

Agenda Item	5.1
Report No	PLS-54-23

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 04 October 2023

**Report Title:** 23/02738/PAN: Compass Box Whisky  
Land 175M North East Of Roads Depot, Carrs Corner, Lochybridge, Fort William

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

### Purpose/Executive Summary

**Description:** Development of site for new whisky distillery, blending centre, visitor centre, maturation warehousing, landscaping, site access and all associated infrastructure

**Ward:** 21 – Fort William and Ardnamurchan

### 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 30 March 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)
  - Site Location Plan
- 1.4 There will be two phases of in-person public events. The first phase took place on Monday 21 August 2023 between 4pm and 8pm at Ben Nevis Hotel, North Road, Fort William. The second phase of public events are due to take place on Monday 11 September 2023 between 4pm and 8pm at Ben Nevis Hotel, North Road, Fort William. The first event was advertised on 10 August 2023 in The Lochaber Times. The advert for the second event will be published on Thursday 31 August 2023
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Fort William, Inverlochy and Torlundy Community Council, as well as local Members. The applicant has also offered to present directly to Fort William, Inverlochy and Torlundy Community Council and will utilise their social media channels to promote the events further.
- 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 the development of a new whisky distillery, blends centre, visitor centre and maturation warehousing with associated infrastructure
- 2.3 The developer sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments in May 2023 to inform a future planning application for the proposal (23/00387PREMAJ).

## **3.0 SITE DESCRIPTION**

- 3.1 The application site is situated from the northern approach to Fort William on the south side of the A82 located and to the east of the River Lochy. There are no natural heritage designations covering the site however the west of the site is located within a historic battlefield designation. The proposed site access is taken directly from the A82 and is partially within site EDA03 (Inverlochy Castle Estate) of the adopted West

Highlands and Islands Plan, 2019 as an area designated for mixed use development which includes business and tourism.

#### **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 Crises  
Policy 2 - Climate Mitigation and Adaptation  
Policy 3 - Biodiversity  
Policy 4 - Natural Places  
Policy 5 - Soils  
Policy 6 - Forestry, Woodland and Trees  
Policy 7 - Historic Assets and Places  
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings  
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 - Heating and Cooling  
Policy 20 - Blue and Green Infrastructure  
Policy 22 - Flood Risk and Water Management  
Policy 23 - Health and Safety  
Policy 25 - Community Wealth Building  
Policy 26 - Business and Industry  
Policy 27 - City, Town, Local and Commercial Centres  
Policy 29 - Rural Development  
Policy 30 - Tourism  
Policy 31 - Culture and Creativity

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

28 - Sustainable Design  
29 - Design Quality & Place-making  
30 - Physical Constraints  
31 - Developer Contributions  
34 - Settlement Development Areas  
36 - Development in the Wider Countryside  
41 - Business and Industrial Land  
42 - Previously Used Land  
43 - Tourism  
51 - Trees and Development  
55 - Peat and Soils  
56 - Travel  
57 - Natural, Built & Cultural Heritage  
58 - Protected Species  
59 - Other important Species  
60 - Other Importance Habitats

- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Networks
- 77 - Public Access
- 78 - Long Distance Routes

#### 4.3 **West Highland and Islands Local Development Plan (WHILDLP) (2019)**

Part of site within Mixed use Allocation FW09 – Mixed Use (Housing or Business/Tourism) and Fort William Settlement Development Area

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

- Developer Contributions (Nov 2018)
- Flood Risk and 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 (March 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (March 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**

- Historic Environment Policy for Scotland (HEPS, 2019)
- Historic Environment Policy for Scotland, HES (2019)
- PAN 1/2011 - Planning and Noise (2011)
- PAN 60 – Planning for Natural Heritage (2008)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Construction Environmental Management Process for Large Scale Projects (2010)

