

Agenda Item	5.3
Report No	PLS 052/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 7 August 2019

Report Title: 19/02938/PAN: R F More (Properties) Limited
Inshes Small Holding (north), Wester Inshes, Inverness, IV2 5BG

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Residential development (in principle), means of access, and associated infrastructure

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 24 June 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
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of residential development with associated infrastructure. Through correspondence with the applicant's agent, it has been established that the development is likely to be in the region of 100 residential units.
- 2.2 To date the applicant has not sought pre-application advice from the Planning Authority.

3. SITE DESCRIPTION

- 3.1 The site comprises of an area of undulating ground which rises from north to south. The site is currently in agricultural use and bounded by trees to the east and west. Residential development is located to the west and to the south. A selection of buildings which comprise Inshes Small Holdings are located in the south of the site.
- 3.2 Access to the site would likely be via the unclassified road to the west of the site. Which leads to Meadowfield Avenue. The existing road network may require upgrades. Access for non-motorised users would likely be via the same route.

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.

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.

Watercourses run along the eastern and western boundaries of the site. Within the site there are some areas at risk of surface water flooding based on the indicative flood risk mapping provided by SEPA.

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
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 Inner Moray Firth Local Development Plan 2015

Within Inverness Settlement Development Area

Allocation IN47 – Inshes Small Holdings (North) - Housing (100 units)

Policy 2 – Delivering Development

4.3 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)

4.4 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) Impact on trees
 - j) Built and Cultural Heritage;
 - k) Design and Layout;
 - l) Landscape and Visual Impact;
 - m) Access and Recreation;
 - n) Noise and Light Pollution;
 - o) Construction Impacts;
 - p) Phasing;
 - q) Open Space and Landscaping;
 - r) Infrastructure Capacity and Delivery (including education provision); and
 - s) 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

8.1 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 .. R.F. More (Properties) Limited	Agent .. Ryden LLP
Address .. Caro House	Address .. 130 St Vincent Street
..... Inshes, Inverness Glasgow
..... IV2 5BG G2 5HF
Phone	Phone .. 01412703171
E-mail	E-mail .. [REDACTED]

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

..... Inshes Small Holding (north), Wester Inshes, Inverness, IV2 5BG

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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.

..... Residential development (in principle), means of access, 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..........

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 Community Council	24 June 2019

Names/details of any other parties	Date Notice Served
Cllrs. Carolyn Caddick, Ken Gowans, Andrew Jarvie, Duncan Macpherson, Fergus Ewing MSP, Drew Hendry MP	24 June 2019

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public Exhibition	Inshes Church, Inverness, IV2 3TW	20 August 2019, 13:00-18:30

Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier	13 August 2019

Details of any other consultation methods (date, time and with whom)
Inverness South Community Council on 20 August 2019, or alternative date by mutual agreement.

Signed

Date.....



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date



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Client
Ryden
 Project
Proposed Housing at Wester Inshes

Project No. **1881**
 Drawing No. **SK-101**
 Revision

Location Plan
 Status
WIP
 Date Created **05.03.19** Drawn by **AL**
 Scale **1 : 1250** Sheet **A1**

From file: X:\Documents\1881 - Housing at Wester Inshes, Inverness\02 - WORK IN PROGRESS\2.1 BIM Models\1881_CAA_R1_2019_Wester Inshes Site Layout.rvt
 Printed on: 05/03/2019 16:46:31