

Agenda Item	5.1
Report No	PLS/002/20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 28 January 2020

Report Title: 19/05188/PAN: Forthpoint Ltd
7 – 17 Union Street, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Proposed conversion of a former and listed department store to mixed use, including 57 residential units, involving alteration, partial demolition and extension of the existing property

Ward: 14 – Inverness Central

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 November 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
 - Block Plan

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for the conversion of the former House of Fraser retail store to a mixed use development comprising 57 residential units, partial demolition of the building and an extension.

3. SITE DESCRIPTION

- 3.1 The site consists of an existing three storey sandstone building with retail/commercial units on the lower floors and offices on upper floors. It forms part of a larger corner building located at the junction of Union Street and Academy Street in the heart of the city centre. It is the large central section of the building extending from Union Street back to Baron Taylor's Street that is the subject of this PAN. It is part of a Category 'B' listed building and is located within the (Riverside) Conservation Area.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application.

4.1 Highland Wide Local Development Plan 2012

- 3 – City Centre Development
- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 31 – Developer Contributions
- 42 – Previously Used Land
- 56 – Travel
- 57 – Natural, Built and Cultural Heritage

4.2 Inner Moray Firth Local Plan 2015

- 1 – Promoting and Protecting City and Town Centres

4.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (November 2018)

Sustainable Design Guide (Jan 2013)

Inverness City Centre Development Brief (February 2018)

4.5 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- (a) Adequately demonstrate that the development will preserve and enhance and therefore make a positive contribution to the conservation area;
 - (b) Need for high quality sustainable design and use of materials, whilst ensuring that the scale, form and massing of any extension to the building fits with the urban landscape of the city;
 - (c) Enhance the relationship between the site and key surrounding buildings; incorporate public art into the design and layout;
 - (d) full details of servicing arrangements for the building, including waste storage & collection;
 - (e) eliminating the potential visual intrusion of any roof mounted plant and machinery required for the day to day operation of any aspect of the building;
 - (f) explore opportunities for shopfront improvements; and
 - (g) Requirement for developer contributions towards parking, sustainable and active travel, and public realm improvements.
 - (h) compliance with the Inverness City Centre Development Brief

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.

Designation: Area Planning Manager – South

Author: John Kelly

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Location Plan

Plan 2 - Block 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 FORTHPOINT LTD per Address OLLIER SMURTHWAITE ARCHITECTS c/o AGENTS Phone No. E-mail	G H JOHNSTON BUILDING CONSULTANTS LTD Agent Address WILLOW HOUSE STONEYFIELD BUSINESS PARK INVERNESS IV2 7PA Phone 01463 237229 E-mail admin@ghjohnston.co.uk
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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

7 - 17 UNION STREET, INVERNESS

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.

PROPOSED CONVERSION OF A FORMER & LISTED DEPARTMENT STORE TO

 MIXED USE, INCLUDING 57 RESIDENTIAL UNITS, INVOLVING ALTERATION, PARTIAL

 DEMOLITION AND EXTENSION OF THE EXISTING PROPERTY.

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
CROWN & CITY CENTRE COMMUNITY COUNCIL 20 NOVEMBER 2019

Names/details of any other parties Date Notice Served

Please give details of proposed consultation

Proposed public event Venue Date and time
DROP-IN SESSION/EXHIBITION SPECTRUM CENTRE 9 DECEMBER 2019
2.00PM-8.00PM

Newspaper Advert – name of newspaper Advert date(where known)
INVERNESS COURIER TUESDAY 3 DECEMBER 2019

Details of any other consultation methods (date, time and with whom)
PRE-APPLICATION 19/00753/PRE-APP DATED 03.04.19: HIGHLAND COUNCIL

Signed Colin Mackenzie, G H Johnston Building Consultants Ltd Date 20 November 2019
on behalf of Forthpoint Ltd