

## THE HIGHLAND COUNCIL

### NORTH PLANNING APPLICATIONS COMMITTEE 16 February 2016

Agenda Item	<b>5.2</b>
Report No	<b>PLN/006/16</b>

#### Report by Area Planning Manager – North

##### Proposal of Application Notice

<b>Description :</b>	Erection of 40 self-catering holiday lodges, self-catering holiday inn comprising of 26 rooms, natural retreats storehouse/cafe, outfitters retail provision, clubhouse with spa, bar and lounge areas, outside amenities including children's play area, viewpoints, activity trails and outdoor event space, associated landscaping, associated parking, public courtyard and conference centre
<b>Ward :</b>	08 - Tain And Easter Ross
<b>Applicant :</b>	Natural Land 4 LLP (Natural Retreats)
<b>Site Address :</b>	Land 700m NE of North Lodge Balnagown Kildary

## 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 07.01.2016. 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 Plans
  - Supporting Statement

## 2.0 SITE DESCRIPTION

The site is located adjacent and to the north of Kildary and the A9(T) in Easter Ross. It extends to around 139ha and comprises land previously forming Logie Quarry. The land is covered in trees, with watercourses and a lochan.

## 3.0 DEVELOPMENT PLAN POLICY

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

### 3.1 Highland Wide Local Development Plan 2012

29	Design Quality and Place-Making
31	Developer Contributions
36	Development in the Wider Countryside
40	Retail Development
42	Previously Used Land
43	Tourism
44	Tourist Accommodation
51	Trees and Development
52	Principle of Development in Woodland
54	Mineral Wastes
55	Peat and Soils
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
59	Other Important Species
60	Other Important Habitats and Article 10 Features
61	Landscape
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
75	Open Space
77	Public Access

### 3.2 **Inner Moray Firth Proposed Local Development Plan 2014**

1	Promoting and Protecting City and Town Centres
3	Other Settlements

### 3.3 Adopted Supplementary Planning Guidance

- Highland Council Sustainable Design Guide  
[http://www.highland.gov.uk/downloads/file/3019/highland\\_council\\_sustainable\\_design\\_guide](http://www.highland.gov.uk/downloads/file/3019/highland_council_sustainable_design_guide)
- Flood Risk and Drainage Impact Assessment  
[http://www.highland.gov.uk/downloads/file/2954/flood\\_risk\\_and\\_drainage\\_impact\\_assessment\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/2954/flood_risk_and_drainage_impact_assessment_supplementary_guidance)
- Trees, woodlands and development supplementary guidance  
[http://www.highland.gov.uk/downloads/file/354/trees\\_woodlands\\_and\\_development\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/354/trees_woodlands_and_development_supplementary_guidance)
- Physical Constraints Supplementary Guidance  
[http://www.highland.gov.uk/downloads/file/2899/physical\\_constraints\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/2899/physical_constraints_supplementary_guidance)
- Construction environmental management process for large scale projects  
[http://www.highland.gov.uk/downloads/file/2644/construction\\_environmental\\_management\\_process\\_for\\_large\\_scale\\_projects](http://www.highland.gov.uk/downloads/file/2644/construction_environmental_management_process_for_large_scale_projects)
- Highland Statutorily Protected Species Supplementary Guidance  
[http://www.highland.gov.uk/downloads/file/3026/highland\\_statutorily\\_protected\\_species\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/3026/highland_statutorily_protected_species_supplementary_guidance)

### 4.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY

The key materials issues which should be addressed as part of any planning application are as follows:

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history
- Impact on the amenity of the immediate neighbouring properties
- Impact on the amenity and landscape setting of the wider area and in particular Balnagown Castle which is on the Inventory Garden and Designed Landscape (GDL).
- Review of potential of contaminated land within the site and mitigation as appropriate
- Flood and surface water drainage assessment
- Impact of traffic on A9 and local road network.
- Provision of suitable water supply connection for the development
- Provision of suitable foul drainage arrangements
- Design and layout of the site
- Design and finishes of buildings within the site
- Design of road and pedestrian layout
- Provision of open space and play provision
- Provision of structural landscaping for the development
- Appropriate refuse and recycling provision
- Protected species assessment
- Developer contributions

## **5.0 CONCLUSION**

- 5.1 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.

## **6.0 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: Bob Robertson

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

Relevant Plans: Site and Location Plans

## 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	Natural Land 4 LLP	Agent	Natural Retreats
Address	c/o Natural Retreats	Address	Whitcroft House 51 Water Lane Wilmslow Cheshire SK9 5BQ
Phone No.	c/o Natural Retreats	Phone	1625 416 438
E-mail	c/o Natural Retreats	E-mail	planning@naturalretreats.com

**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

.Logie Quarry, Balnagown Estate, Scotsburn Road, Kildary, Pitmaduthy, IV18 0PB.....

