

Agenda Item	8.1
Report No	PLS-42-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 23 June 2022
Report Title: 22/01368/PAN: The Highland Council
Land at Bught Park, Bught Drive, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Construction of events pavilion and refurbishment of changing facilities at rear of existing stand
Ward: 13 – Inverness West

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 the application for planning permission.

1. BACKGROUND

- 1.1 This report informs the South 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 the 1 April 2022 and amended on 26 May 2022. 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 The prospective developer proposes to undertake two public consultations as well as having information available online as detailed below:
- Event 1 – Canal Park, Inverness. 21 June 2022 10am until 3pm;
 - Event 2 – Cameron Youth Centre, Inverness, 21 June 2022 6.30pm until 8.30pm;
 - Online – Information available through Highlife Highland website from 22 June to 29 June 2022.
- 1.5 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with an advert to be placed in the Inverness Courier at least seven days ahead of the first event taking place.
- 1.6 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. 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 is for the construction of an events pavilion and refurbishment of changing facilities at the rear of the existing stand at Bught Park, Inverness.

3. SITE DESCRIPTION

- 3.1 The site consists of an existing sports ground with stand, on part of Bught Park, and situated immediately to the southeast of residential properties forming Torvean Avenue, Inverness.
- 3.2 The site boundary as shown on the submitted location plan extends south and south east of the existing sports ground to include an area of hardstanding used for car parking and an area of open space extending east to the boundary with Bught Road.

4. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application.

4.1 Highland Wide Local Development Plan 2012

- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 76 – Playing Fields and Sports Pitches

4.2 Inner Moray Firth Local Development Plan 2015

General City of Inverness policy statement safeguarding areas of green space and improving sports facilities.

4.3 Inner Moray Firth Local Development – Proposed Plan 2022

The IMFLDP is currently under review. The second IMFLDP Proposed Plan was published on 25 March 2022 for public consultation and is now a material consideration for determining planning applications. The plan is prepared by considering comments submitted during its preparation, including at the previous Main Issues Report stage. Emerging policies relevant to this submission are:

- 1 – Low Carbon Development
- 4 – Greenspace
- 5 – Green Networks
- 8 – Placemaking
- 9 – Delivering Development and Infrastructure
- 14 – Transport

4.4 Highland Council Supplementary Planning Policy Guidance

- Sustainable Design Guide (Jan 2013)
- Green Networks (Jan 2013)

4.5 Scottish Government Planning Policy and Guidance

- Scottish Planning Policy (Revised December 2020)
- PAN 65 - Planning and Open Space (2008)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- a) Development Plan and Other Planning Policy;
 - b) Design and Layout;
 - c) Access and Parking;
 - d) Impact on Residential Amenity; and
 - e) Any Other Material Considerations Raised within Representations

6. CONCLUSION

- 6.1 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.

7. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. 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: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Proposal of Application Notice
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 Address.</p> <p><i>The Highland Council Headquarter GlenUrquart Road Inverness IV3 5NX</i></p> <p>Phone <i>01463 702000</i> E-mail</p>	<p>Agent Address</p> <p><i>Property and Housing, Castle Wynd Inverness IV1 1HD</i></p> <p>Phone <i>01463 644632</i> E-mail <i>alex.dickson@highland.gov.uk</i></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

Bught Park, 2 Dunachton Rd, Inverness IV3 5SN

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.

Construction of Events Pavilion and refurbishment of changing facilities at rear of existing Stand

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 Date Notice Served

Ballifeary community Council **26.05.2022**

Names/details of any other parties Date Notice Served

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public event	Canal Park, Inverness	21st June 2022 10am-3pm
Public event	Cameron Youth centre, Inverness	21st June 6.30pm-8.30pm

