

Agenda Item	5.1
Report No	PLN/035/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 June 2021

Report Title: 21/01819/PAN: Highland Council
Land 370M NE of Cromlet House, Cromlet Drive, Invergordon

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Mixed use development comprising a new primary school, up to 15 affordable homes, community playing field and ancillary infrastructure

Ward: 06 – Cromarty Firth

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 an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs 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 made valid on 21 April 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location Plan
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the developer proposes to undertake online public consultation. The following consultation is proposed:
- A dedicated phone number email address set up 12/04/2021.
 - Information leaflet posted to all neighbours within 500m radius of the site 19th May 2021. This included a paper survey and QR code for the survey to be taken online.
 - A dedicated web page launched 25th May 2021. This has been promoted on social media. <https://cromlet.wixsite.com/bycolinarmstrong>
 - A virtual consultation event will be advertised and held at a date to be confirmed – this will provide a presentation and opportunity for live Q and A.
- 1.5 The virtual consultation event will be publicised and advertised in accordance with the appropriate statutory requirements with advert placed within the Ross-shire Journal. The Planning Authority has confirmed that the adverts must be placed in the newspapers at least 7 days before the consultation event. A maildrop has already been undertaken by the applicant to make people aware of the proposed development. This included a paper copy and electronic link to a survey, approximately 80 of these have already been returned. The catchment for this was agreed in advance with the Planning Authority and covered a radius of 500m from the proposed site. Both a dedicated email and phone number have been established alongside a dedicated webpage. In accordance with statutory requirements Invergordon Community Council have received direct notification of the PAN from the applicant.
- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a Major Development. The proposed development comprises :
- Proposed housing development – between 90 and 100 homes of mixed affordable and private tenure.
- 2.2 The developer has recently sought pre-application advice from the Planning Authority through the Pre-Application Advice Service and has participated in the Street Design Review Service.

3.0 SITE DESCRIPTION

- 3.1 The site comprises 4.18 ha of vacant land which was formally a WW2 fuel tank farm and located within an area known as Cromlet positioned southwest of Castle Avenue and south of Gordon Terrace, Invergordon. The site is surrounded primarily by residential homes to the north, south and west. To the east of the site lies Invergordon Academy Playing Fields. To the west of the site lies the “black path” which cuts north to south and is a well-used pedestrian route. The fuel tanks have now been removed from the site, however, the soil within the site still contains levels of contamination. For this reason, the site has lain vacant for several decades and has been subject to various contamination assessment.
- 3.2 The site is an L shape and contains good specimen Oak trees to the west centre which are to be retained. There is also a line of mature trees adjacent to Castle Avenue, which shall also be retained. The “black path” and the vegetation which encloses this path are maintained as part of the masterplan. A single new access point is proposed from Castle Avenue with pedestrian connectivity proposed to the “black path”, Castle Avenue and Harbour View/Gordon Terrace. The first phase of development is located at the northern section of the site between Harbour View and Castle Avenue. The remainder of the site to the south forms phase 2.

4.0 DEVELOPMENT PLAN

The following policies are relevant to the assessment of the proposal:

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
- 42 - Previously Used Land
- 51 - Trees and Development
- 64 - Flood Risk
- 65 - Waste Water Treatment

66 - Surface Water Drainage
74 – Green Networks
75 - Open Space

Inner Moray Firth Local Development Plan

4.2 The site is located within the defined settlement development area (SDA) for Invergordon and within allocated housing land – IG3 Cromlet – capacity for 100 homes. The local plan makes reference to the site being suitable for a higher density mix of housing types, including flats and for the requirement for contamination assessment.

4.3 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Open Space in New Residential Developments (Jan 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 Scottish Government Policy and Other Guidance

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 77 – Designing for Safer Places (Mar 2006)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Design and layout;
- c) Landscape and Visual Impact;
- d) Amenity impacts (including construction noise, operational noise and lighting);
- e) Open space and landscaping;
- f) Roads, access, public / school transport provision and parking;
- g) Active travel connectivity (including safer routes to school);
- h) Developer contributions;
- i) Natural heritage (including protected species and trees);
- j) Built and cultural heritage;

- k) Water supply, flood risk and drainage;
- l) Contamination issues;
- m) Any other material considerations raised within representations.

6.0 CONCLUSION

6.1 The report presents 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.

7.0 IMPLICATIONS

7.1 Not applicable.

8.0 RECOMMENDATION

8.1 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 – North

Author: Rebecca Hindson

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

Relevant Plans: Plan 1 - Location Plan

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 Address. The Highland Council, THC Headquarters, Glenurquart Road, Inverness, IV2 5PB Phone - E-mail -	Agent Address Colin Armstrong Architects, Lyle House, Pavilion 1, Fairways Business Park, Inverness, IV2 6AA Phone – 01463 712288 E-mail architects@colinarmstrong.com
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Address or Location of Proposed Development

Vacant land, formerly fuel tank farm, southwest of Castle avenue and south of Gordon terrace, Invergordon

Description of Development

Development to comprise a mix of affordable and private housing, currently 93 units, split into at least 2 phases with phase 1 being to northern corner of overall site. Vehicular access to be taken from Castle Avenue opposite and approx. 40m north of Rugby club entrance with various pedestrian links to areas surrounding the site. Proposals seek to maintain grouping of good quality naturally planted oak trees to west of centre of overall site as a green square with surrounding housing fronting it. Housing to be a mix of single storey, two storey and small element of three storey at entrance to site, creating gateway with material palette to be muted mix of render, brick and timber effect cladding.

