

Agenda Item	5.2
Report No	PLN/048/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2021

Report Title: 21/02438/PAN: Pure Leisure Group Ltd
Land 150M NE Of Gledfield Farm Cottage, Ardgay

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Proposed leisure development comprising change of use and adaptation of existing redundant agricultural building, to create approx. 1,253 sqm of leisure facilities and change of use of land for the siting of 47 holiday lodges, car parking areas and associated infrastructure.

Ward: 01 – North, West And Central Sutherland

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 21 April 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;
 - Site Layout Plan;
 - Proposed Site Layout Plan;
 - Proposed Ground Floor Plan;
 - Proposed First Floor Plan;
 - Proposed Sections; and
 - Visualisations Booklet.
- 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 two online virtual public consultation events. The first online consultation event took place on Friday 16 July 2021 between 1500-1800hrs. A second online virtual consultation event is due to take place on Monday 09 August 2021, also between 1500-1800hrs. The second event is organised following a request made by the Planning Authority.
- 1.5 The applicant has set up a dedicated web page with information on the proposal, <https://depol.co.uk/virtualconsultation>, which will go live on Friday 16 July 2021. Members of the public will be able to comment by completing a Webpage feedback form, as well as through a dedicated phone number and email address.
- 1.6 The virtual consultation events have been, and will be, publicised and advertised in accordance with the appropriate statutory requirements with adverts placed within the Northern Times newspaper. The Planning Authority has confirmed that the first advert was placed in the Northern Times newspaper on 09 July 2021, which is the requisite 7 days before the consultation event. The second event will be advertised on Friday 30 July 2021. A letter drop, in which an information leaflet was posted to all businesses and households within an 8km radius was completed on 12 July 2021. In accordance with statutory requirements Ardgay and District Community Council, as well as Creich, and, Edderton Community Councils have received direct notification of the PAN from the applicant.
- 1.7 Any 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 proposed development comprises the conversion of a redundant / semi derelict Category B Curtilage Listed farm building to create a leisure facility, together with a change of use of land for the siting of 47no (indicative) lodges for the purpose of providing holiday accommodation. The proposals for the steading include enclosing the two internal courtyards with glazed roofing and glass curtain walls, the formation of a rear patio area, with internal areas configured to provide sauna, pool, kitchen and restaurant facilities. The front area of the steading would be landscaped to further patio areas and a vehicle parking area.
- 2.2 The developer has recently sought pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The 3ha site is located in the northern part of the Gledfield Estate, approximately 2km west of Ardgay, Sutherland. The site consists of two main components; a semi-derelict single-storey farm steading at the southeast section, and, part of a designed parkland landscape to the rear of the steading, which is formed of mature woodland and a meadow. The parkland landscape continues north from the site boundary to the River Carron, while the site's east boundary is formed of woodland and the Gledfield Estate's Category B Listed walled Garden. Gledfield House, a Category B Listed, lies to the west. The south of the site is bound by a stone wall that separates the steading from the C1140, from which the site takes its proposed access. There is an access track which links the two areas through woodland with the aforementioned walled gardens and Gledfield House and beyond.
- 3.2 Ground levels at the steading are generally flat, while the designed parkland behind undulates with a general downward slope northwards towards the River Carron. The site, which is in a Strath Landscape Character Type, is surrounded by designated Ancient and/or Long Established Woodland of Semi-Natural Origin. Adjacent to the development at the steading is Gledfield Farm House. The wider area is generally characterised by agricultural and estate management land-uses, with a backdrop of wooded and moorland hills. The settlement pattern is generally dispersed with housing along the C1140 and Cadh' An Tartair (C1138) to the north of the River Carron.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012) (HwLDP)

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 30 - Physical Constraints

Policy 36 - Development in the Wider Countryside

Policy 42 - Previously Used Land

Policy 43 - Tourism

Policy 44 - Tourist Accommodation

Policy 51 - Trees and Development

Policy 52 - Principle of Development in Woodland
Policy 56 - Travel
Policy 57 - Natural, Built & Cultural Heritage
Policy 58 - Protected Species
Policy 59 - Other Important Species
Policy 60 - Other Important Habitats
Policy 61 - Landscape
Policy 63 - Water Environment
Policy 64 - Flood Risk
Policy 65 - Waste Water Treatment
Policy 66 - Surface Water Drainage
Policy 67 - Renewable Energy Developments
Policy 72 – Pollution
Policy 77 – Public Access

