

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
18 August 2015

15/02394/PAN: Highland Housing Alliance
Land 75m SE of 29 Glendoe Terrace, Inverness

Report by Area Planning Manager – South

Agenda Item	5.2
Report No	PLS/054/15

Proposal of Application Notice

Description : Development of circa 60 houses and flats, and associated infrastructure.

Ward : 15 – Inverness Central

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 18 June 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
 - Location Plan

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Development of circa 60 houses and flats comprising 10 units for low cost ownership, 10 mid market rent and 40 social housing units. Dwellings to vary in size from 1-2 bed flats to 3 bed semi-detached dwellings.

3.0 SITE DESCRIPTION

The now vacant site sits to the east of Glendoe Terrace, opposite a row of flats. The site, which incorporates a former Social Work unit, extends to approximately 1.2 ha and is bounded to the north by existing housing, to the east by public open space and to the south by a large commercial unit.

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

28	Sustainable Design
29	Design Quality and Place-Making
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
42	Previously Used Land
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
64	Flood Risk
66	Surface Water Drainage
75	Open Space
77	Public Access

4.2 Inner Moray Firth Local Development Plan – adopted July 2015

IN1	Glendoe Terrace
Uses	Housing
Requirements:	Local traffic management measures; Flood Risk Assessment (may affect developable area)

4.3 Highland Council Supplementary Guidance (SG)

- Sustainable Design Guide
- Flood Risk and Drainage Impact Assessment
- Affordable Housing
- Developer Contributions
- Managing waste in new developments

- Open Space
- Public Art Strategy

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

The site is allocated for housing development in the adopted Inner Moray Firth Local Development Plan. The relevant policies in the Highland-wide Local Development Plan are noted in the sections above.

Key considerations will be to take into account the amenity of adjacent residential uses and to ensure that the layout, design, scale and massing of any development is appropriate in the context of its setting. In addition, the following will be taken into account:

- The proposed use
- Provision of infrastructure
- Parking and traffic management issues
- Provision of affordable homes
- Flood risk assessment
- Planning history
- Other relevant Scottish Government planning policy and guidance including:
 - Scottish Planning Policy (The Scottish Government, June 2014)
 - Designing Streets

6.0 CONCLUSION

6.1 The report presents the information submitted to date as part of the PAN. 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.

Signature: Allan J Todd
 Designation: Area Planning Manager - South
 Author: Christine Macleod
 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	Highland Housing Alliance	Agent	Keppie Design Ltd
Address	Fairways Castle Heather Inverness IV2 6AA	Address	Findhorn House Dochfour Business Centre Dochgarroch Inverness IV3 8GY
Phone No.	01463 251 133	Phone	01463 246 850
E-mail	[REDACTED]	E-mail	[REDACTED]

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

Vacant ground (including former Social Work Department at Carsegate House)
Glendoe Terrace
Inverness
IV3 6ED

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 development of circa 60 no. houses and flats comprising 10 no. units for low-cost ownership, 10 no. mid-market rent and 40 no. social housing units.

The dwellings will vary in size, ranging from 1 or 2 bed flats to 3 bed semi-detached dwellings.

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~~XXXXXXXX

NO

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

Elizabeth McClurg
Chairperson
Merkinch Community Council
80 Craighton Avenue
Inverness
IV3 8AL

19 June 2015

Names/details of any other parties

Date Notice Served

None.

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Open Day at St Michael's Church Hall, Abban Street, Inverness, held on Thursday 11 June 2015 between 12.00 noon and 8.00 pm.

Newspaper Advert – name of newspaper

Advert date(where known)

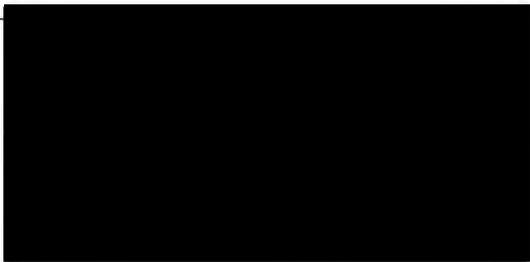
Inverness Courier

2nd & 5th June 2015

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

Will attend next meeting of Merkinch Community Council - date and time to be confirmed.
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Signed



Date 19 June 2015