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| Agenda Item | 5.3 |
| Report No | PLN/049/21 |

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2021

Report Title: 21/02533/PAN: Compass Building and Construction Services Ltd
Land 30M East Of, 1 Fladda Crescent, Portree

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Residential development comprising of up to 64 homes

Ward: 10 - Eilean A' Cheò

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 14 July 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 via Microsoft Teams. Two events are due to take place on:
- **Event 1:** Thursday 2nd September 2021 between 3pm & 7pm. There will be hourly presentations held during this period by the developer.
 - **Event 2:** Thursday 23rd September 2021 between 3pm & 7pm. Again, there will be hourly presentations held during this period by the development team.
- Access to the events can be gained by emailing the applicant.
- 1.5 The Planning Authority have requested that copies of all presentation are made available by electronic means throughout the consultation period, for example via a dedicated webpage. Details of this are still to be confirmed.
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the West Highland Free Press. The adverts will be placed in the newspapers at least 7 days before each of the two consultation events. An invitation maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment for its wider distribution has been agreed with the Planning Authority and will cover a minimum radius of 500m from the proposed site. The PAN form also indicates that Portree and Braes Community Council will be notified in line with statutory requirements.
- 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 proposed scheme comprises residential development and associated infrastructure. The site is located within the Settlement Development Area (SDA) for Portree and is covered by the land allocation PT02: North of Storr Road (WestPlan, 2019). This is a housing allocation, with an indicative capacity of 45 units. The agent

has indicated that a planning application may be brought forward for up to 63 units. This will be a mix of affordable and private housing (58 affordable housing units and 6 private units). The units are indicatively described as a mix of two storey terrace and cottage flat dwellings. Access will be via the Portree Link Road. The development will be split into a number of phases with phase 1 located within the northern area of the site. However, this is only indicative, and the final number and layout will evolve following comments received as part of this notification process and when taking into other relevant matters and constraints.

- 2.2 The developer has been advised to seek formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises approximately 2.5ha of croft land. The site is bounded on three sides by the existing residential development at Storr Road to the south, Rathad Na H-airigh to the north and Fladda Crescent to the west. There is an existing road which terminates at the northern tip of the site and it is anticipated that this will serve as the access point. Consequentially, the northern portion of the site is identified and safeguarded in the WestPlan for the Portree Link Road which will then run through the adjacent land allocation of PT03 and join the existing A855 to the east. This PT02 land allocation is one of seven allocations which is identified within the WestPlan as having specific developer requirements relating to the completion and/or proposed extension of the Portree Link Road.
- 3.2 There is existing vegetation which runs along the southern, eastern and western boundaries. These boundaries are identified in the WestPlan, as being part of a wider Green Network. The North Portree Link path which is designated Core Path runs along the eastern boundary of the site and then runs further to the east and joins the A855 public road. The exiting public water main runs through the site.
- 3.3 There are no statutory natural heritage designations within the site boundary. The nearest is the Inner Hebrides and Minches Special Area of Conservation (SAC), which is designated for the harbour porpoise and is located approx. 1.5km to the south-east of the site. The closest terrestrial designation is the Rigg-Bile SAC which is designated for its mixed woodland on rocky slopes and vegetated sea cliffs. In addition, is the Site of Special Scientific Interest (SSSI) of Rigg-Bile which is designated for its geological features and maritime cliff vegetation and coastal woodland. Both of these designations are located approx. 2.4km to the north-east of the proposed site.
- 3.4 There are no national or local landscape designations within the application site boundary. The nearest national designation is The Cuillins National Scenic Area (NSA) is located approx. 12.6km to the south of the site. The nearest local designation is the Trotternish and Tianavaig Special Landscape Area (SLA) which at its closest point is just over 600m to the south-east of the site.

- 3.5 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, the existing Home Farm residential development to the north and west of the site was subject to archaeological investigation which found three principle prehistoric features and artefacts ranging from the late Neolithic to Iron Age within this wider area. The nearest listed building is Portree House which is a category B building, which is located approx. 160m from the southern boundary of the south.

