

Agenda Item	5.3
Report No	PLS-77-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 20 September 2022

Report Title: 22/03236/PAN: Hillhouse Estates Ltd
Land 1200M East of Ardachy House, Fort Augustus

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Mountain bike trail centre and associated facilities, including a range of bike trails, vehicular uplift, up-lift track, parking, café, associated retail, bike hire, mountain bike coaching areas, and adventure play facilities for children, and landscaped areas and marked walks within the development area for use by non-mountain bikers.

Ward: 12 – Aird and Loch Ness

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 16 June 2022. 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 Due to relaxations in COVID-19 restrictions the prospective developer proposes to hold a combination of in person face to face and virtual public events:
- Event 1: Monday 22 August 2022, 1500 – 1900hrs, Fort Augustus Village Hall; and
 - Event 2: Tuesday 30 August 2022, 1500 – 1900hrs, virtual event.
- 1.5 The in person and virtual events will allow members of the public to engage in live discussion. A webpage has also been set up detailing the proposals at:
<http://www.rideness.info/>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Inverness Courier at least seven days ahead of the first event taking place. An invitation maildrop will also be undertaken by the applicant to all properties within 2.5km of the site, including all properties within Fort Augustus. Details of all notified parties are contained / appended to the PAN form and include Fort Augustus and Glenmoriston Community Council, Stratherrick and Foyers Community Trust, and local ward Councillors.
- 1.7 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 PAN provides notice of the developer's intention to submit a planning application classified as a major development. The proposed development comprises a mountain bike trail centre and associated facilities, including a range of bike trails, vehicular uplift, up-lift track, parking, café, associated retail, bike hire, mountain bike coaching areas, and adventure play facilities for children, and landscaped areas and marked walks within the development area for use by non-mountain bikers.

2.2 A separate PAN has been served concurrently with this proposal, reference 22/03235/PAN, which provides notice of the developer's intention to also submit a planning application for holiday let accommodation, staff housing and access.

2.3 The applicant has indicated their intention to obtain pre-application advice through the Council's Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

3.1 The PAN boundary comprises 223.9ha across north western hillside of Glendoe, located south of Fort Augustus and the B862, with the site overlooking the south of Loch Ness. The PAN boundary is extensive and also covers land at a lower elevation which is the subject of the separate PAN for associated accommodation. Glendoe Airfield is also located immediately to the south west of the PAN boundary.

3.2 The site is not located within any natural or built heritage designation. The northern area of the site does however fall within the Loch Ness and Duntelchaig Special Landscape Area (SLA) with the lower area of the site being situated within the Broad Steep-Sided Glen Landscape Character Type (LCT) 225, and the higher area of the site being within the Rolling Uplands – Inverness LCT 221, as identified by NatureScot.

3.3 Whilst several small watercourses pass through the site, none of the site is mapped as being at flood risk in the 1 in 200 year event.

3.4 The Kilchuimen Burial Ground and River Tarff Core Path, Ref IN16.01 follows the western PAN boundary.

3.5 The site does also not contain any know cultural heritage features and there are no other mapped development constraints.

4.0 DEVELOPMENT PLAN

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

Highland Wide Local Development Plan (2012)

- 4.1 28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
36 - Development in the Wider Countryside
40 - Retail Development
41 - Business and Industrial Land
43 - Tourism
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 Importance Habitats

- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Networks
- 77 - Public Access
- 78 - Long Distance Routes

Inner Moray Firth Local Development Plan (2015)

- 4.2 No site-specific policies or land use allocations apply. Nearby, Fort Augustus is a defined Settlement Development Area, with it recognised as being well placed to capture passing trade with seasonal variations in employment. Land within the settlement is allocated for continued tourism led growth, but also to prompt provision of facilities that benefit local residents, with the plan also identifying a scarcity of infill development opportunities within the settlement.

Inner Moray Firth Local Development Plan 2 – Proposed Plan (2022)

- 4.3 The IMFLDP is currently under review. The second IMFLDP Proposed Plan was published on 25 March 2022 for public consultation and is now a material consideration for determining planning applications. The plan is prepared by considering comments submitted during its preparation, including at the previous Main Issues Report stage. The Proposed Plan highlights the constraints within the settlement of Fort Augustus which limits its potential to accommodate significant development opportunities. The extent of the Settlement Development Area (SDA) boundary for Fort Augustus has been tightly drawn to reflect this, with land to the south east including the PAN boundary, falling out with the SDA.
- 4.4 Development in this location therefore requires to be assessed against the policies HwLDP 36 Development in the Wider Countryside.

