

Reference no:	19/05020/PREAPP	Date of Issue:	19 December 2019
Proposal:	Erection of indoor bowling facility for the use by the community	Address:	Land 25M NE Of St Fergus Bowling Club Northcote Street Wick
Case Officer:	Mark Fitzpatrick	Email and Tel No:	Mark.Fitzpatrick@highland.gov.uk 01955 608261
Case Officer Designation:	Graduate Planner	Reviewed by:	Gillian Pearson

Description of Proposal and Summary of Key Points

Based on the information submitted, the proposed development has the potential to provide great community benefits and simultaneously be ruinous to surrounding residential amenity due to the constraints of the site. As such, your submission should clearly demonstrate that the established amenity of adjacent housing would be sufficiently protected in order for the Planning Authority to be supportive of the proposed development. As a minimum you should provide the information and drawings requested in this report, however the response of the community to the proposals will also be key to the determination of the application.

You are advised that the following consent(s) will be required for the proposed development:

Planning Permission

Planning History

Reference	Description	Date of Decision	Outcome
None			

Planning Policy

Highland-wide Local Development Plan (2012)

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 31 - Developer Contributions

Policy 34 - Settlement Development Areas

Policy 42 - Previously Used Land

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

Caithness and Sutherland Local Development Plan (2018) (CaSPlan)

Wick Settlement Development Area

Highland Council Supplementary Guidance

Developer Contributions (November 2018)

Sustainable Design Guide (Jan 2013)

Scottish Planning Policy and Guidance

Scottish Planning Policy (June 2014)

Assessment

Main Issues

Pre-application advice is sought regarding erection of an indoor bowling facility. The site comprises a series of garages which appear to be associated with adjacent houses at Loch Street. There is a vehicular access into the site, also from Loch Street. The existing bowling green and associated buildings lie to the south of the site.

It is understood from our available mapping that the site and the surrounding houses (No's 51 – 79 Loch Street) are owned by Highland Council. As such for the purposes of this advice, it is assumed that the proposed loss of parking has been considered acceptable to Highland Council and by default, the residents within this area of Loch Street.

Issues Raised By Consultees

None

Planning Appraisal

In general terms the expansion of any existing business is supported by both local and national planning policy and in this instance, the benefits of the proposal to the community are acknowledged. The site lies within the Wick Settlement Development Area. As such any application would be assessed principally against Policy 34 of the Highland-wide Local Development Plan. General policies of the Plan would also be applicable, particularly with regard access and parking as well as overall amenity impact. In the first instance it is noted that the building lies north of the existing bowling facilities and would appear to effectively join onto the existing building with pedestrian access available through the existing lobby and a further door on the Loch Street side. In this regard the proposal is compatible with its adjacent land uses to the south which is a key consideration of the aforementioned policy. The building would however extend more commercial uses into a currently relatively open area within a residential area occupying the whole site. The building would be sited with minimal separation from adjacent housing therefore there is potential for amenity impacts to arise. In visual terms, it is noted that the building would have a relatively low pitched roof to minimise its overall height and this approach is considered to be broadly acceptable. Similarly the use of a relatively lightweight type structure is considered an acceptable approach – the cladding should be finished in muted tones such as green or grey.

It is strongly recommended that your application includes a Design Statement which sets out in detail how the amenity of the adjacent housing has been considered – particularly in terms of noise and how this would be managed. Operational details of the proposed facility should also be considered and details provided, for example, of proposed opening hours.

You should also include 2 sectional elevations / streetscape drawings, as roughly illustrated on image below, showing the building's relationship with surrounding houses. The drawings should accurately show the fenestration of adjacent properties and include daylight / sunlight calculations.



It should be clearly demonstrated that the established amenity of adjacent housing would be sufficiently protected in order for the Planning Authority to be supportive of the proposed development.

As with any planning application there will be a public consultation period and any representations raised will be taken into account as part of the planning assessment.

Transport and Access

It is not clear from the plans provided whether a vehicular access would be provided/is required or where proposed parking would be accommodated. Any application should be accompanied by a site layout showing proposed access arrangements and any proposed parking areas. A Transport Statement should also be provided to outline how users would access the site and how public transport/sustainable travel would be encouraged.