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
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 37 - Accommodation for An Ageing Population
- 47 – Inbye/Appportioned Croft Land
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

West Highland and Islands Local Plan 2019 (WestPlan)

- 4.2 The site is located within the defined settlement development area (SDA) for Portree. The Placemaking Priorities for Portree are as follows:
- Encourage town centre expansion that respects the architectural, cultural and natural heritage of the conservation area, the Lump, other greenspaces and public vistas notably to the Cuillin mountains.
 - Diversify the tourism offer of the historic, central part of the village, including land at Bayfield and the harbour.

- Consolidate the existing settlement area by promoting and supporting infill and redevelopment opportunities.
- Safeguard a route for the possibility of a longer-term service access to the harbour from the A855 and around the south of the Lump.
- Safeguard land for a second phase of commercial and industrial expansion at Home Farm on the northern side of Portree.
- Preserve and extend Portree's green networks particularly its wooded river and burn sides.
- Completion of the Portree Link Road which will significantly enhance connectivity in the town and open up new housing and employment land for development.
- Improve public car parking and coach/bus drop-off provision within the village centre and encourage relocation of longer stay needs to more peripheral locations.

4.3 As stated above the land is allocated (site reference PT02) in the WestPlan for housing, with an indicative capacity of 45 units. The Developer Requirements are to provide:

- Minimum 6 metre buffer between watercourses and development;
- Active travel connections through the site; Retain/enhance green corridors within and around site, particularly along the western, southern and eastern edges;
- All development must be accessed from the Portree Link Road;
- Financial contributions proportionate to the traffic generated towards the completion of the Link Road; and
- A protected species survey.

4.4 **Highland Council Supplementary Guidance**

- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Open Space in New Residential Developments (Jan 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.5 **Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3 (Jun 2014)

- Historic Environment Policy for Scotland (Apr 2019)
- PAN 1/2011 – Planning and Noise (Mar 2011)
- 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)
- PAN 83 – Master Planning (Sept 2008)

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 and parking;
- g) Active travel connectivity;
- h) Wider access (impact upon the Core Path network)
- i) Developer contributions (including contributions towards the Portree Link Road);
- j) Infrastructure Capacity (including primary and secondary school capacity);
and
- k) Natural heritage (including protected species and impact upon trees and green network);
- l) Water environment, flood risk and drainage;
- 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: Alison Harvey

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

Relevant Plans: Plan 1 – Proposal of Application Notice Form

Plan 2 - 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.

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| <p>Applicant: Compass Building & Construction Services Ltd</p> <p>Address: Corrie Lodge Business Center Corrie lodge Milburn Road Inverness IV2 3TP</p> <p>Phone: 01463 710002 Email: andrew.macmaster@compassbuild.org.uk</p> | <p>Agent: CRGP Ltd</p> <p>Address: The Greenhouse Business Center Sir Walter Scott Rd Inverness IV2 3BL</p> <p>Phone: 01463 718 200 E-mail: inverness@crgp.co.uk</p> |
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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

Home Farm, Portree - Land North of Storr Road.

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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 will comprise of a mix of affordable and private house plots, currently 58 units and 6 private plots. The development includes new vehicular access to be taken from existing link road. Housing will be a mix of two storey, terrace and cottage flat dwellings. The development will be split into at least 3 phases with phase 1 to the north of the site.

