

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE 2 August 2016

Agenda Item	5.3
Report No	PLN/037/16

Report by Area Planning Manager – North

Proposal of Application Notice – 16/02705/PAN

Description : Refurbish existing farm buildings to form small distillery with associated warehouses, workers housing and build new tasting lodge

Ward : 07 - Cromarty Firth

Applicant : Ardross Investment Ltd

Site Address : Ardross Mains, Ardross, Alness

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 14th June 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
 - Location plan

2.0 SITE DESCRIPTION

Ardross Mains was a former settlement for farm workers and is situated adjacent to the U1907 minor road, which is the main road running through the Ardross area. The site comprises of a mix of unused and dilapidated farm buildings and 9 uninhabited farm workers cottages, including what appears to have been a tenement style building. Most of these buildings are of stone and slate construction. There are three points of access to the site from the public road. The structures on the site are in varying states of disrepair, however, most appear capable of re-use in some way. The site is mainly bounded by open fields, with Cnoc na Moine Wood situated to the north-west. An occupied residential property, 5 Ardross, is located at the eastern edge of the site.

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

28	Sustainable Design
29	Design Quality & Place-making
36	Development in the Wider Countryside
43	Tourism
44	Tourist Accommodation
57	Natural, Built & Cultural Heritage
58	Protected Species
65	Waste Water Treatment
66	Surface Water Drainage

3.2 Inner Moray Firth Local Development Plan 2015

None relevant

3.3 Adopted Supplementary Planning Guidance

- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Housing in the Countryside and Siting and Design (March 2013)
- Managing Waste in New Developments (March 2013)
- Physical Constraints (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)

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

- National Policy
- Development plan policies and relevant supplementary guidance
- Re-use of the traditional buildings within the site
- High quality design and materials respecting the rural vernacular building types

found at the site

- Protected Species Surveys
- Habitat Survey
- Impact on existing trees/woodland
- Consideration of construction and operational matters including noise, emissions and dust suppression
- Impact upon water environment (Loch Dubh)
- Public access rights
- Road improvements/impact on the local road network
- Contamination from previous agricultural use
- Foul and surface water drainage
- Any other material considerations within representations
- Any other material considerations within consultation responses
- Affordable housing

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.

Designation: Area Planning Manager - North
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Proposal of Application Notice

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 ARDROSS INVESTMENT LTD.	Agent NORR CONSULTING LTD
Address 44 ESPLANADE, ST HELIER, JERSEY, JE54 9WG	Address 5 LONGMAN ROAD INVERNESS IV1 1RY
Phone No. /	Phone 01463 729307
E-mail /	E-mail mark.freeson@norr.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

ARDROSS MAINS AND LAND IMMEDIATELY TO NORTH ARDROSS, ALNESS, IV17 OYE.....

.....

.....

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.

REFURBISH EXISTING FARM BUILDINGS TO FORM SAMLL DISTILLERY WITH

ASSOCIATED WAREHOUSES AND WORKERS HOUSING. ALSO BUILD NEW

TASTING LODGE.....

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...✓.....

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
ARDROSS COMMUNITY COUNCIL.....	13/06/16.....

