

Agenda Item	<b>5.2</b>
Report No	<b>PLS-023-21</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 27 April 2021  
**Report Title:** 21/01166/PAN: Mrs Mary M Duncan  
Land 230M SW Of The Ranch, Inshes, Inverness  
**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Residential development comprising approximately 70 houses, associated landscaping and 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 an application for planning permission.

## **1.0 BACKGROUND**

- 1.1 This report informs 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 made valid on 24 February 2021. 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.
- 1.3 The submitted information attached includes:
  - Proposal of Application Notice (Application Form)
  - Location Plan
  - Supporting Statement
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the prospective developer proposes to undertake an online public consultation. Virtual events will allow members of the public to engage in live discussion. The first event is due to take place on 22 March 2021, 1800 - 2000hrs. Following a request from officers, a second event will now also take place.
- 1.5 The virtual event webpage details are to be confirmed to all parties in due course and consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the Inverness Courier. Following a request from officers, a maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment for its distribution has been agreed with the Planning Authority and will cover a 500m radius. A meeting (in accordance with Covid-19 guidance) will also be offered with the Inshes and Milton of Leys Community Council.
- 1.6 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

## **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a Major Development. The prospective development comprises approximately 70 houses, associated landscaping and infrastructure.
- 2.2 The developer has indicated the intention to seek formal pre-application advice from the Planning Authority through the Pre-Application Advice Service. A meeting date is yet to be confirmed.

### **3.0 SITE DESCRIPTION**

- 3.1 The proposed site boundary comprises 5.9ha of arable land located within the southern area of Inverness at Wester Inshes Farm. The majority of this north facing site is currently allocated for residential development (IMFLDP allocation IN46) and falls within the Settlement Development Area of Inverness. The site is bound to the north and east by residential development. West Drive to the east of the site serves as the current site access. A belt of mature woodland, a watercourse and arable land is located to the east of the site boundary. To the south is arable farm land and beyond that is the residential area of Milton of Leys. To the west lies mature woodland and watercourse forming part of Inshes Park. The site is not located within or close to any natural or built heritage designation, however, the adjacent woodland appears on the ancient woodland inventory, described as long establish woodland of plantation origin.

### **4.0 DEVELOPMENT PLAN**

The following policies are relevant to the assessment of the proposal:

#### **4.1 Highland Wide Local Development Plan (2012)**

- 1 – Completing the Unconstrained Expansion Areas.
- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constrains
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 37 - Accommodation for An Ageing Population
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

## 4.2 Inner Moray Firth Local Development Plan (2015)

The majority of the site comprises Inner Moray Firth Local Development Plan (IMFLDP) allocation IN46: Wester Inshes Farm (south) which allocates the land for residential development. The plan identifies an indicative site capacity of 95 homes with the developer requirements identifying the need for a Flood Risk Assessment to be undertaken and for the development to accord with the Inshes to Milton of Leys Development Brief. A residual triangular area of the PAN boundary, measuring around 1ha, extends beyond the site allocation to the south west. This area is neither allocated nor safeguarded for development with within the Inverness Settlement Development Boundary. IMFLDP Policy 2 – Delivering Development also applies.

## 4.3 Highland Council Supplementary Guidance

- Inshes and Milton of Leys Development Brief (March 2004)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Developer Contributions (Nov 2018)
- Flood Risk & 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)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

## 4.4 Scottish Government Policy and Guidance

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- Energy Efficient Scotland Route Map (May 2018)
- Scotland's Energy Strategy Position Statement (Mar 2021)
- Historic Environment Policy for Scotland (Apr 2019)
- PAN 1/2011 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 77 – Designing for Safer Places (Mar 2006)

## **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Planning History;
- c) Design and Layout (including Landscape and Visual Impact);
- d) Open Space and Landscaping;
- e) Roads, Access and Parking;
- f) Impact on Infrastructure (including education);
- g) Natural Heritage (including protected species, ornithology and trees);
- h) Built and Cultural Heritage;
- i) Water Environment, Flood Risk and Drainage;
- j) Amenity Impacts (including during construction); and
- k) Any Other Material Considerations Raised within Representations.

## **6.0 CONCLUSION**

- 6.1 The report presents 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.

## **7.0 IMPLICATIONS**

- 7.1 Not applicable.

## **8.0 RECOMMENDATION**

- 8.1 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: Peter Wheelan

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

Relevant Plans: Plan 1 - Location Plan

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 : Mrs Mary M Duncan Address. Per agent	Agent : <b>Ness Planning</b> Address : Westfeld, Cantray, IV2 5PW
Phone E-mail : <b>per agent</b>	Phone : 07827716786 E-mail <b>info@nessplanning.co.uk</b>

### **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 Inshes Farm, Inshes, Inverness, IV2 5BB**

### **Description of Development**

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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.

**Proposed residential development comprising a mix of house types with associated residential streets, landscaping and infrastructure. The development is intended to deliver approximately 70 houses.**

**Site area 5.8ha.**

**Site identified as IN46 in the adopted Inner Moray Firth Local Development Plan 2015 and Inshes and Milton of Leys Development Brief**

**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 **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 **Inshes and Milton of Leys Community Council**

**Date Notice Served 09.03.2021**

Names/details of any other parties

**Councillor Carolyn Caddick  
Councillor Andrew Jarvie  
Councillor Ken Gowans  
Councillor Duncan Macpherson**

Date Notice Served **09.03.2021**

Please give details of proposed consultation

Proposed public event                      Venue                                      Date and time

**Due to current COVID restrictions a virtual event is proposed for 22 April 2021 from 6 - 8pm.**

Newspaper Advert – name of newspaper **Inverness Courier**    Advert date: 19 March 2021

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

Offer of meeting (in accordance with COVID guidance) with Community Council if required and to be confirmed.

Signed  ..... Date...6 March 2021.....



Grianan

Rhuanna

Sheepfold

Cattle  
Grid

