

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE – 19 MAY 2009**

Agenda Item	5
Report No	28/09

09/00145/FULCA - Erection of single storey dwellinghouse with integral garage and oil tank on land to north of Traquair, Sinclair Lane, Halkirk

Report by Area Planning and Building Standards Manager

INTRODUCTION

Members will recall consideration on 29 January 2008 of an application for two semi-detached houses (07/00630/FULCA). The Committee agreed that the application be refused. Following this, Committee considered a further application on 20 January 2009 for the erection of two semi-detached houses and formation of vehicular accesses (in retrospect) (08/00533/FULCA). This application was considered to fall within the scope of Section 39 of the Town and Country Planning (Scotland) Act 1997 and Committee agreed to decline to determine the application.

Members also agreed at the January 2009 Committee to enforcement action being taken to secure the removal of the unauthorised semi-detached houses which have been built on the site.

An Enforcement Notice was duly served requiring that the houses be demolished and removed from the site. The Notice took effect on 6 May 2009 and requires that the houses are removed within 2 months from that date. In particular the terms of the Notice state that the developer:

1. Dismantle the block of 2 semi-detached houses and remove the materials from the site
2. Leave the site in a neat and tidy condition

The applicant submitted a new planning application (09/00145/FULCA) for a single storey house with integral garage and oil tank on 28 April 2009. This is substantially different from the previous proposal and complies in general terms with the outline planning permission for a house on the site. In my view, it would not be appropriate to pursue the Enforcement Notice at this point until the new planning application (09/00145/FULCA) has been determined.

RECOMMENDATION

That Committee agrees to suspend the Enforcement Notice until the planning application for the new house (09/00145/FULCA) has been determined.

