

THE HIGHLAND COUNCIL

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

Agenda Item	4.8
Report	PLC-14-07

**07/00162/FULSU – Erection of house at
former sawmill site, Laundry Road, Lairg**

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is to erect a new house on the former sawmill site, Laundry Road, Lairg. The application is being reported to Committee as the proposal is a departure from the development plan.

The recommendation is to GRANT planning permission subject to conditions.

Applicant – P & C Properties, The Fairways, Ardross Road, Alness

Ward Number 1 – North, West and Central Sutherland

A Hearing has been requested.

1. PROPOSAL

1.1 The site lies on the east side of Laundry Road, between 'Lagbuie' and the former laundry buildings to the south and the blacksmith's workshop to the north. Lairg Primary School stands approximately 60 metres to the west and an area of open space extends to the east. The land is currently a derelict gap site, occupied only by a large open-sided, brick-built shed in the north-west corner. A substantial stone wall with decorative entrance pillars marks the western extent of the site.

2. PLANNING HISTORY

2.1 The site has no relevant planning history.

3. PUBLIC PARTICIPATION

3.1 The application was advertised as a departure from the provisions of the development plan for a period of 21 days, expiring on 25 May 2007.

- 3.2 One representation has been received and while it is not an objection to the principle of building on the site, it does raise the issue of access to a strip of land along the southern edge of the site. Access is required to service the utility pipes that run through this area and to maintain 'Lagbuie' and the former laundry buildings.
- 3.3 The letter of representation is available in the Area Office and will be available at the Committee meeting. The name of the person making representations is noted at the end of this report.

4. CONSULTATIONS

4.1 Internal Consultees:

- TEC Services – No objections.
- Contaminated Land Unit – The site / part of this site has a historic use, which may have resulted in land contamination. It is therefore recommended that a suspensive contaminated land condition is used.

4.2 External Consultees:

- Scottish Water – No objections. There may be issues within the Water Network.
- Lairg Community Council – No objections.

5. POLICY

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

Highland Structure Plan:

- G2: Design for Sustainability

Golspie and Lairg Local Plan:

- IN44 allocates approximately 1.8 hectares (including existing uses) at the Laundry for industrial estate purposes.

- 5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policy (SPP) and Planning Advice Note (PAN):

- SPP 3 – Planning for Housing
- PAN 67 – Housing Quality

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 objector
- 6.3 The proposed development would be located on a derelict gap site on the east side of Laundry Road, between 'Lagbuie' and the blacksmith's workshop. The existing shed would be retained and renovated for use as a workshop / studio and the stone wall and entrance pillars along the western boundary would also be retained. This would be an appropriate reuse of derelict land and buildings and would complement 'Lagbuie' and the more recent residential developments on Laundry Road. A neighbour has raised the issue of access to a strip of land along the southern edge of the site, as it covers various utility pipes and enables maintenance of the buildings to the south. However, the proposal does not involve building on this area of land and any rights of access are private legal matters, not covered by the remit of planning.
- 6.4 There are no technical difficulties with the proposal.
- 6.5 Policy – In my assessment the proposal meets with the requirements of Policy G2: Design for Sustainability, as it does not significantly impact on habitats, species, landscape or scenery. It also demonstrates sensitive siting, as it would not significantly impact on the amenity and privacy enjoyed by the properties to the north and south. Furthermore, I consider the proposed house to be of high quality modern design, as it is clearly a dwelling, yet certain aspects of the design and some unconventional material choices echo the industrial past of the site and surrounding area.
- 6.6 The proposal does conflict with Policy IN44, as it allocates the site for industrial use. However, Members should note that since the adoption of the Golspie and Lairg Local Plan in July 1983, no proposals have been brought forward for the development of an industrial estate at the former laundry.

7. CONCLUSION

- 7.1 The proposal is a departure from the development plan. However, it is considered that it is a minor and acceptable departure, as it is in keeping the established character of the area and accords with Policy G2: Design for Sustainability.

RECOMMENDATION

Grant planning permission subject to the following conditions:

- 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 docketed 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 All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Drainage Authority and the Building Standards Authority.

Reason: In the interests of amenity and public health.

