

Agenda Item	5.1
Report No	PLS 077/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 23 October 2018

Report Title: 18/04441/PAN: Mr Ross MacGregor
Land 800M West Of Achnahannet, Spean Bridge

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Major tourism & Leisure development

Ward: 11 – Caol and Mallaig

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 18 September 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
 - Supporting Document
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Proposal for a new major tourism and leisure destination, including a new 120 bed hotel, various tourist attractions and shop, off road driving, countryside activities, walks, wildlife activities and fishing.
- 2.2 New road access proposed and enhanced servicing of the area.

3. SITE DESCRIPTION

- 3.1 The site comprises an area of land extending to approximately 52ha at Achnabobane, between Fort William and Spean Bridge. The proposed area includes the existing housing group at Achnabobane, comprising approximately 27 houses, which are currently served off an existing road accessed from the A82.

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 & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 40 - Retail Development
- 43 - Tourism
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peat and Soils
- 56 - Travel
- 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
- 70 - Waste Management Facilities
- 72 - Pollution
- 73 - Air Quality
- 75 - Open Space
- 77 - Public Access

4.2 West Highland and Islands Local Plan 2010 (as continued in force 2012)

Policy 16 – Commerce

4.3 West Highland and Islands Local Development Plan – Proposed Plan 2018

Site not within a Settlement Area, or Economic Development area identified in the Proposed WestPlan.

4.4 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2013)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Special Landscape Area Citations (June 2011)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

4.5 Scottish Government Planning Policy and Guidance

PAN 51 – Planning, Environmental Protection and Regulation

PAN 60 - Natural Heritage

PAN 61 – Sustainable Urban Drainage Systems

PAN 66 – Planning Applications Affecting Trunk Roads

PAN 68 - Design Statements

PAN 69 – Flood Risk + update June 2015

PAN 73 – Rural Diversification

PAN 75 – Planning for Transport

PAN 78 – Inclusive Design
PAN79 – Water and Drainage
PAN 83 – Masterplanning
PAN 1/2011 – Planning and Noise
PAN 2/2011 – Planning and Archaeology
Planning and Waste Management 2015

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- a) Development Plan Policy;
 - b) National Policy;
 - c) Scottish Government Planning Policy (June 2014);
 - d) Scale and location;
 - e) Economic impact;
 - f) Roads and Transport;
 - g) Water, Flood Risk and Drainage;
 - h) Natural Heritage, including Impact on Parallel Roads of Lochaber Site of Specific Scientific Interest;
 - i) Contaminated Land;
 - j) Cultural Heritage;
 - k) Design and Layout;
 - l) Landscape and Visual Impact;
 - m) Impact on Woodland and Trees;
 - n) Access and Recreation;
 - o) Impact on Amenity;
 - p) Construction Impacts;
 - q) Phasing;
 - r) Open Space and Landscaping;
 - s) Infrastructure Delivery;
 - t) Planning History;
 - u) Other Relevant Planning Documents including but not limited to:
 - 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

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: David Mudie
Designation: Area Planning Manager – South
Author: Susan Macmillan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Application Form
Plan 2 - Supporting Information
Plan 3 - Covering Letter

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	MR ROSS Mac GREGOR	Agent	FOVIN + BELL ARCHITECTS
Address	CAMERON HOUSE ACHNABOBANE SPEAN BRIDGE	Address	1 JOHNS PLACE EDINBURGH EH6 7EL
Phone No.		Phone	0131 478 7100
E-mail		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

ACHNABOBANE ESTATE, SPEAN BRIDGE
HIGHLAND, PH34 4EX

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.

SEE ATTACHED REPORT

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 FORMAL SCREENING SUBMITTED**

YES..... NO **PRE-APPLICATION MEETING HELD 06-03-18**

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
SPEAN BRIDGE, ROY BRIDGE & ACHNA CARRY, 12-09-18
INVERLOCHY & TORLUNDY + FORT WILLIAM

Names/details of any other parties Date Notice Served
CAOL & MALLAIG COUNCILLORS: 12-09-18
ALLAN HENDERSON, DENNIS RIXSON & BEN THOMPSON

Please give details of proposed consultation

Proposed public event Venue Date and time
VARIOUS PUBLIC EVENTS
TO BE ARRANGED

Newspaper Advert – name of newspaper Advert date(where known)
WILL FOLLOW WHEN DATE &
VENUES ESTABLISHED

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

Signed Date **12-09-18**

Proposed major tourism and leisure destination Achnabobane Estate, Spean Bridge.



Achnabobane Estate, as viewed from the main Inverness to Fort William road, the A82.

Introduction

Spending by tourists in Scotland generates around £12 billion of economic activity for the wider Scottish supply chain and contributes around £6 billion to Scottish GDP, representing about 5% of total Scottish GDP. The tourism industry in Scotland supported more than 217,000 jobs in 2015, accounting for around 8.5% of employment in the country.

