

Agenda Item	5.4
Report No	PLS-33-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 27 June 2023

Report Title: 23/02234/PAN: The Highland Council
Former Golf Course, General Booth Road, Torvean North, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Proposed residential development of circa 150 units including associated infrastructure, roads and drainage

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 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 4th May 2023. 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 developer proposes to undertake two public consultation drop-in events, the first on 30th June 2023 at Charleston Community Complex, Inverness between 1700-2000hrs, and the second on 17th June 2023 at Charleston Community Complex between 1300-1700hrs.
- 1.5 Details of the proposals will be hosted on a page linked from the Highland Council Facebook page and YouTube page. There will be a video with a QR code linking to a questionnaire for feedback.
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within The Inverness Courier.
- 1.7 Details of all notified parties are contained in the PAN form and include Muirtown and Inverness West Community Councils, as well as local Members, the MSP and MP.
- 1.8 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 This PAN provides notice of the developer's intention to submit a planning application for a scheme which is classified as a Major Development. The prospective development comprises the erection of a residential development of circa 150 units including associated roads, infrastructure and drainage at the former Torvean golf course, General Booth Road, Torvean North, Inverness.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary covers a site area of 12.04 hectares. The land is bounded to the east by the Scheduled Ancient Monument of the Caledonian Canal and General Booth Road to the west. The car park of the Inverness West Premier Inn and the Torvean caravan park lie to the south and playing fields and woodland mark the northern boundary to the site.

- 3.2 The site is largely flat and open with some individual and groups of mature trees across it. There are no natural heritage designations within the site boundary nor is the site within connectivity distance of any Special Protection Area (SPA), Special Area of Conservation (SAC), or Sites of Special Scientific Interest (SSSI).
- 3.3 There are three Core Paths in the vicinity of this site, the Caledonian Canal Towpaths (IN19.10), the Charleston Woods links (IN19.22) and the Caledonian Canal (IN19.57), all of which run adjacent to the boundaries of the site.

4.0 DEVELOPMENT PLAN

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

4.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 5 - Soils
Policy 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 18 - Infrastructure First
Policy 20 - Blue and Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 – Flood risk and water management

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

28 - Sustainable Design
29 - Design Quality and Placemaking
30 - Physical Constraints
31 - Developer Contributions
34 - Settlement Development Area
51 - Trees and Development
52 - Principle of Development in Woodland
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
66 - Surface Water Drainage
74 - Green Networks
77 - Public Access

4.3 Inner Moray Firth Local Development Plan (IMFLDP)

IN32 Land between General Booth Road and Canal. Requirements: Development in accordance with the Torvean and Ness-side Development Brief.

4.4 **Inner Moray Firth Local Development Plan 2**

The plan is at the proposed stage with consultation closed and comments currently under review. INW08 is the designation reference for this site. It allocates the land for housing and community uses over an area of 9.4 ha. The developer requirements are as follows: “development in accordance with Policy 15(e) 'Torvean and Ness-side Development Brief', including safeguarding part of site for a new primary school if required by the Council. Protect and where possible enhance watercourse, provide buffer of at least 6m from built development, Drainage Impact Assessment; holdback distance of 20 metres between trees and development, no construction within root protection area; safeguard the fabric, historic character and setting of the Caledonian Canal Scheduled Monument.”

4.5 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (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)

4.6 **Torvean and Ness-Side Development Brief (2019)**

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity;
- c) Construction impacts;
- d) Roads and transport;
- e) Drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact;
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Construction impacts;
- k) Outdoor access; and,
- l) 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 – South

Author(s): Elaine Watt

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

Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Location Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council

Contact Details

Applicant	The Highland Council	Agent	HRI Munro Architecture
Address	Housing & Property Glenurquhart Road Inverness IV3 5NX	Address	62 Academy Street Inverness IV1 1LP
Phone	01463 702117	Phone	01463 240066
Email	Joanne.Duggan@highland.gov.uk	Email	vicky@hri-architects.com

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

Former Golf Course, General Booth Road, Torvean North, Inverness

Easting: 265189 - Northing: 844067

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² 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.

Proposed residential development of circa 150 units including associated infrastructure, roads and drainage.

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?

Yes

No

X

If yes, please provide a copy of this Opinion.

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

Muirtown Community Council - muirtown-cc@outlook.com

Email - 04/05/23

Inverness West Community Council - invwestcc@gmail.com

Local Elected Members

Date Notice Served

Bill Boyd – bill.boyd.cllr@highland.gov.uk

Email - 04/05/23

Alex Graham – Alex.Graham.cllr@highland.gov.uk

Ryan MacKintosh – Ryan.MacKintosh.cllr@highland.gov.uk

Members of Scottish Parliament and Members of Parliament

Date Notice Served

Drew Hendry – drew.hendry.mp@parliament.uk

Email - 04/05/23

Fergus Ewing – Fergus.Ewing.msp@parliament.scot

Names / details of other parties

Date Notice Served

Details of Proposed Consultation

Proposed Public Event

Venue

Date and Time

1

Drop-in session

Charleston Community Complex

Community

W/C 12th June 2023 – time TBC

Proposed Public Event

Venue

Date and Time

2

(at least 14 days after Public Event 1)

Online

TBC

Online – video with QR code link to Questionnaire.

Publication of Event

Newspaper Advert

Advert

Name of Newspaper

Inverness Courier

Advert Date

To be placed W/C 5th June
2023

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

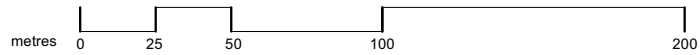
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Signed **Victoria Hazell**

Date **4th May 2023**



**SITE AREA:
12.04 Ha**



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No.	Date	Revision

Do not scale from this drawing.
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Project Title
DIHD22034 Torvean North

Project Address
**General Booth Road
Inverness**

Project Stage
Planning

Project No. **1.7295** Drawing No. **001**

Drawing Title
Location Plan

Date
02/05/2023 Project Lead By
VH

Rev No. Drawn By
VH

Scale @ A3
1:2500 Checked By
MW