

Agenda Item	5.5
Report No	PLS/034/23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 27 June 2023

Report Title: 23/02714/PAN: TJ Morris Ltd
Land 55M NW Of 115 Cranmore Drive, Cranmore Drive, Smithton, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Planning Permission in Principle for commercial development. Phase 1 - erection of approximately 3251sqm retail unit (Home Bargains), with 929sqm outdoor sales area, 464sqm retail parade of four smaller units, parking, landscaping and access

Ward: 17 – Culloden and Ardersier

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 12 June 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 There will be two in-person consultation events; both scheduled at The Barn Church, Culloden House Avenue, Culloden. The first is scheduled for 21 June 2023 between 1500 and 1900, and the second 30 August 2023 between 1500 and 1900. The first event was advertised on 13 June 2023 in the Inverness Courier. The advert for the second event will also be placed in in the Inverness Courier on 22 August 2023.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Smithton Community Council, Culloden Community Council, Cradlehall and Westhill Community Council, Balloch Community Council, as well as local Councillors.
- 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.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal is for planning permission in principle for a commercial development (phase 1) of a 3251sqm retail unit (Home Bargains), with 929sqm outdoor sales area, 464sqm retail parade of four smaller units, parking, landscaping and access, at land 55m northwest of 115 Cranmore Drive Smithton Inverness.
- 2.2 The developer has sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments in May 2023 for Class 1A (Shops and financial, professional and other services) at Land 55M NW Of 115 Cranmore Drive Cranmore Drive Smithton Inverness (23/02406/PREMAJ).

3.0 SITE DESCRIPTION

- 3.1 The PAN site is located to the south side of Barn Church Road approximately 380m WSW of the Tower Road and Barn Church Road junction, and to the west of housing at Sinclair Park and Cranmore Drive Smithton, and east of the housing site currently being developed by Barratt Homes at Stratton.

- 3.2 The site covers an area of approximately 3.28ha and generally slopes from south to north. There are clusters of trees across the site, and the site is currently screened from Barn Church Road by a temporary bund of over-burden material that has been scraped back off part 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)

- Policy 1 – Tackling the climate and nature crisis
- Policy 2 – Climate mitigation and adaptation
- Policy 3 – Biodiversity
- Policy 4 – Natural places
- Policy 12 – Zero waste
- Policy 13 – Sustainable transport
- Policy 14 – Design, quality and place
- Policy 15 – Local Living and 20 minute neighbourhoods
- Policy 18 – Infrastructure first
- Policy 19 – Heat and cooling
- Policy 20 – Blue and green infrastructure
- Policy 21 – Play, recreation and sport
- Policy 22 – Flood risk and water management
- Policy 23 – Health and safety
- Policy 24 – Digital infrastructure
- Policy 25 – Community wealth benefits
- Policy 26 – Business and Industry
- Policy 27 – City, town, local and commercial centres
- Policy 28 - Retail
- Policy 31 – Culture and creativity

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

- 9 - A96 Corridor – Phasing and Infrastructure
- 12 - Stratton
- 28 - Sustainable Design
- 29 - Design Quality and Placemaking
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 – Affordable Housing
- 34 – Settlement Development Areas
- 51 – Trees and Development
- 52 – Principle of Development in Woodland
- 56 Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 64 - Flood Risk
- 65 – Waste Water Treatment

66 - Surface Water Drainage

72 – Pollution

74 - Green Networks

75 – Open Space

77 - Public Access

4.3 **Inner Moray Firth Local Development Plan**

Area 73.7ha IN84 Stratton – 2475 homes, Retail, Business, Community, Leisure

Requirements - Development in accordance with planning permission 09/00141/OUTIN including: master planning of each phase of development; Flood Risk Assessment and any resultant mitigation; scheduled monument protection and setting impact assessment and any resultant mitigation; transport networks safeguards and improvements; pipeline corridor safeguards; provision of park and ride facility. Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through the preparation of a recreation access management plan, which brings together components relating to open space, paths provision and the wider green network (including mitigation works in connection with the Inverness-Nairn Coastal Trail).

