

Agenda Item	5.2
Report No	PLS/063/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 18 September 2018  
**Report Title:** 18/03564/PAN: DMPM Services Ltd  
Land 260M SE of Simpsons Garden Centre, Inshes, Inverness  
**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** New development of up to 111 residential units with associated roads and services  
**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. 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 27 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
  - Site & Location Plan
  - Copy of draft Advert

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Based upon the information provided, the development is likely to comprise of a residential development (up to 111 homes), with associated landscaping, parking and infrastructure.
- 2.2 The applicant has sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

## **3. SITE DESCRIPTION**

- 3.1 The site comprises of an open area of ground that rises from north to south, in the south east of Inverness. The site area extends to approximately 6.66ha. The site is split by the B9117 and bounded by woodland to the south with Simpsons Garden Centre beyond. The B9117 is lined by trees. The A9 trunk road runs along the western boundary of the site.
- 3.2 It is anticipated that there will be opportunity for access to the site from the B9177 Pedestrian access to the site will likely be via the same route and from remote footpath network in the area.
- 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 but would unlikely be affected by development of the site.
- 3.5 There are elements of the site along the northern and eastern edges of the site at risk from surface water flooding.
- 3.6 The area of the site to the east of the B9177 is allocated for residential development in the Inner Moray Firth Local Development Plan. The area of the site to the west of the B9177 is not allocated or safeguarded for a particular use but is included within the Settlement Development Area.

## **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 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

### **4.2 Inverness Local Plan 2006 (as continued in force 2012)**

No specific policies apply.

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

Allocation IN74 – Easterfield Farm – Housing – 21 homes

Inverness Settlement Development Area

### **4.4 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)

#### 4.5 **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)

### 5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- 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) Amenity Impacts;
  - o) Phasing;
  - p) Open Space and Landscaping;
  - q) Infrastructure Delivery; and
  - r) 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**

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	DMPM Services Ltd	Agent	Bracewell Stirling Consulting
Address	Caulfield Road North Inverness	Address	5 Ness Bank
			Inverness
			IV2 4SF
Phone No.		Phone	01463 233760
E-mail	██████████	E-mail	amanda.macritchie@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

Land to South of Simpsons Garden Centre on Drum Mossie Brae and zoned land IN74 on Drum Mossie Brae. OS grid ref - 843950N 269750E

**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.

New development to provide a mixture of up to 111 no. new affordable and private houses with associated roads and services.

**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.XXX....

**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
Westhill Community Council, c/o Chair, Mrs Kath Fraser Secretary, Mrs Rachel Brennan by email	27/07/2018

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

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Drop in session at Smithton and Culloden Free Church on Mon 10/09/18 between 2 - 7PM		
and .....		
Exhibition at Bracewell Stirling, 5 Ness Bank, Inverness on Tues 11/09/18 - Fri 14/09/18 between 9 - 5PM		

Newspaper Advert – name of newspaper	Advert date(where known)
Press and Journal	w/c 03/09/18

Details of any other consultation methods (date, time and with whom)	
Westhill Community Council	TBC

Signed  Date 27/07/2018

Town and Country Planning  
(Development Management Procedure)  
(Scotland) Regulations 2008

## Planning Application Pre-Application Consultation

**Bracewell Stirling Consulting** on behalf of **DMPM Services Ltd** are conducting a pre-application consultation on the following development proposals:

**New development to provide up to 111 new affordable and private dwelling houses with associated roads and infrastructure services**  
at  
**LAND TO SOUTH OF SIMPSONS GARDEN CENTRE ON DRUMMOSSIE BRAE  
AND ZONED LAND IN74 ON DRUMMOSSIE BRAE, INVERNESS**

**A DROP IN SESSION** will take place at the SMITHTON-CULLODEN FREE CHURCH, MURRAY ROAD, SMITHTON from 2PM UNTIL 7PM ON MONDAY 10<sup>th</sup> SEPTEMBER 2018, when the proposals can be discussed with the design team.

and

**A PUBLIC EXHIBITION** will be available for viewing at BRACEWELL STIRLING, 5 NESS BANK, INVERNESS  
Between 9am -1pm and 2pm - 5pm

