

**THE HIGHLAND COUNCIL**

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

Agenda Item	4.13
Report No	PLC-19-07

**06/00436/FULSU – Erection of 4 No. houses and formation of access  
at Housing Land, Munro Place, Bettyhill**

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

**SUMMARY** – The proposal is in detail for the erection of 4 No. houses and an access on land to the east side of Munro Place Bettyhill. The housing will provide much needed low cost housing through Albyn Housing. The application is being reported to Committee as representations have been received from the majority of residents at Munro Place. The site is allocated for residential development.

**The recommendation is to GRANT planning permission.**

Applicant - Albyn Housing Society Ltd, 98-100 High Street, Invergordon IV18 0DL.

Ward Number 1 - North, West and Central Sutherland.

**1. PROPOSAL**

- 1.1 The site is located in the centre of the village to the east side of Munro Place and to the north west of the car park adjacent to the public toilets. To the east are the school playing fields. The site is currently grassed over. The houses to the west are single storey semi-detached properties.
- 1.2 The proposal is for the erection of 2No. blocks of 2No. houses. The houses are to be 2 bedroom, with a living room, kitchen/dining room and bathroom. The buildings are single storey and have an overall floor area of approximately 77sqm. The external finishes are white roughcast walls and a 30° pitch roof covered with slate grey Redland Richmond concrete roof tiles. The houses would have a similar external appearance to the existing houses at Munro Place.
- 1.3 The plots are approximately 25m x 11m (3 most northerly houses) and 21m-25m x 9m (southern house), giving plot ratios of between 28%-29%. The houses have gardens to both the front and rear.
- 1.4 There are existing parking spaces at Munro Place and these are to be augmented with an additional 6 spaces. Four of these are to be located on either side of the existing four spaces outside the northern block and opposite No.5-6 Munro Place. The other two spaces straddle the existing two spaces outside the southern house opposite No.1 Munro Place. Bin storage is to be provided within the rear gardens of each house.

## **2. PLANNING HISTORY**

2.1 The site forms part of a larger area granted planning outline permission for residential development:

- SU/1987/129 – Erection of local authority houses (In Outline). Approved 3 August 1987.
- SU/1989/102 – Erection of 10 houses (Approval of Reserved Matters). Approved 19 May 1989.
- SU/1989/390 – Erection of 10 houses (Amended Application) (Approval of Reserved Matters). Approved 26 January 1990.

The 10 existing houses at Munro Place are on the western part of this original area of land. The area subject of application is to the eastern side of this original site.

## **3. PUBLIC PARTICIPATION**

3.1 The proposal was advertised in the Northern Times, with the advert expiring on 15 December 2006. Representations have been received and relate to the following:

- Lack of parking spaces
- Road congestion and safety
- Overlooking and privacy of existing properties
- Alternative uses for the site e.g. car park
- One way loop road provided by extending existing road back up to car park at public toilets
- Ground used for watching events on football pitch will be lost through proposal
- Design not in keeping with existing houses
- Small plot sizes

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 **Bettyhill Community Council** – No response received.

4.2 **Internal Consultees**

**TEC Services** - Following lengthy discussions with the developer, there are now 6 additional parking spaces for the development along the eastern side of Munro Place. There are also two dropped kerb crossing points between No.4 Munro Place and block 2, and No.9 Munro Place and block 1. The revised plan is now acceptable, but will require a Road Construction Consent. Any disabled spaces would be identified through the Road Construction Consent.

**Archaeology** – No archaeological condition requested.

#### 4.3 External Consultees

**Scottish Water** – No objections. There may be issues within the water network that affect the development. There is insufficient capacity at the Bettyhill septic tank to serve the development and there may be issues within the waste water network.

**SEPA** – No objections. SuDS is required for surface water runoff.

**SNH** – No objections

### 5. POLICY

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

#### **Highland Structure Plan:**

- G2 Design for Sustainability
- H8 Access arrangements for new and existing development

#### **Tongue and Farr Local Plan**

Para 3.1(b) – Housing – 0.3ha of land at Munro Place is allocated for infill development.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); NPPG, and Planning Advice Notes PAN.

- Scottish Planning Policy SPP3 Planning for Housing

### 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 **Policy** - The principle of developing the land for housing accords with the Tongue and Farr Local Plan which allocates the site for residential use (see 5.1).

