

Agenda Item	5.1
Report No	PLS 002/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 29 January 2019

Report Title: 18/04935/PAN: Tulloch Homes Ltd
Land 80M SE of 2 Carr Place, Carrbridge

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Housing development with associated landscaping, boundary treatment, SUDS and infrastructure

Ward: 20 – Badenoch and Strathspey

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 18.10.2018. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 The submitted information attached includes:
 - Location Plan

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of residential development with associated landscaping, SUDS and infrastructure on 2.38ha 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 flat ground to the south of Carr Road on the eastern outskirts of Carrbridge and extends to approximately 2.38ha. There is a small cluster of properties to the north of the site across the public road and 2 semi detached cottages along the access off Carr Road. The rest of the site is enclosed by woodland. Core Path LBS53 (Sustrans Route 7) follows the existing access along the eastern boundary and continues through the woodland beyond the site.
- 3.2 There is an existing access from Carr Road at the north western site boundary.
- 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 or listed buildings within the wider surrounding area.
- 3.5 Parts of the site are at risk of pluvial flooding.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2015

Policy 2	Supporting Economic Growth:
Policy 3	Sustainable Design
Policy 4	Natural Heritage
Policy 5	Landscape
Policy 8	Sport and Recreation

Policy 9	Cultural Heritage
Policy 10	Resources
Policy 11	Developer Contributions

4.2 **Cairngorms National Park Planning Guidance**

- New Housing Development (non-statutory guidance)
- Supporting Economic Growth (non-statutory guidance)
- Sustainable Design (non-statutory guidance)
- Natural Heritage (supplementary guidance)
- Landscape (non-statutory guidance)
- Sport and Recreation (non-statutory guidance)
- Cultural Recreation (non-statutory guidance)
- Resources (non-statutory guidance)
- Developer Contributions (supplementary guidance)

4.3 **Highland Council Supplementary Planning Policy Guidance**

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Trees, Woodlands and Development (Jan 2013)

Developer Contributions (November 2018)

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)

4.6 **Other**

Cairngorms National Park Core Paths Plan (March 2015)

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) Protected Species;

- 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: Roddy Dowell
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	TULLOCH HOMES LTD.	Agent	BRACEWELL STIRLING CONSULTING
Address	STONEFIELD HOUSE STONEFIELD BUSINESS PARK INVERNESS IV2 7PA.	Address	38 WALKER TERRACE TILLCOUNTRY PK13 6EF
Phone No.	01463 229300.	Phone	01259 750301.
E-mail		E-mail	David.Keith@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 H1: LAND SOUTH OF CARR ROAD, CARRBRIDGE.
E: 291444 N: 022684.

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.

PROPOSED HOUSING DEVELOPMENT WITH ASSOCIATED
LANDSCAPING, BOUNDARY TREATMENT, SUDS AND
INFRASTRUCTURE.

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

CARRBRIDGE COMMUNITY COUNCIL 18 OCTOBER 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 VILLAGE HALL T.B.C.

DROP IN QUESTION & ANSWER VILLAGE HALL T.B.C.

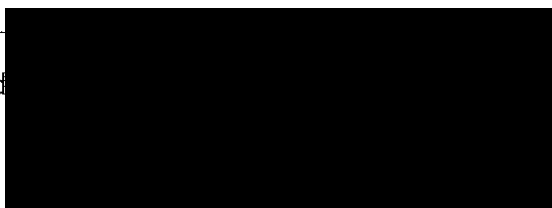
Newspaper Advert – name of newspaper

Advert date(when known)

