

Agenda Item	6.1
Report No	PLN/013/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 05 March 2019

Report Title: 18/05397/PAN : Lochalsh Estates Ltd
Land 130M NE Of Auchtertyre Primary School
Auchtertyre, Balmacara

Report By: Acting Head of Development Management – Highland

Purpose/Executive Summary

Description: A mixed use development comprising housing, affordable housing, community uses and open space, a new village and development site access will be formed with the trunk road and the old road stopped up, a replacement car park for the school and bus turning circle and access will also form part of the development.

Ward: 05 - Wester Ross, Strathpeffer And Lochalsh

Recommendation

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.

1. 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 the 20th November 2018. 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
 - Local Plan allocation excerpt
 - Draft Layout plan

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application for the proposed erection of 38 houses, of which 8 would be public housing, and 6 would be for elderly persons. It is proposed that a new access onto the A87 trunk road would be formed to the south west of Auchtertyre Primary School, with the existing western access to Auchtertyre being stopped up.

3. SITE DESCRIPTION

- 3.1 The site lies to the north-west of the main settlement on land surrounding the north, west and southern boundaries of the Primary School. The site currently comprises agricultural land, as well as an area of open space which is utilised by the Primary School as a play area.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 – Developer Contributions
- 32 – Affordable Housing
- 34 - Settlement Development Areas
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

4.2 **West Highlands and Islands Local Plan 2010 (as continued in force 2012)**

The site lies within the Auchteryre Settlement Development Area, and is allocated for Mixed Use development, with acceptable uses including housing, affordable housing and community uses.

4.3 **Proposed West Highlands and Islands Local Development Plan 2018**

Auchteryre is defined as a Growing Settlement, but the above Allocation has not been carried forward into this new Plan.

4.4 **Highland Council Supplementary Planning Policy Guidance**

Roads and Transport Guidelines for New Developments (May 2013)
Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (November 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)

4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- Development Plan policies and relevant supplementary guidance
 - Siting
 - Landscape and Visual Impacts
 - Access and Parking
 - Drainage
 - Flood Risk
 - Ecology
 - Impact on Primary School activities
 - Trunk Road and junction closure implications

6. **CONCLUSION**

- 6.1 This report sets out the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered are summarised, 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 associated public representations and consultations.

7. **IMPLICATIONS**

- 7.1 Resource: Not applicable

- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. RECOMMENDATION

It is recommended that Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Acting Head of Development Management – Highland
Author: Graham Sharp
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Application form
Plan 2 - Copy of Advert
Plan 3 - Indicative Site Layout 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: Lochalsh Estates Ltd	Agent: Bidwells
Address 229 St Vincent Street	Address: 5 Atholl Place
Glasgow	Perth PH1 5NE
G2 5QY
Phone No.	Phone: 01738 494124
E-mail	E-mail: Corinne.macdougall@bidwells.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

Land to the North and West of Auchtertyre Primary School, Auchtertyre (by Kyle of Lochalsh)

.....

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.

A mixed Use development comprising, Housing, Affordable Housing, Community uses and Open space. A new village and development site access will be formed with the trunk road and the old road Stopped -up. A replacement car park for the School and bus turning circle and access will also form part of the development.

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.

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

Lochalsh Community Council

20 November 2018

.....

Names/details of any other parties

Date Notice Served

.....

.....

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Public Meeting to discuss proposed plans, Auchtertyre Primary School 15 January 2019
4pm - 7.30pm

Newspaper Advert – name of newspaper

Advert date(where known)

West Highland Free Press - 20 December 2018 and 11 January 2019

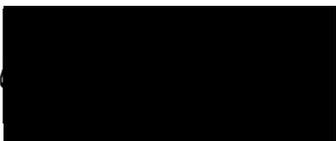
.....

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

.....

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Signed:



Date: 20 November 2018

Lochalsh Estates Ltd
c/o Bidwells
5 Atholl Place
Perth
PH1 5NE

Please ask for: Graham Sharp
Direct Dial: 01478 613808
E-mail: graham.sharp@highland.gov.uk
Our Ref: 18/05397/PAN
Your Ref:
Date: 13 December 2018

Dear Sir/Madam

PLANNING REFERENCE: 18/05397/PAN
DEVELOPMENT: A MIXED USE DEVELOPMENT COMPRISING HOUSING, AFFORDABLE HOUSING, COMMUNITY USES AND OPEN SPACE, A NEW VILLAGE AND DEVELOPMENT SITE ACCESS WILL BE FORMED WITH THE TRUNK ROAD AND THE OLD ROAD STOPPED UP, A REPLACEMENT CAR PARK FOR THE SCHOOL AND BUS TURNING CIRCLE AND ACCESS WILL ALSO FORM PART OF THE DEVELOPMENT.
LOCATION: AT LAND 130M NE OF AUCHTERTYRE PRIMARY SCHOOL, AUCHTERTYRE, BALMACARA

I write to confirm that the publicity arrangements, comprising a newspaper advertisement in the West Highland Free Press on 20 December 2018 and 11 January 2019, as well as a Public Meeting in Auchtertyre Primary School on 15 January 2019 (as set out in the Proposal of application Notice which you submitted on 22 November 2018) are considered proportionate and appropriate.

