

THE HIGHLAND COUNCIL

NORTH AREA PLANNING APPLICATIONS COMMITTEE
22 October 2013

Agenda Item	6.3
Report No	PLN/093/13

13/01882/FUL : Major J Whitelaw
Land to South of Cul Mor, Jamestown, Strathpeffer

Report by Area Planning Manager

SUMMARY

Description : Formation of 2 serviced house plots

Recommendation - GRANT

Ward : 06, Wester Ross, Strathpeffer and Lochalsh

Development category : Local Development

Pre-determination hearing : Not required

Reason referred to Committee : Number of representations received.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for forming 2 serviced house plots and associated road improvements, including culverting the roadside watercourse. A previous application for 3 service house plots on the site was withdrawn.
- 1.2 There will be a new public turning head formed between the two proposed house plots, which will also be used to access both proposed house plots.
- 1.3 A new pedestrian footway will be formed over the culverted roadside watercourse along the east side of the existing road carriageway. This will be 1.5m in width, and run along the length of the side boundary of Cul Mor as far as the new turning head / access into the two proposed house plots.
- 1.4 A copy of the existing planning permission (12/02388/FUL) for junction improvements to the existing Jamestown public road where it joins the A834 has been submitted in support of this application.
- 1.5 The applicant has also submitted a supporting statement which refers to compliance with Policy 35 and the associated Supplementary Guidance.
- 1.6 The applicant has obtained a CAR license from SEPA in respect of culverting the water course.
- 1.7 **Variations:** culvert size amended from 300mm to 600mm diameter.

2. SITE DESCRIPTION

- 2.1 The site is currently part of a grass field, bounded to the west by an unclassified public road, and to the north by a single detached bungalow, Cul Mor, and to the south by the croft house at Burnside Croft. The field slopes gently from north down to the south, with a raised knoll towards the southern section of the site. The site of the two proposed house plots occupies the western section of the field, running between the boundary of Cul Mor and the boundary of Burnside Croft.
- 2.2 The site includes the road carriageway and the watercourse which runs along the east edge of the road. This relates to the section of road / watercourse alongside the proposed house plots, and also the section of road / watercourse alongside Cul Mor, from the junction with the side road which runs between the north of Cul Mor and the south of the former Church.

3. PLANNING HISTORY

- 3.1 11/01381/FUL – Formation of 3 serviced house plots – withdrawn – 22.05.13
Related applications off site:
11/01377/FUL & 11/02398/LBC - Erection of house within church ruin and reduction in height of existing walls - planning permission & listed building consent granted - 26.10.12
12/02388/FUL - Improvement works to existing road – granted - 27.09.12

4. PUBLIC PARTICIPATION

- 4.1 Advertised : unknown neighbour; potential departure.
Representation deadline : 23rd July 2013
Timeous representations : Representations received from 10 households
Late representations : none
- 4.2 Material considerations raised are summarised as follows:
- Contrary to Policy 35 of the Highland Wide Local Development Plan
 - Contrary to Inner Moray Firth Local Development Plan H7
 - Existing S50 agreement relates to the site to protect amenity and the environment and prevent building
 - Loss of roadside trees and culverting the burn will adversely affect the unique character of the landscape within Jamestown
 - Loss of roadside trees and culverting the burn will be destructive to the wildlife habitat
 - Flood risk from culverting the burn – proposed 300mm culvert is insufficient
 - The replaced culvert at the former church (upstream) was insufficient to cope with heavy rainfall last October – with global warming this could become the norm
 - Does not adequately address pedestrian road safety – still no pavement between the former church and the bus stop

- Pavements are an alien feature within Jamestown and will urbanise the rural hamlet, and spoil its character
- Widening the access should not be a consideration since there are no safety improvements to be gained
- Will lead to additional vehicles converging on the bad junction where the manse driveway emerges and other roads meet near the former church.
- Increased traffic, congestion and danger on substandard road network
- Proposed footpath starts no-where and goes no-where, and will end at the bad junction near the former church
- Road will not be improved – it will remain single carriageway with no passing places
- Footpath could run through the field rather than along the route of the burn
- Culvert will need clearing of debris periodically to prevent it blocking / becoming restricted leading to flooding
- Where does infilling and rounding off end?
- Red squirrels use the scrub alongside the burn as a safe corridor to return from feeding to the woodland near the former church
- Increased traffic will be greater hazard to school children waiting for the bus who'll now have to stand in the road carriageway due to the approved junction improvements with the A834.

