

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE – 28 August 2007**

Agenda Item	4.4
Report No	PLC-10-07

07/00086/FULSU – Erection of 102 houses and garages. Formation of new access onto Sutherland Road. Installation of foul water pumping station at housing site to west of Rosebery Avenue and The Meadows and south of Sutherland Road, Dornoch

Report by Area Planning and Building Standards Manager

SUMMARY - The proposal is in detail for the erection of 102 houses and garages, a new access road and foul water pumping station on land to the west of Dornoch. A Drainage Impact Assessment and Traffic Assessment have been provided as part of the application. The proposal has been advertised as a Potential Departure from policy and has received 17 representations. An Outline application was previously considered by considered by Committee on 2 October 2006.

The recommendation is to GRANT planning permission.

Applicant - Pat Munro (Alness) Ltd, Caplich Quarry, Alness IV17 0XU.

Ward Number 5 – East Sutherland and Edderton

A Hearing has been requested.

1. PROPOSAL

- 1.1 **The site** is located on the south western edge of Dornoch, to the south side of Sutherland Road, a single track road leading towards Lonemore and Meikle Ferry north. Access is achieved from Sutherland Road. The land extends to approximately 3.5ha. To the east of the site is the modern residential development at The Meadows, with older established properties at Sutherland Road on the north edge. The western and southern boundaries of the site comprise farmland and open recreational space leading towards the Struie Golf Course and Dornoch Firth beyond. To the southern edge is a private access road leading to a single house, Tigh na Oir. The ground is flat and relatively level with generally open aspects towards the west and south. There are some existing trees and vegetation surrounding the edges of the site.

2. PLANNING HISTORY

2.1 The site has an extensive planning history:

1. 06/00229/OUTSU - Development of 101 No. 2, 3 & 4 bedroomed dwelling houses. Provision of all services, infrastructure etc. (Amended proposal to withdrawn application Ref 05/00387/OUTSU). Considered by Committee on 2 October 2006. The Committee indicated that they were minded to grant outline planning permission to the proposed development, subject to the prior submission of satisfactory details covering various matters including surface water drainage and a flood risk assessment to help to inform the overall scheme design process.
2. 06/00275/FULSU - Land to the north side of Sutherland Road - Erection of 33No. houses with associated development of access road, infrastructure and landscaping. Formation of new access onto Sutherland Road at Development site to west of Roderick Court and north of Sutherland Road, Dornoch. Applicant Tulloch Homes Express Ltd. Approved 2 October 2006.
3. 05/00387/OUTSU – Erection of 102 residential units, 3 detached properties; provision of services and infrastructure (In Outline). Application withdrawn 14.06.06.
4. 98/00210/OUTSU – Erection of country club (In Outline). Approved 22.10.98.
5. 98/00209/FULSU – Construction of 9 hole par 3 golf course and driving range. Approved 22.10.98.
6. SU/94/120 – Proposed servicing, road works and laying out plots (16) of first phase of 49 house site development (Approval of Reserved Matters). Approved 18.08.95.
7. SU/92/295 – Remove topsoil; infill and compact with gravel and relocate portacabin on Plot 5. Approved 11.11.92.
8. SU/1991/318 – Erection of 49 houses with services, country club with driving range and 9 hole golf course (In Outline). Approved 1.5.92.
9. SU/89/256 – Proposed extension of private housing development (In Outline) (Withdrawn)

3. PUBLIC PARTICIPATION

3.1 **The application was advertised on 23 March 2007 as a Potential Departure from policy.** Representations against the proposal relate to:

- Density of development and number of houses
- Drainage and Groundwater
- Sewerage provision
- Heights of building
- Privacy
- Reduction in property value
- Reduction in visual amenity
- Demand for housing
- Provision of school and health facilities
- Employment opportunities
- Wildlife habitat

- Construction works liability
- Traffic increase and Sutherland Road junction at Castle Street
- Hours of construction
- Length of construction period

Representations in favour of the proposal relate to:

- Interesting streetscape created
- Varied house types with healthy social mix
- Design and density sympathetic to older parts of Dornoch

3.2 The letters of representation are available in the Area office and will be available at the Committee meeting. The names of those making representations are listed at the end of this report.

4. CONSULTATIONS

4.1 **Dornoch Community Council** – In principle the Community Council continues to have no objection to houses being built on this land. The Members worry that despite drainage, pumping and underfilling this low lying area will be prone to future flooding. They also feel that the road system requires more thought and that the access for pedestrian and cycle use is not yet adequate and may ultimately create an impression of being cut off from the rest of the burgh. There are a large number of houses proposed on both sides of the road which will be phased over a considerable period giving the impression of a continual building site. It was also felt that more attention should be given to landscaping the area.

4.2 Internal Consultees

Housing Service – Phase1 has been indicatively agreed as being Plots 1-13, 80-88 inclusive. Of these, there is an affordable requirement for 4No. 2bed/3 person cottage flats (ground floor to be amenity units) and 2No. 3bed/4 person family homes. As flatted type units may not be best suited to this portion of the site, Plots 8/9 and 82/83 are identified for the 2 bed/3 person units and Plots 80/81 for the 3 bed/4 person units.

Phase 2 has been indicatively agreed as being Plots 14-35, 89-91 inclusive. Of these, there is a requirement for 2No. 2 bed/3 person single storey amenity units, 2No. 2 bed/4 person units and 2No. 3 bed/5 person units. Plots 14/15, 19/20 and 30/31 have been offered by the developer to fulfil this obligation.

Archaeology – the application lies in a wider area where significant archaeological remains from prehistory onwards are recorded. ARC 1 condition required.

Contaminated Land – No comment

Education – Anticipate at least 19 primary and 12 secondary pupils from the development. Additional pupils will add to the strain on shared ancillary facilities at the primary and secondary school. The developer should be made aware of this impact on resources and asked to make an appropriate financial contribution to mitigate the impact of the development on the primary and secondary school. This

will help to upgrade/improve the facilities at Dornoch. There have been some initial discussions with the developer regarding such provision.

Area Roads and Community Works Manager - No objections, subject to the road being constructed under a Road Construction Consent agreement with the Roads Authority. In addition, Sutherland Road has to be widened to the access point for the development to 5.5m, with a footpath extended over the frontage of the site. The 30mph speed limit must be extended along Sutherland Road and the improvements to the junction at the West Church Hall with Castle Street undertaken. The developer must provide signage at the junction of the development and Sutherland Road to direct traffic into Dornoch for access to the A9(T). A s96 agreement under The Roads (Scotland) Act 1984 is required to cover any damage to existing Sutherland Road. A Road Bond is required if it is proposed to occupy properties prior to the issue of a maintenance certificate for Road Construction Consent.

4.3 External Consultees

Trunk Road Network Management Directorate – No comments received. However, on the previous application (06/00229/OUTSU) did not advise against the granting of planning permission.

Scottish Water (9 March) – In discussions with developer regarding water and wastewater infrastructure. If an agreement can be reached on implementing a suitable mitigation scheme, then a connection to our network will be granted.

Scottish Natural Heritage - The site lies close to but outside of the Dornoch Firth and Morrich More SAC, the Dornoch Firth and Loch Fleet SPA, the Dornoch Firth and Loch Fleet Ramsar site and the Dornoch Firth SSSI. Part of the development is located within the Dornoch Firth NSA. While there are important natural heritage interests linked to this proposal, these will not be detrimentally affected and therefore SNH has no objection.