- 3 All access arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Roads Authority, and in accordance with the Schedule attaching to this permission, prior to occupation of the house.

Reason: In the interests of road safety.

- 4 Prior to any development commencing on site, a scheme to deal with potential contamination on site shall be submitted to and require the approval in writing of the Planning Authority in consultation with the Council's Contaminated Land Unit, and the approved scheme shall be implemented thereafter in full to the satisfaction of the Planning Authority in consultation with the Council's Contaminated Land Unit.

The scheme, which may be undertaken on a phased and progressive basis, shall contain details of proposals to deal with potential contamination and shall include:-

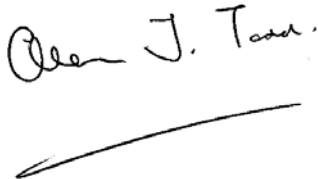
- (a) An assessment of the nature, extent and type of contamination on site, identification of pollutant linkages and assessment of risk. The scope and method of this assessment shall be agreed in advance with the Planning Authority in consultation with the Council's Contaminated Land Unit and shall be undertaken in accordance with PAN 33 (2000) and BS10175; 2001.
- (b) A Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for the use(s) proposed. This shall include a method statement, programme of works, proposed verification plan and proposals for the ongoing monitoring of the condition of the site.
- (c) A Validation Report (should remedial action be required) by a competent person who will validate and verify the completion of works to a satisfactory standard as agreed with the Planning Authority in consultation with the Council's Contaminated Land Unit.

Written confirmation from the Planning Authority in consultation with the Council's Contaminated Land Unit that the approved scheme has been satisfactorily implemented and completed, and that, if appropriate, monitoring measures are satisfactorily in place, shall be required by the developer before any development hereby approved commences on site.

Informative

Scottish Water has responded to our consultation, and have commented that currently there is spare capacity to connect to the public wastewater system and water network. However you are advised that a supply and connection 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. If you have any further enquiries with regards to sewerage connection and/or water supply then you must contact Scottish Water on 0845 601 8855.

Signature:

A handwritten signature in black ink that reads "Alan J. Todd". The signature is written in a cursive style. Below the signature is a long, horizontal, slightly curved line that serves as a decorative underline.

