

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE**  
**18 June 2013**

Agenda Item	5.2
Report No	PLN/057/13

**13/00624/FUL: Mr Alpin MacDonald**  
**Land opposite Swordale Cottages, Swordale, Evanton**

**Supplementary Report No 1 by Area Planning Manager**

**SUMMARY**

**Description:** Erection of three houses and garages

**Recommendation - GRANT**

**Ward: 7 – Cromarty Firth**

**Development category:** Local

**Pre-determination hearing:** No Hearing required

**Reason referred to Committee:** Supplementary report to Committee regarding road improvements requested

**1. INTRODUCTION**

- 1.1 Members will recall they previously considered this item on 21 May 2013. At that meeting it was agreed to defer consideration of the application to allow planning and roads officials to meet with the applicant to identify road improvements.

**2. ACTION**

- 2.1 This meeting took place on site on Monday 3 June 2013. Three road improvements were identified on the section of Swordale Road between Swordale and the village of Evanton as identified on the attached plan and detailed below. The applicant has agreed to carry out those works as part of the development.

- A. Existing passing place approx. 400m east of Swordale to be widened on the outside of the bend to provide improved capacity for two vehicles to pass each other. The passing place is to be widened by a minimum of 1m over a length of 12m. The minimum dimensions of the widened passing place shall be 5.5m x 12m with tapers of 12m long on either end. The existing ditch shall be culverted using a pipe of minimum 450mm diameter. The widened passing place shall be surfaced in accordance with TECS specification.
- B. Existing unsurfaced passing place just west of Drumore Cottage to be surfaced in accordance with TECS specification. This will require existing drains and road gullies within the passing place to be repositioned and/or protected to the satisfaction of TECS. The exact dimensions of the passing place are to be agreed on site with TECS.

C. Existing passing place just east of Drumore Cottage to be levelled out and surfaced to the satisfaction of TECS. The exact dimensions of the passing place and the extent of new surfacing are to be agreed on site with TECS.

2.2 As recommended in the presentation to Committee last month, it is also suggested that an additional footnote is attached alerting the applicant to the Council's Affordable Housing policy and the fact that any further development on his landholding will trigger the need for an affordable contribution.

### **3. RECOMMENDATION**

3.1 It is considered that the improvements to the public road agreed with the applicant are reasonable and proportionate in relation to the three house development proposed. It is therefore recommended that all conditions and reasons as previously recommended remain appropriate with an amendment to Condition 6 and the addition of a footnote with regard to Affordable Housing as detailed below:

**6.** Prior to first occupation of any second house, the road improvement works as identified on the attached plan prepared by TEC Services and dated 05.06.2013 shall be provided by the developer on the public road, between the site and the village of Evanton. The specification of the works shall be agreed in advance with TEC Services and all works shall be completed to the full satisfaction of TEC Services prior to occupation of the second house.

**Reason:** In order to ensure that the public road access is improved to help accommodate the additional traffic generated by the development hereby approved.

#### **Affordable Housing**

Please note that any additional development on your landholding then the Council's Policies and Supplementary Guidance on Affordable Housing will apply and a contribution towards affordable housing will be required in accordance with this guidance.

