

Agenda Item	5.2
Report No	PLS/077/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 29 October 2019
Report Title: 19/04229/PAN: Kirkwood Homes
Newlands of Culloden, Culloden Moor, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Mixed use of development of residential, community, business/commercial and tourism uses
Ward: 17 - Culloden And Ardersier

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 18 September 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 11 November 2019 from 1500-2000 at Croy Hall.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of Mixed use of development of residential, community, business/commercial and tourism uses on a site covering 12.2 hectares (ha).
- 2.2 A request for Pre-Application Advice for a Major Development (19/04311/PREMAJ) has been withdrawn.

3. SITE DESCRIPTION

- 3.1 The site comprises an area of open grazing, farmland and woodland which slopes from north to south. The northern and southern edges of the site are bounded by trees.

It is anticipated that access would be from either the B9006 Culloden Road or the minor road to Little Cantray.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 9 - A96 Corridor Phasing and Infrastructure
- 19 – Smaller Settlements in the A96 Corridor
- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and 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 4 - Water and Waste Water Infrastructure in the Inverness to Nairn Growth Area

4.3 **Inner Moray Firth Local Development Plan - Call for Sites**

Site has been submitted by the applicant to the call for sites as part of the review of the Inner Moray Firth Local Development Plan.

4.4 **Highland Council Supplementary Planning Policy Guidance**

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

Flood Risk and 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)

Developer Contributions (November 2018)

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.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan

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

Croy and Culloden Moor Community Council

19 September 2019

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Public Drop-in Session

Croy Hall

11 November 2019 - 3.00 - 8.00 pm

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

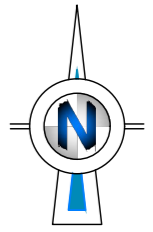
5 November 2019

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

Highland Council: Pre-application Major Development Proposal - 6 November 2019

Signed **G H Johnston Building Consultants Ltd** Date...19 - 09 - 2019.....

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



Site Boundary
 area : 130475 sqm
 13.05 ha

**Sketch
 Proposal**

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client
Kirkwood Homes Ltd

Project
**Mixed Use Development at
 Newlands of Culloden
 Inverness**

Drawing
Location Plan

Scale 1:5000@A2	Date 09.2019	Drawn by CL
Project no 2559	Dwg no PL001	Rev

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