

Agenda Item	5.3
Report No	PLS/064/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 18 September 2018

**Report Title:** 18/03732/PAN: Breedon Northern Ltd.  
Land 575M SW of Upper Remore, Nairn

**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** Proposed Sand & Gravel Quarry

**Ward:** 18 – Nairn and Cawdor

### **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) to develop a sand and gravel quarry (Remore Quarry). Members are asked to note this may form the basis of a subsequent planning application.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 08 August 2018. A public exhibition is scheduled to take place in the Fortnightly Village Hall on the 27 September 2018.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
- Covering Letter
  - Site Location Plan; and
  - Proposal of Application Notice which includes:
    - Description of Development; and
    - Details of Proposed Consultation;

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

- 2.1 The development is for a sand and gravel quarry with a potential extraction area extending to 23.5ha. The works at the quarry will also include a cement batching plant and associated facilities including offices, weigh bridge, water treatment system, mobile crushing and screening facilities, plant wash and access road.

## **3. SITE DESCRIPTION**

- 3.1 The site will extend across 39ha, on land that lies east of the A939 Nairn – Ferness. The site is currently in forestry use. The site carries no specific designations although there will be local nature conservation interests (trees; habitat and protected species) in the locality.

## **4. DEVELOPMENT PLAN**

- 4.1 The following policies are expected to apply within the consideration of a future application: -

### **Highland-wide Local Development Plan (2012)**

- 4.2
- 28 - Sustainable Design
  - 30 - Physical Constraints
  - 31 - Developer Contributions
  - 51 - Trees and Development
  - 52 - Principle of Development in Woodland
  - 53 - Minerals
  - 54 - Mineral Wastes
  - 55 - Peat and Soils

- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 73 - Air Quality
- 77 - Public Access

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

4.3 None.

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

- 5.1
- Planning History;
  - National Policy including but not limited to:
    - Scottish Government Planning Policy (June 2014);
    - National Planning Framework for Scotland 3 (June 2014);
  - Mineral resources / workings/ market supply;
  - Access / Traffic / Transport assessment;
  - Water (including private water supplies), Flood Risk, and Drainage;
  - Natural Heritage;
  - Design and Layout;
  - Landscape and Visual Impact;
  - Noise and Light Pollution;
  - Pollution and Environmental Management;
  - Phasing;
  - Decommissioning / Restoration;
  - Other Relevant Planning Documents
  - Any other material considerations 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**

- 7.1 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: Ken McCorquodale  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location Plan  
Plan 2 – 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: Breedon Northern Limited	Agent: Affric Limited
Address: Ethiebeaton Quarry	Address: Lochview Office
Kingennie	Loch Duntelchaig
DD5 3RB	Farr, IV2 6AW
Phone No. [REDACTED]	Phone No. [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

**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

Remore, West of the A939.

Centre point grid reference NH938 482.

Proposed site boundary provided in Figures 32.02 and 32.03 attached.

**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.

Sand and gravel quarry (23.5ha extraction area) and cement batching plant, with associated facilities: offices, weigh bridge, water treatment system, mobile crushing and screening facilities, plant wash and access road. Total area ~39ha

**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.

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
East Nairnshire.....	08/08/18
.....	

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

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Public Exhibition...	Fornightly Village Hall.....	27/09/18 - 2pm to 7.30pm*..
... *Note this is a provisional date and time still to be confirmed.....		

Newspaper Advert – name of newspaper	Advert date(where known)
The Nairnshire Telegraph .....	17/09/18
.....	

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

Residents in the immediate vicinity will be made aware of the public exhibition directly by post.

Signed



Date.. 8/8/18 .....



