

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
15 December 2015**

Agenda Item	5.1
Report No	PLN/063/15

**15/03959/PAN: Pat Munro (Ainess) Ltd.
Land North-East of Oakwood, Ballachraggan, Ainess**

Report by Area Planning Manager – North

Proposal of Application Notice 15/03959/PAN

Description : Erection of new mixed use Business, Commercial and Industrial Park (Major Development)

Ward : 07 – Cromarty Firth

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 04 November 2015. Members are asked to note that this may form the basis of a subsequent planning application.
- 1.3 The submitted information which is attached includes:
 - Proposal of Application Notice
 - Location Plan
 - Site Boundary and Access Plan
 - Indicative Plot Layout Plan
 - Structural Landscaping Plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Erection of new mixed use Business, Commercial and Industrial Park served off an existing access road at Lower Teaninich, Ainess. The details submitted show an indicative road layout, indicative plot layout and structural landscaping.

3.0 SITE DESCRIPTION

- 3.1 The site extends to around 13ha and is shown on the accompanying plan outlined in red. It presently consists of agricultural land. The site is bounded to the east by the existing Ainess Business Park and Industrial Estate at Fyrish Way and Dal Nan Rocas and by an access road linking to Teaninich Avenue. To the west is the Contullich Burn which separates the site from other agricultural land and the properties of Oakwood and Ballachraggan.

4.0 DEVELOPMENT PLAN POLICY

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 31	Developer Contributions
Policy 34	Settlement Development Areas
Policy 41	Business and Industrial Land
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 71	Safeguarding of waste management sites
Policy 72	Pollution
Policy 74	Green Networks
Policy 77	Public Access

4.2 Inner Moray Firth Local Development Plan 2015

Policy A12	Within Ainess Settlement Development Area and allocated for business use (Requirements: Landscape Plan and Flood Risk Assessment).
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4.3 Adopted Supplementary Planning Guidance

- Developer Contributions (March 2013)
- Sustainable Design Guide (January 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Managing Waste in New Developments (March 2013)

- Public Art Strategy (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Green Networks (Jan 2013)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- Development plan policies and supplementary guidance;
- National policy;
- Planning History;
- Impact on the amenity of the immediate neighbouring properties;
- Impact on the amenity of the wider Alness community;
- Impact of traffic at junctions with Teaninich Avenue and A9 (Trunk road) and on the public road network;
- Road and pedestrian safety;
- Provision of suitable water supply connection to public system;
- Provision of suitable foul drainage connection to public system;
- Flood risk with regard to adjacent Contullich Burn;
- Proposals for Sustainable Urban Drainage System;
- Design of business/industrial unit layout;
- Design of road and pedestrian layout;
- Provision of open space;
- Provision of car parking facilities, bin storage facilities, cycle storage facilities;
- Impact on public transport system;
- Design and landscaping of individual properties;
- Provision of structural landscaping appropriate for the setting of the development;
- Impact of development on the landscape character of the area;
- Visual impact of the development;
- Any noise or pollution implications of development;
- Proximity to approved Waste Transfer Station;
- Any potential archaeological and contamination issues associated with former use of part of the site as military communications station

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 issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones

Designation: Area Planning Manager – North

Author: Dorothy Stott

Background Papers: Documents referred to in report and in case file.

Relevant Documents: Proposal of Application Notice

Plan 1 – Existing Site Layout Plan

Plan 2 – Development Boundary Plan

Plan 3 – Proposed Road and Pavement Plan

Plan 4 – Development Area Plan

Plan 5 – Plot Separation Plan

Plan 6 – Plot Build Zone Plan

Plan 7 - Landscaping 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	PAT. MUNRO (ALNESS) LTD.	Agent	REYNOLDS ARCHITECTURE LTD.
Address	CAPLICH QUARRY ALNESS IV17 0XL	Address	1 TULLOCH ST. DINGWALL IV15 9JF
Phone No.	c/o AGENT	Phone	01349 867766
E-mail		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

LOWER TEANINICH, ALNESS
SEE SITE PLAN ATTACHED.

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.

NEW MIXED USE BUSINESS/COMMERCIAL/INDUSTRY
PARC TO WEST OF TEANINICH AVENUE.