Scottish Environment Protection Agency – The discharge from the whole site will mimic the pre-development, greenfield runoff regime for all return periods up to the 1 in 200 year event. On this basis, SEPA is satisfied that there is no increase in flood risk downstream. The proposal to modify the watercourse requires authorisation from SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR).

5. POLICY

5.1 The following policies are relevant to the assessment of the proposal

Highland Structure Plan

- G2 Design for Sustainability
- H5 Affordable Housing
- H6 Affordable Housing in Rural Areas

South and East Sutherland Local Plan allocates the site under General Settlement policy S2 Housing. At 1(c) the Plan comments that: “Development will be subject to the provision of a suitable surface water drainage system. Access should be taken from Sutherland Road. Any upfilling should be graded to ground level at the boundaries of the site”. The Plan also indicates a density/capacity of the site as 45 units.

Development Plan Policy Guidance – Affordable Housing. This states that all new housing developments in the private sector of 10 or more homes in areas of identified housing stress must contain 25% affordable homes.

- 5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); NPPG, and Planning Advice Notes PAN:
- SPP3 Planning for Housing, SPP7 Planning and Flooding
 - PAN 33 Contaminated Land; PAN 52 Planning and Small Towns; PAN 67 Housing Quality; PAN 74 Affordable Housing; PAN76: New Residential Streets
 - Scottish Executive Circular 6/1995 Habitats and Birds Directive.

6. PLANNING APPRAISAL

- 6.1 **Determining issues** – 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.
- 6.2 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance, and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:
- whether the principle of development is appropriate in terms of policy
 - whether the layout of development is appropriate
 - the impact on the amenity of the area and residents
 - other material issues raised by the objectors
- 6.3 The proposal is in detail for the provision of 102 No. houses with associated servicing and infrastructure. A previous outline application for 101 No. houses was considered by the Sutherland County Committee in October 2006 (section 2.1). The current detailed application is based on this previous outline planning application.
- 6.4 Members will note that the Local Plan allocates the majority of the site for residential use with an indicative capacity of 45 units. A small area to the western side of the application site is not part of the allocated site. The proposal is for 102 units and accordingly the application has been advertised as a Potential Departure from policy. I consider that the principle of developing housing on the site is appropriate and accords with development plan policy. The area of land outwith the allocated site to the west is to be chiefly used for Surface Water Drainage infrastructure. It is not considered that the use of a small part of this unallocated

area for infrastructure is a significant departure from policy. Members will note that the Sutherland County Committee previously indicated that they were minded to grant outline planning permission (06/00229/OUTSU) subject to the prior submission of satisfactory details covering various matters (see 2.1).

- 6.5 A single vehicular access point into the site is from Sutherland Road to the west of both Orcadia and the new access to the housing site on the north side of Sutherland Road (06/00275/FULSU see section 2.1). A new spine road would lead from this to a central square with short spur roads on each side. The housing proposed is relatively high around the square, with lower housing on the surrounding roads. Parking is off street, with some houses having garages. A significant degree of traffic calming is achieved through the road design and road geometry. Members will note that discussions between the applicant and TECS have resulted in an imaginative application of the technical standards to minimise the provision of standardised conventional hammerheads on the short service roads, thus providing a more intimate and pedestrian friendly road layout. This is accompanied by the use of shared surfaces.
- 6.6 The central square is orientated north-south, whilst the surrounding roads are orientated southwest to north east, allowing many of the houses to face south east to maximise passive solar gain. The provision of the square also provides a focal civic space.

Background Information

- 6.7 The application has been supplemented by additional information commissioned by the applicant:
- Layout and Design Report by LDN Architects
 - Transport Assessment by SIAS Ltd
 - Drainage Impact Assessment by HGA Consulting Engineers
- 6.8 These documents help to provide further information in the assessment of the technical and design challenges facing this significant development. They also show that the developer has examined the local context, in terms of the existing character and townscape of Dornoch.

The Layout/Design Report

- 6.9 This has examined the design of houses and the layout which could be sensitively integrated in a way that supports rather than detracts from Dornoch. The Report has 3 main themes:
1. Sustainability Principles
 - Avoiding excessive and inappropriate roads and infrastructure eg using double sided vehicular access
 - Creating an appropriate hierarchy of vehicular movement eg integrating a primary site access / circular route with subsidiary cul-de-sacs

- Orienting the majority of the houses to maximise passive solar gain and minimise resistance to prevailing wind
- Ensuring adequate space between houses to avoid overshadowing

2. Approach to Site Layout

- Using topography and existing pattern of settlement to influence layout, rather than a series of arbitrary clusters
- Encourage a sense of place by creating an open space central to the development, akin to a town square
- Using a sequence of cul-de-sacs, mainly accessed from the central space, to further encourage a sense of place
- Increasing the density of the scheme from the edges towards the centre, for example using two storey terraced forms around the central square
- Creating relatively soft edges to the development and allowing for future growth if appropriate
- Allowing and encouraging pedestrians and cyclists to move through the development to the town centre

3. House Designs

- Learning from the local vernacular, using available, durable materials and practical detailing
- Combining traditional forms, materials and components with contemporary sustainable design to provide an appropriate simple elegance
- Using maximum 6m gable widths mean that wide roof spans and resultant ill proportioned gables are avoided
- Concealing generous plan depth where required by using lean-to and gable structures to the rear
- Using simple 42.5° double roof pitches with few complications and dormers which are functional and create pleasing proportions
- Achieving an appropriate domestic scale for double storey houses by locating roof eaves at first floor window head level, resulting in a 1¾ storey section
- Choosing forms which can be simply and economically constructed and encouraging standardisation of components from a palette of options

Design Detail

6.10 The proposed 102 houses are a mix of:

- 31 No. House Type A - 3 person / 3 apartment single storey – 60 sqm
- 34 No. House Type B - 5 person / 4 apartment 1½ storey – 107 sqm
- 19 No. House Type C - 6 person / 5 apartment 1½ storey – 120 sqm and garage 17 sqm
- 11 No. House Type D - 7 person / 6 apartment 2½ storey – 154 sqm and garage 17 sqm

- No.House Type E – 7 person / 5 apartment 1½ storey – 150 sqm and garage 25 sqm

- 6.11 The houses are designed to be a mix of detached and linked detached or terraced. The houses around the central Square which has a play area and undergrounded pumping station are generally Types C and D, thus giving a degree of height and mass to form the edges of the Square. The surrounding streets have a mix of sizes as can be seen from the typical streetscape elevations at the rear of the report. Three of the four houses on the Sutherland Road frontage are the larger Type E, giving a degree of continuity of larger houses along the roadside.
- 6.12 Whilst there are only 5 house types within the development, the use of a variety of external colour finishes to the walls and slate roofs will help to give a degree of individuality, but an overall conformity and style providing a sense of place to the development. This will be sympathetic to the urban form and density of the older parts of Dornoch. This will result in a variety of interesting streetscapes being developed due to a mix of house types throughout the development. Whilst there is a requirement for Affordable Housing in the development to accord with Policy H5, these are to be located throughout the development, resulting in a social mix of residents.
- 6.13 I consider that the design of houses and the density and layout of the development are acceptable and accord with Policies G2 and H5 and meet the Advice provided in PAN 74 and PAN76.
- 6.14 **Boundary treatments** are important to the site given its degree of prominence when viewed from Evelix Road, Lonemore to the south west, and from the south side of the Firth. I consider that the western and southern sides of the site are particularly important with respect to landscaping and screening. These are the formal 'edges' to Dornoch and significant levels of planting are important here to soften the buildings. Members should therefore consider the provision of significant planting of trees and shrubs native and appropriate to the area on this edge. Such planting should be of no less than standard size trees.
- 6.15 **The Transport Assessment** examines the accessibility of the site for all modes of transport, including walking, cycling and road. The potential impact of the proposal on junctions surrounding the site was examined by survey during peak hours. The existing junction at Castle Street/Sutherland Road was found to have adequate capacity to absorb the proposed development traffic. The Transport Assessment proposes a number of transport improvements:
- Pedestrian footway on south side of Sutherland Road from the site to link to the existing
 - Vehicular access in accordance with Highland Council standards
 - Relocation of speed limit on Sutherland Road 70m west of site access
 - Reinforcement of the 'access only' policy for Sutherland Road west of site access
 - Pedestrian links through the site
 - Cycle links through the site

