

Agenda Item	5.3
Report No	PLN/046/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 4 June 2019

Report Title: 19/01983/PAN: Rick Finc Associates
Black Isle Country Park, Drumsittal, North Kessock

Report By: Acting Head of Development Management

1. **Purpose/Executive Summary**

1.1 **Description:** Holiday park development including holiday chalets, camping pods, caravan/tent pitches, hotel accommodation, formation of access, landscaping and associated infrastructure

Ward: 09 - Black Isle

2. **Recommendation**

2.2 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.

3. BACKGROUND

- 3.1 To inform the North Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 29 April 2019. Members are asked to note this may form the basis of a subsequent planning application
- 3.3 The submitted information attached includes:
- Proposal of Application Notice
 - Location Plan
 - Copy of Event Notice
 - Covering Letter

The applicant has indicated that their consultation event will be between 14:00 to 19:00 on the 13 June 2019 at the Munloch Hall. The PAN and associated consultation event shall be advertised in the Ross-Shire Journal on the 24 May 2019.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 Tourism related development comprised of holiday chalets, camping pods and caravan / tent pitches and a centrally located 'hub' building providing further accommodation as well as convenience, leisure and management facilities.

5. SITE DESCRIPTION

- 5.1 The site extends to 21ha and is comprised predominantly of the agricultural land and infrastructure associated with the former Black Isle Wildlife Park. It occupies broadly level ground and is bounded by Bogallan Wood to the north and west, the Drumsmittal Plantation and agricultural grazing land to the south and the single track U2596 (Knockbain Road) to the east. A house, Ord View, is located within the site and a cluster of residential properties and agricultural buildings sit 650m to the south and 575m to the southwest of the only existing access to the former Black Isle Wildlife Park.
- 5.2 A request for a screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment (EIA)) (Scotland) Regulations 2017 was received on the 17 January 2019. It was determined on the 14 March 2019 that an EIA is not required for the development described in the accompanying information.
- 5.3 The former Black Isle Wildlife Park is not located within or immediately adjacent to any statutorily designated aspects of the natural environment. A number of areas at risk of pluvial flooding punctuate the site principally around an existing field drain towards its centre.
- 5.4 A Scheduled Monument, Bogallan Wood Cairn (Reference: SM3121), and two historic farmsteads, Drumsmittal and Bogallan Wood, are located within the site.

There are no other statutorily designated aspects of the historic environment within or immediately adjacent to the former Black Isle Wildlife Park.

5.5 There are no core paths within or immediately adjacent to the site.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

30 - Physical Constraints

31 - Developer Contributions

35 - Housing in the Countryside (Hinterland Areas)

43 - Tourism

44 - Tourist Accommodation

51 - Trees and Development

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

6.2 Inner Moray Firth Local Development Plan (2015)

No site specific policies.

6.3 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (Nov 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (Mar 2013)

Housing in the Countryside and Siting and Design (Mar 2013)

Managing Waste in New Developments (Mar 2013)

Physical Constraints (Mar 2013)

Public Art Strategy (Mar 2013)

Roads and Transport Guidelines for New Developments (May 2013)

Standards for Archaeological Work (Mar 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

6.4 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (Jun 2014)

National Planning Framework 3 (Jun 2014)

Designing Streets (Mar 2010)

Creating Places (Jun 2013)

7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 7.1
- a) Development Plan;
 - b) Planning History;
 - c) Consultee Responses;
 - d) Letters of Representation;
 - e) Siting, Design and Layout;
 - f) Access, Roads and Transport;
 - g) Active Travel including Pedestrian and Cycle Links;
 - h) Flood Risk, Drainage and the Water Environment;
 - i) Built and Cultural heritage;
 - j) Landscape and Visual Impact;
 - k) Noise and Light Pollution
 - l) Impact on Residential Amenity;
 - m) Construction Impacts and Phasing;
 - n) Open Space and Landscaping;
 - o) Economic Impact;
 - p) Infrastructure Capacity and Delivery; and
 - q) Any Other Material Considerations.

8. CONCLUSION

- 8.1 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.

