

Agenda Item	<b>5.2</b>
Report No	<b>PLN/076/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 19 October 2021

**Report Title:** 21/04209/PAN: Lochalsh and Skye Housing Association  
Land 380M NE of Portree NHS Dental Clinic, Sraid An Eorna, Portree

**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Residential development of various house styles, tenure and densities. The proposal also includes capacity for a care village, commercial units and community retail premises, protected green space, SUDS area, civic amenity spaces, active travel routes and new/upgraded transport links.

**Ward:** 10 - Eilean A' Cheò

### **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 1 September 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

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 via Microsoft Teams. This will take place on

- Event 1: Tuesday 26th October with a session between 2-3pm and another between 7-8pm.
- Event 2: The Planning Authority have requested that a second consultation event be held at least 14days following the date of the initial public consultation event. This will give the prospective applicant/s an opportunity to reflect upon and respond to queries or suggestions made at the first event. Details of the second event have not yet been confirmed.

1.5 A dedicated webpage will be set up detailing the proposals in due course. Details of this are still to be confirmed.

1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the West Highland Free Press. The adverts will be placed in the newspapers at least 7 days before each of the two consultation events. The Planning Authority have also requested that a maildrop be undertaken by the applicant to make people aware of the proposed development. This should cover a minimum radius of 500m from the proposed site. The PAN form also indicates that Portree and Braes Community Council will be notified in line with statutory requirements.

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 proposed scheme comprises residential development and potential for a care village, commercial, retail units and associated infrastructure. The site is located within the Settlement Development Area (SDA) for Portree and is covered by the

land allocation PT04: Kiltaraglen (North) (WestPlan, 2019). This is a housing allocation, with an indicative capacity of 125 units. The agent has indicated that a planning application may be brought forward for up to 250 units, a care village and up to 6 small commercial units and a community retail unit. The agent has indicated that there will be a mix of house styles, tenure and densities and the development will be split into a number of phases. However, this is only indicative, and the final number and layout will evolve following comments received as part of this notification process and when taking into other relevant matters and constraints.

- 2.2 The developer has sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

### **3.0 SITE DESCRIPTION**

- 3.1 The PAN boundary comprises approximately 31.7ha of land. The land is located to the north-west of Staffin road. Along the south-eastern corner of the site are the properties at Hill Place and to the south-west is the existing development at Home Farm. There are a number of watercourses which run through the site, most of which discharge into the Leasgarry River which runs along the north and western boundaries of the site. The western boundary is identified in the WestPlan, as being part of a wider Green Network. With mature vegetation within the southern end of the site. Core Path SL21.06 runs through the southern boundary of the site. There are also a number of electricity transmission lines which converge at an existing sub-station which is located within the southern part of the site and there is also an existing gravelled track which traverses the site. Access will need to be via the Portree Link road as identified in the WestPlan, 2019. The PT04 land allocation is one of seven allocations which is identified within the WestPlan as having specific developer requirements relating to the completion and/or proposed extension of the Portree Link Road.
- 3.2 There are no statutory natural heritage designations within the site boundary. The nearest is the Inner Hebrides and Minches Special Area of Conservation (SAC), which is designated for the harbour porpoise and is located approx. 1.4km to the south-east of the site. The closest terrestrial designation is the Rigg-Bile SAC which is designated for its mixed woodland on rocky slopes and vegetated sea cliffs. In addition, is the Site of Special Scientific Interest (SSSI) of Rigg-Bile which is designated for its geological features and maritime cliff vegetation and coastal woodland. Both of these designations are located approx. 2.km to the east of the proposed site.
- 3.3 There are no national or local landscape designations within the application site boundary. The nearest national designation is The Cuillins National Scenic Area (NSA) is located over 12km to the south of the site. The nearest local designation is the Trotternish and Tianavaig Special Landscape Area (SLA) which at its closest point is just over 600m to the south-east of the site.

- 3.4 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, the existing Home Farm residential development to the south of the site was subject to archaeological investigation which found three principle prehistoric features and artefacts ranging from the late Neolithic to Iron Age within this wider area.