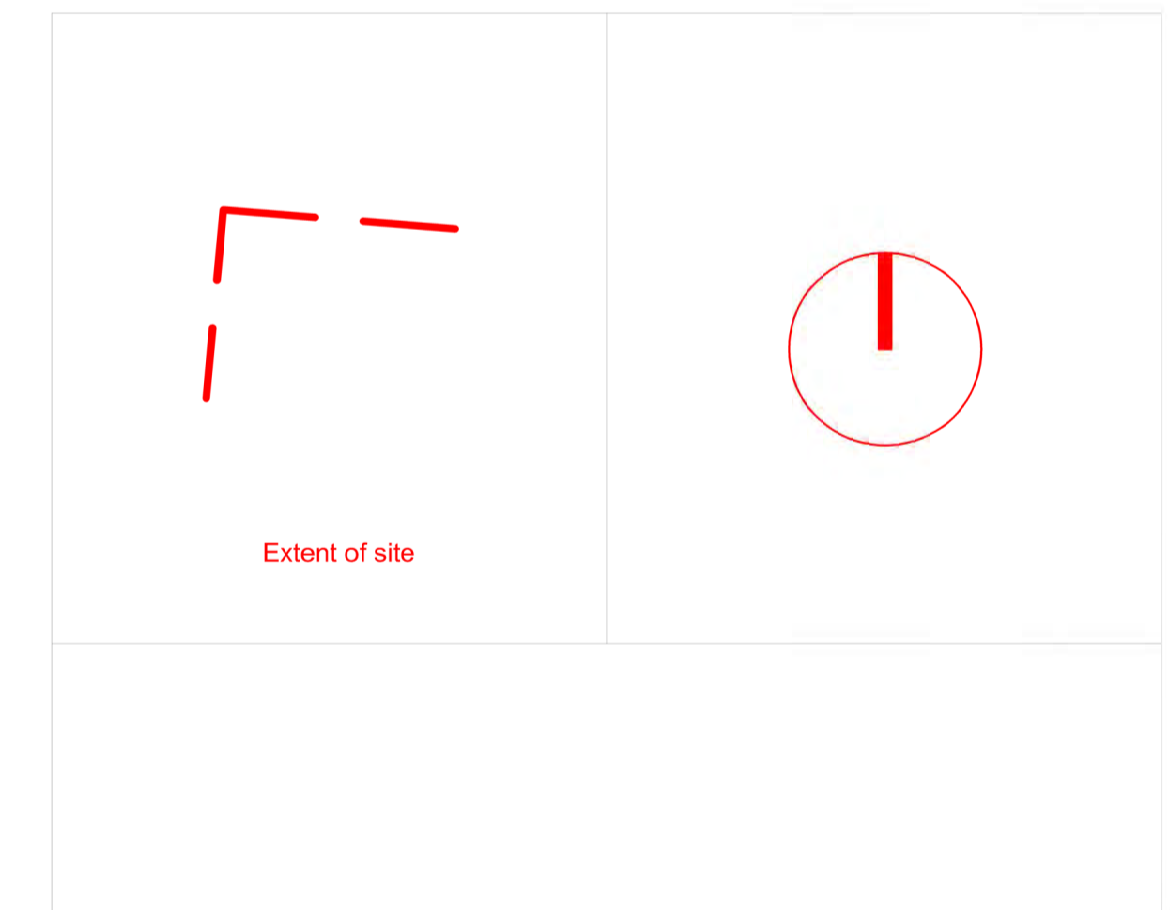
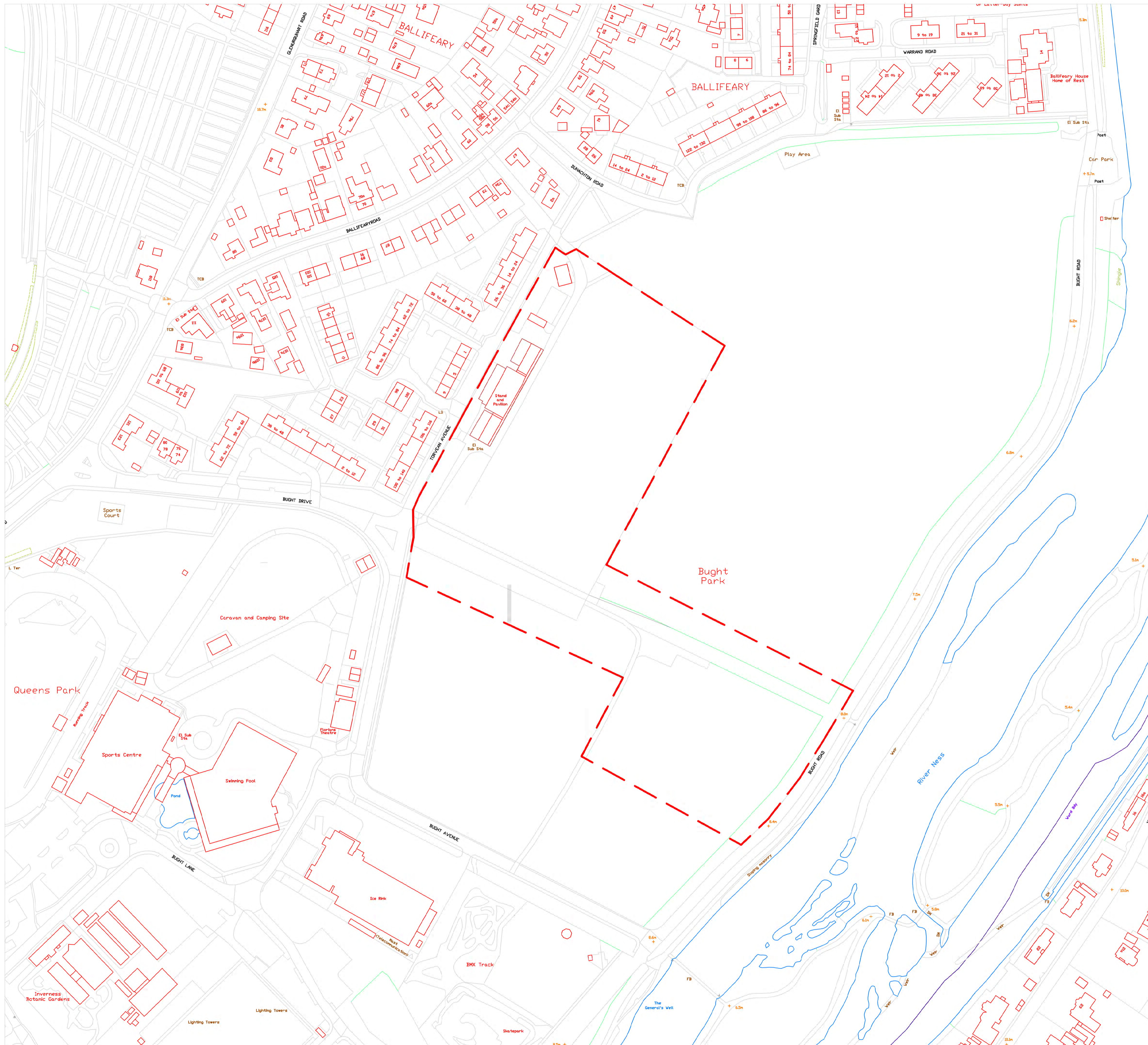
Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier	Friday edition 10th June 2022

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

Display boards will be made public in both the Canal, and the Cameron Youth Centre Date. Boards to be displayed from June 22nd – June 29th 2022. In addition, information will be available digitally through the Highland Highlife website from

June 22nd-June 29th

Signed**Alex Dickson**..... Date.....**26.05.2022**.....



DEVELOPMENT AND INFRASTRUCTURE SERVICE

CLIENT	Care and Learning	SCALE	1:1250
PROJECT	Bught Park Shinty pavilion	DATE	16.03.2022
CONTACT	Colin Henderson	DRAWN BY	
DRAWING TITLE	Site plan	CHECKED BY	
PURPOSE OF ISSUE	Discussion	PAPER SIZE	A1

PROJECT NUMBER	ORIGINATOR	VOLUME OR SYSTEM	SHEETS AND LOCATIONS	TYPE	ROLE	CLASSIFICATION	NUMBER	REV
CAL19009	- THC - ZZ	- XX	- DR - A	- PM_40_40	- 0001	-		