

Agenda Item	<b>5.2</b>
Report No	<b>PLS-052-20</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 3 November 2020

**Report Title:** 20/03930/PAN: Drum Capital Projects Ltd

Land at Inverness Airport Business Park, Vallance Road, Dalcross, Inverness

**Report By:** Acting Head of Development Management – Highland

### 1. Purpose/Executive Summary

**1.1 Description:** Erection of storage and distribution warehouse (Class 6) extending to approx. 7800sq.m GIFA, with ancillary offices, parking, van parking, accesses, access road, landscaping, engineering and infrastructure works including EV chargers and sub-station.

**Ward:** 17 – Culloden and Ardersier

### 2. Recommendations

2.1 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.

### **3. BACKGROUND**

- 3.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged and made valid on 7 October 2020. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 3.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
  - Location Plan
- 3.4 The applicant intends to hold an online consultation event due to the current restrictions related to the Coronavirus pandemic. The online public event will take place on 25 November 2020 where it will be hosted on a bespoke website. In addition for a period of 21 days after this date the members of the public will be able to access the proposals and submit comments. The event will be advertised in the press and officers have requested that the applicant also raises awareness of the event by undertaking a letter drop to all properties within 5km of the site.

### **4. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 4.1 The PAN provides notice of the developer's intention to submit a planning application for the erection of a storage and distribution warehouse (Class 6). The proposal would likely comprise of the following infrastructure:
- Ancillary offices;
  - Vehicle Parking;
  - Accesses, including and new access road;
  - Landscaping and Engineering Infrastructure works.

### **5. SITE DESCRIPTION**

- 5.1 The application site comprises of an area of relatively flat area of agricultural land, located directly to the south east of Inverness Airport, accessed via the C1017 Airport Road. The site is currently bounded with post and wire fencing. An overhead line runs across the site from north to south. There is a line of mature trees along the eastern boundary.
- 5.2 The site is covered by the Inverness Airport Business Park masterplan (ref. 08/00215/OUTIN) for a mix of uses. The site sits in an area of the masterplan which is reserved for the uses identified in the PAN but is also identified for strategic landscaping.
- 5.3 There are no statutory nature conservation designations within the proposed development area. However, the surrounding woodlands, particularly around Petty

Level Crossing has woodland plantation value, with known protected species interests (bats). Other protected species (badgers) are also found in this area.

- 5.4 There are cultural and heritage interests both within the site and close to the site.
- 5.5 The site sits within the Coasted Farmlands Landscape Character Type. The site does not sit within any designated landscapes.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

- 9 - A96 Corridor – Phasing and Infrastructure
- 13 - Tornagrain
- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 41 - Business and Industrial Land
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 74 - Green Networks
- 77 - Public Access
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 72 – Pollution
- 77 – Public Access

### **6.2 Inner Moray Firth Local Development Plan 2015 (IMFLDP):**

- Policy 3 – Strategy for Growth Areas, Inverness to Nairn Growth Area
- Strategic Employment Areas – Inverness Airport
- Policy IA1 Inverness Airport Business Park

### **6.3 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's Statutorily Protected Species (March 2013)
- Managing Waste in New Developments (March 2013)
- Standards for Archaeological Work (March 2012)

Sustainable Design Guidance  
Trees, Woodlands and Development (Jan 2013)

#### 6.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)  
National Planning Framework 4 (June 2014)  
PAN 1 / 2011 – Planning and Noise  
Planning Advice Note: PAN 75 -Planning for Transport

### **7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 7.1
- Development Plan;
  - National Policy;
  - Planning History;
  - Roads and Transport;
  - Water Environment (including private water supplies);
  - Flood Risk and Drainage;
  - Natural Heritage (including protected species, ornithology and designated sites);
  - Trees and Forestry;
  - Built and Cultural Heritage;
  - Design, Landscape and Visual Impact;
  - Access and Recreation;
  - Noise;
  - Aviation; and
  - Construction.

### **8. CONCLUSION**

- 8.1 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.

### **9. IMPLICATIONS**

- 9.1 Resource: Not applicable
- 9.2 Legal: Not applicable
- 9.3 Community (Equality, Poverty and Rural): Not applicable
- 9.4 Climate Change/Carbon Clever: Not applicable
- 9.5 Risk: Not applicable
- 9.6 Gaelic: Not applicable

## 10. 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:

Designation: Acting Head of Development Management – Highland

Author: Claire Farmer

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1 - Application Form

Plan 2 - Location Plan Sheet 1 of 2

Plan 3 – Location Plan Sheet 2 of 2

# 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 .....	Drum Capital Projects Ltd	Agent .....	Zander Planning Ltd
Address .....	12 Rubislaw Terrace Lane	Address .....	Clyde Offices, 2nd Floor
	Aberdeen		48 West George Street
	AB10 1XH		Glasgow, G2 1BP
Phone No. ....		Phone .....	07775 706252
E-mail .....		E-mail .....	alex@zanderplanning.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 at Inverness Airport Business Park, Vallance Road, Dalcross, Inverness