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. **A PREVIOUS 'PRE APP' REF 13/00087 IS IN PLACE.**

YES..... 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
ALNESS COMMUNITY COUNCIL	16.10.15

Names/details of any other parties	Date Notice Served
.....
.....

Please give details of proposed consultation

Proposed public event	Venue	Date and time
PUBLIC PRESENTATION	(TBC)	14 DECEMBER 2015
ALNESS HERITAGE CENTRE, ALNESS		12 noon - 6 pm

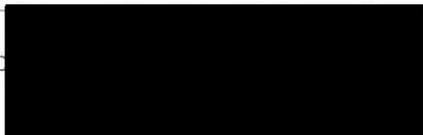
Newspaper Advert – name of newspaper	Advert date (where known)
ROSS-SHIRE JOURNAL	(TBC) NOVEMBER 2015

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

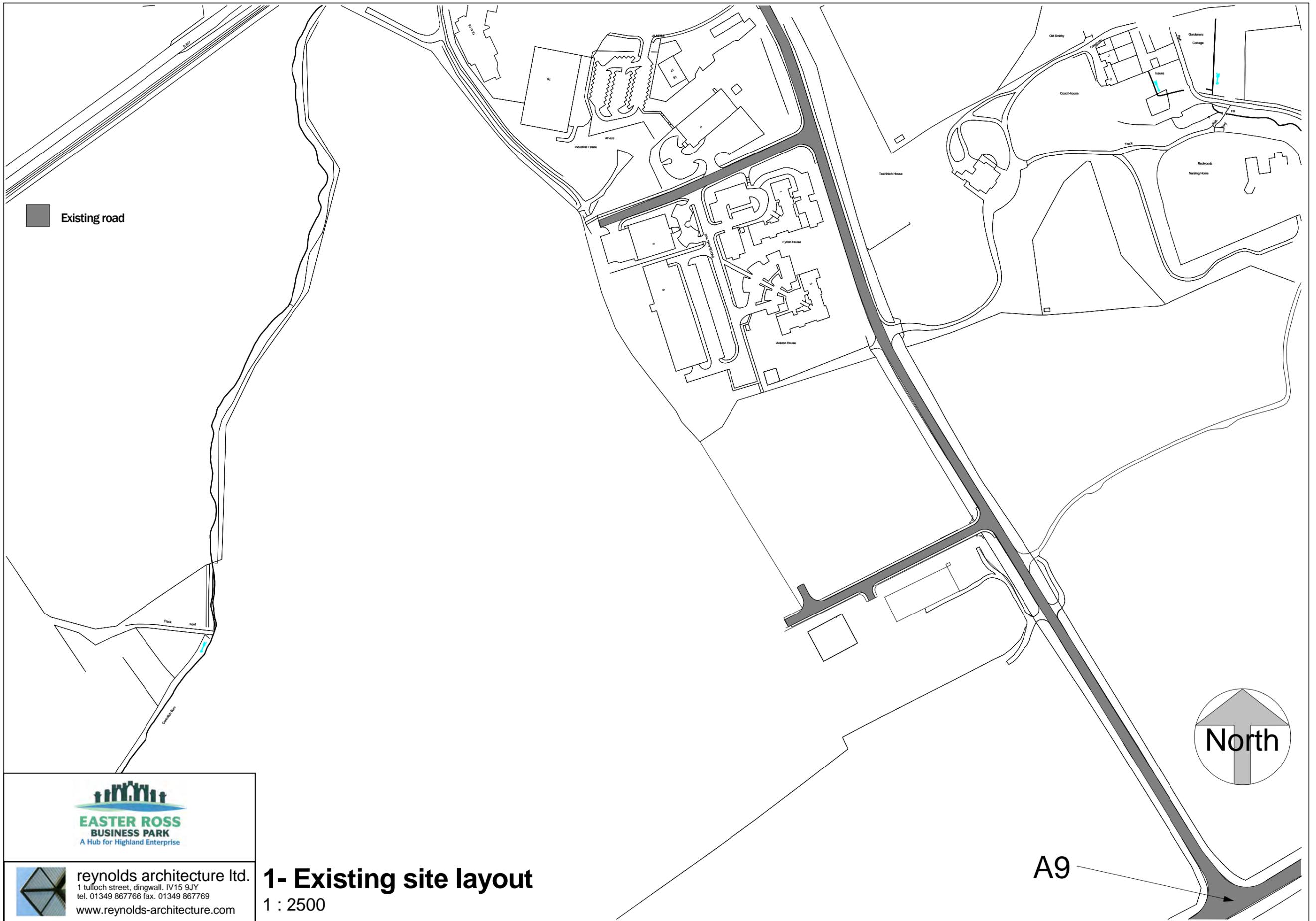
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Signed



