

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE – 17th
September 2013**

| | |
|-------------|------------|
| Agenda Item | 6.6 |
| Report No | PLN/087/13 |

**13/02479/FUL: Ardassie Ltd per Bracewell Stirling Consulting
Carrol House, 36 Golf Road, Brora KW9 6QS**

Report by Area Planning Manager

SUMMARY

Description: Demolition of Carrol House and Erection of 17 no. apartments in 2 no. 2 ½ Storey Blocks with associated parking and services.

Recommendation - APPROVE

Ward: 05 – East Sutherland and Edderton

Development category: Local

Pre-determination hearing: Not required

Reason referred to Committee: More than 5 unresolved objections.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal comprises the demolition of an existing building, Carrol House, and the erection of 17 apartments in 2 blocks with associated parking and services. Block 1, containing 10 units, would be located to the north of the existing Carrol House building with a smaller second block containing 7 flats located to the southwest of Carrol House. Materials and finishes proposed for the apartment blocks comprise a mix of white and buff roughcast with slate grey tiles.
- 1.2 An existing access into the site from Golf Road would be utilised to serve the proposed development following improvements including creation of a service bay and formation of a 2m wide footpath with a total of 25 resident and visitor parking spaces created towards the southern boundary of the site. A current pedestrian link from the development to the Royal Marine Hotel located to the south west of the site would be retained as part of the proposal. The application, when submitted, proposed a one way system for that part of Golf Road along the north eastern boundary of the site. This element of the proposal was removed at TECS request during processing of the application.
- 1.3 The proposal was originally granted consent in 2008 however this was subsequently withdrawn by the Council in 2011 after a Section 75 Agreement relating to affordable housing was unable to be concluded. The proposal has not

altered since then other than the removal of the proposed one way system as detailed above.

- 1.4 A Drainage Statement submitted alongside the application outlines that drainage would be by means of a soakaway system for each block of flats. It is anticipated that the proposed development will connect to the public sewer and water networks.
- 1.5 The application is supported by a Drainage Statement as referred to above.
- 1.6 **Variations:** Amended access arrangements following discussion with TECS Roads; proposed one way system to Golf Road removed from proposal.

2. SITE DESCRIPTION

- 2.1 The site totals approximately 0.26 hectares and is located in a predominately residential area of eastern Brora towards the golf course. The site currently comprises Carrol House which is situated centrally to the plot with a large garden to the front and an area of hardstanding to the rear, as well as a storage shed. The site is surrounded largely by existing residential properties including Carol Cottage to the south and Ballamhor to the east. September Cottage lies to the west of the site separated by an area of grass which has planning permission in principle for the erection of a house (details in Section 3 below). The Royal Marine Hotel lies located to the south west of the site. A small electricity sub station is located to the front of the site at the T Junction. There are mature trees located along the eastern boundary of the site as well as within the site to the west of Carrol House.

3. PLANNING HISTORY

- 3.1 **05/00431/FULSU:** Demolition of Carrol House and erection of 2 No. blocks of apartment buildings totalling 17 No. Units (As Amended) – Approved by Committee April 2008 but not issued and withdrawn by the Council in December 2011.
11/02532/PIP: Erection of house at Land North East of September Cottage – Approved 23.08.2011 (adjacent to site)

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Section 34 development/Unknown neighbour – 19.07.2013
Representation deadline : 02.08.2013
Timeous representations : 8
- 4.2 Material considerations raised are summarised as follows:
 - **Access arrangements:** The access to the A9 at its junction with Golf Road is incapable of accommodating the proposed development; the roads around Carrol House are too narrow for the development; the proposed one way road system raises safety issues and is inconvenient for properties on Golf Road; no provision is made for a turning head thus comprising access for emergency vehicles;
 - **Infrastructure:** The waste water/sewerage network is not capable of accommodating the development and is already at capacity; there are problems with the water supply in the area; no provision is made for waste collection

- **Errors:** The planning application form states the development is 2 storeys however 3 storeys are indicated on the plans;
- **Amenity:** Redevelopment of Carrol House would be more acceptable; the proposal constitutes overdevelopment of the site; loss of privacy at adjoining property of Ballamhor;
- **Protected species:** A bat survey is required

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Brora Community Council** do not object however its response highlights the following material planning concerns regarding the proposed development:

- Size of development;
- Golf Road could not accommodate the increased traffic;
- Further clarity needed regarding the proposed one way system;
- Recurring localised problems regarding Golf Road water supply and there are concerns regarding acceptable levels of waste disposal in a system which is considered to already be at a maximum level of usage;

5.2 **TECS Roads:** Sought an updated detailed and dimensioned site layout drawing showing that requirements could be met in terms of access and parking (cars and cycle). This was received on 2nd September; TECS are satisfied subject to conditions.

5.3 **Housing and Property:** There is a need for additional affordable housing within East Sutherland. We note that the developer proposes that 25% of the units will be delivered as affordable. If approved we would expect further discussion with the applicant over the detail of delivery of these units in compliance with the supplementary guidance for affordable housing.

5.4 **Planning Gain Negotiator (PGN):** No objections to the proposed development. The PGN's assessment is made against the Highland-wide Local Development Plan Policy 31: Developer Contributions and Developer Contributions Supplementary Guidance.

- Affordable Housing – the provision of at least 25% of the number of units are to be affordable as defined by the policy.
- Education and Community Facilities – Brora Primary School and Golspie High has sufficient capacity to accommodate any new pupils that would be generated from this development so no contributions would be sought.
- Open Space - The development makes sufficient provision of open space on the site and the Green Space Audit 2010 notes that there is significant open space within Brora. Further assessment against the detailed requirements of the Council's Open Space in New Residential Development to be made by the case officer and TECS.
- Transport - Contributions may be sought if it is considered necessary to upgrade the existing road network to accommodate the development. This

will be subject to an assessment by TECS.

- Public Art - Should public art provision be deemed appropriate for this development, it should ideally be provided on site and secured through condition rather than a financial contribution being made.

5.5 **Scottish Water** do not object to the proposal. The water and wastewater network that serves the proposed development are currently able to accommodate the new demand however there may be a requirement for the developer to carry out works on the local network to ensure there is no loss of service to existing customers.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

| | |
|----|---------------------------------|
| 28 | Sustainable Design |
| 29 | Design Quality and Place Making |
| 31 | Developer Contributions |
| 32 | Affordable Housing |
| 34 | Settlement Development Areas |
| 42 | Previously Used Land |
| 66 | Surface Water Drainage |

6.2 Sutherland Local Plan

| | |
|-----|----------------------|
| MU3 | Mixed Use Allocation |
|-----|----------------------|

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Developer Contributions
Sustainable Design Guide

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy
Designing Places

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance

and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

- 8.3.1 The site is allocated in the Sutherland Local Plan as a Mixed Use Allocation. This states that the site provides a *'redevelopment opportunity for housing or tourist related accommodation'* subject to detailed requirements as outlined in the policy including a contribution towards affordable housing and a requirement for proposals to be *'sensitive to the character of the surroundings and particularly respect the residential ambience created by the long established houses in the vicinity of the site'*. Furthermore, as noted in paragraph 1.2, the principle of development has previously been established on the site subject to the conclusion of a section 75 agreement. The key issue is whether there has been any material change in circumstances since the previous proposal was considered. The detail of the proposal remains acceptable with the main change being an updated policy context – most notably the adoption of the Highland-wide Local Development Plan as outlined in para 6.1.
- 8.3.2 Policy 28 (Sustainable Development) of the Highland wide Local Development Plan aims to ensure that development is sustainable and lists the criterion against which the proposal shall be assessed. The applicable criteria in this case are compatibility with public service provision; accessibility; maximising energy efficiency; making use of brownfield sites; impact on individual and community residential amenity; demonstrating sensitive siting and high quality design; accommodating the needs of all sectors of the community, including people with disabilities; and contributing to the economic and social development of the community. Proposals which are judged to not be significantly detrimental against the terms of the policy will be supported by the Council.