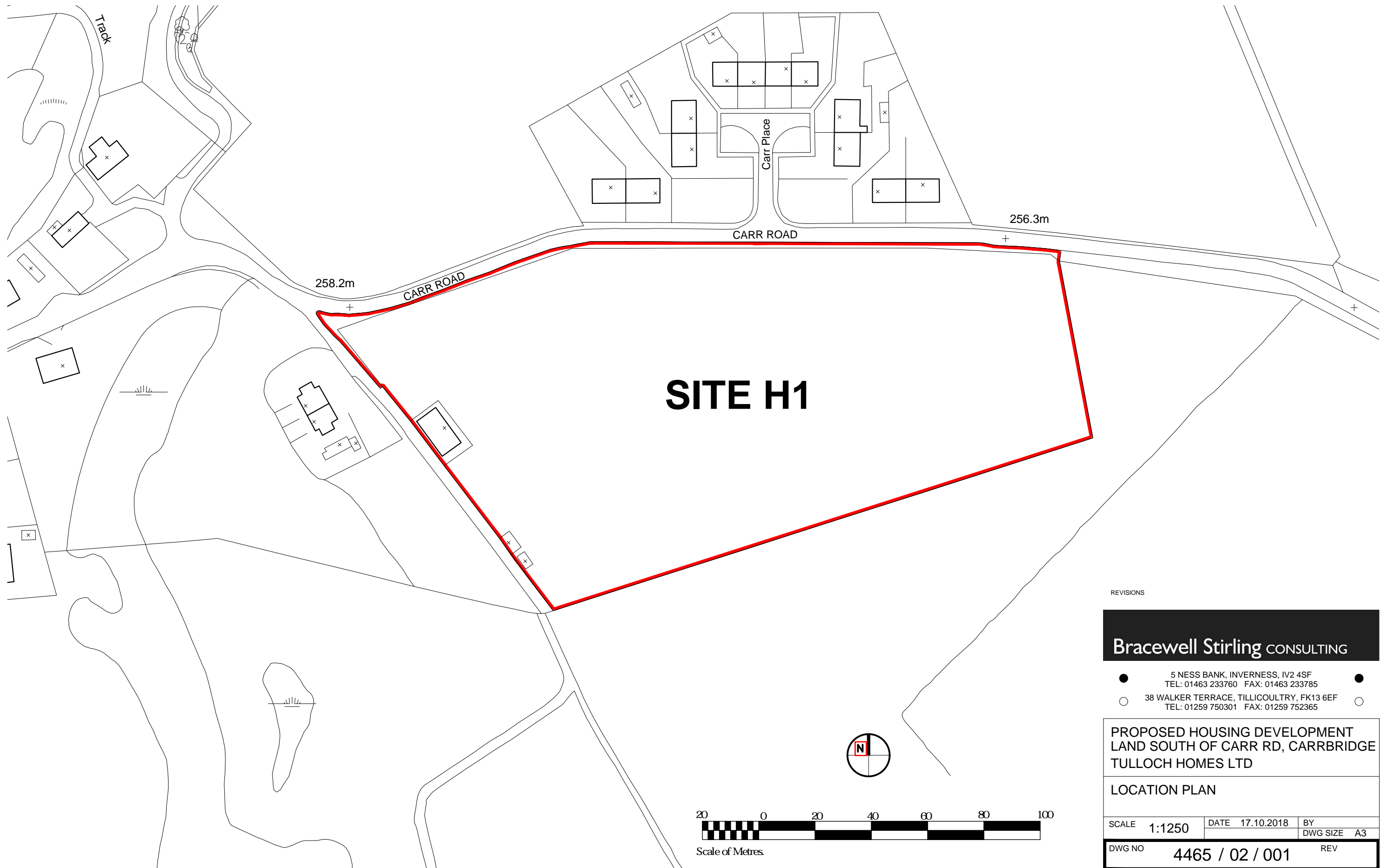
STRATHSPEY & BADENOCH HERALD T.B.C.

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

Signed



Date 17 OCTOBER 2018



REVISIONS

Bracewell Stirling CONSULTING

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

**PROPOSED HOUSING DEVELOPMENT
LAND SOUTH OF CARR RD, CARRBRIDGE
TULLOCH HOMES LTD**

LOCATION PLAN

SCALE	1:1250	DATE	17.10.2018	BY	
				DWG SIZE	A3

DWG NO	4465 / 02 / 001	REV	
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