6.4 Members will note that **no technical difficulties have been highlighted by consultees.**

6.5 **Proposal** - TEC Services have assessed the proposal and consider that the layout is acceptable and that the necessary technical standards can be achieved. Whilst Scottish Water have advised that there is currently insufficient capacity in the village septic tank, Members should note that it is for the developer to secure the necessary permission from Scottish Water to connect to existing infrastructure. I consider that the proposal therefore accords with Policy G2 with respect to road, sewerage and water servicing. Furthermore, the proposal accords with Policy H8 with regards to access arrangements for new developments, with the development being constructed through a Road Construction Consent to adoptable standards.

6.6 Representations relate to:

- Lack of parking spaces, road congestion and safety – There is a wider issue in this part of the village with respect to parking for the school and swimming pool, and set down areas for school children from buses and cars. Difficulties in parking and manoeuvring at Munro Place are found at specific times of the day and give rise to strong feelings from neighbours. However, Members will note that these are road management matters and TEC Services have not raised any concerns in this regard advising that there is adequate parking provision for the development. A marked disabled parking bay has been suggested and TEC Services have advised that this can be provided through the Road Construction Consent process.
- Overlooking and privacy of existing properties – There is adequate separation of at least 17m between the main windows of the existing houses at Munro Place and those proposed. The plots ratios do not exceed 33% of buildings to open space. The houses have gardens and Members will note that there is a playing field directly to the rear of the proposed houses and I am of the view that there is sufficient amenity space. I do not therefore consider that the proposal will have a significantly detrimental impact on either individual or community residential amenity and it therefore accords with Policy G2.
- Design not in keeping with existing houses – The design is considered to complement the existing houses very well and in my view the proposed siting, design and use of materials is acceptable and accords with Policy G2.
- Alternative uses for the site e.g. car park, or provision of a one way loop road – The site is allocated for housing in the Local Plan. Any alternative uses such as a car park or extended road would be contrary to the development plan policy.
- Ground used for watching events on football pitch will be lost through proposal – The vantage point will be lost, but Members will appreciate that there is still ample space around the playing field to watch any events.

6.7 The site is considered to accord with the Local Plan policy which allocates the site for housing. Furthermore, the design, layout and siting of the houses meets the requirements of Policy G2. In addition, Members will note that the proposal meets the technical standards required by TEC Services and therefore accords with Policy G2.

## **7. CONCLUSION**

- 7.1 The proposal is considered to be acceptable and will provide much needed low cost housing through Albyn Housing for the village. Approval is recommended.

## **RECOMMENDATION**

### **Grant planning permission subject to 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 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. 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 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.

- 4 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.

- 5 All access arrangements shall be provided to the satisfaction of the Planning Authority in accordance with the Roads Authority and shall include a disabled parking bay. 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.

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

- 6 Unless otherwise approved in writing by the Planning Authority, construction 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.

- 7 The roofs of the houses shall be finished in a slate grey Redland Richmond concrete roof tile, or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development.

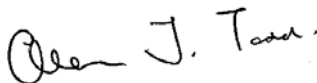
Reason: In the interests of residential amenity and for the avoidance of doubt.

- 8 The external wall finishes shall be a white wet dash harl, or as or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development.