Site Appraisal

- 8.3.3 The application proposes to redevelop an accessible brownfield site with no contamination issues. Whilst some objectors feel redevelopment of the existing Carrol House would be more appropriate, it is understood from the agent that options for redevelopment were examined by the developer around the time of the original proposal however there was a significant cost in doing so. Therefore whilst the loss of an existing building is regrettable, the current proposal will ensure this brownfield site is brought back into productive use thereby resulting in an overall net environmental benefit as encouraged by local and national policy. Furthermore, 25% of the units will be provided as affordable housing to be secured through Section 75 Agreement thereby providing a range of tenures as encouraged by national policy.
- 8.3.4 The agent has stated that construction will adopt a 'fabric first' approach to addressing fuel usage and reducing energy bills in the properties with enhanced levels of insulation. The apartments will be constructed to a high standard with enhanced air tightness with a ventilation system to suit, ensuring that there is no non-designed air leakage. The building materials will be locally sourced with the majority of these being rated 'A' rated in the Green Specification Guide. It can therefore be seen the proposal has evolved with sustainability in mind.
- 8.3.5 The design is considered to be in keeping with that of the surrounding area with

materials proposed largely matching those of properties in the immediate locale. The height will not exceed that of the existing Carrol House building. The site itself is set down from Carrol Cottage to the south west. As can be seen on the proposed streetscape drawing the site is over 2m lower than this neighbouring property thereby avoiding any over prominence. Some objectors consider the proposal to be overdevelopment however it is considered that the site is capable of successfully accommodating the development. Such an approach is in accordance with the HwLDP as well as Scottish Planning Policy which encouraged planning authorities to promote the efficient use of land and to create places with a well integrated mix of land uses including homes of different types and tenures. Through successful design and layout it is considered that the site is capable of accommodating the proposed development. Block 2 in particular features a central linking corridor in order to break up the mass of the building.

- 8.3.6 In terms of residential and community amenity, it is not considered that the proposed development will have any negative impact in terms of privacy or overlooking. The property at Ballamhor has expressed concern in this regard; this property is located within an extensive garden with the house being located around 40m from the boundary of the application site. Relocation and retention of the existing 2m stone wall and landscaping will further screen the development.
- 8.3.7 It is therefore considered that the proposal complies with the criteria outlined in Policy 28. Policy 34 (Settlement Development Areas) of the Highland wide Local Development Plan supports appropriate development within Settlement Development Areas subject to ensuring proposals comply with Policy 28. The application lies within area specifically allocated for a mixed use development in the Sutherland Local Plan and is therefore judged to be compliant with this particular policy.
- 8.3.8 The proposal has been subject to assessment against Policy 31 Developer Contributions and its related Supplementary Guidance as well as Policy 32 Affordable Housing. This has identified a need for 25% affordable housing; the detail of this provision will be subject to further discussion with Housing and Property and will be secured through Section 75 Agreement.
- 8.3.9 In accordance with the Council's Open Space in New Residential Developments SG, there is a requirement either for the provision of a children's play area on site or for a contribution towards improving and enhancing existing facilities. In the absence of the provision of an equipped play area within the site it is considered appropriate that a condition be imposed for a contribution to be sought. In this regard the nearest equipped play area is Muirfield play park which is located less than 400 metres from the site.

8.4 **Material Considerations**

- 8.4.1 Material considerations are largely outlined throughout this report however specific issues are further discussed below:

Access and Parking

Many objectors have argued that the proposed access arrangements are not suitable or that the roads infrastructure in the area is not capable of

accommodating the new development. The proposals have been subject to discussion with TECS Roads which has led to improvements to the proposal. The proposed one way system along Golf Road which it was felt by objectors would be problematic was omitted from the proposal during processing of the application. In addition a revised site drawing was received from the application on 2nd September 2013 demonstrating that TECS requirements could be met. TECS are fully satisfied with the revised drawing subject to conditions which will secure improvements to the local network including provision of dropped kerb, traffic management and ensuring Golf Road is kept in good condition throughout construction.

8.4.2 Water and Drainage

Objectors have stated that poor drainage is a known issue in the area. The Drainage Statement submitted alongside the application outlines a detailed method statement for proposed surface water and waste water drainage. A condition has been added to ensure the development progresses in accordance with drainage methods proposed.

8.5 **Other Considerations – not material**

Objectors have stated that other vacant sites in Brora should be developed prior to this site however this is not a relevant issue in the determination of the application. Moreover each case must be assessed on its own planning merits.

8.6 **Matters to be secured by Section 75 Agreement**

Affordable housing provision and contribution towards upgrading and on-going maintenance of play equipment

9. **CONCLUSION**

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations. It is therefore recommended to Members that the application is approved subject to conclusion of an appropriate Section 75 to secure 25% affordable housing. Should the Section 75 Agreement not be concluded within a 4 month period, the application shall be refused under delegated powers.

10. **RECOMMENDATION**

| | |
|---|---|
| Action required before decision issued | Y |
| Notification to Scottish Ministers | N |
| Notification to Historic Scotland | N |
| Conclusion of Section 75 Agreement | Y |
| Revocation of previous permission | N |

Subject to the above, it is recommended the application be **GRANTED** subject to the following conditions and reasons:

1. No development shall commence on site until a dropped kerb crossing has been provided on Golf Road across the access between Kinnoull and Glenaveron and also across the Golf Road junction at the north corner of the development. An additional length of dropped kerbs shall be required adjacent to the substation to permit wheelchairs to negotiate the narrow footway at the substation entrance.

Reason: To enable pedestrians to keep outwith the public road and the path of oncoming traffic; in the interests of road safety.

2. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. 3063-002 Rev J shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate.

3. Cycle parking of 2 spaces per flat shall be provided within a secure enclosed storage facility and 1 visitor cycle space per 10 flats outside/near main entrance. All details are to be in accordance with The Highland Council Roads and Transport Guidelines for New Developments.

Reason: To encourage use of variety of sustainable modes of transport

4. On-site parking for construction vehicles and storage for construction materials shall be provided within the application site. For the avoidance of doubt, no deliveries of construction materials shall be permitted from vehicles parked on the public road.

Reason: In order to ensure the safety and free flow of traffic on the public road, facilitate servicing outwith the carriageway and maintain the integrity of the public road carriageway.

5. No development shall commence on site until the developer has provided full details for the agreement in writing of the Planning Authority in consultation with the Roads Authority of:

- i. A photographic survey shall be undertaken by the developer prior to construction commencing to record the condition of Golf Road. A hard and soft copy of the survey shall be provided to the Roads Authority prior to construction commencing.
- ii. Any damage to Council roads caused during the construction period which can reasonably be attributed to construction traffic shall be repaired by the developer to a standard and within a timescale approved by the Roads Authority.
- iii. Throughout the construction period a weekly road safety inspection of Golf Road shall be undertaken by the developer. Any road safety defects identified which can reasonably be attributed to construction traffic shall be repaired by the developer to a standard and within a timescale approved by the Roads Authority. Records of these inspections, including defect locations and dates of repairs shall be retained and made available to the

Roads Authority on request. In addition, any damage to the road which makes it uncomfortable to drive shall be repaired to a standard and within a timescale approved by the Roads Authority.

