

Agenda Item	5.1
Report No	PLS 083/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 05 December 2018

**Report Title:** 18/05234/PAN: Tulloch Homes Ltd  
Land at Druids Temple, Old Edinburgh Road South, Inverness

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

### Purpose/Executive Summary

**Description:** Proposed housing development of up to 200 units with associated roads, infrastructure and landscaping

**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 08.11.2018. 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

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

- 2.1 Based upon the information provided, the development is likely to comprise of residential development (up to 200 homes), with associated landscaping, parking and infrastructure on 13.19ha of land.
- 2.2 The applicant has not yet 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 undulating ground which is split by Old Edinburgh Road South and extends to approximately 13.19ha. The area to the east of Old Edinburgh Road South is bounded to the north and south by housing development. The area to the west of Old Edinburgh Road South is a mix of scrub and open agricultural land with watercourses running through the site.
- 3.2 It is anticipated that there will be opportunity for access to the site from the distributor road known as Inshes Road. Access for non-motorised users would likely be via the same route.
- 3.3 There are no sites designated for natural heritage interests in the wider area that are likely to be 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 Parts of the site are at risk of pluvial flooding as a result of the water courses running through the site.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

1 – Completing the Unconstrained City Expansion Areas  
28 - Sustainable Design  
29 - Design Quality & Place-making  
30 - Physical Constraints  
31 - Developer Contributions  
32 - Affordable Housing  
34 - Settlement Development Areas  
42 - Previously Used Land  
51 - Trees and Development  
55 - Peat and Soils  
56 - Travel  
57 - Natural, Built & 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  
73 - Air Quality  
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**

Policy 2 – Delivering Development

Allocation IN43 – Parks Farm (Housing) – 305 homes

Allocation IN50 – Druids Temple (Housing) – 96 homes

### **4.4 Highland Council Supplementary Planning Policy Guidance**

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

Developer Contributions (November 2018)

Flood Risk & 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)  
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**

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) Phasing;
  - o) Open Space and Landscaping;
  - p) Infrastructure Capacity and Delivery (including education provision); and
  - q) 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: David Mudie  
Designation: Area Planning Manager – South  
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	SAM SWEENEY
Address	Address
STONEFIELD HOUSE	BRACEWELL STIRLING
STONEFIELD BUSINESS PARK	CONSULTING
INVERNESS IV2 7PA	5 NESS BANK, IV2 4SF
Phone No.	Phone
01463 233900	01463 233760
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

SITE IN 50 (PART IN 13) DEVID'S TEMPLE, INVERNESS

**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.

PROPOSED HOUSING DEVELOPMENT OF UP TO 200 UNITS  
WITH ASSOCIATED ROADS, INFRASTRUCTURE AND  
LANDSCAPING.

**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

INVERNESS SOUTH PAR. R. RUSSELL (SECRETARY) 8.11.2018

Names/details of any other parties

Date Notice Served

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

EXHIBITION OF PROPOSALS (1 WEEK) T.B.C.

DROP-IN SESSION (1 DAY) T.B.C.

Newspaper Advert – name of newspaper

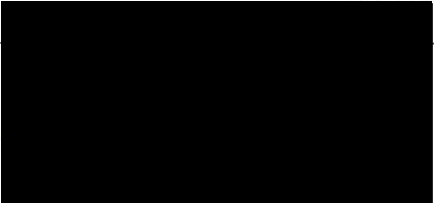
Advert date(when known)

PRESS AND JOURNAL T.B.C.