Drainage and Water

It is prudent for the developer to confirm with Scottish Water, prior to submitting a planning application, that there are no issues with connecting to the public mains water system and that there is sufficient capacity to accommodate the proposed development. New developments are also expected to connect to the public sewer system unless it can be demonstrated that there are technical or economic constraints to connection.

Pursuant to Policy 66 of the HwLDP, the surface water of all proposed development must be drained by Sustainable Urban Drainage Systems (SuDS) designed in accordance with The SuDS Manual (CIRIA C753) and, where appropriate, the Sewers for Scotland Manual 4th Edition. Each drainage scheme design must be accompanied by particulars of proposals for ensuring long-term maintenance of the scheme. All drainage arrangements must be included with the application red line site boundary.

Flood Risk

The application site is within an area identified as being at risk of pluvial (surface water) flooding. A planning application must include a plan with site levels (a topographical survey) and details of surface water management (as noted in the above section). Failure to provide this will result in an automatic objection from the Council's Flood Risk Management Team and a delay in processing of the application.

Developer Contributions

The Council's [Developer Contributions Supplementary Guidance](#) will be used in the determination of planning applications and requires all development, including single house developments, make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. For a development of this nature, contributions may be required towards transport infrastructure if considered necessary by Transport Planning. Please note that requirements can change over time and the exact amount payable will be confirmed at the point that a planning application is determined.

Consultees For Any Future Application

The following will likely be consulted on any planning application submitted. On occasion it may be necessary to involve consultees who are not listed below as an application progresses.

Highland Council Consultees

Transport Planning

Flood Risk Management Team

External Consultees

Scottish Water

Additional Information Required For Any Future Application

Based on the information provided, you are advised to submit the following additional information with any future application for formal permission. If you choose not to follow our advice and do not submit one or more of the documents, then you should provide a clear justification for doing so.

Design Statement

Transport Statement

Topographic Details

Drainage Statement

Questionnaire for Planning Applications involving Industrial or Commercial Uses

https://www.highland.gov.uk/downloads/file/10909/questionnaire_for_planning_applications_involving_industrial_or_commercial_uses

Making a Formal Application

Online application forms and guidance are available at:
<https://www.eplanning.scot/ePlanningClient/default.aspx>

Disclaimer

This advice is based on the information submitted and is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Pre-application case files are not publicly available but can be the subject of Freedom of Information requests.

Appendix – Useful Weblinks

The Highland Council Development Plans

https://www.highland.gov.uk/info/178/local_and_statutory_development_plans

Highland Council Supplementary and Development Guidance Listed by Category

https://www.highland.gov.uk/directory/52/development_guidance

Roads/Access and Transport

More information on access and parking standards (incl. small housing developments) can be found at:

https://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/4

Access Panel

The Council encourages applicants at pre-application stage to engage with the local Disability Access Panel to consider accessibility improvements for physically disabled and sensory impaired people. The Highland Council has published a [Planning Protocol for Effective Engagement with Access Panels](#), which you should take into consideration

Scottish Government

Scottish Government Planning and Architecture Guidance

<https://www.gov.scot/policies/planning-architecture/planning-guidance/>

Scottish Water

Contact Scottish Water for guidance on connections to the public water/drainage network:

<https://www.scottishwater.co.uk/en/Business-and-Developers/Connecting-to-Our-Network/Pre-Development-Information/Planning-Your-Development>

SEPA

Advice for Developers

<https://www.sepa.org.uk/environment/land/planning/advice-for-developers/>

Historic Environment

The Highland Historic Environment Record (HER) contains detailed information about listed buildings, conservation areas and archaeological sites in the Highland area:

<http://her.highland.gov.uk>

General advice on development affecting historic designations can be found at:

<https://www.historicenvironment.scot/advice-and-support/>

Protected Species - SNH

More information on Scotland's protected species and areas can be found at:

<https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-species>

<https://www.nature.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers/planning-and-development-protected-areas>

Trees and Woodland

The Scottish Government's woodland strategy and associated policies can be found here:

<https://forestry.gov.scot/support-regulations/control-of-woodland-removal>

The Council's guidance on tree/woodland issues can be found here:

http://www.highland.gov.uk/info/1225/countryside_farming_and_wildlife/63/trees_and_forestry/