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

### 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:

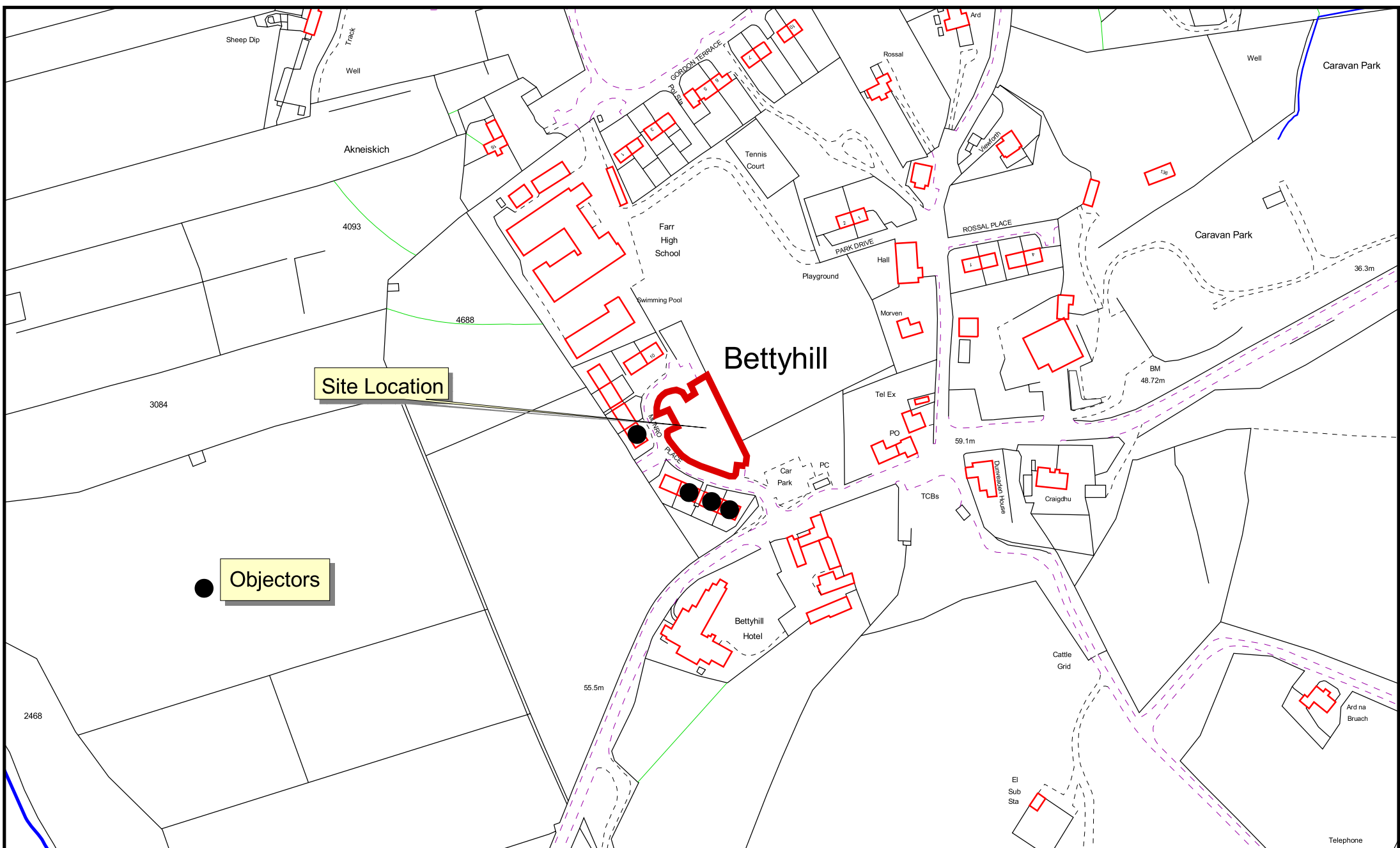


Designation: Area Planning and Building Standards Manager

Author: Bob Robertson 01862 812044

Background Papers: As referred to in the report above and case file reference number 06/00436/FULSU

Date: 13 August 2007



06/00436/FULSU  
 Erection of 4 no. houses and formation of new access (Amended) at  
 Housing Land, Munro Place, Bettyhill.

Albyn Housing Soc. Ltd.  
 per Matheson Mackenzie Ross  
 Royal Bank Buildings  
 High Street  
 Dingwall.