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 **TEC Roads** : No objections, subject to conditions.

5.2 **TEC Flood Team** : No objections subject to 600mm culvert

5.3 **Forestry Officer** : Trees identified for removal are acceptable. Trees between watercourse and Cul Mor are not identified for removal and (except for one beech) have the potential to be retained, following crown lifting. Tree Protection Plan, Arboricultural Method Statement and Scheme of Supervision recommended. Tree planting along rear welcomed but should be increased. Planting of hedge along the frontage recommended. Consolidation of tree planting in the southwest corner of plot 2 recommended.

5.4 **SEPA** : No objection

5.5 **SSE** : There is a high voltage underground cable crossing the site.

5.6 **Scottish Water** : No objection

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
- 35 Housing in the Countryside (Hinterland Areas)
- 51 Trees and development

6.2 **Ross and Cromarty East Local Plan (as continued in force)**

Within Hinterland Around Towns, no site specific policies.

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Inner Moray Firth Proposed Local Development Plan

7.2 **Highland Council Supplementary Planning Policy Guidance**

Housing in the Countryside and Siting and Design

7.3 **Scottish Government Planning Policy and Guidance**

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**

Jamestown is excluded from any identified settlement boundary in the Ross and Cromarty East Local Plan, and lies within the Hinterland Around Towns. Policy 35 of the Highland Wide Local Development Plan presumes against housing unless it meets one of the exceptions as set out in the adopted Supplementary Guidance Housing in the Countryside and Siting and Design. The Inner Moray Firth Proposed Local Development Plan has no site specific policies which relate to Jamestown. There is, however, a recognised scope for small scale housing to infill and round off existing housing groups.

One such exception relates to the small scale in-fill or rounding off of an existing housing group. Jamestown is clearly a housing group. There is existing housing along the opposite side of the road, and at either end of the application site. Although the site is part of a field, this has already been eroded by the construction of the house, Cul Mor, which lies in the north west corner of the field. The proposal for 2 house plots would result in a size of plot which reflects that of the nearby development in this part of Jamestown, and would link Cul Mor with Burnside Croft

to the south. The proposal includes screen planting along the boundary with the field, which will over time denote the conclusion of the development through defining the rear boundary, and provide a backdrop to the proposed development. Following the reduction from three house plots to two house sites, the current application ties in a satisfactory manner with the adjacent housing and will result in small scale infill development.

Although the proposal will result in the removal of trees along the roadside/watercourse, these are individually not significant specimens, and Forestry have no objection to their removal subject to replacement with rural style hedging along the road frontage. Forestry also comment that the trees between the watercourse and Cul Mor are not identified for removal, and have the potential (except for one beech) to be retained. Some crown lifting will be required to accommodate the footpath.

The trees contribute to the rural feel of the area. The proposed removal of these trees, culverting of the burn, and provision of a pedestrian footway alongside the road will create a more suburban feel through the increased area of hard surfacing which will result. There is, however, an existing row of houses opposite the site, and to both sides of the site. These have assorted boundary treatments, which mainly extend to the road edge. The proposal is in keeping with these houses opposite, and given an appropriate treatment of the boundary between the proposed houses and the road (beech hedge with individual trees (feathered) of smaller growing species planted to the rear of the hedge), the feel of a rural settlement will still be achieved whilst improving safety through the provision of a footpath alongside the road carriageway.

The applicant has now amended the dimension of the proposed culvert from 300mm to 600mm diameter, and the Flood Management Team have withdrawn their objection to the proposed development on flood risk grounds. SEPA has confirmed that they too have no objection on flood risk grounds, and that they will be able to amend the already granted CAR license to accommodate the increased size of culvert.