9. IMPLICATIONS

- 9.1 Resource: Not applicable

- 9.2 Legal: Not applicable
- 9.3 Community (Equality, Poverty and Rural): Not applicable
- 9.4 Climate Change/Carbon Clever: Not applicable
- 9.5 Risk: Not applicable
- 9.6 Gaelic: Not applicable

10. 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.

Designation: Acting Head of Development Management
Author: Graham Fraser
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Reference 00001 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	Mr Scott Burnside	Agent	Rick Finc Associates
Address	c / o Rick Finc Associates	Address	Melford House
.....	.....	.....	3 Walker Street
.....	.....	.....	Edinburgh, EH3 7JY
Phone No. ....	.....	Phone	0131 226 6166
E-mail .....	.....	E-mail	amelia@rickfincassociates.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

.....
Former Black Isle Wildlife Park, The Croft, North Kessock, Inverness, IV1 3XF
.....
.....

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.

.....
Development incorporating a mix of holiday chalets, glamping pods, touring caravans and tent pitches, including a central accommodation hub building for hotel accommodation, reception, management facilities, convenience and leisure. Proposals will also include improved access, landscaping and associated infrastructure.
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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
Knockbain Community Council	29 / 04 / 19

Names/details of any other parties	Date Notice Served
Councillors Gordon Adam; Jennifer Barclay; Craig Fraser	29 / 04 / 19

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Manned public exhibition	Munlochy Hall	June 13th 2019, 2pm - 7pm

Newspaper Advert – name of newspaper	Advert date(where known)
The Inverness Courier	at least 7 days before exhibition

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

Statutory consultees and regulators, as necessary, to inform project concept and design

Signed Amelia Smith

Date..... 29 / 04 / 19

The Town and Country Planning (Scotland) Act 1997 as amended by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Invitation to View Development Proposals

Land at former Black Isle Wildlife Park, Drumsmittal, North Kessock, Inverness, IV1 3XF

Members of the public are invited by RFA (Development Planning) to view plans for a proposed holiday park development, including holiday chalets, camping pods, caravan/tent pitches, hotel accommodation, formation of access and landscaping and associated infrastructure on land of the former Black Isle Wildlife Park. A manned public exhibition will take place as part of the consultation process on the following date:

**Thursday 13th June 2019 at Munloch Village Hall, Millbank Road, Munloch,
from 2.00pm to 7.00pm.**

Questionnaires will be available at the event and can be handed back to staff on the day of the event or sent to RFA by email or through the post. All comments and feedback should be made to RFA by **Friday 28th June 2019**.

Please send completed questionnaires via email amelia@rickfincassociates.com, or by post to RFA | 3 Walker Street | Edinburgh | EH3 7JY.

Feedback at this stage does not constitute formal representation to The Highland Council. An opportunity to make formal representations to the Council will exist if a subsequent planning application is made.

Planning Department
The Highland Council

(via email)

29 April 2019

Dear Sir / Madam

PROPOSAL OF APPLICATION NOTICE (PAN): PROPOSED HOLIDAY PARK DEVELOPMENT AT FORMER BLACK ISLE WILDLIFE PARK, NORTH KESSOCK, IV1 3XF

On behalf of our client RFA is pleased to enclose a Proposal of Application Notice (PAN) for a planning permission in principle application for a holiday park development at the former Black Isle Wildlife Park, North Kessock, IV1 3XF.

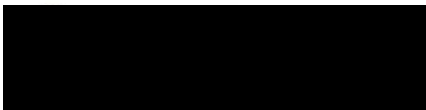
The final description of the proposed development is yet to be agreed and the scope and content of the proposals may be subject to amendment during the course of the consultation and application process, during which the public will have the opportunity to make formal representations.

The proposal would constitute 'major' development, as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. As such it will be subject to the required full pre-application consultations with the Council, Community Councils and the public.

The extent of the site is identified within the enclosed red line plan. Arrangements are in the process of being made for a Public Exhibition. This is proposed to be held at the **Munlochy Hall on Thursday 13th June between 2pm and 7pm**. In accordance with the relevant Regulations a public notice advertising the exhibition event will be published in the Inverness Courier at least 7 days prior to the exhibition.

Should you have any queries in the interim please do not hesitate to contact Amelia Smith in this office on 0131 226 6166 or on email: amelia@rickfincassociates.com.

Yours sincerely



Rick Finc