

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
13 MAY 2008

Agenda Item	3.4
Report No	22/08

**07/00624/FULCA: ERECTION OF HOUSE WITH INTEGRAL GARAGE, INSTALLATION
OF OIL TANK AND FORM NEW ACCESS ROAD AT COOPERS COTTAGES,
BARROCK, THURSO, CAITHNESS**

Report by Area Planning and Building Standards Manager

SUMMARY

This application has been brought to Committee due to the receipt of timeous requests from the four Ward Members that this application be referred to the Caithness, Sutherland and Easter Ross Planning and Review Committee.

One letter of objection has been received from an adjoining resident who objects on policy grounds. The objector was invited to a hearing but no hearing request has been made.

The applicant has requested that the application be approved on agricultural grounds and has provided documentary evidence to support this. The site lies within a policy envelope area that is subject to Primary Policy PP2 6(e) of the Caithness Local Plan that supports housing in principle subject to a 100 metre spacing between dwellings. However, the application does not comply with the 100 metre minimum spacing criterion of this policy envelope and is therefore recommended for refusal as an agricultural justification is not applicable in this case.

The recommendation is to REFUSE planning permission.

Ward Number 4 – Landward Caithness

Applicant: Mr James Steven, 'Broadleen', Barrock, Caithness, KW14 8SY

1. PROPOSAL

1.1 Application is made in detail for the erection of a house in an agricultural field sloping down to the north. The site is enclosed by post and wire fencing and is indicated on the submitted plans as one of potentially two new sites to be set aside for development. The site is located approximately 55 metres to the north of the existing settlement of Barrock and some 35 metres to the south of the objector's property 'Bellendaine'.

2. PLANNING HISTORY

- 2.1 Objector's application reference no. 04/00371/FULCA: Erection of dwellinghouse adjacent to The Ha, Barrock, Thurso, Highland. Granted conditional permission in September 2008.

3. PUBLIC PARTICIPATION

- 3.1 One letter of objection has been received from an adjoining local resident, the grounds of which can be summarised as follows:-

- The proposed new house would be contrary to Policy PP2 6 (e) of the Caithness Local Plan as it would not meet the required minimum 100 metre spacing at this locus and would constitute unplanned ribbon development. The objector built her house safe in the knowledge and assurance that no property could be built within 100 metres of her new house.

- 3.2 The letter of objection is available in the Area Office and will be available at the Committee meeting.

4. CONSULTATIONS

- 4.1 **Area Roads and Community Works Manager:** No objections

- 4.2 **Scottish Water:** No objections

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

Caithness Local Plan (adopted September 2002):

Primary Policy PP2 6(e) of the Caithness Local Plan supports the principle of housing but requires a 100 - 150 metre spacing between dwellings.

- 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):

- SPP 3 Housing
- PAN 72 Housing in the Countryside
- 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 applicant and objectors
- 6.3 The primary overriding consideration in the determination of this application is the fact that this application is contrary to the provisions of Policy PP2 6 (e) of the Landward Chapter of the Caithness Local Plan. This requires a minimum distance of 100 metres spacing between dwellings and I agree with the objections raised in relation to this aspect of the proposals. The applicant has provided documentary evidence in support of his application on agricultural grounds. However, in further consideration of this application and given the nature of the objection received in terms of spacing in the Local Plan, no exceptional need could be given at this locus.

7. CONCLUSION

- 7.1 This proposal is clearly contrary to the provisions of the Caithness Local Plan and therefore the application is recommended for refusal.

RECOMMENDATION

Refuse planning permission for the following reason:

1. In the interests of amenity and the indigenous character of the area as the proposed dwellinghouse would not accord with Policy PP2 6 (e) of the Landward Chapter of the Caithness Local Plan which requires that new houses in the area must be located at least 100 – 150 metres away from any adjacent house.

Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Author: Andrew Parker 01955 607754

Background Papers: As referred to in the report above and case file reference number 07/00624/FULCA

Date: 28 April 2008

Site Plan 1:400

Property of:
Mr L Robertson
Inkstack Farm, Barrock

THE HIGHLAND COUNCIL
OF APPLICATION REFERENCE
APPROVED BY THE HIGHLAND
COUNCIL AS PLANNING AUTHORITY

DATE

← To A836

Local Authority Road

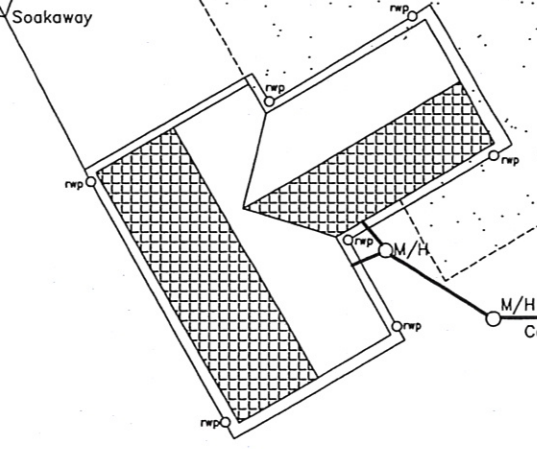
To Barrock →

Area Planning and Building Control Manager

40000

First 6 metres of track
joining Local Authority road
to be surfaced with tarmac.
Standard passing place to be
built and surfaced with tarmac.