#### **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
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 37 - Accommodation for An Ageing Population
- 47 – Inbye/Appportioned Croft Land
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and 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

##### **West Highland and Islands Local Plan 2019 (WestPlan)**

- 4.2 The site is located within the defined settlement development area (SDA) for Portree. The Placemaking Priorities for Portree are as follows:

- Encourage town centre expansion that respects the architectural, cultural and natural heritage of the conservation area, the Lump, other greenspaces and public vistas notably to the Cuillin mountains.
- Diversify the tourism offer of the historic, central part of the village, including land at Bayfield and the harbour.
- Consolidate the existing settlement area by promoting and supporting infill and redevelopment opportunities.

- Safeguard a route for the possibility of a longer-term service access to the harbour from the A855 and around the south of the Lump.
- Safeguard land for a second phase of commercial and industrial expansion at Home Farm on the northern side of Portree.
- Preserve and extend Portree's green networks particularly its wooded river and burn sides.
- Completion of the Portree Link Road which will significantly enhance connectivity in the town and open up new housing and employment land for development.
- Improve public car parking and coach/bus drop-off provision within the village centre and encourage relocation of longer stay needs to more peripheral locations.

4.3 As stated above the land is allocated (site reference PT04: Kiltaraglen North) in the WestPlan for housing, with an indicative capacity of 125 units. This requires the developer to:

- Provide a minimum 6 metre buffer between watercourses and development.
- Integrate watercourses as recreational and natural features within the development.
- Provide a Flood Risk and Drainage Impact Assessment (there shall be no development in areas shown to be at risk of flooding).
- Retain/enhance green corridors within and around site, including additional tree planting.
- Provide financial contributions proportionate to the traffic generated towards the completion of the Portree Link Road; Safeguard land for potential route between the Portree Link Road and the A855 at the Achachork junction (within site allocation PT06).
- Set-back development from the substation and overhead lines or to provide the relocation/diversion of this infrastructure.
- Provide a peat management plan to demonstrate how impacts on peat have been minimised, and a vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit areas that can be developed.

#### 4.4 **Highland Council Supplementary Guidance**

- 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)

#### **4.5 Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3 (Jun 2014)
- 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)
- PAN 83 – Master Planning (Sept 2008)

#### **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Design and layout;
- c) Landscape and visual impact;
- d) Amenity impacts (including construction noise, operational noise and lighting);
- e) Open space and landscaping;
- f) Roads, access and parking;
- g) Active travel connectivity;
- h) Wider access (impact upon the Core Path network)
- i) Developer contributions (including contributions towards the Portree Link Road);
- j) Infrastructure Capacity (including primary and secondary school capacity);
- k) Natural heritage (including protected species, peat and impact upon trees and green network);
- l) Water environment, flood risk and drainage; and
- 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. The policy considerations against which any future planning application will be considered have been summarised 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: Alison Harvey

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

Relevant Plans: Plan 1 – Proposal of Application Notice Form  
Plan 2 - 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.**

<p>Applicant <b>Lochalsh + Skye Housing Association</b></p> <p>Address Morrison House Portree Isle of Skye IV51 9EW</p> <p>Phone <b>01478 612 035</b> E-mail</p>	<p>Agent <b>Rural Design Architects Ltd</b></p> <p>Address <b>Mill Studio Struan Road Portree IV51 9EG</b></p> <p>Phone <b>01478 613 379</b> E-mail <b>studio@ruraldesign.net</b></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 380M NE of Portree NHS Dental Clinic  
Sraid An Eorna  
Portree**

#### **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.

**The development currently proposes 250 homes of various house styles, tenure and densities. The proposal also includes capacity for a care village, 6 small commercial units and community retail premises, protected green space, SUDS area, civic amenity spaces, active travel routes and new/upgraded transport links. The proposal will be implemented in a number of phases.**



**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
<b>Portree Braes Community Council</b>	<b>31/8/21</b>
Names/details of any other parties	Date Notice Served


