

**RESPONSE FROM THE PLANNING & DEVELOPMENT SERVICE
FREAGAIR BHO SHEIRBHEIS AN DEALBHACHAIDH IS LEASACHAIDH**

1. Reference No.

13/02296/PREAPP

2. Case Officer and Contact Details

Bob Robertson
Area Planning and Building Standards Office, Drumbuie, Golspie, KW10 6TA
01408 635371
bob.robertson@highland.gov.uk

3. Site Address/Location

Land South Of Sandycroft, Meadows Park Road, Dornoch, IV25 3TB

4. Site Description

The site is on the western side of the existing football pitch at Meadows Park Road in Dornoch. The existing access is from an adopted road which varies from double to single track width. Currently the road is residential in nature. The site is flat and grassed.

5. Site Visit

Was a site visit required?

Yes No

Date of site visit:

6. Proposed Development

Erection of community centre & community storage facility with associated car parking

You are advised that the following consent(s) will be required for the proposed development:

Planning Permission	<input checked="" type="checkbox"/>
Conservation Area Consent	<input type="checkbox"/>
Prior Notification/A	<input type="checkbox"/>

Listed Building Consent	<input type="checkbox"/>
Advertisement Consent	<input type="checkbox"/>
Other:	<input type="checkbox"/>

approval	
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7. Planning History

n/a

8. Planning Policy

Highland-wide Local Development Plan (Adopted 2012)

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 34 - Settlement Development Areas

Policy 64 - Flood Risk

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

Sutherland Local Plan (Adopted 2010)

SDA / policy 1

Dornoch C1 – Meadows Park 4.2ha – *Site maintained for community and associated uses. Potential for development of community centre subject to suitable access, landscaping, siting and design. Local consultation on these matters will be undertaken prior to the submission of a planning application. Connection to the public sewer required.*

NB. This local plan is relevant only insofar as it continues in force post-adoption of the Highland-wide Local Development Plan. More information at: <http://www.legislation.gov.uk/ssi/2012/90/made>

Highland Council Supplementary Planning Guidance

Flood Risk & Drainage Impact Assessment (March 2012)

Scottish Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, February 2010)

Further Information

Copies of our local plans and supplementary planning guidance documents can be found at:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans>

Copies of the Scottish Government's national planning policies and guidance can be found at:

<http://www.scotland.gov.uk/planning>

9. Principle of Development, Siting and Design

The site is identified in the Local Plan for a community use and the proposal fits this allocated use. Subject to the detail of the design, overlooking, amenity issues and other technical matters including parking and access matters being addressed to the satisfaction of the Planning Authority and our consultees, **the proposal would be supported**. The site is low lying, so surface water drainage and the level of the water table will have to be carefully assessed.

Guidance on siting and design quality can be found at:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance>

<http://www.scotland.gov.uk/Topics/Built-Environment/AandP/AandPdgn>

10. Access and Parking

See 9

More information on access and parking standards (incl. small housing developments) can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads>

Advice and guidance relating to all-abilities access for developments can be found at:

<http://www.highland.gov.uk/yourenvironment/planning/buildingstandards/accesspanels.htm>

11. Drainage and Water

Mains sewer connection required.

Contact Scottish Water for guidance on connections to the public water/drainage network: 0845 601 8855

You can find more information on SUDS at: <http://www.ciria.com/suds>

You can view SEPA's small-scale developments guidance here: <http://www.sepa.org.uk/planning.aspx>

You can view SEPA's flood risk map here: http://www.sepa.org.uk/flooding/flood_risk_maps.aspx

12. Historic Environment

n/a

The Highland Historic Environment Record (HER) contains detailed information about listed buildings, conservation areas and archaeological sites in the Highland area:

<http://her.highland.gov.uk>

General advice on development affecting historic designations can be found at:

<http://www.historic-scotland.gov.uk/heritage.htm>

13. Natural Environment

More information on Scotland's protected species and areas can be found at:

<http://www.snh.gov.uk/protecting-scotlands-nature/protected-species>

<http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas>

The Scottish Government's woodland strategy and associated policies can be found here:

<http://www.forestry.gov.uk/woodlandremoval>

The Council's guidance on tree/woodland issues can be found here:

<http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry>

14. Other Considerations

15. Consultees for any future Application

The following will likely be consulted on any planning application submitted. You may wish to contact consultees for advice prior to the submission of an application. Contact details are provided in the appendix of this document. Please note that on occasion it may be necessary to involve consultees who are not listed below as an application progresses.

Internal Consultees (The Highland Council)

TEC Services – simon.young@highland.gov.uk

16. Additional Information Required for any future Application

Based on the information provided, you are advised to submit the following additional information with any future application for formal permission. If you choose not to follow our advice and do not submit one or more of the documents, then you should provide a clear justification for doing so.

Drainage Impact Assessment / Flood Risk Assessment – SuDS and foul water drainage will have to be carefully appraised for the site due to its low lying nature and the level of the water table in the area.
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17. Conclusions

See section 9

Case Officer:

Bob Robertson

Signature:

Designation:

Principal Planner

Date:

28.08.2013

Making a Formal Application

Should you wish to submit a formal application in due course, you can do so online or by downloading forms and guidance notes from: <http://www.highland.gov.uk/yourenvironment/planning/eplanning>

Application forms and guidance notes are also available from your local planning office.

Disclaimer

This advice is based on the information submitted and is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Pre-application case files are not publicly available but can be the subject of Freedom of Information requests.