

Agenda Item	<b>5.1</b>
Report No	<b>PLN/059/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 14 September 2021

**Report Title:** 21/03693/PAN: The Gairloch And Conon General Partnership  
Land South of Riverford Farmhouse, Conon Bridge

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

### **Purpose/Executive Summary**

**Description:** Proposed mixed use development including 45 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping

**Ward:** 08 – Dingwall and Seaforth

### **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 10 August 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
  - Cover Letter and Email
  - Mail Drop Address List
- 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. This will go live via a dedicated web link, <https://www.mga-architecture.co.uk/riverford-public-consultation>, from Friday 27 August 2021. Two online exhibitions will be held, using Microsoft Teams. The events will include a presentation and live chat session. The information from the events will also then be made available on a dedicated page on the agent's website, which will remain open for 21 days after the first event, until Friday 24 September. A link will be provided to leave further comments. Events are due to take place as follows:
- Event 1: Friday 3 September 2021, between 3pm and 7pm
  - Event 2: Friday 17 September 2021, between 3pm and 7pm
- 1.5 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with an advert to be placed within the Ross -Shire Journal. The advert will be placed in this newspaper on Friday 27 August 2021. Additionally, a telephone contact will be provided for those who are otherwise unable to attend or contribute via the online events and channels. An invitation maildrop was also undertaken, commencing Monday 23 August, incorporating the press advert text, to make local residents aware of the proposed development. The catchment for its wider distribution was agreed with the Planning Authority and covers a radius of 500m from the proposed site. The PAN form also indicates that the Conon Bridge Community Council will be notified in line with the statutory requirements.
- 1.6 Any 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 Conon Bridge and within the allocated site CB5 – Riverford, in the Inner Moray Firth

Local Development Plan (IMFLDP) (2015). This is a mixed-use allocation, with an indicative capacity of 45 homes and 1.3Ha of business development. No further details of the proposed development, in terms of access, phasing, and design and types of housing, are provided at this time.

- 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 some 6.75 ha of agricultural land. The site is bounded to the west by the Inverness - Dingwall railway line and to the east by the A862 public road. To the north is located the Riverford Farmhouse as well as dwellings on Brahan View, a residential cul de sac. To the south lies a small cluster of development around the Riverford Garage, incorporating several detached dwellings.

- 3.2 There is existing vegetation which runs along the southern, eastern and western boundaries. The Conon Riverside path, which is a designated Core Path runs parallel to the western boundary of the site, beyond the railway line.

- 3.3 There are no statutory natural heritage designations within the site boundary. The nearest are the Lower River Conon Site of Special Scientific Interest (SSSI), designated for its wet woodland and fen land and the Conon Islands Special Area of Conservation (SAC), designated for its Alder woodland on a floodplain. Both designations are located approximately 45m to the west of the application site, at its closest point on the western boundary. The River Conon is connected to the Cromarty Firth, which is designated as a Special Protection Area (SPA) / RAMSAR site.

- 3.4 There are no national or local landscape designations within the application site boundary. The nearest local designation is the Ben Wyvis Special Landscape Area (SLA) which at its closest point, is just over 11km to the north-west of the site.

- 3.5 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, the Conon Bridge Henge Scheduled Monument, is located some 270m from the northern boundary. The nearest listed building is Riverford House, a Category C listed building, which is located adjacent the PAN site boundary to the north.

### **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

- 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

### **Inner Moray Firth Local Development Plan (IMFLDP) (2015)**

- 4.2 The site is located within the defined settlement development area (SDA) for Conan Bridge. The following constraints are listed in the plan in relation to the settlement
- Across the village, all new residential development in the catchment of Ben Wyvis Primary School will be required to make a contribution to the provision of community facilities and any future required expansions of Ben Wyvis Primary School.
  - All developments must contribute to upgrade of the A835 / Corntown junction.
  - Early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands at Assynt Water Treatment Works and Conon Bridge Water Treatment Works in the future can be delivered in line with development.
  - A great crested newt survey is required for all development sites containing a water body.
  - Allocation CB5 is one of several in Conon that that will be required to ensure avoidance of any adverse effect on the integrity of the Conon Islands SAC and Cromarty Firth SPA. These sites should include a comprehensive sustainable urban drainage system to deal with surface water run-off.
- 4.3 As stated above the land is allocated (site reference CB5) in the IMFLDP partly for housing (Class 9), with an indicative capacity of 45 units. 1.3 ha of the site are also allocated for business uses (Class 4) The Developer Requirements are to provide:
- A footpath connection to Conon Bridge Rail Halt; access to be taken from the A862.
  - Provision of a landscaped buffer between the end of Brahan View and any new development.
  - A landscaped buffer between the existing Riverford Garage and any new development.
  - Provision of a landscaped buffer along the A862.

- A Safer Routes to School Plan.
- Extension of 40mph speed limit to the southern boundary of the site;
- A comprehensive Sustainable Urban Drainage (SUDS) system.
- A scheme for avoidance of any adverse effect on the integrity of Conon Islands SAC and / or Cromarty Firth SPA / Ramsar Site.

#### 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)
- 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 upgrading the A835 / Corntown junction)

- j) Infrastructure Capacity (including primary and secondary school capacity);
- k) Natural heritage (including protected species and impact upon trees);
- l) Water environment, flood risk and drainage; and
- 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. 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 have been summarised. 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: Michael Kordas  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Proposal of Application Notice  
Plan 2 – Location Plan PAN01

## 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 Address. <b>The Gairloch and Conon General Partnership</b> <b>Flowerdale House, Gairloch, Ross-Shire,</b> <b>IV21 2AJ</b>	Agent Address <b>MGA Architecture Ltd</b> <b>22 Rubislaw Terrace</b> <b>Aberdeen</b> <b>AB10 1XE</b>
Phone E-mail	Phone <b>01224 643117</b> E-mail <a href="mailto:office@m-g-a.co.uk">office@m-g-a.co.uk</a>

Address or Location of Proposed Development

**Land South of Riverford Farmhouse, Conon Bridge, Highland, IV7 8AH**

Description of Development

**Proposed mixed use development including 45 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping.**

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

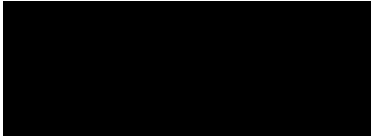
Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s <b>Conon Bridge Community Council</b>	Date Notice Served <b>26 July 2021</b>
Names/details of any other parties <b>Councillors for Dingwall and Seaforth Ward 08</b>	Date Notice Served <b>26 July 2021</b>

Please give details of proposed consultation

Proposed public event	Venue	Date and time
<b>Virtual exhibition and public event at <u><a href="http://www.mga-architecture.co.uk">www.mga-architecture.co.uk</a></u></b>		<b>3 Sept 2021</b>
Newspaper Advert – name of newspaper <b>Ross-Shire Journal</b>	Advert date(where known)	
Details of any other consultation methods (date, time and with whom)		

Signed ...  .....	Date.....26 July 2021.....
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Drawing to be scaled for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current & relevant British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.

Revisions  
Rev - Date - Comment



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Project  
**Mixed Use Development at Riverford  
Conon Bridge, Highland  
for The Gairloch and Conon General  
Partnership**  
Drawing  
**Site Location Plan**

Date **July 2021** Scales **1:2500@A3**

Project Nr. **1405** Drawing Nr. **PAN01** Rev. **\*\***

22 Rubislaw Terrace, Aberdeen, AB10 1XE - 01224 643117 - office@m-g-a.co.uk  
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