

Agenda Item	5.1
Report No	PLS 002/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 January 2018

Report Title: 17/05498/PAN: Alexander Ross & Sons (Sand & Gravel) Ltd
Mid Lairgs Quarry, Farr, Inverness

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Northern extension of sand and gravel extraction into area known as Littlemills

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.

1.0 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 24.11.2017. 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 and Location Plan
 - Copy of Draft Advert

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for an extension to the existing sand and gravel extraction at Mid Lairgs Quarry.

3.0 SITE DESCRIPTION

- 3.1 The site is a parcel of agricultural land situated on the south of the B851 A9(T) - Fort Augustus Road at Littlemill Farm, Farr, Strathnairn. The site is approximately 800m west of the junction of the B851 and the A9(T) and sits slightly elevated from the road. On the east boundary runs the Allt na Fuar-ghlaic water course that in turns flows into the River Nairn. The B851 has recently been upgraded along part of the frontage to the site, including construction of a new bridge over the Allt na Fuar-ghlaic.
- 3.2 The site is accessible directly from the B851 and separated from the main quarry working which is located to the south. The site is c.200m to the west of the main quarry entrance.
- 3.3 The nearest property is Littlemill Farm which is c.100m to the west of the site. A small number of properties are situated north/north-east, on the opposite side of the Strath, at Faillie.

4.0 DEVELOPMENT PLAN

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 51 - Trees and Development
- 52 - Principle of Development in Woodland

53 - Minerals
54 - Mineral Wastes
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Important Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
74 - Green Networks
77 - Public Access

4.2 Inner Moray firth Local Development Plan - July 2015

No policies or land allocations are considered to be pertinent at this stage.

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 Guidance

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 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); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 Potential Material Planning Considerations

- Planning History;
- National Policy;
- Roads and Transport;
- Water (including private water supplies) and Drainage;

- Natural Heritage;
- Contaminated Land;
- Trees and Forestry;
- Built and Cultural Heritage;
- Design and Layout;
- Landscape and Visual Impact;
- Access and Recreation;
- Noise, Dust and Light Pollution;
- Construction and Operational Management;
- Phasing;
- Restoration;
- Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014); and
 - National Planning Framework for Scotland 3 (June 2014).
- Any other material considerations within representations.

6.0 CONCLUSION

6.1 The report presents 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.

7.0 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:

Designation: Area Planning Manager - South/Major Developments

Author: David Mudie

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location/Site Plan

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
Strathnairn Community Council	24/11/2017
.....
.....

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

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public Meeting	Committee Room, Farr Hall	15 January 2018, 7pm
.....
.....

Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier (draft wording attached)	
.....
.....

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

.....

.....

Signed 

Date..... 24/11/2017

ALEXANDER ROSS & SONS (SAND & GRAVEL) LTD

Mid Lairgs Quarry, Daviot

**Town and Country Planning (Development Management Procedure)(Scotland)
Regulations 2013 – Advertisement of Public Event**

Alexander Ross & Sons (Sand & Gravel) Ltd is preparing to submit a planning application to The Highland Council for an extension to Mid Lairgs Quarry. The application relates to a northern extension of the excavation area.

In accordance with the above Regulations, a public event will be held at Farr Hall, Inverarnie Park, IV2 6AX on Monday 15th January 2018 at 7.00pm. A brief presentation of the proposal will be made and representatives from Dalgleish Associates Ltd, minerals, planning and environmental consultants will be available to answer questions on all aspects of the proposal.

For parties unable to attend the public event, information may be obtained from Dalgleish Associates Ltd, Cathedral Square, Dunblane, FK15 0AH, Agent for the Applicant, by telephone on 01786 822339 or by email to enquiries@dalgleishassociates.co.uk.



Comment sheets will be available at the public meeting for any party wishing to make written comment. Alternatively, written comments in relation to this advertisement or the proposal, may be sent by letter or email to Dalgleish Associates Ltd no later than 5th February 2018.

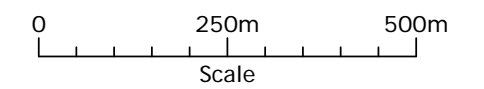
Please note that this is a Pre-Application Consultation; any comments made at this stage should be directed to the Applicant and will be considered in finalising the planning application. These comments are not representations to the Planning Authority. When the Applicants submit the application to The Highland Council there will be an opportunity to view the finalised proposals and to make representations to the Planning Authority.

DRAFT

SITE LOCATION PLAN

Legend

-  Planning Application Boundary
-  Mid Lairgs Site Boundary



Client: LEITHS (SCOTLAND) LTD

Project: LITTLE MILLS EXTENSION

Title: SITE LOCATION PLAN

Figure: 2.2 Drawn: EM

Scale: 1:10,000 Checked: WB

Date: 17.03.17 Sheet Size:A3

Dalgleish Associates Ltd

ENVIRONMENTAL, MINERAL AND
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