

Agenda Item	5.1
Report No	PLS 038/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 11 June 2019
Report Title: 19/02244/PAN: Springfield Properties PLC
Land Adjacent To Fire Station, East End, Beaully
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Residential development and associated infrastructure
Ward: 12 Aird and Loch Ness
Development category: Major
Reason referred to Committee:

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 AND PROPOSED DEVELOPMENT

- 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 14.05.2019. 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
- 1.4 Based upon the information provided, the development will comprise residential development, with associated boundary treatment, landscaping and infrastructure on 2.27ha of land.
- 1.5 The applicant has sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

2. SITE DESCRIPTION

- 2.1 The site comprises a large open field which connects with existing housing to the south. The Beauly Fire Station is located to the south east corner of the development site. Open fields lie beyond the boundary to the west and north.
- 2.2 Access to the site will be from the shared access with the Fire Station to the east of the site and will continue through the site to maintain an access into the fields beyond.
- 2.3 There are no sites designated for natural heritage interests in the wider area that are likely to be affected by the development.

3. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

3.1 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
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 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

3.2 Inner Moray Firth Local Development Plan 2015

Policy 2 – Delivering Development

BE1 – Groam Farm East

3.3 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)

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. OTHER MATERIAL POLICY CONSIDERATIONS

4.1 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

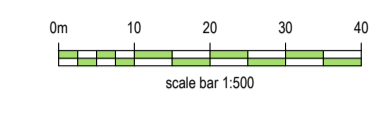
- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

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: Elaine Watt
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 - Location Plan

Important notes for clients / contractors
 No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced, in any way without express written consent.



Legend
 Application Boundary

Area of site outlined in Red
 =21,604 sqm
 2.16 hectares
 5.34 acres

Rev	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

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Project
 Beauly

Drawing
 POAN
 Location Plan

Scale 1:500 @ A1 Date May 2019 Drawn by AB Checked by

Drawing no. BE_PO_01

Rev

A1

