

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE
23 OCTOBER 2007

Agenda Item	4.4
Report No	27/07

**07/00096/FULSU Erection of agricultural building
at Willowbrae 73 Baddidarroch Lochinver (As Amended)**

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in detail for the erection of an agricultural building. The application is being reported to Committee due to an objection from Assynt Community Council.

The recommendation is to GRANT planning permission.

Ward Number 1 - North, West and Central Sutherland

Applicant – Mr Colin Macdonald

1. PROPOSAL

- 1.1 The **site** is located on the seaward side of the Baddidarroch single track road to the north side of Lochinver. The nearest properties are Willowbrae to the northwest and Mountview to the east. The site comprises an area of hardstanding built up over some years and is set at a generally lower level than the garden ground at Mountview. The site lies within the Assynt Coigach National Scenic Area.
- 1.2 The **proposal** is to erect an agricultural type building on the site. The building is approximately 11m x 10m x 4.4m (110sqm), being amended from the originally submitted 18m x 6m x 3.5m (108sqm) and constructed from box profile type sheeting. The amended building position has its long side towards the road, unlike the originally submitted building which was positioned gable on to the road and long side towards 'Mountview'. Access is achieved from the existing field access gate onto the single track road.

2. PLANNING HISTORY

- 2.1 The site has no previous planning history.

3. PUBLIC PARTICIPATION

3.1 The original proposal attracted representations relating to the following:

- Obtrusive location of building close to existing house
- Impact of building on value of existing house and self catering business

3.2 The letters of representation are available in the Area office and will be available at the Committee meeting. The amended application was re-notified to neighbours and representations have been maintained.

4. CONSULTATIONS

4.1 **Assynt Community Council** (27 April 2007) – (Comments on original submission received) Proposed building is too large and visually inappropriate for site, and also for realistic compatibility for the relatively small size of the croft whose working it is to support. The amenity of this entire part of Baddidarroch should be taken into consideration as this would be considerably worsened by the erection of the proposed barn. The Community Council suggests that any planning permission be conditional on the building being rotated through 90° so that its long axis is parallel with the road rather than at right angles to it.

4.2 Internal Consultees

TEC Services – No objections subject to the access being surfaced with 200mm approved hardcore and 40mm bituminous macadam for a distance of 3m from the edge of the existing carriageway.

5. POLICY

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

Highland Structure Plan (2001):

- G2 Design for Sustainability

North West Sutherland Local Plan (1987) does not allocate the site for any specific use, with applications being assessed on their own individual merits.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); 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 both 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 details 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 **site** is compatible with service provision as required by Policy G2. Due to the change in levels, with the site lying slightly below the adjacent house and garden at 'Mountview', I consider that the principle of an agricultural building on the site is generally acceptable. The original proposal would, in my assessment, have had a significantly detrimental impact on the amenity of the neighbouring property 'Mountview'. The amended proposal has re-positioned and re-sized the building closer and parallel to the road, with a 'squarer' rather than longitudinal form. It is now considered that this amended proposal will have a far lower visual and amenity impact on neighbouring properties. The building is to be finished in box profile sheeting. Exact details of the external colour finish can be controlled by condition.
- 6.4 Members will note that **Assynt Community Council** have objected to the proposal and highlight amenity and visual impacts as key concerns due to the overall size and exact positioning of the building. These concerns were expressed on the originally submitted application. Members will note that the Community Council have not commented to date on the amended application.
- 6.5 **Representations** also relate to the perceived impact of the building on the value of the existing house and self catering business. Members will note that these are not material planning considerations.
- 6.6 **No technical difficulties have been highlighted by consultees.**

7. CONCLUSION

- 7.1 The amended proposal is now considered to be acceptable and accords with Policy G2.

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 docquetted hereto with no deviation there from unless otherwise approved in writing by the Planning Authority.