**SUPPLIED BY THE HIGHLAND COUNCIL**

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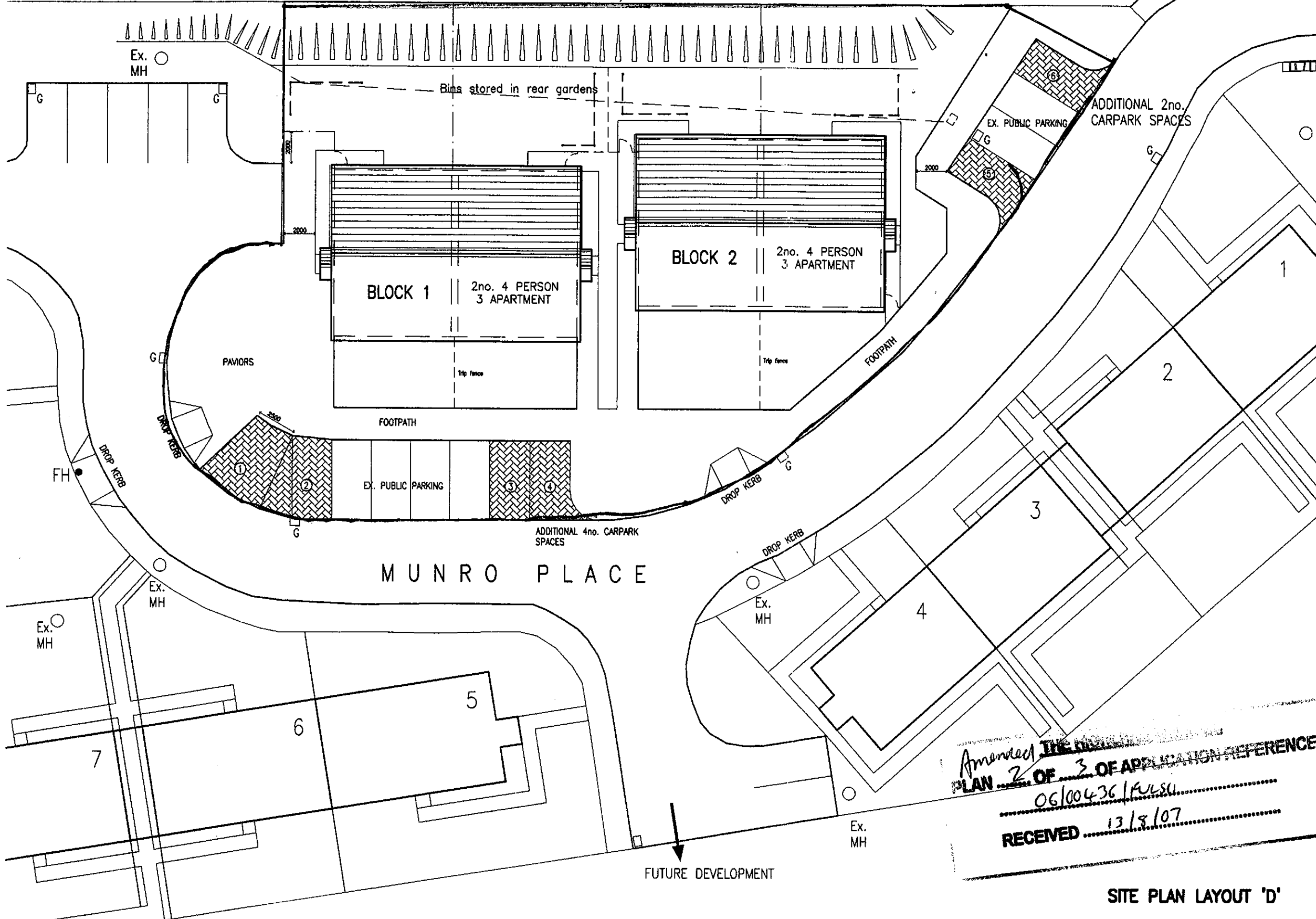
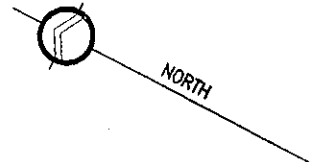
Date: 26 July 2007





FARR SECONDARY SCHOOL

SITE BOUNDARY



NOTES

1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES
2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE
3. ALL DIMENSIONS TO BE CHECKED ON SITE
4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION

REVISIONS

rev	date	initial	detail
A	MAR 07	A.R.	ALTS TO SATISFY TEC SERVICES
B	9.8.07	NHR	BLOCK 1 POSITION, PARKING

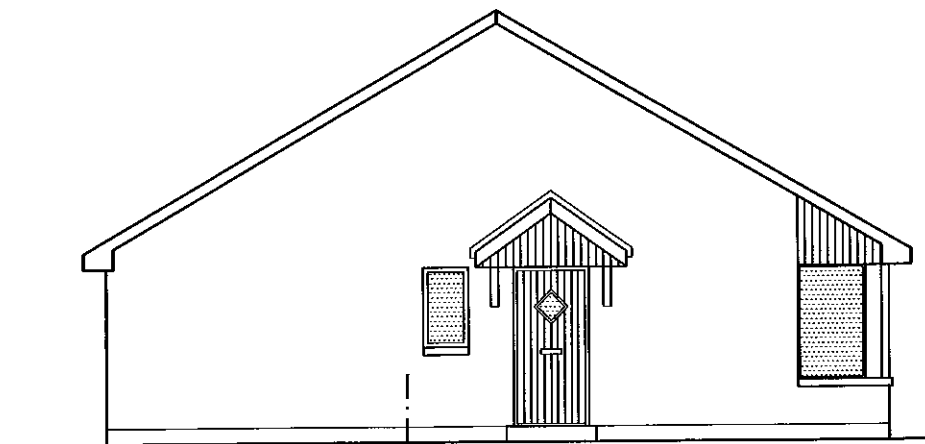
**MATHESON MACKENZIE & ROSS**  
 CHARTERED ARCHITECTS  
 ROYAL BANK BUILDINGS  
 DINGWALL  
 TELEPHONE (01349) 863352  
 FAX (01349) 865746

