plan Developer Contributions (March 2013)  
Flood Risk & Drainage Impact Assessment (Jan 2013)  
Green Networks (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Sustainable Design Guide (Jan 2013)  
Trees, Woodlands and Development (Jan 2013)

#### **4.5 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

### **5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
  - a) Assessment of how the proposal will preserve or enhance the conservation area;
  - b) Impact of development on Tree Preservation Order;
  - c) Effects of proposal on landscape character
  - d) Visual impact for local residents and visitors to the area;
  - e) Infrastructure requirements.

### **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: John Kelly

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 <u>INVERNESS PAVING</u>	Agent <u>HRI/MUNRO ARCHITECTS</u>
Address <u>KILROCK</u>	Address <u>62 ACADEMY ST</u>
<u>GALLANTRAY</u>	<u>INVERNESS</u>
<u>CAUDOR IV12 5XS</u>	<u>IV1 1LP</u>
Phone No. ....	Phone <u>01463 240066</u>
E-mail .....	E-mail <u>admin@hri-architects.com</u>

**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

TREETOPS STABLES, FEARVIE, CULLODEN MOOR,

INVERNESS

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

HOLIDAY LET., LEISURE & HOSPITALITY FACILITIES;

14 HOLIDAY LODGES @ 35-60m<sup>2</sup>; SERVICE BUILDING 100m<sup>2</sup>

NEW RESTAURANT 220m<sup>2</sup> AND ASSOC. LANDSCAPING

**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
BAULOH COMMUNITY COUNCIL.....	27/7/2017.....
INVERNESS ACCESS PANEL.....	27/7/2017.....

Names/details of any other parties	Date Notice Served
LOCAL WARD COUNCILLORS, PER.....	
ROBBIE BAIN, WARD MANAGER.....	27/7/2017.....

**Please give details of proposed consultation**

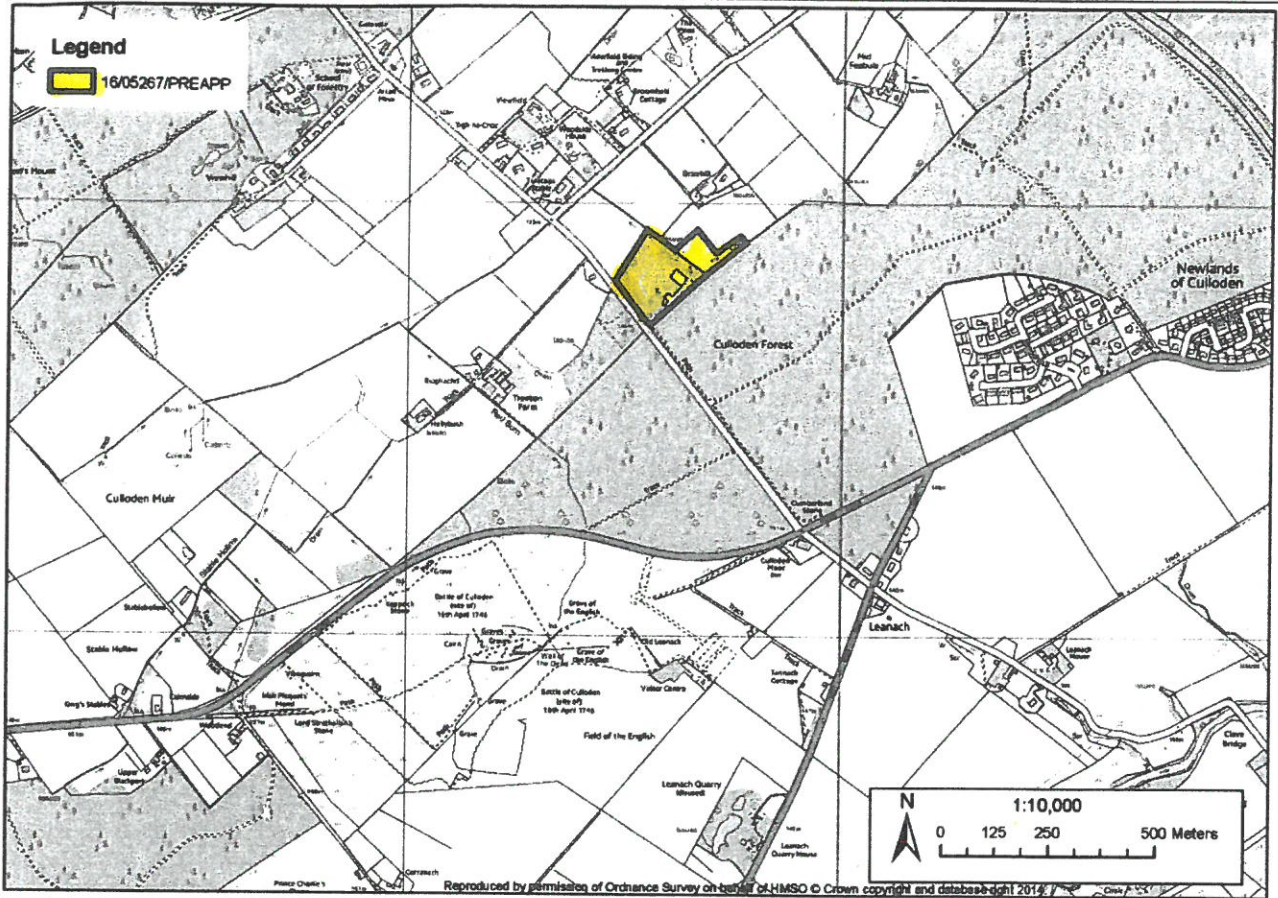
Proposed public event	Venue	Date and time
EXHIBITION/Q&A.....	TREETOPS STABLES.....	26/8/17.....
11am - 3pm.....		(TBC).....

Newspaper Advert – name of newspaper	Advert date(where known)
INVERNESS COURIER.....	TBA.....

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

Signed .....

Date...27/7/2017.....



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