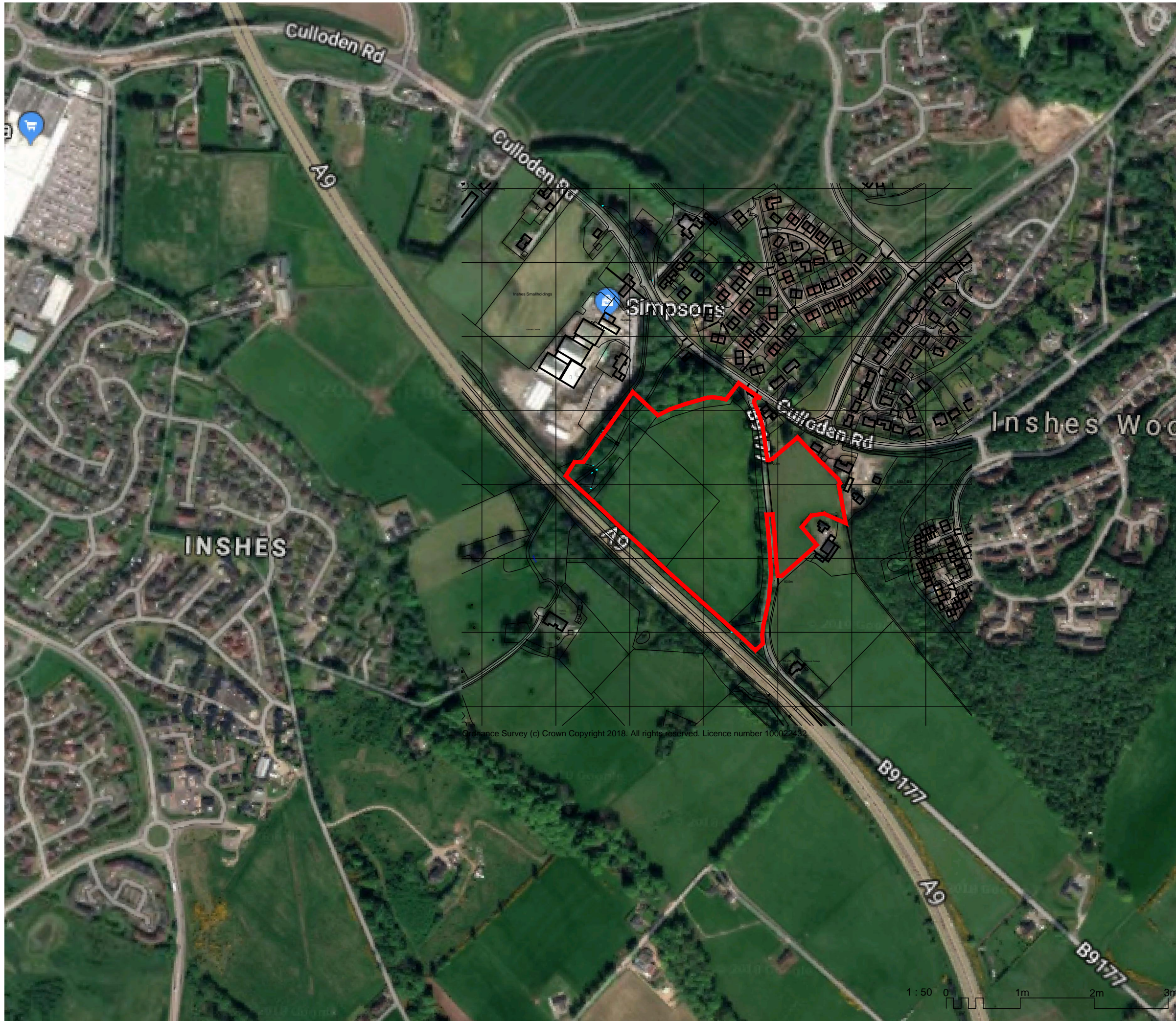
TUES 11<sup>TH</sup> SEPTEMBER 2018 till FRIDAY 14<sup>TH</sup> SEPTEMBER 2018

Anyone wishing to obtain further information or comment on the proposal should do so by writing to:

**Amanda MacRitchie at Bracewell Stirling Consulting**  
5 Ness Bank, Inverness, IV2 4SF  
[Amanda.macritchie@bracewell-stirling.co.uk](mailto:Amanda.macritchie@bracewell-stirling.co.uk)  
by 28<sup>th</sup> September 2018

**Please Note:** No Application has been submitted to the Highland Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the Council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application to the Council.





REV	DATE	DESCRIPTION	DRN
<b>Bracewell Stirling CONSULTING</b>			
●		38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF TEL: 01259 752365	●
○		5 NESS BANK, INVERNESS, IV2 4SF TEL: 01463 233760	○
NEW HOUSING DEVELOPMENT INSHES, INVERNESS DMPM SERVICES LTD			
TITLE LOCATION PLAN			
SCALE	1:5000	DATE	27/07/2018
		BY	AMacR
		PURPOSE	PRE PLANNING
		PAPER	A3
DWG NO.-REV		4321-LOC-01	