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

Please give details of proposed consultation

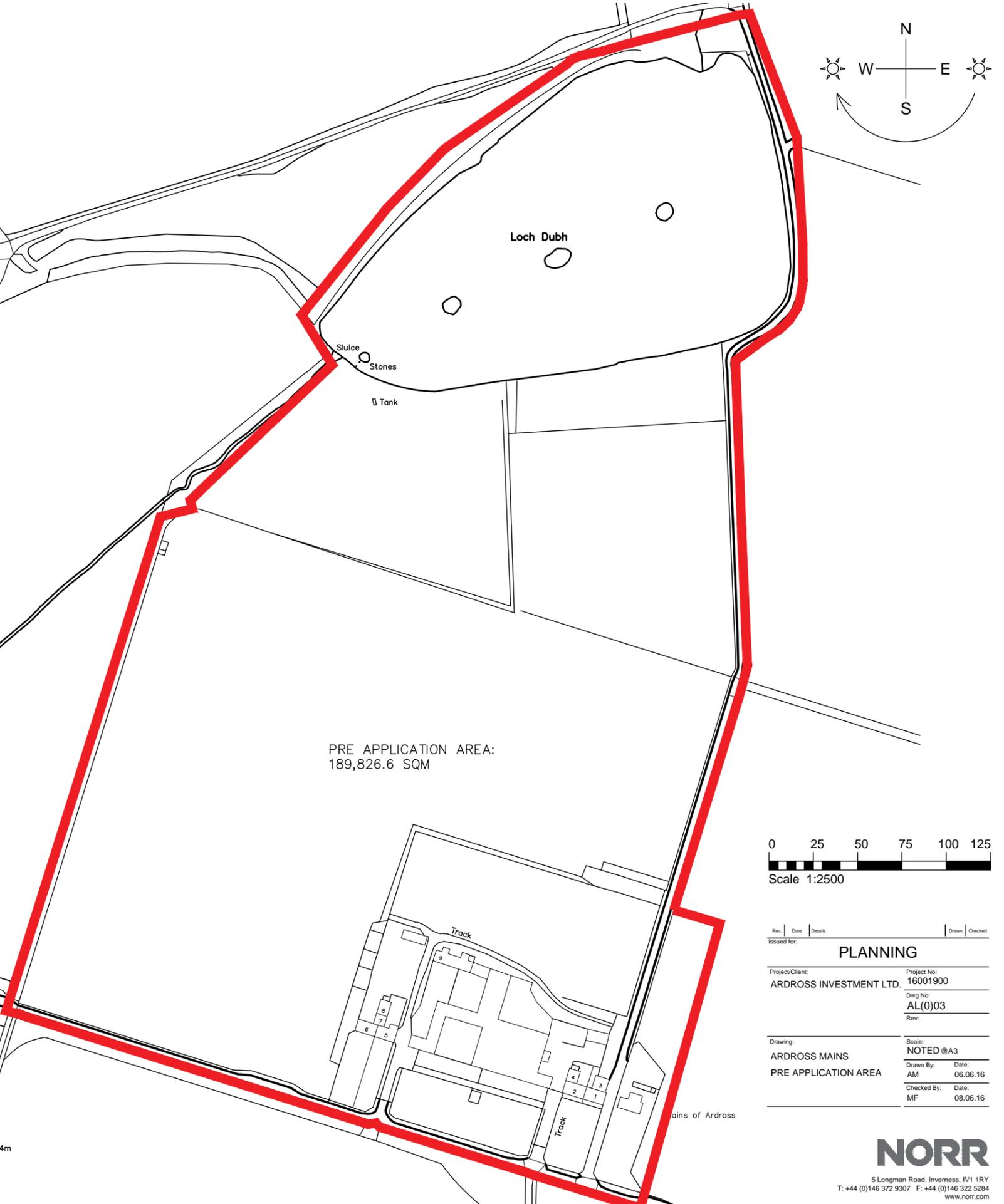
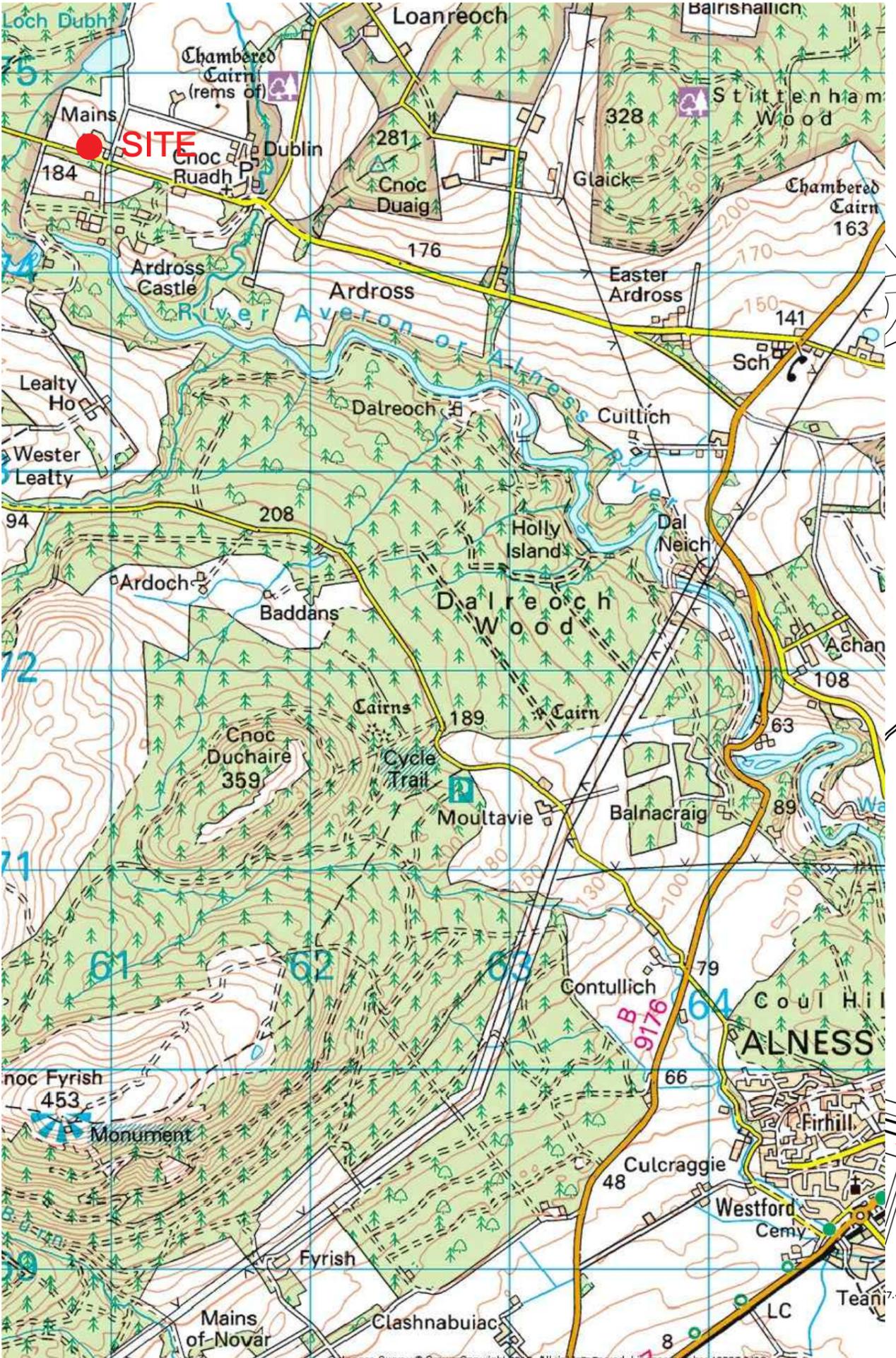
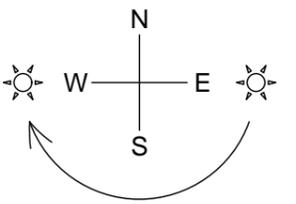
Proposed public event	Venue	Date and time
PUBLIC EXHIBITION	ARDROSS COMMUNITY HALL.....	18/08/16 10AM-8PM.....
.....(PROVISIONAL).....		

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

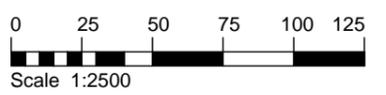
Details of any other consultation methods (date, time and with whom)

MEETING WITH ARDROSS COMMUNITY COUNCIL PRIOR TO PUBLIC EVENT.....

Signed [Redacted] Date 15/6/16



PRE APPLICATION AREA:
189,826.6 SQM



Rev.	Date	Details	Drawn	Checked
PLANNING				
Project/Client:		Project No:		
ARDROSS INVESTMENT LTD.		16001900		
Dwg No:		AL(0)03		
Rev:				
Drawing:		Scale:		
ARDROSS MAINS		NOTED@A3		
PRE APPLICATION AREA		Date:		
		AM 06.06.16		
Checked By:		Date:		
MF		08.06.16		

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Contractors must work only to figured dimensions which are to be checked on site.
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