Caithness and Sutherland Local Development Plan (2018) (CaSPlan)

4.2 The application site is outwith any defined Settlement Development Area and there are no site specific allocations or policies for the application site within the CaSPlan. Nevertheless, the Placemaking Priorities for Ardgay may be still be relevant, these include:

- Assist and promote economic development.
- Support additional tourist facilities.
- Sensitive siting and design that respects the settlement's location partly within the Dornoch Firth National Scenic Area.
- Maintain access to Core Path.
- Avoid any adverse effect on Dornoch Firth and Morrich More SAC (including otter).

The CaSPlan also highlights the area around the Dornoch Firth extending up to Lairg and Golspie as an Area for Coordinated Tourism Connections.

4.3 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessments (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Managing Waste in New Developments (March 2013)
- Physical Constraints (March 2013)
- Public Art Strategy (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Special Landscape Area Citations (June 2011)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (The Scottish Government, June 2014)
- National Planning Framework 3 (The Scottish Government, June 2014)
- Creating Places (The Scottish Government, June 2013)
- PAN 61 – Sustainable Drainage Systems
- PAN 68 – Design Statements
- PAN 75 – Planning for Transport
- PAN 77 – Designing for Safer Places
- PAN 1/2011 Planning and Noise

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Design and layout;
- c) Built and cultural heritage (including impact on the Curtilage Listed Building and archaeology);
- d) Landscape and Visual Impact;
- e) Natural heritage (including protected species, trees and woodland);
- f) Open space and landscaping;
- g) Amenity impacts (including construction noise, operational noise, lighting, and odours);
- h) Roads, access, public transport provision and parking;
- i) Active travel connectivity;
- j) Water supply, flood risk and drainage;
- k) Contamination issues;
- l) Developer contributions;
- m) 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: Mark Fitzpatrick
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice Form
Plan 2 – Location and Site Layout Plan SL-01
Plan 3 - Proposed Site Layout Plan ref. 1000

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.

<p>Applicant PURE LEISURE GROUP LTD</p> <p>Address. C/o Agent</p> <p>Phone</p> <p>E-mail</p>	<p>Agent DE POL ASSOCIATES LTD Chartered Town Planners</p> <p>Address Farington House Stanifield Business Park Stanifield Lane Farington, Preston Lancashire, PR25 4UA</p> <p>Phone: 01772 888 488 E-mail: marco@depol.co.uk</p>
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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 west of Gledfield House, adjacent to & 150m north east of Gledfield Farm Cottage, Ardgay
Grid ref: 257798 (e) 890564 (n)**

Red edged application site boundaries are shown on the attached proposed site layout (ref. No. 20-037 sl-01)

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.

Change of use & adaptation of existing redundant & semi-derelict agricultural building, to create approx. 1,102 sqm of leisure facilities associated with the proposed change of use of adjacent land for the siting of 47 holiday lodges and provision of public car parking areas, together with associated development.

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?

No

If yes, please provide a copy of this Opinion.

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

Ardgay & District Community Council
Creich Community Council
Edderton Community Council

28/05/2021
28/05/2021
28/05/2021

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Virtual Event 1

Project Specific Web Page

Frid 16th July 2021 - 3.0pm to 6pm

Virtual Event 2

Project Specific Web Page

Mond 9th Aug 2021 - 3.0pm to 6pm

Newspaper Advert – name of newspaper

Advert date(where known)

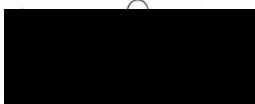
Northern Times

Frid 9th July 2021

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

Letter drop to properties within 5km of application site. To be sent on or before 9th July 2021

