

Agenda item	5.1
Report no	PLN/046/18

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 01 August 2018

**Report Title:** 18/01724/PAN : Tulloch Homes and Culbokie Community Trust  
Land To North Of The Cairns, Culbokie

**Report By:** Area Planning Manager – North

### 1. Purpose/Executive Summary

1.1 **Applicant:** Tulloch Homes and Culbokie Community Trust

**Description:** Erection of residential development of 33 houses, including 8 affordable houses, road widening, public footpaths, SUDS basin, open space, and village green; installation of access and infrastructure works for community site for 6 residential units, community and business units

**Ward:** 9 – Black Isle

**Category:** Major

### 2. Recommendation

2.1 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.

### **3. BACKGROUND**

- 3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 16 April 2018. Members are asked to note this may form the basis of a subsequent planning application
- 3.3 The submitted information attached includes:
  - Proposal of application Notice
  - Location Plan

### **4. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 4.1 Based upon the information provided, the development is likely to comprise of residential development (up to 33 homes), with associated landscaping, parking and infrastructure. There would also be community and business uses and a village green within the site. The proposal is being brought forward jointly by Culbokie Community Trust and Tulloch Homes Ltd.
- 4.2 The applicant has sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

### **5. SITE DESCRIPTION**

- 5.1 The site comprises of an open area of slightly undulating ground in the centre of Culbokie adjacent to the B9169 and extends to approximately 3.03ha. To the south west lies "The Cairns" development and to the south east lies the "Eight Acres" development. Further housing is located to the north west of the site on the other side of the B9169. The village store is to the north east of the site.
- 5.2 It is anticipated that there will be opportunity for access to the site from the road toward the Eight Acres development. Pedestrian access to the site will likely be via the same route and from the B9169.
- 5.3 There are a number of sites designated for natural heritage interests in the wider area but unlikely to be directly affected by the development.
- 5.4 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 but would unlikely be affected by development of the site.
- 5.5 The site is not within the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

28 - Sustainable Design  
29 - Design Quality and Place-making  
30 - Physical Constraints  
31 - Developer Contributions  
32 - Affordable Housing  
34 - Settlement Development Areas  
51 - Trees and Development  
56 - Travel  
57 - Natural, Built and 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  
74 - Green Networks  
75 - Open Space  
77 - Public Access

### **6.2 Ross and Cromarty East Local Plan 2006 (as continued in force 2012)**

No specific policies apply.

### **6.3 Inner Moray Firth Local Development Plan (2015)**

Allocation CU1 – South of Village Store – Housing – 30 homes

Allocation CU5 – South of Village Store – Mixed Use – Community and Retail, Business and Office

### **6.4 Highland Council Supplementary Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (March 2013)

Flood Risk and 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)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)  
Sustainable Design Guide (Jan 2013)  
Trees, Woodlands and Development (Jan 2013)

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

Scottish Planning Policy (June 2014)  
National Planning Framework 3 (June 2014)  
Designing Streets (March 2010)  
Creating Places (June 2013)

## **7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 7.1
- a) Development Plan;
  - b) Planning History;
  - c) National Policy;
  - d) Roads and Transport;
  - e) Pedestrian and Cycle Links;
  - f) Water, Flood Risk, and Drainage;
  - g) Natural Heritage;
  - h) Built and Cultural Heritage;
  - i) Design and Layout;
  - j) Landscape and Visual Impact;
  - k) Access and Recreation;
  - l) Noise and Light Pollution;
  - m) Construction Impacts;
  - n) Phasing;
  - o) Open Space and Landscaping;
  - p) Infrastructure Delivery; and
  - q) Any other material considerations raised within representations.

## **8. CONCLUSION**

- 8.1 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.

## **9. IMPLICATIONS**

- 9.1 Resource: Not applicable
- 9.2 Legal: Not applicable
- 9.3 Community (Equality, Poverty and Rural): Not applicable
- 9.4 Climate Change/Carbon Clever: Not applicable
- 9.5 Risk: Not applicable
- 9.6 Gaelic: Not applicable

## **10. 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: Dafydd Jones  
Designation: Area Planning Manager – North  
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	Agent
TULLOCH HOMES LTD & CULBOKIE COMMUNITY TRUST	BRACEWELL STIRLING CONSULTING
Address	Address
STONEFIELD HOUSE	5 NESS BANK
STONEFIELD BUSINESS PARK	INVERNESS
INVERNESS IV2 7PA	IV2 4SF
Phone No.	Phone
01463 229300	01463 283760
E-mail	E-mail
	sam.sweeney@bracewell-stirling.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

SITES CUI & CUS, LAND SOUTH OF THE VILLAGE STORE  
GLASCAIRN ROAD  
CULBOKIE

**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.

ERECTION OF RESIDENTIAL DEVELOPMENT OF 33 HOUSES INCLUDING 8 AFFORDABLE HOUSES, ROAD WIDENING, PUBLIC FOOTPATHS, SVDS BASIN, OPEN SPACE, AND VILLAGE GREEN. INSTALLATION OF ACCESS AND INFRASTRUCTURE WORKS FOR COMMUNITY SITE FOR 6 RESIDENTIAL UNITS AND COMMUNITY-BUSINESS UNITS,

**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

FERINTOSH COMMUNITY COUNCIL..... 16/04/2018.....