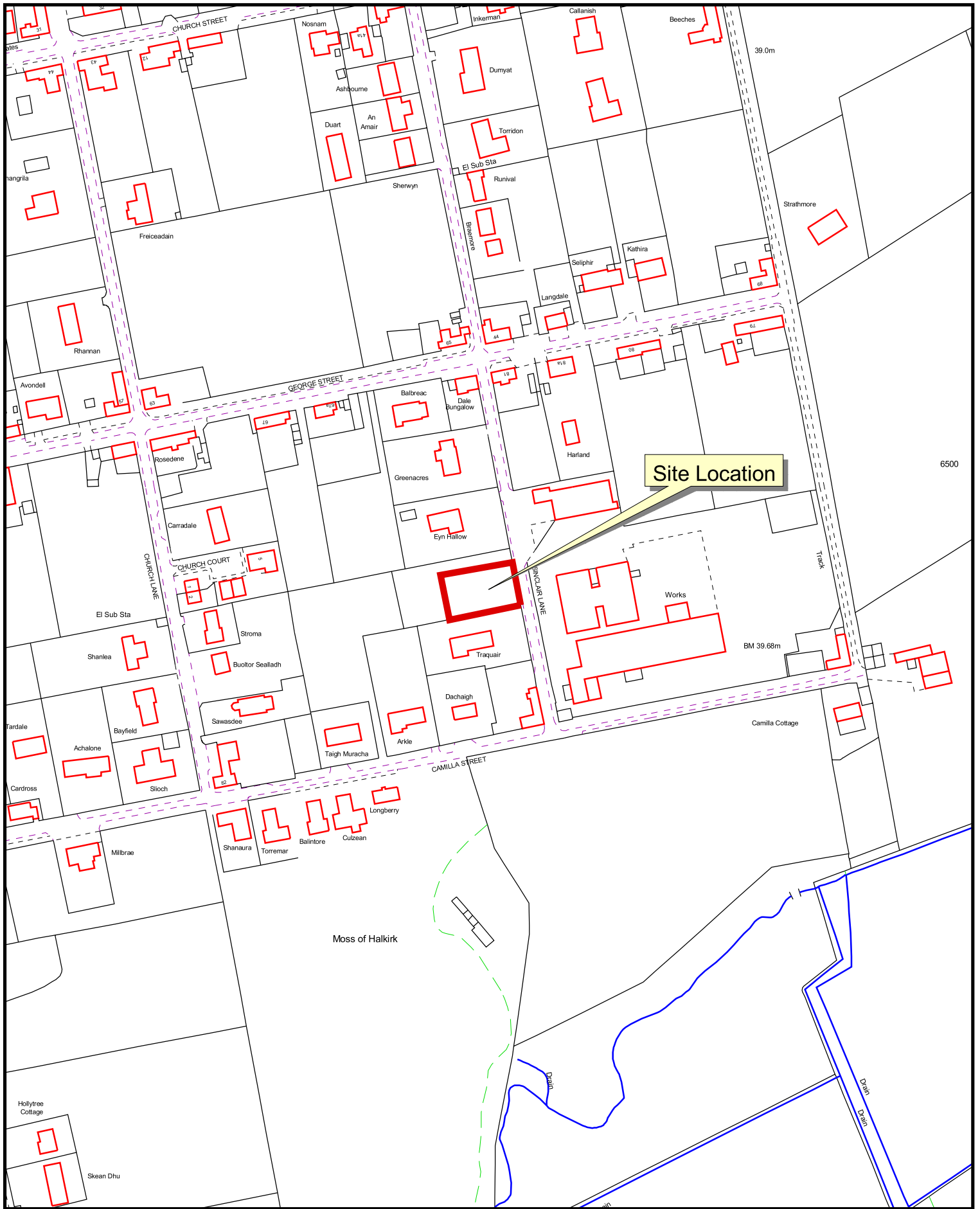
Signature: Allan J Todd

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
09/00145/FULCA

Date: 11 May 2009



09/00145/FULCA
