

Agenda Item	5.2
Report No	PLS 003/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 January 2018

Report Title: 17/05742/PAN: Vastint Hospitality B.V.
Former Swimming Pool Site, Glebe Street, Inverness

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Erection of hotel (up to 180 beds) with associated landscaping, car parking and ancillary uses

Ward: 14 – Inverness Central

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 12.12.2017. 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
 - Consultation Note

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for the erection of a hotel (up to 180 beds) with associated landscaping, car parking and ancillary uses at Glebe Street, Inverness.

3.0 SITE DESCRIPTION

- 3.1 The site comprises a level triangular shaped parcel of vacant land that extends from the Shore St roundabout junction at Friars Bridge towards the River Ness. The site was the location of the former Inverness public baths but has lain vacant for some years.
- 3.2 Friars Bridge defines the northern boundary of the site. The existing cycle/footway along the Ness forms the west boundary and Glebe Street its south-east. An existing retail and commercial development directly abuts the development site at its eastern most edge. This has an existing vehicular access for delivery of goods and fire escape. Uses within the immediate area are predominantly residential with housing located to the south on Glebe Street. This is reflected in the scale of building that is generally of two storeys in height.
- 3.3 The site is located within the Inverness (Riverside) Conservation Area. A number of listed buildings lie within the vicinity; most notably the Category B group of properties on Douglas Row.

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

- 44 - Tourist Accommodation
- 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**

IN10 - Hotel, Business, Tourism or Housing Uses

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);
- Green Networks: Supplementary Guidance (January 2013);
- Developer Contributions: Supplementary Guidance - Approved (November 2017);
- Physical Constraints: Supplementary Guidance (March 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).
- Inverness City Centre Development Brief - Approved (January 2018)

5.0 **Potential Material Planning Considerations**

- Planning History;
- National Policy;
- Roads and Transport;
- Drainage;
- Contaminated Land;
- Built and Cultural Heritage;

- Design and Layout;
- Landscape and Visual Impact;
- Access and Recreation;
- Waste Management
- Noise, Dust and Light Pollution;
- Construction and Operational Management;
- 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: Nicola Drummond
 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

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 Vastint Hospitality B.V.	Agent Keppie Design (C/O Elaine MacLeod)
Address Hettenheuvelweg 51 1101 BM Amsterdam The Netherlands	Address 160 West Regent Street Glasgow G2 4RL
Phone No. N/A	Phone 0141 204 0066
E-mail N/A	E-mail emacleod@keppiedesign.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

The site of a former swimming pool, Glebe Street, Inverness, IV1 1RF

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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.

The proposed erection of hotel development (up to 180 beds) with associated landscaping, car parking and
 ancillary uses.

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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.....

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

Crown and City Centre Community Council, Merkinch Community Council and

12/12/2017

Park Community Council

12/12/2017

Names/details of any other parties

Date Notice Served

Local Elected Members of Ward 14 - Inverness Centre

12/12/2017

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Public display / drop-in event to be held at the Old High Church Hall, Academy Street, Inverness

IV1 1LU on Wednesday 7th February 2018 between 3pm - 8pm. Please refer to attached Consultation Note.

Newspaper Advert – name of newspaper

Advert date(where known)

Advertisement to appear in the Inverness Courier at least 7 days in advance of th event. Please refer to

attached proposed advert text.

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

Meeting with Design Review Panel on Thursday 25th January

Signed Elaine MacLeod.....

Date 12/12/2017.....

CONSULTATION NOTE – Vastint Hospitality B.V.

Proposed Erection of hotel development (up to 180 beds) with associated landscaping, car parking and ancillary uses.

by Vastint Hospitality B.V.

at the site of a former swimming pool, Glebe Street, Inverness, IV1 1RF

6 – Please Provide a full account of what consultation will take place and give details of the following: -

- What consultations will be undertaken, including details of the planned public meeting
- The date of the consultation
- Who will be consulted

A copy of the Proposal of Application Notice (including Location Plan) will be copied to the following on the same date it is served upon The Highland Council Planning and Development Service (Major Applications Team):

- Chair of Crown and City Centre Community Council – crown.citycentrecc@yahoo.co.uk
- Chair of Merkinch Community Council – merkinchcommunitycouncil@gmail.com
- Chair of Park Community Council – parkwardccs@gmail.com
- Councillor Janet Campbell – Janet.Campbell.cllr@highland.gov.uk
- Councillor Richard Laird – Richard.laird.cllr@highland.gov.uk
- Councillor Bet McAllister – Elizabeth.McAlister.cllr@highland.gov.uk

A public display/drop-in event will be held at the Old High Church Hall, Academy Street, Inverness, IV1 1LU on Wednesday 7th February (3pm to 8pm). Details of the proposals will be presented on public display boards, comments forms will be available to complete and members of the Project Team will be on hand to answer any queries. Comments on the proposals will be requested by 21st February, to allow a further two weeks for comment.

The details of this public display/drop-in event will be advertised in the Inverness Courier at least 7 days in advance of the event – the proposed advert text is also attached to this Proposal of Application Notice for the Council's information.