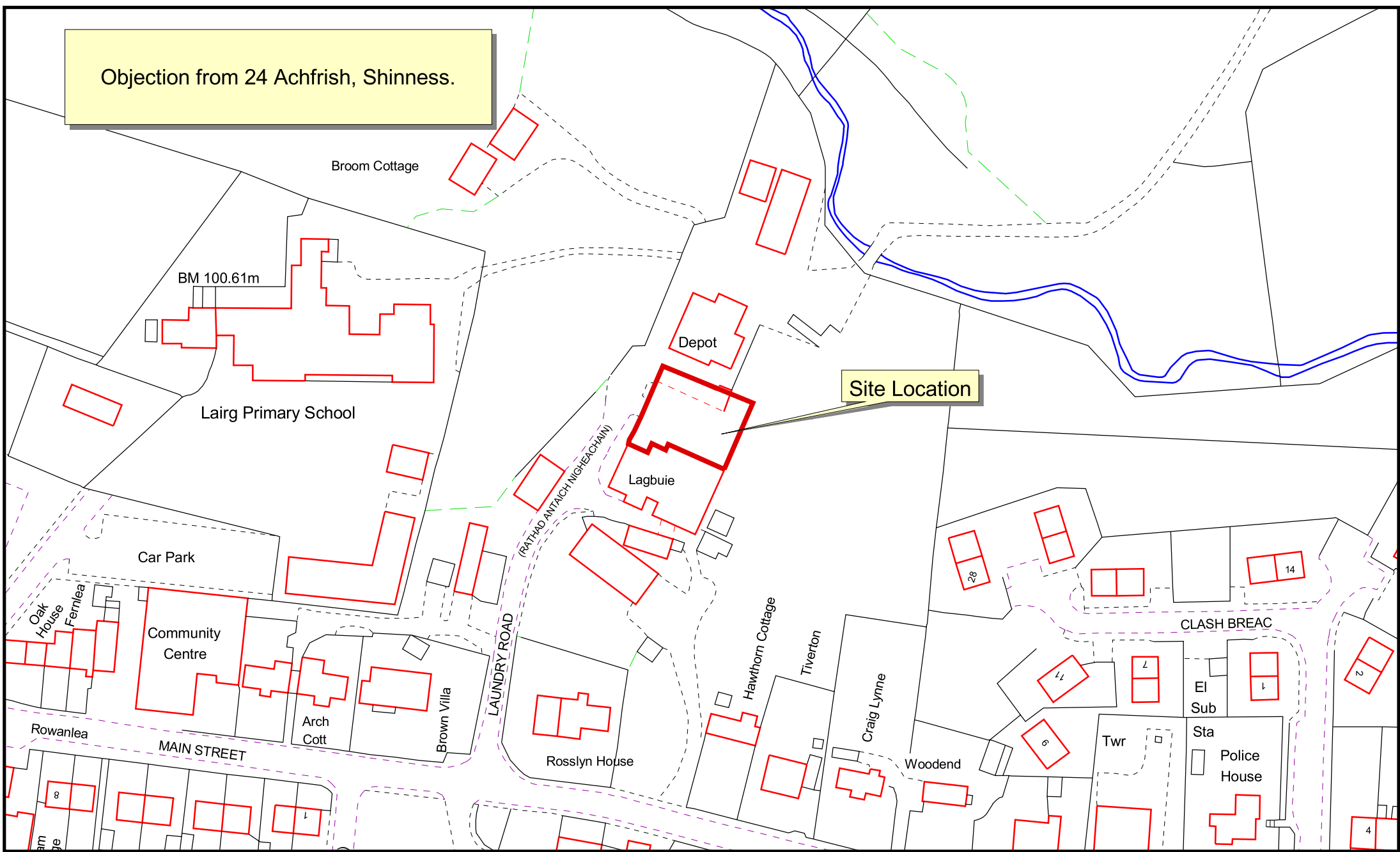
Designation: Area Planning & Building Standards Manager

Author: Craig McMurtrie – Graduate Planner 01862 812058

Background Papers: As referred to in the report above and case file reference number 07/00162/FULSU

Date: 13/08/07

Objection from 24 Achfrish, Shinness.



07/00162/FULSU
Erection of house at Former Saw Mill Site, Laundry Road, Lairg.



