

Agenda Item	<b>5.1</b>
Report No	<b>PLS/002/20</b>

## 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 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 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**

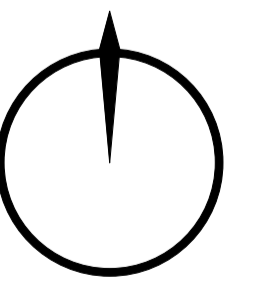
Proposed public event Venue Date and time  
DROP-IN SESSION/EXHIBITION SPECTRUM CENTRE 9 DECEMBER 2019  
2.00PM-8.00PM

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

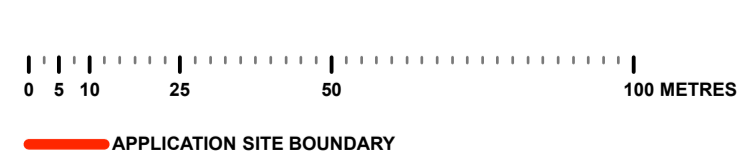
Details of any other consultation methods (date, time and with whom)  
PRE-APPLICATION 19/00753/PRE-APP DATED 03.04.19: HIGHLAND COUNCIL

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





SITE LOCATION PLAN



IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION

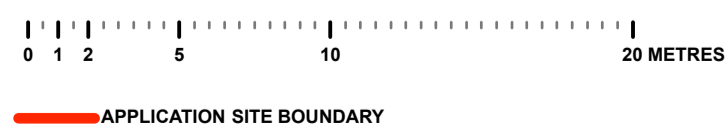
CLIENT: LOMOND CAPITAL  
 PROJECT: UNION STREET, INVERNESS  
 ADDRESS: 7-17 UNION STREET, INVERNESS, IV1 1JQ  
 DRAWING TITLE: SITE LOCATION PLAN  
 SCALE: 1:1250@A1 / 1:2500@A3  
 DATE: MARCH 2019  
 DRAWING NO: A486\_P\_001

**OLLIER SMURTHWAITE ARCHITECTS**  
 40 KING STREET, MANCHESTER, M2 6BA  
 T 0161 883 0838  
 F 0161 883 0839  
 E mail@olliersmurthwaite.com





**BLOCK PLAN**



**IMPORTANT NOTES:**

REVISION	DATE	DESCRIPTION

CLIENT: LOMOND CAPITAL
PROJECT: UNION STREET, INVERNESS
ADDRESS: 7-17 UNION STREET, INVERNESS, IV1 1JQ
DRAWING TITLE: BLOCK PLAN
SCALE: 1:250@A1 / 1:500@A3
DATE: MARCH 2019
DRAWING NO: A486_P_002

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