

**THE HIGHLAND COUNCIL**

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

Agenda Item	4.12
Report No	PLC-18-07

**07/00240/OUTSU – Erection of house. Installation of septic tank and soakaway system. Formation of new access onto minor public road at land 100m west of 256 Doll, Brora**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

The proposal is in outline for the erection of a house, installation of a new septic tank and soakaway and formation of a new access on land 100 metres west of 256 Doll, Brora. The application is being reported to Committee as seven objections to the proposal have been received from different addresses.

**The recommendation is to GRANT outline planning permission subject to conditions.**

Applicant – Mr M Wilkinson, 'Craigellachie', 208 Upper Doll, Brora

Ward Number 1 – East Sutherland and Edderton

**1. PROPOSAL**

1.1 The site lies to the north of the Fannich public road, between 256 Doll to the east and 'Kinnaird', 191 Doll to the west. It is low-lying unused grazing land with hedgerows to the south and west. Further screening is provided along the western edge of the site by a number of mature trees.

**2. PLANNING HISTORY**

2.1 Pre-application advice was given in January 2007.

**3. PUBLIC PARTICIPATION**

3.1 Seven representations have been received and relate to the following matters:

- Access
- Property speculation
- Poor drainage on and around the site

- Reduction in privacy
- Public water main passing through the site

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 Internal Consultees:

- TEC Services – No objections.

### 4.2 External Consultees:

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

## 5. POLICY

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

### Highland Structure Plan:

- G2: Design for Sustainability
- H3: Housing in the Countryside

### South & East Sutherland Local Plan:

- ENV2: 12(h) states that the Council will favour development, unless this would significantly affect important local features. As a guide, housing on the Doll should enjoy a spacing of 100 metres or more. Development should be limited to two houses per croft and may be constrained by ground pollution from septic tank discharges.

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

- SPP 1 – The Planning System
- PAN 72 – Housing in the Countryside

## 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 proposed development would be located to the north of the Fannich public road, between 256 Doll and 'Kinnaird', 191 Doll. The site is currently unused and would allow the recommended 100 metre spacing between houses to be achieved. It is also well screened from nearby properties by a hedgerow and a number of large trees to the west and hedgerows to the south.

6.4 Neighbours have made representations on various aspects of the proposal:

- Access – this has been deemed adequate by TEC Services.
- Property speculation – strongly refuted by the applicant and not a material planning consideration.
- Poor drainage on and around the site – the applicant has provided documentary and photographic evidence that the water table lies approximately 1400 millimetres below ground level and that percolation tests were successful.
- Reduction in privacy – the nearest house is approximately 100 metres away to the east. All other properties are screened from the site to some degree by hedgerows and trees.
- Public water main passing through the site – the applicant has provided a plan showing the route of the public water main, which runs close to the public road, thereby allowing sufficient space on the site for the proposed development to be accommodated.

6.5 There are no technical difficulties with the proposal.

6.6 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 and high quality design in keeping with local character and historic environment, while making use of appropriate materials.

6.7 The proposal also complies with the provisions of ENV2: 12(h), as the indicative spacing of 100 metres between houses can be easily achieved. Although a number of representations highlighted that there is a static caravan adjacent to 256 Doll, this is not occupied as a separate dwelling in its own right and consequently the proposal complies with the limit of two houses per croft, as set out in the Local Plan. Furthermore, the site is far enough from the adjacent properties that the ground will not have been polluted by septic tank discharges.

6.8 In my view, the proposal is clearly of an appropriate location and scale and therefore meets the requirements of Structure Plan Policy H3: Housing in the Countryside.

## 7. CONCLUSION

- 7.1 The proposal accords with the requirements of both the Highland Structure Plan and the South & East Sutherland Local Plan, as it is in keeping with the local character and historic and natural environments, while having no detrimental effects on the amenity of the surrounding area.

## RECOMMENDATION

Grant outline planning permission subject to the following conditions:

- 1 That a further application shall be submitted to the local Planning Authority, together with the requisite detailed plans to include:-
  - a) Plans, sections and elevations of the proposed building, and colour and type of materials to be used externally on walls and roof;
  - b) Detailed layout of the site as a whole, site levels existing and proposed, including provision for car parking, details of accesses and details of all fences, walls and hedges;
  - c) Landscaping proposals including existing trees to be maintained and proposed tree and shrub planting to be carried out.

These are RESERVED MATTERS to this Outline Application and no work on the site shall commence until the written approval of the Highland Council, as Planning Authority has been given.

Reason: Permission is hereby granted in outline only.

- 2 Notwithstanding design and external appearance are reserved matters under condition 1 above, the house shall be single or one-and-a-half storeys only, and shall reflect building styles and use of materials traditional within the area.

Reason: In the interests of amenity.

- 3 Notwithstanding design and external appearance are reserved matters under condition 1 above, the roof shall have a minimum pitch of 40°.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3 and the Council's Design Guidance.

- 4 Notwithstanding external appearance is a reserved matter under condition 1 above, the roof of the house shall be finished with natural slate, or an alternative of similar size, colour, texture, profile and thickness, or as otherwise may be agreed in writing with the Planning Authority. For the avoidance of doubt suitable alternative non slate tiles are:

- Marley 'Monarch', 'Clansman', 'Marquis', 'Melbourn', 'Birkdale', 'Edgemere'
- Redland 'Richmond', 'Lakeland', 'Cambrian', 'Saxon'

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3 and the Council's Design Guidance.

