

**THE HIGHLAND COUNCIL**

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

Agenda Item	
Report No	

**07/00372/FULCA: alterations to workshops (revised plans) at units north west of Radio Station, Neil Gunn Drive, Ormlie Industrial Estate, Thurso.**

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

**SUMMARY**

Planning permission was granted for the erection of six Class 5 industrial units at Plot C. Ormlie Industrial Estate, Thurso on 4 December, 2003 under reference 03/00434/FULCA. Those units had an external height of 4 metres to the eaves and 8 metres to the ridge. The developer now wishes to erect different units having the same footprint but instead of the previous dimensions the proposed units are 5.6 metres to the eaves and 7.2 metres to the ridge. 8 letters of objection have been received. The proposal complies with the Local Plan.

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

Applicant: E. Petrie, Painters, Park Lane, Thurso.

Ward No: 2 – Thurso

**1. PROPOSAL**

1.1 This site is a flat vacant development platform at the north west of the Ormlie Industrial Estate. Until recently it has been overgrown and lacking maintenance. The proposal is in detail and is to erect a terrace of six industrial units, the building being a total of 108 metres in length and 10.9 metres in depth. The proposed units have a height of 5.6 metres to the eaves and 7.2 metres to the ridge. The units are proposed to be finished in box section metal cladding. Access to the site is from the existing Neil Gunn Drive which was constructed to allow development of sites such as this for industrial purposes.

**2. PLANNING HISTORY**

2.1 Planning permission for the erection of six Class 5 industrial units was granted at this site under reference 03/0434/FULCA on 4 December, 2003.

**3. PUBLIC PARTICIPATION**

3.1 The applicant has carried out the required neighbour notification and as a result a total of 8 letters of objection have been received.

Representations relate to the following:

- No recollection is made in the locality of neighbour notification of the previous application.
- Development has commenced at the site on the current proposals before planning permission had been granted.
- The design of the building is not in keeping with a domestic neighbourhood.
- Height of the building.
- Site safety.
- Noise levels.
- Nuisance caused by alarms going off.
- Increased traffic.

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 **Highland Council Contaminated Land Unit:** No objections

4.2 In the course of processing the previous application the Area Roads and Community Works Manager, Scottish Water and Thurso Community Council were consulted and none had objections.

#### 5. **POLICY**

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

##### **Highland Structure Plan (2001)**

- G2 Design for Sustainability

##### **Caithness Local Plan (2002)**

- General Policy I – Council will maintain or promote industrial uses.
- Policy 25 of the Thurso Chapter of the Caithness Local Plan states that at Ormlie Industrial Estate most of the remaining undeveloped land served by Henderson Street is available for light industrial purposes.

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

- SPP1 The Planning System.

## 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 proposal accords with the provisions of the Caithness Local Plan as this site is allocated for industrial uses.
- 6.4 The proposal is not considered to have significantly detrimental impact on individual or community amenity and therefore accords with Policy G2. Furthermore the proposed units are standard industrial design quality and similarly accord with the provisions of Policy G2.

6.5 No technical difficulties have been highlighted in determining this or the previous application by any of the consultees.

6.6 With regard to the objections received and summarised in paragraph 3.1 I would respond as follows:

- The applicant's agent certified that all of the neighbours had been notified when the previous application was submitted.
- I agree that the development should not have proceeded on the erection of these units which as yet do not have planning permission in their amended form. That is why building has been stopped.
- This is not a residential area. It is part of an industrial estate and the design and finishes of the units are of acceptable industrial standards.
- This proposed building is actually 0.8 metre lower than the building which was previously approved (7.2 metres compared to 8.0 metres) albeit it is higher to the eaves (5.6 metres compared to 4.0 metres). The revised configuration allows greater flexibility of use of the buildings.
- Site safety is a matter for the contractor and not one relevant to the consideration of the planning application.
- Noise levels should not be unduly troublesome and if any such problem does arise then the Council has power to take action as Environmental Health Authority. Appropriate conditions are recommended.
- Alarms can go off in domestic premises as regularly as other commercial or industrial premises and I do not consider that this should be a problem.

- The Area Roads and Community Works Manager has no misgivings as regard to traffic levels and indeed the roads leading to the site were built specifically for this purpose.

## 7.0 CONCLUSION

- 7.1 In conclusion the proposal is considered to be acceptable and I recommend that planning permission is granted subject to the same conditions as attached to the previous consent.

