



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
23 MARCH 2021**

**SUBJECT: 20/01755/PAN – PROPOSAL OF APPLICATION NOTICE FOR AN
AEROSPACE ADVANCED TECHNOLOGY AND INNOVATION
CENTRE (USE CLASSES 4: BUSINESS, CLASS 5: GENERAL
INDUSTRIAL, CLASS 6: STORAGE AND DISTRIBUTION AND
CLASS 10: NON RESIDENTIAL INSTITUTION) ON LAND
ADJACENT TO RAF LOSSIEMOUTH**

**BY: DEPUTE CHIEF EXECUTIVE (ECONOMY, ENVIRONMENT AND
FINANCE)**

1. REASON FOR REPORT

- 1.1 To inform the Committee that a Proposal of Application Notice (PAN) was submitted on 16 November 2020 on behalf of Highlands and Islands Enterprise.
- 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 a Planning Authority.

2. RECOMMENDATION

2.1 It is recommended that:

- (i) in noting the terms of this report, the Committee advise upon any provisional views/relevant issues that Members of this Committee (or any other Member(s) of the Council) wish to raise about the proposed development so that these matters can be recorded and thereafter fed back to the prospective applicant in order to inform the development of their proposed formal application for planning permission; and
- (ii) the matters raised by the Committee also be forwarded to consultees likely to be involved in any formal application for planning permission for the proposal.

3. **BACKGROUND**

- 3.1 Scottish Government has published guidance which encourages elected members to highlight any issues with a proposed development at the pre-application stage which they would wish to see taken into account within any formal application for planning permission.
- 3.2 Following consideration by this Committee on 11 November 2014 it was agreed that any PAN received after this date would be reported to Committee to give Members of the Committee, and the Council, the opportunity to identify any key issues/provisional views about the proposed development and that these matters be reported back to applicant (paragraph 4 of the Minute refers).
- 3.3 This current report is not about the merits of the proposed development but rather, based on local knowledge of local issues and wider concerns, etc. Members are invited to identify any matters relevant to the proposal. These will be reported back to the prospective applicant for their information and attention, and to inform the development of the proposed application. It is also proposed that, for information, Members' comments be forwarded to consultees likely to be involved in any formal application for planning permission for the proposal.
- 3.4 As described, this PAN relates to a proposal for an Aerospace Advanced Technology and Innovation Centre (Use Classes 4: Business, Class 5: General Industrial, Class 6: Storage and Distribution and Class 10: Non-Residential Institution) on land adjacent to RAF Lossiemouth. The PAN includes a plan which shows the location and extent of the proposal (**Appendix 1**). No other supporting details have been submitted at this stage. This notice follows a previous notice for a similar proposal (20/01545/PAN) which was considered at the meeting of this Committee on 8 December 2020 (para 5 of the minute refers), and has been submitted to expand the red line boundary area to include additional land to the south of Drainie Road and extend the proposed uses to include Class 10: Non-Residential Institutions.
- 3.5 The site extends to 37.4 hectares and comprises an area of farmland and scrub within open countryside to the south of the airbase. It is irregular in shape in shape and is bisected by Drainie Road (U40E Wester folds - Muirton Road) which runs through the northern part of the site. It is bounded by open farmland to the south, west and east, a row of residential properties to the southwest and the airbase to the north. The site is located within open countryside outwith the settlement boundary as identified in the Moray Local Development Plan 2020. It is not subject to any landscape character or environmental designations as identified in the plan, and would be on land classed as prime agricultural land.
- 3.6 Planning permission is required for the proposal. Under the current Hierarchy Regulations, the proposal for business and general industry, storage and distribution uses on a site which exceeds 2 hectares would comprise a major development for planning purposes. The proposal will be subject to PAN and pre-application consultation procedures with the local community. The

applicant has also submitted a pre-application enquiry to the Council to assist in identifying key issues and information that would be expected to accompany any formal application.

- 3.7 A formal response has been issued to the applicant's agent to confirm that the proposed arrangements for engaging with the local community are sufficient. The applicant proposes to consult with Lossiemouth Community Council, local ward members and to run an online consultation event. The applicant's agent has been advised that no additional parties require to be notified with a copy of the PAN.
- 3.8 The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 have temporarily suspended the need to hold a public event in relation to PANs from 24 April 2020 provided that the PAN was submitted before the end of the emergency period and that any formal planning application following on from the PAN is lodged within 6 months of the end of the emergency period. In line with the new regulations the agent has confirmed that an online virtual public consultation event will be held, the details of which are to be confirmed. This will be advertised locally prior to opening and the community council made aware of the arrangements. In order to be valid a major application must be supported by a pre-application consultation report setting out the steps taken to consult with the local community, details of comments made on the proposal and how the applicant has responded to all comments made on the proposal in the development of the application.

4. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

Identifying key issues at an early stage to assist with front loading major planning applications is a vital aspect of supporting and facilitating the Council's priority for economic development in Moray.

(b) Policy and Legal

Scottish Government guidance on the role of councillors in pre-application procedures affords elected members the opportunity to offer general provisional views on forthcoming developments which are the subject of a PAN where the details of the development have yet to be finalised.

(c) Financial implications

None.

(d) Risk Implications

None.

(e) Staffing Implications

None.

(f) Property

None.

(g) Equalities/Socio Economic Impact

None.

(h) Consultations

Depute Chief Executive (Economy, Environment and Finance), the Head of Economic Growth and Development, the Legal Services Manager, Development Management and Building Standards Manager, the Equal Opportunities Officer, Strategic Planning and Development Manager and Lissa Rowan (Committee Services Officer) have been consulted, and comments received have been incorporated into the report.

Members of Moray Council who are not on the Planning & Regulatory Services Committee have also been consulted and any views received on the proposal will be made known at the meeting.

5. CONCLUSION

- 5.1 The Council has received a PAN intimating that a formal application for planning permission will be submitted for a major development proposal, in this case for permission for a proposed Aerospace Advanced Technology and Innovation Centre (Use classes 4: Business, Class 5: General Industrial, Class 6: Storage and Distribution and Class 10: Non Residential Institutions). The Committee (and any other Member(s) of the Council) are asked to identify any provisional views/relevant issues which they would wish to see taken into account and inform the development of the proposal.**

Author of Report: Richard Smith, Principal Planning Officer

Background Papers:
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