Access road
3.7 metres wide for
fire hydrant access

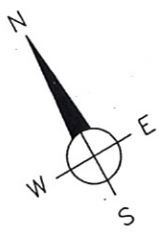


Property of:
Mr & Mrs J Steven
Charleston Farm, Barrock

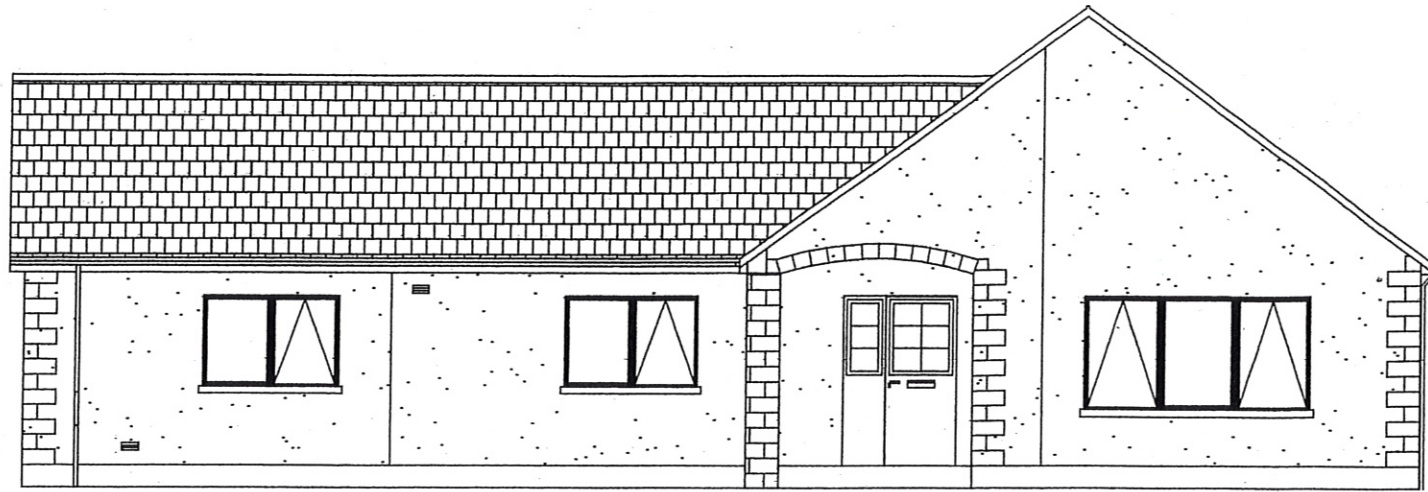
50000

HIGHLAND COUNCIL
OF APPLICATION REFERENCE
07/624
- 4 DEC 2007
RECEIVED

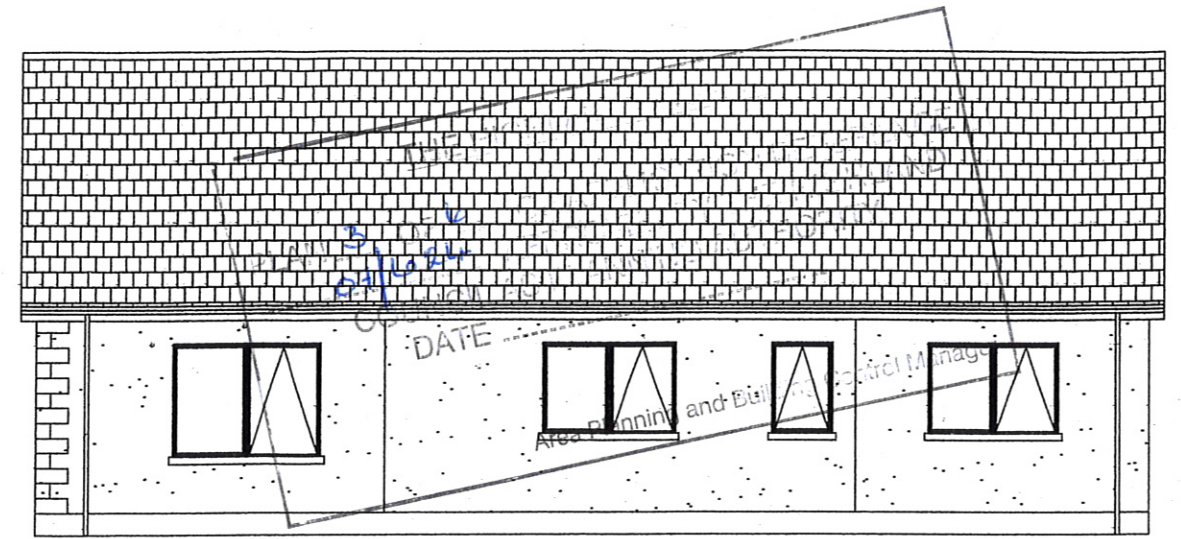
Property of:
Mr & Mrs J Steven
Charleston Farm, Barrock