**The Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2008
Notice Published under regulation 7(2)**

Vastint gives notice that they propose to submit a planning application for –

Proposed erection of hotel development (up to 180 beds) with associated landscaping, car parking and ancillary uses

at: the site of a former swimming pool, Glebe Street, Inverness, IV1 1RF

Further information and an opportunity to comment on the proposals will be available at a public drop-in session/ display being held at:

The Old High Church Hall, Academy Street, Inverness, IV1 1LU

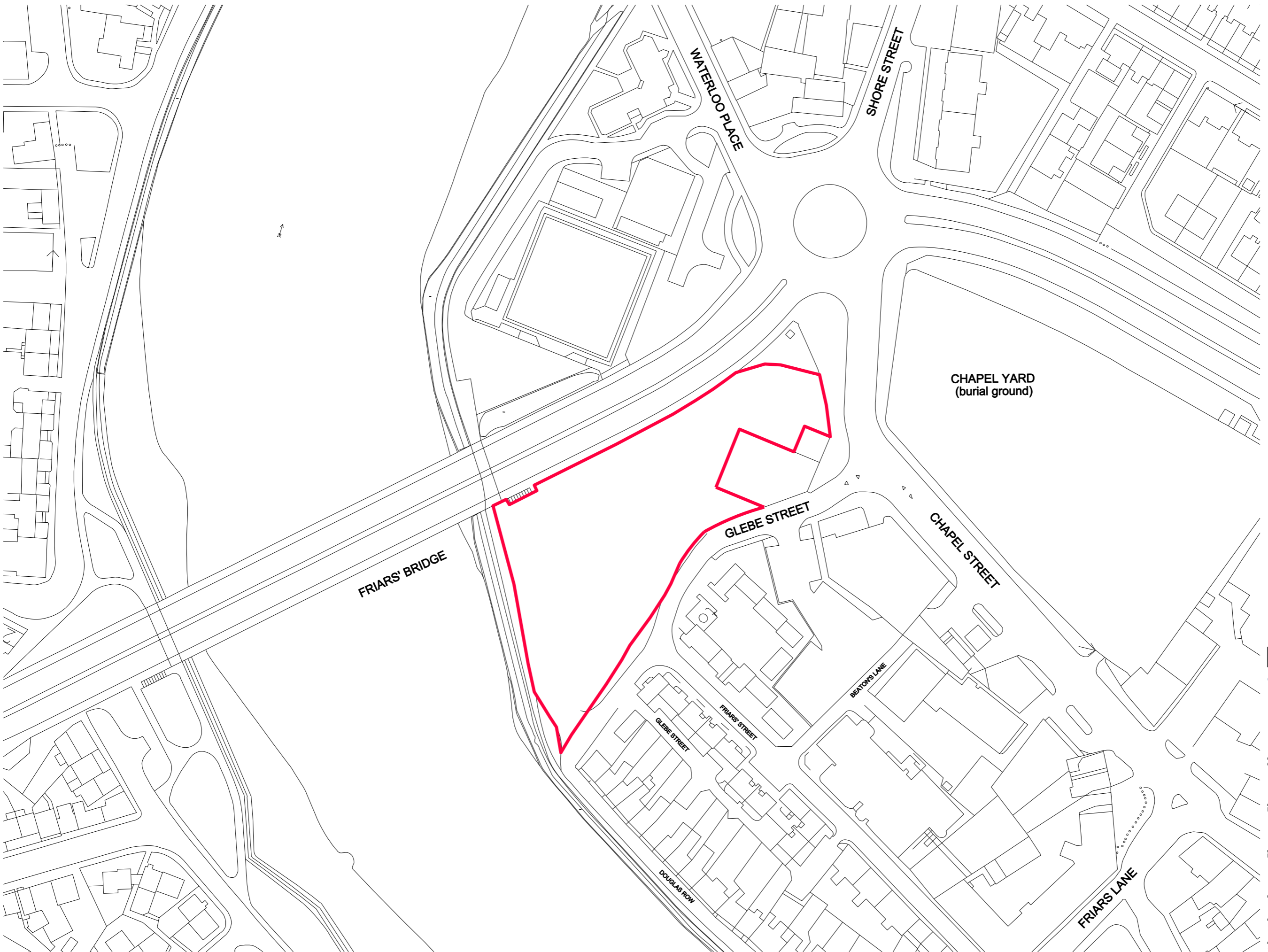
On: Wednesday 7th February 2018 between the hours of 3pm – 8pm

Any persons wishing to make comments relating to the proposal or to obtain further information may do so by contacting:

Elaine MacLeod, 160 West Regent Street, Glasgow, G2 4RL (0141 204 0066 / emacleod@keppiedesign.co.uk)

Comments should be submitted by 21st February 2018 at the above contact details

Please note that comments made during this process are not representation to the planning authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the planning authority.



Client
Vastint Hospitality B.V.

Project
Proposed Glebe Street Development

Drawing
Site Location Plan

Project No.
P17-149

Drawing No.
KEP-MX-00-DR-A-0090-0001

Status
INFORMATION

Created	• ST	Checked	• EM
Date	• 11.12.17	Scale	• 1:1250 @ A3

