

Agenda item	5.1
Report no	PLN/046/17

THE HIGHLAND COUNCIL

Committee: North Area Planning Applications Committee

Date: 1 August 2017

Report Title: 17/03056/PAN Sangster Electrical Ltd

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

1.1 Description of development : Housing Development (32no. houses provisionally built in several phases

Ward : 7- Tain and Easter Ross

Category: Proposal of Application Notice

Site address : Land east of Hilton of Cadboll Primary School

2.1 Recommendations

2.2 Members are asked to note the recommendation as set out in section 6 of the report.

3.0 BACKGROUND

3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).

3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 22nd June 2017. Members are asked to note this may form the basis of a subsequent planning application.

3.3 The submitted information attached includes:

- Proposal of Application Notice
- Location Plan
- Copy of Advert

4.0 SITE DESCRIPTION

The site comprises approximately 3.4ha of land located to the east of Hilton of Cadboll Primary School. The site shares a boundary with the school to the west, open fields surround to the north, Hilton of Cadboll Farm lies to the east and a number of residential properties facing the public road bound the site to the south. The site is undeveloped and is currently used for grazing; it is a relatively flat area of land.

5.0 DEVELOPMENT PLAN POLICY

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

5.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Placemaking
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
56	Travel
61	Landscape
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

75 Open Space

77 Public Access

5.2 Inner Moray Firth Local Development Plan 2016

SB2 Land East of Primary School

5.3 Adopted Supplementary Planning Guidance

- Developer Contributions

Also relevant but not adopted planning guidance:

- Highland Council Roads Guidelines for New Developments

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

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history
- Siting and Layout
- Design, including appropriate scale and materials
- Access and parking (including internal road layouts)
- Public access and recreation
- Appropriate refuse and recycling provision
- Developer contributions including affordable housing, open space and education
- Provision, form and layout of open space
- Surface water drainage
- Impact on the Primary School and need for additional parking
- Noise and Light Pollution
- Construction
- Phasing
- Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - Designing Streets (2011); and
 - Creating Places (June 2013).
- Any other material considerations within representations.

7.0 CONCLUSION

7.1 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.

8.0 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: Laura Stewart
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan 1714.01.01
Application Form
Copy of Advert

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 .. Sangster Electrical Ltd.	Agent .. Iain Livesley Architect
Address .. Airfield House	Address .. Coneas
Hill of Fearn	Evanton
IV20 1XH	IV16 9XG
Phone No. 01862 832683	Phone .. 01349 805002
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

Land to North-East of Hilton of Cadboll Primary School, Hilton of Cadboll
.....
.....
.....

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.

Housing Development (32no. Houses provisionally) built in several Phases
.....
.....
.....

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..... requirement for Proposal of Application Notice was identified at PreApp meeting

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

Balintore & Hilton Community Council **5th June 2017**

(B&HCC Secretary confirmed receipt of notice by email dated 12th June 2017)

Names/details of any other parties Date Notice Served

.....
.....

Please give details of proposed consultation

Proposed public event Venue Date and time

public meeting **Seaboard Memorial Hall** **15th August 2017**

.....

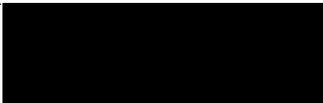
Newspaper Advert – name of newspaper Advert date(where known)

Ross-shire Journal **week ending**
4th August 2017

.....

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

.....
.....

Signed 

Date.... **22nd June 2017**

notice is given of a

Public Consultation Event
to provide information about a proposed
Housing Development
for 32 Houses