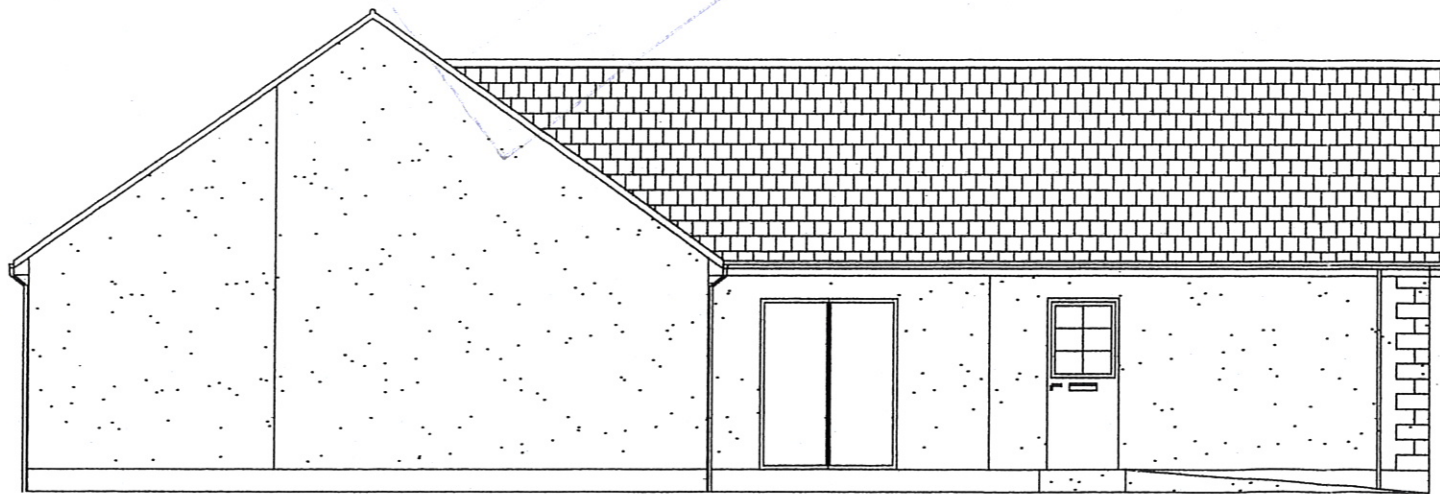
Post & wire fence at boundaries
1500mm posts @ 3000mm centres
with 1100mm high 'Rylock' 150mm
mesh and single top wire.



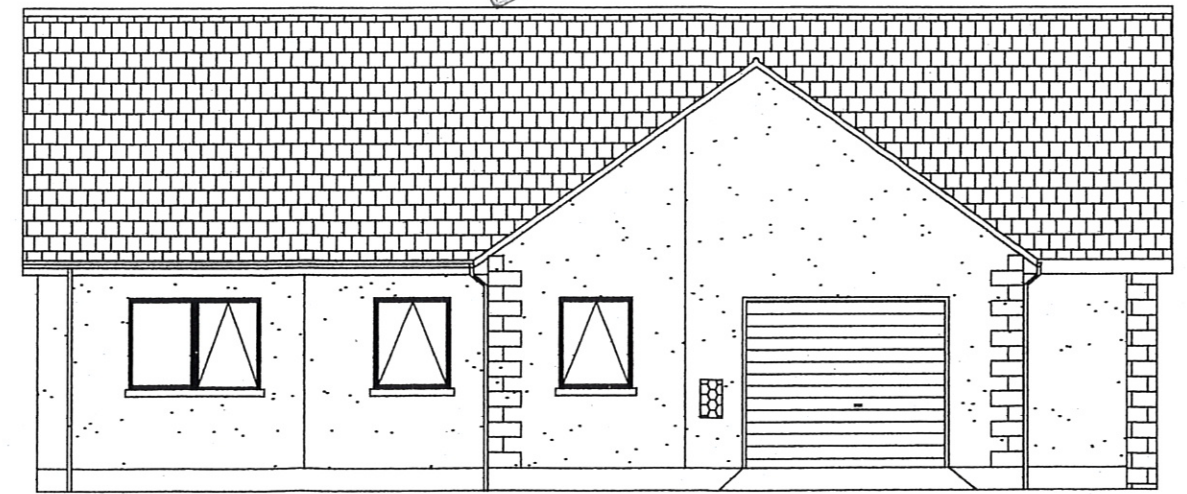
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