The development shall be undertaken in accordance with the approved details.

Following completion of construction, a further road condition survey shall be undertaken by the developer in conjunction with the Roads Authority to identify any damage to the road which has occurred during the construction period. All damage identified in this survey which can reasonably be attributed to construction traffic shall be repaired by the developer to a standard and within a timescale approved by the Roads Authority.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

6. No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

7. Prior to occupation of the first property a service layby as shown on drawing No. 3063-002 shall be provided and completed to the satisfaction of the Roads Authority.

Reason: In order to ensure the safety and free flow of traffic on the public road, facilitate servicing outwith the carriageway and maintain the integrity of the public road carriageway.

8. A 2 metre footway along the entire northeast site boundary including dropped kerbs and tactile paving shall be provided and completed to the satisfaction of the Roads Authority prior to occupation of the first property.

Reason: To enable pedestrians to keep outwith the public road and the path of oncoming traffic; in the interests of road safety.

9. Access visibility splays of 2.5 metres x 35 metres in a south easterly direction and 2.5 metres x 45 metres in a north westerly shall be provided onto Golf Road. This will involve ensuring that the design of the relocated boundary wall does not intrude into this visibility splay.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

10. A dedicated bin storage facility shall be provided adjacent to the service layby to accommodate either 3 individual wheeled 240 Litre bins per household, or 2 x 1100 litre communal bins per 4 or 5 households.

Reason: To ensure that suitable provision is made for the storage of communal waste and recycling bins.

11. There shall be no vehicle deliveries to, or the unloading or loading of delivery vehicles within, the application site outwith the hours of 8am to 6pm inclusive, unless otherwise approved in writing by the Planning Authority as an exceptional instance for operating outwith these hours.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

12. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

13. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

14. All surface water drainage provision within the application site shall be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development.

Reason: In order to ensure that water and sewerage infrastructure is carefully managed and provided timeously, in the interests of public health and environmental protection.

15. The detailed design of all street lighting, including changes to existing street lighting shall be submitted for the approval in writing of the Planning Authority in consultation with Lighting Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

16. Prior to first occupation of the flats hereby approved, the existing wall located along the north eastern site boundary with Golf Road shall be relocated outwith the visibility splays detailed in Condition 8 and to the rear of the footpath that requires to be provided. This wall shall be reinstated to the same height as existing.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

17. No development shall commence until details of developer contributions towards existing play provision, in accordance with the Council's Supplementary Guidance on Developer Contributions and Open Space, have been submitted to and approved in writing with the Planning Authority. Thereafter the contributions shall be made as agreed.

Reason: In order to secure commensurate improvements to existing equipped play area provision within Brora.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

FURTHER RECOMMENDATION IN RESPECT OF APPLICATION 13/02479/FUL

Should the Section 75 Agreement referred to in this report not be concluded within a period of 4 months without good reason, it is recommended that the application be refused under delegated powers for the following reason:

1. The proposal is judged to be contrary to the provisions of the development plan as the developer has failed to provide the requisite 25% affordable housing units as required by Policy 32 (Affordable Housing) of the Highland-wide Local Development Plan.

Signature: Dafydd Jones

Designation: Area Planning Manager North

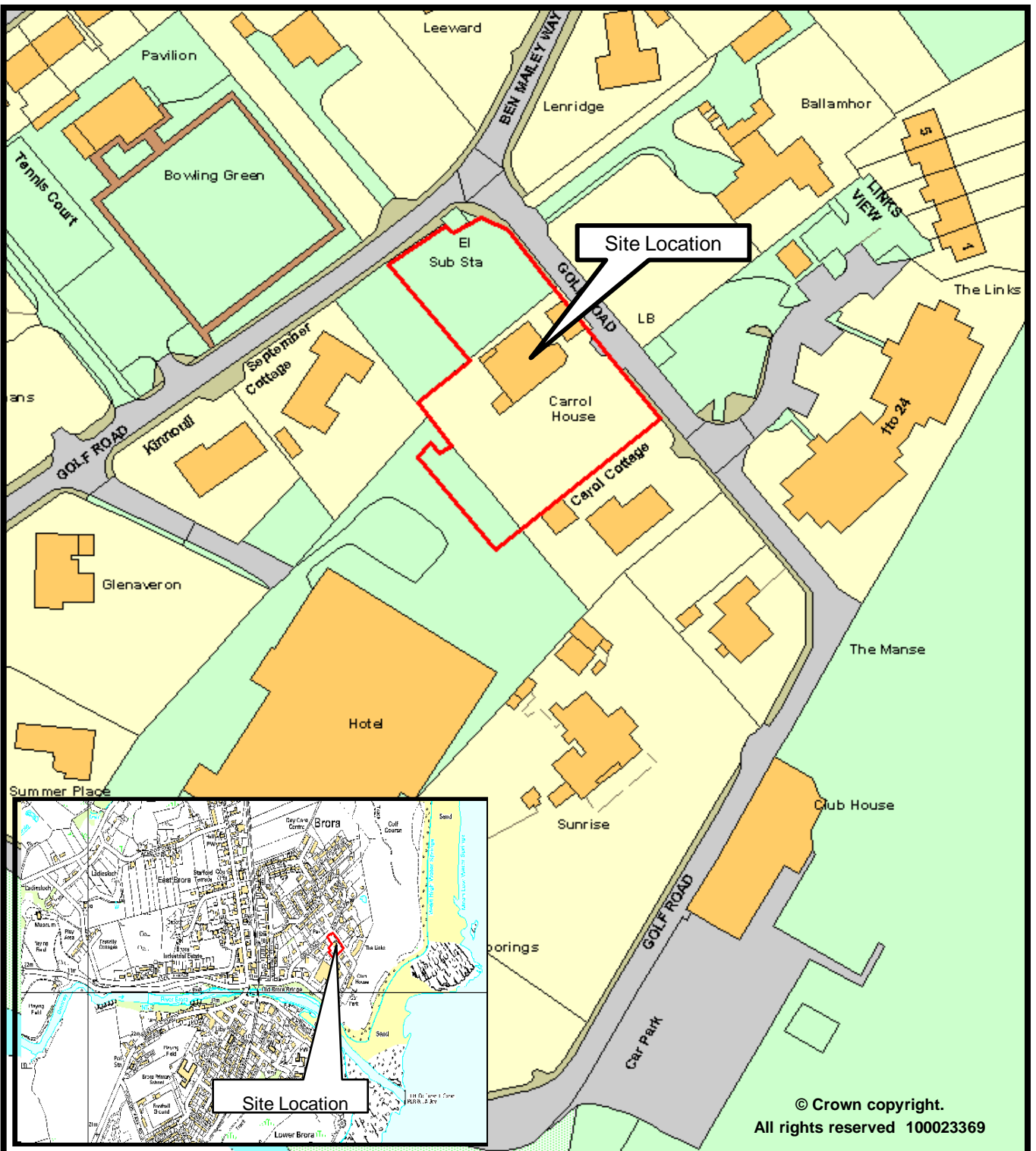
Author: Gillian Webster – Planner

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

Relevant Plans: Plan 1 – Location Plan (3063-00)
Plan 2 – Site Layout Plan (3063-002)
Plan 3 – Floor/Elevation Plan (3063-100)
Plan 4 – Floor/Elevation Plan (3063-300)