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

- a) Development Plan and other planning policy;
- b) Community amenity, including operational noise impacts;
- c) Construction impacts;
- d) Roads, transport and outdoor access;
- e) Water, flood risk, drainage and peat;
- f) Natural heritage (including ornithology, protected species and habitats);
- g) Built and cultural heritage;
- h) Design, landscape, and visual impact (including cumulative impacts);
- i) Phasing
- j) Economic impacts and tourism; and

k) 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): William Langdon

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	COMPASS BOX WHISKY	Agent	NORTH PLANNING & DEVELOPMENT
Address	CHISWICK STUDIOS 9 POWER ROAD LONDON W4 5PY UK	Address	TAY HOUSE, 2 <sup>ND</sup> FLOOR 300 BATH STREET GLASGOW G2 4JR
Phone	020 8742 1948	Phone	0141 212 2627 / 07711 766202
Email	C/O AGENT	Email	graeme@northplan.co.uk

#### 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 175M NORTH EAST OF ROADS DEPOT, CARRS CORNER,  
LOCHYBRIDGE, FORT WILLIAM

#### Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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.

DEVELOPMENT OF SITE FOR NEW WHISKY DISTILLERY, BLENDING CENTRE, VISITOR CENTRE, MATURATION WAREHOUSING, LANDSCAPING, SITE ACCESS AND ALL ASSOCIATED INFRASTRUCTURE.

## **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.

<b>Community Council/s</b>	<b>Date Notice Served</b>
FORT WILLIAM, INVERLOCHY & TORLUNDY COMMUNITY COUNCIL	5 <sup>TH</sup> JUNE 2023
<b>Local Elected Members</b>	<b>Date Notice Served</b>
COUNCILLOR SARAH FANET	5 <sup>TH</sup> JUNE 2023
COUNCILLOR ANGUS MACDONALD	5 <sup>TH</sup> JUNE 2023
COUNCILLOR THOMAS MACLENNAN	5 <sup>TH</sup> JUNE 2023
COUNCILLOR KATE WILLIS	5 <sup>TH</sup> JUNE 2023
<b>Members of Scottish Parliament and Members of Parliament</b>	<b>Date Notice Served</b>
KATE FORBES MSP (CONSTITUENCY)	5 <sup>TH</sup> JUNE 2023
ARIANE BURGESS MSP (REGION)	5 <sup>TH</sup> JUNE 2023
DONALD CAMERON MSP (REGION)	5 <sup>TH</sup> JUNE 2023
RHODA GRANT MSP (REGION)	5 <sup>TH</sup> JUNE 2023
JAMIE HALCRO JOHNSTON MSP (REGION)	5 <sup>TH</sup> JUNE 2023
EDWARD MOUNTAIN MSP (REGION)	5 <sup>TH</sup> JUNE 2023
EMMA RODDICK MSP (REGION)	5 <sup>TH</sup> JUNE 2023

DOUGLAS ROSS MSP (REGION)

5<sup>TH</sup> JUNE 2023

IAN BLACKFORD MP

5<sup>TH</sup> JUNE 2023

**Names / details of other parties**

**Date Notice Served**

N/A

**Details of Proposed Consultation**

**Proposed Public Event 1**

**Venue**

**Date and Time**

BEN NEVIS HOTEL, NORTH  
RD, FORT WILLIAM PH33  
6TG

MONDAY 21<sup>ST</sup> AUGUST  
2023 4PM-8PM

**Proposed Public Event 2**

**Venue**

**Date and Time**

*(at least 14 days after Public  
Event 1)*

BEN NEVIS HOTEL, NORTH  
RD, FORT WILLIAM PH33  
6TG

MONDAY 11<sup>TH</sup> SEPTEMBER  
2023 4PM-8PM

**Publication of Event**

**Newspaper Advert**

**Name of Newspaper**

**Advert Date**

LOCHABER TIMES

THURSDAY 10<sup>TH</sup> AUGUST  
2023 AND THURSDAY 31<sup>ST</sup>  
AUGUST 2023.

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

AN OFFER TO PRESENT DIRECTLY TO FORT WILLIAM, INVERLOCHY & TORLUNDY  
COMMUNITY COUNCIL HAS BEEN MADE.

