

Agenda Item	5.3
Report No	PLN/053/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2022

Report Title: 22/02406/PAN: Pat Munro Homes
Land 220m East of Obsdale Primary School, Milnafua, Aness

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Proposed major residential development, associated infrastructure and open space

Ward: 06 - Cromarty Firth

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 23 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 held an in-person event on 21 July 2022 at Avero House in Alness, which was advertised in the Ross-shire Journal on 8 July 2022 in excess of the minimum statutory 7-day period required. The applicant has undertaken a letter drop to 596 households within 500m of the application site to advertise the event at the request of the Council. A virtual consultation was held on 27 July between 4.30pm and 7.30pm via Teams.
- 1.5 The Proposal of Application Notice has also been served on Alness 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 application will be for a residential development of 99 residential units along with associated infrastructure and open space. The proposed development forms part of the allocated site AL6 in the adopted Inner Moray Firth Local Development Plan (2015). The site is also proposed to be allocated as Milnafua Farm, AL03 in the Proposed Inner Moray firth Local Development Plan 2022.
- 2.3 Pre-application advice through the Council's Pre-Application Advice Service has not yet been issued however the proposal will be considered at the next meeting on 17 August 2022.

3.0 SITE DESCRIPTION

- 3.1 The PAN site boundary land comprises an area of former agricultural ground which has been stripped back and contains areas of spoil from the Whitehills development, bound by mesh fencing panels. Access is proposed to be taken from the north of

the site via Birch Road which has been subject to improvements through the approved housing to the north (phases 3 and 4 for 30 units). Two rows of earlier housing forming Whitehills also partially bound the site to the north and west with the remainder of the western boundary neighbouring Obsdale Primary School playing field. Core Path RC03.09 Obsdale School Path runs between the school and the site. The southern boundary of the site has partial vegetation with the original Milnafua housing development neighbouring this part of the site. The SUDs pond associated with the earlier phases is already formed to the south of the site. The eastern boundary is an open field.

- 3.3 There are no landscape designations covering the site and there are no known cultural heritage features within the site itself.
- 3.4 The site is denoted as being at medium risk of surface water flooding, the application will require to demonstrate that this can be overcome through a Drainage Impact Assessment for the further consideration of the Flood Risk Management Team
- 3.5 There are no natural heritage designations on, or adjacent to the site.

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 & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 47 - Safeguarding Inbye/ Apportioned Croftland
- 51 - Trees and Development
- 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 (IMFLDP)

The site corresponds with part of the allocated site AL6 Milnafua Farm allocated for housing, the wider site has an indicative capacity of 209 units. Policy 2: Delivering Development is applicable. Requirements for the site are:

- Developer to prepare masterplan / development brief to be agreed with the Council who may adopt this as Supplementary Guidance. This should address
- integration of built form;
- circulation;
- green space and landscaping;
- Transport Assessment including contributions towards an upgrade of Old Milnafua Road and provision of footways;
- Flood Risk Assessment.

4.3 Inner Moray Firth Local Development Plan 2

The draft IMFLDP is currently at Proposed Plan stage. The site corresponds with allocated site AL03, allocated for housing, where it has been identified as having an indicative capacity of 73. Developer requirements are:

- Protect and where possible enhance watercourses/features.
- Provide buffer of at least 6m from built development.
- Any crossings should be bottomless arched culverts or traditional style bridges.
- No culverting for land gain;
- Flood Risk Assessment (no development in areas shown to be at risk of flooding);
- site history and possible Land Contamination Site Investigation;
- retain and where possible enhance the core path network;
- road widening and footpath provision at Old Milnafua Road.

4.4 Policies of relevance within the Proposed Plan include:

- Policy 1 – Low Carbon Development
- Policy 2 – Nature Protection, Preservation and Enhancement
- Policy 4 – Greenspace
- Policy 5 – Green Networks
- Policy 8 – Placemaking
- Policy 9 – Delivery Development and Infrastructure
- Policy 10 – Increasing Affordable Housing
- Policy 13 – Accessible and Adaptable Homes
- Policy 14 – Transport

4.5 The Proposed Plan forms a material consideration in the assessment of the application albeit limited weight can be attached to it at this time as it may be subject to change following consultation or through the Examination process.

