

Agenda Item	5.1
Report No	PLS 050/19

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 7 August 2019

**Report Title:** 19/02871/PAN: Forest Holidays  
Land 450M SW of Highland Wood Energy, Lochaber Rural Complex,  
Aonach Mor Access Road, Fort William

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Erection of 50no cabins with associated forest retreat, managers accommodation, cycle store, maintenance area, internal roads, paths and utilities and drainage infrastructure

**Ward:** 21 – Fort William and Ardnamurchan

### **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 20 June 2019. 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. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Based on the information provided the development is likely to comprise a tourism development involving the erection of 50no cabins with associated forest retreat, managers accommodation, cycle store, maintenance area, internal roads, paths and utilities and drainage infrastructure

## **3. SITE DESCRIPTION**

- 3.1 The site comprises an area of forestry land on the south western side of the road up to Aonach Mor. The site lies beyond the Lochaber Rural Complex and on the opposite side of the road. The site subject of this PAN extends to approximately 28ha. No details have been provided other than a location plan.

## **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 & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 – Settlement Development Areas
- 35 - Housing in the Countryside (Hinterland Areas)
- 36 - Development in the Wider Countryside
- 43 - Tourism
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 – Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape

62 - Geodiversity  
63 - Water Environment  
64 - Flood Risk  
65 - Waste Water Treatment  
66 - Surface Water Drainage  
72 - Pollution  
77 - Public Access

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

A small portion of the site lies within the Leanachan Forest Mixed Use Local Plan allocation with the majority lying within the wider countryside (hinterland around Fort William in relation to housing developments).

In August 2015 the Council approved a Masterplan for the Nevis Forest and Mountain Resort as Interim Supplementary guidance pending its incorporation within the West Highland and Islands Local Development Plan. The Masterplan extended the mixed use allocation to the west to incorporate the site subject of this PAN. The vision for this zone of the Masterplan was for a high quality resort hotel development and one of the options was for 50 high quality lodges.

#### **4.3 West Highland and Islands Local Development Plan (WestPlan – Intention to Adopt)**

The WestPlan is nearing adoption and will replace the West Highland and Islands Local Plan 2010. The WestPlan identifies the Nevis Forest and Mountain Resort Masterplan area (discussed above) as an Economic Development Area (EDA05).

The EDA covers the wider area of 112ha and specifies business, tourism, community, recreation and leisure uses. The developer requirements for this area are as follows:

Land safeguarded only for provision/expansion of facilities relevant to outdoor recreation and/or that will expand and diversify the tourism offer of Nevis Forest and therefore the Fort William area and its outdoor capital brand. The Highland Council has endorsed a landowner produced masterplan for this land which the Council intends to adopt as Supplementary Guidance. The guiding principles of that Guidance are to promote mixed use, outdoor recreation and tourism-led development that is complementary to existing enterprises; match the scale, layout and design of development to the existing forest landscape context and local service network capacity; exclude uses such as permanent family housing that would better be located within a settlement; promote forest management to enhance habitats and their biodiversity; Protected Species Survey; provide better car parking and recreational access trails; avoid flood risk including retention of natural watercourses and development set-back from them; achieve integration with adjoining active travel routes and secure adequate water main, public transport and public sewer connectivity including prior discussion with Scottish Water in the event of a major water user.

Following Examination, the Reporter's recommendation includes an addition to this:

Avoid adverse impacts on the Parallel Roads of Lochaber Site of Special Scientific Interest (SSSI) and the Glen Roy and the Parallel Roads of Lochaber Geological

Conservation Review (GCR) site. Peat management plan to demonstrate how impacts on peat have been minimised and vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed.

#### 4.4 **Highland Council Supplementary Planning Policy Guidance**

The Nevis Forest and Mountain Resort Masterplan 2015 -

[https://www.highland.gov.uk/downloads/file/15037/2015\\_masterplan](https://www.highland.gov.uk/downloads/file/15037/2015_masterplan)

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (March 2013)

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)

Public Art Strategy (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

#### 4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

Control of Woodland Policy

PAN 60 Natural Heritage

PAN 61 Sustainable Urban Drainage Systems

PAN 69 Flood Risk

PAN 73 Rural Diversification

PAN 78 Inclusive Design

PAN 79 Water and Drainage

### 5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Development Plan;
  - b) National Policy;
  - c) Roads and Transport;
  - d) Peat and soils;
  - e) Pedestrian and Cycle Links;
  - f) Water, Flood Risk, and Drainage;
  - g) Natural Heritage;
  - h) Impact on Trees / Loss of Woodland
  - i) Built and Cultural Heritage;
  - j) Design and Layout;

- k) Landscape and Visual Impact;
- l) Access and Recreation;
- m) Construction Impacts;
- n) Phasing;
- o) Open Space and Landscaping; and
- p) Any other material considerations raised within representations.

## **6. CONCLUSION**

- 6.1 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.

## **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 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: David Mudie  
Designation: Area Planning Manager – South  
Author: Susan Macmillan  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Application Form  
Plan 2 - 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 ...FOREST.HOLIDAYS.....	Agent REBECCA McALSTER CONCEPT TOWN PLANNING
Address ...BATH YARD.....	Address 7 SCOTLAND STREET.....
.....MOIRA.....	.....ELLESMERE.....
.....DE12 6BA.....	.....SHROPSHIRE SY12 0DG.....
Phone No. ...C/O AGENT.....	Phone 01691 622500.....
E-mail C/O AGENT.....	E-mail rlm@concepttownplanning.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

LAND WEST OF NEVIS RANGE MOUNTAIN RESORT, LEANACHAN FOREST,.....  
 .....

TORLUNDY, FORT WILLIAM, PH33 6SW.....  
 .....

**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.

PROPOSED DEVELOPMENT OF 50 NO CABINS, WITH ASSOCIATED FOREST.....  
 RETREAT, MANAGERS ACCOMMODATION, CYCLE STORE, MAINTENANCE AREA,.....  
 INTERNAL ROADS, PATHS AND UTILITIES AND DRAINAGE INFRASTRUCTURE. ...

**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
INVERLOCHY AND TORLUNDY	20/06/2019
FORT WILLIAM	20/06/2019
SPEAN BRIDGE, ROY BRIDGE AND ACHNACARRY	20/06/2019


Names/details of any other parties	Date Notice Served

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Public Exhibition	Nevis Range	17 July 2019 10-12am, 1-3pm
Public Exhibition	Fort William (Venue TBC)	16th July 2019, 5-7pm

Newspaper Advert – name of newspaper	Advert date(where known)
The Oban Times	8th July 2019

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

Signed  .....

Date..... 20th June 2019 .....

CONCEPT TOWN PLANNING LTD.