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

Erection of storage and distribution warehouse (Class 6) extending to approx. 7800sq.m GIFA, with ancillary offices, parking, van parking, accesses, access road, landscaping, engineering and infrastructure works including EV chargers and sub-stations

**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.....<sup>NO</sup>

**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

Ardersier and Petty Community Council

6 October 2020

Names/details of any other parties

Date Notice Served

Local Ward Cllrs : Cllrs Balfour; Robertson and Campbell-Sinclair

6 October 2020

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Online Public Consultation Event

Online at [www.iabpconsultation.com](http://www.iabpconsultation.com)

25 November 2020

10am to 4pm

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

at least 7 days before 25 November 2020

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

Signed ..... Alex Mitchell .....

Date..... 6 October 2020 .....

## PAPER APART – PROPOSAL OF APPLICATION NOTICE

### DRUM CAPITAL PROJECTS LTD

**ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSE (CLASS 6) WITH ANCILLARY OFFICES, PARKING, VAN PARKING, ACCESSES, ACCESS ROAD, LANDSCAPING AND ENGINEERING/INFRASTRUCTURE WORKS**

**LAND AT INVERNESS AIRPORT BUSINESS PARK, VALLANCE ROAD, DALCROSS, INVERNESS**

### Those Notified

#### Community Council:

Ardersier and Petty Community Council

#### Local Ward Councillors:

Ward : Culloden and Ardersier

Cllr Roddy Balfour  
Cllr Trish Robertson  
Cllr Glynis Campbell-Sinclair

### Consultation Event

Due to the current Covid-19 restrictions it is not possible to hold a public consultation event on a physical, face-to-face basis. The Scottish Government has therefore confirmed as a temporary measure that such events will be replaced by an on-line version

### Summary

To support the PAN Drum Capital Projects will create an online consultation model following the Scottish Government and local planning guidelines for public consultation during the coronavirus pandemic. The model will mirror Drum's usual public exhibition format by combining simple and straightforward access to well-laid out public information with interactive consultation techniques - geared to both answering specific questions and addressing key clarification points as well as the submission of formal feedback surveys

The online public event will take place on 25 November 2020. It will be hosted on a bespoke website [www.iabpconsultation.com](http://www.iabpconsultation.com) . The 'live' public event will take place between 10am and 4pm during which a two-way interactive approach will be facilitated. In tandem to this, the event will remain live on the



website for more than 21 days where members of the public will be able to access the proposals and submit comments.

The consultation model consists of the following elements:

### **1. Direct Consultation Groups**

Drum Capital Projects will re-engage with the local Community Council as part of the PAN notice and will offer the ability for a 'virtual' meeting with representatives of the Community Council.

### **2. Website : [www.iabpconsultation.com](http://www.iabpconsultation.com)**

The website will explain and introduce the context of the PAN. A PDF (or similar) exhibition banner will present current development plans following a similar layout to that of a public exhibition. There will be clear instructions on both interactive 'live' consultation and the completion and return of feedback questionnaires

### **3. 'Live' Consultation**

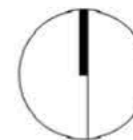
The website will contain a live email link which will remain active for the 'event-day' period reflecting a typical one- day public exhibition (e.g. 10 to 4 pm). This will allow viewers to email questions/clarification points to the Drum team during that time period, after they have viewed the exhibition banner. The Drum team will respond to all emails within a seven-day period.

### **4. Feedback Questionnaire**

An online feedback questionnaire will be included as part of the website. Responders will have a 21 day period to complete and return the questionnaire online. There will also be the opportunity for viewers to request hard copy information/questionnaires to be issued (and returned) by post for those who don't have access to the relevant technology.

### **5. Publicity**

The event will be advertised in the Inverness Courier at least 7 days before the event date start of 25 November 2020.



Site Area:  
5.84Ha / 14.43 Acres

Inverness Airport Business Park



**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project:  
IABP PLOTS 5-10  
INVERNESS AIRPORT

Client:  
DRUM PROPERTY GROUP

Title:  
LOCATION PLAN

Document Reference		Drawing Number	
Project Code	Drawing Code	Plot	Sheet
10000 - HFM - ZZ - ZZ - DR - A - (00)	0001		

Drawing Status:  
INFORMATION

Scale:  
1:1250 @ A1

Revision:  
B

Date:  
OCT 2020

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