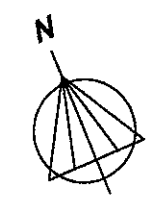
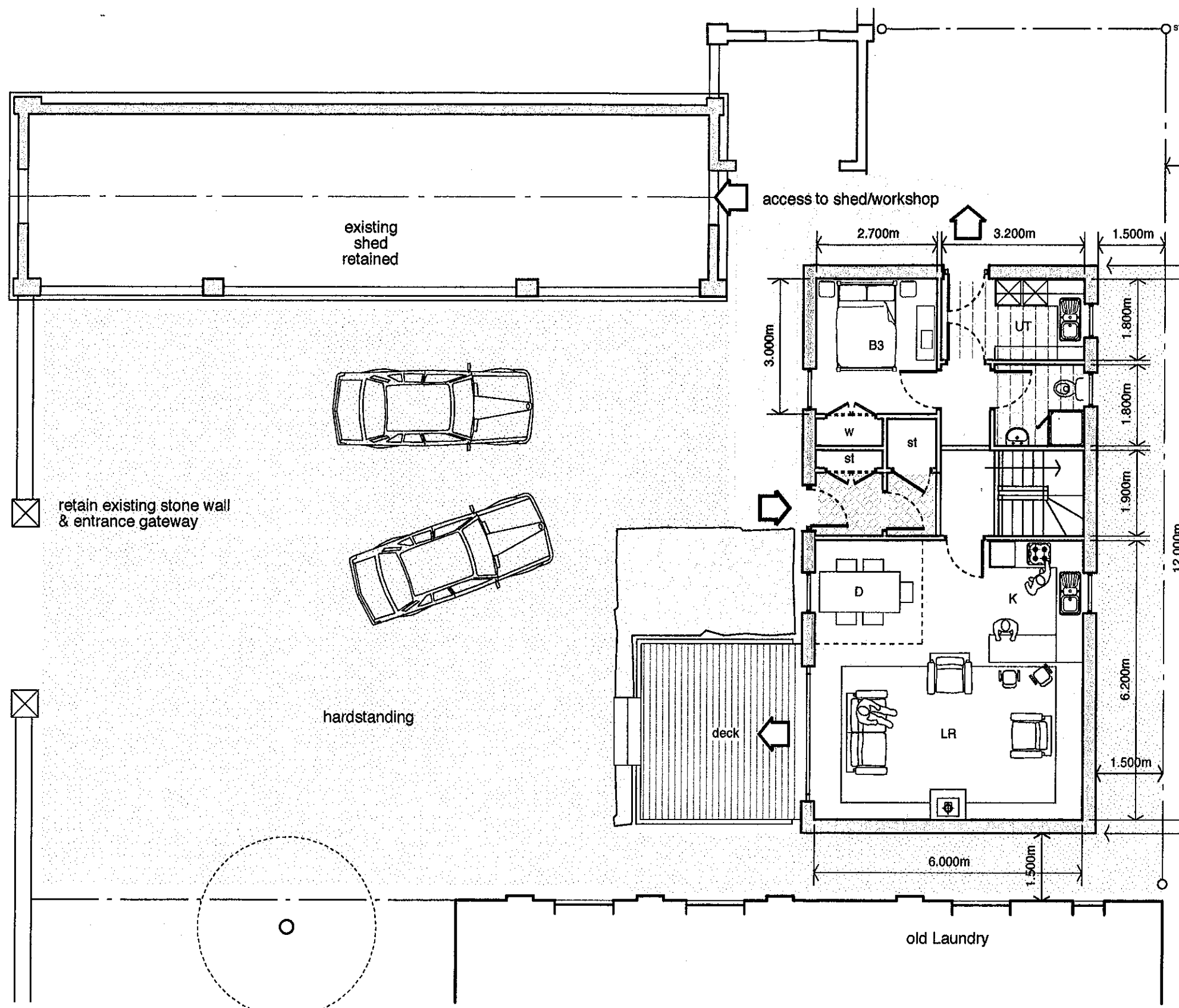
Date: 26 July 2007

SUPPLIED BY THE HIGHLAND COUNCIL

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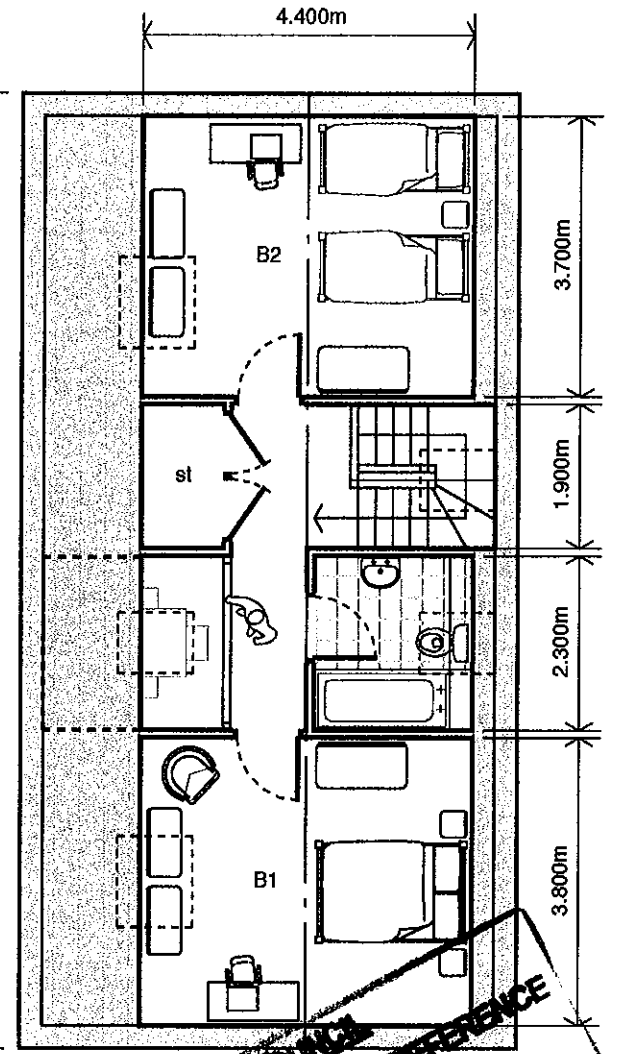
P & C Properties
per Iain Livesley Architect
Coneas
Balconie
Evanton