Date **16.10.15**



Existing road

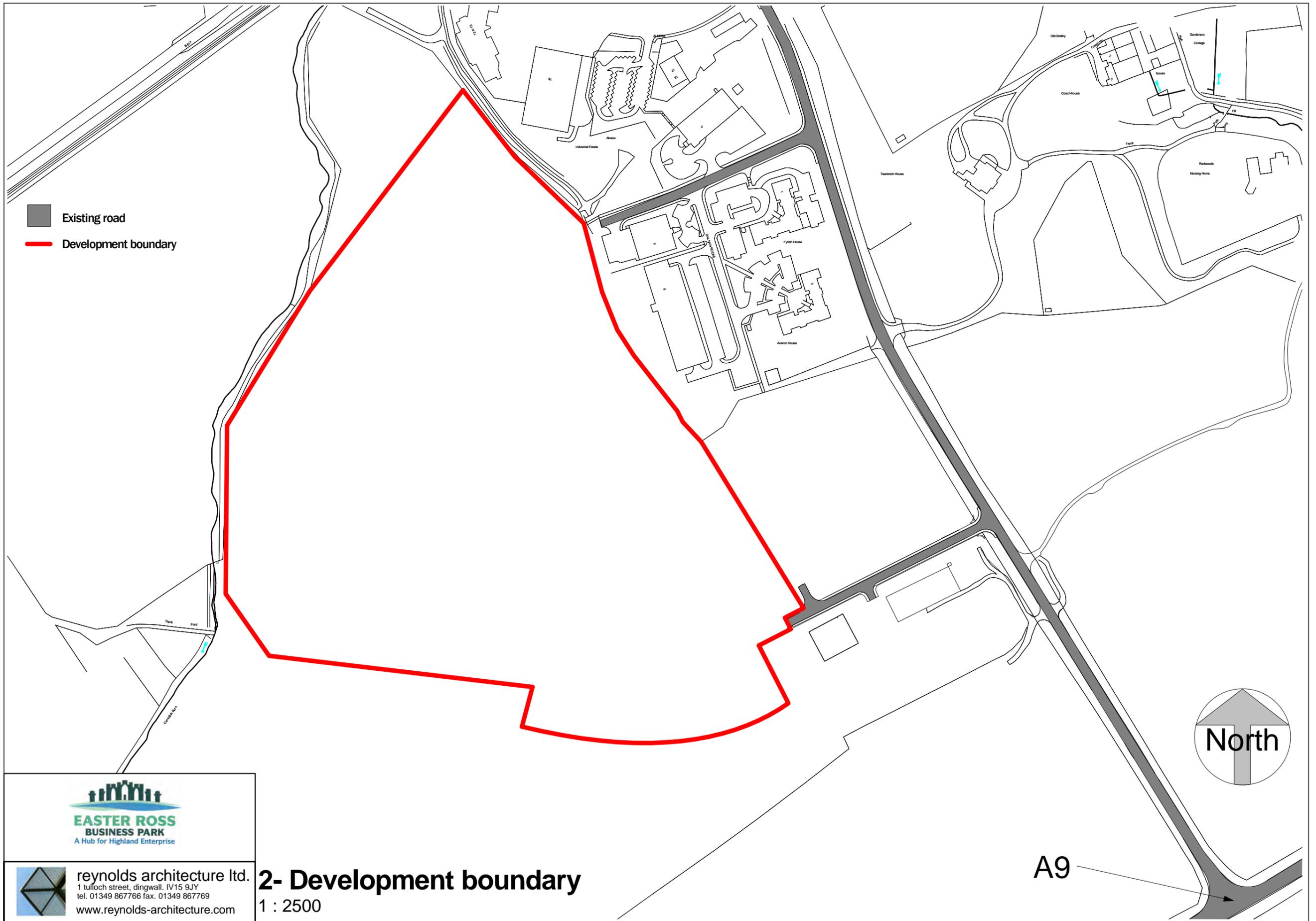


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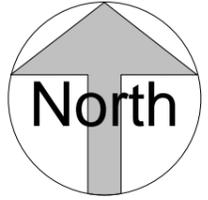


