

Agenda Item	5.1
Report No	PLS-056-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 December 2020

Report Title: 20/04309/PAN: Stratherrick And Foyers Community Trust Ltd
Land 100M NW Of Linden, Grays Park, Foyers

Report By: Area Planning Manager – South

1. Purpose/Executive Summary

1.1 Description: Community amenity masterplan comprising; Pavilion, covered pitch, trim trail/leisure walk, climbing wall, sports/leisure installations and associated access, parking and landscaping

Ward: 12 - Aird and Loch Ness

2. Recommendation

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 28 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
- Site Layout Plan
- General Plan (3D version)

3.4 The applicant held an online consultation event due to the current restrictions related to the Coronavirus pandemic. The online public event took place on 7 November 2020 where it was hosted on Zoom. In addition, the applicant has written to local residents, dated 23 October, advising them that they can view the plans on the website and the event has been advertised in the press.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 The PAN provides notice of the developer's intention to submit a planning application for a community amenity masterplan comprising; Pavilion, covered pitch, trim trail/leisure walk, climbing wall, sports/leisure installations and associated access, parking and landscaping.

5. SITE DESCRIPTION

5.1 This is a relatively flat, triangular shaped piece of open ground in Lower Foyers. It is bounded on one side by mature trees to the south and faces Loch Ness and the Loch Ness Shores Camping and Caravan site to the north. The residential development of Riverside is to the east and access into the site is from Riverside also.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

51 - Trees and Development

56 - Travel

57 - Natural, Built & Cultural Heritage

58 - Protected Species

66 - Surface Water Drainage
77 - Public Access

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

Policy 3 Other Settlements

6.3 Highland Council Supplementary Planning Policy Guidance

Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guidance
Trees, Woodlands and Development (Jan 2013)

6.4 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 7.1
- Development Plan;
 - Roads and Transport;
 - Trees;
 - Residential Amenity
 - Design, Landscape and Visual Impact;
 - Access and Recreation;
 - Noise; 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.

Designation: Area Planning Manager – South

Author: Elaine Watt

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

Relevant Plans: Plan 1 – Application Form

Plan 2 – 90_102 Location Plan

Plan 3 – 90_100 Site Layout Plan

Plan 4 – 90_101 General 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: Stratherrick and Foyers
Community Trust Ltd

Agent: Colin Armstrong Architects

Address: The Wildside Centre

Address: Lyle House

Whitebridge

Fairways Business Park

Inverness IV2 6UN

Inverness IV2 6AA

Phone No.

Phone 01463 712288

E-mail

E-mail architects@colinarmstrong.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

The Riverside Field, adjacent to Riverside and Grays Park, Lower Foyers,
IV2 6YH

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.

The development proposal is the provision of a community amenity masterplan comprising; Pavilion, covered pitch, trim trail/leisure walk, climbing wall, sports/leisure installations and associated access, parking and landscaping. The proposed masterplan has been developed in collaboration and consultation with the local community. Two community consultation events have been held and will be reported upon within the planning application in due course.

The Planning application will seek detailed consent for the masterplan, access and parking.

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

Stratherrick and Foyers Community Council
Paula Page (chair) / Sharon Ferguson (Administrator)
email.sfcc@aol.com

28th October 2020

Names/details of any other parties

Date Notice Served

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Please give details of proposed consultation

Proposed public event

Venue

Date and time

Community presentation/workshop

Online via Zoom

7th November 2020 @ 10am

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

Friday 30th October 2020

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

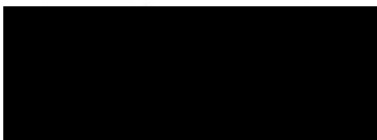
Project updates maintained throughout process on community website:

<https://www.stratherrickcommunity.org.uk/field-at-riverside-foyers-update>

Letter to residents delivered/emailed to members and posters displayed in the community notice-boards and on Applicant’s Facebook page

