

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
1 July 2008

Agenda Item	3.8
Report No	31/08

08/00111/OUTSU Erection of house. Installation of septic tank and soakaway system (In Outline) at Land 60m NE of Tunnag House Pitmaduthy Invergordon

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in outline and seeks to establish the principle of building a house on the site.

No representations have been received. The application has been advertised as a Departure from the Development Plan. The advert expired on 23 May 2008.

The Recommendation is to GRANT planning permission.

Ward Number 8 – Tain and East Ross.

Applicant – Mr N P Morrison.

No hearing has been requested.

1. PROPOSAL

1.1 The application is in outline and seeks to establish the principle of building a house with a private sewage treatment system. The site is located adjacent to the grouping of houses at Pitmaduthy. The land is a grassed undulating paddock which is formed from the ground at Tunnag House. Access to the public road is from the private access serving Eriskay to the north.

2. PLANNING HISTORY

2.1 There have been no previous applications on the site.

3. PUBLIC PARTICIPATION

3.1 No representations have been received.

4. CONSULTATIONS

4.1 **Tain Community Council** – No response has been received.

4.2 Internal Consultees

TEC Services – No response has been received.

Contaminated Land Unit – Recommend that the applicant provides a summary of historic and recent use of the site so any potential land contamination issues can be highlighted. Historic records indicate that the site previously was used as a gravel pit and we are concerned over any land filling of this. Suggest appropriate land contamination conditions.

4.3 External Consultees

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

Ross and Cromarty East Local Plan

- BP3 – The Council will only approve development if there are no significant adverse effects on heritage, amenity, public health and safety interests.
- General Settlement Policy GSP10 – Housing in the Hinterland Area – presume against housing in the open countryside around Tain.
- Opportunities to consolidate or round off certain existing groups with 1 or 2 suitably designed new houses.

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).

- 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

- 6.3 The application is in outline for a single house with a private foul drainage system. The agent has undertaken percolation tests which indicate that the ground will be suitable for a land soakaway.
- 6.4 The site is located within the restricted countryside area around Tain as defined by Structure Plan policy H3 and the Ross and Cromarty East Local Plan policy GSP10. Within this area, new housing is the exception and will only be permitted if it meets one of the exceptions to the policy e.g. farming, croft or land management. No justification for the proposed house has been put forward by the applicant on this basis. On this basis, the application does not accord with Development Plan policy.
- 6.5 However the Local Plan does allow, in exceptional cases and subject to adequate drainage, the opportunity to consolidate or round off existing housing groups. In this instance, I am of the view that the proposal does accord with this aspect of the Local Plan policy. The plot is generously sized and discrete from neighbouring properties. Accordingly, it is considered that the proposal will not have a significantly detrimental impact on individual or community residential amenity, and also that it demonstrates sensitive siting in keeping with local character as required by policy G2. Furthermore, it is considered that the site can be adequately serviced as is required by policy G2.

7. CONCLUSION

- 7.1 The proposal is considered to accord with the Development Plan policy on the basis that it provides an opportunity to consolidate and round off an existing housing group.

RECOMMENDATION

Grant planning permission for the following reasons:

- 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.

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 and access track 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 and the Council's Design Guidance.

- 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. For the avoidance of doubt, foul drainage shall be by means of a treatment tank and land soakaway.

Reason: In the interests of amenity.

- 9 The house shall be located in the northern part of the site.