- Re-alignment of kerbs at the junction of Sutherland Road and Castle Street

Consultation Responses

- 6.16 **TEC Services** have indicated that the proposal is acceptable subject to the development being undertaken under Road Construction Consent. In relation to the Transport Assessment submitted by the applicant, they have advised that this evaluated the impact of the development on the road network in the immediate vicinity of the site. Members will note that it is considered that the development will have a significant effect on the junction at Sutherland Road/Castle Street, but even at “rush hour” the junction is likely to be at less than $\frac{1}{4}$ of its capacity. The developer has to carry out minor works to improve visibility which will in effect increase the capacity of the junction. TECS have advised that the average journey time to the A9(T) via the A949 is 6 minutes and 25 seconds and via Lonemore is 8 minutes. The perception may be that travelling via Lonemore to the A9(T) was advantageous; however, this is not borne out by the Transport Assessment. TECS have suggested that should this not happen in practice then it may be prudent to put a condition on the developer requiring more intervention measures on the Lonemore road. A bond could be held for a year after completion to see how things settle down. The developers have already agreed to signpost the development which will encourage use of the A949 to reach the A949.
- 6.17 The single track road through Lonemore does have capacity for more traffic. TECS have advised that if more traffic decided to use this road journey times will increase and any perceived advantage in travelling via the A949 will also increase. The existing bridge near the A9(T) over the River Evelix has a 7.5 tonne weight limit on it. In the current financial climate it is very unlikely that money will be available to carry out work on the bridge which would increase its capacity.
- 6.18 Members will note that the **Trunk Road Network Manager** has been consulted on the proposal, despite it being several km from the A9(T), due to the potential impact of vehicles using the Lonemore Road and the junction onto the A9(T). The Trunk Road Network Manager has not responded to the proposal. However, the Trunk Road Network Manager had no objection to the previous and very similar outline planning application (06/00229/OUTSU).
- 6.19 The **Education, Culture and Sport Service** have indicated that they have been in discussions with the Developer over the impact that the development will have on local education provision. They consider that the development will result in an increase in school pupils and that this will result in additional strain on facilities. An appropriate financial contribution is required to mitigate this impact. Members will note that there have been some initial discussions with the developer in this regard
- 6.20 **Scottish Water** have indicated that a Drainage Impact Assessment has been submitted and that they are in discussions with the developer. Members will note that it is for the applicant to secure the relevant technical approvals from Scottish Water and that the granting of planning permission does not guarantee connection to Scottish Water infrastructure.
- 6.21 **SNH** have advised that the proposal is acceptable.

6.22 **SEPA** have also indicated that following discussions with the developer, the proposal is considered to be acceptable and that there will be no increase in flood risk downstream.

6.23 **Representations** have been received and mainly relate to the following:

Drainage and groundwater levels on site – The application has been accompanied by a Drainage Impact Assessment (DIA). This has been examined by both SEPA and TEC Services. The Local Plan allocation notes that any upfilling of the site should be graded to ground level at the boundaries of the site and it also requires that development will be subject to the provision of a suitable surface water drainage system. The proposal incorporates such a system, with a Sustainable Drainage System (SuDS) to the west side of the application site. The developer proposes to construct buildings using vibro-stone columns, thus taking account of the high water table. Members will note that technical examination of the DIA has concluded that the proposal is acceptable and therefore accords with Policy G2.

Density of development, design, size and number of houses – In my assessment, the site is large enough to successfully accommodate a higher density development as proposed. The Layout / Design Report reflects the character and traditional architectural form of much of the older housing in the centre of Dornoch with shared surfaces and compact street layouts. Whilst obviously modern, the higher density proposed is part of the essence of old Dornoch. I am of the view that the proposal is a significant improvement on the previous 1995 permission for 49 bungalows. The proposal is considered to be acceptable in respect of its impact on individual and community residential amenity, and in demonstrating through the Layout / Design Report the strong potential for sensitive siting and high quality design in keeping with local character, making use of appropriate materials, as required by Policy G2. Whilst the Local Plan allocates the site for a lower density of development, I consider that a higher density than that suggested is appropriate given the detail provided by the Layout / Design Report.

Traffic increase and Sutherland Road junction at Castle Street - Members will note that both TECS and the Trunk Road Network Manager have confirmed that they have no objection to the proposal following examination of the Transport Assessment. A safe route to school would be available through the site and the Tulloch housing development (06/00275/FULSU) at Sutherland Road to Evelix Road opposite Westfield. The proposal therefore accords with the road servicing requirements of Policy G2.

Servicing and facilities provision, sewage treatment and water supply – Scottish Water are in discussion with the developer regarding network capacity and any connections are for the developer to secure with Scottish Water. Foul drainage will connect to the public sewer via the pump station in the centre of the site. The proposal therefore accords with the servicing requirements of Policy G2. Members will note that the development of housing will help to secure local services including the school, jobs and health provision, thus contributing to the economic and social development of the community as set out by Policy G2.

Construction works liability – This is a matter for discussion between the developer and any private parties.

Hours of construction – This can be controlled by conditions.

Wildlife habitat – Members will note that whilst the site may have some local natural heritage interest and recreational use, SNH have not indicated that the site has any specific value. Various national and internationally designated sites are close by in the Dornoch Firth and have been taken into account by SNH in their response to the application.

Demand for housing - This is not a material planning consideration and is for market forces to decide. Members will note that the Affordable Housing Policy H5 applies to the development. This requires at least 25% of the housing to be affordable. Members will note that the provision of this can be covered by conditions. The developer has indicated that the development would be carried out in a phased manner over a period of time.

Length of construction period - This is not a material planning consideration and is for market forces to decide.

Employment opportunities – This is not a material planning consideration and is for market forces to decide.

Reduction in property value – This is not a material planning.

7. CONCLUSION

7.1 I consider that the overall concept and detailed proposals identified through the Layout / Design Report, Drainage Impact Assessment and Transport Assessment are acceptable for the site. Whilst a small area to the west side of the application site is not allocated for development in the Local Plan, I consider that its inclusion and development is a small but acceptable departure from development plan policy. The proposal is therefore considered to be acceptable.

7.2 I recommend to Members that the developer enters into an appropriate legal agreement to cover the following:

- Wear and tear agreement to cover any potential damage to the local road infrastructure – s96 of the Roads (Scotland) Act 1984
- Bond to cover any future intervention measures on the Lonemore Road
- An appropriate financial contribution to mitigate the impact of the development on Dornoch Primary School and Dornoch Academy

RECOMMENDATION

Grant planning permission subject to conditions and following the prior conclusion of an appropriate legal agreement (see 7.2):

- 1 Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted hereto with no deviation there from unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms other permission hereby granted and to ensure that the development is implemented as approved.

- 2 Prior to the commencement of development, detailed proposals for the disposal of surface water from the site, which shall require follow the principles of Sustainable Drainage Systems (SuDS) shall be submitted to and require the approval in writing of the Planning Authority in consultation with the Roads Authority and SEPA. All proposals thereby approved shall be implemented prior to occupation of the houses.