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

- 2 The agricultural building shall be finished in a dark green, dark grey or dark brown finish, exact details of which shall be provided for the approval in writing of the Planning Authority prior to the commencement of development. For the avoidance of doubt, this shall included a British Standard or equivalent number.

Reason – In the interests or residential amenity, as no details have been provided and for the avoidance of doubt.

- 3 The access into the site shall be surfaced with 200mm of approved hard core and 40mm bituminous macadam for a distance of 3m from the edge of the existing carriageway prior to the first use of the building.

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

Alan J. T...

Signature:

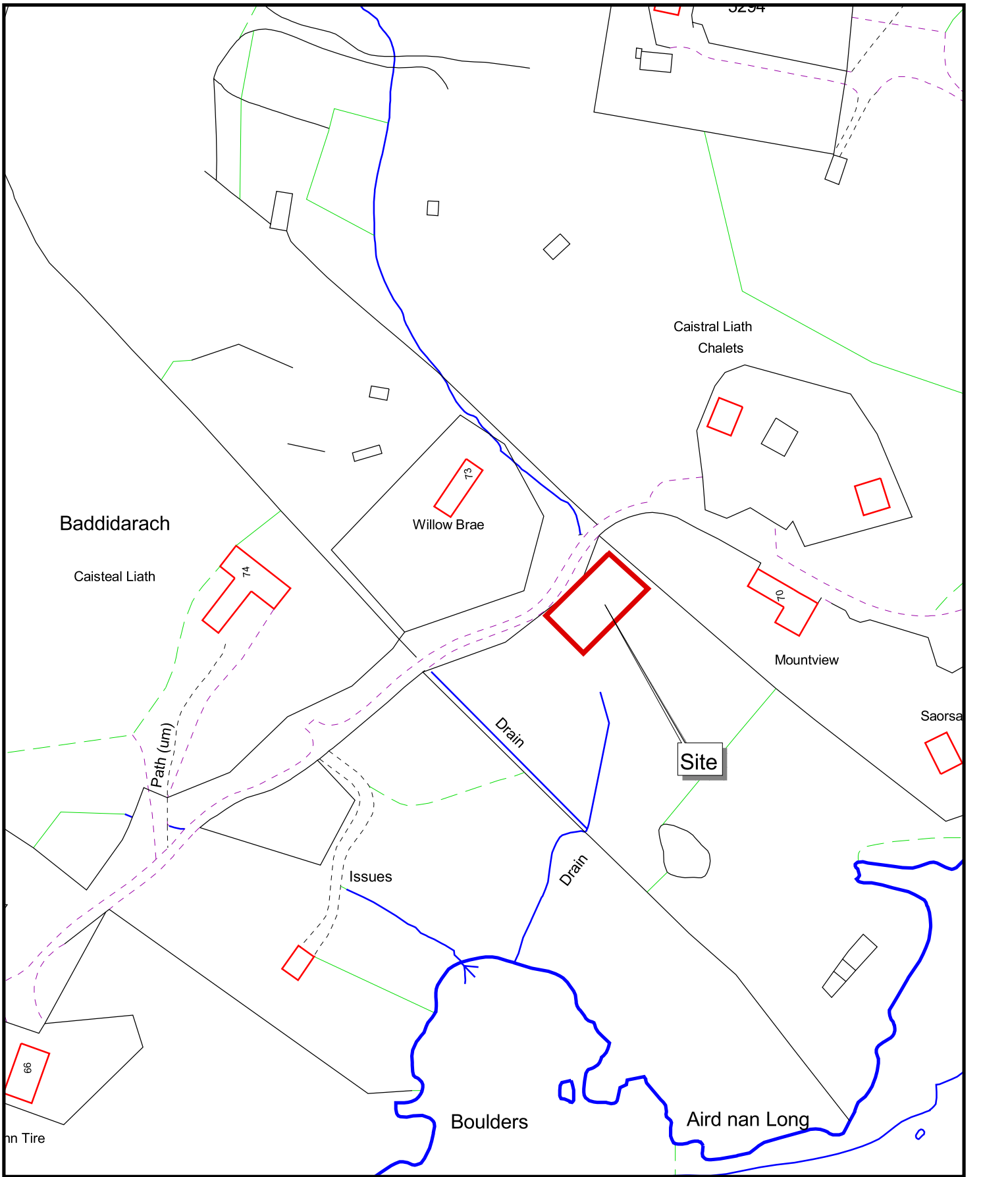