The Scottish Government has identified tourism as a growth sector in their 2015 economic strategy where we can build on existing advantages to increase the industry's productivity and growth.

Lochaber and Fort William

Lochaber is a large and scenic area of the Scottish West Highlands. The popular town of Fort William on the north side of Loch Linnhe and the Ben Nevis mountain range are the most important tourist destinations. The area of Lochaber includes Fort Augustus in the north, the Ardnamurchan, Morvern, Arisaig and Morar and Knoydart peninsula's in the west, the impressive Nevis range in the centre and Glen Coe and Rannoch Moor in the east. The proposed development site is located centrally within Lochaber with easy access to both Fort William, Loch Ness and all of the surrounding scenic areas

Fort William

Fort William is a major tourist centre sitting on the banks of Loch Linnhe and on an important crossing between the A82, running from Glasgow to Inverness, and the A830 heading west, also known as "The Road to the Isles". Whilst the town is an important centre for hillwalking and climbing due to its proximity to Ben Nevis and many other Munro mountains, marketing itself as the "Outdoor Capital of the UK". It is also well known for its nearby famous Downhill Mountain Bike Track and its connection to the West Highland Way from Glasgow and the Great Glen Way; a walk/cycle way from Inverness to Fort William through the Great Glen.

Scotland Info.eu in their guide to Fort William say “popular as it may seem, for many visitors Fort William is not their thing. The town is busy and offers endless bed and breakfasts along the main road, but lacks somewhat of the charm of other, smaller, Highland towns and villages”.

Achnabobane Estate



The Nevis range as viewed from Achnabobane.

The estate, which has been owned by the MacGregor family for over 185 years, extends to some 400 acres and is a mixture of woodland and open farm land. An enterprise grant was awarded to the applicant in 1997 to allow for the development of part of the site as a trout fishery and the estate is also a registered Red Deer farm. It currently has a total of 27 private houses located on it, primarily to the north west corner and it has planning in principal for a further 3. As a result, this area is considered as a village.



This Proposal of Application Notice is for a proposed new major tourism and leisure destination Achnabobane Estate, Spean Bridge. It is felt that whilst there are many outdoor activities centres such as the Nevis Range and Ben Nevis, there is a lack of alternative tourist attractions in the area to address the needs of visitors who either do not want to get involved in adventure sports or to address the needs of visitors when the weather does not allow skiing, climbing or mountain biking, particularly at high level.

Achnabobane Estate is well placed to supplement the existing activities and to become a multifunctional tourist destination in itself. We believe such a development would significantly augment the existing facilities and serve to increase visitor numbers and in turn increase income in the local area, in line with the Scottish Government's 2015 economic strategy.

This Proposal of Application Notice (PAN) is the first formal notice of this proposed development. It is proposed that the development will include new 120 bed hotel, various tourist attractions and shop, similar to those at Brodie or Rothiemurchus, off road driving, countryside activities such as clay pigeon shooting, wood land walks, wildlife activities including access to the existing red deer herd on the estate and development of the existing fishing activities. This will entail installing new road access to the estate and providing enhanced servicing of the area including a new sewerage treatment plant to address the needs of the development and the surrounding houses. Clearly this will require significant investment in the area, but it is felt that the anticipated demand can support this.



Further details of the proposed development are currently being developed and will be taken forward to a series of local community presentations over the next 3 months.

12 September 2018

DWB/LG/AD.01

The Highland Council Headquarters
Planning Department
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fouin+bell



architects

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Dear Sirs,

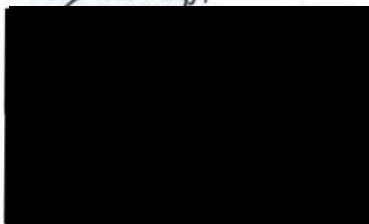
**PROPOSED MAJOR TOURISM AND LEISURE DEVELOPMENT,
ACHNABOBANE ESTATE, SPEAN BRIDGE**

We have been asked by our client, Mr Ross MacGregor to submit the attached Proposal of Application Notice to you for a proposed new major tourism and leisure development at Achnabobane Estate, near Spean Bridge.

Our client is proposing to make a very significant investment in the area and he is keen to work with the council and local community to ensure the success of this venture. It is proposed that there will be a series of community workshops which will be held over the next few months, at which proposals and ideas will be presented for discussion.

We will obviously be in touch further shortly and we will keep you informed of progress with regards to this PAN process.

Yours faithfully,



David W Bell
Director

Encl.

DEVELOPMENT AND INFRASTRUCTURE
DATE RECEIVED:

18 SEP 2018

The Highland Council
eProcessing Centre
Date Received:

18 SEP 2018

fouin + bell architects limited

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