Reason: In order to ensure that the site is properly drained, as no details have been provided and for the avoidance of doubt.

- 3 Prior to the commencement of construction of the houses, the developer shall submit full details in writing and on plan of the proposed equipment for the play area for the approval in writing of the Planning Authority. For the avoidance of doubt, the play area shall have suitable screen fencing of at least 2m in height and shall be provided prior to the occupation of the tenth house.

Reason: In order to secure a satisfactory level of provision associated with the development.

- 4 Prior to the commencement of construction of the buildings, detailed arrangements for the on-going maintenance, in perpetuity, of all landscaped areas, public open space, and play space shall be submitted to and require the approval in writing of the Planning Authority.

Note: It is the general preference of the Planning Authority that the developer should negotiate a maintenance agreement with the Highland Council in this regard.

Reason: In the interests of amenity.

- 5 Prior to the commencement of development the developer shall provide full written details of the materials, finishes and colours of the individual houses for the approval in writing of the Planning Authority. For the avoidance of doubt the roofs shall be finished in grey slate. The external wall finishes may incorporate natural and random cut stone features, and wet dash render, with the colouring of individual blocks to be based on traditional Scottish lime render colours.

Reason: In the interests of residential amenity, as exact details have not been provided, and for the avoidance of doubt.

- 6 Prior to the commencement of development, details of the lighting system designed for the development shall be submitted to and require the approval in writing of the Planning Authority in consultation with the Roads Authority in order to limit urban sky glow and light spillage onto surrounding areas. The approved details shall thereafter be implemented prior to any part of the development being brought into use.

Reason: In the interests of residential amenity, in order to avoid light pollution and for the avoidance of doubt.

- 7 Within 6 months from the date of this permission, the developer shall submit for the approval in writing of the Planning Authority a detailed landscaping plan, to include details of phasing, a maintenance programme specifying weed control; adjustment / replacement of shelters, stakes and ties; formative pruning; and replacement of failures, and a method statement, specifying the quantity, position, size, species and protection measures (tree shelters, stakes and ties) of all trees/shrubs to be planted together with an indication of how they integrate with the proposal in the long term. All trees shall be retained in perpetuity and any failures shall be replaced within the next planting season, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of residential amenity and for the avoidance of doubt.

- 8 Prior to the completion of any house on plots no.42 - 54, 60, 68, 69, 79, 80, 87, 88, a beech hedge or landscaping or planting, or as may otherwise be agreed in writing with the Planning Authority, shall be planted by the developer to screen the plots from the west, south west and south. The beech hedge or landscaping or planting shall be retained in perpetuity and any failures shall be replaced within the next planting season, unless otherwise agreed in writing with the Planning Authority.

Reason: In order to screen the development, in the interests of amenity and for the avoidance of doubt.

- 9 All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Water Authority and Building Standards Authority. For the avoidance of doubt, foul drainage shall be by means of a connection to the public sewer. All proposals thereby approved shall be implemented prior to occupation of the houses.

Reason: In order to ensure that the site is properly drained, as no details have been provided and for the avoidance of doubt.

- 10 No development shall commence on site until evidence is exhibited to the Planning Authority that an agreement has been reached by the applicant with Scottish Water to the provision of a drainage and/or water scheme to serve the development.

Reason: In order to ensure that the necessary pre-condition(S) for commencement of use of the development are met.

- 11 All access arrangements shall be provided to the satisfaction of the Planning Authority in accordance with the Roads Authority. For the avoidance of doubt, all roads and footpaths shall be constructed to the adoptive standards of the Roads Authority and no buildings shall be constructed until such time as Road Construction Consent has been granted for the site access roads. Prior to the commencement of development the junction improvements and footpath extensions and upgrading identified in the Addendum to the Transport Assessment prepared by SIAS Ltd dated 15 September 2006 shall be undertaken by the developer and at their expense to the satisfaction of the Planning Authority in consultation with the Roads Authority, and shall include the widening of Sutherland Road to 5.5m to the access point for the development, with a footpath extended along the frontage of the site along Sutherland Road, and the extension of the 30mph speed limit along Sutherland Road.

Reason: In the interests of road safety and for the avoidance of doubt.

- 12 Prior to the commencement of development, the developer shall provide signage at the junction of the development and Sutherland Road directing traffic into Dornoch for access to the A9(T) to the satisfaction of the Planning Authority in consultation with the Roads Authority.

Reason: In the interests of road safety and for the avoidance of doubt.

- 13 The permission is hereby granted on the basis that the development of the site shall include at least 25% affordable housing units within the terms of the Council's Structure Plan Policy H5 and Supplementary Development Plan Policy Guidance on Affordable Housing. Prior to the commencement of development, detailed proposals for ensuring that the units of affordable housing are to be made available shall be submitted to and require the approval in writing of the Planning Authority.

Reason: In order to meet the objectives of the Council's policy with respect to the provision of low-cost accommodation for local persons and for the avoidance of doubt.

- 14 Unless otherwise approved in writing by the Planning Authority, hours of operation on the site shall be restricted to 7.30am to 7.00pm Monday to Friday, 7.30am to 1pm on Saturdays, with no Sunday working.

Reason: In the interests of residential amenity, in order to avoid disturbance and nuisance, and for the avoidance of doubt.

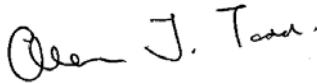
- 15 Prior to the commencement of development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and require the approval in writing of the Planning Authority. All arrangements thereby approved shall be

implemented by the developer at his expense in accordance with the approved timetable for investigation.

Reason: In order to ensure the protection of the archaeological interest of the site.

Informative

The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network at the appropriate time. It is important to note that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must contact Scottish Water Operations Technical Support Team to ascertain what measures are to be taken to protect this apparatus. A connection to the public sewer network system is dependent on the spare capacity at the time of application for a sewer connection. A supply from the public water network is dependent on spare capacity at the time of application for a water connection.



Signature:

