

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE – 15 July 2008**

Agenda Item	2.7
Report No	39/08

**08/00161/OUTCA – Change of use of land to site for touring caravans and shower
block at land 100m west of Windy Ha, Mey**

Report by Area Planning and Building Standards Manager

SUMMARY

The application is in outline to change the use of land to form a site for touring caravans at Wind Ha, Mey. The application is being reported to Committee due to a technical objection from TEC Services.

The Recommendation is to REFUSE planning permission.

Ward Number 4 – Caithness Landward

Applicant – Tom Meikle

No hearing is required.

1. PROPOSAL

1.1 The application is in outline to provide a touring caravan site. The site is located to the east side of a single track road serving East Mey just to the north of the A836 north coast road. The ground falls from south to north and is a grassed field.

2. PLANNING HISTORY

2.1 None.

3. PUBLIC PARTICIPATION

3.1 The application was advertised on 18 April 2008 under section 34 of the Act with the expiry of the advert period on 2 May 2008. A single letter of representation has been received, raising the following issues:

- Road safety – access onto A836 is on a stretch of road known for speeding
- Noise nuisance in quiet residential and farming area

3.2 The letter of representation is available in the Area Office and will be available at the Committee meeting. The name of the party making representation is listed at the end of this report.

4. CONSULTATIONS

4.1 **Dunnet and Cannisbay Community Council** – No comments received.

4.2 Internal Consultees

TEC Services – Recommend that the application is refused as the junction of the A836 and U285 is considered to be inappropriate for the nature and scale of this development. To the west a visibility splay of 2.5 x 125m can only be achieved instead of the 2.5 x 180m required for an A class road. This represents only 69% of the requirement. We have concerns that slow moving vehicles turning at the junction will create a hazard to oncoming traffic. There is also a past history of speeding complaints on this stretch of road.

Contaminated Land Unit – No objections.

4.3 External Consultees

Scottish Water – No objections.

SEPA – No objections.

5. POLICY

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

Highland Structure Plan:

- G2 Design for Sustainability

Caithness Local Plan

- PP1 – The Council favours development subject to detailed site factors.

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).

- In this instance, in particular, 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 The application is in outline for the provision of a touring caravan site at East Mey. The indicative site layout plan suggests the park would provide approximately 18 touring pitches, with around 15 in a loop adjacent to the single track public road. A toilet block is proposed to the south east of Windy Ha, with land soakaways to the south east of the main loop.
- 6.4 Access into the site is from the existing bellmouth serving Windy Ha off the U285 single track public road.
- 6.5 Members will note that the application is being reported to Committee due to a technical objection from TEC Services on road safety grounds. They have indicated that the visibility splay at the junction of the A836 north coast road and the single track U285 down to the site is not adequate for a development of this nature. A visibility splay of only 2.5 x 125 metres can be achieved to the west, against the technical standard for an A class road of 2.5 x 180 metres. This represents only 69% of the requirement on a section of road with a reputation for speeding as highlighted by both TEC Services and the objector. Whilst this is a matter for enforcement by the Police, it is not considered appropriate to compound an already known hazard. Furthermore, the nature of traffic using a touring caravan site – slow moving vehicle movements turning at the junction – will create a hazard to oncoming traffic.

7. CONCLUSION

- 7.1 I do not consider that the site is suitable for slow moving touring caravan traffic due to road safety issues. As a result, the proposal is not considered to accord with Structure Plan Policy G2 Design for Sustainability.

RECOMMENDATION

Refuse planning permission for the following reasons:

- 1 The proposal does not accord with Highland Structure Plan Policy G2 Design for Sustainability as it would have a significantly detrimental impact on road servicing provision.

- 2 The proposed development would present a hazard to other road users as a result of slow moving vehicle movements turning at the junction of the A836 and U285 at a location where visibility to the west is sub-standard.
- 3 Approval would set a dangerous precedent making it difficult to refuse applications of a similar nature in the future.

