

Agenda Item	5.3
Report No	PLS 085/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 05 December 2018

Report Title: 18/05381/PAN: Link Group
Land at Upper Achintore, Fort William

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: New residential development of up to 400 dwelling including landscaping, access and associated site development works.

Ward: 21 – Fort William and Ardnamurchan

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 16.11.2018. 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
 - Supporting Statement providing further details on the matters required by the Notice.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of residential development (up to 400 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 area of undulating and sloped ground with a number of plateaus. The site is elevated above the existing residential development to the north west. The site is covered by a mix of vegetation with limited trees. Watercourses run through the south western corner of the site. A track which provides access to the Scottish Water infrastructure to the west of the site runs across the site from east to west.
- 3.2 Access to the site would be via Connochie Road and Heather Croft Drive via a road which was put in place to facilitate the development of this area of Fort William. Access for non-motorised users would likely be via the same route with a number of core paths and informal paths running through the site.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area however, they are unlikely 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. The site is in an area of archaeological potential.
- 3.5 Parts of the site are at risk of fluvial pluvial flooding as a result of the water courses running through the site. Due to the ground conditions on the site there are also areas at risk from surface water flooding.

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

MU11 – Upper Achintore (Mixed Use) – 300 homes, business, community, neighbourhood scale retail.

4.3 Proposed West Highland and Islands Local Development Plan 2015

Policy 2 – Delivering Development

Allocation FW13 – Upper Achintore North (Mixed Use) – 220 homes, neighbourhood scale business, retail.

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) Peats and soils;
 - f) Pedestrian and Cycle Links;
 - g) Water, Flood Risk, and Drainage;
 - h) Natural Heritage;
 - i) Built and Cultural Heritage;
 - j) Design and Layout;
 - k) Landscape and Visual Impact;
 - l) Access and Recreation;
 - m) Noise and Light Pollution;
 - n) Construction Impacts;
 - o) Phasing;
 - p) Open Space and Landscaping;
 - q) Infrastructure Capacity and Delivery (including education provision); 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: 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

1 Residential Development, Upper Achintore PoAN

1.1 Parties Receiving Copies of this Proposal of Application Notice

Community Council

- Fort William Community Council

Elected Members (Ward – Fort William and Ardnamurchan)

- Councillor Blair Allan
- Councillor Andrew Baxter
- Councillor Niall McLean
- Councillor Ian Ramon

Members of the Scottish Parliament

Constituency MSP (Skye, Lochaber and Badenoch)

- Kate Forbes MSP

Regional MSPs (Highlands and Islands)

- Donald Cameron MSP
- John Finnie MSP
- Rhoda Grant MSP
- Jamie Halcro Johnston MSP
- Edward Mountain MSP
- David Stewart MSP
- Maree Todd MSP

2 Details of Proposed Consultation

2.1 Proposed Public Event

- 2.1.1 The public exhibition by way of attended open evening will take place on Monday 4th February 2019 at Lundavra Primary School, Lundavra Road, Fort William, PH33 6JR, between the hours of 4pm and 8 pm.
- 2.1.2 The purpose of the public exhibition is to allow the public to view the development proposals and make comments on any issues that may be of interest to them.
- 2.1.3 The public exhibitions will be attended by Link Group appointed design team members who will facilitate the event and respond to any technical queries from the attendees. Display/exhibition boards will be available which will explain the context of the proposed development.
- 2.1.4 Responses will be captured on comment sheets and questionnaires, as well as any notes taken by the Project Team facilitating the event.
- 2.1.5 The comments emanating from the public exhibitions will be captured in a Pre-Application Consultation (PAC) Report which will form part of the planning application. The PAC Report will inform and shape the application proposals.

2.2 Proposed Newspaper Advert

- 2.2.1 Publication of an advertisement providing details of the public events in the Oban Times (Lochaber Edition) at least 7 days in advance of the agreed date of the public event. The paper is published on a Thursday and it is proposed to target the 23rd January 2019. The proposed newspaper advert will include the following information:

The Highland Council

NOTICE OF PRE-PLANNING APPLICATION PUBLIC EXHIBITION

Proposed development on land at Upper Achintore, Fort William, accessed via Connochie Road.

Link Group intends to submit an application for planning permission in principle to The Highland Council for a new residential development of up to 400 dwellings, including landscaping, access, and associated site development works. The application will be accompanied by a masterplan and Environmental Impact Assessment (EIA)

A public exhibition of plans for the proposed development will be held at Lundavra Primary School, Lundavra Road, Fort William between 4pm and 8pm on 4th February 2019, where representatives will be available to discuss the proposal and answer questions. A second public event will be held in early 2019 and will be advertised separately.

Further information may be obtained from Peter Brett Associates (PBA), 160 West George Street, Glasgow, G2 2HG. Tel. 0141 352 2360 or email glasgow@peterbrett.com.

Comments can be left at the event or be made by email/postal return (contact details above) by Friday 15th February 2019. Comments submitted at this stage are not representations to the council but will be considered by PBA in the preparation of the planning application.

If a planning application is subsequently submitted to The Highland Council, normal neighbour notification and publicity will be undertaken and formal representations regarding the proposal can be made at that time.

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 ..Link Group.....	Agent ..Peter Brett Associates.....
Address Watling House,.....	Address 160 West George Street.....
Callendar Business Park,Glasgow, G22HG.....
Callendar Road, Falkirk FK1 1XR
Phone No. 01324 417 160.....	Phone ..0141 352 2360.....
E-mail linkgroup@linkhaltd.co.uk..	E-mail glasgow@peterbrett.com.....