8.4 Material Considerations

The internal road network within Jamestown is currently severely substandard, since it is single carriageway, with no pedestrian footway, and passing areas provided largely by means of existing driveways/service laybys. Unless it is improved, any increased use will constitute a road safety hazard. The applicant has therefore included within his proposal the provision of a pedestrian footway running from the junction to the south of the former church /north of Cul Mor along the boundary with Cul Mor, and along the road frontage with the field on which it is proposed to form 2 house plots to a point immediately to the south of the proposed access into the most southerly of the house plots.

This will significantly improve the safety of this section of road, since pedestrians will no longer need to walk along the carriageway. The road itself will remain single carriageway. The proposed access into the two plots includes a new turning head, which can double as a passing place/layby, and this will therefore improve the safety of this section of carriageway.

TEC Roads are satisfied that these improvements are sufficient to satisfactorily accommodate the additional traffic which will be generated by an additional two house plots, and will result in an overall improvement to safety over this stretch of carriageway.

TEC Roads are requesting the demarcation of a footway along the edge of the existing carriageway from the former church to the junction with the A834. This will therefore provide an area for pedestrians on this section of road, and increase safety over this stretch too. This was also a condition of the planning permission for a house within the former church ruins which has yet to be implemented (11/01377/FUL & 11/02398/LBC)

Although the junction of the Jamestown public road with the A834 is currently severely substandard, planning permission has been granted for improvements which will bring it up to an adequate standard to accommodate this current development proposal (11/01381/FUL). These improvements will, however, need to be carried out in full prior to these or any other houses being built. This can be secured through a suspensive condition.

The two house plots which are now proposed are adequately proportioned to reflect the size of the plots in the immediate vicinity, and to accommodate houses whilst avoiding the raised mound area to the south east of the site and avoiding the ash and birch trees (to be retained) in the south west corner of the site. It should therefore be possible to locate and orientate houses in a manner to integrate into the surrounding development pattern.

Although the existing trees/shrubs along the edge of the watercourse will be lost and the watercourse itself will be culverted resulting in the loss of this section of burn, the proposed screen planting along the rear boundary to denote the edge of the settlement will result in the creation of a new wildlife corridor. The Forestry Officer has no objections to this proposal.

8.5 **Other Considerations – not material**

There is an existing S50 legal agreement (the predecessor to the current S75/planning obligation) which dates from when the house, Cul Mor, was built. This prevents any further development within the field which the application site forms a part of, in order to protect the amenity of the area. Therefore, should consent be granted for this current application, it could not be implemented unless a further consent for the modification or removal of the S50 is also granted.

The application relates to the provision of a footpath along the road frontage, and not along the rear boundary with the field. It is the submitted proposal which stands to be assessed, not an alternative suggested by another party. Furthermore, a footpath along the rear boundary would lead to a longer route which may discourage its use.

SSE comment that there is a high voltage underground cable crossing the site. An informative note should be attached to any consent to advise the applicants of this situation and enable remedial action to be designed in to any future proposals.

8.6 Matters to be secured by Section 75 Agreement

None

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.

10. RECOMMENDATION

Action required before decision issued

Subject to the above, it is recommended the application be **granted** subject to the following conditions and reasons / notes to applicant:

1. No development shall commence until such time as the road junction improvements to the eastern Jamestown access road with the A834 proposed under application 12/02388/FUL (or another such scheme which has been submitted to and approved in writing by the Planning Authority) to bring the junction of up to Highland Council's standards has been completed in full.

Reason : In the interests of road safety, since the alignment and visibility at the junction is currently severely substandard.

2. No other development shall commence until the pedestrian footpath and the public turning head as shown on drawing No 2358:102/01 rev D have been constructed to base course level. Thereafter, the pedestrian footpath shall be completed in full before the first occupation of either of the dwellings, and the turning head shall be completed in full prior to the first occupation of the second dwelling.

Reason : To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity, and to enable pedestrians to keep outwith the public road and the path of oncoming traffic, in the interests of road safety.

3. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development (including cross sections showing site levels as existing and proposed fully illustrating proposed finished floor levels relative to a fixed datum);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements;

Reason : The proposal is for serviced house plots, so the above details have not been submitted for approval, and must be approved prior to development commencing.

4. Any details pursuant to condition 3 above shall show car parking spaces provided within the curtilage of each of the dwellinghouses and formed in accordance with The Highland Council's Access to Single Houses and Small Developments prior to first occupation of the dwellinghouse to which it relates, thereafter being maintained for this use in perpetuity. Provision, which shall exclude garages, shall be as follows:
- i. Two spaces per 1 to 3 bedrooms;
 - ii. Three spaces per 4 to 5 bedrooms; and
 - iii. Four spaces per 6 or more bedrooms.

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

5. No other development shall commence until such time as road markings to delineate a shared surface area to accommodate pedestrians along the existing road from the entrance driveway to the Old Manse past the frontage of the former Church continuing to the junction with the A834 and the bus stop area has been carried out in full to the satisfaction of the Planning Authority, in consultation with TEC Roads

Reason : In the interests of road safety.

6. The size, orientation and location of the dwellinghouse(s) as shown on the approved plans is indicative only and no development shall commence until these matters have been approved on application to the Planning Authority. For the avoidance of doubt, the houses should be designed, proportioned, sited and orientated to reflect the settlement pattern in the locality.

Reason : To ensure that the development is sensitive to, and compatible with, its context and does not have an adverse impact on the amenity of the area.

7. Within six months of the date of this consent, a detailed landscape and maintenance scheme shall be submitted to and approved in writing by the Planning Authority. This shall include :
- planting of large trees such as oak as well as other mixed native species in groups of 3 to 5 trees within the field area to the east of the site, and their protection with stock proof fencing
 - a hedge (such as beech) along the road frontage with individual trees (feathered) of smaller growing species placed to the rear of the hedge, all outwith the visibility splay.
 - The planting of a small number of feathered trees in the south west corner of the site, to consolidate the existing ash and birch to be retained.

No other development shall commence on site until such time as the approved tree planting to the east of the site has been undertaken and protected to the written satisfaction of the Council. The remaining planting shall thereafter be carried out in accordance with the scheme and plans thereby approved in the first planting season following the commencement of the 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.

8. With effect from the date of this permission, no trees are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way (other than those identified for removal on drawing 2023 PL004 rev G) without the prior approval of the planning authority.

Reason : To ensure the protection of retained trees during construction and thereafter.

9. No development shall commence until such time as a Tree Protection plan, Arboricultural Method Statement and Scheme of Supervision in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and construction) in relation to the retained trees and cypress hedge along the boundary with Cul Mor, has been submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be implemented fully in accordance with the scheme thereby approved.

Reason : In order to ensure the protection of retained trees during construction and thereafter.

10. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, during construction.

11. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the

Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

- 12 All new and upgraded culverts within the development site shall be designed to accommodate a 1 in 200 year flood event, and shall be a minimum of 600mm diameter, as specified in the application details.

Reason: To ensure that all water crossings are free from flood risk and do not exacerbate flood risk elsewhere.

13. No development on either of the houses shall commence until details of all boundary enclosures associated with that house have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the front boundary along the road edge shall be rural in style, and shall incorporate a rural style hedge using native species, and native trees. The details thereby approved shall be implemented in full before house associated is first occupied.

Reason: In the interests of residential amenity and in the interests of the visual amenity of the area.

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.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

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.

Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or

to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

SSE

SSE advice that there is a high voltage underground cable crossing the site. Their document HSG47 can be referred to for safe working practices from the HSE website : <http://www.hse.gov.uk/electricity/nearelectric.htm>

If you require further advice, to have the cable located or diverted, please contact these Engineering Bureau on 08000 483515.

S50 Agreement

There is a S50 Legal Agreement which covers the application site. This will require a formal application to, and approval from, the Planning Authority for its modification or removal before this site can be developed.

Culvert

You will need to ensure that the culverting of the watercourse does not adversely impact upon the existing hedging along the boundary with Cul Mor.