4.6 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)

4.7 **Scottish Government Policy and Guidance**

- Scottish Planning Policy (Jun 2014)
- National Planning Framework 3 (Jun 2014)
- Designing Streets (2010)
- Creating Places (2013)
- 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
- b) National Policy
- c) Planning History
- d) Design and layout;
- e) Landscape and visual impact;
- f) Amenity impacts (including construction noise, operational noise and lighting);
- g) Open space and landscaping;
- h) Roads, access and parking;
- i) Active travel connectivity;
- j) Wider access (impact upon the Core Path network)
- k) Developer contributions;
- l) Infrastructure Capacity (including primary and secondary school capacity);
- m) Natural heritage (including protected species, impact upon trees and green network);
- n) Water environment, flood risk and drainage; and
- o) 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: Laura Stewart

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.

Applicant Pat Munro Homes Address. Averon House 3 Dail Nan Rocas Teaninich Industrial Estate Alness IV17 0PH Phone 01349 800019 E-mail	Agent THE Architecture + Planning Address: 24 North Silver Street Aberdeen AB10 1RL Phone 07557238719 E-mail Daniel.harrington@the-ap.co.uk
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Address or Location of Proposed Development

Whitehills South, Land south of Old Milnafua Road, Alness.

Description of Development

Proposed major residential development, associated infrastructure and open space.

Pre-application Screening Notice

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
 Una MacIntosh Alness Community Council
alnesscomcouncil@gmail.com

Date Notice Served
 23/05/2022

Names/details of any other parties	Date Notice Served
Cromarty Firth Ward Councillors Tamala Collier Tamala.Collier.cllr@highland.gov.uk Maxine Morley-Smith Maxine.Smith.cllr@highland.gov.uk Pauline Munro pauline.munro.cllr@highland.gov.uk Molly Nolan Molly.Nolan.cllr@highland.gov.uk	23/05/2022

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Drop in public event - Avero House, 3 Dail Nan Rocas Teaninich Industrial Estate Alness. Event to be held on 21 July 2022 between 4pm and 7:30pm.		
Newspaper Advert – name of newspaper		Advert date(where known)
Ross-shire Journal – Friday 8 July 2022		
Details of any other consultation methods (date, time and with whom)		
Invitation to Community Council to meet and present the proposals. Online materials to be published along with function to submit comments.		

Signed Daniel Harrington..... Date...23/05/2022.....