Designation: Area Planning and Building Standards Manager

Author: Bob Robertson 01862 812044

Background Papers: As referred to in the report above and case file reference number 07/00096/FULSU

Date: 2 October 2007



**07/00096/FULSU - Erection of agricultural building
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SUPPLIED BY THE HIGHLAND COUNCIL

11/10/2007

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LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3940
29/8/2006

TITLE NUMBER

STH1226



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

Scale

1/2500

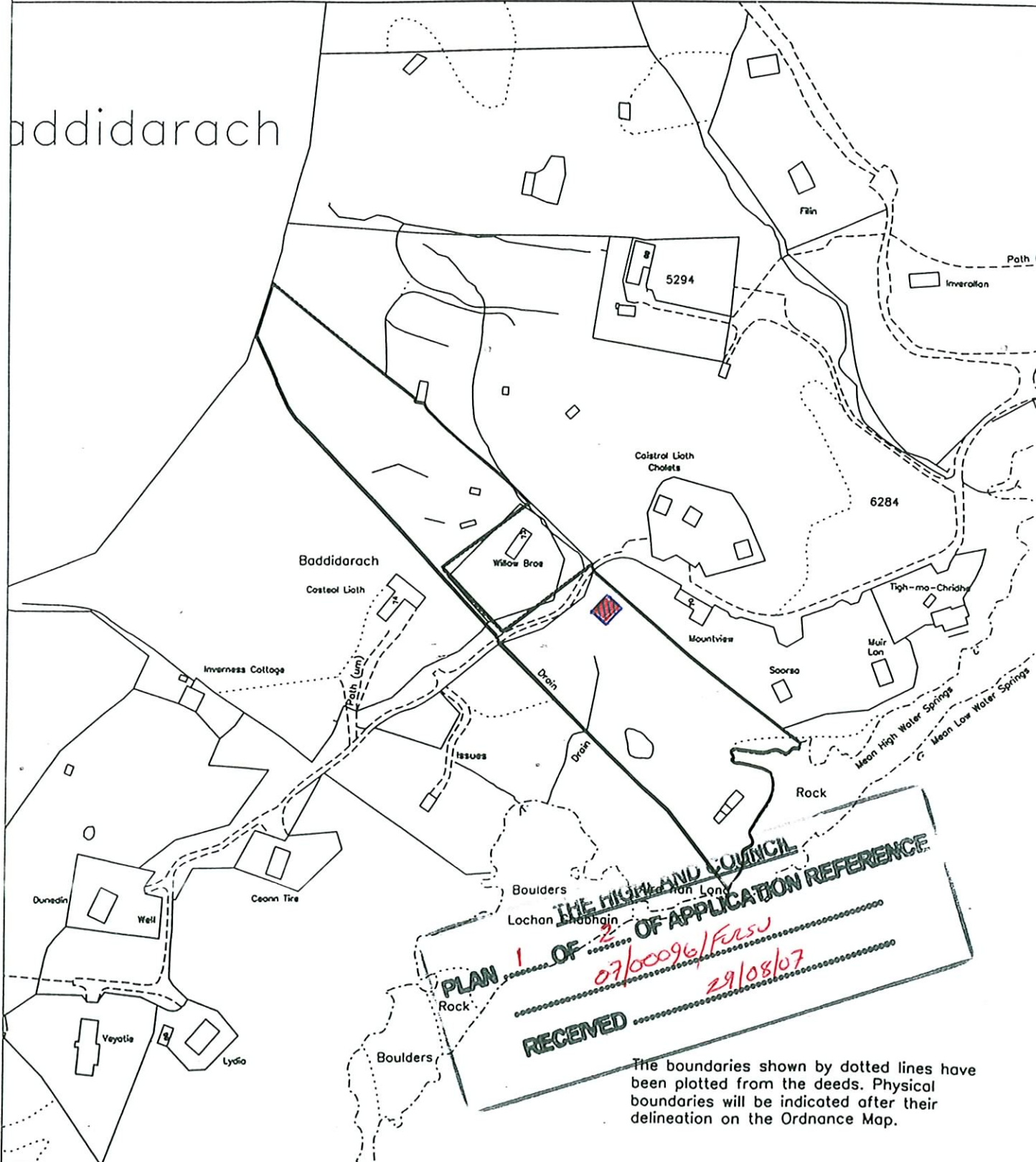
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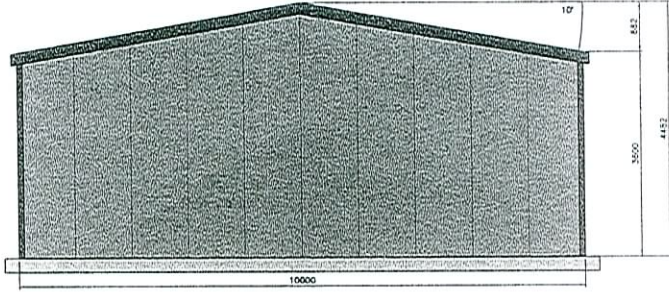
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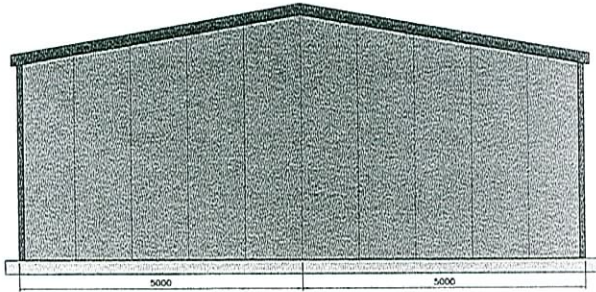