### **RECOMMENDATION: Grant planning permission subject to the following conditions.**

1. The developer shall ensure that all plant, machinery or equipment installed or forming part of the development including any mechanical extraction, ventilation or refrigeration systems shall be of such a type so designed and installed and thereafter operated and maintained such that noise levels at the nearest noise sensitive properties are not increased. In order to demonstrate this to be the case, prior to the commencement of development the developer shall carry out a background noise survey using a methodology to be approved by the Planning Authority in consultation with the Environmental Health Authority the results of which shall be submitted to and require the approval of the Planning Authority in consultation with the Environmental Health Authority.

Reason:- In the interest of residential amenity and in order to avoid disturbance and nuisance.

2. Noise arising from the erection, construction, alteration or repair of buildings, structures or roads in connection with this planning permission shall be inaudible within any noise sensitive properties between 20.00hrs and 07.00hrs on the following day.

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

3. Any music vocals, amplified sound or similar noise shall be so controlled as to be inaudible within any noise sensitive property.

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

4. This permission only relates to the use of non hazardous substances. The use of any hazardous substances as outlined in the appendix section to the questionnaire for planning applications involving industrial or commercial use shall require the express approval in writing of the Planning Authority.

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

*Alan J. Tarr.*

Signature:

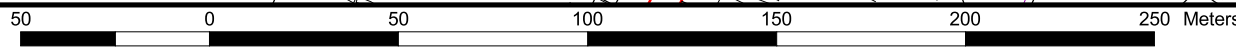
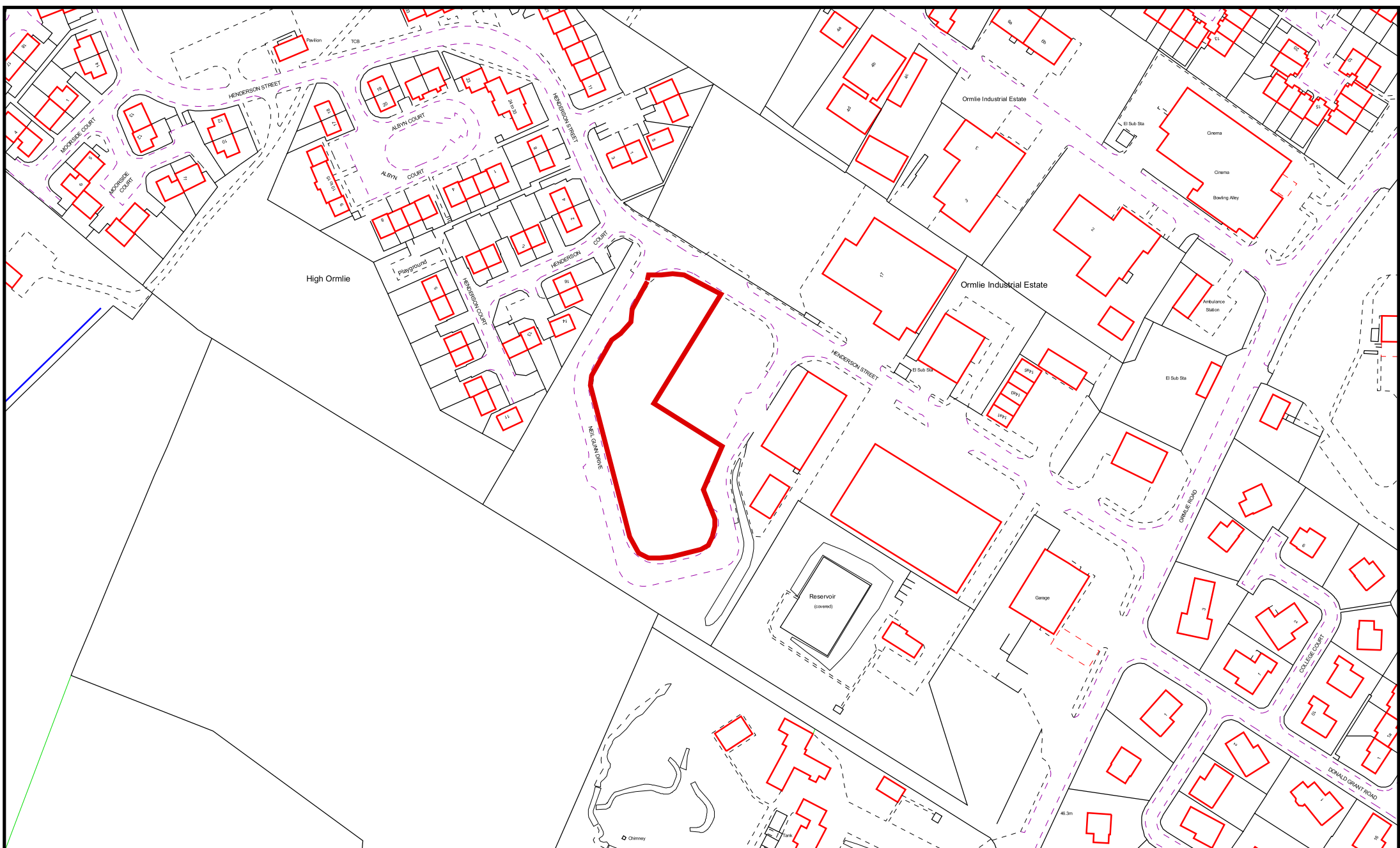
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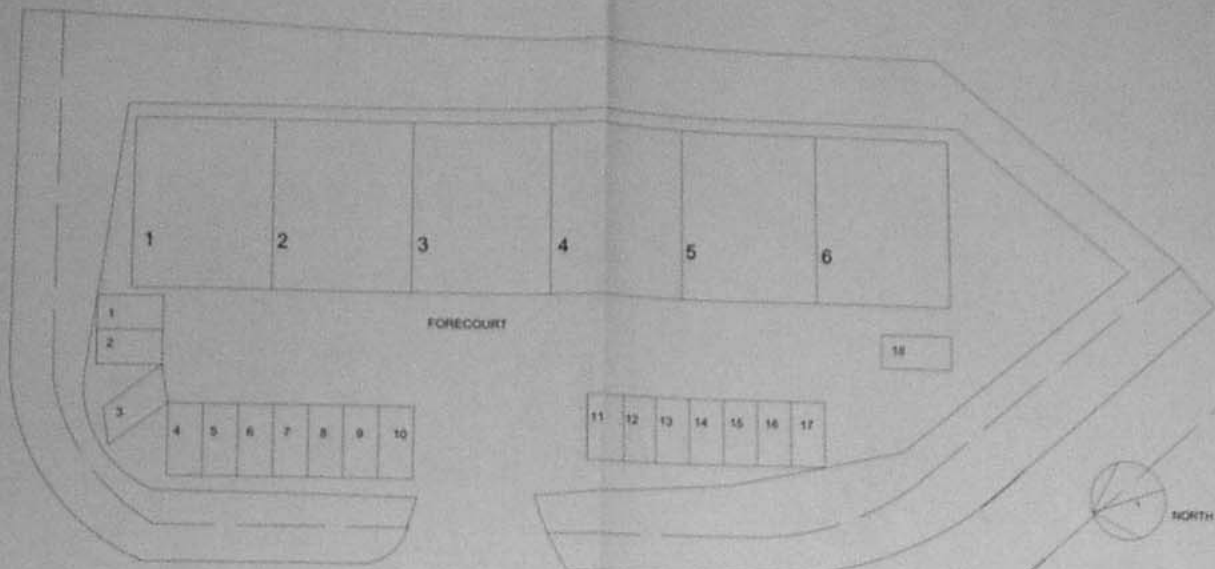
Designation: **Area Planning and Building Standards Manager  
Caithness Sutherland & Easter Ross**

Author: Iain Ewart 01955 607751

Background Papers: As referred to in the report above and case file Ref No:  
07/00372/FULCA