*Amended THE*  
**PLAN 2 OF 3 OF APPLICATION REFERENCE**  
 06/00436/19/LSU  
**RECEIVED 13/8/07**

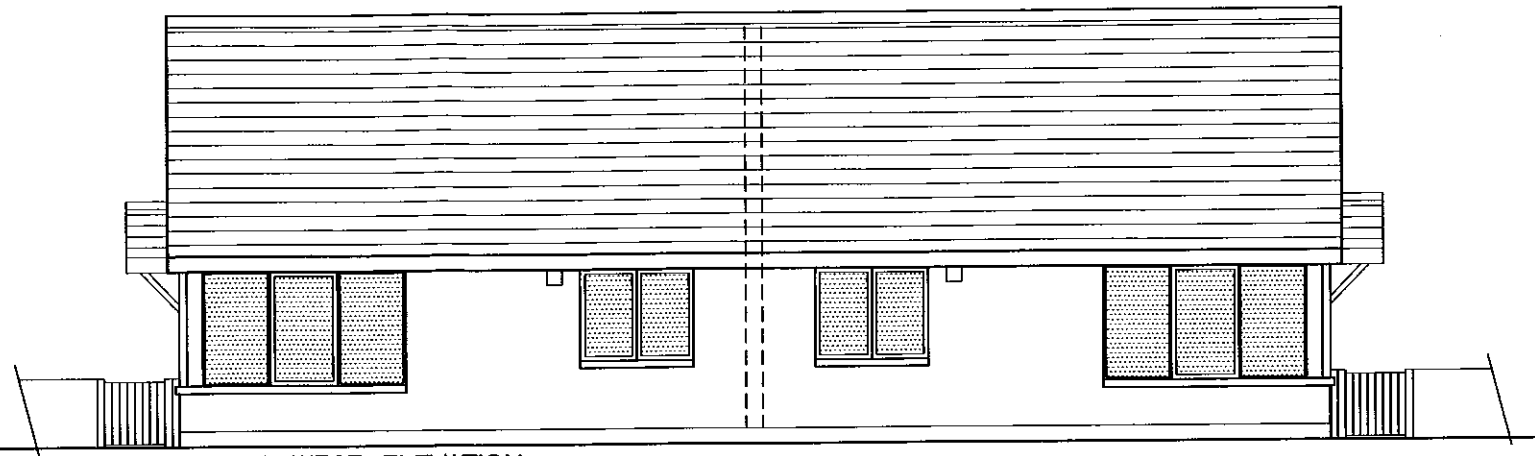
job **BETTYHILL**  
**Proposed Housing at  
 Munro Place for  
 Albyn Housing Society Ltd.**