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**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.

Please refer to appendix PAN document .....

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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

### 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

Please refer to appendix PAN document

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Names/details of any other parties

Date Notice Served

Please refer to appendix PAN document

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### Please give details of proposed consultation

Proposed public event

Venue

Date and time

Public exhibition at Royal Tain Hotel

Details included in the appendix PAN document

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Newspaper Advert – name of newspaper

Advert date(where known)

Ross-shire Journal

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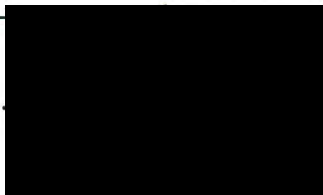
Details of any other consultation methods (date, time and with whom)

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Please refer to appendix PAN document

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Signed ...



Date.....

7/1/2016

PROPOSAL OF APPLICATION NOTICE – APPENDIX DOCUMENT  
LOGIE QUARRY, BALNAGOWN ESTATE  
SCOTSBURN ROAD, KILDARY, PITMADUTHY, IV18 0PB

**Description of Development**

Development proposals comprise a number of elements which will help deliver a high quality, year round tourist destination that can become a valuable asset to the local community.

The proposal includes development of the former Logie Quarry. The land is previously worked quarry which has been mostly remediated. The proposed development includes the following elements:

- A minimum of 40 high quality self-catering holiday lodges
- A self-catering Inn building comprised of approximately 26 bedrooms which will have a flexible use to form a lock off unit formation
- A Natural Retreats Storehouse – café which proposes to source local supplies from businesses local to the areas.
- An Outfitters retail provision
- Amenities including walking, cycling and nature trails. Wayfinding and signage to showcase and educate the wildlife and natural features present on the site. Children's play areas, viewpoints, activity trails and outdoor event space.
- Associated landscaping which will remain harmonious with the natural landscape character of the site and gardens in the vicinity, along with enhanced water features.
- Associated parking which will be in accordance with council guidelines regarding parking provision for this type of development.
- Activity Hub
- Public Courtyard
- Conference Space

It is currently expected that the buildings will have a gross floor space of approximately 34,746m<sup>2</sup>.

The proposal will also look to improve the landscaping in and around the car parking provision.

The overall Site Area exceeds 2 hectares.

**Community Consultation**

Community Council's issued with PAN on 08/01/2016:

- Kilmuir Easter and Logie Easter Community Council Area
- Tain Community Council
- Edderton Community Council
- Ardross Community Council
- Invergordon Community Council
- Saltburn and Westwood Community Council
- Nigg and Shandwick Community Council
- Fearn Community Council
- Inver Community Council

Other parties issued with PAN on 08/01/2016:

- Alasdair Rhind KP
- Fiona Robertson MP
- Jamie Stone MP
- Ross & Cromarty Disability Access Group
- Forestry Commission Scotland Board
- Highland and Islands Enterprise
- High Life Highland
- Sustrans Scotland
- HITRANS
- National Trust for Scotland
- Scottish Environment LINK



- Wild Scotland
- Ramblers Scotland
- Cycling Scotland
- Highland Disabled Ramblers

### **Proposed Public Events**

The consultation will include 2 days of staffed exhibitions that will be advertised and open to the public, each of these will be staffed by members from Natural Retreats and Keppie Design who will be on hand to answer questions, and explain the proposals, PAN process and exhibition materials.

Staffed exhibition and drop in session 1:

Location: Clan Ross Room, the Royal Hotel, Tain  
Times: 13:00 – 19:00  
Date: Tuesday 19<sup>th</sup> January 2016

Staffed exhibition and drop in session 2:

Location: Clan Ross Room, the Royal Hotel, Tain  
Times: 11:00 – 16:00  
Date: Wednesday 20<sup>th</sup> January 2016

These will be advertised in the Ross-Shire Journal at least 1 week in advance as well as online and on social media and with posters and leaflets in key locations in Kildary.

Exhibitions will have and comment cards available.

### **Other consultation methods**

Comments are accepted by email to: [planning@naturalretreats.com](mailto:planning@naturalretreats.com)

And by post to: Natural Retreats, Whitecroft House, 51 Water Lane, Wilmslow, Cheshire, SK9 5BQ

Please use reference 'Logie Quarry' on all correspondence.

Additional promotion of the consultation (including details of the events, exhibition and how to comment.

- Press release to local paper
- Feature on [www.naturalretreats.com](http://www.naturalretreats.com)
- Feature on Natural Retreats Facebook
- Feature on Natural Retreats Twitter

# NATURAL RETREATS

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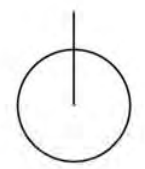


# NATURAL RETREATS

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Development Boundary  
Lease Boundary  
Site Boundary