Signature: Dafydd Jones

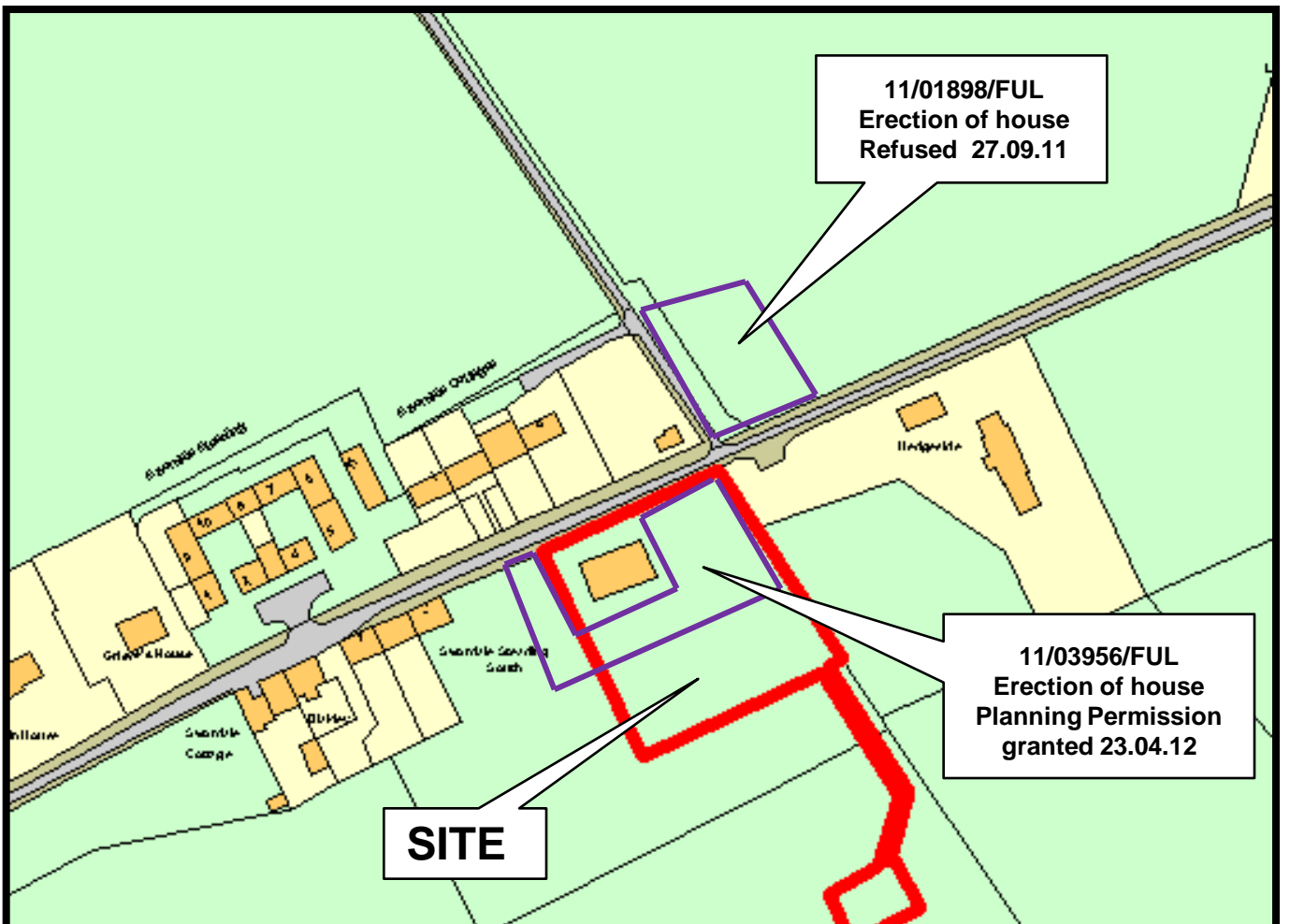
Designation: Area Planning Manager North

Author: Dorothy Stott

Background Papers: Documents referred to in report and in case file.

Previous Committee report: 13/00624/FUL appended.

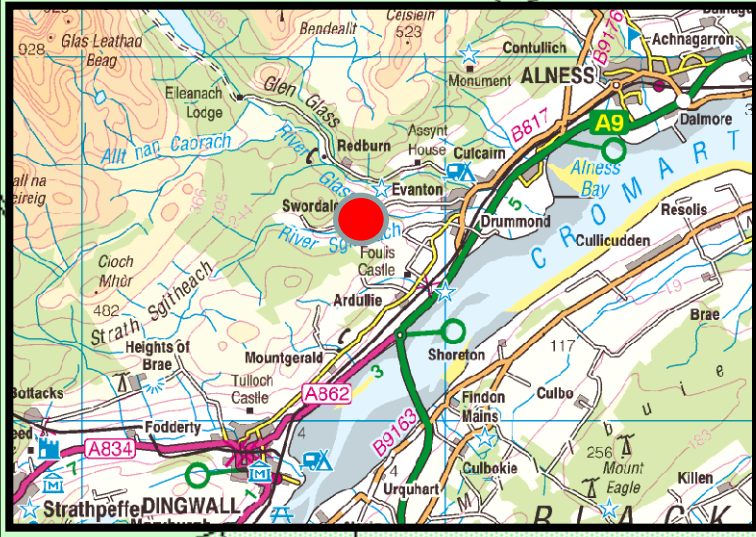
Relevant Plans: Swordale Road Passing Place Improvements - Location Plan