drawing **SITE PLAN LAYOUT 'D'**

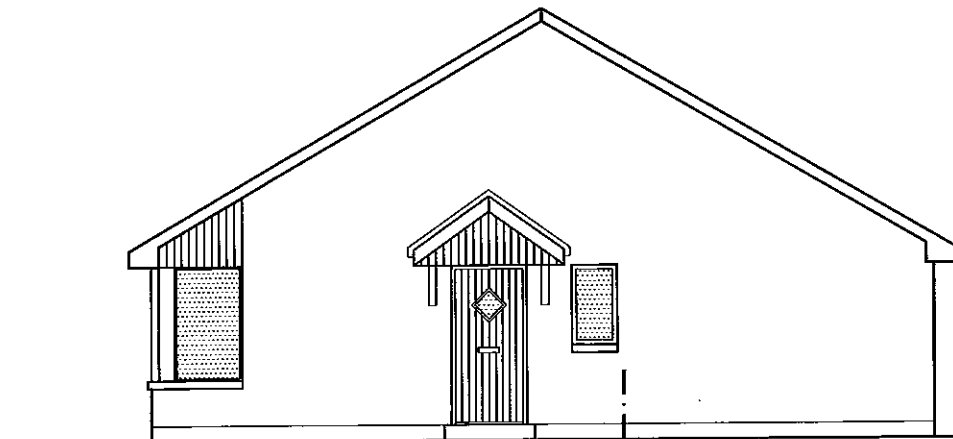
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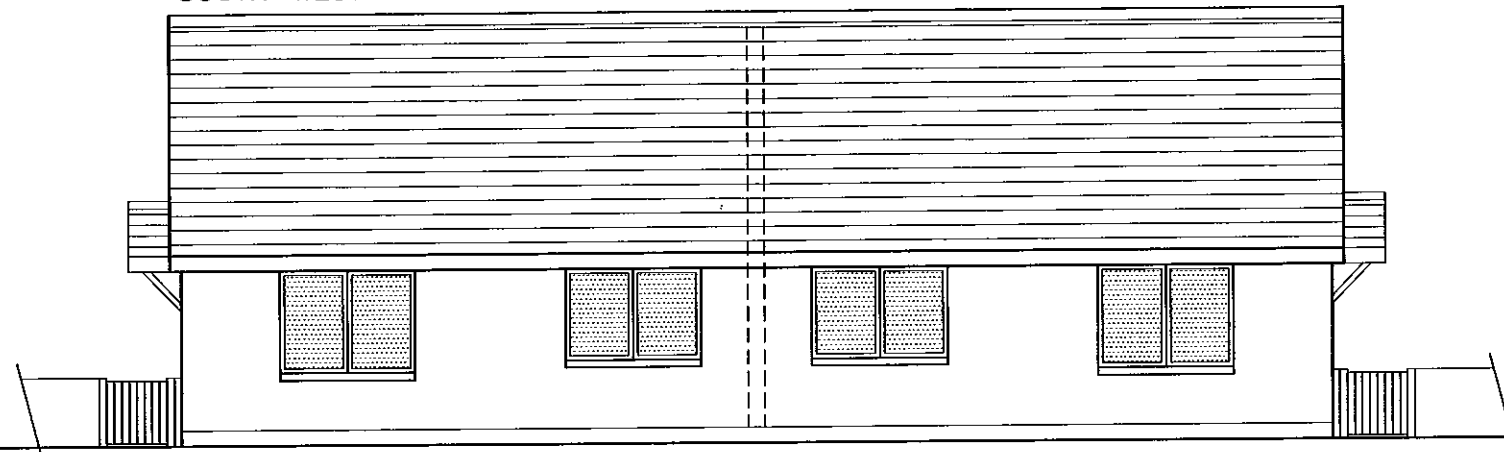
NORTH-WEST ELEVATION



