

Agenda Item	5.4
Report No	PLS 064/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 12 December 2017
Report Title: 17/04393/PAN: Springfield Properties Plc
Land to South of Nairn Road, Ardersier
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Residential development
Ward: 17 – Culloden and Ardersier

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 15 September 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 is for residential units on an allocated site within the Inner Moray Firth Local Development Plan.

3. SITE DESCRIPTION

- 3.1 The site lies on the southern edge of Ardersier. It will result in an expansion of the existing residential properties on Connage Place/Crescent, Campbelltown and Fettes Road that lie immediately to the north. It is bounded to the east by the dismantled railway and a watercourse delineates the southern boundary.
- 3.2 The site is currently classified as agricultural land with a relatively narrow strip of land separating the site from Milton of Connage Farm located to the west and also allocated in the development plan for residential and business development.

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
61 – Landscape
64 – Flood Risk
65 – Waste Water Treatment
66 – Surface Water Drainage
75 – Open Space

4.2 Inner Moray Firth Local Plan 2015

2 – Delivering Development

4.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2013)
Flood Risk & Drainage Impact Assessment (Jan 2013)

Sustainable Design Guide (Jan 2013)

4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1 a) Site layout and design of units, including materials;
b) Connectivity with existing settlement;
c) Traffic calming on wider road network;
d) Flooding and restoration of historical alignment of Ardersier burn;
e) Impact on integrity of Moray Firth SPA/RAMSAR.

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 Springfield Properties PLC.....Agent.....

Address Alexander Fleming House,.....Address

8 Southfield Road.....

Elgin, IV30 6GR.....

Phone No. 01343 552550.....Phone

E-mail stuart.morrison@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

Land to the South of Nairn Road, Ardersier, allocated as AR2 within the Inner Moray Firth Local Development Plan 2015.

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.

YES..... 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

Ardersier and Petty 15/09/2017

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Names/details of any other parties Date Notice Served

Local Ward Members and Ward Manager 15/09/2017

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Please give details of proposed consultation

Proposed public event Venue Date and time

Public exhibition at war Memorial Hall on the 22nd of November 2017 2pm to 8pm

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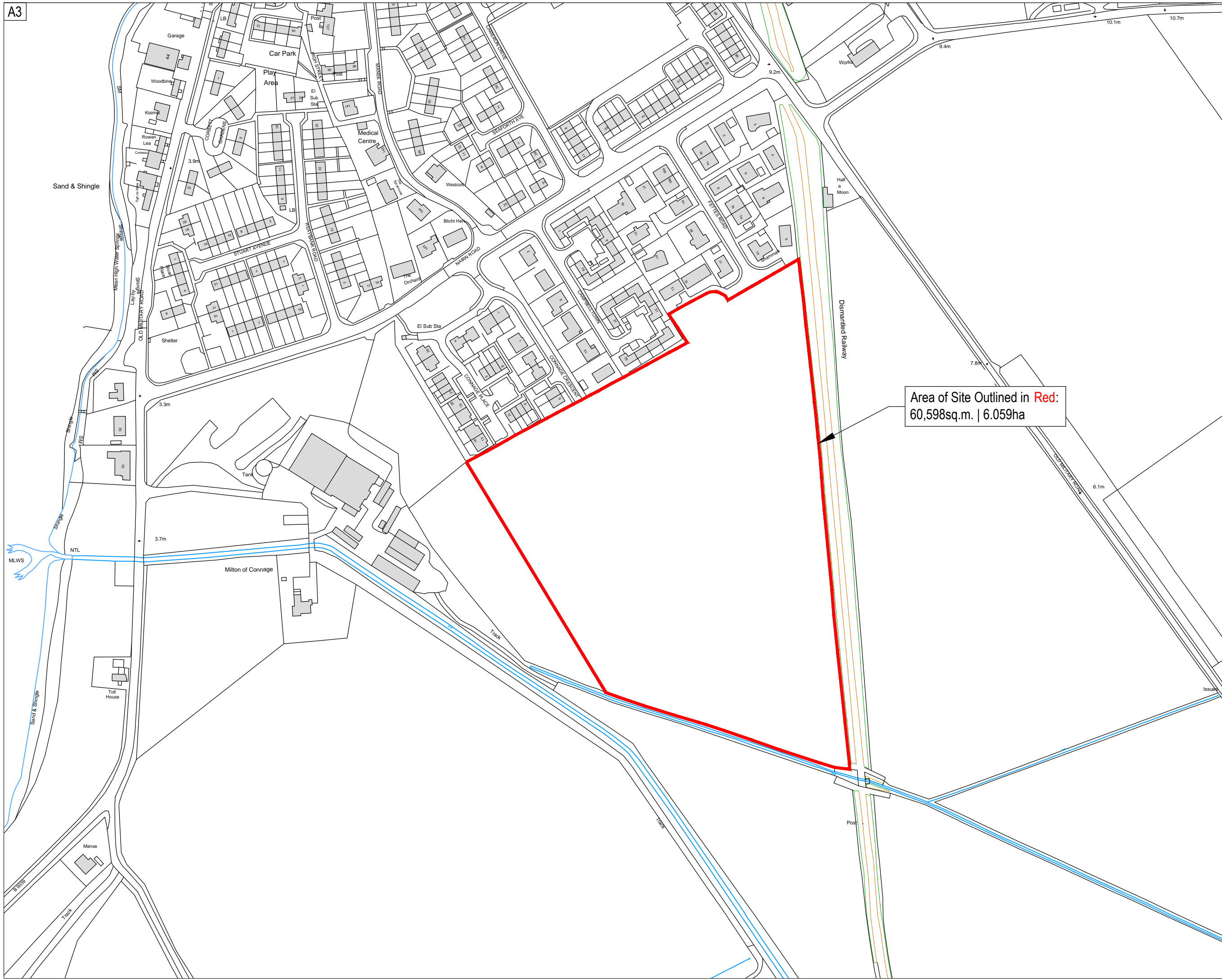
Newspaper Advert – name of newspaper Advert date(where known)

Inverness Courier 10th November 2017

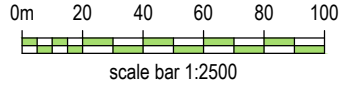
Details of any other consultation methods (date, time and with whom)

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Signed Stuart Morrison..... Date...15/09/2017.....



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. '100 NOT SCALE'. The copyright of this drawing and design remains the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



Key:
—— Site Boundary

Area of Site Outlined in Red:
60,598sq.m. | 6.059ha

Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

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 Alexander Fleming House,
 8 Southfield Drive,
 Elgin, Moray,
 IV30 6GR
 Tel: 01343 552 550
 Fax: 01343 551 776
 Email: info@springfield.co.uk

Larbert Office
 Springfield House,
 3 Central Park Avenue,
 Larbert,
 FK5 4RX
 Tel: 01324 555 536
 Fax: 01324 574 890
 Email: larbert@springfield.co.uk

Project
 AR2
 Ardersier

Drawing
 Location Plan

Scale 1:2500 @A3	Date 08.09.17	Drawn by LB	Checked by BW
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Drawing no. AR2_LP-01	Rev
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