

Agenda Item	5.2
Report No	PLS/088/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 4 December 2019

Report Title: 19/05044/PAN: Colin and Dana Wares
Land 730M NW of King's Stables Cottage, Westhill, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: One operational needs farmhouse including access and drainage 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 11 November 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

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for an operational needs farmhouse with access and drainage infrastructure.

3. SITE DESCRIPTION

- 3.1 The overall site lies approximately 4 kilometres to the east of Inverness and is located on an area of open land to the north of the B9006 between Blackpark Farm and King's Stables and the proposed site for the farmhouse building itself is set back some 600m from the B9006 public road. Culloden Wood lies further to the north. The land is entirely located within the Culloden Battlefield Conservation Area and is situated within the known extent of the Culloden Inventory Battlefield.

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 and Place-making
31 - Developer Contributions
35 - Housing in the Countryside (Hinterland Areas)
57 - Natural, Built and Cultural Heritage
61 - Landscape
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage

4.2 Inner Moray Firth Local Plan 2015

No specific policies apply.

4.4 **Highland Council Supplementary Planning Policy Guidance**

Culloden Muir Conservation Area: Character Appraisal and Management Plan Developer Contributions (November 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Sustainable Design Guide (Jan 2013)

4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Assessment of how the proposal will preserve or enhance the conservation area;
 - b) Impact of development on Inventory Battlefield;
 - c) Archaeological impacts;
 - d) Effects of proposal on landscape character;
 - e) Drainage impacts;
 - f) Justification for development in terms of operational need; and
 - g) Visual impact of development.

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/Major Developments

Author: John Kelly

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 COLIN & DANA WARES Address c/o Agents Phone No. E-mail	Agent G H Johnston Building Consultants Ltd Address Willow House Stoneyfield Business Park INVERNESS IV2 7PA Phone 01463-237229 E-mail admin@ghjohnston.co.uk
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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

..... MUIRFIELD FARM, WESTHILL, INVERNESS

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.

..... ONE OPERATIONAL NEEDS FARMHOUSE INCLUDING ACCESS
 AND DRAINAGE INFRASTRUCTURE (SEE SUPPORTING EXPLANATION)

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
Balloch Community Council	11 November 2019
.....
Cradlehall & Westhill Community Council	11 November 2019
.....

Names/details of any other parties	Date Notice Served
Historic Environment Scotland	11 November 2019
.....
.....

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public Drop-in Session	Cradlehall Primary School	28 November 2019 - 4.00 - 9.00 pm
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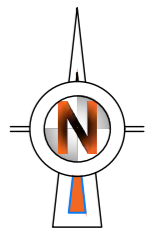
Newspaper Advert – name of newspaper	Advert date(where known)
INVERNESS COURIER	Tuesday 19 November 2019
.....

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

-
- Presentation to Balloch Community Council - date and time to be confirmed
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- Presentation to Cradlehall & Westhill Community Council - date and time to be confirmed
-

Signed *G H Johnston Building Consultants Ltd*
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on behalf of Mr & Mrs C and D Wares

Date...11 November 2019



— Site
 — Ownership Boundary

Pre-Applicaition Submission

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client
Mr Colin & Mrs Dana Wares

Project
**Operational Needs Farmhouse
 Muirfield Farm, Westhill
 Inverness**

Drawing
Location Plan

Scale
Noted@A2

Date
Nov 2019

Drawn by
PHJ/CL

Project no
2461

Dwg no
PA001

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