 Erection of single storey house with integral garage
 and oil tank at Land to North of Traquair, Sinclair Lane, Halkirk.

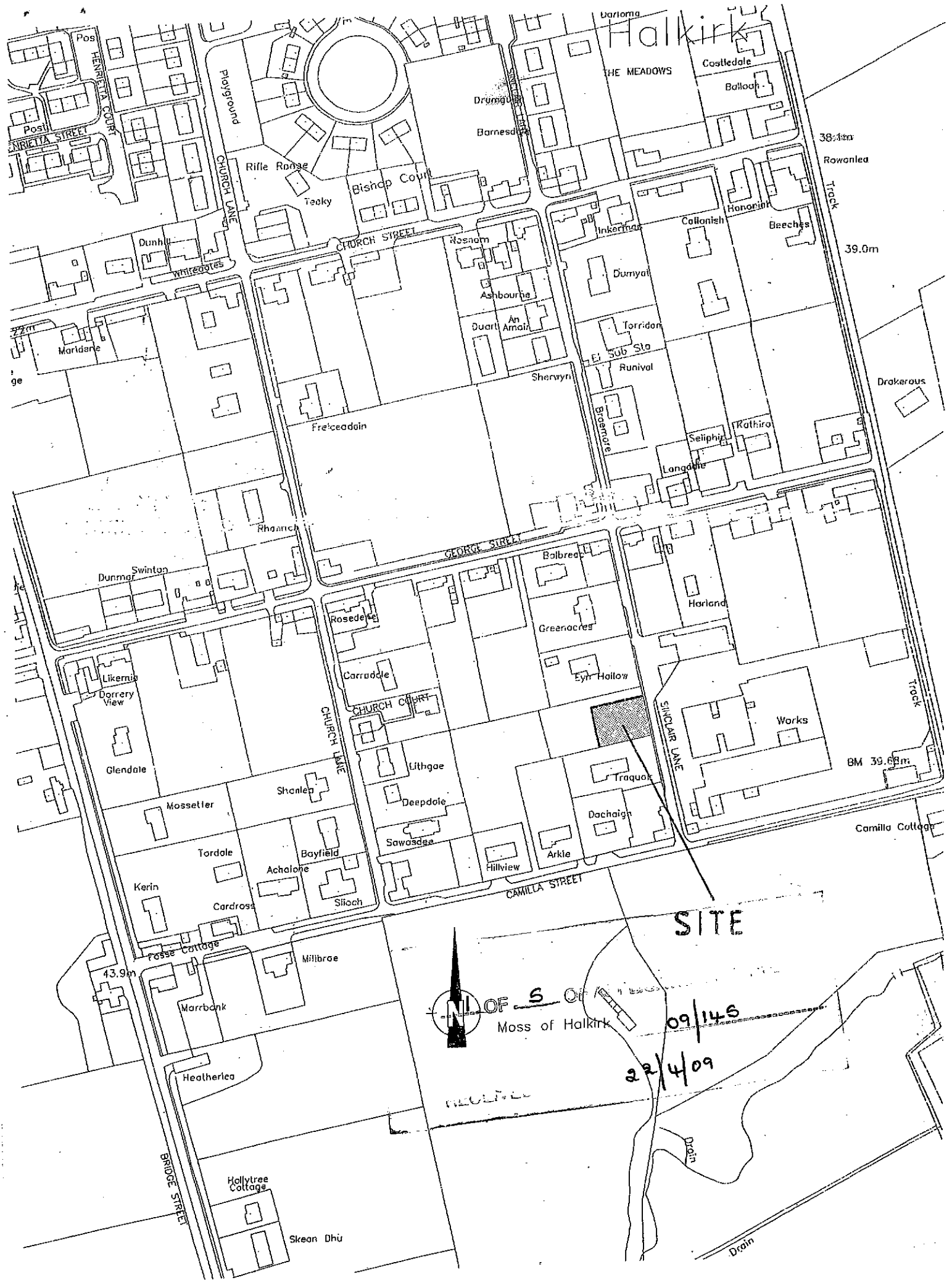
M M Miller Ltd.
 Miller House
 55 Macrae Street
 Wick