**SITE**

11/01898/FUL  
Erection of house  
Refused 27.09.11

11/03956/FUL  
Erection of house  
Planning Permission  
granted 23.04.12



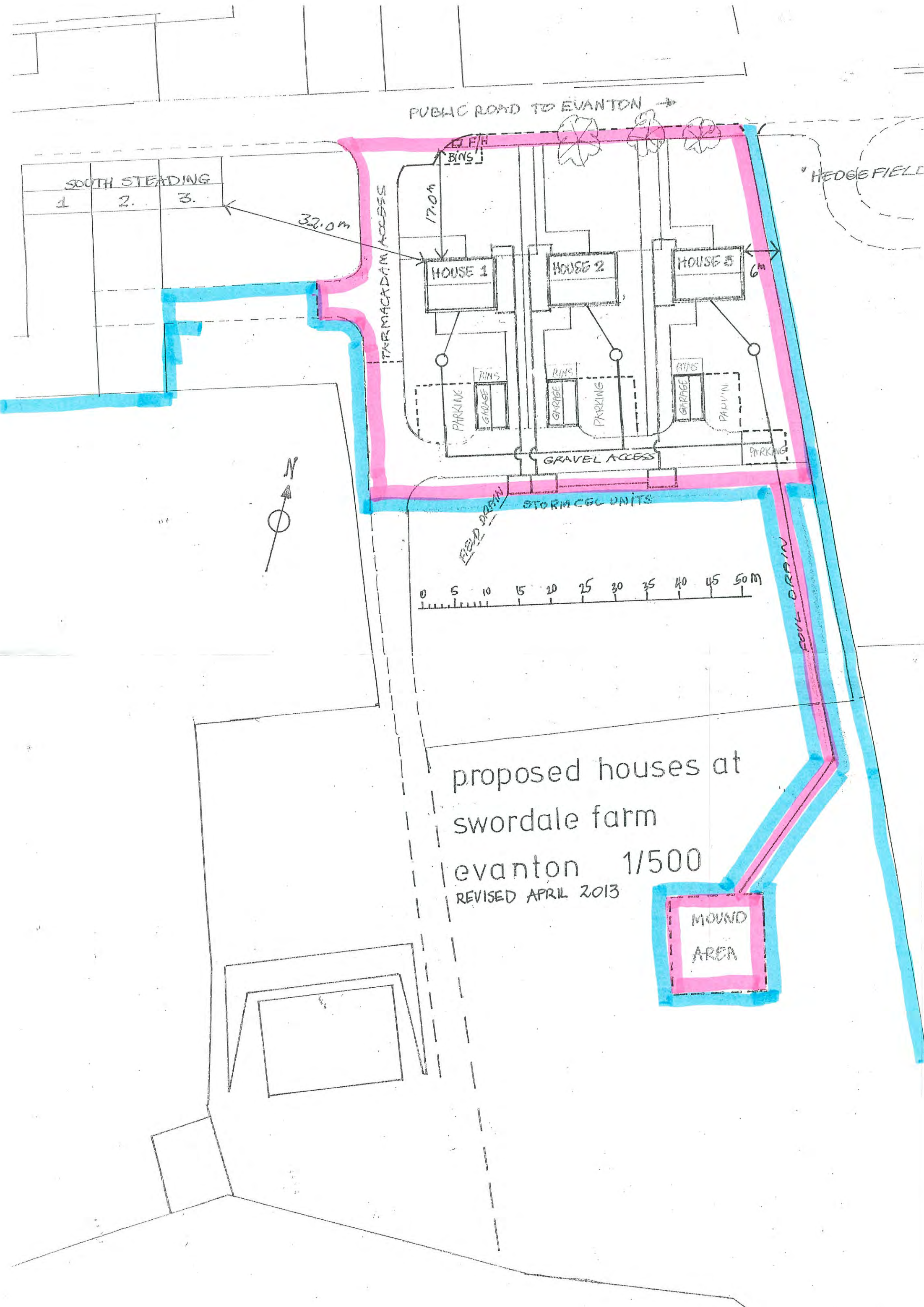