Public Notice

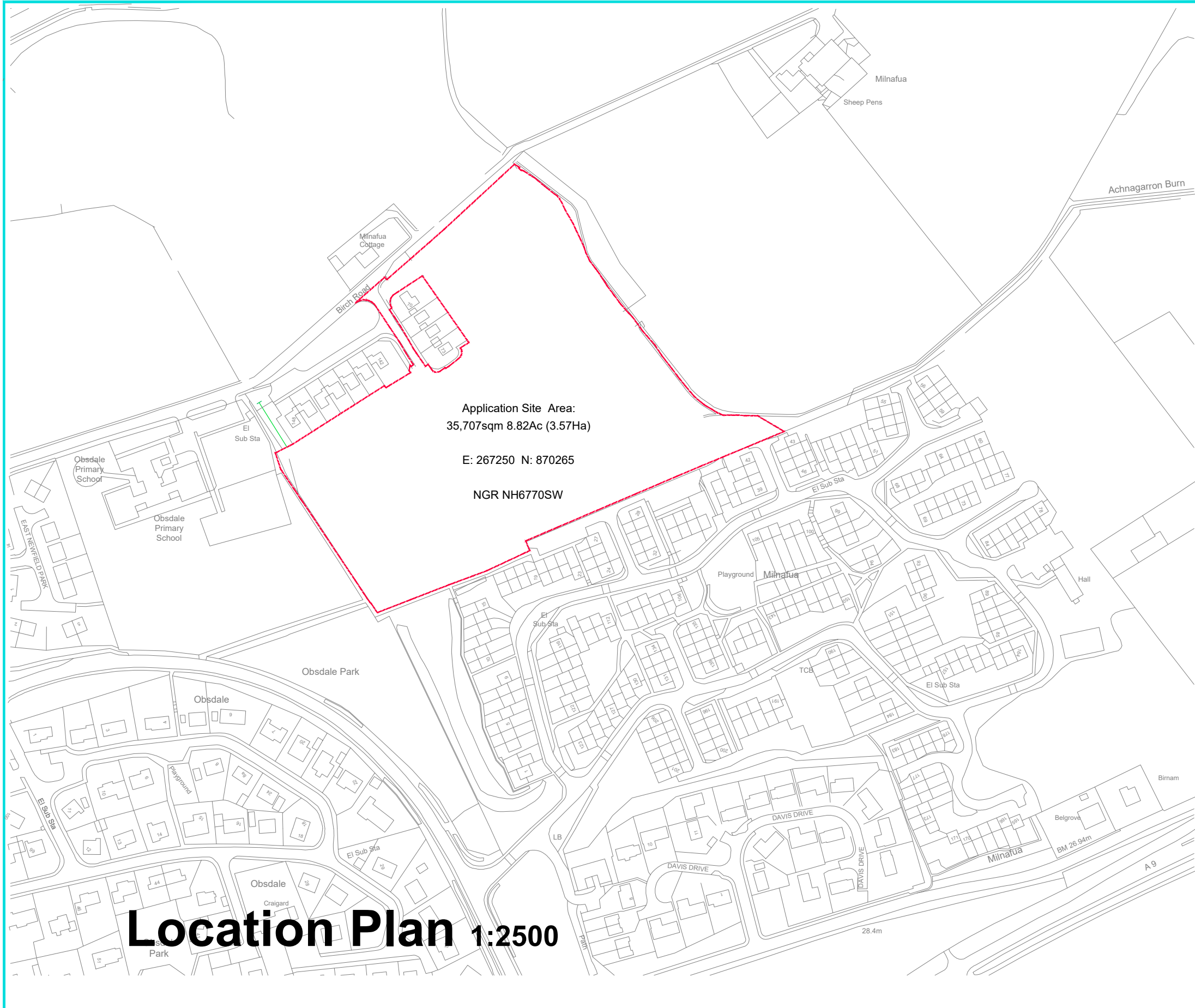
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 & THE TOWN AND COUNTRY PLANNING (MISCELLANEOUS TEMPORARY MODIFICATIONS) (CORONAVIRUS) (SCOTLAND) REGULATIONS 2020 Notice under regulation 7(2)(b)

Pat Munro Homes gives notice of their intention to submit a planning application for a residential development on land at Whitehills South, south of Old Milnafua Road, Alness. Details of the proposal will be displayed online at www.whitehills-south.com with facility to provide comment. A public drop in event will also be held between the hours of 4pm and 7:30pm at Further information may be obtained from THE Architecture + Planning on 01224 586277 or info@the-ap.co.uk Comments on the proposal should be submitted by **TBC** via the website, by email or to 24 North Silver Street, Aberdeen, AB10 1RL

Important

Comments made to the prospective applicant are not representations to the planning authority. If a planning application is submitted to Aberdeenshire Council, there will be an opportunity to make representations on that application to the planning authority at that time.

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 Figured dimensions only are to be taken from this drawing.
 All dimensions are to be checked on site before any work is
 put in hand. IF IN DOUBT ASK.



Rev	Description	Dr'n	Date
A	First Issue	mwt	200522



WHITEHILLS SOUTH, ALNESS



Averon House | Alness | Ross-Shire | IV17 0XU

Project: WHITEHILLS SOUTH
 Project Status: PLANNING

Drawing Title:
 Whitehills South, Alness - Location Plan

Created • mwt Sheet • A3 Rev • A
 Date • 20-May-22 Scale • 1:2500

Drawing No:
 9755-PMH-PL-WSA-001-A_Loc.Plan