reynolds architecture ltd.
 1 tulloch street, dingwall. IV15 9JY
 tel. 01349 867766 fax. 01349 867769
 www.reynolds-architecture.com

1- Existing site layout
 1 : 2500



Existing road
Development boundary

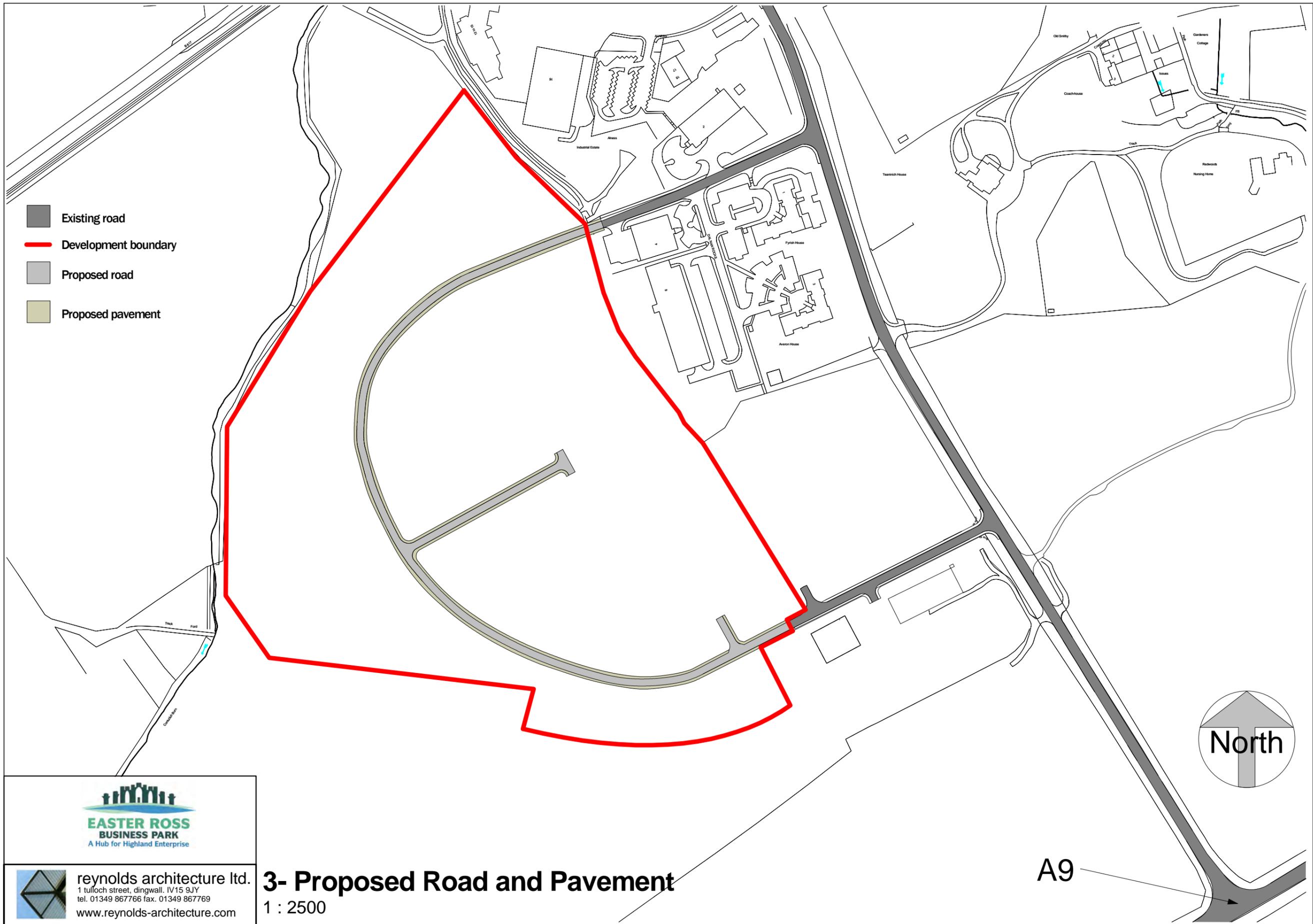


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2- Development boundary
1 : 2500