Please give details of proposed consultation

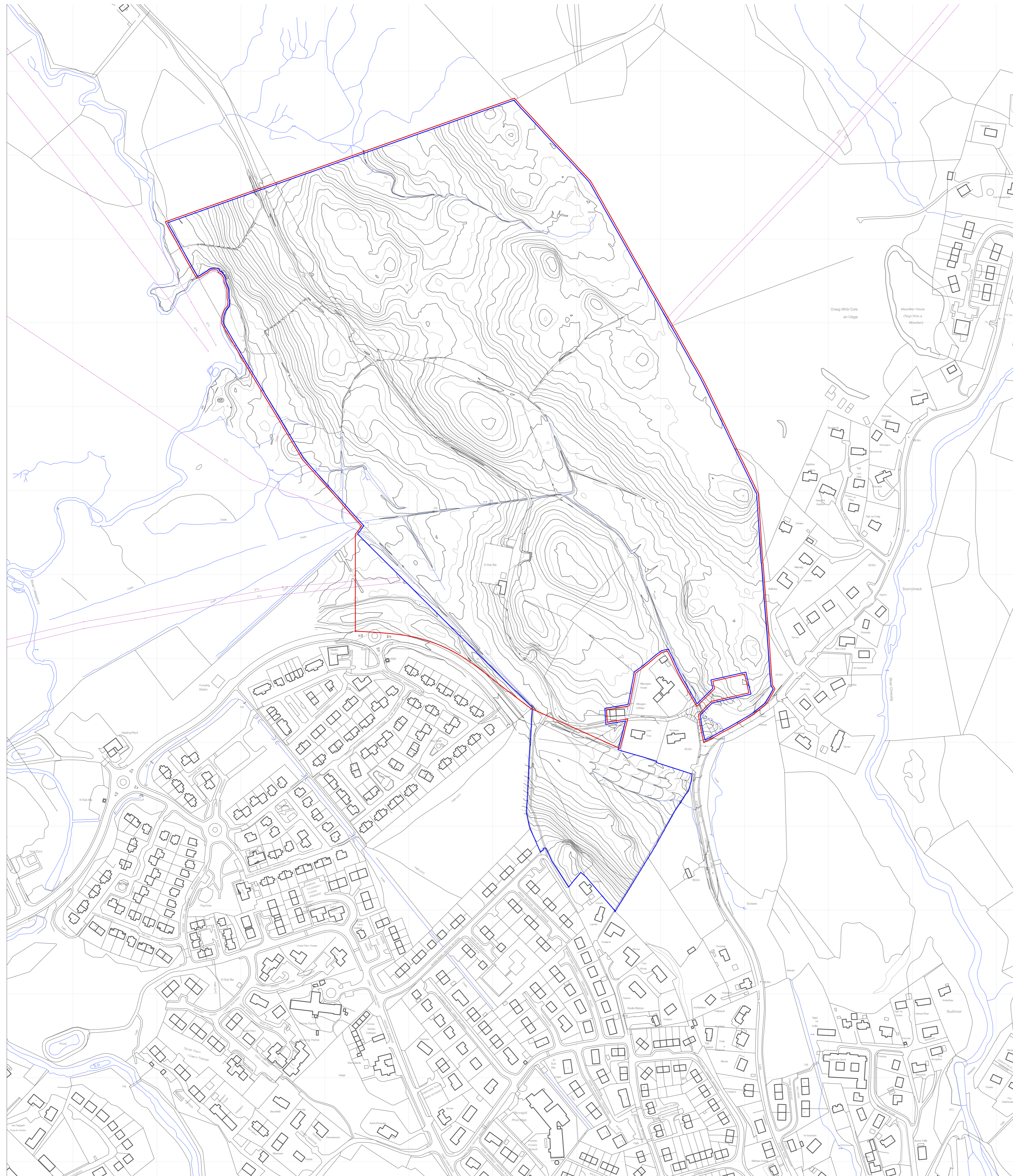
Proposed public event	Venue	Date and time
<b>Virtual Public Meeting</b>	<b>via video conferencing</b>	<b>TBC</b>

Newspaper Advert – name of newspaper	Advert date(where known)
<b>West Highland Free Press</b>	<b>TBC</b>

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

**Project website with information and public feedback form.**

Signed  Date.....31/8/21.....



Notes:  
 1. Do not scale from drawings, if in doubt seek clarification from architect.

\*Application Boundary to be confirmed

Rev	Description	By	Date

## RURAL DESIGN

Mill Studio  
 Struan Road  
 Portree  
 Isle of Skye  
 IV20 9JZ  
 Tel: 01463 2478 613 379  
 www.ruraldesign.co.uk  
 studio@rural-design.net

© rural design ltd

Project: PT04 Kiltarglen

Client: LSHA

Drawing: Location Plan

Scale:	Drawn:	Checked:
1:2500@A1	AT	

Status:	Date:	Rev:
Pre Planning	13/04/2021	

Drawing No: 413-D-001