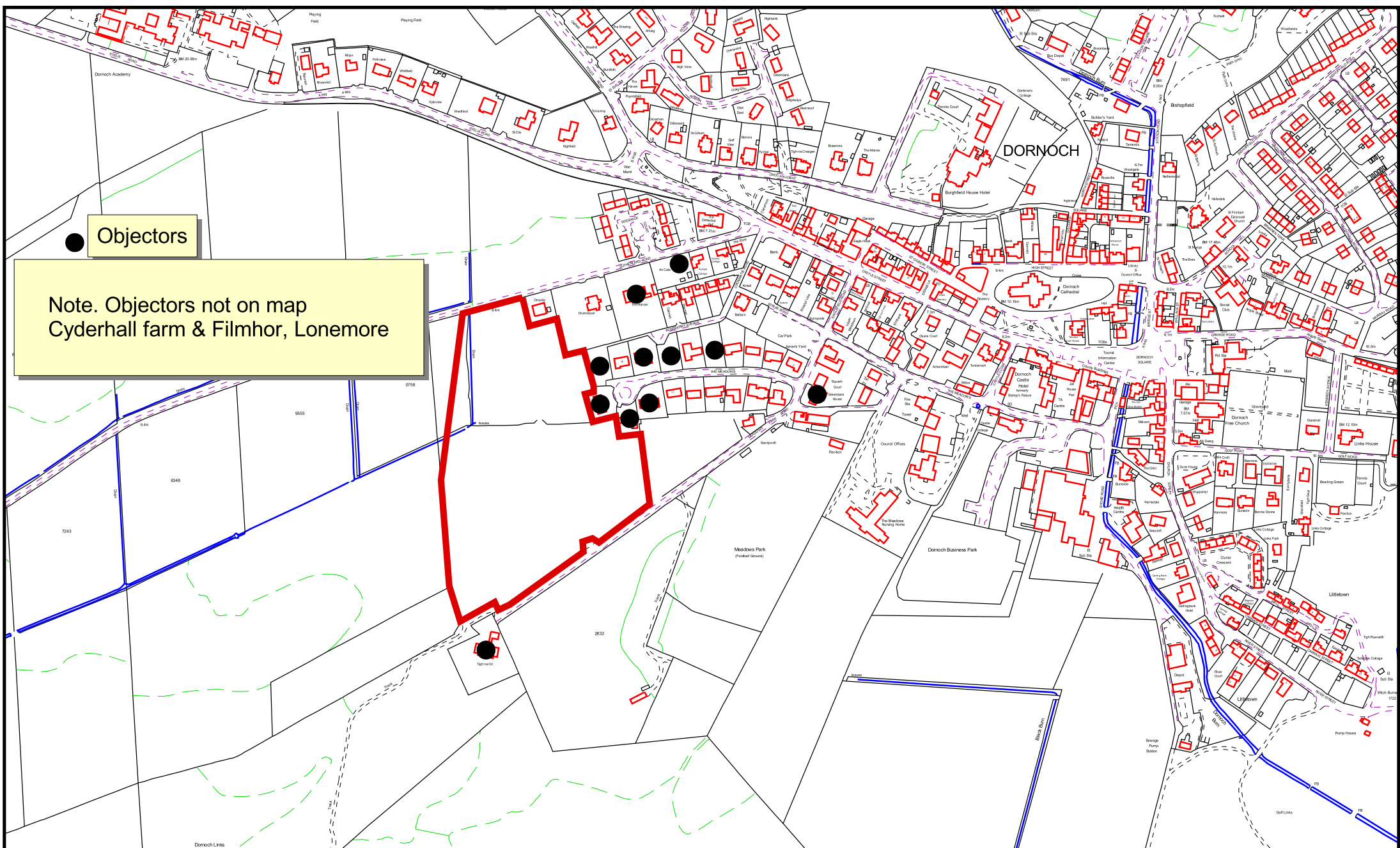


Designation: Area Planning and Building Standards Manager

Author: Bob Robertson 01862 812044

Background Papers: As referred to in the report above and case file reference number 07/00086/FULSU

Date: 15 August 2007



● Objectors

Note. Objectors not on map
Cyderhall farm & Filmhor, Lonemore



07/00086/FULSU
Erection of 102 houses and garages. Formation of new access onto Sutherland Road. Installation of foul water pumping station at Housing Site to W of Roseberry Ave. & The Meadows & S of Sutherland Road, Dornoch.

Pat Munro (Ainess) Ltd
per LDN Architects Llp
29 St Leonards Road
Forres

SUPPLIED BY THE HIGHLAND COUNCIL

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Date: 26 July 2007



SUTHERLAND ROAD

JOB TITLE
THE MEADOWS
SUTHERLAND ROAD
DORNOCH

Drawing Title
SITE LAYOUT

Drawing Status
for planning
Drawing No:
F0606 L(1)-01B

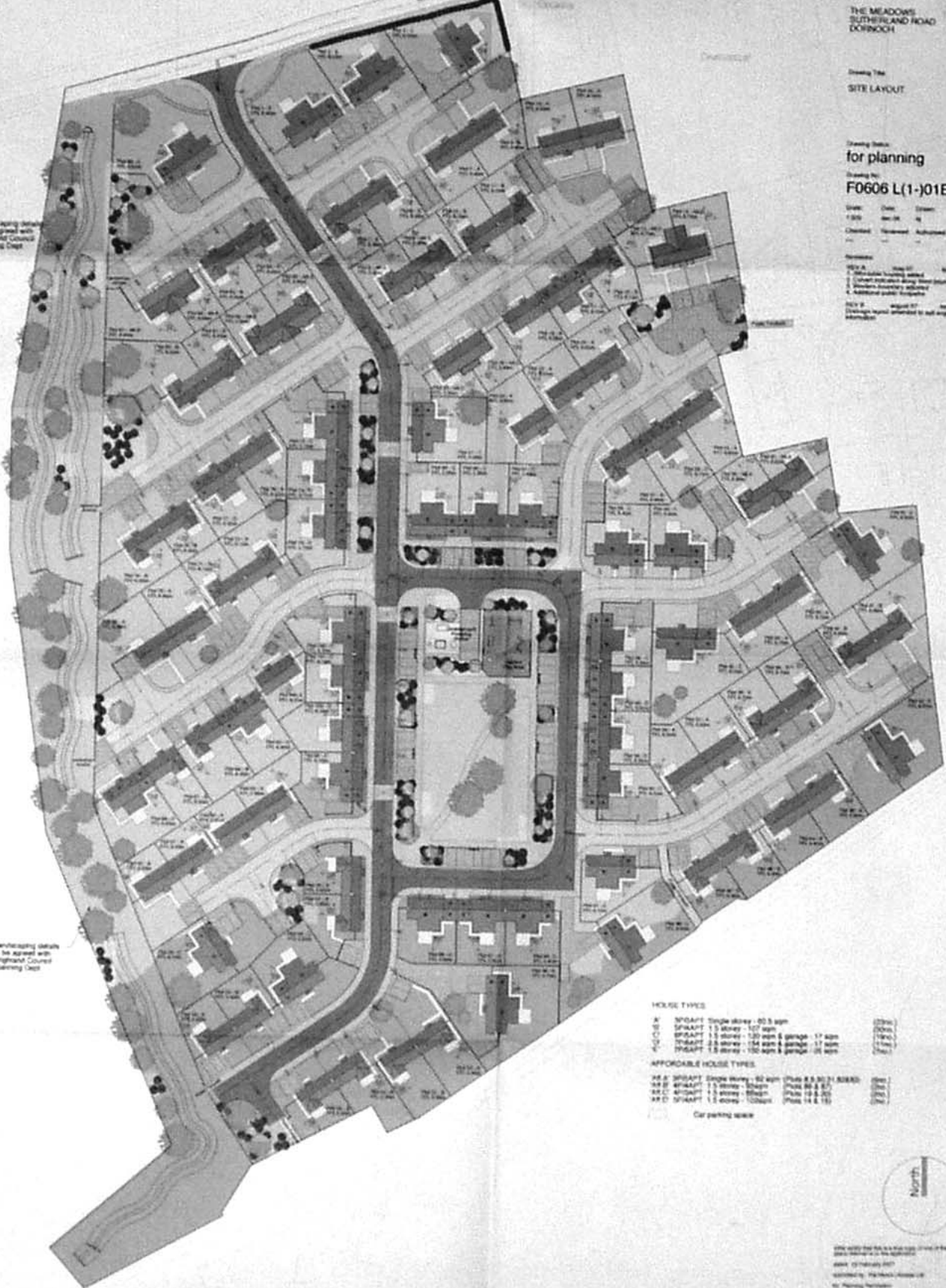
Date: Date: Date:
1/2016 06/2016 06/2016

Checked: Approved: Authorised:

Revisions
REV A 06/2016 06/2016
1. Additional landscaping added
2. Council consultation along street boundaries
3. Additional public footpaths
4. Additional public footpaths
REV B 06/2016 07/2016
1. Additional landscaping added to east side of street