- 5 Notwithstanding exact siting is a reserved matter under condition 1 above, the position of the house shall be pegged out on site for the prior approval of the Planning Authority, in writing, and any application for approval of reserved matters shall be accompanied by cross sections and levels showing the finished floor level in relation to an agreed and fixed datum.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3, the Council's Design Guidance, and the South & East Sutherland Local Plan. For the avoidance of doubt, the house shall be positioned at least 100m from any of the surrounding properties.

- 6 Notwithstanding landscaping is a reserved matter under condition 1 above, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following the completion of the house.

Reason: In the interests of amenity and for the avoidance of doubt.

- 7 Notwithstanding access is a reserved matter under condition 1 above, prior to the commencement of any other aspects of the approved development, the access from the public road to the site shall be constructed to base course level in accordance with the attached Standard Access Specification. The access shall be fully completed in accordance with the Specification prior to occupation of the development.

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

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

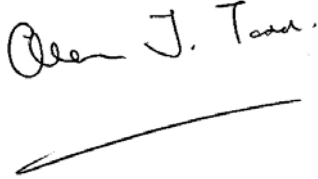
Reason: In the interests of amenity.

### 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:

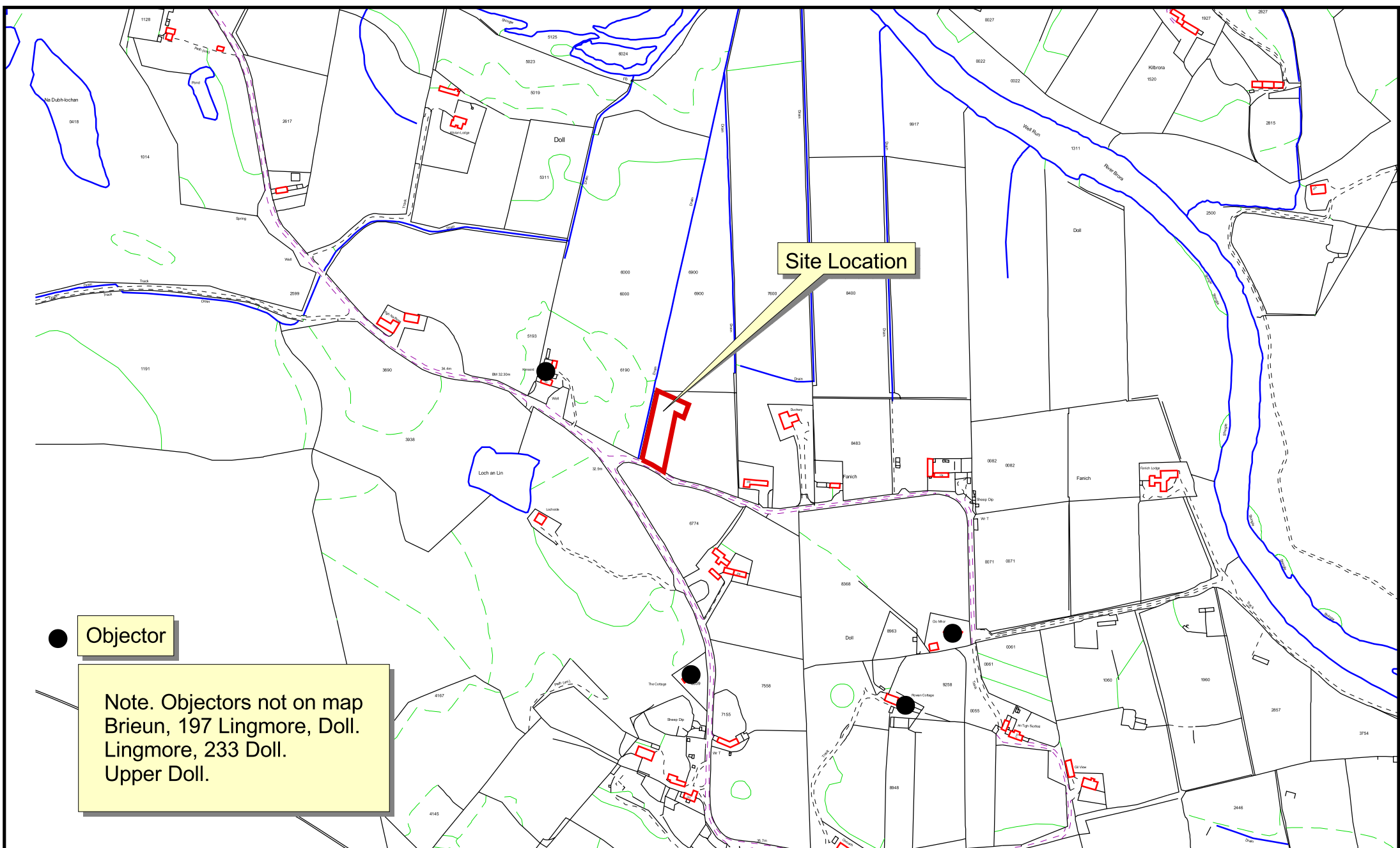
A handwritten signature in black ink that reads "Alan J. Tamm". The signature is written in a cursive style and is positioned above a long, thin horizontal line that serves as a separator or underline.

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 07/00240/OUTSU

Date: 13/08/07



● Objector

Note. Objectors not on map  
 Brieun, 197 Lingmore, Doll.  
 Lingmore, 233 Doll.  
 Upper Doll.



07/00240/OUTSU  
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 soakaway system. Formation of new access onto minor public road at Land 100m West of 256, Doll.

**SUPPLIED BY THE HIGHLAND COUNCIL**

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Mr M Wilkinson  
 Craigellachie  
 208 Upper Doll  
 Brora.



Date: 26 July 2007