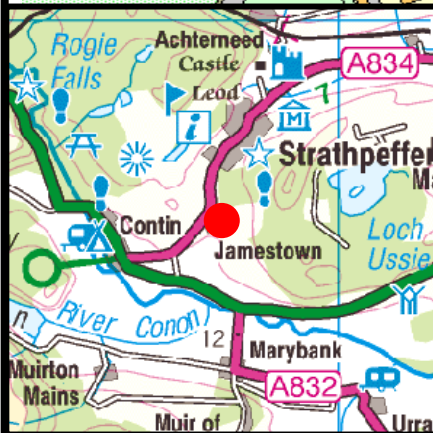
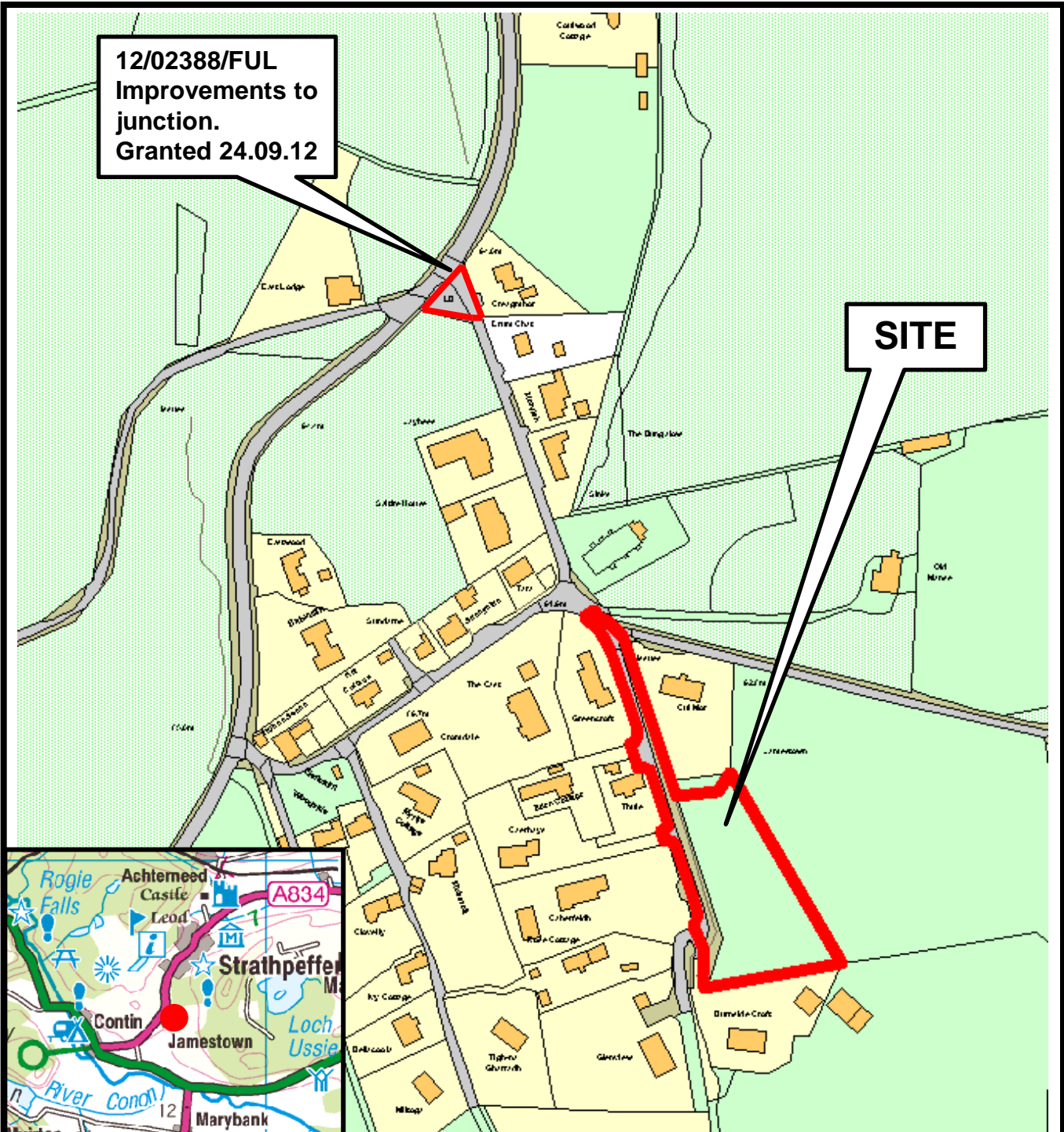
Signature:	Dafydd Jones
Designation:	Area Planning Manager North
Author:	Susan Hadfield
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location plan Plan 2 – Site layout plan

