

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE  
18 June 2013**

Agenda Item	6.5
Report No	PLN/062/13

**13/00880/FUL : Mr Michael Johnson  
Land 25M NE Of Old Schoolhouse  
Arinacrinachd, Arrina, Strathcarron**

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

**SUMMARY**

**Description :** Erection of house

**Recommendation - GRANT**

**Ward :** 06 - Wester Ross, Strathpeffer And Lochalsh

**Development category :** Local Development

**Pre-determination hearing :** Not required

**Reason referred to Committee :** Number of Objections.

**1. INTRODUCTION**

- 1.1 The associated parent report on this item indicates that TECS Roads had no objection, but raised concerns regarding the lack of a service bay and visibility from the proposed site access (para 5.2 of the main report). TECS Roads have subsequently indicated that they consider this statement does not accurately reflect their position. Accordingly, it is necessary to present to committee the following revised information in respect of roads issues only.

**2. CONSULTATIONS**

- 2.1 TECS Roads: Raise concerns regarding the lack of a service bay and visibility from the proposed site access.

**3. PLANNING APPRAISAL**

**3.1 Development Plan Policy Assessment**

TECS Roads raise concerns regarding the lack of a service bay and visibility from the proposed site access. The Planning Services appreciates the concerns raised but has to have regard to the absence of any condition requiring visibility splays in relation to the 2004 consent for a house at this location which is an important

material consideration. Traffic speeds along the village road in this location are not considered to exceed 20mph, in respect of which the Council's standards for a rural road would require a visibility splay of 2.4m x 60m in either direction from the proposed site access. Site visits have determined that in excess of 60m exists to the south, while 41m is achievable to the north. Beyond the 41m of visibility to the north there are only 5 houses, and the width and geometry of the road here would result in traffic speeds below 20mph. In view of these factors, and the lack of any condition relating to visibility splays in the previous consent, it is considered that - while the concerns of TECS Roads on this issue are recognised - a condition requiring visibility splays of 60m to the south and 41m to the north is appropriate in this instance. TECS Roads second area of concern is the lack of a service bay. However, as per the previous consent, a condition requiring the provision of a service bay, which would be provided on the roadside verge, can be applied as specified under condition 1.

#### **4. RECOMMENDATION**

The recommendation to Members remains as set out in the main report on this item, namely that the application be Granted, subject to the conditions and reasons/notes to the applicant as set out in the main report.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Author: Graham Sharp