Landscaping details
to be agreed with
Highland Council
Planning Dept

Landscaping details
to be agreed with
Highland Council
Planning Dept



HOUSE TYPES

- A 3/4 DUPLEX Single storey - 80.5 sqm (23m²)
- B 3/4 DUPLEX 1.5 storey - 107 sqm (29m²)
- C 3/4 DUPLEX 1.5 storey - 130 sqm & garage 17 sqm (35m²)
- D 3/4 DUPLEX 2.5 storey - 154 sqm & garage 17 sqm (37m²)
- E 3/4 DUPLEX 1.5 storey - 150 sqm & garage 26 sqm (37m²)

AFFORDABLE HOUSE TYPES

- AFF A 3/4 DUPLEX Single storey - 60 sqm (Plans 8 & 9, 10, 11, 12, 13, 14, 15)
- AFF B 3/4 DUPLEX 1.5 storey - 80 sqm (Plans 16 & 17)
- AFF C 3/4 DUPLEX 1.5 storey - 95 sqm (Plans 18 & 19)
- AFF D 3/4 DUPLEX 1.5 storey - 105 sqm (Plans 20 & 21)

Car parking spaces



THE MEADOWS
SUTHERLAND ROAD
DORNOCH
DATE: 07/2016
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
JOB NO: F0606 L(1)-01B

Job Title:

THE MEADOWS
SUTHERLAND ROAD
DORNOCH

Drawing Title:

Typical Street Elevations

Drawing Status:

for planning

Drawing No:

F0606/07

Scale: 1:200 Date: Feb 07 Drawn: mn

Checked: xxx Reviewed: xxx Authorised: xxx

Revisions:

Date	Initials	Description of amendment

Colouring of individual bricks to be based on traditional Scottish lime render colours & agreed with local planning office.

External wall finishes traditional wall dash render.

Roofs - blue grey to roofs

I/We certify that this is a true copy of one of the plans referred to in the application

dated 03 February 2007

submitted by: Pat Murray (A/next) to

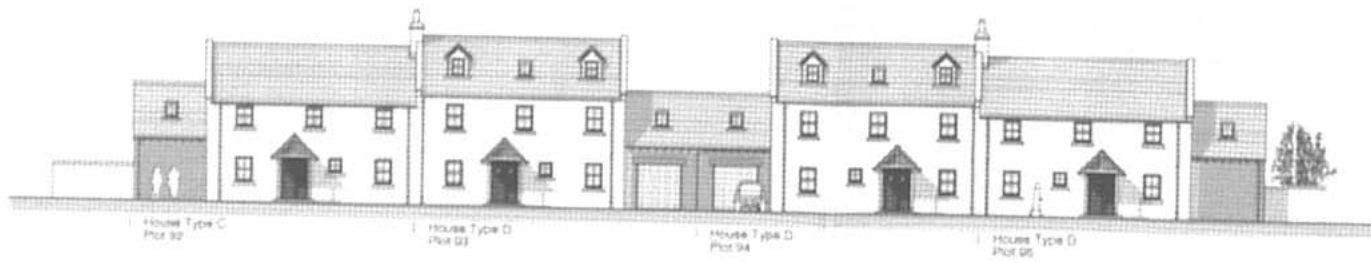
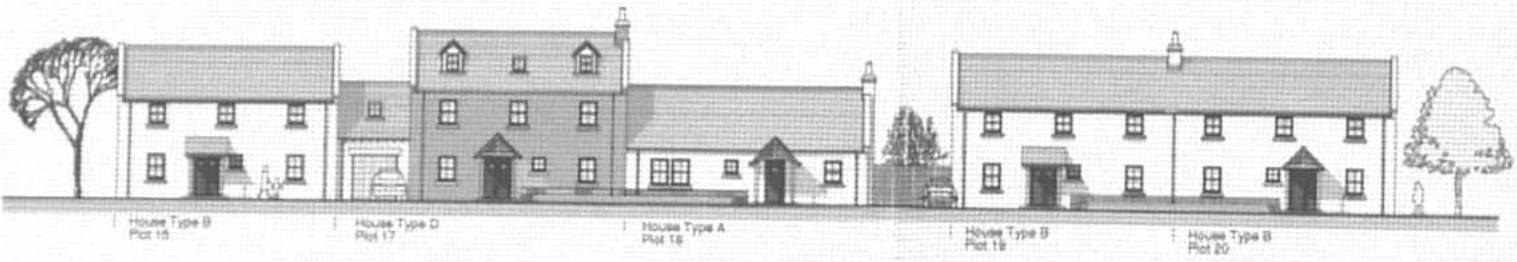
for Planning Permission

from: The Highland Council

S. B. CHAMBERS

for LDN Architects for
26 St Leonards Road, Forres IV36 1EN

THIS IS NOT A CONSTRUCTION DRAWING.
INFORMATION RESTRICTED TO STATUTORY
APPROVALS ONLY



LDN
Architects

Job Title:

THE MEADOWS
SUTHERLAND ROAD
DORNOCH

Drawing Title:

TYPICAL STREET ELEVATION

Drawing Status:

for planning

Drawing No:

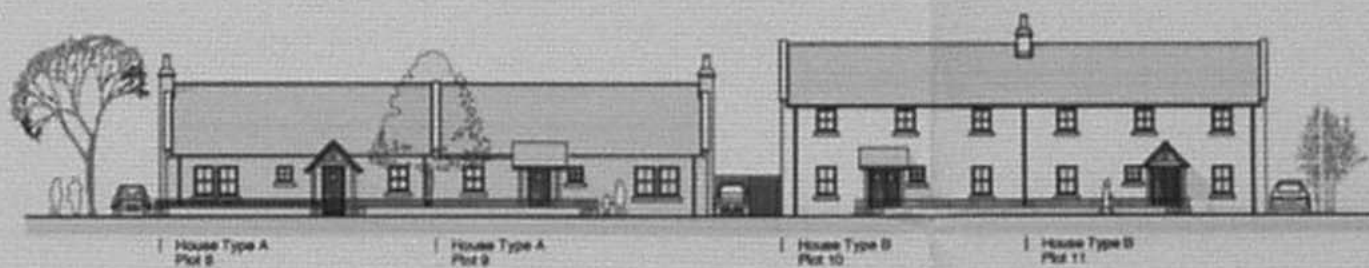
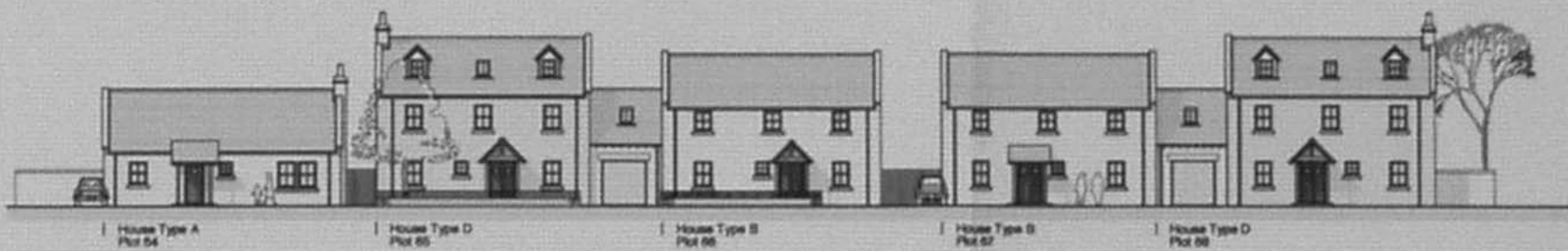
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Scale: Date: Drawn:
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Checked: Reviewed: Author:
...