Planning & Development  
Service

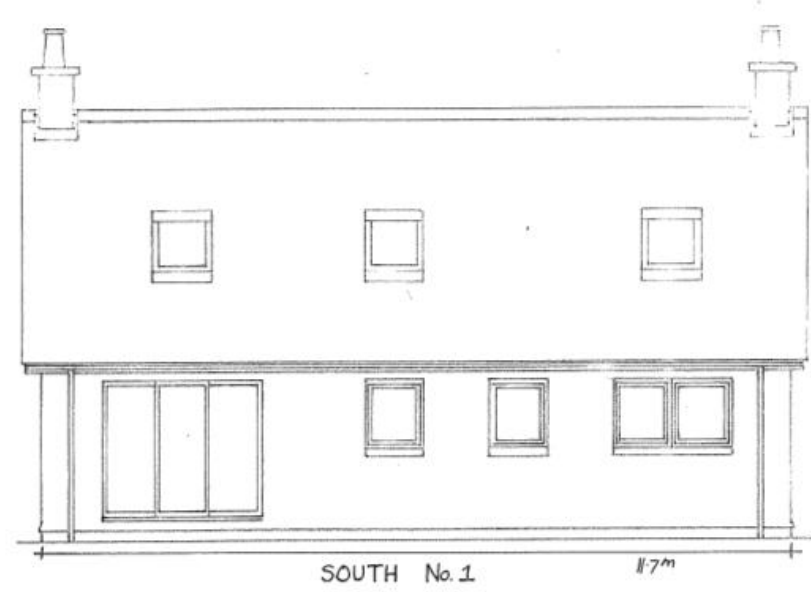
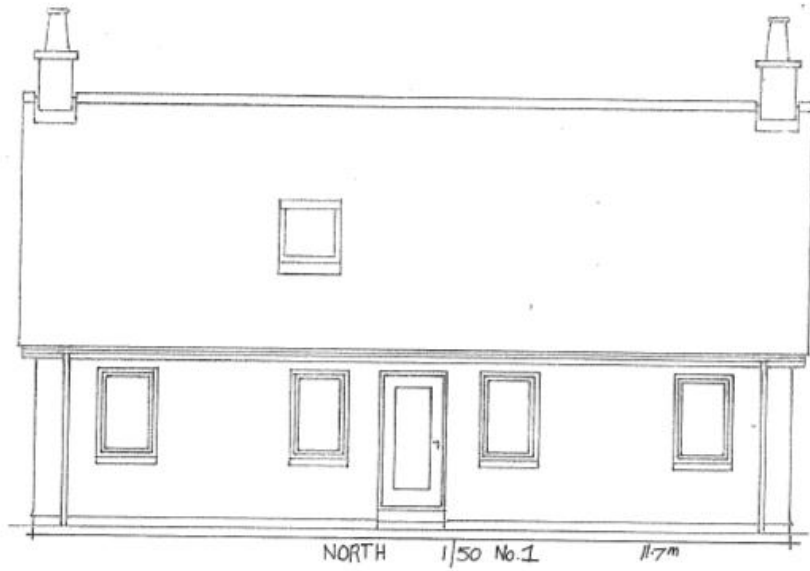
**PLAN 1**  
**13/00624/FUL**