Highland Council Supplementary Guidance

- 4.5
- Developer Contributions (Nov 2018)
 - Flood Risk and Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)
 - Highland Historic Environment Strategy (Jan 2013)
 - Highland's Statutorily Protected Species (Mar 2013)
 - Physical Constraints (Mar 2013)
 - Roads and Transport Guidelines for New Developments (May 2013)
 - Sustainable Design Guide (Jan 2013)
 - Trees, Woodlands and Development (Jan 2013)

Scottish Government Policy and Guidance

- 4.6
- Scottish Planning Policy (Jun 2014)

- National Planning Framework 3, NPF3 (Jun 2014) and consultative draft NPF4 (Nov 2021)
- Energy Efficient Scotland Route Map (May 2018)
- PAN 1/2021 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 68 – Design Statements (Aug 2003)
- Historic Environment Policy for Scotland (Apr 2019)
- Highland Forest and Woodland Strategy (Nov 2018 / 2006)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and Other Planning Policy;
- b) Economic Impact (including retail and tourism);
- c) Design and Layout;
- d) Landscape and Visual Impact;
- e) Roads, Transport and Access;
- f) Recreational Access;
- g) Natural Heritage (including protected species, ornithology, biodiversity and trees);
- h) Peat and Soils;
- i) Water Environment and Drainage;
- j) Built and Cultural Heritage;
- k) Amenity Impacts (including during construction and operational noise); and
- l) 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 have been summarised 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.

Signature: David Mudie
 Designation: Area Planning Manager – South
 Author(s): Peter Wheelan

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

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 – Location 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. Hillhouse Estates Ltd Address. Hillhouse Quarry Troon Ayrshire KA10 7HX Phone. [REDACTED] E-mail. [REDACTED]	Agent Paul Pleydell Address. Pleydell Smithyman Ltd 20 a The Wharfage, Ironbridge Telford, Shropshire, TF8 7NH Phone. 01952 433211 E-mail paul@pleydellsmithyman.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

Land at Borlum Hill and Tomnahoid 1km SSE of Fort Augustus at coordinates: 57°08'00.1"N 4°40'03.2"W

National Grid Reference: 38651 07884

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.

Major development comprising a mountain bike trail centre and associated facilities. To include a range of bike trails, vehicular uplift, up-lift track, parking, café, associated retail, bike hire, mountain bike coaching areas, and adventure play facilities for children, landscaped areas and marked walks within the development area for use by non-mountain bikers.

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? **NO**

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	Date Notice Served
Fort Augustus & Glenmoriston Community Council	02/08/2022
Stratherrick and Foyers Community Council	02/08/2022

Names/details of any other parties	Date Notice Served
Fort Augustus and Glenmoriston Community Company	02/08/2022
Stratherrick and Foyers Community Trust	02/08/2022

Please give details of proposed consultation

Proposed public event	Venue	Date and time
	Fort Augustus Village Hall.	22/08/22 3pm-7pm

Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier	12/08/22

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

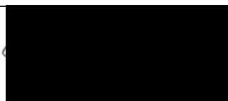
Details of the projects, their locations and an opportunity to submit comments will be available online at www.rideness.info.

In addition, an online event will be available through the website on 30th August 2022 between 3pm and 7pm to enable questions to be asked and responses provided.

Households in the area will be notified of the forthcoming consultation through Royal Mail.