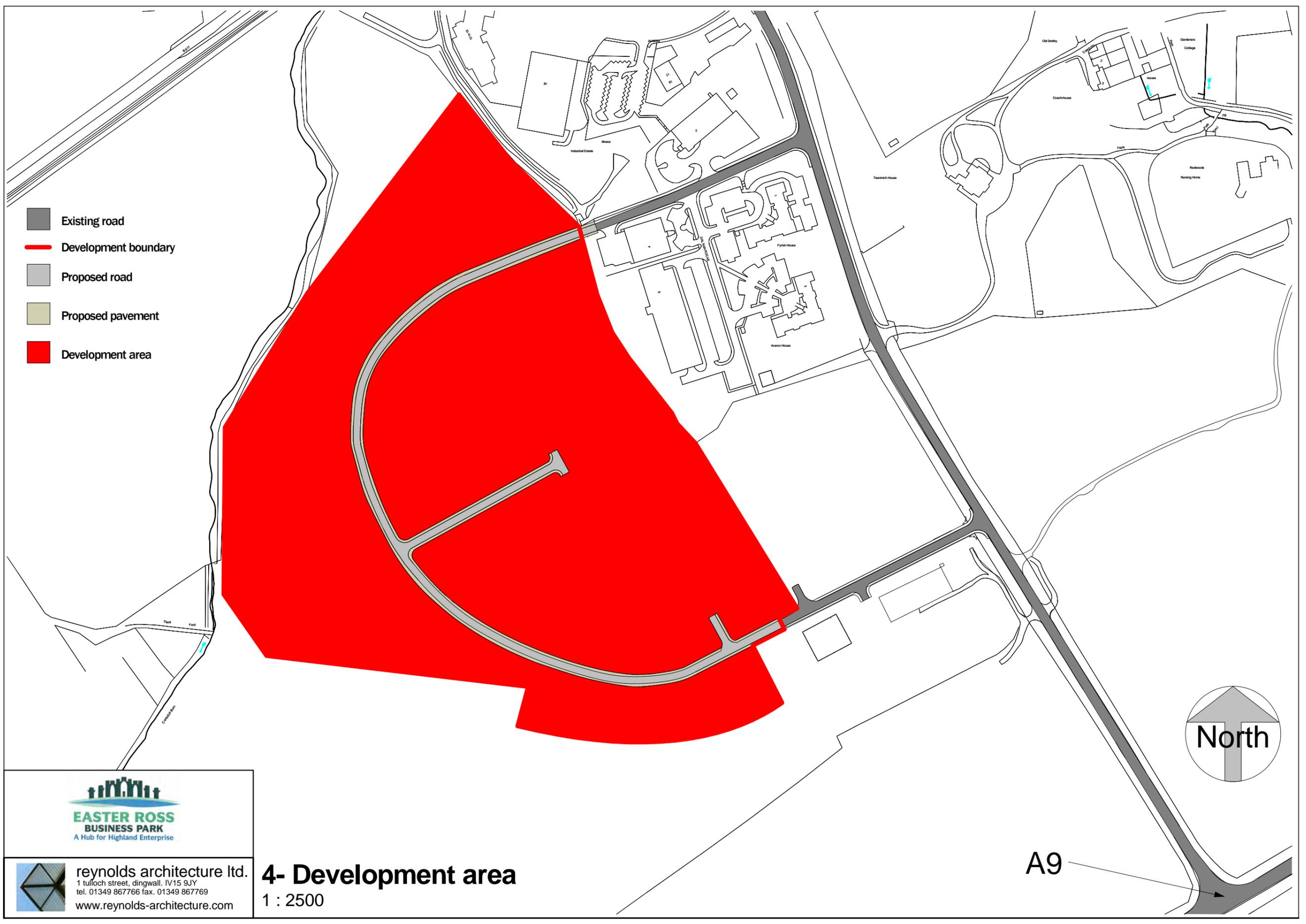


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3- Proposed Road and Pavement

