

Agenda Item	5.1
Report No	PLN/047/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2021

Report Title: 21/02349/PAN: Springfield Homes
Land 120M North Of Glenburn, Station Road, Dornoch

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Residential development and associated infrastructure

Ward: 04 – East Sutherland and Edderton

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 10th May 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
 - Details of proposed public consultation
- 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 developer proposes to undertake online public consultation with two members of staff in attendance to answer any queries. The developer also proposes a range of additional measures including distribution of information leaflets and the setting up of a dedicated website.
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Northern Times. Details of all notified parties are contained and appended to the PAN form, this states that a copy of the PAN has been sent to the Dornoch Area Community Council as well as Elected Members for the Ward, MP and MSP.
- 1.7 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 proposed development is for the erection of a residential development making up the final phase of the Dornoch North site. The number of units has not been specified however to constitute a major application, at least 50 units will be proposed. The site allocation provides an indicative capacity of 200 with 74 houses having already been built and/or consulted across Phases 1 and 2 therefore the number of units for the final phase may be in the region of 126 units.
- 2.2 No pre-application advice has been sought through the Council's formal service.

3.0 SITE DESCRIPTION

- 3.1 The whole of the site sits within the Settlement Development Area of Dornoch and on the northern edge of the town.

- 3.2 There are no statutory natural heritage designations within the site boundary.
- 3.3 There are no national or local landscape designations within the application site boundary.
- 3.4 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, significant archaeological deposits and sites are known in the wider area and as such, the extensive development location is considered to have moderate archaeological potential.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012)

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 51 - Trees and Development
- 56 - Travel
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

4.2 Caithness and Sutherland Local Development Plan 2018

- DN02 Dornoch South

The site is within the above allocation which as noted above is now partially developed. The allocation provides an indicative housing capacity of 200 units. There are a series of developer requirements for the site including: access to be taken from the north east corner of the site (the access is now built); provision of active travel links; developer contribution requirements; layout to acknowledge Designing Streets; implementation of SUDS strategy.

4.3 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Managing Waste in New Developments (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (Jun 2014)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- PAN 68 – Design Statements (Aug 2003)
- Designing Streets

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Ensuring the applicable developer requirements contained within the site allocation are delivered through the final phase;
- c) Siting and design including overall layout as well as house types;
- d) Landscape and visual impact;
- e) Amenity impacts (including overlooking/loss of privacy);
- f) Impact upon the road network, access and parking including pedestrian access and ensuring linkages to the town where required;
- g) Archaeological impact;
- h) Developer contributions;
- i) Flood risk and drainage;
- j) 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 – North

Author: Gillian Pearson

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

Relevant Plans: Plan 1 – Proposal of Application Notice Form
Plan 2 - Location Plan - DO03_POAN_01 REV C

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: Springfield Properties PLC Address: Alexander Fleming House, 8 Southfield Road, Elgin, IV30 6GR	Agent: n/a Address:
Phone: c/o Stuart Morrison 07810056054 E-mail: stuart.morrison@springfield.co.uk	Phone: E-mail:

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 Dornoch North, IV25 3PD, allocated as DN04, in the adopted Caitness and Sutherland Local Development Plan 2018

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.

Residential development and associated infrastructure.

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.

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

Dornoch Area Community Council

10/05/2021

Names/details of any other parties

Date Notice Served

**Councillor Richard Gale
Councillor Deirdre Mackay
Councillor Jim McGillivray
Jamie Stone MP
Maree Todd MSP
Ward Manager Phil Tomalin**

10/05/2021

Please give details of proposed consultation

Proposed public event

Venue

Date and time

An online consultation will be arranged on the 23rd of June 2021, 4pm to 8pm.

Newspaper Advert – name of newspaper

Advert date(where known)

The Northern Times

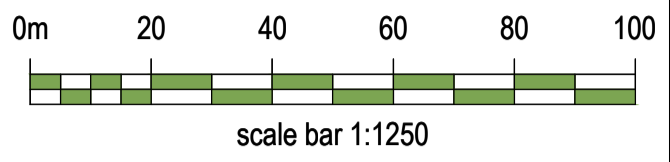
n/a

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

See attached cover letter

Signed ...Stuart Morrison..... Date...10/05/2021.....

Important notes for clients / contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



Legend
PoAN application line

Area of Site outlined in Red
= 15.95 ha or 39.41 acres

Rev	Date	Remarks	By	Ch.
C	06.05.21	Boundary amended	AT	BW
B	26.04.21	Boundary amended	AT	BW
A	12.04.21	Boundary amended	AT	BW

Revisions



Springfield Properties Plc

Elgin Office
Alexander Fleming House,
8 Southfield Drive,
Elgin, Moray,
IV30 6GR

Tel: 01343 552 550
Fax: 01343 551 776
Email: info@springfield.co.uk

Larbert Office
Springfield House,
3 Central Park Avenue,
Larbert,
FK5 4RX

Tel: 01324 555 536
Fax: 01324 574 890
Email: larbert@springfield.co.uk

Project
DO03 Dornoch
Phase 3 & 4

Drawing
POAN Boundary

Scale	Date	Drawn by	Checked by
1:1250 @ A1	March 21	KD	BW

Drawing no.	Rev
DO03_POAN_01	C

A1