Date: 11 May 2009

SUPPLIED BY THE HIGHLAND COUNCIL



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Halkirk

SITE



NO. 5 OF Moss of Halkirk

09/146

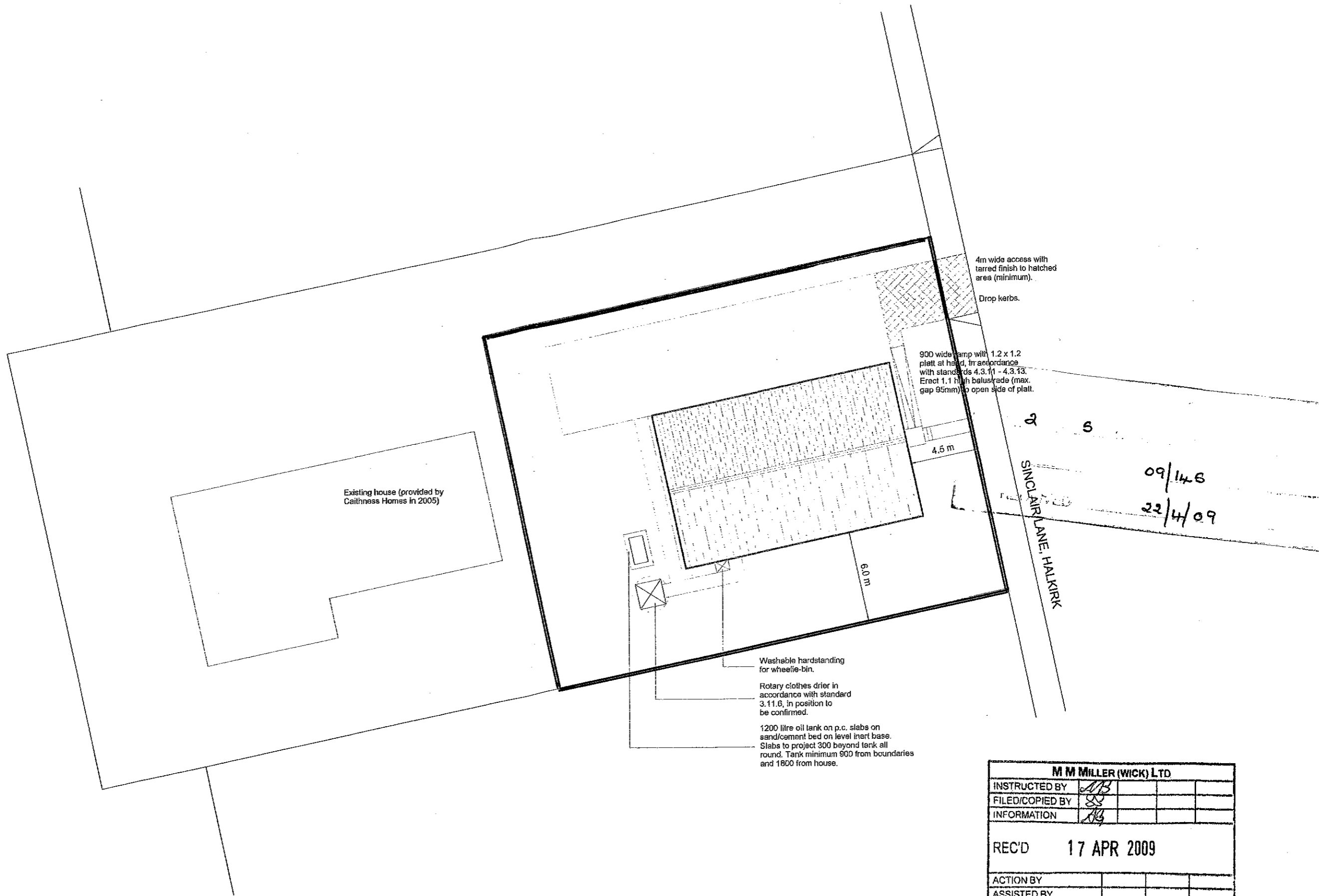
22/4/09

RECEIVED

Drain

Drain

Map labels include: Post, HENRIETTA COURT, HENRIETTA STREET, PLAYGROUND, CHURCH LANE, Rifle Range, Tecky, Bishop Court, Drumgill, Barnes, Darloma, THE MEADOWS, Castledale, Balloch, 38.1m, Rowanlea, 39.0m, Durnyal, Colanish, Honoring, Beeches, Rosnam, Ashbourne, Duart, An Amair, Torridon, E. 500 Sta, Runival, Brereton, Seiphid, Rathira, Langafie, Draherous, Freiceadain, Rhaanich, Dunmag, Swinton, Rosedale, Carradale, Balbreid, Greenacres, Harland, Eyn Hallow, Works, BM 39.68m, Camilla Cottage, Glendale, Likernis, Dorry View, Carradale, Church Court, Lithgae, Deepdale, Sawasdee, Hillview, Arkle, Dachaign, Traquair, SINCLEAR LANE, Camilla Street, Mosseter, Stonlea, Bayfield, Achalona, Kerin, Cardross, Sioch, Millbrae, Heatherlea, Mairbank, Hollytree Cottage, Skean Dhù, 43.9m, BRIDGE STREET, 39.0m, 38.1m, 39.0m, 39.68m.



Existing house (provided by Caithness Homes in 2005)

4m wide access with tarred finish to hatched area (minimum).
Drop kerbs.

900 wide ramp with 1.2 x 1.2 platt at head, in accordance with standards 4.3.11 - 4.3.13. Erect 1.1 high balustrade (max. gap 95mm) to open side of platt.

4.5 m

6.0 m

09 05

SINCLAIR LANE, HALKIRK

09/14/09

22/4/09

- Washable handstanding for wheelie-bin.
- Rotary clothes drier in accordance with standard 3.11.6, in position to be confirmed.
- 1200 litre oil tank on p.c. slabs on sand/cement bed on level inert base. Slabs to project 300 beyond tank all round. Tank minimum 900 from boundaries and 1800 from house.