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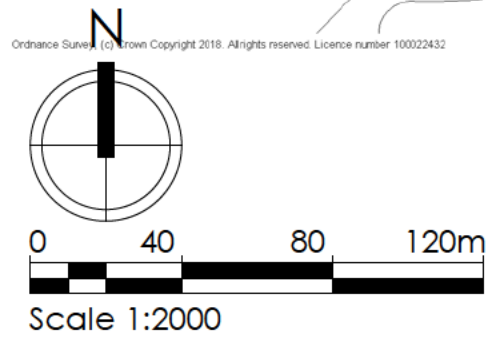
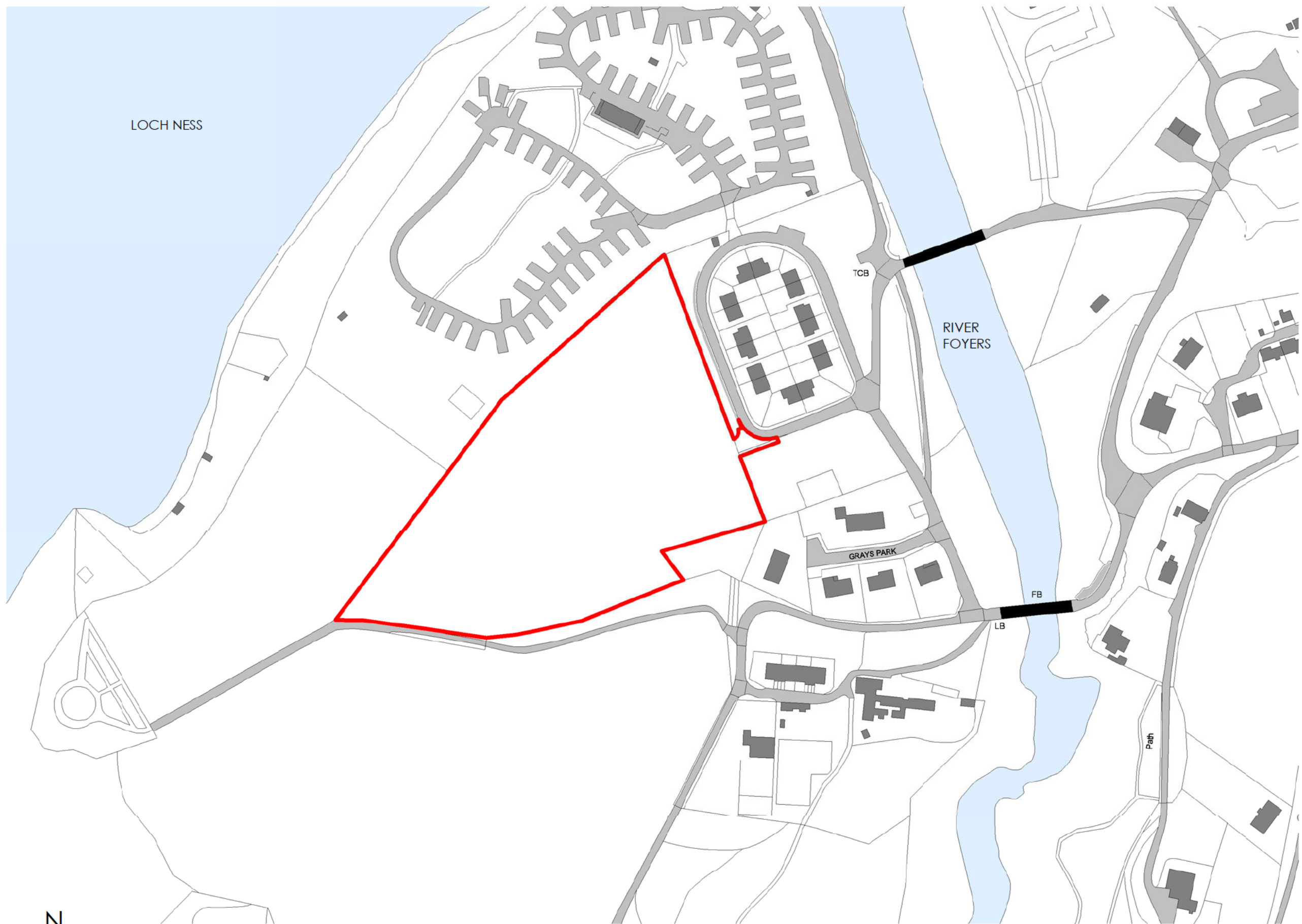
Signed



Date 28th October 2020

Figured dimensions only are to be taken from this drawing.
 All dimensions are to be checked on site before any work is put in hand.
 IF IN DOUBT ASK.

CDM
 Hazard Elimination & Risk Reduction has been undertaken and
 recorded where appropriate in accordance with the requirements
 of The Construction (Design and Management) Regulations 2015
 and the associated Industry Guidance for Designers.



Rev	Description	Date


COLIN ARMSTRONG
 ARCHITECTS
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 Inverness IV2 6AA
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Client
 Stratherick and Foyers Community Trust
 Project
 Stratherick and Foyers Community Masterplan

Project No.	1863
Drawing No.	90_102
Revision	

Location plan	
Status	Planning
Date Created	08/18/20
Drawn by	RG
Scale	1 : 2000
Sheet	@ A3

From file : X:\Documents\1863 - Foyers Community Masterplan\02 WORK IN PROGRESS\21 BIM Model\1863_CAA_1872_2019_Foyers Community Masterplan.rvt
 Printed on : 18/08/2020 15:47:04