Appendix – Letters of Representation

| Name | Address | Date Received | For/Against |
|-----------------------------|---|---------------|-------------|
| Mr & Mrs Bill & Monica Main | Ballamhor, 35 Golf Road, Brora, KW9 6QS | 22.07.2013 | Against |
| Ann D Robertson | Lenridge, 8 Golf Road, Brora, KW9 6QS | 01.08.2013 | Against |
| Mr Bernard Ledwith | Four Winds, Golf Road, Brora, KW9 6QT | 16.07.2013 | Against |
| Mr & Mrs J G & C W Gillott | 26 Golf Road, Brora, Brora, KW9 6QS | 26.07.2013 | Against |
| Mrs Angela Metcalfe | Drumornie, Golf Road, Brora, KW9 6QS | 16.07.2013 | Against |
| Mr Jim Cunningham | Braco house, Brora, KW9 6NT | 15.07.2013 | Against |
| Mr Ronald Sim | The Braids, 13 Ben Mailey Gardens, BRORA, KW9 6QL | 14.07.2013 | Against |

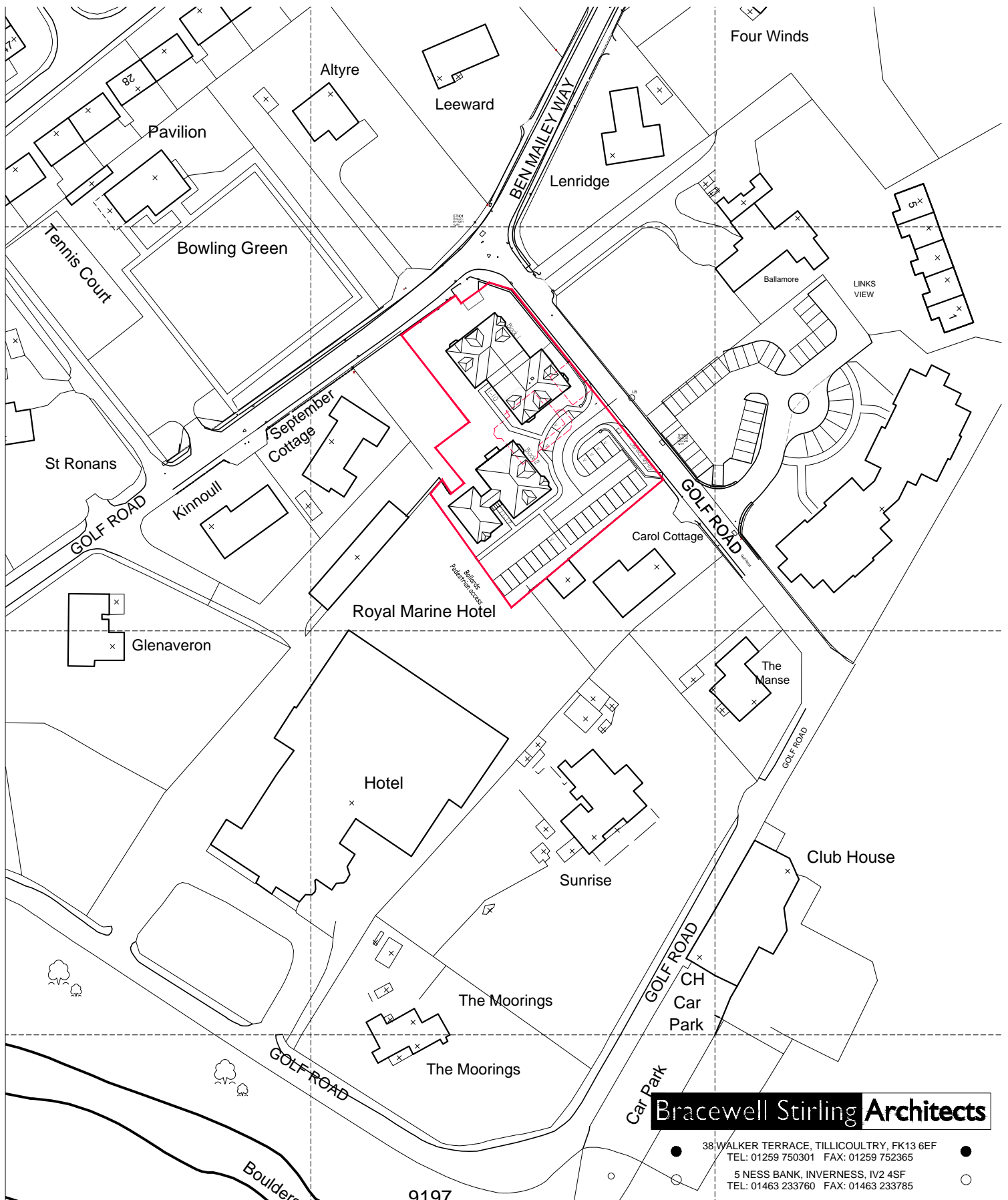


Planning & Development
Service

Case No: 13/02479/FUL
Demolition of Carrol House & erection of 17
apartments in 2 x 2 Storey Blocks with associated
parking and services at Carrol House, Brora.

