



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
10 DECEMBER 2019**

**SUBJECT: 19/01433/PAN – PROPOSAL OF APPLICATION NOTICE
CONSTRUCTION OF TEMPORARY CONTRACTORS
COMPOUND TO FACILITATE WORKS AS PART OF THE RAF
LOSSIEMOUTH DEVELOPMENT PLAN AT LAND SOUTH OF
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 5 November 2019 on behalf of the Defence Infrastructure Organisation (DIO).
- 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 the construction of a temporary contractor's compound to facilitate works as part of the RAF Lossiemouth development plan on land immediately to the south of the airbase. The compound would include various hardstanding areas and a roadway which would join onto the adjacent public road, and would be used to store materials and plant machinery, mobile Batching plants (Asphalt and Concrete), temporary DIO and Contractors offices, parking, security cabins, fencing and internal roads. The PAN includes a Location and Site Block Plan (**Appendix 1 and 2**) which show the location of the site and various elements of the proposed development. Based on supporting information the compound will be removed and cleared by 1st May 2021.
- 3.5 The site extends to 5.5 hectares and comprises an area of farmland in open countryside to the south of the airbase. It is roughly rectangular in shape and level, and is bounded by the public road (U40E Wester folds - Muirton Road) to the north, open farmland to the south and east, and a section of track/hardstanding (former airbase infrastructure) to the west. The SEPA indicative flood map shows that parts of the site may be at medium risk of surface water flooding.
- 3.6 Planning permission is required for this proposal. Relative to the current Hierarchy Regulations and for contractors compounds (Class 9 'Other Development') on a site which exceeds 2 hectares, the proposal would comprise a major development for planning purposes. As such, the proposal will be subject to PAN and pre-application consultation procedures with the local community. The applicant has been advised of the Council's pre-application advice service 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. In this case the applicant's agent has been advised that no additional parties require to be notified with a copy of the PAN.
- 3.8 The PAN advises that a public event will be held at the Lossiemouth Library/Town Hall on a date to be confirmed. The event requires to be advertised locally in advance and allow an opportunity for feedback upon the proposal. For validation purposes for a major application, the applicant is required to submit a pre-application consultation report setting out the steps taken to consult with the local community together with 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, the Development Management and Building Standards Manager, the Equal Opportunities Officer, the Strategic Plan & Delivery 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 construction of a temporary contractor's compound at land to the south of RAF Lossiemouth. 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:

Ref: