

Agenda Item	5.1
Report No	PLS/062/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 18 September 2018
Report Title: 18/03491PAN: Speymalt Whisky Distributors Ltd
Land 350m SE of Lower Gaich, Dulnain Bridge
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Erection of a phased development including distillery with all associated and necessary infrastructure, Visitor and retail facilities, staff and limited visitor accommodation, the development will also require information of a new access of the A95, improvement of existing access, roads and car parking

Ward: 20 – Badenoch and Strathspey

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 25 July 2018. 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 Proposed Advert

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based on the information provided, the proposal is for the erection of a new distillery with all associated infrastructure. This would include ancillary plant, external process tank, warehousing, areas of hard standing, SUDs pond, visitor centre, conference facility, offices, bottling site, roads and all other associated infrastructure.

3. SITE DESCRIPTION

- 3.1 The site currently has an agricultural use and is located predominantly to the south side of the A95 between Dulnain Bridge and Grantown on Spey. The site covers a large area between Lower Gaich Wood down to the River Spey and shares a boundary with Craggan Golf Club. It extends onto the opposite side of the A95 between Lower Craggan, covering Upper Craggan up to Wester Craggan at it's most northerly point. Land to the south and eastern side of the A95 is undulating sloping from the public road down to the River Spey. Land to the north and east of the road slopes up to the north. There is some development across the site at Upper Craggan which includes residential properties and farm buildings.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2015

Policy 2	Supporting Economic Growth:
Policy 3	Sustainable Design
Policy 4	Natural Heritage
Policy 5	Landscape
Policy 9	Cultural Heritage
Policy 10	Resources
Policy 11	Developer Contributions

4.2 **Cairngorms National Park Planning Guidance**

- Supporting Economic Growth Non-statutory Guidance
- Sustainable Design Non-statutory Guidance
- Natural Heritage Supplementary Guidance
- Landscape Non-statutory Guidance
- Resources Non-statutory Guidance
- Developer Contributions Supplementary Guidance

4.3 **Highland Council Supplementary Planning Policy Guidance**

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Development Plan Policy
 - b) National Policy – Scottish Government Planning Policy (June 2014)
 - c) Planning History
 - d) Roads and Transport
 - e) Water, Flood Risk and Drainage
 - f) Natural Heritage
 - g) Protected Species
 - h) Landscape and Visual Impact
 - i) Access and Recreation
 - j) Site Layout and Design including landscaping
 - k) Tree/Woodland Impacts
 - l) Historic Environment – archaeological potential
 - m) Other Relevant Planning Documents including but no limited to:
 - n) Any other material considerations within representations and consultation responses.

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: Laura Stewart
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Application Form
Plan 2 - Location Plan
Plan 3 - Proposed Public Notice

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 .. Speymalt Whisky Distributors Ltd	Agent .. Wright Johnston & Mackenzie
Address .. George House	Address .. The Green House
..... Boroughbriggs Road Beechwood Park North
..... Elgin, IV30 1JY Inverness, IV2 3BL
Phone No. 01343 545111	Phone .. 01463 234445
E-mail .. [REDACTED]	E-mail .. pwa@wjmc.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

..... Land at Glenbeg Estate, Grantown on Spey, PH26 3NT

.....

.....

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.

..... Erection of a phased development including distillery with all associated and necessary infrastructure. Visitor and retail facilities, staff and limited visitor accomodation. The development will also require a formation of a new access of the A95, improvement of existing access, roads and car parking.

.....

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
Grantown on Spey, Dulnanin Bridge and Nethy Bridge	25 July 2018

Names/details of any other parties	Date Notice Served
Cairngorms National Park Authority	25 July 2018

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public Exhibition and Consultation	Grantown YMCA Community Centre	to be held on
Wednesday 10th October, circa 12:00 until 20:00.		

Newspaper Advert – name of newspaper	Advert date(where known)
Strathspey Herald	W/C 17 Sepetmber 2018