Date: 04 Sept 2013





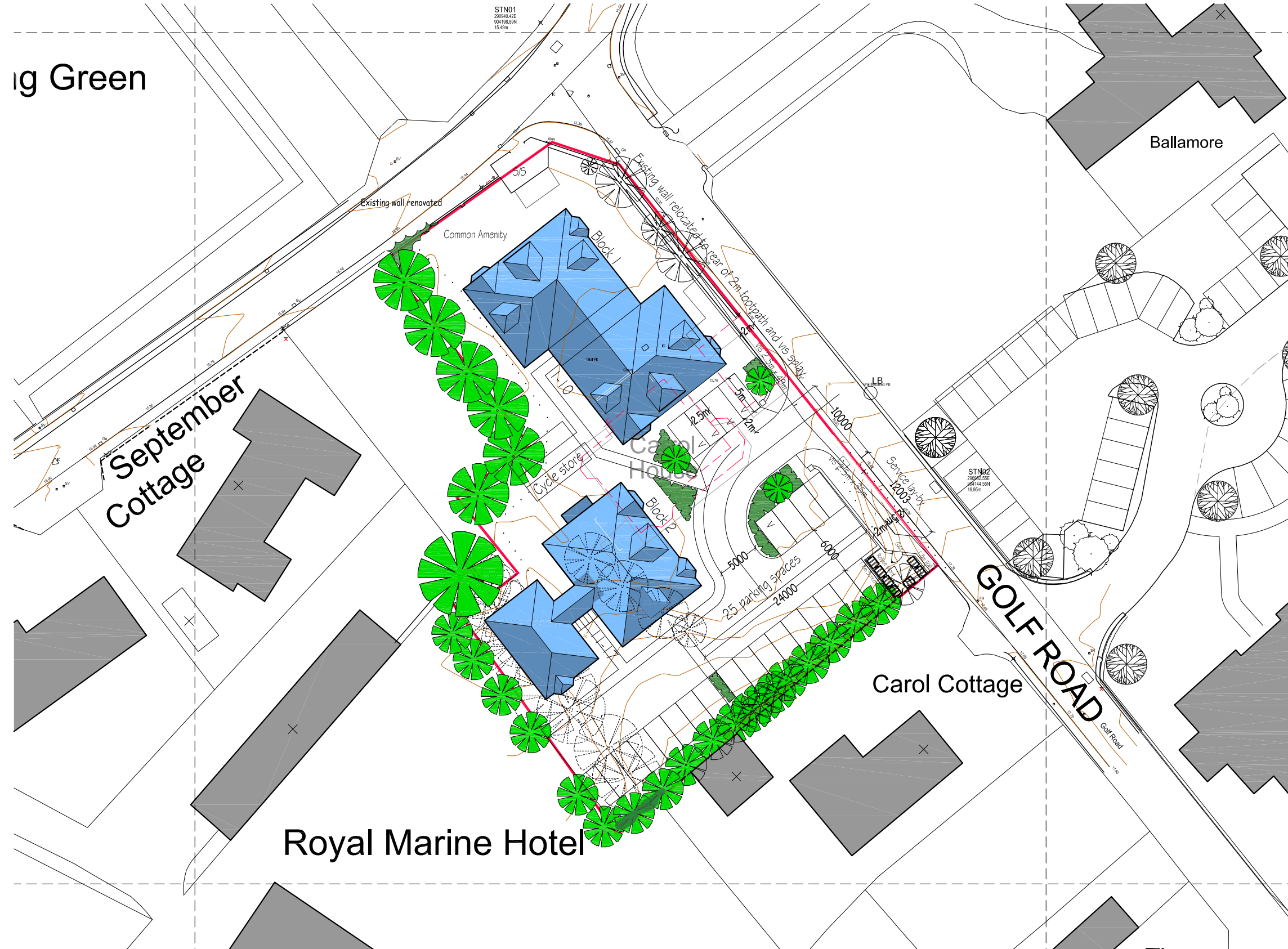
Centre Coordinates: 290938 904134

Bracewell Stirling Architects

● 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF ●
 TEL: 01259 750301 FAX: 01259 752365
 ○ 5 NESS BANK, INVERNESS, IV2 4SF ○
 TEL: 01463 233760 FAX: 01463 233785

| | | | |
|---------------|---------|------|--------|
| CARROL HOUSE | | | |
| GOLF ROAD | | | |
| BRORA | | | |
| Location Plan | | | |
| SCALE | 1-1250 | DATE | OCT-05 |
| | | BY | SAS |
| DWG NO | 3063-00 | REV | G |

Carrol House Golf Road Brora



Rev J Planning e-mail 26.08.13
Revised parking, footpath, access, bins and cycle store. 02.09.13

Bracewell Stirling Architects

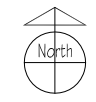
● 38 WALKER TERRACE, TILlicOLTRY, FK13 6EF ●
TEL: 01259 750301 FAX: 01259 752365
○ 5 NESS BANK, INVERNESS, IV2 4SF ○
TEL: 01463 233760 FAX: 01463 233785

CARROL HOUSE
GOLF ROAD
BRORA

SITE LAYOUT

SCALE 1-500@A3 DATE Sep 13 BY SAS

DWG NO 3063-002 REV J



Carrol House Golf Road Brora



South East Elevation



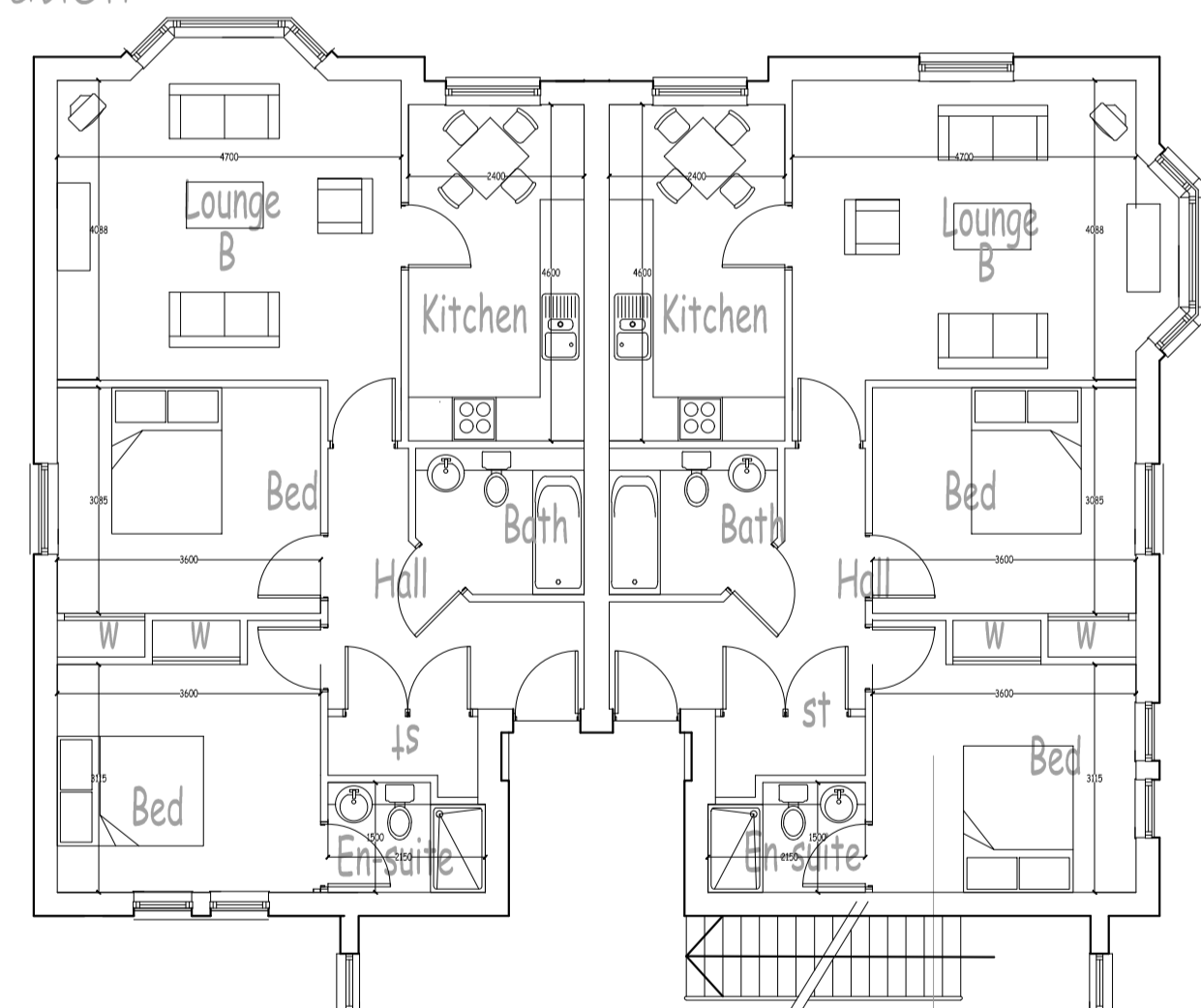
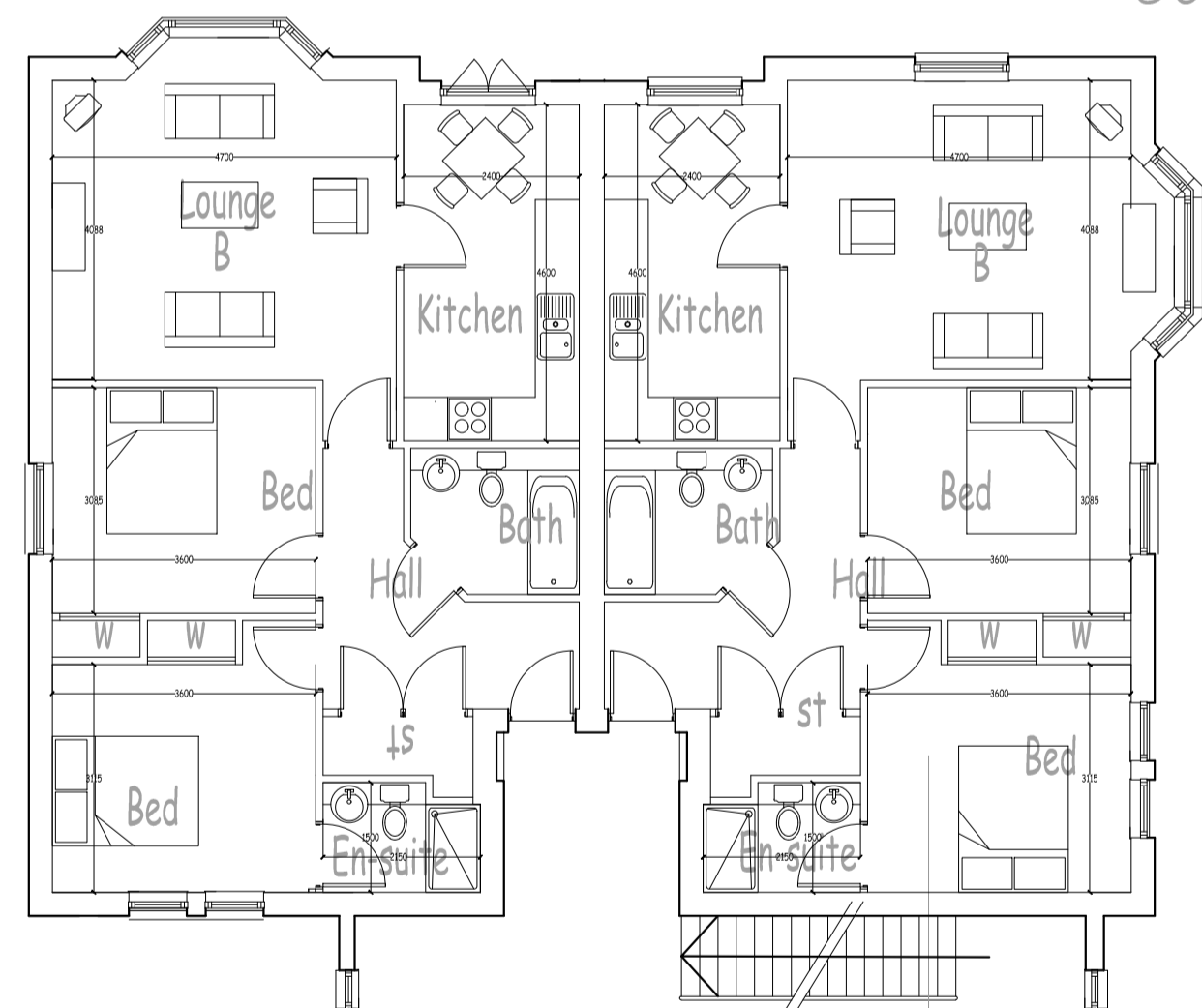
North East Elevation