Registered Office:  
Lochview Office, Loch Duntelchaig  
Farr, Inverness, IV2 6AW

Telephone: 01808 521 498  
Email: [info@affriclimited.co.uk](mailto:info@affriclimited.co.uk)  
[www.affriclimited.co.uk](http://www.affriclimited.co.uk)

Title: Remore Redline Boundary

Projection: OSGB 1936/British National Grid  
EPSG:27700

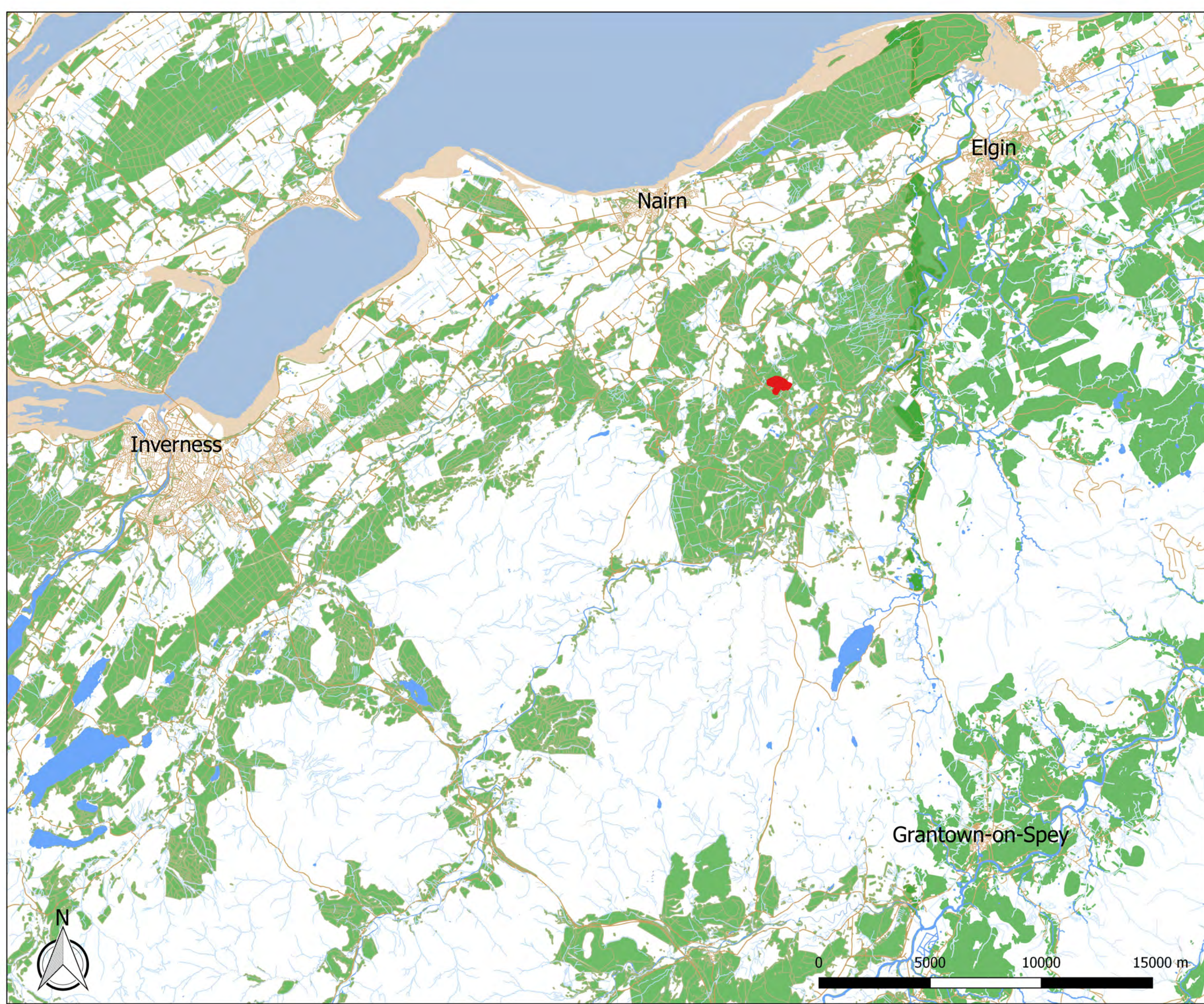
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Figure: 32.03	Rev No: 1	Drawing Date: 28/07/2017
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**Legend**

 Redline Boundary





Registered Office:  
Lochview Office, Loch Duntelchaig  
Farr, Inverness, IV2 6AW

Telephone: 01808 521 498  
Email: [info@affriclimited.co.uk](mailto:info@affriclimited.co.uk)  
[www.affriclimited.co.uk](http://www.affriclimited.co.uk)

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**Legend**

 Remore Site