replace existing post & wire fence with timber palisade fence 1.5m high

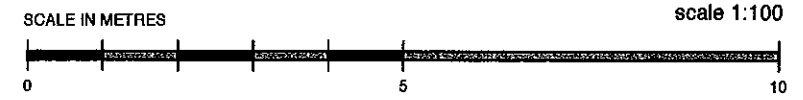
retain existing stone wall & entrance gateway



72sq.m
Ground Floor

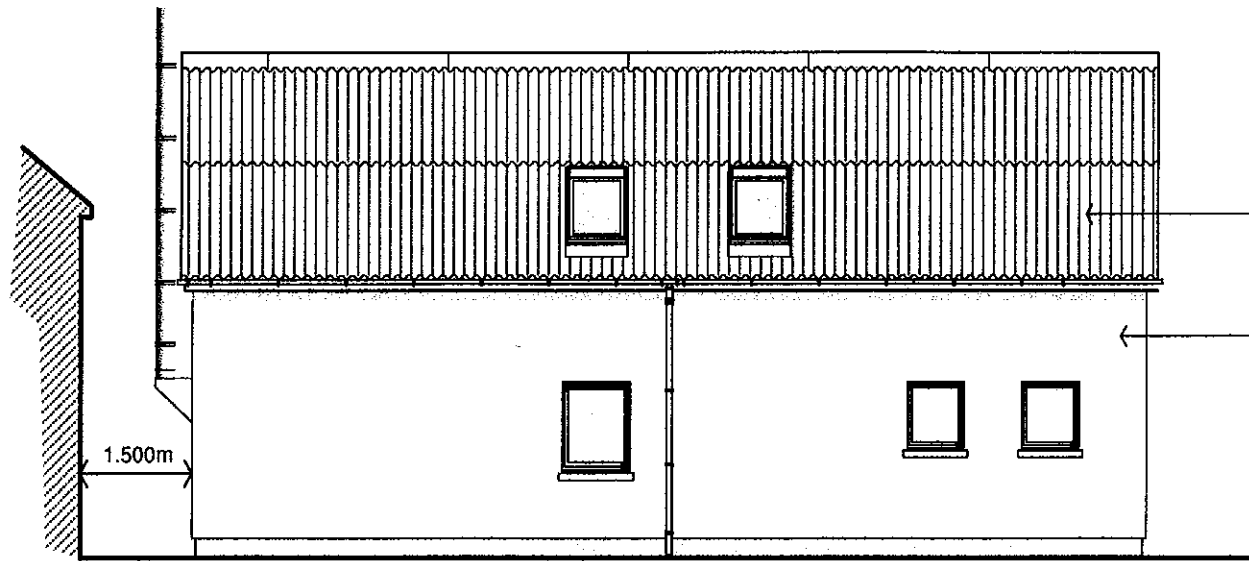
53sq.m
First Floor

THE HIGHLAND COUNCIL
 PLAN 2 OF 3 OF APPLICATION REFERENCE