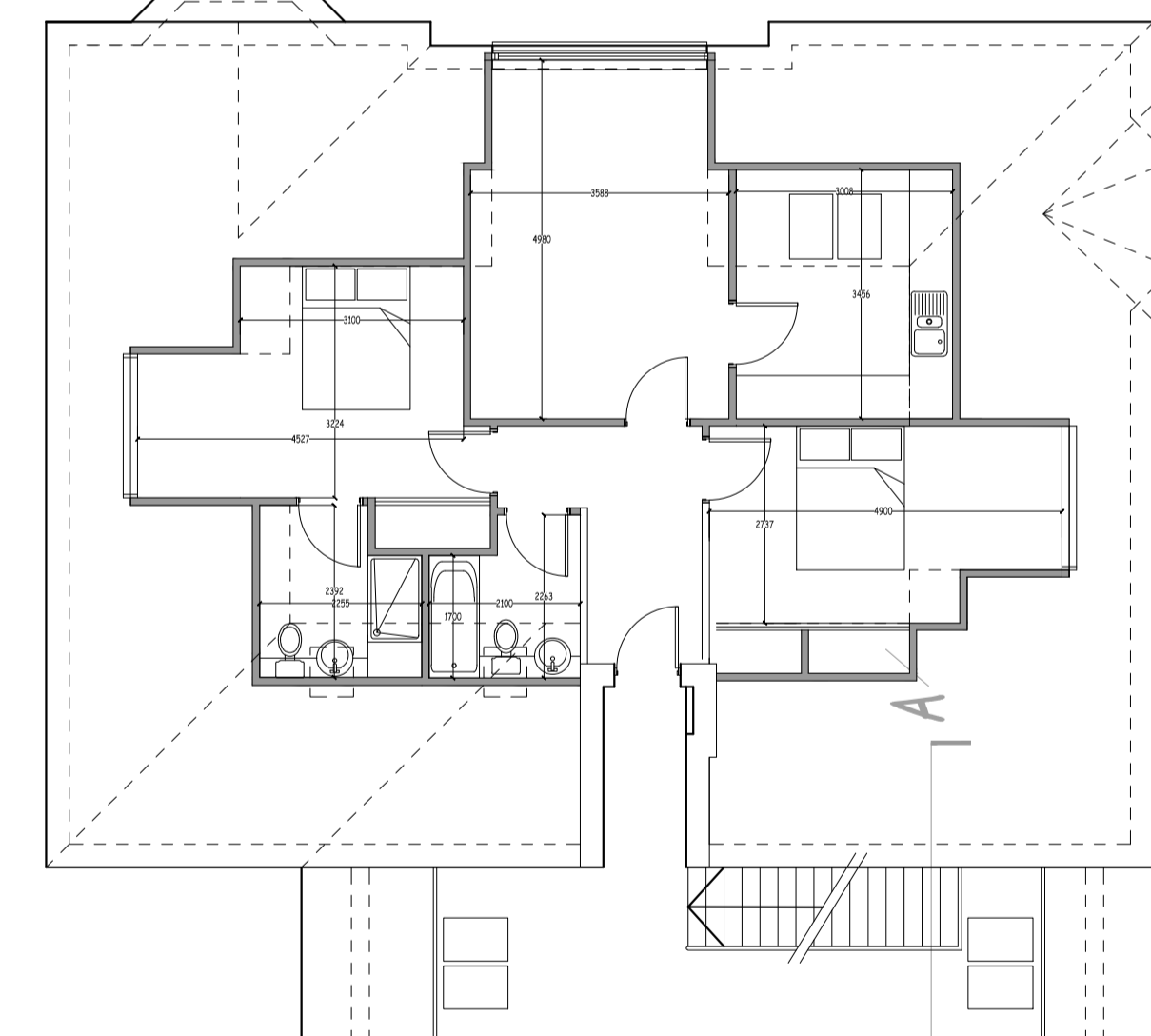
South West Elevation



North West Elevation



First Floor Plan



Attic Floor Plan



Ardassie Ltd.