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

Portree & Braes Community Council

Date Notice Served

Names/details of any other parties

N/A

Please give details of proposed consultation

Proposed public event

Venue

Date and time

1st Virtual public meeting

by MS Teams

Thursday 2nd September 2021

2nd Virtual public meeting

by MS Teams

Thursday 23rd September 2021

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness courier

w/c 23rd Aug 21 & w/c 13th Aug 21

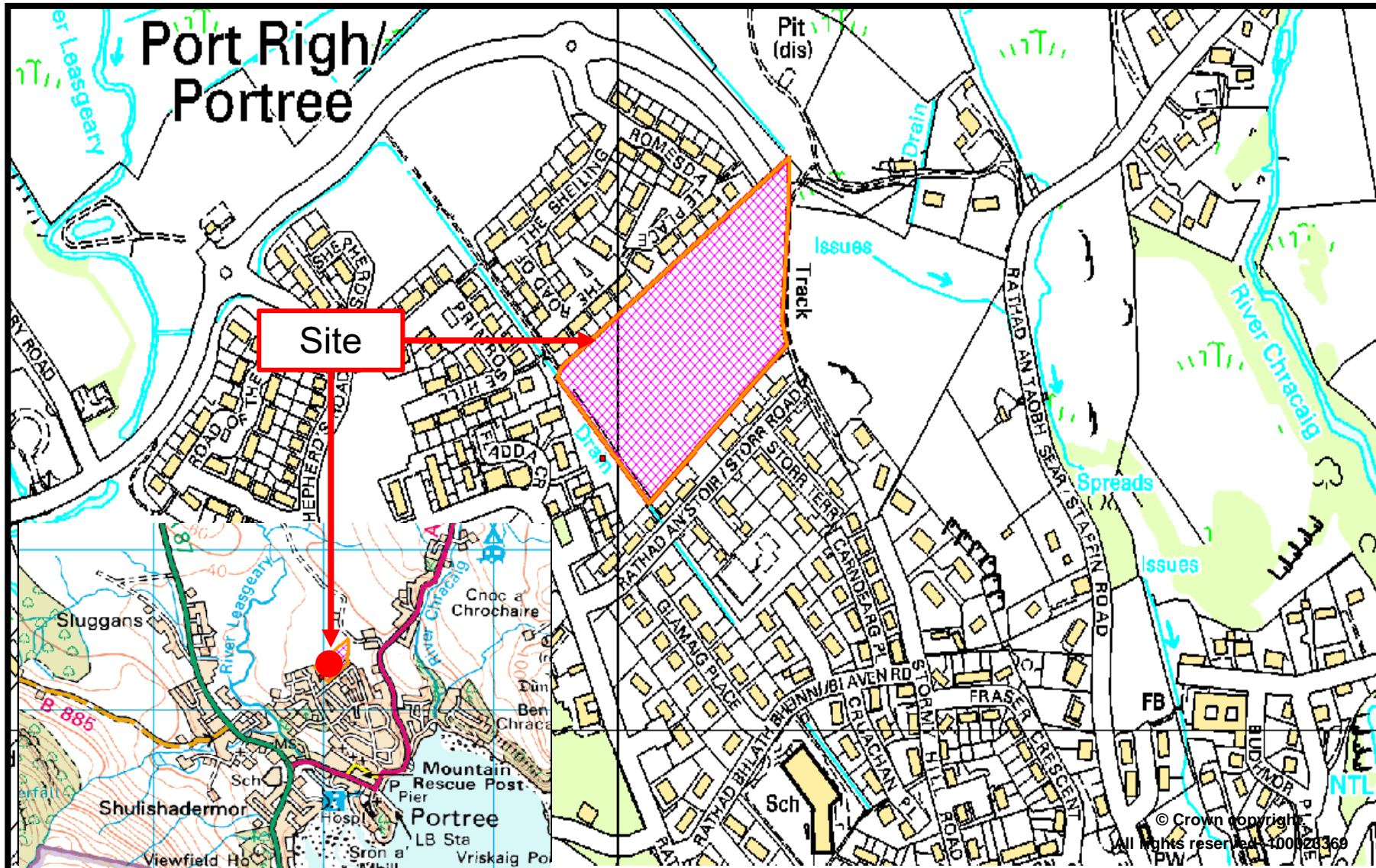
West Highland Free Press

w/c 23rd Aug 21 & w/c 13th Aug 21

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

Leaflet drop to immediate neighbours (500m radius)

Signed  .. Date 14.07.2021



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

Location Plan
21/02533/PAN

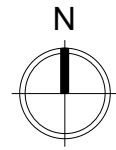
Residential development comprising of up to 64 homes

August 2021



Scale:

ALL DIMENSIONS TO BE CHECKED ON SITE
DO NOT SCALE FROM THIS DRAWING.
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Site
Area = 2.5 ha

| Rev | Date | Description | By |
|-----|------|-------------|----|
| | | | |

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Architecture Building Surveying Project Management Quantity Surveying

CLIENT
**Compass Building and Construction
Services Ltd**

PROJECT
**Home Farm
Portree, Skye**

DRG. TITLE
Location Plan

STATUS **PAN**

DRAWN PMacD SCALE 1 : 2000

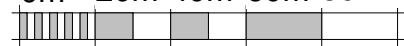
CHECKED BMcF ORIGINAL A3

JOB NO. 102-0079 DATE 17.05.21

DRG. NO. -REV.
102-0079-L(00)001

Location Plan
1 : 2000

0m 20m 40m 60m 80m 100m



VISUAL SCALE 1:2000 @ A3