1 : 2500

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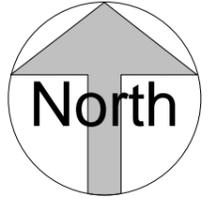
-  Existing road
-  Development boundary
-  Proposed road
-  Proposed pavement
-  Development area

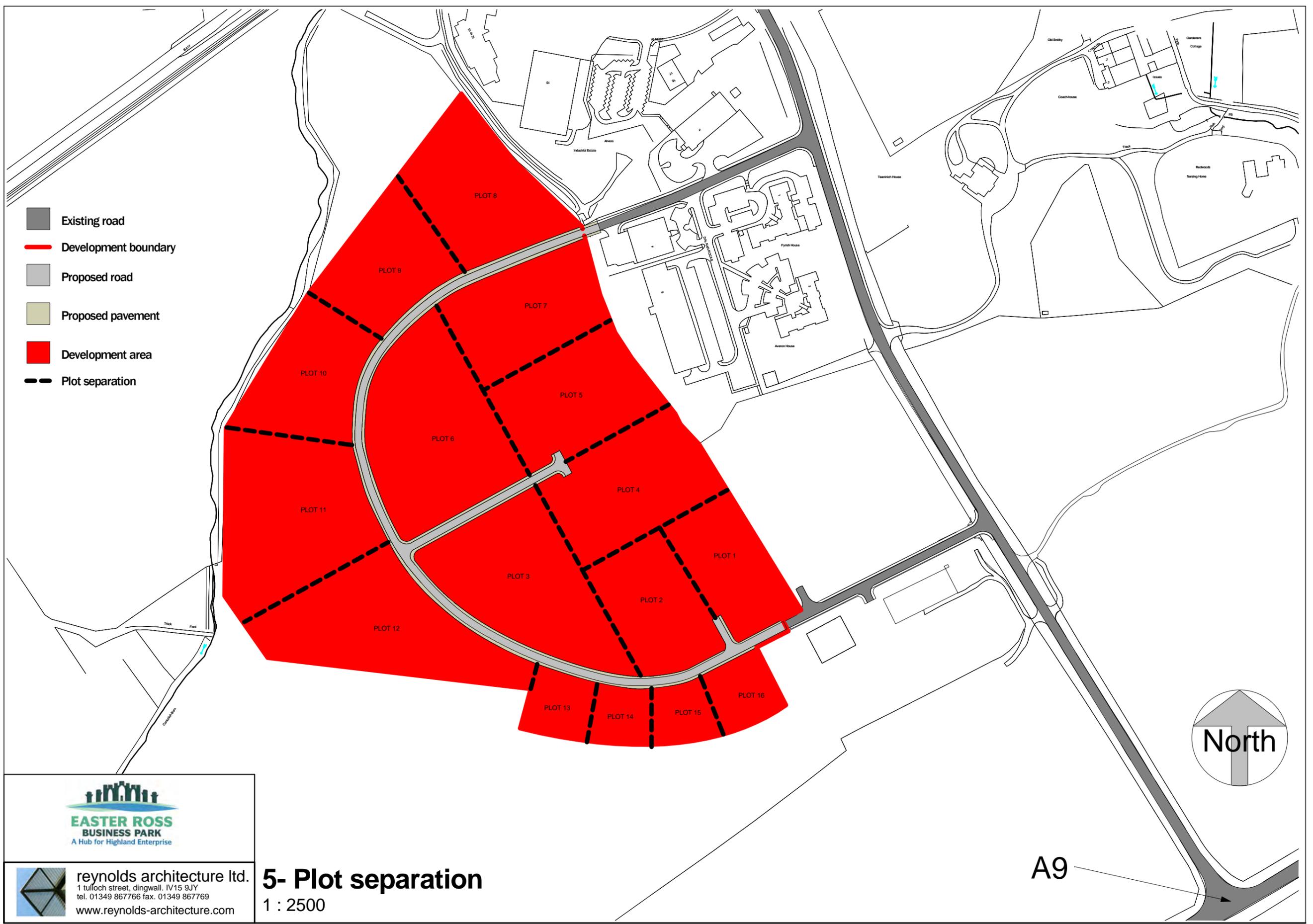


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4- Development area
 1 : 2500

