

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
18 June 2013**

Agenda Item	6.6
Report No	PLN/063/13

**13/00890/FUL: The Highland Council
Land To North East Of Kirkton Gardens
Lochcarron**

**Supplementary Report No1
Report by Area Planning Manager**

SUMMARY

Description : Erection of four flats and two semi-detached houses

Recommendation - GRANT

Ward : 06 - Wester Ross, Strathpeffer And Lochalsh

Development category : Local Development

Pre-determination hearing : Not required

Reason referred to Committee : Council Interest.

1. INTRODUCTION

- 1.1 The main report on this item indicates that TECS Roads had no objection, but had concerns regarding lack of turning areas within the site, proximity to an existing junction and visibility splays (para 5.1 of the main report). TECS Roads have subsequently indicated that they consider this statement does not accurately reflect their position. In addition, reference was made to a previous consultation response from TECS Roads on application 10/01314/PIP (para 8.4 of the main report). TECS Roads have subsequently indicated that they do not consider this response to be relevant on the basis that it related to a single house, rather than the six proposed in the current application. 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 significant concerns regarding the lack of turning areas within the site, proximity to an existing junction and visibility splays.

3. PLANNING APPRAISAL

3.1 Development Plan Policy Assessment

Access and Parking

TECS Roads have commented that they have concerns relating to visibility splays, reverse parking into the site for the flats, and the proximity of the site to the junction of Kirkton Gardens and Kirkton Road. The Planning Service acknowledges and understand the concerns TEC's have highlighted particularly with reverse parking. However, it must also be acknowledged that this site is restricted and the opportunity for alternative parking solutions limited. End on parking is not normally encouraged but is the established parking arrangement in Kirkton Gardens. It is considered, given the curvature of the road, that associated road safety measures would be appropriate, and an additional condition is proposed in this regard. Given the local topography and the developed nature of the site location, with multiple house accesses onto the public road which have created a low speed environment for vehicles, it is considered that the proposed access and parking arrangements are acceptable in this particular instance.

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, as well as the imposition of an additional condition relating to the provision of appropriate road safety measures, as set out below.

Additional Condition:

9. A package of road safety measures shall be submitted for the written approval of the Planning Authority, in consultation with the Roads Authority. These measures shall be implemented in accordance with the approved details prior to first occupation of the final residential unit.

Reason : In the interest of road safety.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Author: Graham Sharp