Signed



Date **28/05/2021**

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 do not scale the drawing.
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
 this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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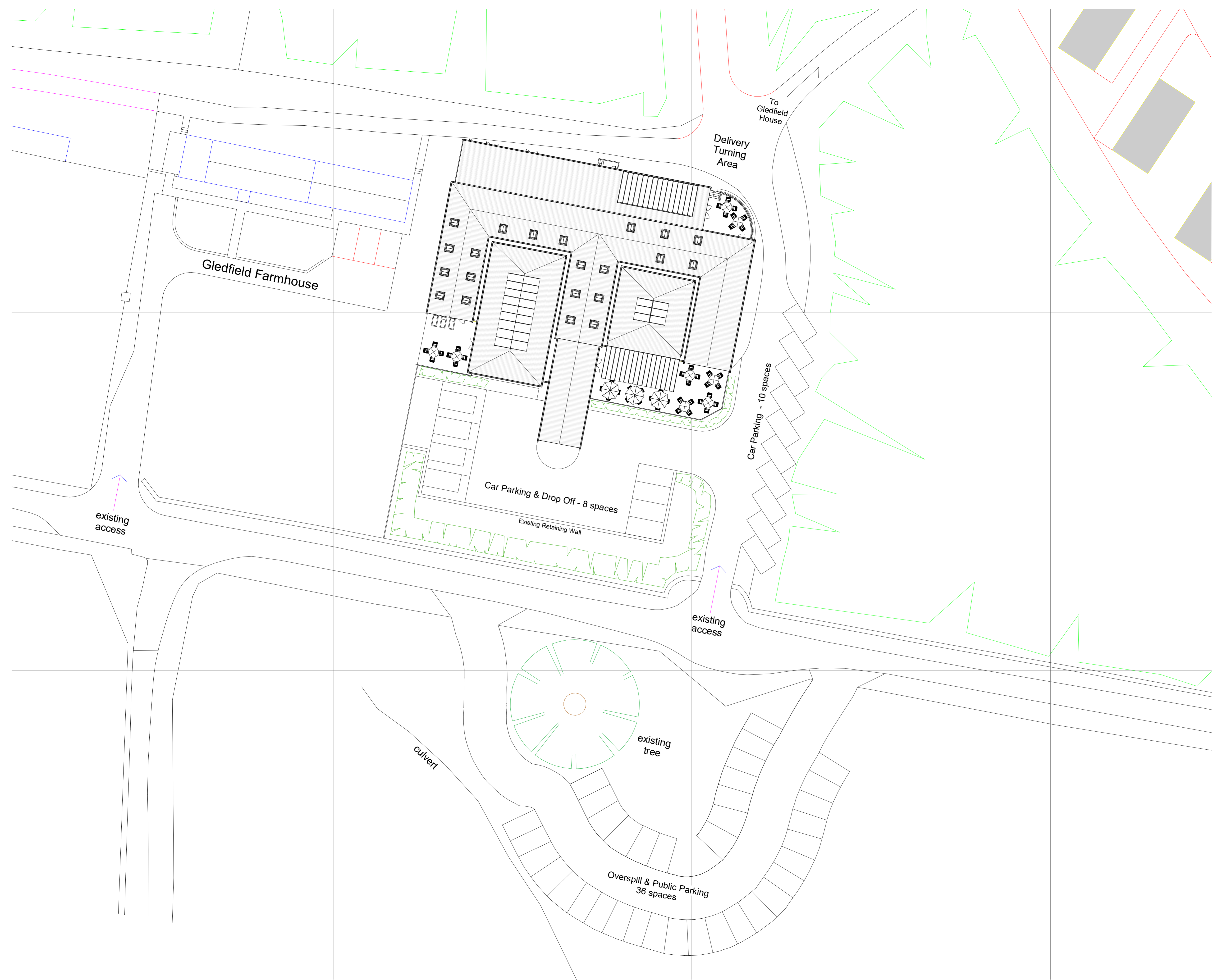
Rev: _____ Date: _____ By: _____ Description: _____
 Client: Pure Leisure Group

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 tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk
 Project: Gledfield Estate, Ardgay

Drawing Title:
 Site Layout

Drawn: PS Checked: PS Scale: 1:1250 Date: March 2021
 Job No: 20-037 Drawing No: SL-01 Rev: _____

PLANNING



general notes:
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Rev.	Date	By	Description

Client:
Gledfield Highland Estate
 Ardgay, Sutherland

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 architecture | building surveying | urban design
 burnaby villa ■ 48 walling street road ■ fulwood ■ preston ■ pr2 8bp
 tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project:
Conversion of existing Steading Building to form NEW CLUBHOUSE FACILITIES

Drawing Title:
Site Layout Plan - PROPOSED

Drawn: PS	Checked:	Scale: 1:250 (A1)	Date: Feb 2021
Job No: 20-037	Drawing No: 1000	Rev:	

A1 PRELIMINARY