Pre-application Screening Notice

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

Invergordon Community Council TBC
(Will be provided with info to upload onto their online presence)

Names/details of any other parties Date Notice Served

n/a

Please give details of proposed consultation

Proposed public event Venue Date and time

Paper survey with QR code (surveymonkey) TBC

Possible website (address TBC) Online N/A

Follow up event (TBC) By Teams or Zoom TBC

Newspaper Advert – name of newspaper Advert date(where known)

Ross-shire Journal

Contact details to be included in advert

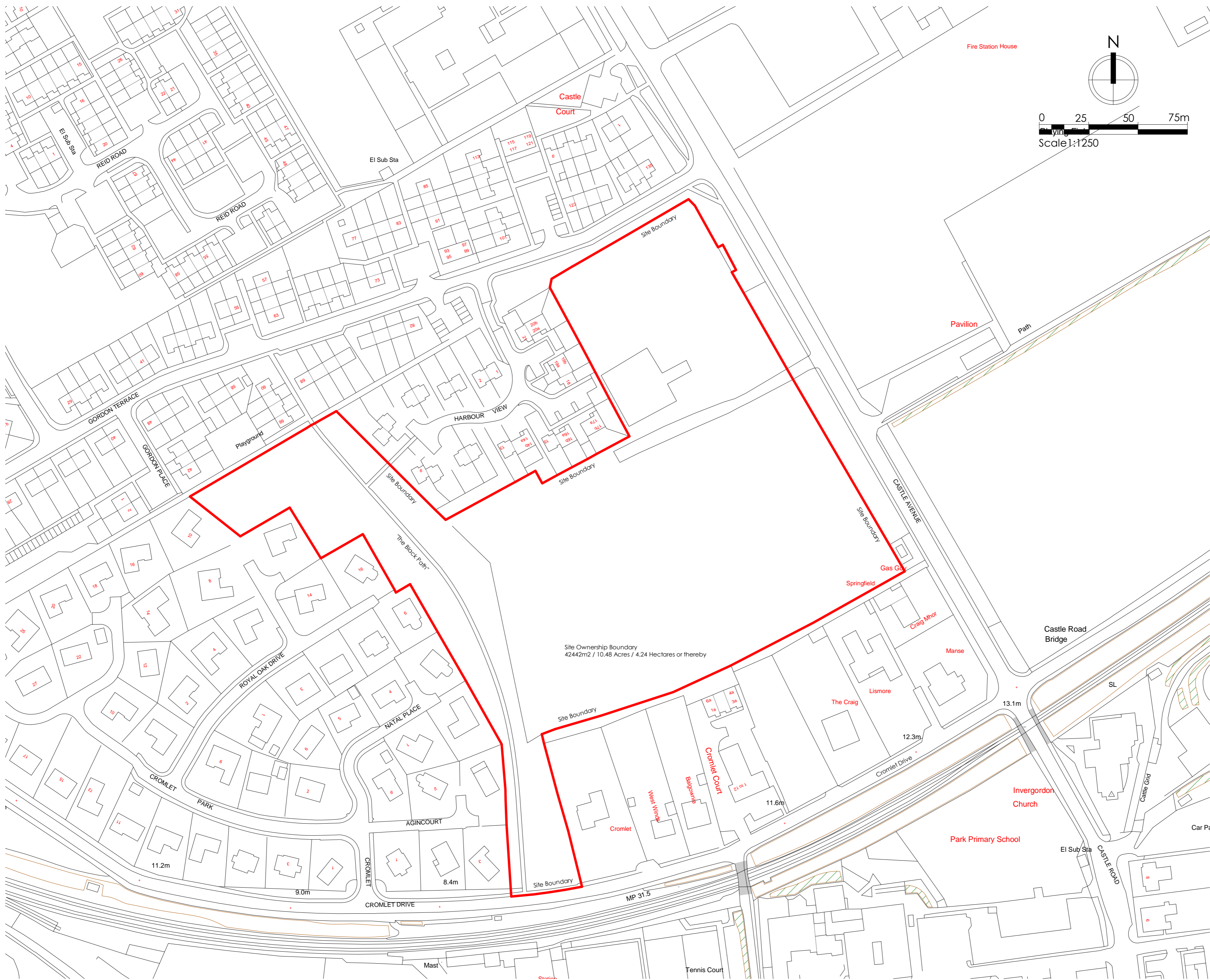
e - Cromlet@highland.gov.uk t – 01349 886602 (local service point) TBC

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

- Leaflet drop to immediate neighbours (500m radius)
- Additional Zoom/Teams Virtual Meeting if public interest is high

Signed  ...Date...12/04/21.....

For Colin Armstrong Architects



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

Rev	Description	Date
A	Revised extends of location plan	19.01.21



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Client
The Highland Council

Project
Housing Development
Cromlet Park
Invergordon

Project No. 2023

Drawing No. SK-002

Revision A

Site Location Plan

Status
SKETCH

Date Created Jan. '21 Drawn by DJC

Scale 1 : 1250 Sheet @ A2

From file : X:\Documents\2023 - Cromlet - Invergordon\02 - WORK IN PROGRESS\2.1 BIM Models\2023_SK_R11C_SitePlanPlan.rvt
Printed on : 19/01/2021 08:43:10