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-  Existing road
-  Development boundary
-  Proposed road
-  Proposed pavement
-  Development area
-  Plot separation

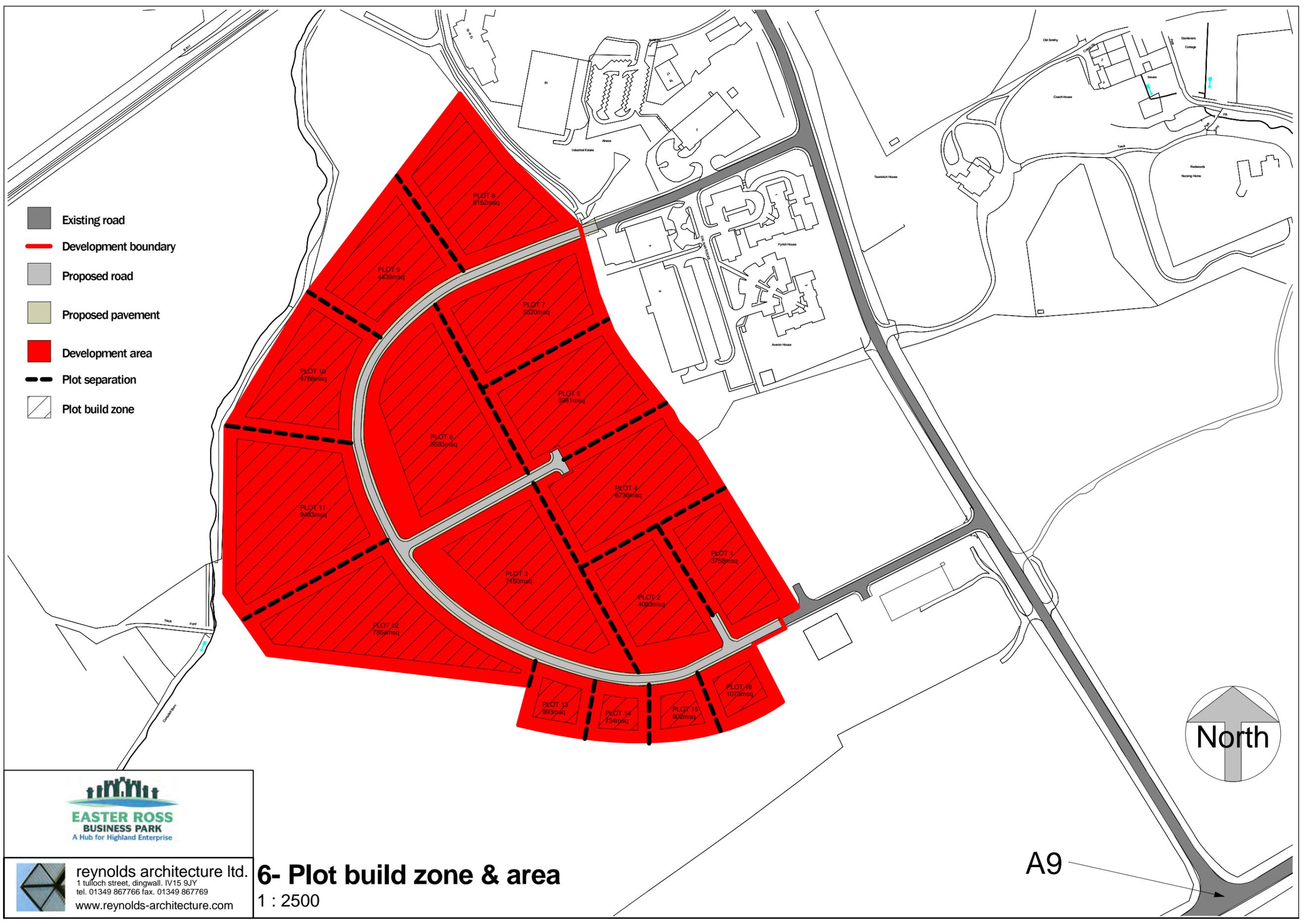


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5- Plot separation
 1 : 2500