 07/00162/Fursu
 RECEIVED 18/04/07

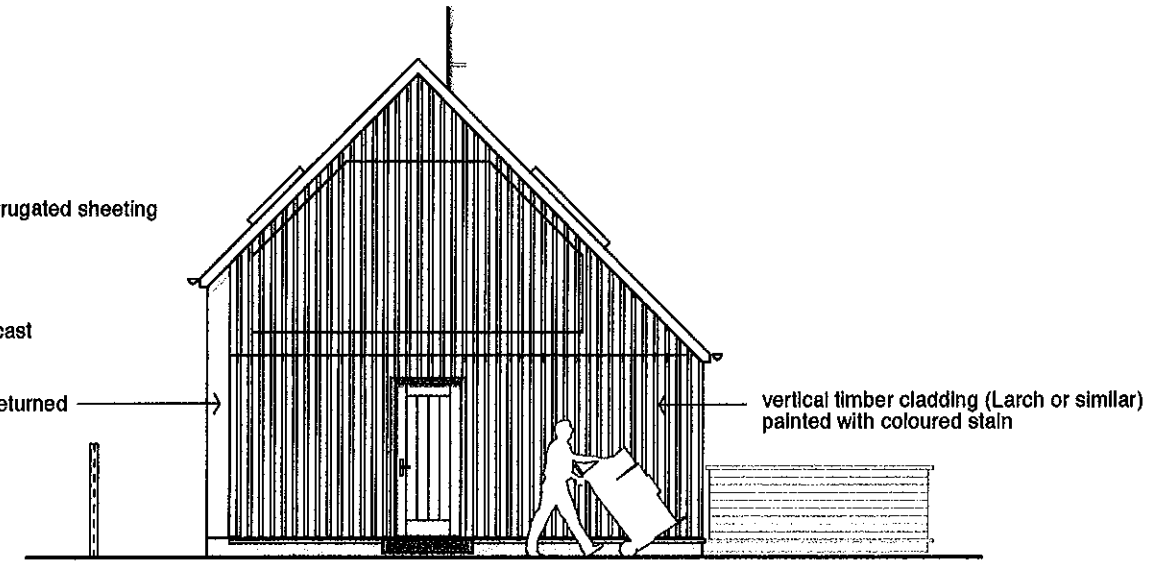


Proposed House
 at site of former Sawmill, Laundry Road, Lairg
Floor Plans
 dwg 0624/PL03
 April 2006
 scale 1:100

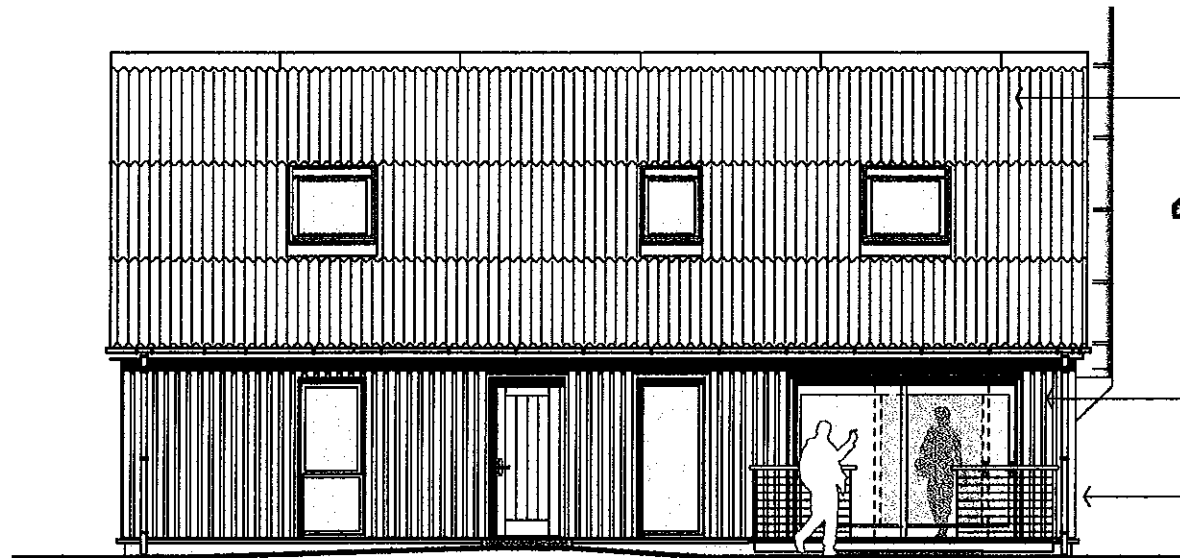
Iain Livesley Architect
 01349 830023
 mail@livesley.co.uk