Bracewell Stirling Architects

38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF
 TEL: 01259 750301 FAX: 01259 752365
 5 NESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 233760 FAX: 01463 233785

CARROL HOUSE
 GOLF ROAD
 BRORA

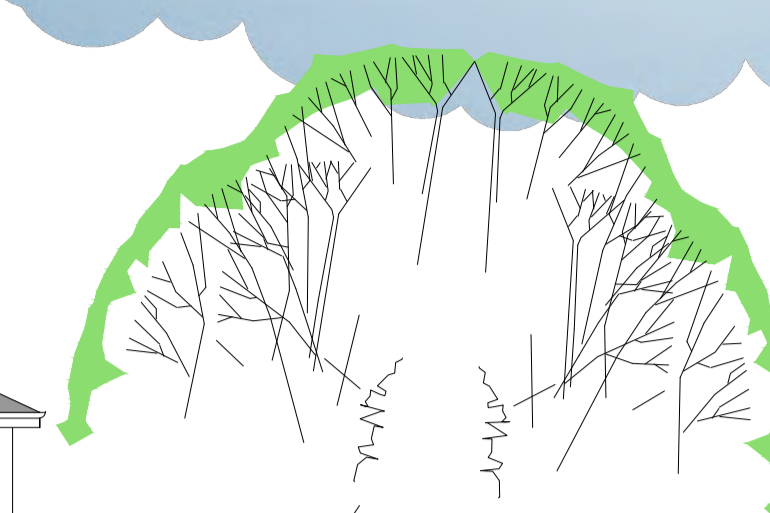
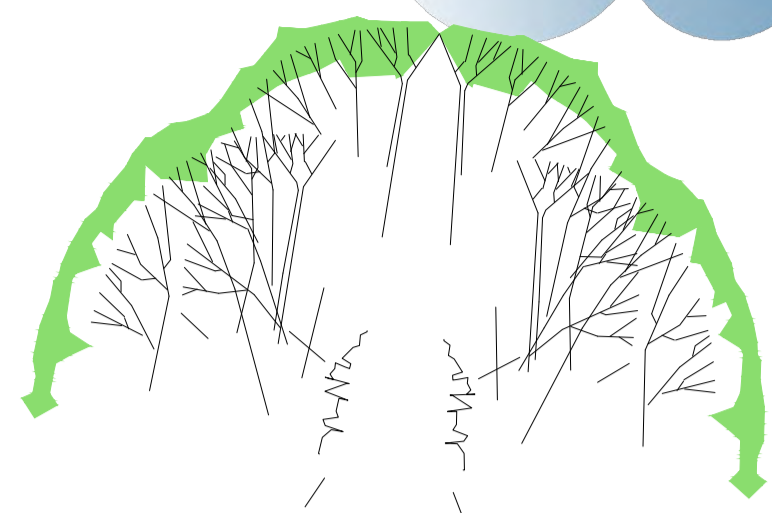
Block 1 Plans and Elevations

