

Agenda Item	5.5
Report No	PLS 065/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 12 December 2017

Report Title: 17/05018/PAN: Springfield Properties PLC
Land at Drum Farm, South of Fire Station, Drumnadrochit

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Residential development and associated infrastructure

Ward: 12 - Aird and Loch Ness

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 26 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
 - Location Plan
 - Copy of Advert
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of residential development, with associated landscaping, parking and infrastructure. The applicant has been asked by the Planning Authority to provide an indication of the level of development to provide certainty to the community over the scale of the development and the likely impact of the development on the infrastructure. Unfortunately the developer has declined to provide this information.
- 2.2 At the time of writing, the applicant has not sought any pre-application advice from the Planning Authority. The applicant has been encouraged to take advantage of the Council's Pre-Application Advice Service for Major Developments.

3. SITE DESCRIPTION

- 3.1 The site lies adjacent to the A82 towards the centre of Drumnadrochit. The site comprises agricultural land and extends to approximately 6.5 hectares. There are residential properties to the south, west and south east of the site. The proposed development would be located to the south east the Fire Station. There is a new mixed use development located to the south of the site.
- 3.2 It is anticipated that there will be opportunity for access to the site from the A82. Pedestrian access to the site will be via the same route and from the local road network.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area but 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.
- 3.6 The site is not located within any international or regional landscape designations.

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
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
73 - Air Quality
74 - Green Networks
75 - Open Space
76 - Playing Fields and Sports Pitches
77 - Public Access

4.2 Inner Moray Firth Local Development Plan July 2015

Allocation DR5 - Drum Farm - 55 homes, Business, Retail, Community.

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 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)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Onshore Wind Energy: Interim Supplementary Guidance (March 2012)
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)

4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

Creating Places

Designing Streets

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Planning History;
 - b) National Policy;
 - c) Roads and Transport;
 - d) Pedestrian and Cycle Links;
 - e) Water, Flood Risk, and Drainage;
 - f) Natural Heritage;
 - g) Built and Cultural Heritage;
 - h) Design and Layout;
 - i) Landscape and Visual Impact;
 - j) Access and Recreation;
 - k) Noise and Light Pollution;
 - l) Construction Impacts;
 - m) Phasing;
 - n) Open Space and Landscaping;
 - o) Infrastructure Delivery;
 - p) Any other material considerations raised 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 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: Simon Hindson

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 at Drum Farm, Drumnadrochit, allocated as DR5 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

Glenurquhart CC 26/10/2017

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Names/details of any other parties Date Notice Served

Local Ward Members and Ward Manager 26/10/2017

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Please give details of proposed consultation

Proposed public event Venue Date and time

Public exhibition at Glenurquhart Public Hall on the 5th of December 2017 2pm to 8pm

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

Inverness Courier 24/11/2017

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

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Signed Stuart Morrison..... Date...26/10/2017.....



NOTICE OF PUBLIC CONSULTATION ON A PROPOSED PLANNING APPLICATION

PROPOSALS FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON LAND AT DRUM FARM, DRUMNADROCHIT, ALLOCATED AS DR5 WITHIN THE INNER MORY FIRTH LOCAL DEVELOPMENT PLAN 2015.

Notice is hereby given of a 'drop-in' public exhibition to learn more about the above proposed planning application which will be submitted to the Highland Council.

The exhibition will be in Glenurquhart Public Hall, Blairbeg, Drumnadrochit, IV63 6UG on Tuesday the 5th of December 2017 between 2:00pm – 8.00pm.

Springfield Properties PLC is seeking views on the proposals and invites interested parties to attend the exhibition. Those attending the exhibition can give comments on the proposals direct at the time or alternatively complete and return a form which will be available. Any comments should either be made at the time of the exhibition or returned on the comments form by Friday the 5th of January 2018 to Springfield Properties, Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR or by email to stuart.morrison@springfield.co.uk

Further information about the proposed planning application can also be obtained from Springfield Properties, Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR - 01343 552550 – email stuart.morrison@springfield.co.uk.

It should be noted that any comments made during this consultation do not constitute representations to the Highland Council about the proposal. There will be a separate opportunity for making any representations as part of the statutory planning application process once the planning application has been submitted to the Council.

It should also be noted that the plans and drawings on display at the exhibition may be subject to change between the exhibition and the submission of the planning application.



Planning and Building Standards Highland Council via email

26/10/2017

Dear Sirs,

Please find enclosed a Proposal of Application Notice (POAN) for Land at Drum Farm, Drumnadrochit. The following details are included:

- POAN form as submitted;
- Accompanying Location plan;
- Copy of Event Notice for local press;

The site is identified as DR5 for residential development within the Inner Moray Firth Local Development Plan 2015.