Yours faithfully

Dafydd Jones

Dafydd Jones

**Area Planning Manager - North
(Caithness, Sutherland, Ross And Skye)**

na Drochaid Resource Centre.

MACKINNON – The family of the late Rhuairidh wish to thank all relatives and friends for their kind expressions of sympathy following their sad loss. Thanks to all who paid their last respects at Broadford Church of Scotland and at the graveside. Special thanks to the staff of Ballifeary Care Home. Grateful thanks to Reverend MacLeod for his dignified service, to F MacLeod Funeral Directors for their professional arrangements and to the staff of the Claymore restaurant. £316 was raised for the chosen charities.

OFFICE CLOSED

Friday afternoon 21st December

LOTTERY DRAWS

The SKYE CAMANACHD SHINTY LOTTO was drawn on Saturday 15th December 2018. The numbers drawn were 8, 9 and 19 and there were no winners. The prize fund for Saturday 22th December 2018 is £1,000!!

Auchtertyre Development

A mixed-use development comprising Housing, Affordable Housing, Community uses and open space is being considered for a site to the north west of the existing settlement of Auchtertyre and bounding on the mutual boundary of the local primary school. It is proposed that a new village and development site access will be formed with the trunk road and the old road will be stopped up. A new replacement car park for the school and new bus turning circle and access will also form part of the development.

Further information on the proposed development can be obtained from Bidwells on North Road, Fort William PH33 6PP or by telephoning 01397 702433.

A public meeting to indicate the proposals will be held on Tuesday 15th January 2019 in Auchtertyre Primary School between 4pm and 7.30 pm to which all members of the public are invited.

Anyone wishing to make comment on the proposals should make these in writing to Bidwells, North Road, Fort William PH33 6PP no later than Friday 25th January 2019.

Any comments made to Bidwells, who are acting on behalf of the prospective applicant Lochalsh Estates Ltd, are not representations to the planning authority and the public will have an opportunity to make representations on any resulting planning application directly to the planning authority.

FESTIVE SEASON ADVERTISING DEADLINES

**11am on Friday 21st December
for paper dated 28th December**



**11am on Friday 28th December
for paper dated 4th January**



Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, Inverness IV3 8NW, info@crofting.scotland.gov.uk by 18/1/2019.

CROFTING COMMISSION COIMISEAN NA CROITEARACHD DECROFTING APPLICATIONS

N J Kirkhope & D M Kirkhope
3 Clachamish, Snizort
0.102 ha - Site for a dwelling house
91312

S H Kingsman
11 Breakish Arable, Strath
0.24 ha - Site for a dwelling house
88500

I G MacDiarmid
1 Halistra, Duirinish
0.030 ha - Garden & amenity ground
93709

Written comments from any member of the crofting community within the locality of the croft and any expressions of demand for the croft (which may be made public), may be sent to the Crofting Commission by 18/01/19. Crofting Commission, Great Glen House, Leachkin Road, Inverness IV3 8NW, info@crofting.gov.scot

The Crofting Commission takes the protection of your privacy seriously. To safeguard your personal data and make sure that it is accurate, we only collect and/or store the data necessary to carry out our functions as a regulatory body. You can find a copy of our Privacy Notice at www.crofting.scotland.gov.uk/openness-and-customer-care.

DECROFTING DIRECTIONS ISSUED

A M Robertson
3 Breacais Iosal, Strath
93145
0.108 ha
Reason – Existing croft house site & garden ground
Condition – With fencing conditions.

W I Moir & M J Moir
6 Peinchorran, Portree
89851
0.125 ha
Reason – Existing croft house site & garden ground

W I Moir & M J Moir
6 Peinchorran, Portree
89854
0.086 ha
Reason – Existing house site

Full details at www.crofting.scotland.gov.uk

Dornie
18/05477/FUL
Chasing The Moon
Culnacnock
Portree
IV51 9JH
Single storey extension to create holiday let, porch extension and detached timber laundry hut

18/05664/PIP
House Plot at Number 8
Hallin Park
Watnish
Planning permission in principal house (Renewal of 15/04218/PIP)

18/01568/FUL
Guest Accommodation
Ardvasar Hotel
Ardvasar
Isle of Skye
IV45 8RS
Siting of 6 accommodation units

18/05462/FUL
Land 80m West of
Heather Cottage
Glengrasco
Portree
Erection of camping pod

18/05782/FUL
Ardmore Sub-Station
Ardmore
Hallin
Dunvegan
Lattice telecoms tower 15 metres dish