on land between
Hilton of Cadboll Primary School
& Hilton Farm

to be held at

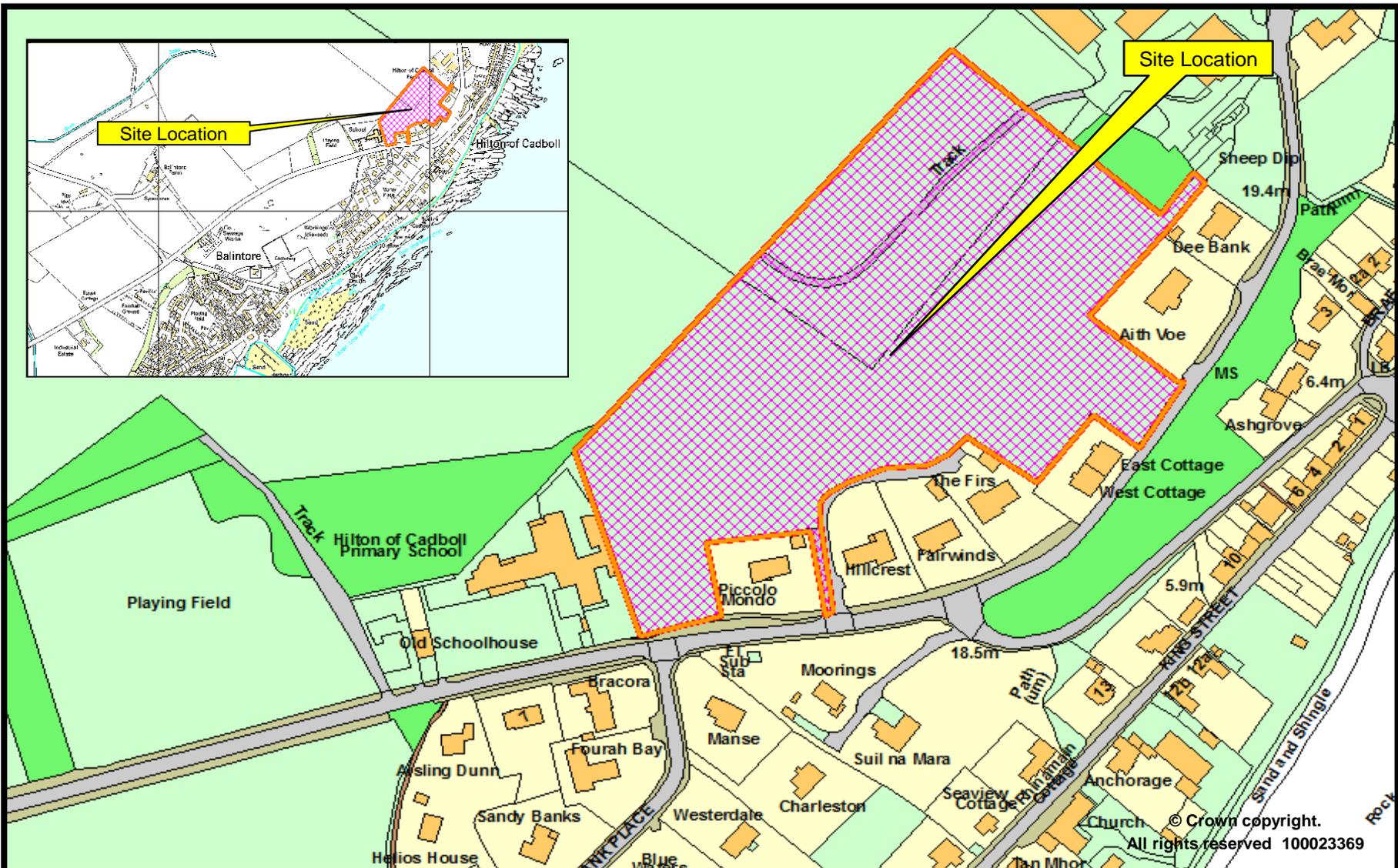
Seaboard Memorial Hall, Balintore
Tuesday 15th August 2017

between 7pm and 9pm

Comments and feedback about the application can be made during the 14-day period between **15- 29th August**, by contacting the applicant.

It should be noted that any comments made are not representations to the planning authority and that there will be an opportunity to make representations when a subsequent planning application is made.

Applicant: Sangster Electrical Ltd.
Airfield House, Fearn, IV20 1XH
01862 832683 (Peter Sangster)
peter@sangsterelectrical.co.uk



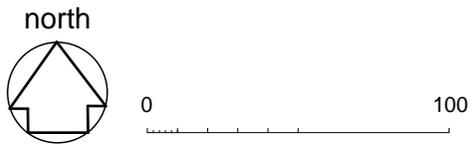
The Highland Council
Comhairle na Gàidhealtachd
Development & Infrastructure Service

17/03056/PAN
Housing Development (32no. Houses provisionally) built in several Phases at Land 165m NE of Hilton Of Cadboll Primary School. Hilton of Cadboll.

17 July 2017



Scale:



Location Plan 15 May 2017
1714.01.01

Hilton of Cadboll