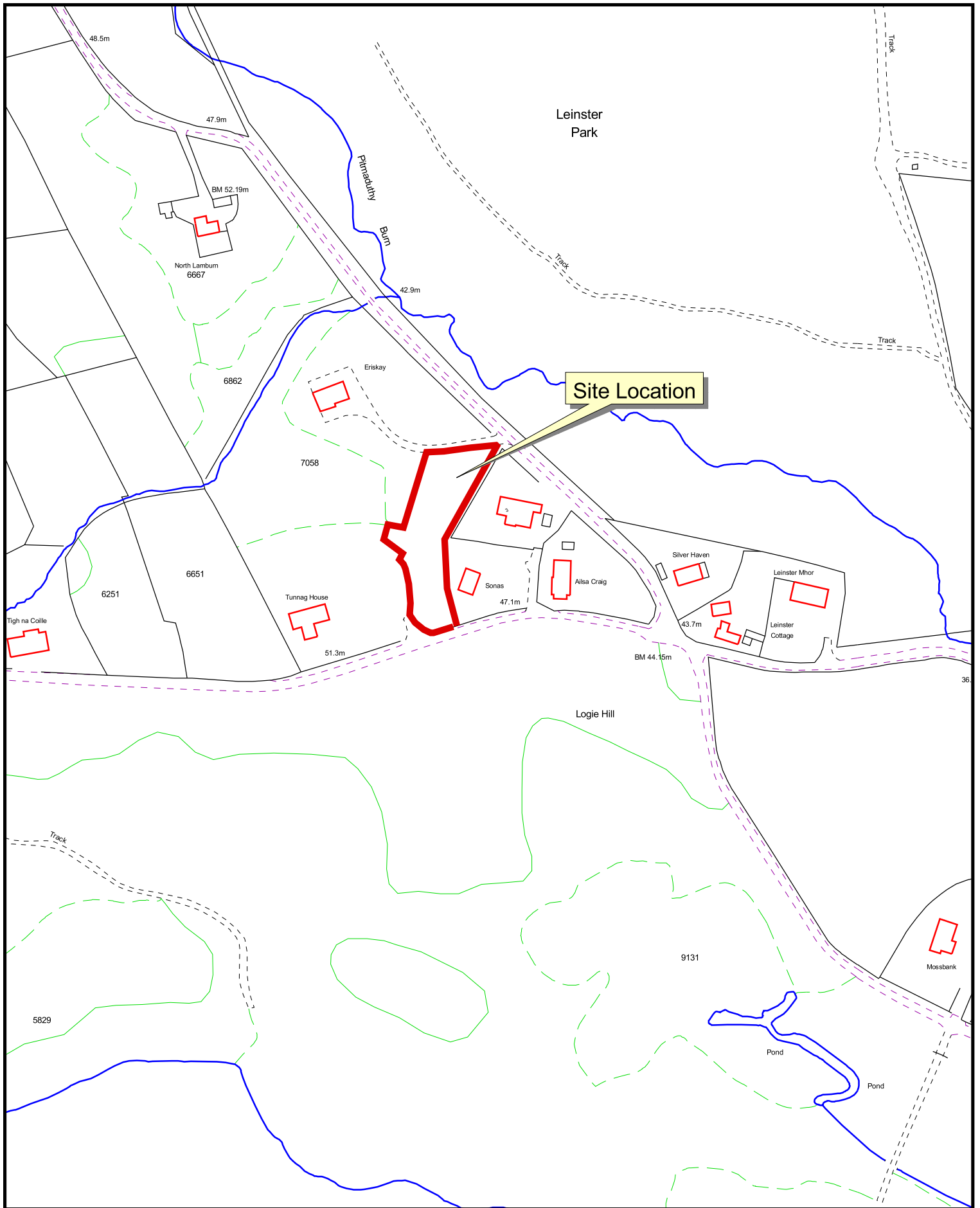
Reason: In the interests of amenity and for the avoidance of doubt.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager

Author: Bob Robertson 01408 635371

Background Papers: As referred to in the report above and case file reference number 08/00111/OUTSU

Date: 19 June 2008



08/00111/OUTSU
 Erection of house. Installation of septic tank and soakaway system (In Outline) at
 Land 60m North East of Tunnag House, Pitmaduthy, Invergordon

Mr N P Morrison
 Nan Tunnag
 Pitmaduthy
 Kildary
 Invergordon



Date: 20 June 2008

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