

Agenda Item 5

Appendix 1

PRE/2024/0026

Proposal of application notice

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	AW Laing	Agent	Colin Armstrong Architects
Address	78 High Street Grantown-On-Spey PH26 3EL	Address	Lyle House Fairways Business Park Inverness IV2 6AA
Phone	01479 872818	Phone	01463 712288
Email	info@awlaing.co.uk	Email	architects@colinarmstrong.com andrew@colinarmstrong.com michael@colinarmstrong.com

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 adjacent to Lettoch road, 160M South of Lynstock Park, Nethy Bridge, Inverness Shire
See attached Location plan for boundary of proposed development.

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² 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.

35no. residential units.

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 – pre application advice was provided re. site area being over 2Ha

Community Consultation

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

Community Council/s	Date Notice Served
Sandy McCook Nethy Bridge Community Council	25.09.2024
Local Elected Members	Date Notice Served
Bill Lobban, Highland Council	25.09.2024
Members of Scottish Parliament and Members of Parliament	Date Notice Served
MSP – Fergus Ewing MP – Graham Leadbitter	25.09.2024
Names / details of other parties	Date Notice Served
CNPA – Katherine Donnachie	25.09.2024

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
Public consultation – walk-in event	Nethy Bridge Community Centre	November 2024, exact date TBC subject to availability of venue
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public consultation – walk-in event	Nethy Bridge Community Centre	November 2024, exact date TBC subject to availability of venue

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
<p>TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS</p> <p>Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant</p> <p>AW Laing Ltd. Proposes to apply for planning permission in relation to Land adjacent to Lettoch road, 160M South of Lynstock Park, Nethy Bridge, Inverness. The proposal is for residential development plot layout, means of access, and associated infrastructure.</p> <p>A Public Exhibition of the proposals will be held at Nethy Bridge Community Centre, Dell Road, Nethy Bridge, Inverness-shire, PH25 3DA (time and date TBC)</p> <p>Further information may be obtained from AW Laing Ltd.</p> <p>Or</p>	Strathspey Herald	TBC

<p>Colin Armstrong Architects (addresses below).</p> <p>Persons wishing to comment on the proposals should do so by (date TBC) to Andrew Lilley, Colin Armstrong Architects, Lyle House, Fairways Business Park, Inverness, IV2 6AA</p> <p>or</p> <p>78 High Street, Grantown-On-Spey, PH26 3EL</p> <p>or to architects@colinarmstrong.com / info@AWLaing.co.uk</p> <p>This notice does not relate to a planning application and comments should not be made to The Highland Council at this stage. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is submitted normal neighbour notification and publicity will be undertaken and there will be an opportunity to make formal representations regarding the proposal at that time.</p>		
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Details of any other consultation methods (date, time and with whom)		

Signed		Date	25.09.2024
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