

Agenda Item	5.3
Report No	PLS-017-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 10 March 20220

Report Title: 20/00415/PAN: Davall Developments Ltd
Land to North, East and West of Dunbarry Terrace and
Kerrow Drive, Kingussie

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: New housing development for approximately 23no. detached houses with associated roads, infrastructure & landscaping

Ward: 20 – Badenoch and Strathspey

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 28.01.2020. 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 Based upon the information provided, the development is likely to comprise of residential development for approximately 23 houses with associated landscaping, SUDS and infrastructure on 4.39ha of land.
- 2.2 The applicant has not sought formal pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments prior to lodging this Proposal of Application Notice.

3. SITE DESCRIPTION

- 3.1 The site comprises an open area of sloping ground in the northern portion of Kingussie which extends to approximately 4.39ha. There are existing accesses from Kerrow Drive and Dunbarry Terrace at the southern site boundary, it is not clear which will be the main access at this time.
- 3.2 The site is enclosed by existing housing to the south along Kerrow Drive and Tombaraidh Wood which designated as Long-Established Woodland of plantation origin. Core Path LBS143 (Link Path to Tombaraidh Wood) and Core Path LBS73 (Tombaraidh) are located beyond the western and northern boundary and continues through the woodland. Parts of the site are at risk of pluvial flooding. A water main is located within the wider phased development site.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2015

The site forms part of the wider 19.6ha housing allocation EP1 for 300 units: Land between Ardbroilach Road and Craig an Darach.

Relevant policies from the Cairngorms National Park Local Development Plan 2015 include:

Policy 1: New Housing Development

Policy 2: Supporting Economic Growth

Policy 3: Sustainable Design

Policy 4: Natural Heritage

Policy 5: Landscape

Policy 8: Sport and Recreation

Policy 9: Cultural Heritage

Policy 10: Resources

Policy 11: Developer Contributions

Community Information: Kingussie

4.2 **Cairngorms National Park Local Development Plan 2020 (Proposed Plan)**

The site forms part of the wider 19.6ha housing allocation H1: Land between Ardbroilach Road and Craig an Darach. Which states:

“The site has existing outline consent for a Masterplan for the phased development of 300 dwellings with capacity for economic development and community uses. Any future proposals on the site should comply with the approved Masterplan. The site will provide for housing demand in Kingussie over the Plan period beyond 2020.

- A Drainage Impact Assessment is required and should assess the potential surface water flooding. A water main runs through the site.
- Appropriate Transport access will be required to service the site from the A86 Trunk Road.
- Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and ancient woodland surrounding the site.
- Development proposals should incorporate and enhance the area of protected open space along the southern boundary of the site.”

Relevant policies from the Cairngorms National Park Local Development Plan 2020 (Proposed Plan) include:

Policy 1: New housing development

Policy 2: Supporting economic growth

Policy 3: Design and placemaking

Policy 4: Natural heritage

Policy 5: Landscape

Policy 8: Open space, sport and recreation

Policy 9: Cultural heritage

Policy 10: Resources

Policy 11: Developer obligations

Strategic Settlements: Kingussie

The Proposed Plan is currently undergoing examination with unresolved objections for this site being set out within the Schedule 4 submissions to the Directorate for Planning and Environmental Appeals (Issue 9).

4.3 Cairngorms National Park Planning Guidance

- New Housing Development (non-statutory guidance)
- Supporting Economic Growth (non-statutory guidance)
- Sustainable Design (non-statutory guidance)
- Natural Heritage (supplementary guidance)
- Landscape (non-statutory guidance)
- Sport and Recreation (non-statutory guidance)
- Cultural Recreation (non-statutory guidance)
- Resources (non-statutory guidance)
- Developer Contributions (supplementary guidance)

4.4 Other Cairngorm National Park Guidance

Cairngorms National Park Core Paths Plan: Developing Active Places (March 2015)

4.5 Highland Council Supplementary Planning Policy Guidance

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

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (Mar 2013)

Trees, Woodlands and Development (Jan 2013)

Developer Contributions (November 2018)

4.6 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 (including impact on designated sites);
 - h) Protected Species;

- i) Built and Cultural Heritage;
- j) Design and Layout;
- k) Landscape and Visual Impact;
- l) Access and Recreation;
- m) Noise and Light Pollution;
- n) Construction Impacts;
- o) Phasing;
- p) Open Space and Landscaping;
- q) Infrastructure capacity and delivery (including education provision); and
- r) 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: Roddy Dowell

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 Davall Developments Ltd	Agent Bracewell Stirling Consulting
Address First Floor 111 Grampian Road Aviemore PH22 1RH	Address 38 Walker Terrace Tillicoultry Clackmannanshire FK13 6EF
Phone No. 01479 811570	Phone 01259 750301
E-mail -	E-mail planning@bracewell-stirling.co.uk

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 accessed off ends of Kerrow Drive and Dunbarry Terrace, Kingussie

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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.