SCALE 1-100 DATE OCT-05 BY SAS

DWG NO 3063-100 REV H

Ground Floor Plan

Carrol House Golf Road Brora



South East Elevation



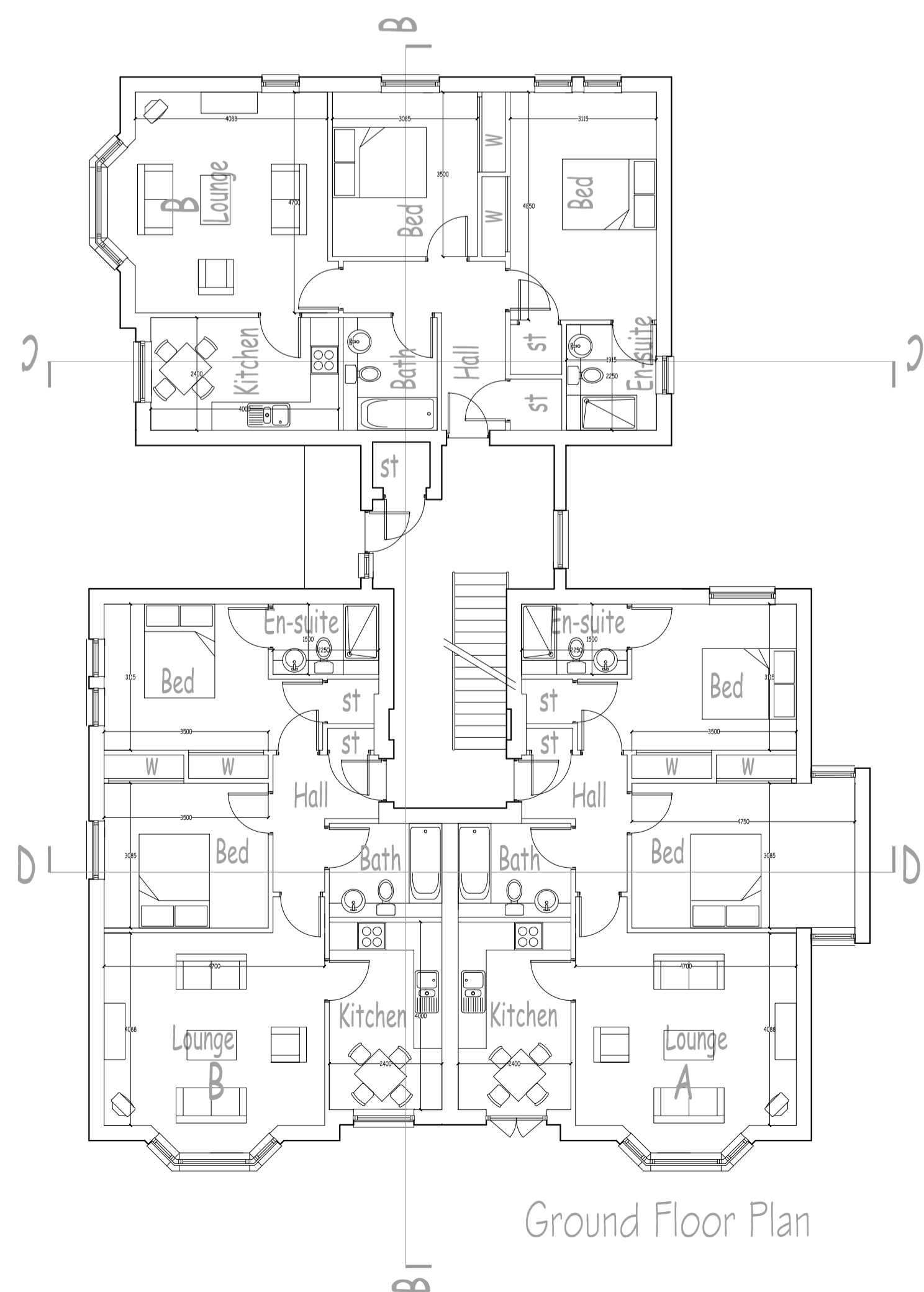
North East Elevation



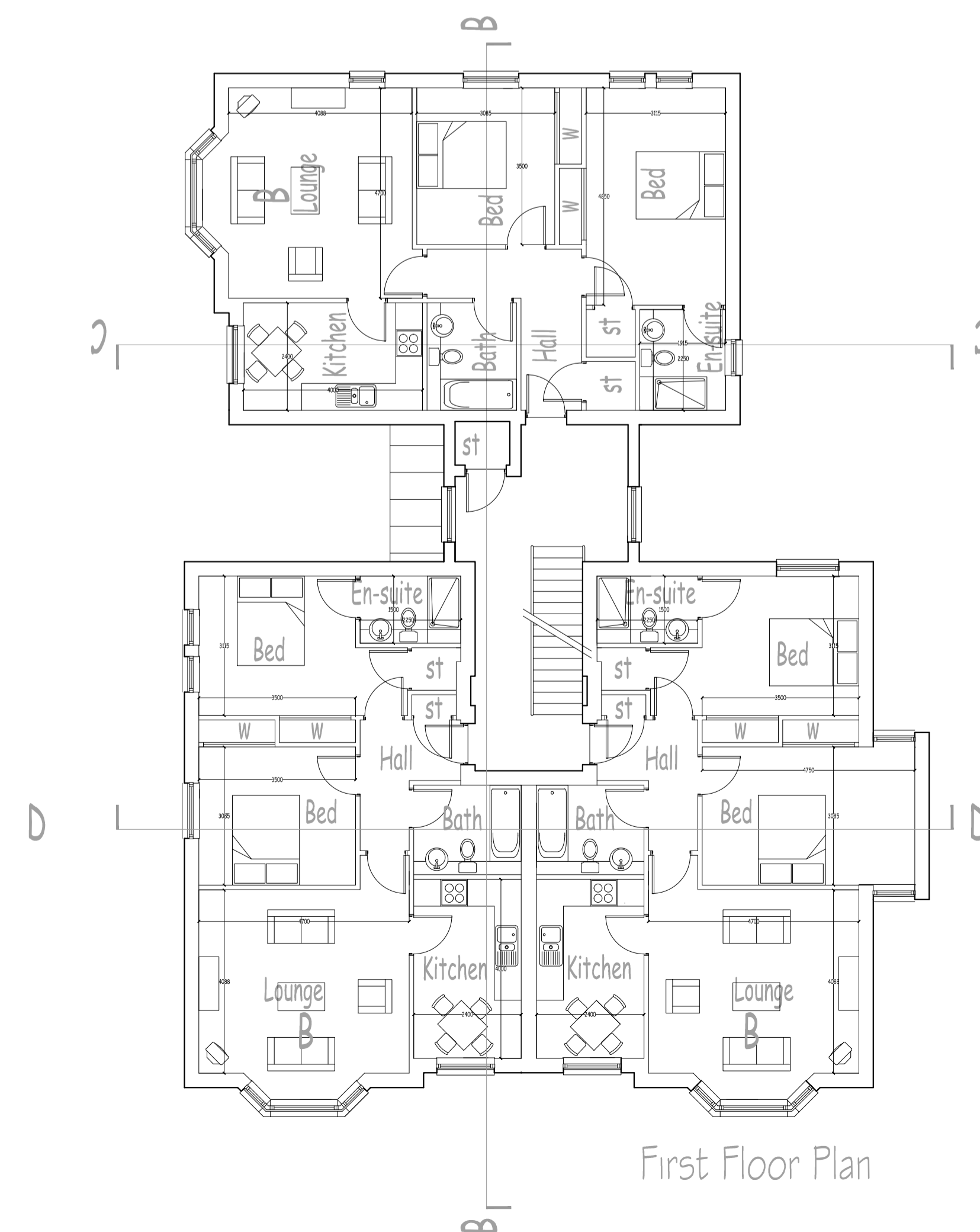
North West Elevation



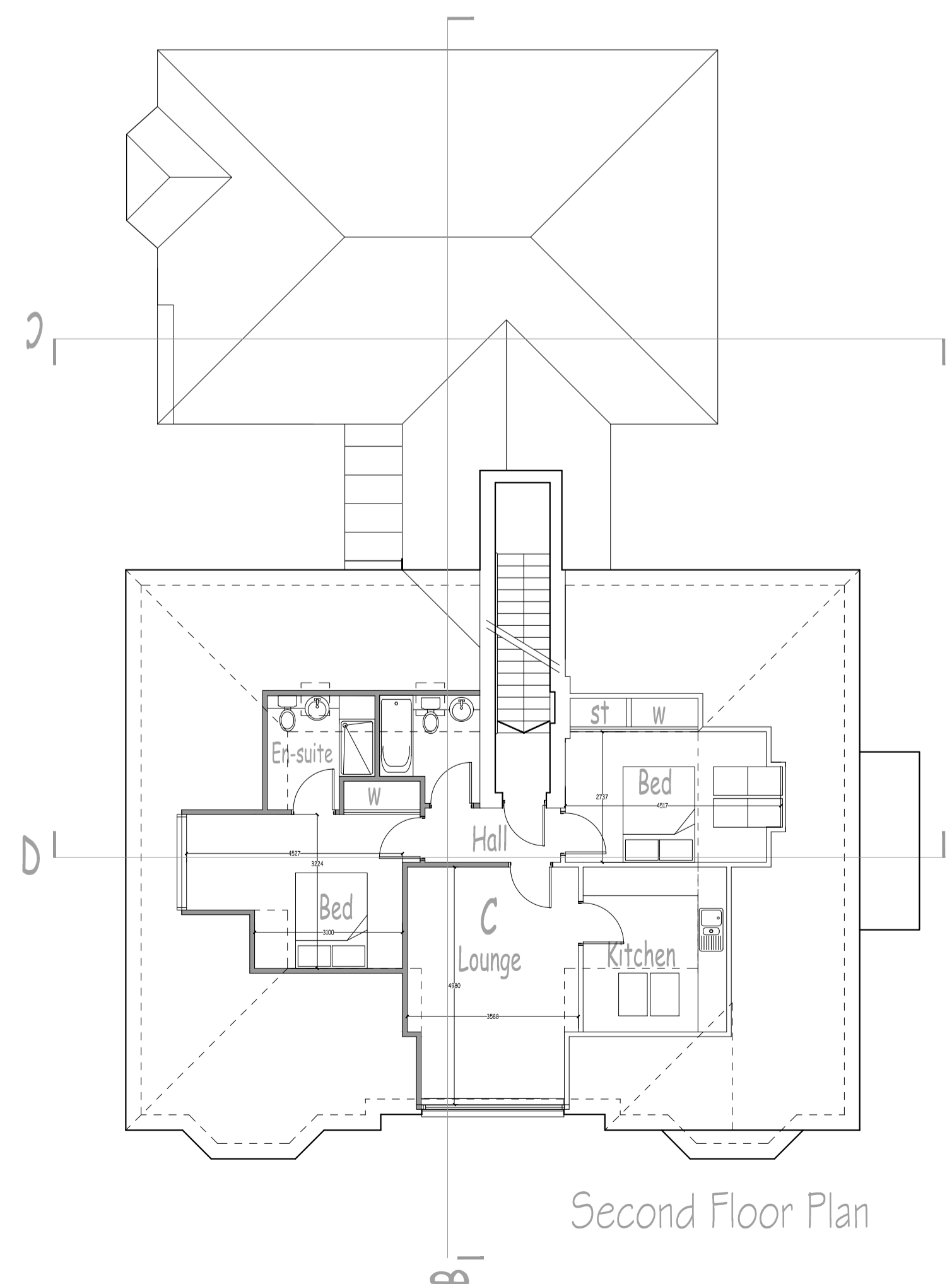
South West Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan



Ardassie Ltd.

Bracewell Stirling Architects

38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF
 TEL: 01259 750301 FAX: 01259 752365
 5 NESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 233760 FAX: 01463 233785

CARROL HOUSE
 GOLF ROAD
 BRORA

Block 2 Plans and Elevations

SCALE 1-100 DATE OCT-05 BY SAS

DWG NO 3063-300 REV H

BDS Cycle Shelter 40 space Enclosure & Toastrack.



BDS Shelter - 40 Space Enclosure & Toastrack