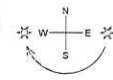
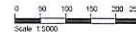
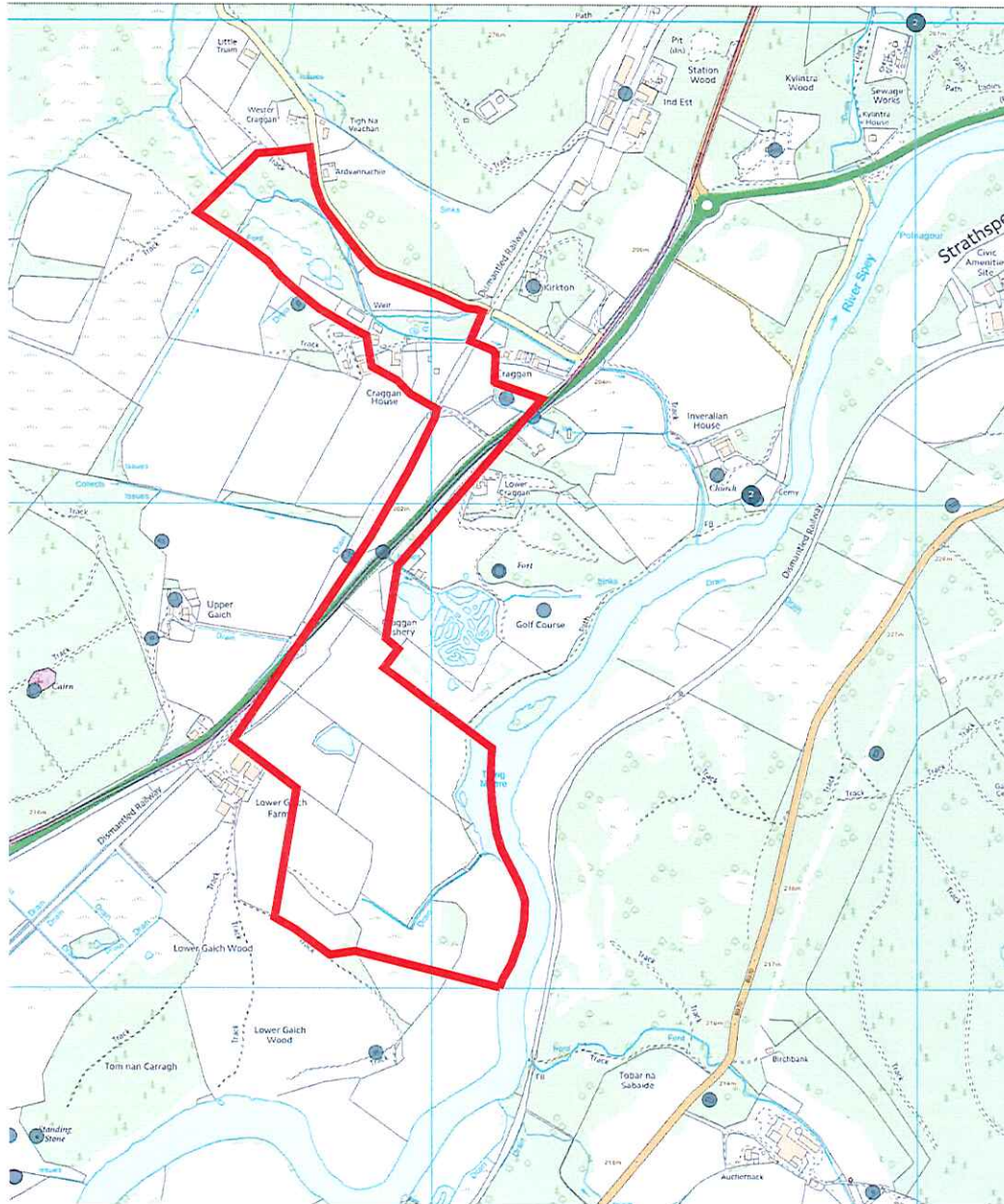
Details of any other consultation methods (date, time and with whom)

Our client is keen to engage with all consultees and to consider all feedback and will therefore be considering other consultation methods shortly.

Signed/



Date... 25/07/18



Rev	Date	Description	Drawn	Checked
Issued for:				
Information				
Project/Client:			Project No:	
Gordon & Macphail			A00-GB-01	
Project Novus			Rev:	
Drawing:			Scale:	
Location Plan			1:5000 @A1	
Drawn By:			Date:	
TB			31.05/18	
Checked By:			Date:	
MF				

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DRAFT

Speymalt Whisky Distributors Ltd

invite you to a

Public Exhibition

for their

**Proposed Distillery
and associated buildings**

**on land at Glenbeg Estate, Grantown-on-Spey PH26 3NT
(adjacent to Craggan Outdoors)**

at the

YMCA Community Centre, 80 High St, Grantown-on-Spey PH26 3EL

on Wednesday 10th October 2018

from 12 noon until 7.30pm (times to be confirmed)

Our project team will be available to explain the proposed development, answer questions and listen to your feedback. Please come along and find out more.

All welcome

For more information contact (insert e mail address)

Speymalt Whisky Distributors Limited are conducting a pre-application consultation for a distillery and associated buildings at a site at Craggan nr Grantown-on-Spey. Any comments made to the prospective applicant are not representations to the Council. Once a formal planning application has been submitted there will be an opportunity to make representations to the Council on that application.

www.speymalt.com