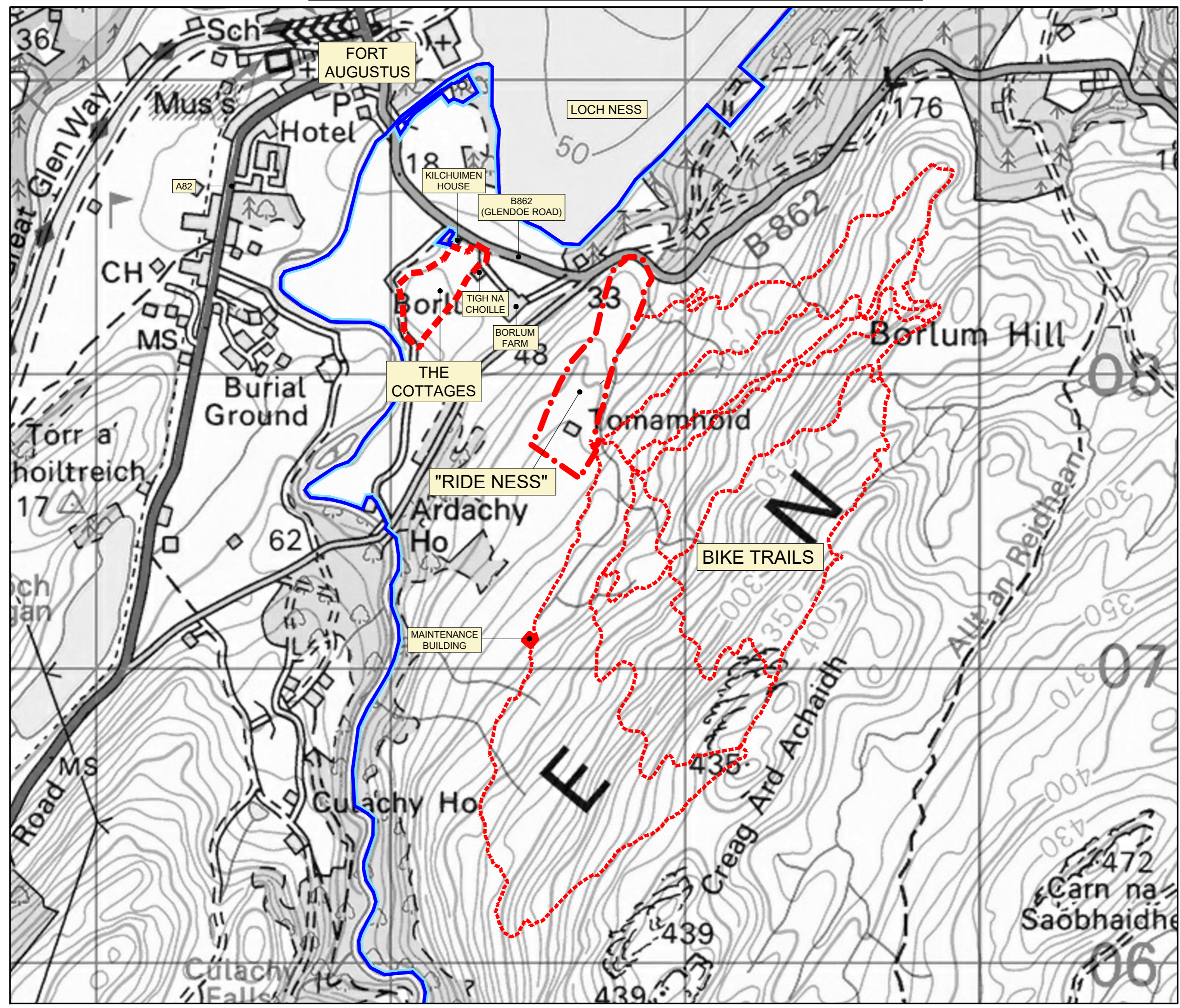
Notices will be served to the Ward Councillors within the Aird and Loch Ness Ward.

Signed

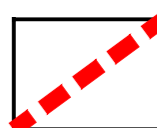
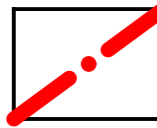

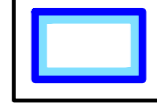


..... Date 02/08/2022.....

"RIDE NESS" AND COTTAGES



LEGEND

-  Location of Cottages (26 No. Units)
-  Location of "Ride Ness" (10.8 Hectares)
-  Location of Bike Trails (15.8Km/2.4 Hectares)
-  Overall Estate Boundary Land under control

DRAWING NO:- 001

DRAWING STATUS: PRE-PLANNING	
PROJECT: "RIDE NESS" & COTTAGES	
CLIENT: HILLHOUSE ESTATES LIMITED	
TITLE: Site Location Plan	
DATE: JUNE 2022	DRAWN: AMW
SCALE: 1:10000 @ A2	CHECKED: -
DRAWING N°: M21.117.D.011	REVISION: E

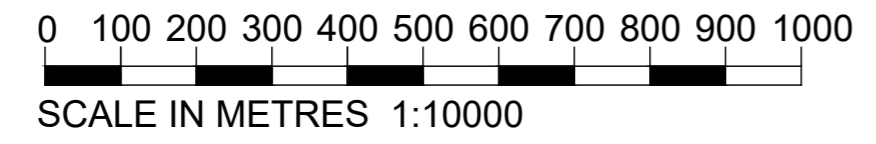


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Site Location Plan

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