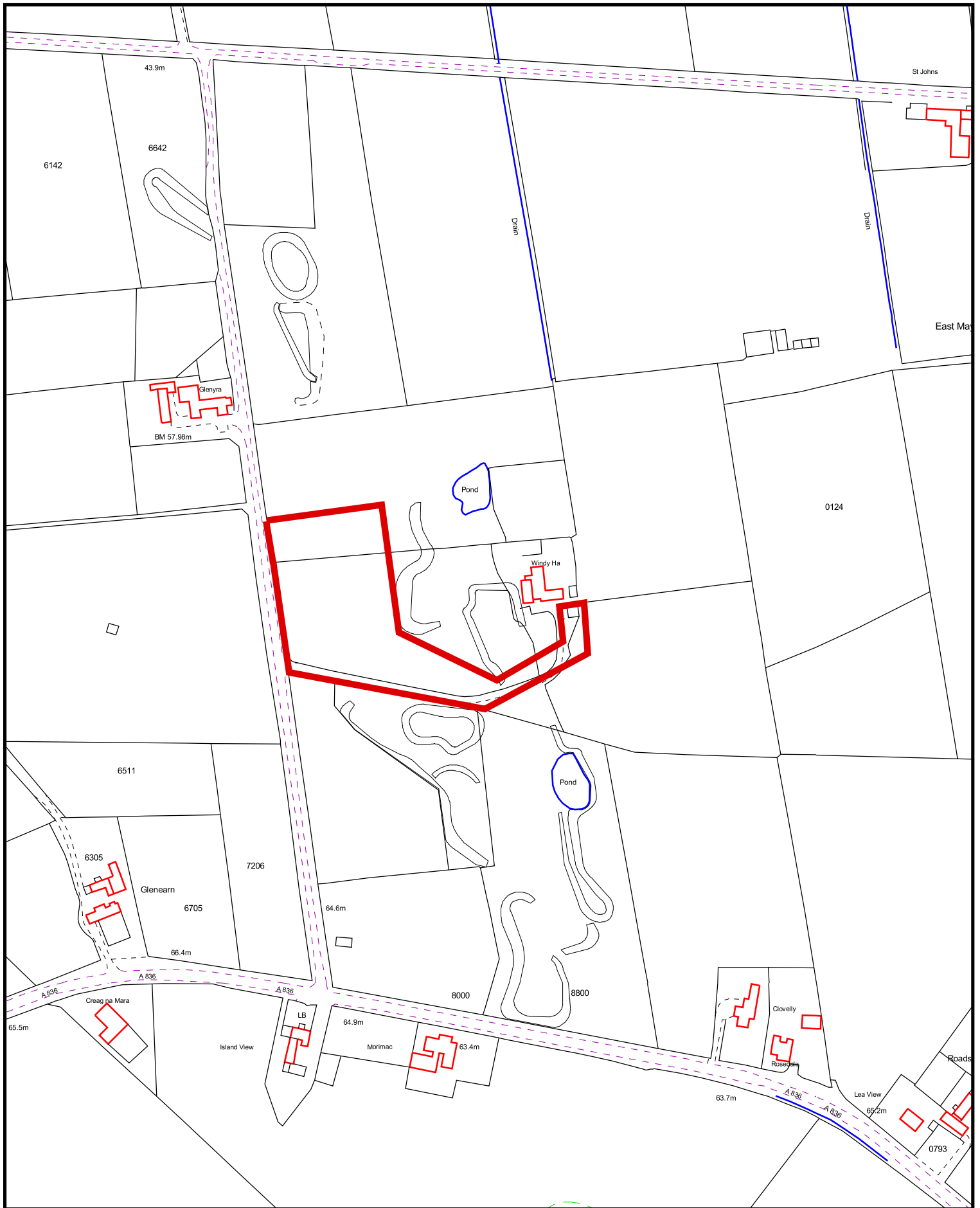
Signature: Allan J Todd

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 08/00161/OUTCA

Date: 2 July 2008



08/00161/OUTCA
 Change of use of land to site for touring caravans and
 erection of toilets/shower block at Land 100M West Of Windy Ha
 Mey, Thurso.

Mr Tom Meikle
 per Alastair Foggo
 Design Associates
 The Studio
 Dunnet
 Caithness
 KW14 8YD



Date: 07 July 2008

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