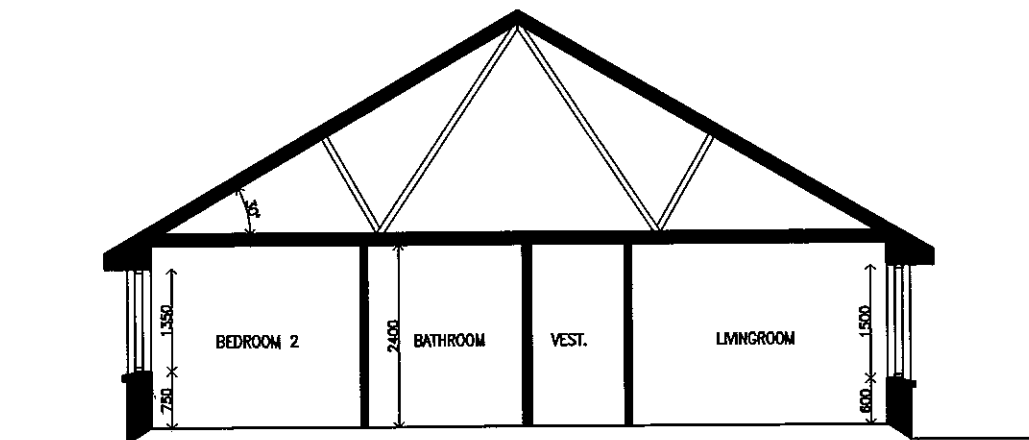
SOUTH-WEST ELEVATION



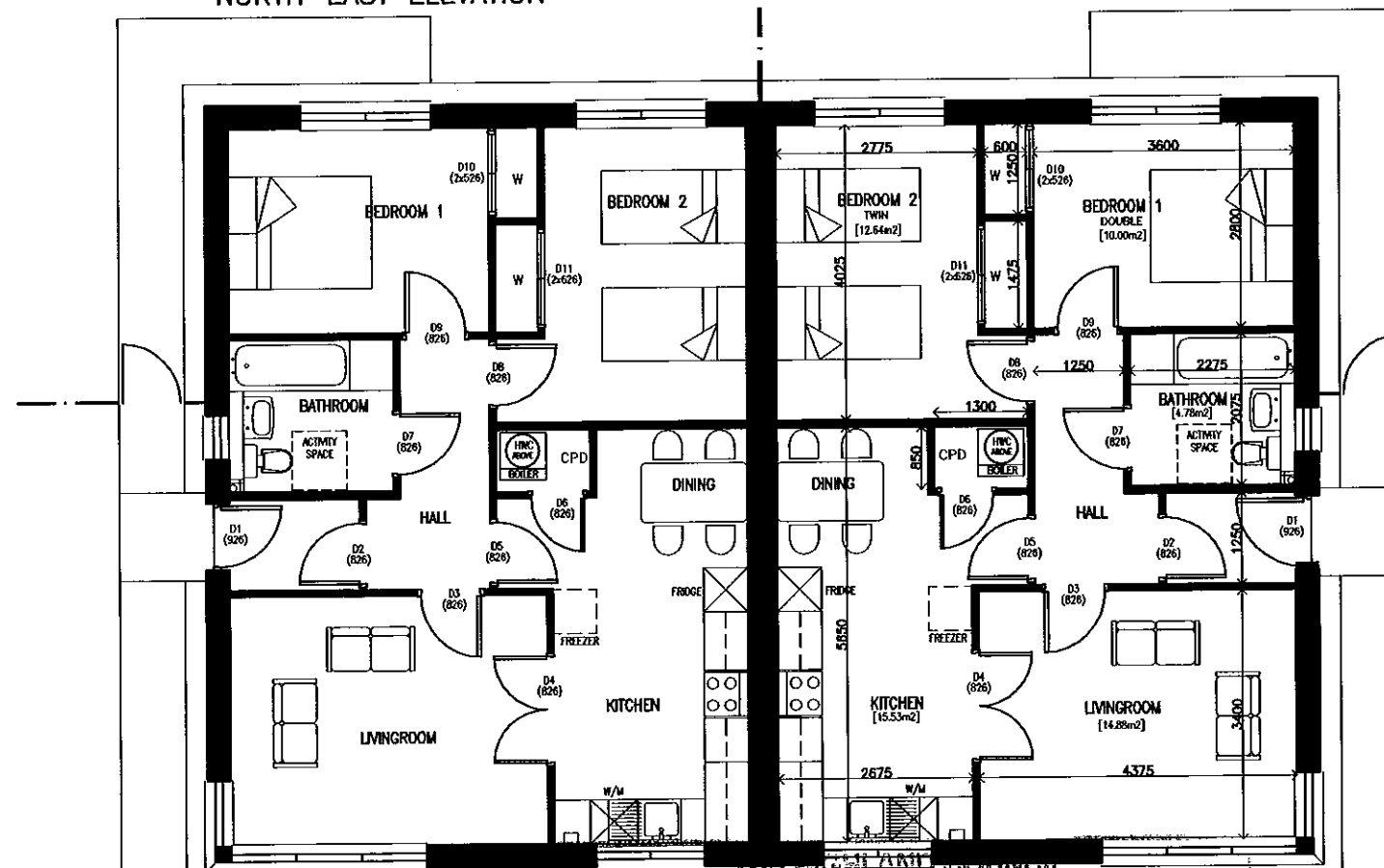
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



SECTION



PLAN : HOUSE TYPE 1  
Net Area: 69.65m<sup>2</sup>  
4 PERSON - 3 APT

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Net Area: 69.65m<sup>2</sup>  
4 PERSON - 3 APT

- NOTES
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REVISIONS

rev	date	initial	detail

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job **BETTYHILL**  
 Proposed Housing at  
 Munro Place for  
 Albyn Housing Society Ltd.

HOUSE TYPE - 4 PERSON, 3 APT  
 drawing FLOOR PLAN, ELEVATION

scale 1:100	date NOV'06
drawn aRozin	check
no B1.01.04	rev

RECEIVED 06/11/06