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Revised from M829

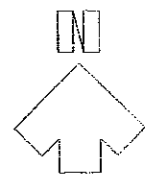
Proposed Bungalow (REVISED), Halkirk, Caithness
for CAITHNESS HOMES

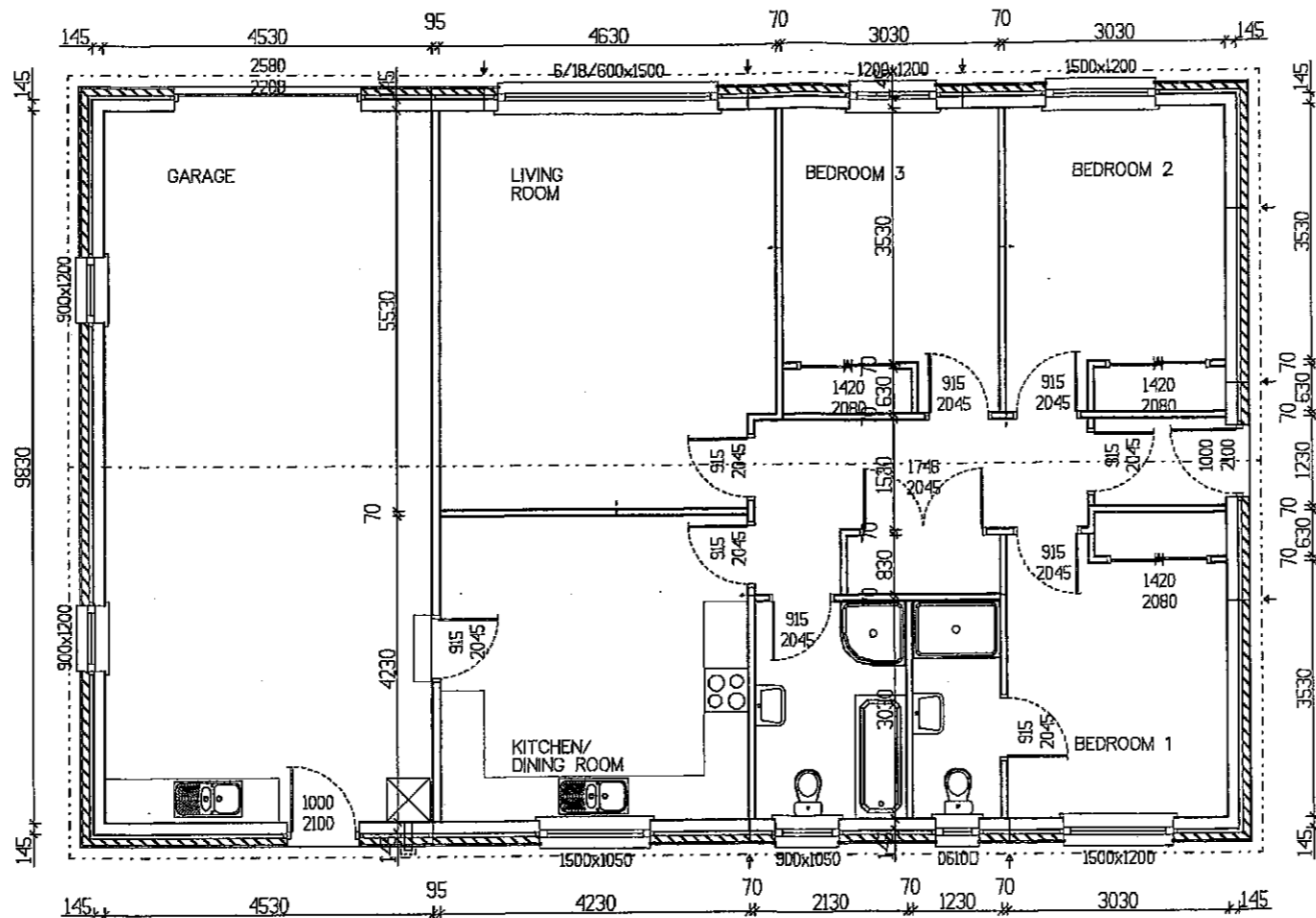
SITE PLAN
1:250

D.A. Renwick Limited,
Chartered Architects,
5 Langley Park, Wick, KW1 5LD.