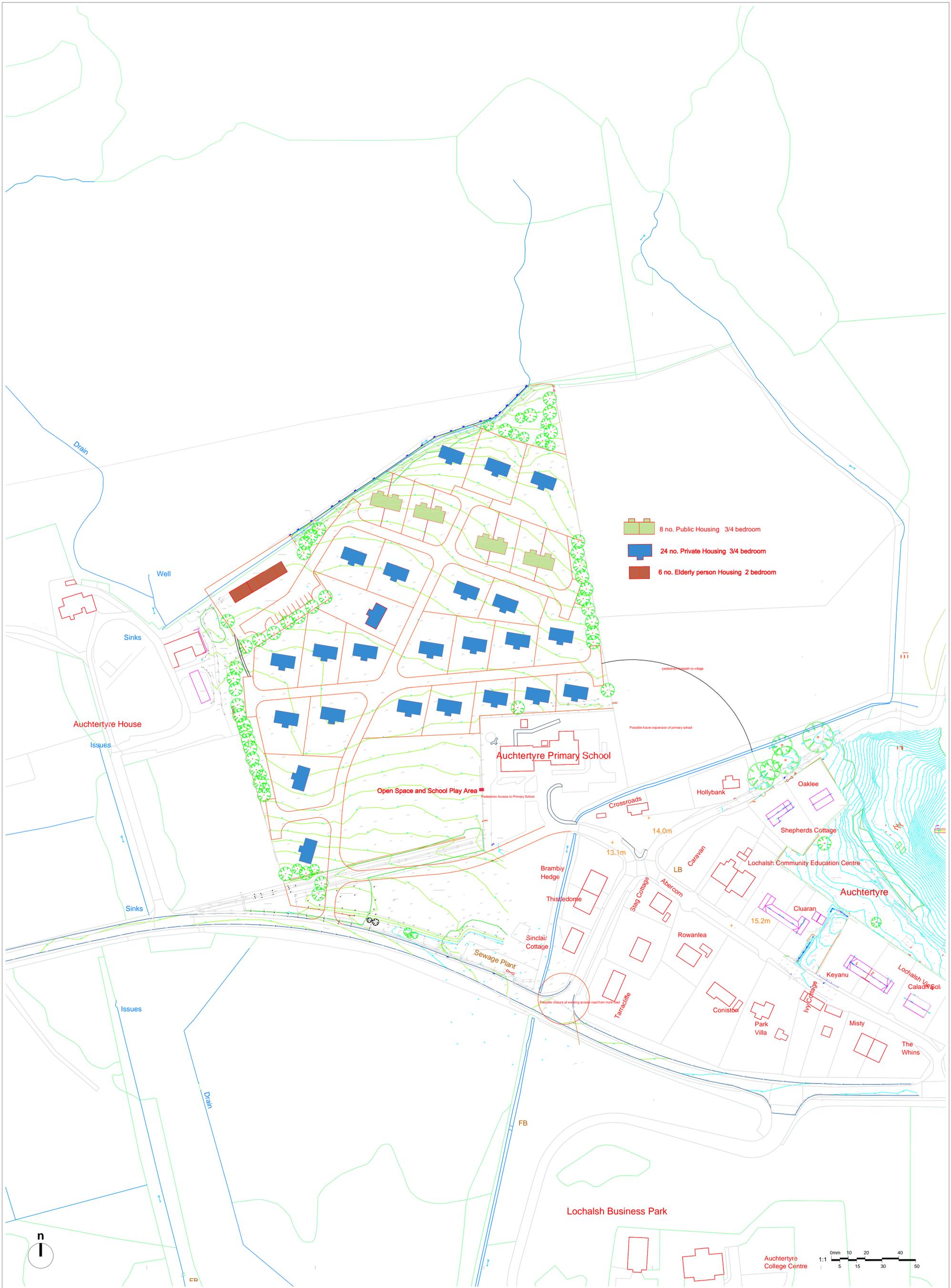
18/05645/LBC
Lochalsh Parish Church
Kirkton
Balmacara
Kyle
IV40 8EG
Change of use from church (Class house) (Class 9)

18/05634/FUL
Land 40m NW of
Moss Cottage
Sluggans
Portree
Erection of garage to store motor vehicles

18/05680/FUL
Land 125m SE of
Duisdale Hotel
Isle Ormsay
Erection of a new dwelling

18/05725/PIP
Capisdale
Ardvasar
Isle of Skye
Erection of house and formation access

ePlanning Centre, The Highland Council, Glenurquhart Road, INVER...



- 8 no. Public Housing 3/4 bedroom
- 24 no. Private Housing 3/4 bedroom
- 6 no. Elderly person Housing 2 bedroom

NOTES
 Do not scale from this drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documentation.
 Any discrepancies to be reported to the Contract Administrator before any work commences.
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client: TOWERWOOD PROPERTIES		project: AUCHTERTYRE HOUSING DEVELOPMENT	
dwg title: DRAFT LAYOUT 3			
discipline: ARCHITECTURE	drawn: MMG	ch'd: --	date: 24/10/18
project no. --	dwg no. --	rev. --	status: --
		scale @ A1	1:1000

BIDWELLS
 Trumpington Road
 Cambridge CB2 9LD
 t: 01223 841841
 f: 01223 845150
 bidwells.co.uk

rev	date	description	dwm	chk'd