Revisions:

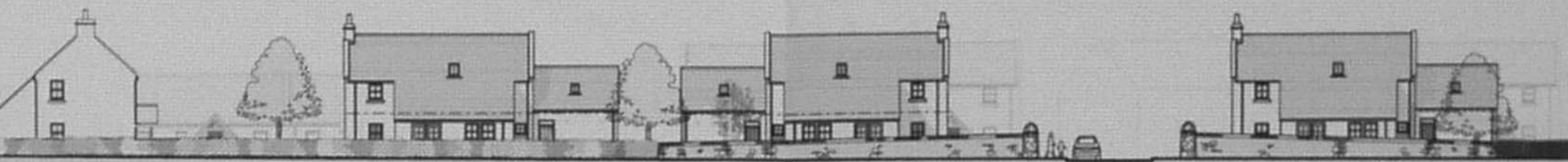
Date Initials
Description of amendment



Colouring of individual blocks to be based on traditional Scottish lime render colours & agreed with local planning office.

External wall finishes traditional wet dash render.

Slates - blue grey to roofs.



LDN
Architects

2000
1000
500
0

Job Title
**THE MEADOW
SUTHERLAND ROAD
DORRNOCH**

Drawing Title
**PLANS, ELEVATIONS AND
SECTION**

**HOUSE TYPE 'A'
3RD/4TH single storey
(90.2 sqm)**

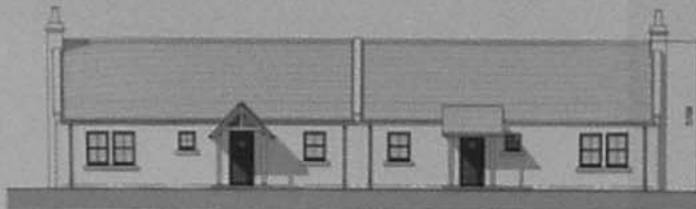
Drawing Status
for planning

Drawing No.
F0606/02

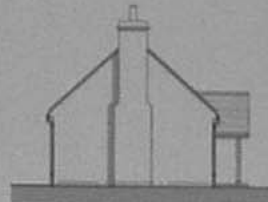
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Checked: Reviewed: Authorised:

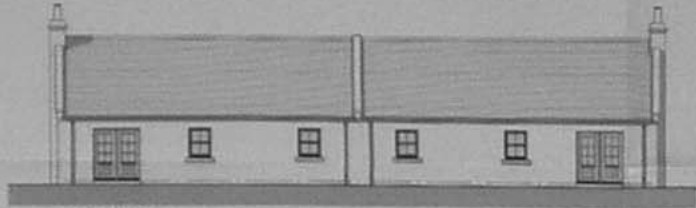
Revisions:
1. Date: Details
Description of amendment



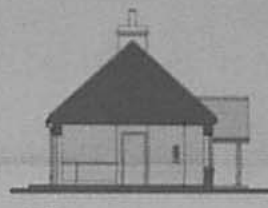
FRONT ELEVATION



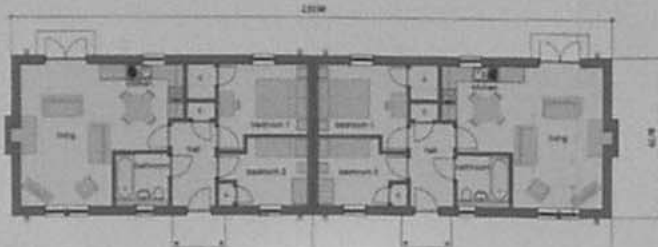
END ELEVATION



REAR ELEVATION



SECTION



I hereby certify that this is a true and correct copy of the plans submitted to the planning authority on 20 February 2007.
Submitted by: Mr Stuart Stewart Ltd
for Planning Permission
from The Highland Council

LDN
Architects

2000
1000
500
0

Job Title
**THE MEADOW
SUTHERLAND ROAD
DORRNOCH**

Drawing Title
**PLANS, ELEVATIONS AND
SECTION**

**HOUSE TYPE 'B'
3RD/4TH 1.5 storey
(137 sqm)**

Drawing Status
for planning

Drawing No.
F0606/03

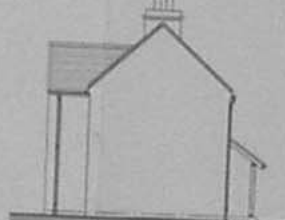
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Checked: Reviewed: Authorised:

Revisions:
1. Date: Details
Description of amendment



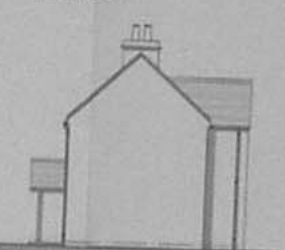
FRONT ELEVATION



END ELEVATION



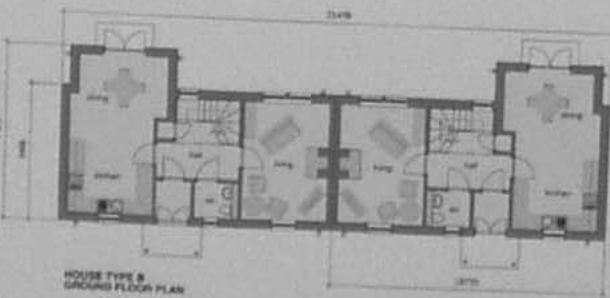
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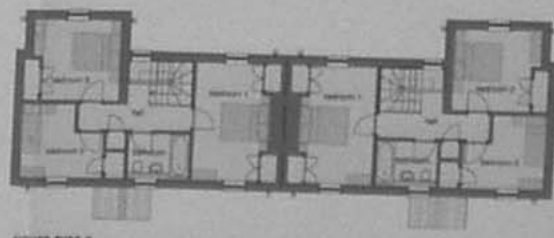
END ELEVATION



SECTION



HOUSE TYPE B
GROUND FLOOR PLAN



HOUSE TYPE B
FIRST FLOOR PLAN

LDN

Address

Job Title

THE MEADOW
BUTHERLAND ROAD
DORNOCH

Drawing Title

PLANS, ELEVATIONS
& SECTIONS

HOUSE TYPE 'C'
675SFT 1, Storey
(100sqm & garage 17sqm)

Drawing Status

for planning

Drawing No.
F0606/04

Scale Date Drawn

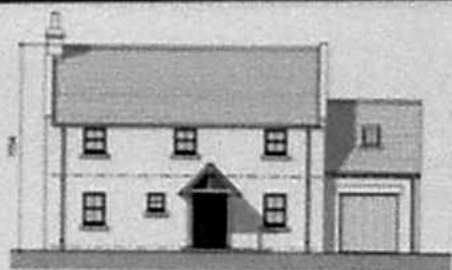
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Checked: Reviewed: Approved:

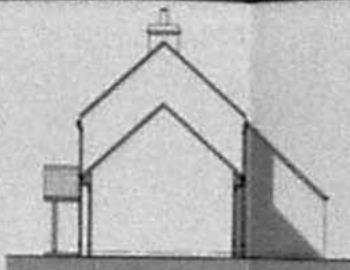
Remarks

1. See 10669

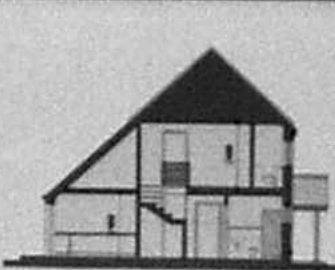
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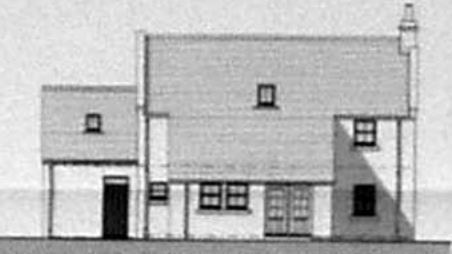
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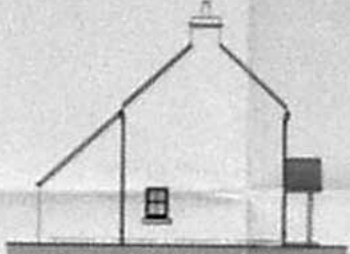
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SECTION



