

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

**The Council will respond within 21 days of receiving 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.**

Applicant : Mrs Mary M Duncan Address. Per agent	Agent : <b>Ness Planning</b> Address : Westfeld, Cantray, IV2 5PW
Phone E-mail : <b>per agent</b>	Phone : 07827716786 E-mail <b>info@nessplanning.co.uk</b>

### 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 at Inshes Farm, Inshes, Inverness, IV2 5BB**

### Description of Development

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

**Proposed residential development comprising a mix of house types with associated residential streets, landscaping and infrastructure. The development is intended to deliver approximately 70 houses.**

**Site area 5.8ha.**

**Site identified as IN46 in the adopted Inner Moray Firth Local Development Plan 2015 and Inshes and Milton of Leys Development Brief**

### 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 **NO**

Community Consultation [See checklist of Statutory minimum consultation attached]

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

Community Council/s **Inshes and Milton of Leys Community Council**

**Date Notice Served 09.03.2021**

Names/details of any other parties

**Councillor Carolyn Caddick  
Councillor Andrew Jarvie  
Councillor Ken Gowans  
Councillor Duncan Macpherson**

Date Notice Served **09.03.2021**

Please give details of proposed consultation

Proposed public event                      Venue                                      Date and time

**Due to current COVID restrictions a virtual event is proposed for 22 April 2021 from 6 - 8pm.**

Newspaper Advert – name of newspaper **Inverness Courier**    Advert date: 19 March 2021

Details of any other consultation methods (date, time and with whom)

Offer of meeting (in accordance with COVID guidance) with Community Council if required and to be confirmed.

Signed *n Drummond* ..... Date...6 March 2021.....