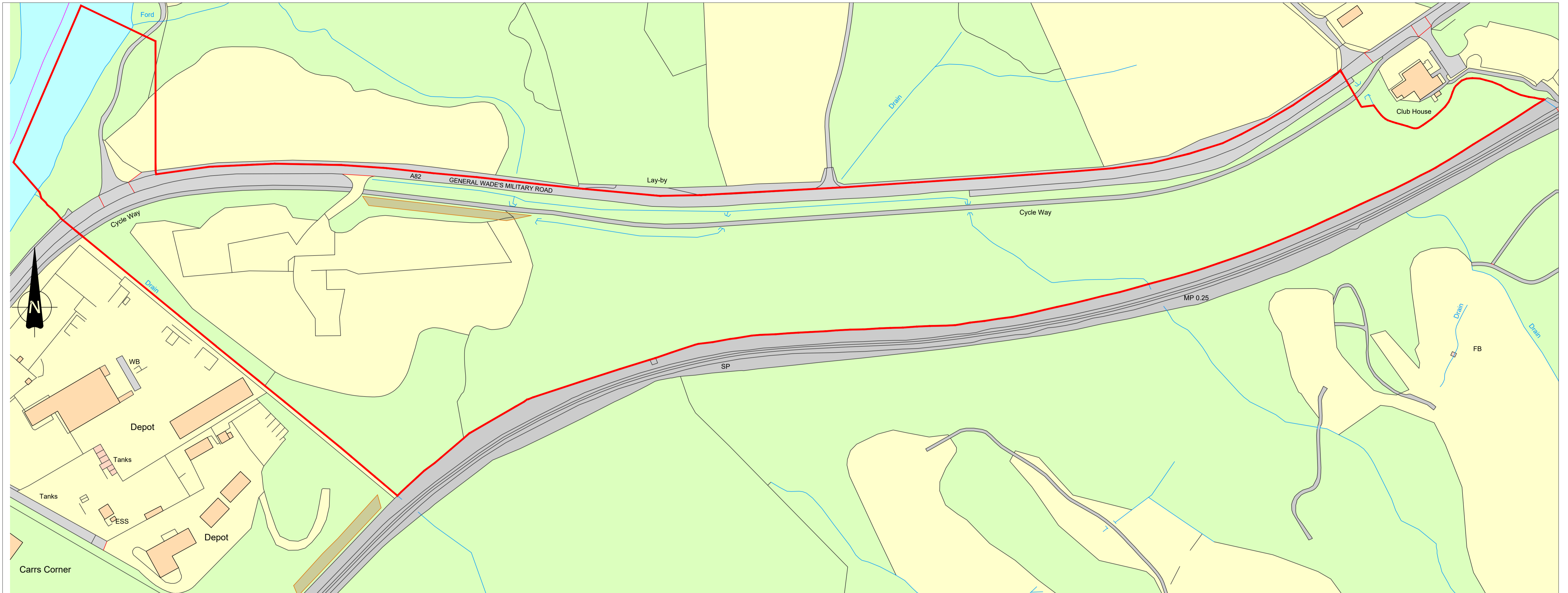
Signed

Date

5<sup>TH</sup> JUNE 2023







SITE PLAN SCALE 1:1250  
 0 25 50 100m 1:1250 @ A1

Notes

Revisions	Drn	Ckd	Date
/ Issued for PLANNING.	A.S.		06.06.23

Revisions	Drn	Ckd	Date

COMPASS BOX

FOR PLANNING

**BLYTH&BLYTH**  
 Cornerstone, 60 South Gyle Crescent  
 Edinburgh EH12 9EB  
 Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700  
 www.blythandblyth.co.uk

PROPOSED DISTILLERY  
 FORT WILLIAM

PRE APPLICATION NOTIFICATION PLAN		
Drawn:	Ck'd	Scale 1:1250 @ A1
Date: MAY 23	Date:	DO NOT SCALE
Drawing No. EC22882:00:002	Revision	