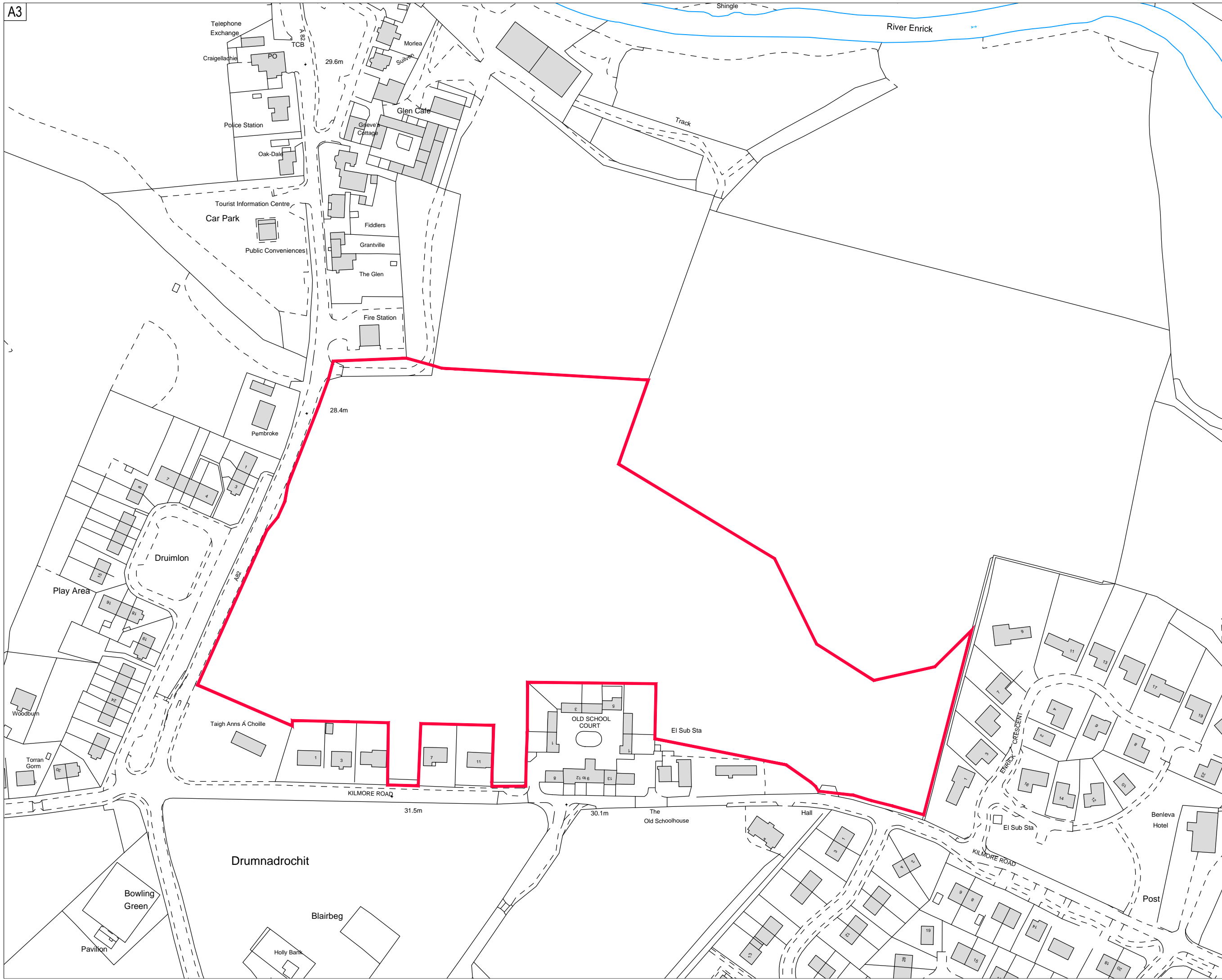
We can confirm that the Glenurquhart Community Council has been notified with copies of the POAN issued to them today. We have also served copies to each of the Ward Councillors and Ward Manager.

We propose to hold a public exhibition of our emerging proposals at the Glenurquhart Public Hall on Tuesday the 5th of December 2017 between 2 – 8pm. This will be advertised in the Inverness Courier at least 7 days prior in accordance with requirements.

We trust this notice is in order and suitable for your records, however if you require further information please do not hesitate to contact me directly.

Yours Faithfully,

Stuart Morrison



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. 'DO 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.



Legend
 Site Boundary
 (area = 64549m², 6.45ha, 15.95acre)

Rev.	Date	Remarks	By	Ch.
Revisions				



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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
 Drumnadrochit

Drawing
 Site Layout
 Boundary of Developable Area

Scale	Date	Drawn by	Checked by
1:2000	21.07.2017	SM	BW

Drawing no.	Rev
DRUM_SL_PL-03	