4.4 **Highland Council Supplementary Guidance**

- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)

4.5 **Scottish Government Policy and Other Guidance**

- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Inverness East Development Brief (IEDB) (June 2018)

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy, including IEDB;
- b) Construction impacts, including operational noise and dust;
- c) Roads and transport, and recreational access;
- d) Water, flood risk and drainage impacts;
- e) Design, landscape, and visual impact (including cumulative impacts);
- f) Natural heritage (including protected species, habitats and trees);
- g) Built and cultural heritage;
- h) Economic impact and tourism; and
- i) 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): Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice (application form)
Plan 2 – Site 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	TJ Morris Ltd	Agent	Iceni Projects
Address	c/o Agent	Address	177 West George Street Glasgow G2 2LB
Phone	c/o Agent	Phone	0141 473 7338
Email	c/o Agent	Email	igallacher@iceniprojects.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

Undeveloped Land at Stratton Centre, Barn Church Road, Inverness

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.

Planning Permission in Principle for proposed commercial development, to include detail of Phase 1 of the proposed development. Phase 1 would comprise the erection of an approx. 3,251m² retail unit (Home Bargains), with 929m² outdoor sales area and 464m² retail parade comprising four smaller units, associated parking, landscaping and access. This would be sought through an Approval of Matters Specified in Conditions as part of the PPP application.

Further phases will likely include the following:

- 1,904m2 retail unit
- 464m2 retail unit
- Landscaping, parking and access for the additional units.

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

Smithton CC

2nd June 2023

Culloden CC (not formed)

Cradlehall and Westhill CC

Balloch CC

Local Elected Members

Date Notice Served

Ward 17 – Culloden and Ardersier

2nd June 2023

Morven Reid

Trish Robertson

Glynis Sinclair

Ward 16 – Inverness Millburn

Ian Brown

David Gregg

Isabelle MacKenzie

Members of Scottish Parliament and Members of Parliament

Date Notice Served

MP

2nd June 2023

Drew Hendry

MSP

Fergus Ewing

Names / details of other parties

Date Notice Served

N/A

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
In-person public consultation event	The Barn Church Culloden House Avenue Culloden Inverness IV2 7AB	21 st June 2023 3pm-7pm

Proposed Public Event 2	Venue	Date and Time
In-person public consultation event	The Barn Church Culloden House Avenue Culloden Inverness IV2 7AB	30 th August 2023* 3pm-7pm

*The exact date and time of the 2nd consultation event may be subject to minor changes following feedback received from the 1st event.

Publication of Event

Newspaper Advert	Name of Newspaper	Advert Date
See attached file "Newspaper text 230506".	The Inverness Courier	13 th June 2023

