

Agenda Item	5.1
Report No	PLS/065/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 17 September 2019
Report Title: 19/03327/PAN: Gloag Investments
Land 280M SW of Ballindoun Lodge, Beauly
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings
Ward: 12 – Aird and Loch Ness

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 7 August 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

The applicant has set out that their consultation event will be on 25 September 2019 from 2pm-7pm.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings on a site covering 18.87 hectares (ha).
- 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 an area of relatively flat woodland, some of which has been felled under licence and which extends to approximately 18.87ha. The area of felled woodland will require restocking unless planning permission is granted to change its use.
- 3.2 The site boundary follows the A862 to the north, the A833 to the south and east and the River Beauly to the west and is located to the south of Beauly with farm land to the immediate south east and north.
- 3.3 While few details have been provided at this stage, it is likely that access will be taken from the A833.
- 3.4 There are a number of constraints within the site including the woodland being long-established (of plantation origin), flood risk within the site from the River Beauly and there is surface water flooding potential.
- 3.5 Within the wider area, the Category B listed East Lodge, Beaufort Castle and the Designed Landscape of Beaufort Castle are in close proximity, but unlikely to be directly affected by this development.

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
- 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)**

Policy 1 – Promoting and Protecting City and Town Centres

4.3 **Highland Council Supplementary Planning Policy Guidance**

- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Open Space in New Residential Developments (Jan 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Standards for Archaeological Work (Mar 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)
- 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.

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

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	GEORGE INVESTMENTS	Agent	SAVILLS
Address	c/o 56 GEORGE ST. EDINBURGH. EH2 2LR.	Address	8 WEMYSS PLACE EDINBURGH. EH3 6DH.
Phone No.		Phone	0131 3440893
E-mail		E-mail	adodds@savills.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 BETWEEN RIVER BEAULY AND A833 ON LAND TO
THE EAST OF BEAUFORT CASTLE (280 m SOUTH-WEST
OF BALLINDOWN LODGE).

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 WOODLAND VISITOR ACCOMMODATION WITH
ASSOCIATED LANDSCAPING, ACCESS, FOOTPATHS,
PARKING AND ASSOCIATED AMENITY BUILDINGS.

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
KILTARLITY ; KIRK HILL + BUNCHREW ; ALL 16/07/19
BEANLY ; KILMORACK

Names/details of any other parties Date Notice Served
CLLRS : H. KARWICHAEL ; G. CEVIKSHANK ; ALL 16/07/19
M. DAVIDSON ; E KNOX

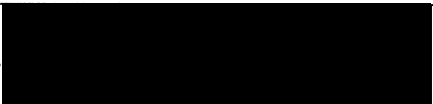
Please give details of proposed consultation

Proposed public event Venue Date and time
PUBLIC EXHIBITION KILTARLITY HALL 25.09.19.
2PM - 7PM

Newspaper Advert – name of newspaper Advert date(wher known)
INVERNESS COURIER TO ACCORD WITH
ABOVE.

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

Signed .



Date. 07/08/19.

Beaufort Woodland Visitor Accommodation - Proposal of Application Notice