Names/details of any other parties

Date Notice Served

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

OPEN EXHIBITION OF PROPOSALS VILLAGE HALL 14-17 MAY.....

DEEP IN SESSION VILLAGE HALL 18 MAY 12-6pm.....

Newspaper Advert – name of newspaper

Advert date(where known)

PRESS & JOURNAL.....

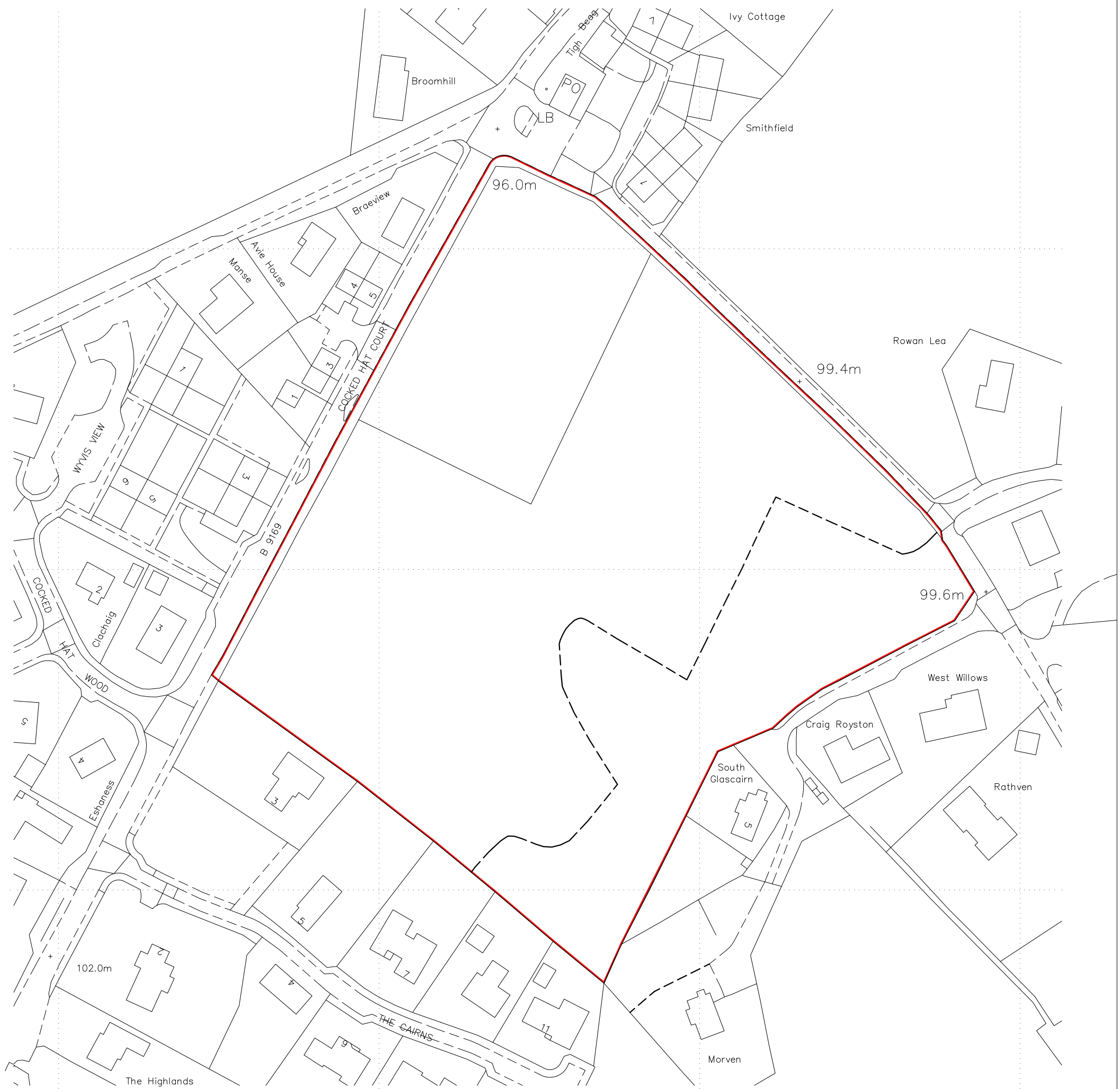
Details of any other consultation methods (date, time and with whom)

MEET WITH COMMUNITY COUNCIL.....

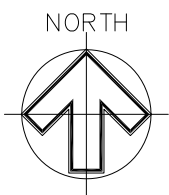
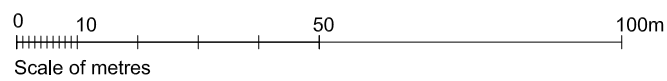
Signed



Date 13/04/2018.....



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**Bracewell Stirling CONSULTING**

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TEL: 01259 750301 FAX: 01259 752365
- 5 NESS BANK, INVERNESS, IV2 4SF ○  
TEL: 01463 233760 FAX: 01463 233785

**GLASCAIRN ROAD  
CULBOKIE**  
Tulloch Homes Ltd & CCT

**LOCATION PLAN**

SCALE	1:2500	DATE	11.04.2018	BY	PLANNING	DWG SIZE	A3
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DWG NO	4311 / 02 / 001	REV	
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