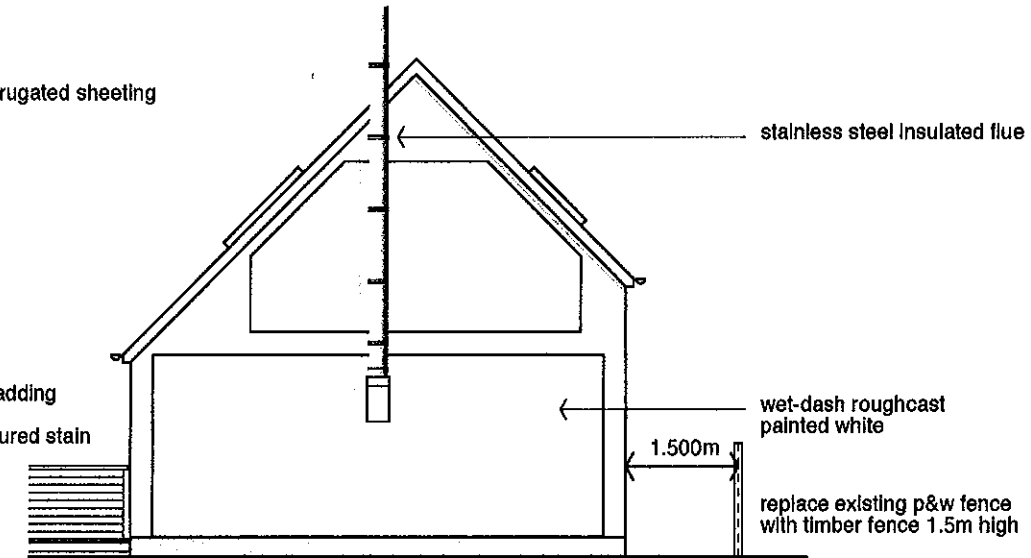
East Elevation



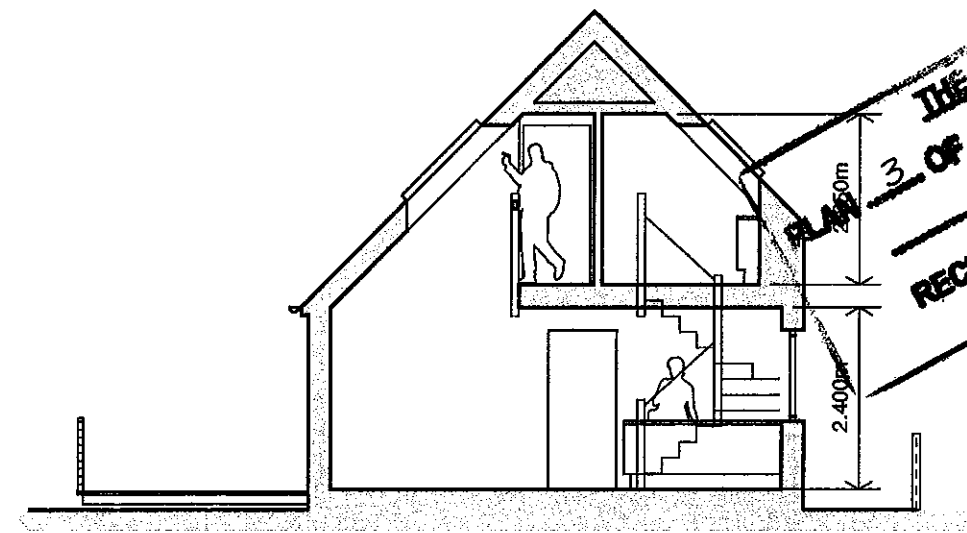
North Elevation



West Elevation

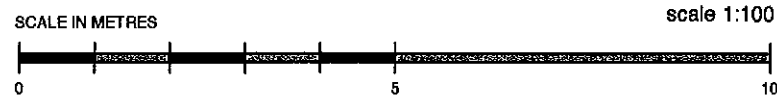


South Elevation



Cross Section

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 PLAN 3 OF 3 OF APPLICATION REFERENCE
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Proposed House
 at site of former Sawmill, Laundry Road, Lalg
Section & Elevations
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 scale 1:100