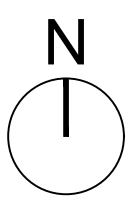
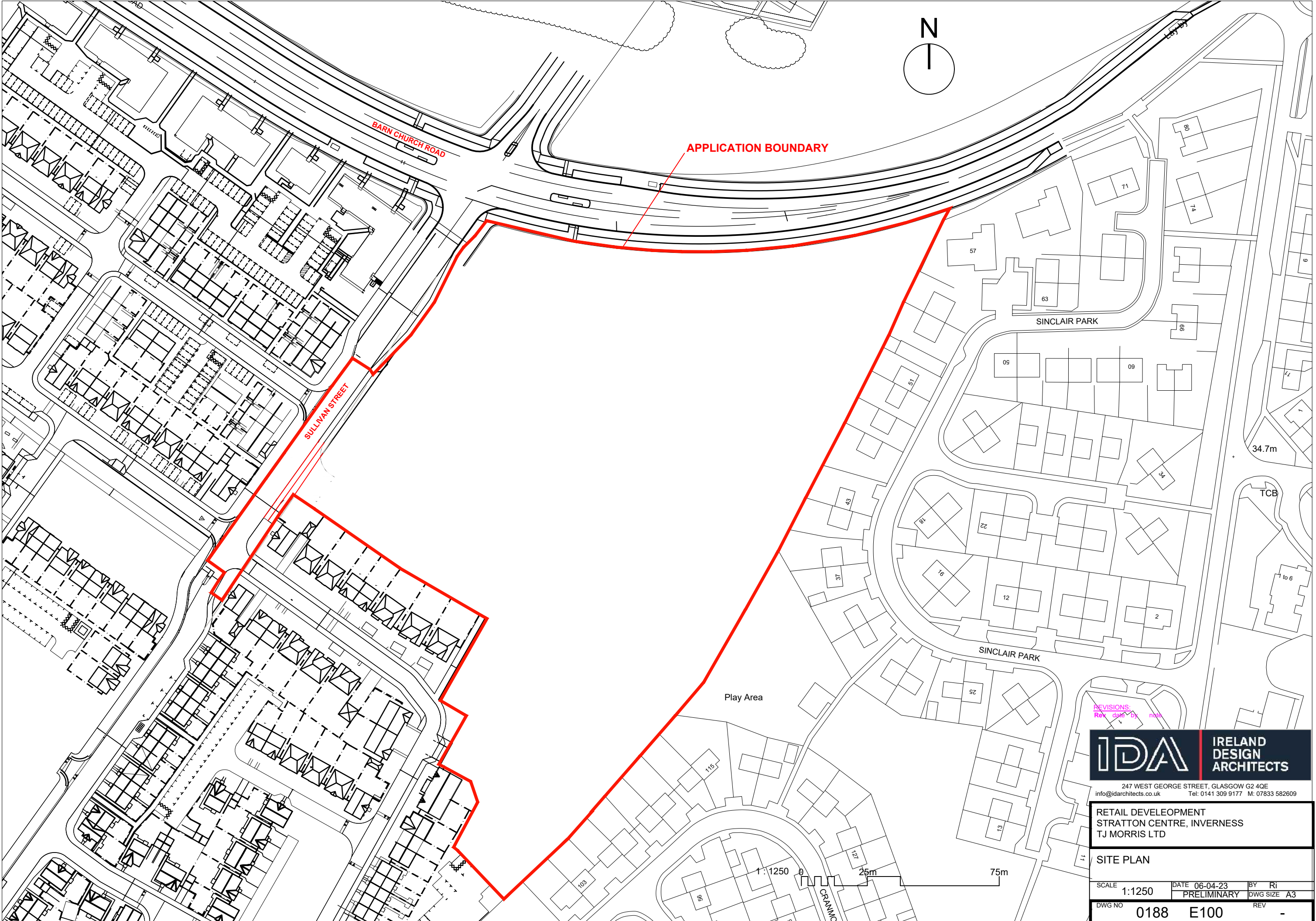
A second advert will run in The Inverness Courier on 22nd August 2023, prior to the second public consultation event.

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

Signed



Date **12/06/2023**



APPLICATION BOUNDARY

BARN CHURCH ROAD

SULLNAN STREET

SINCLAIR PARK

SINCLAIR PARK

Play Area

REVISIONS
Rev date By note

IDA IRELAND DESIGN ARCHITECTS
 247 WEST GEORGE STREET, GLASGOW G2 4QE
 info@idarchitects.co.uk Tel: 0141 309 9177 M: 07833 582609

RETAIL DEVELOPMENT
 STRATTON CENTRE, INVERNESS
 TJ MORRIS LTD

SITE PLAN		
SCALE 1:1250	DATE 06-04-23	BY RI
	PRELIMINARY	DWG SIZE A3
DWG NO 0188	E100	REV -

1:1250 25m 75m

CRANMO