Phone: 01955 604942
e-mail: D.A.Renwick@btinternet.com

M909/site
April, 2009

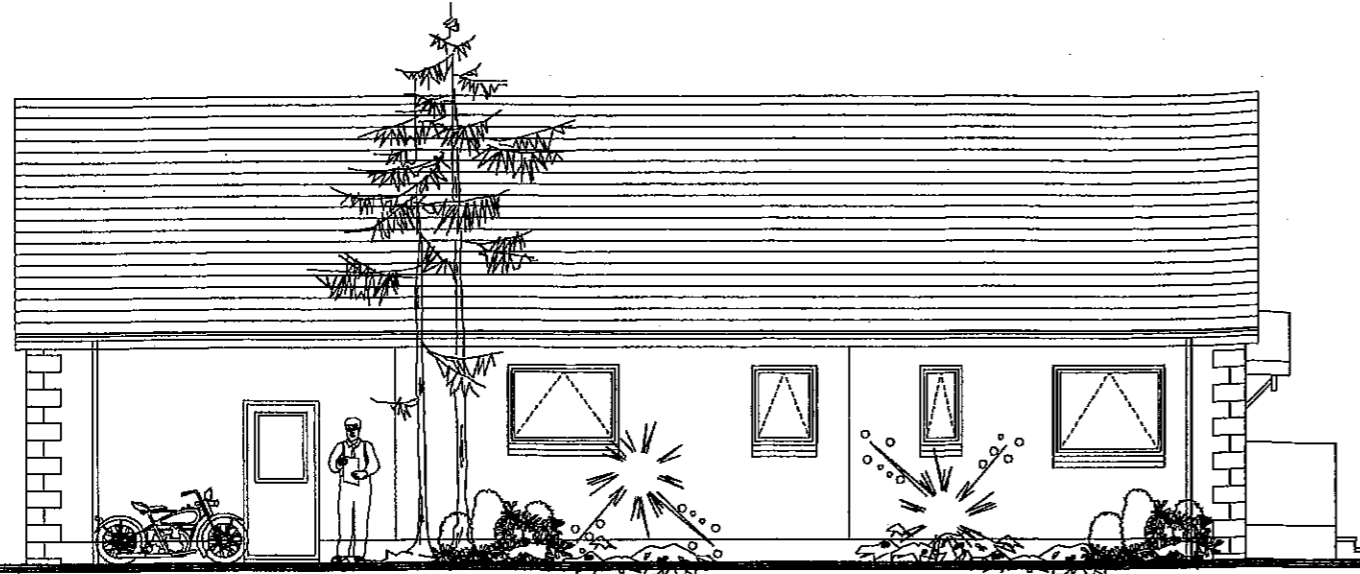




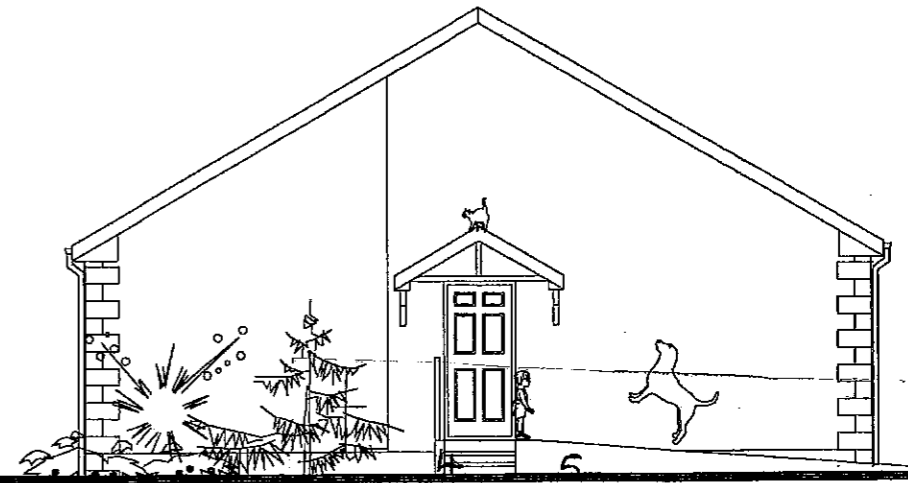
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Client :	Caithness Homes			
Site :	Proposed House (Revised) Sinclair Lane Halkirk			
CAITHNESS HOMES MILLER HOUSE, 65 MACRAE STREET, WICK, CAITHNESS, KW1 6QW TELEPHONE (01955) 802746				
Scale	Drawn	Date	Dwg. No.	Rev.
1 : 100	Don	17/04/09	M9091501	