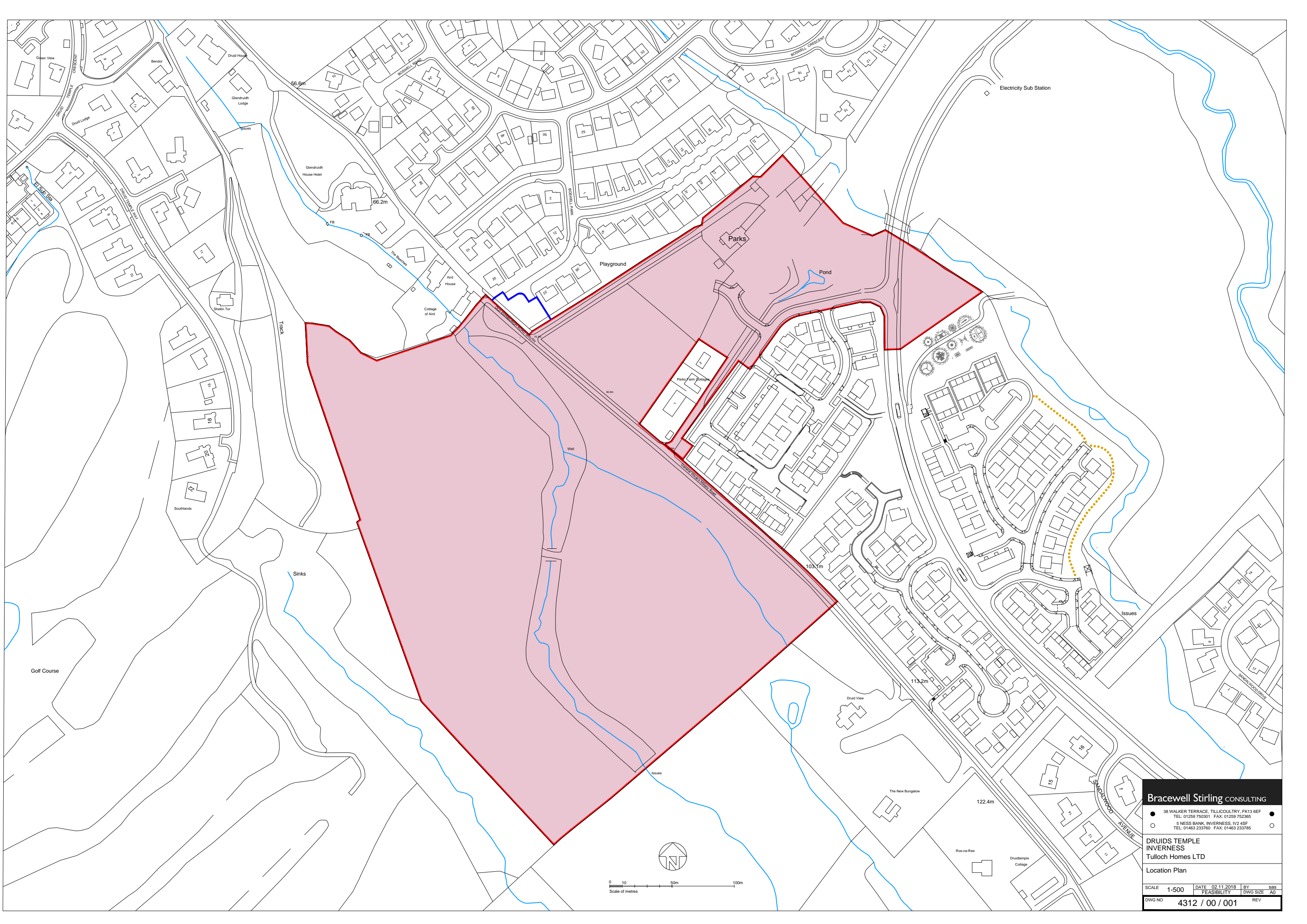
Details of any other consultation methods (date, time and with whom)

COMMUNITY COUNCIL

Signed



Date 8.11.2018



**Bracewell Stirling CONSULTING**

● 38 WALKER TERRACE, TILLCULLTRY, FK13 6EF ●  
 TEL: 01259 750301 FAX: 01259 752365  
 ○ 5 NESS BANK, INVERNESS, IV2 4SF ○  
 TEL: 01463 233760 FAX: 01463 233785

**DRUIDS TEMPLE  
INVERNESS**

**Tulloch Homes LTD**

**Location Plan**

SCALE	1-500	DATE	02.11.2018	BY	SAS
			FEASIBILITY		DWG SIZE A0
DWG NO	4312 / 00 / 001			REV	