

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
23 June 2015**

Agenda Item	5.2
Report No	PLS/040/15

**15/01984/PAN : Culachy Estate Management Ltd
Land 3480M SE of Aberchalder Lodge, Invergarry**

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Retention of part of the Beauly - Denny overhead line (BDOL) Temporary Access Track - No 18A - The West Track.

Ward : 12 - Caol and Mallaig.

1.0 BACKGROUND

- 1.1 To inform 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 lodged on 20 May 2015. 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
 - Site and Location Plan
 - Covering Letter

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development proposes to retain a 12km section of temporary access track created for the construction of the Beauly Denny 400kv line. This includes two significant bridges used to cross over the Allt Lagan and Allt Coire Uchdachan, western watercourses that link with the River Tarff.
- 2.2 Its proposed use is with regard to the game and deer sporting business on the more elevated part of the Culachy Estate. It is expected that the retained track will be downsized from its current width, reflecting a design more suited to estate needs. An application will also address the future needs of the borrow pit used in association with the development of the initial track and its requirements for restoration.

3.0 SITE DESCRIPTION

3.1 The temporary track lies to the west of, but generally parallel with, General Wade's Road which forms the Corrieyairack Pass / Path that extends between Fort Augustus in the north and Strath Spey to the south. It extends from the A82(T) road which sits at around 50m AOD, for 12km into Culachy Estate, to a height of approximately 500m. The track is an average of 4.0m wide (up to 5.5m in places) with occasional passing places (up to 10m in length and 3m wide).

4.0 DEVELOPMENT PLAN

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

4.1 Highland-wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 42	Previously Used Land
Policy 55	Peat and Soils
Policy 57	Natural Built and Cultural Heritage – including Wild Land
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitat and Article 10 features
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 66	Surface Water Drainage
Policy 77	Public Access
Policy 78	Long Distance Routes

4.2 Inner Moray Firth Proposed Local Development Plan 2014

None

4.3 Inverness Local Plan

None All superseded by the HwLDP.

4.4 Highland Council Supplementary Guidance

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- National Policy – SPP – June 2014.
- Planning History including : -
 - Conditions attached to deemed planning permission attached to the Section 37 Application for the B/D Line (Ref: - 05/01034/S37IN).
 - Borrow Pit on Culachy Estate for B/D project (Ref - 10/04403/FUL).
 - Culachy Wind Farm – pending consideration (Ref: - 14/04782/FUL).
 - EIA Track Retention Scoping – Required (Ref: - 15/01455/SCOP).
- Water, Flood Risk, Drainage and Peat;
- Natural Heritage;
- Built and Cultural Heritage;
- Design;
- Landscape and Visual Impact (including Cumulative impacts);
- Wild Land;
- Access and Recreation;
- Economic Impact and Tourism;
- Construction impacts and control;
- Borrow Pit decommissioning and reinstatement.

6.0 CONCLUSION

6.1 The report presents the information submitted to date as part of the PAN, together with discussions held with the estate. Summarised are the policy considerations against which any future planning application will be considered 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 RECOMMENDATION

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: Head of Planning and Building Standards.
Author: Ken McCorquodale – Principal Planner.
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

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 <u>COLACHY ESTATE MANAGEMENT LTD.</u>	Agent <u>BIDWELLS</u>
Address <u>c/o</u> Phone No. E-mail	Address <u>5 ATHOLL PLACE</u> <u>PERTH</u> <u>PH. 51NF</u> Phone <u>01738 630666</u> E-mail <u>caroline.macdougall@bidwells.co.uk</u>

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

COLACHY ESTATE (REFER TO ENCLOSED PLAN)

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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.

RETENTION OF PART OF BOEHM TEMPORARY ACCESS TRACK (No 18a) - THE WEST TRACK

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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?

If yes please provide a copy of this Opinion.

YES.....

NO...X.....

DISCUSSIONS HAVE BEEN HAD WITH KEN MCCORQUODALE TO CONFIRM THE APPLICATION IS A 'MAJOR DEVELOPMENT'

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

Date Notice Served

FORT AUGUSTUS & GREENMORISTON 12 MAY 2015

Names/details of any other parties

Date Notice Served

RENEWABLE ENERGY SYSTEMS (RES) 12 MAY 2015
STV, 3RD FLOOR, PACIFIC QUAY, GLASGOW, G51 1PQ

Please give details of proposed consultation

Proposed public event

Venue

Date and time

MEETING WITH FORT AUGUSTUS COMMUNITY COUNCIL FORT AUGUSTUS VILLAGE HALL 22 JUNE 2015 7-8 PM

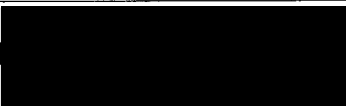
Newspaper Advert – name of newspaper

Advert date(when known)

INVERNESS COURIER TBC

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

PUBLIC EXHIBITION AT FORT AUGUSTUS VILLAGE HALL 22nd JUNE 2015 1:30 PM - 7 PM

Signed 

Date 12 May 2015

(for on behalf of Bicerolls)

[REDACTED]

From: Corinne MacDougall [REDACTED]
Sent: 08 June 2015 11:17
To: Ken McCorquodale
Cc: Angus Kelly; 'S BREMNER'
Subject: Retention of BDOL Access track at Culachy Estate - Proposal of Application notice

Dear Ken,

Further to our telephone conversation last week I hereby confirm that Bidwells is to postpone its consultation event with Fort Augustus Community Council as well as the public exhibition at Fort Augustus Village Hall on Monday 22nd June 2015. As discussed, our reason for postponing the consultation events at this stage is in order to fully address the matters raised in THC's Scoping Response. I trust that this is acceptable in respect of the PAN previously submitted to THC and I look forward to hearing from you confirming same.

Kind regards

Corinne MacDougall
Planning Consultant

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Before you print, please think of the environment.

Culachy Estate

Proposed access track for retention

NH373072

NH402991

Legend
--- Access Track 12.0km

BIDWELLS

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Carn Dearg House, North Street, Fort William PH33 6PP - Tel: 01397 702433 - www.bidwells.co.uk

Scale: 1:11,000 ©A1 OS Ref: NH30SE, NN39NE Drawing No: D.2527b Date: 17/12/2014 4m Produced by Bidwells GIS Mapping - Tel: 01223 559288

0 100 200 400 600 800 1,000 1,200 Metres