SOUTH ELEVATION

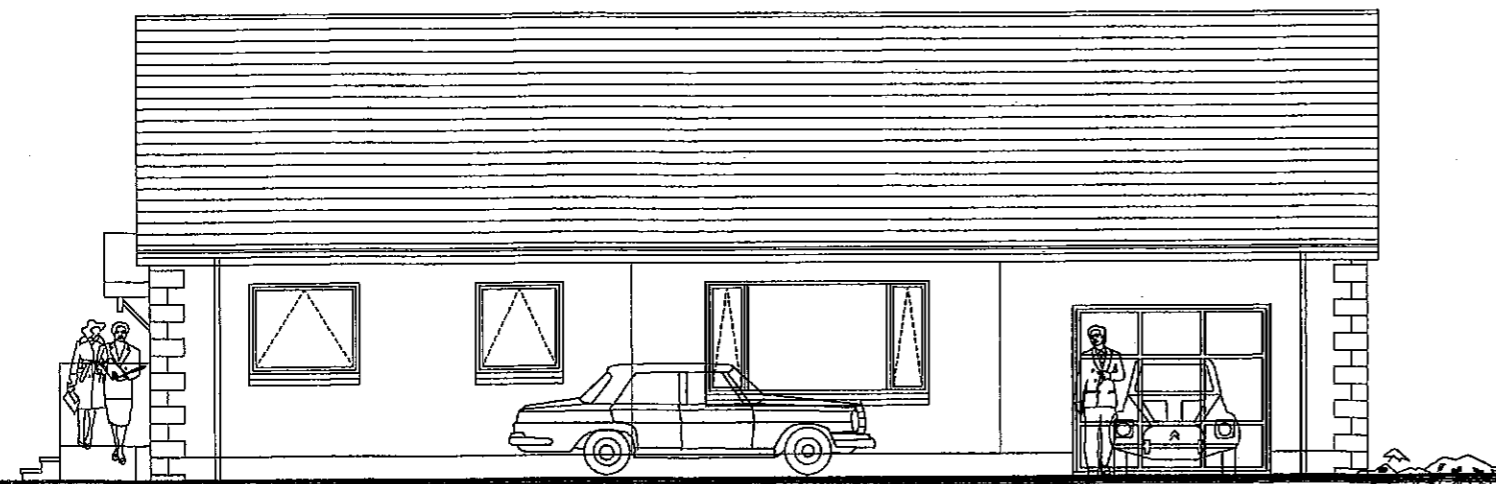


EAST ELEVATION

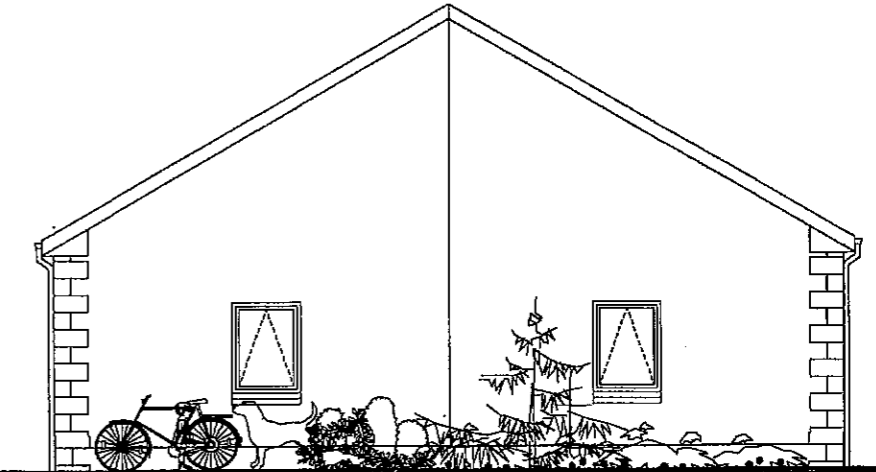
09/145

REVISION

22/4/09



NORTH ELEVATION



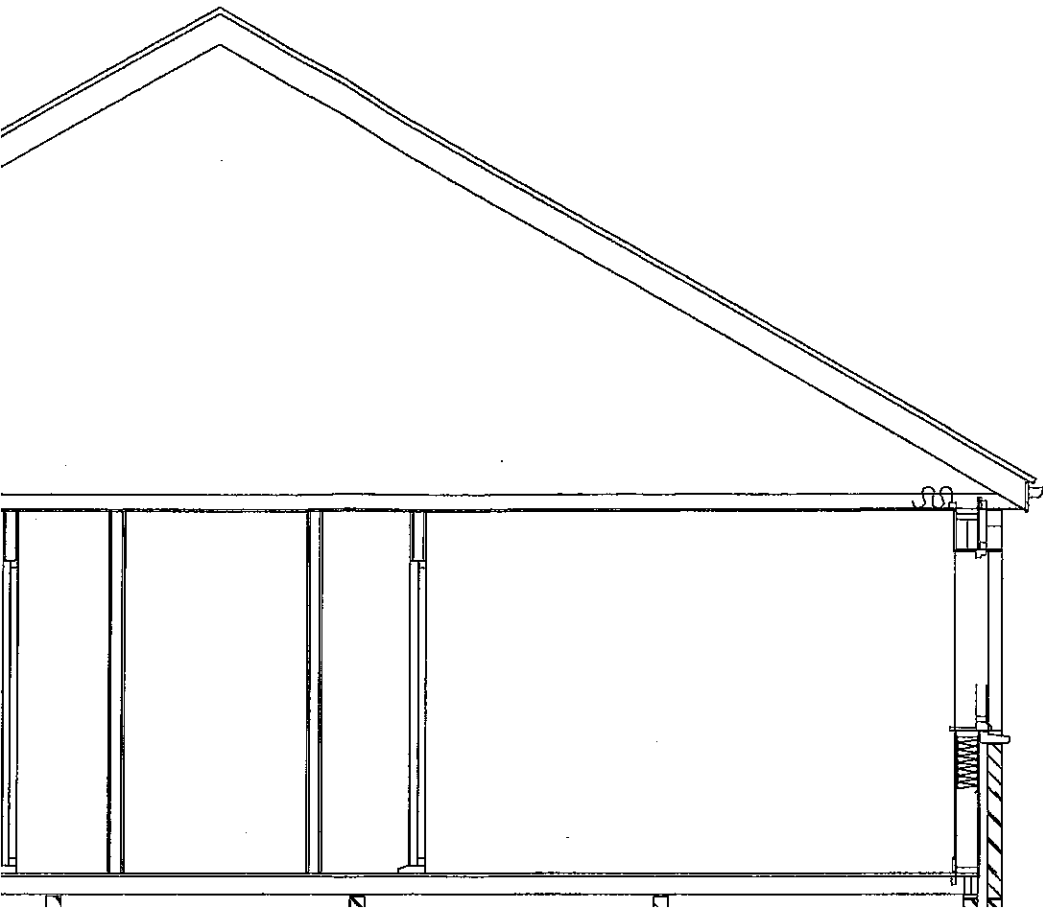
WEST ELEVATION

EXTERNAL FINISHES:

- Roof - brown Redland Renown concrete interlocking tiles
- Roof edges - dressed redwood timber lining boards
- Rainwater goods - rectilinear brown pvc
- Main walls - Skye marble drydash render
- Quoins - buff reconstituted stone
- Baseband - granite grey drydash render
- Windows and doors - double glazed and timber framed.

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