



**REPORT TO: PLANNING & REGULATORY SERVICES COMMITTEE ON
18 SEPTEMBER 2018**

**SUBJECT: KINLOSS GOLF COURSE MASTERPLAN SUPPLEMENTARY
GUIDANCE**

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,
PLANNING & INFRASTRUCTURE)**

1. REASON FOR REPORT

- 1.1 This report asks the Committee to agree responses to comments received during the public consultation on the Kinloss Golf Course Masterplan Supplementary Guidance, and to grant delegated powers to the Head of Development Services to work with the developer and partners to prepare a Delivery Plan/Programme for the Masterplan area.
- 1.2 This report is submitted to Committee in terms of Section III (E) (1) of the Council's Scheme of Administration relating to exercising the statutory functions of the Council as Planning Authority.

2. RECOMMENDATION

2.1 It is recommended that Committee:

- (i) agrees the responses to the comments received to the public consultation on the draft Kinloss Golf Course Masterplan Supplementary Guidance set out in Appendix 2;**
- (ii) delegates authority to the Head of Development Services to make the identified minor changes to the final draft Masterplan;**
- (iii) delegates authority to the Head of Development Services in consultation with the Chair and Depute Chair to work with the developer and partners to prepare a Delivery Plan/Programme for the Masterplan area; and**
- (iv) agrees the finalised Kinloss Golf Course Masterplan Supplementary Guidance be approved and used as a material consideration following agreement of the Delivery Plan/Programme, that will be given significant weight in the determination of planning applications in this location.**

3. BACKGROUND

- 3.1 At the meeting of this Committee on 24 April 2018 (para 10 of the minute refers), the Committee agreed the draft Kinloss Golf Course Masterplan be issued for public consultation and that responses be reported to a future meeting of this Committee along with the final Masterplan for approval as Supplementary Guidance.
- 3.2 The finalised draft Masterplan, set out in **Appendix 1** covers the whole of the Kinloss Golf Course, situated 2.5km east of Kinloss and is accessed off the B9089 Burghead to Kinloss Road. The total site area is 27.74 hectares of which 25% is currently wooded.
- 3.3 The Masterplan provides a framework for the development of 20 house sites, offering the potential for a range of small, modest and larger dwellings. Affordable housing is not proposed to be delivered on site and instead a commuted payment will be sought to contribute to provision elsewhere. Four plots have been identified for affordable self-build opportunities however they do not meet the Council's requirements to be considered as delivering affordable housing. There is a tourism element comprising 16 individual holiday cabins and 6 glamping pods alongside amenities including a games room, toilets and showers, social area and outdoor space incorporating a play park and BBQ area.
- 3.4 The draft Masterplan was made available for consultation between 14 May 2018 to 6 July 2018 and a total of 17 responses were received which are summarised in **Appendix 2**. A drop-in exhibition manned by Council planning officers and representatives from MAKAR was held on 31 May 2018 and attended by approximately 35 people. Press articles and social media were used to raise awareness of the consultation.

4. CONSULTATION RESPONSES

- 4.1 The key issues raised are as follows;

Access and Roads Infrastructure

- Poor condition of existing roads infrastructure and need to upgrade to serve existing properties and proposed development.
- Limited visibility from/to the B9089.
- Long term maintenance of roads infrastructure.

- 4.2 A number of road improvements are required to support the development of the golf course including upgrading the road surface in locations, road widening in places and creating improved visibility onto the public road.

Woodlands

- Provision of woodland management plan to ensure appropriate ongoing management of woodland and to ensure minimal tree removal.
- Delivery of compensatory planting that meets the requirements of Forestry Commission Scotland.

- 4.3 There are ongoing discussions between MAKAR and the Forestry Commission Scotland relating to the most appropriate mechanism for delivering required compensatory planting. The Masterplan will not be approved until such time as the delivery of the woodland planting for the whole of the site has been established. A woodland management plan must be produced to support the Masterplan and be in place prior to determination of any further planning applications within the Masterplan area.

Phasing

- Preparation of phasing plan to minimise disturbance on residents and ensure delivery of the aspirations of the Masterplan.
- 4.4 An indicative phasing plan has been provided although it is acknowledged that it is difficult to predict market demand for the two elements of the development.
- 4.5 Detailed responses to all comments received are set out in **Appendix 2**.

5. NEXT STEPS

- 5.1 To address these issues some minor changes to the Masterplan are required as detailed in **Appendix 2**. It is recommended that delegated authority is granted to the Head of Development Services to make these final minor changes to the Masterplan.
- 5.2 Delegated authority is also requested to work with the developer and partners, including Forestry Commission Scotland to prepare and agree a Delivery Plan for the Masterplan, which will include a woodland management plan and details of how the development will be phased to ensure infrastructure, landscaping and affordable housing contributions are secured. The Masterplan will be adopted as Supplementary Guidance following agreement of the Delivery Plan/Programme.
- 5.3 Kinloss Golf Course will be identified as a new Rural Grouping (Miltonhill) in the Local Development Plan (LDP) 2020. The accompanying designation text will reflect the Masterplan requirements and state that no piecemeal development proposals will be accepted until such time as the Masterplan is adopted as Supplementary Guidance. It is also proposed to serve a blanket Tree Preservation Order (TPO) across the whole of the Masterplan area. This will protect existing woodlands on site, with an understanding that there will be woodland removal required to accommodate development as identified in the Masterplan and the required supporting Woodland Management Plan. This approach also offers protection to the areas of new planting required to meet the terms of the Masterplan.

6. SUMMARY OF IMPLICATIONS

- (a) **Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))**
Masterplans will assist in delivering the Council and Community Planning Partnership priorities, such as providing affordable housing, developing a sustainable economy, healthier citizens and safer communities.
- (b) **Policy and Legal**
The requirement for the preparation of a Masterplan for Kinloss Golf Course is set out within the Cumulative Build Up of Houses In the Countryside Guidance Note prepared in 2017. The Masterplan will become Supplementary Guidance and be used as a material consideration that will be given significant weight in the determination of planning applications at the golf course.
- (c) **Financial Implications**
There are no financial implications arising directly from this report.
- (d) **Risk Implications**
None.
- (e) **Staffing Implications**
Work on the Kinloss Golf Course Masterplan Supplementary Guidance has been carried out within existing staff workloads of Planning and Development, Development Management, Housing Strategy, Flooding and Transportation along with other Council services.
- (f) **Property**
None.
- (g) **Equalities/Socio Economic Impact**
The Equalities Officer has advised that the consultation has not highlighted any impacts on groups protected by the Equality Act 2010, other than that in the implementation, consideration should be given to the development of community transport links, particularly for vulnerable groups (elderly, people with a disability, and families with young children).
- (h) **Consultations**
The Corporate Director (Economic Development Planning & Infrastructure), the Head of Development Services, the Legal Services Manager (Property & Contracts), the Equal Opportunities Officer, the Transportation Manager, Senior Transport Development Engineer, the Development Management Manager, the Lands and Parks Officer, Waste Management Officer, Housing Strategy and Development Manager and Lissa Rowan (Committee Services Officer) have been consulted and their comments incorporated into the report.

7. **CONCLUSION**

- 7.1 This report summarises and responds to issues raised during the consultation on the draft Kinloss Golf Course Masterplan Supplementary Guidance. Further work with the developer and partners is required to prepare a Delivery Plan/Programme to ensure infrastructure, landscaping and affordable housing contributions are secured.**
- 7.2 Once approved the Masterplan Supplementary Guidance will become a material consideration in determining planning applications at Kinloss Golf Course.**

Author of Report: Emma Gordon, Planning Officer
Background Papers:
Ref: