

Agenda item	5.2
Report no	PLN/047/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 01 August 2018

Report Title: 18/02597/PAN : Kirkwood Homes Ltd
Rosehaugh South, Avoch

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 **Applicant:** Kirkwood Homes Ltd

Description: Residential development of 41 houses, associated access and drainage works

Ward: 9 – Black Isle

Category: Major

2. Recommendation

2.1 Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

3. 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 the 07 June 2018. 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
 - Covering Letter

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 Based upon the information provided, the development is likely to comprise of residential development (up to 41 homes), with associated landscaping, parking and infrastructure connecting into the wider public network.

5. SITE DESCRIPTION

- 5.1 The site comprises of an open area of relatively flat ground at the northern edge of Avoch and extending to 4.6ha. Avoch House lies to the north east, with housing developments lining the road to the site from Rosehaugh East Drive down to the A832.
- 5.2 Access to the site would be via Rosehaugh East Drive with pedestrian access to the site will via the same route.
- 5.3 There are a number of sites designated for natural heritage interests in the wider area but unlikely to be directly affected by the development. The site is surrounded by mature woodland.
- 5.4 There are no scheduled monuments within the site. There are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist in proximity to the site but would unlikely be affected by development of the site. The Rosehaugh Designed Garden is immediately adjacent to the west of the site.
- 5.5 Some pockets within the site are at risk of pluvial flooding based upon the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
74 - Green Networks
75 - Open Space
77 - Public Access

6.2 Ross and Cromarty East Local Plan 2006 (as continued in force 2012)

No specific policies apply.

6.3 Inner Moray Firth Local Development Plan (2015)

Allocation AV1 – Rosehaugh East Drive – Housing – 30 homes

6.4 Highland Council Supplementary Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (March 2013)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)
Physical Constraints (March 2013)

Public Art Strategy (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

6.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)
National Planning Framework 3 (June 2014)
Designing Streets (March 2010)
Creating Places (June 2013)

7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 7.1
- a) Development Plan;
 - b) Planning History;
 - c) National Policy;
 - d) Roads and Transport;
 - e) Pedestrian and Cycle Links;
 - f) Water, Flood Risk, and Drainage;
 - g) Natural Heritage (impact on trees);
 - h) Built and Cultural Heritage;
 - i) Design and Layout;
 - j) Landscape and Visual Impact;
 - k) Access and Recreation;
 - l) Noise and Light Pollution;
 - m) Construction Impacts;
 - n) Phasing;
 - o) Open Space and Landscaping;
 - p) Infrastructure Delivery (including potential re-alignment of overhead power line and delivery of water and waste water connections); and
 - q) Any other material considerations raised within representations.

8. CONCLUSION

- 8.1 The report sets out 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.

9. IMPLICATIONS

- 9.1 Resource: Not applicable
- 9.2 Legal: Not applicable
- 9.3 Community (Equality, Poverty and Rural): Not applicable
- 9.4 Climate Change/Carbon Clever: Not applicable
- 9.5 Risk: Not applicable
- 9.6 Gaelic: Not applicable

10. 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: Dafydd Jones
Designation: Area Planning Manager – North
Author: Simon Hindson
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 KIRKWOOD HOMES LTD	Agent G H JOHNSTON BUILDING CONSULTANTS LTD
Address PER AGENT	Address WILLOW HOUSE
.....	STONEFIELD BUSINESS PARK
.....	INVERNESS IV2 7PA
Phone No.	Phone 01463-237229
E-mail	E-mail alanogilvie@ghjohnston.co.uk

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

SOUTH OF ROSEHAUGH EAST DRIVE AND AVOCH HOUSE, AVOCH, ROSS-SHIRE IV19 8RE

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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.

RESIDENTIAL DEVELOPMENT OF 41 HOUSES, ASSOCIATED ACCESS AND DRAINAGE WORKS

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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
AVOCH & KILLEN	1 JUNE 2018

Names/details of any other parties	Date Notice Served
AVOCH AMENITIES ASSOCIATION	1 JUNE 2018

Please give details of proposed consultation

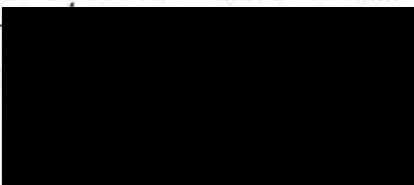
Proposed public event	Venue	Date and time
DROP IN EXHIBITION OF	AVOCH PARISH CHURCH	19 JUNE 2018
DRAFT PROPOSALS	HALL, ROSE STREET	2.30 - 7.30 PM

Newspaper Advert – name of newspaper	Advert date(where known)
ROSS-SHIRE JOURNAL	8 JUNE 2018