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 Upper Achintore, Fort William, with access via Connochie Road.....

.....

.....

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.

Application for planning permission in principle for a new residential development ..
of up to 400 dwellings including landscaping, access and associated site development
works. The application will be accompanied by a masterplan and EIA.
.....

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 ^X.....

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
Fort William Community Council	16th November 2018

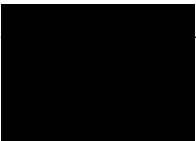
Names/details of any other parties	Date Notice Served
Highland Councillors (See attached List)	16th November 2018
Constituency and regional MSPs (See attached List)	

Please give details of proposed consultation

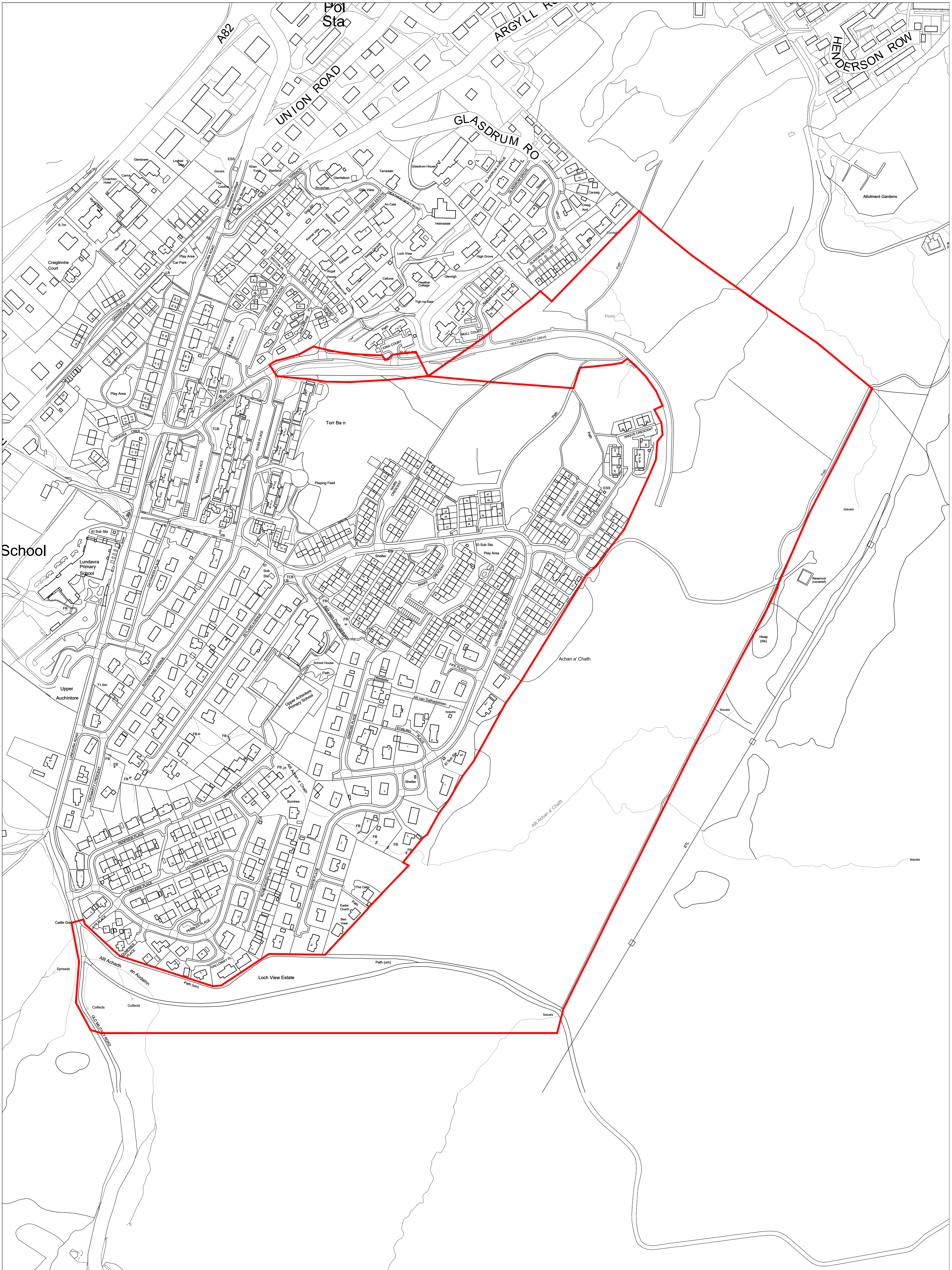
Proposed public event	Venue	Date and time
Public Exhibition	Lundavra Primary School	4th February 2019 4pm to 8pm

Newspaper Advert – name of newspaper	Advert date(where known)
Oban Times, Lochaber Edition	24th January 2019

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

Signed 

Date 16th November 2018



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REV	REASON FOR ISSUE	DATE	NOTES
A	ISSUED FOR PLAN	14.11.18	— Site Boundary (indicative - to be confirmed)

STATUS
 PROPOSAL OF APPLICATION NOTICE

PROJECT
 UPPER ACHINTORE RESIDENTIAL DEVELOPMENT

TITLE
 LOCATION PLAN

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:2000	14.11.18	ND	PW	SB

Stallan-Brand
 80 Nicholson Street
 Glasgow
 G5 9ER

Phone: 0141 258 5015
 Email: info@stallanbrand.com
 Website: www.stallanbrand.com

PROJECT NUMBER	DRAWING NUMBER	REVISION
1081.00	1081.00(00)007	A

Scale @ 1:1

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