New housing development for approximately 23no. detached houses with associated roads, infrastructure and landscaping

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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...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

Kingussie Community Council (Janet Kinnaird, Secretary) 7th Feb 2020

Names/details of any other parties Date Notice Served

Please give details of proposed consultation

Proposed public event Venue Date and time

Drop-In Session Talla Nan Ros Village Hall, King St, Kingussie, PH21 1HP
Thu 12th March 2020 1-7pm

Newspaper Advert – name of newspaper Advert date(where known)

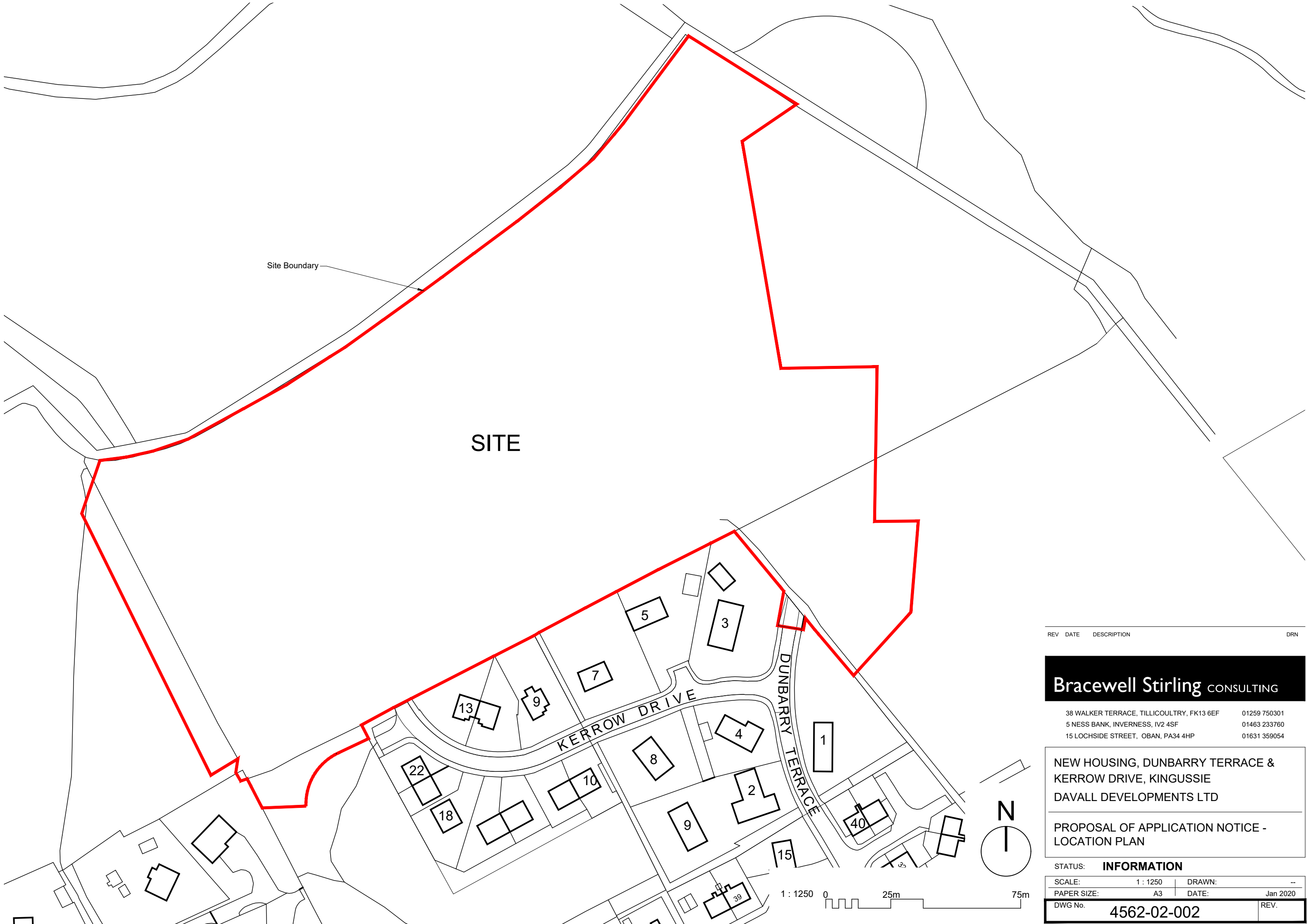
Strathspey & Badenoch Herald Thu 27th February 2020

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

Community Council (as above)

Signed .. 

Date **7th February 2020**



Site Boundary

SITE

KERROW DRIVE

DUNBARRY TERRACE



1: 1250 0 25m 75m

REV	DATE	DESCRIPTION	DRN
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Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

NEW HOUSING, DUNBARRY TERRACE & KERROW DRIVE, KINGUSSIE
 DAVALL DEVELOPMENTS LTD

PROPOSAL OF APPLICATION NOTICE - LOCATION PLAN

STATUS: **INFORMATION**

SCALE:	1 : 1250	DRAWN:	--
PAPER SIZE:	A3	DATE:	Jan 2020

DWG No.	4562-02-002	REV.	
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