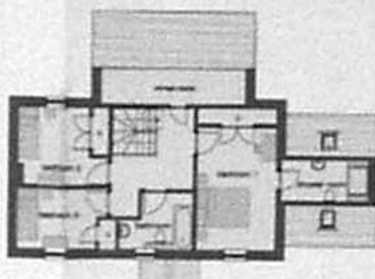
REAR ELEVATION



END ELEVATION



HOUSE TYPE C
GROUND FLOOR PLAN



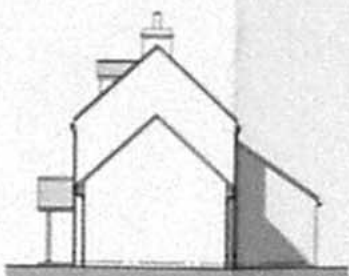
HOUSE TYPE C
FIRST FLOOR PLAN

This is a preliminary drawing and is not to be used for construction purposes without the approval of the architect. It is the client's responsibility to ensure that the drawing is used for the intended purpose.

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FRONT ELEVATION



END ELEVATION

This is a preliminary drawing and is not to be used for construction purposes without the approval of the architect. It is the client's responsibility to ensure that the drawing is used for the intended purpose.

LDN

Address

Job Title

THE MEADOW
BUTHERLAND ROAD
DORNOCH

Drawing Title

PLANS, ELEVATIONS
& SECTION

HOUSE TYPE 'D'
775SFT 2, Storey
(154sqm & garage 17sqm)

Drawing Status

for planning

Drawing No.
F0606/05

Scale Date Drawn

1:100 Jan 07 M

Checked: Reviewed: Approved:

Remarks

1. See 10669

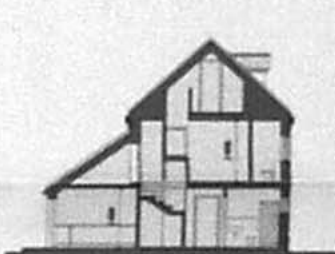
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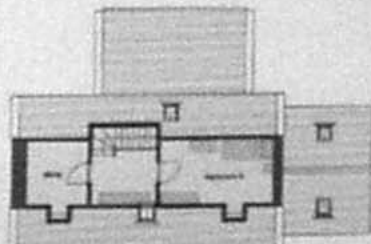
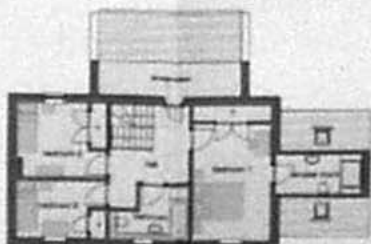
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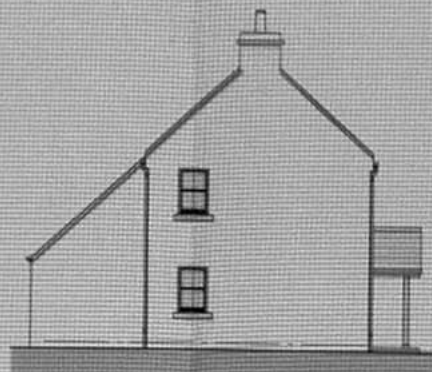


SECTION

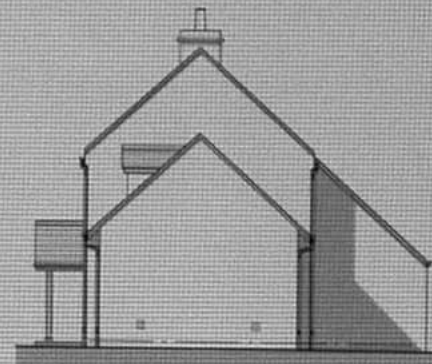




FRONT ELEVATION



END ELEVATION



END ELEVATION

LDN
Architects

Job Title
THE MEADOWS
SUTHERLAND ROAD
DORNOCH

Drawing Title
PLANS, ELEVATIONS
& SECTION

HOUSE TYPE 'E'
7P/5APT 1; Storey
(150sqm & garage 25sqm)

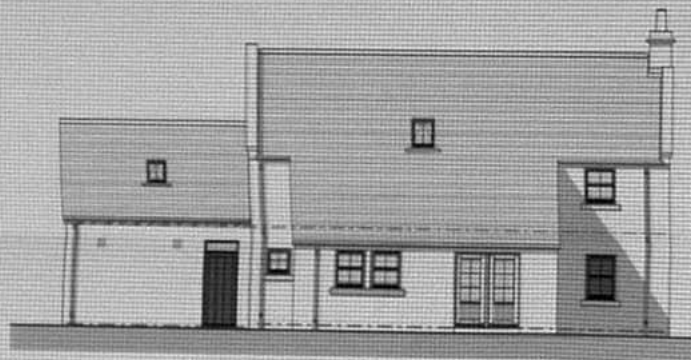
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for planning

Drawing No:
F0606/06

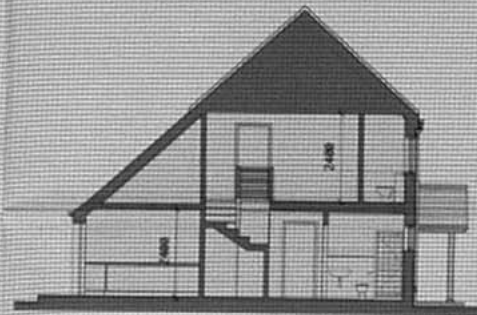
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Checked: Reviewed: Authorised:

Revisions:
Date: Initials
Description of amendment



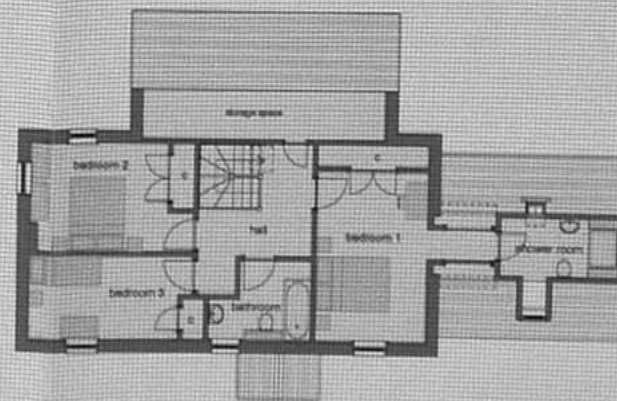
REAR ELEVATION



SECTION



HOUSE TYPE E
GROUND FLOOR PLAN



HOUSE TYPE E
FIRST FLOOR PLAN

We certify that this is a true copy of one of the plans referred to in the application dated 25 February 2007 submitted by Per Murro (Aresco Ltd) for Planning Permission from The Highland Council

15th Floor
for LDN Architects by
29 St Leonards Road, Forth 7/36 LDN

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APPROVALS ONLY