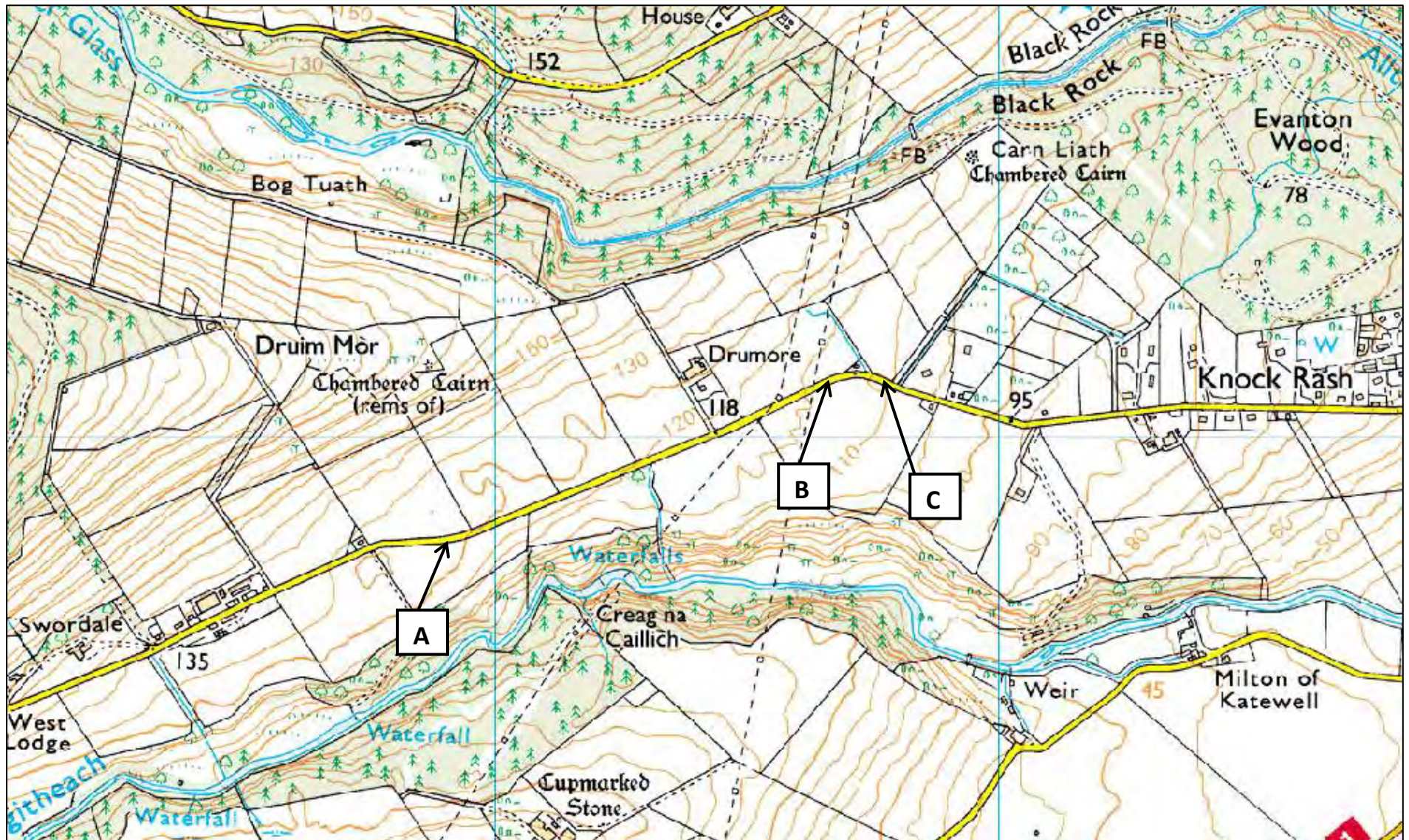
Erection of three houses and garages at Land  
To South East of Sworddale Cottages, Evanton

**21 May 2013**









Sworddale Road Passing Place Improvements – Location Plan (05.06.2013)