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

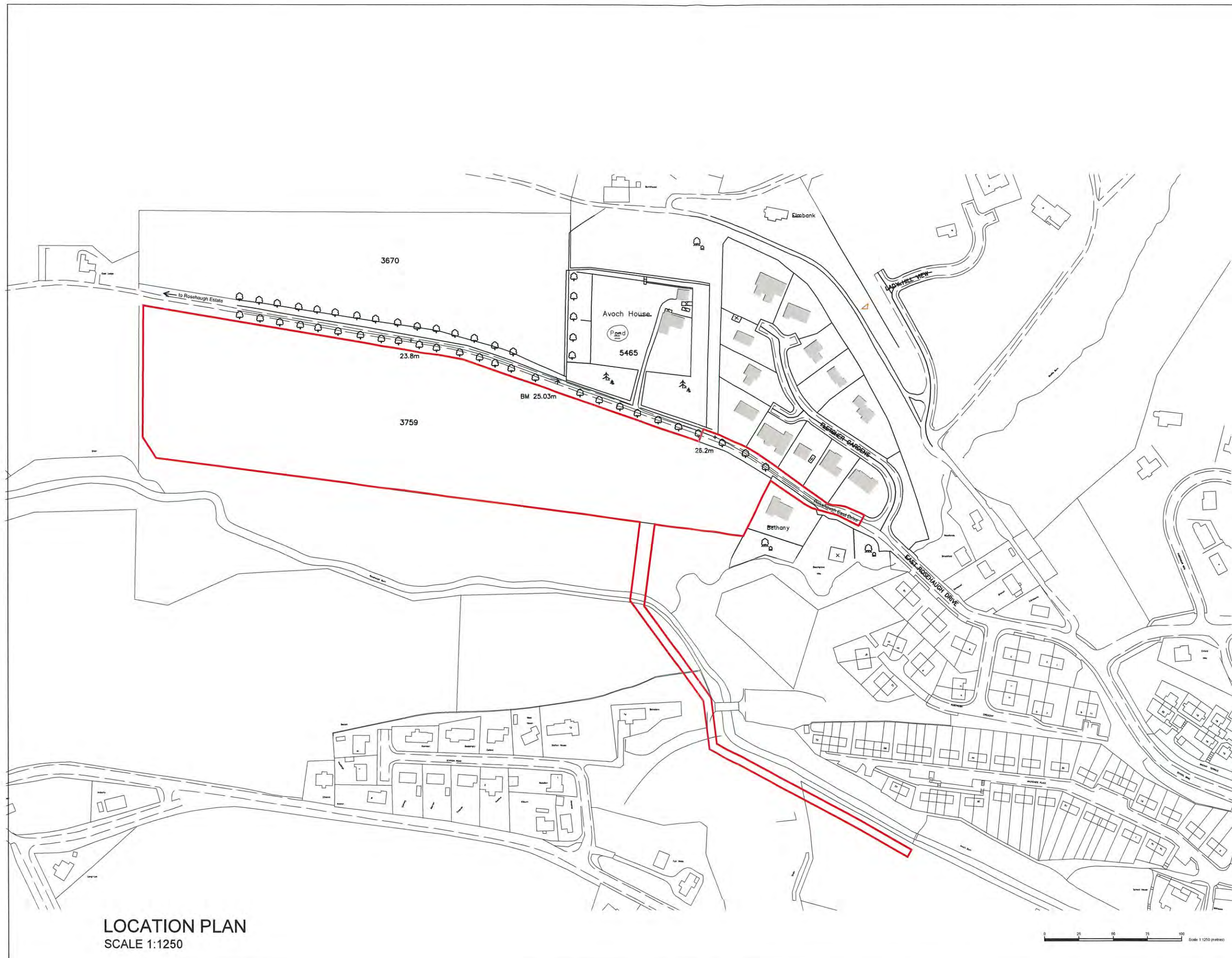
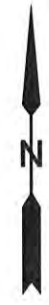
- WEBSITE OF BOTH KIRKWOOD HOMES AND G H JOHNSTON BUILDING CONSULTANTS LTD
- E-NEWS LETTER WITH LINKS TO PRESENTATION BOARDS AND QUESTIONNAIRES
- FACEBOOK EVENT
- INFORMAL MEETINGS WITH AVOCH & KILLEN COMMUNITY COUNCIL AND AVOCH AMENITIES ASSOCIATION

Signed



Date 1 JUNE 2018

DO NOT SCALE. IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to
 commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd



LOCATION PLAN
 SCALE 1:1250

REVISIONS		
rev.	description	date

Client
 Kirkwood Homes

Project
 Residential Development
 Rosehaugh South
 Avoch

Drawing
 Location Plan
 Proposal of Application Notice

Scale 1:1000@A2	Date May 2018	Drawn by SR
Project no 2497	Dwg no PL001	Rev

G.H.JOHNSTON 
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