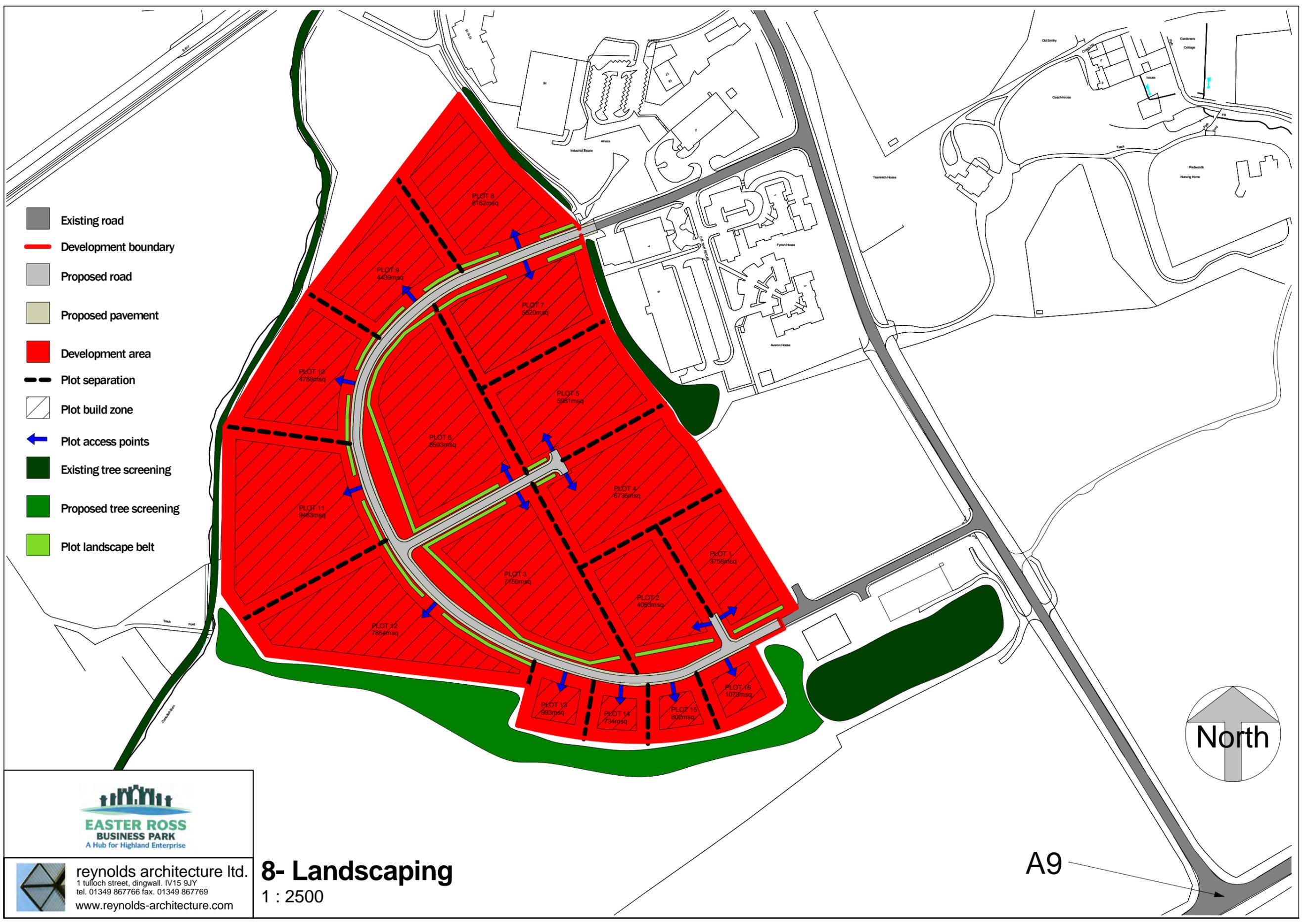


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6- Plot build zone & area
 1 : 2500

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8- Landscaping
 1 : 2500

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