Date 17 August, 2007



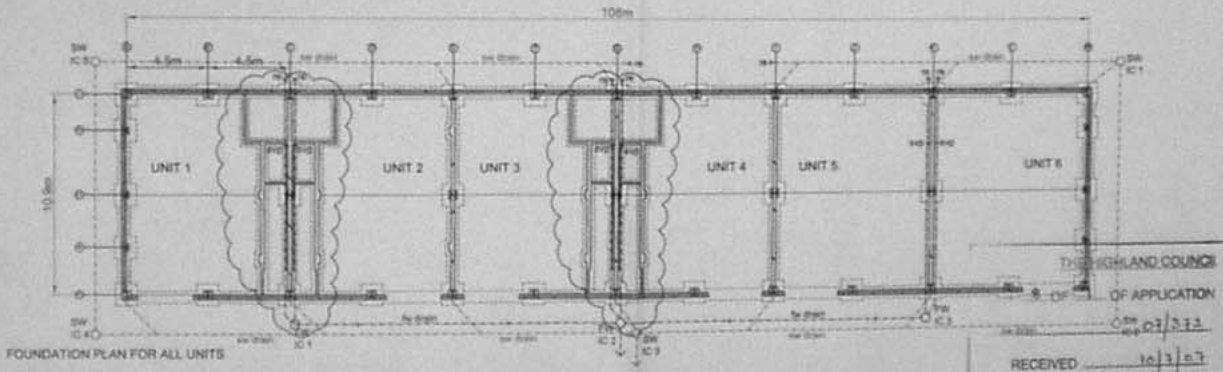


NEIL GUNN DRIVE

BLOCK PLAN

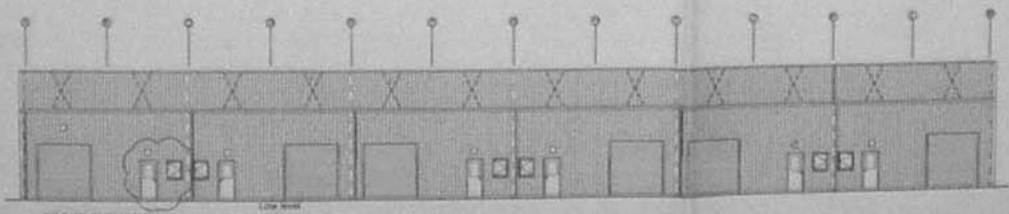
THE HIGHLAND COUNCIL  
 8 OF 9 OF APPLICATION REF: 01/312  
 RECEIVED 10/3/07

KNIGHT & McDONALD ARCHITECTS			
10000 10th Street, Suite 100, Irvine, CA 92618			
Tel: (949) 451-1111 Fax: (949) 451-1112			
Email: kmd@knightandmcdonald.com			
Project: ALTERNATIVE TO SINGLE-FAMILY UNIT DEVELOPMENT			
Client: THE HIGHLAND COUNCIL			
Draw Title: BLOCK PLAN			
Scale:	1:250	06/07/07	H.C.
Drawn:	16376	ALJ	02

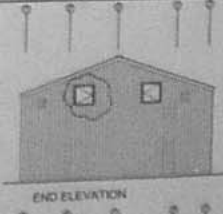


FOUNDATION PLAN FOR ALL UNITS

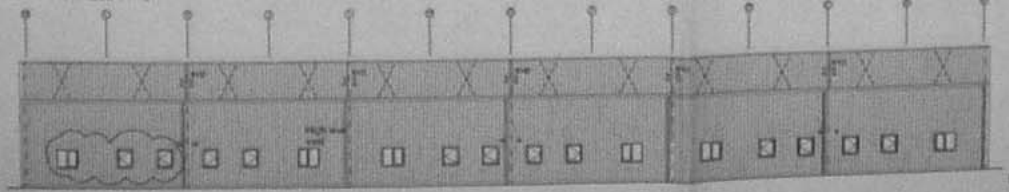
THE HIGHLAND COUNCIL  
 OF APPLICATION REF: 01/312  
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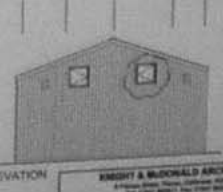
FRONT ELEVATION



END ELEVATION



REAR ELEVATION



END ELEVATION

Rev A: 12.02.07 - High & low level vents shown to each unit

Rev B: 20.04.07 - Cladding extended to balcony level, 3rd. windows added to each unit at Rear Elevation & rear personal doors removed. Windows at Front Elevation reduced in width. Front personal doors moved. Extract fans moved from Front to Rear Elevation. Window position altered on End Elevation. Internal wall foundry finished. Units 3 & 4 to have internal walls & foundations as for Units 1 & 2. Overlap shown.

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Email: kmd@knightandmcdonald.com			
Project: ALTERNATIVE TO SINGLE-FAMILY UNIT DEVELOPMENT			
Client: THE HIGHLAND COUNCIL			
Draw Title: PROPOSED ELEVATIONS			
Scale:	1:250	14.10.08	DM
Drawn:	16376	ALJ	09