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Mr C S and Mrs Sonia Ramsay	email	15/6/13	Against
William Kellas	Burnside Croft, Jamestown	17/6/13	Against
Mr George Baxter Smith	email	20/6/13	Against
Mrs Primrose Smith	email	23/6/13	Against
Mr & Mrs Craig & Isobel Colclough	email	18/6/13	Against
Mr J Forbes	email	21/6/13	Against
Mr & Mrs Jack & Sandra MacDonald	Email	19/6/13	Against
	Morvich, Jamestown	19/6/13	Against
Mr & Mrs B & L Robertson	email	21/6/13	Against
Mr Simon Bates	Email	20/6/13	Against

12/02388/FUL
Improvements to
junction.
Granted 24.09.12

SITE



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 **The Highland Council**
Comhairle na Gàidhealtachd
Planning & Development Service

Plan 1
13/01882/FUL
Formation of two serviced house plots at Land to
South of Cul Mor, Jamestown, Strathpeffer
22 October 2013



DO NOT SCALE - IF IN DOUBT ASK!
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

See dwg 2023.PL005 for site sections.
 See RunRoy Report of Sept 2011 for Habitat and Protected Species Survey.
 See HGA drawings for details of roadway and looppath alterations and improvements.

rev.	description	date
B	Tree information added.	mar'12
C	Temp. construction access shown.	apr'12
D	Full update.	apr'12
E	Red line boundary reverted to original Planning Application position.	Jul'12
F	Reduced to two plots.	aug'12
G	Blue boundaries added.	may'13

PLANNING ISSUE

Client
Major J Whitelaw

Project
proposed 2no serviced house plots
Jamesstown,
Strathpeffer

Drawing site plan		
Scale	Date	Drawn by
1:500@A2	dec'11	bof
Project no	Dwg no	Rev
2023	PL004	G




G.H. JOHNSTON
 BUILDING CONSULTANTS LTD
 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL: (01463) 237229
 FAX: (01463) 243258



temporary access for construction traffic, to be removed and ground reinstated after completion of last plot.

● Trees to be removed to facilitate development

NEW TREE PLANTING

-  betula pendula (silver birch)
-  sorbus aucuparia (rowan)
-  crataegus monogyna (hawthorn)

GENERAL NOTES
 Clearing of Planted areas: Remove all rubbish, building materials, decayed vegetation, contaminated topsoil and large stones. Clear any scrub to ground level and remove arisings. Soil conditions: Sod for cultivating and planting to be moist and friable, but not waterlogged. Do not plant in frozen or snow-covered soil without prior notice and provide additional root protection. Prevent planting pit slabs, bases and backfill materials from freezing. Planting times: Deciduous trees and shrubs - Late October to late March. Conifers and evergreens - September/October or April/May. Container grown plants - At any time if appropriate. Planting: All trees to be planted in 1.8 - 2.0m² with stake, rubber tie, tree guard and spacer. They are to be materially undamaged, sturdy, healthy, vigorous, of good appearance with a balanced branch system and without elongated shoots. Plant in positions as shown on plan in approx. 750mm cube pits, backfilled with 3:1 mix of existing topsoil and FPMC. Do not let roots dry out. Mulch: Bark Products (Scotland) Ornamental bark, or equal. Finished depth to be min. 50mm above finished ground level. Renew mulch to full depth at the end of the maintenance period. Maintenance: Inspect at approx. monthly intervals during first growing season, verify and re-film annually, tree planting stations of weeds regularly during growing season.

NOTE: indicative house footprints