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 PLAN 1 OF 2 OF APPLICATION REFERENCE
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 29/08/07
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The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.

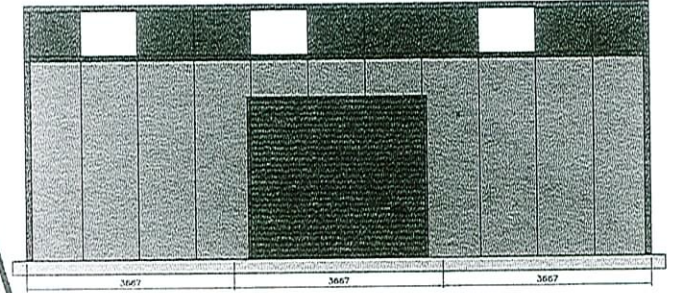


Front Elevation (External)

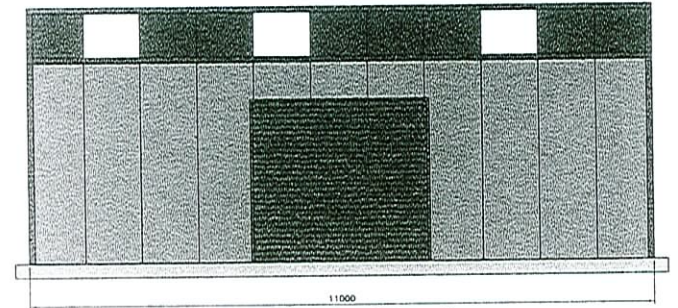


Back Elevation

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Left Elevation (Internal)



Right Elevation (External)