

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE - 9 MARCH 2010**

Agenda Item	
Report No	

**09/00377/FULCA : TEC Services, The Highland Council  
Highland Council Depot, Wick Airport Industrial Estate, Wick**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

**Description** : Change of use of store to 3 no. kennels and hardstanding to dog runs, provision of 2 parking spaces.

**Recommendation - GRANT**

**Ward** : Ward 3 - Wick

**Development category** : Local Development

**Pre-determination hearing** : Not required

**Reason referred to Committee** : Application submitted by the Council.

**1. PROPOSED DEVELOPMENT**

- 1.1 The proposed development utilises an existing store within the refuse and waste depot on Wick Industrial Estate. This store would be altered to accommodate three individual enclosed kennels and a small work room space. External to this there would be three dog runs to match the internal kennels, subdividing the existing depot compound. A new wall is to be constructed across the depot to separate the kennel area from the remainder of the depot with an access to the kennel area formed in the existing depot wall. This access to link with the adjacent parking area would be formed from the existing turning head adjacent to the depot.
- 1.2 The depot is currently surrounded by a high block built wall with all site services existent. The depot is covered by close circuit security cameras and is secured outwith operational hours.
- 1.3 The drawings have been altered to clarify the relationship between the kennels and depot. Internal doorways have been blocked-up between the existing store and the main depot building to form the proposed self contained kennels.

## **2. SITE DESCRIPTION**

- 2.1 The site is within the Highland Council refuse and waste depot adjacent to the recycling centre in the area of the Airport Industrial Estate, accessed from the north end of Ackergill Street. The site is fully enclosed by a high block built wall. The depot is generally operational between 07:15 and 17:00 and is subject to regular refuse vehicle movements and machinery noise during the working day. The proposed parking area is currently used for *ad hoc* parking of empty skips.
- 2.2 The proposed kennels would be a short term holding facility only - the Council are legally responsible for strays for a period of seven days. The dog warden would attend to dogs during the day with sufficient visits to ensure the welfare of the animals is catered for. Kennelled dogs would have access to the outside runs during the working day only. Access by the public would be via an appointment system only. The design and configuration of the kennels reduces the chance of interaction between the kennelled dogs, site operations and the public. There would be no direct line of sight either from the kennels by the dogs or from casual inspection from the area of the depot or outwith the depot. The proposed area for the kennels will not be obvious to casual passers-by.

## **3. PLANNING HISTORY**

- 3.1 None known.

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised : Schedule 3 and Neighbour Notification (expiry 06.11.09)  
Representation deadline : 06.11.09  
Timeous representations : 0  
Late representations : 0

## **5. CONSULTATIONS**

- 5.1 **Environmental Health:** No objections. Initial concerns over noise allayed following a site inspection. Noted commitment by TECS to transport excessively noisy animals, or animals that are excessively agitated by the surroundings, to Munloch Rescue Centre as soon as practicable.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Structure Plan 2001**

G2 Design for Sustainability

### **6.2 Caithness Local Plan 2002**

PP1 Primary Policy 1

Wick Settlement Business & Industry  
Policies B/I

## **7. OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

**8. PLANNING APPRAISAL**

8.1 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.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment**

The Council supports Business and Industrial use of the Wick Airport Industrial Estate. The subdivision and use of an existing Highland Council depot to provide kennelling facilities as a statutory function of the Local Authority is considered to be in keeping with the Wick settlement policies as contained within the Caithness Local Plan.

8.4 **Material Considerations**

**Impact upon amenity**

The site is located in an operational depot handling refuse vehicles within the area of Wick Airport Industrial Estate. It is considered that the very limited nature of the development – for the creation of three kennels - is unlikely to be significant in comparison to the current and continuing use of the depot in terms of both noise and smell.

8.5 The depot is surrounded by a high block built wall and is located in excess of 180m from Clayquoy to the north and 120m from the nearest dwelling on Ackergill Street. In both cases the high block built wall and incidence of other structures, the recycling facility to the north and the main depot building to the south, will significantly reduce any direct transference of noise from barking dogs. Dogs will be secured within the kennels during the night further reducing the likelihood of disturbance.

8.6 The kennels will be readily accessible from Wick, make use of existing buildings, are not considered to impact on the amenity of the surrounding area and are sited appropriately to the setting of the current depot, and as such conform with Structure Plan policy G2.

8.7 Accordingly, I consider that the proposed use will not have a significantly detrimental impact on either individual or community residential amenity as

identified by Structure Plan policy G2.

## 9. CONCLUSION

- 9.1 The proposed kennels are considered to conform with the existing land use and accord with Structure Plan policy G2 Design for Sustainability.

No loss of amenity is considered likely as this development is formed through the subdivision of an existing depot. The distance from the kennels to neighbouring dwellings is in excess of 120m with the incidence of other structures between the kennels and these dwellings further mitigating any direct noise transfer. I therefore consider that the proposal is acceptable subject to conditions.

## 10. RECOMMENDATION

**Action required before decision issued** N

Notification to Scottish Ministers N

Notification to Historic Scotland N

Conclusion of Section 75 Agreement N

Revocation of previous permission N

**Subject to the above**, it is recommended the application be **Granted** subject to the following conditions:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

**Reason** : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this decision notice has been submitted to and acknowledged by the Planning Authority. From the date of acknowledgement, the Site Notice attached to it shall be posted in a publicly accessible part of the site until the development is completed.

**Reason** : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

**Reason** : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

4. 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 as relative

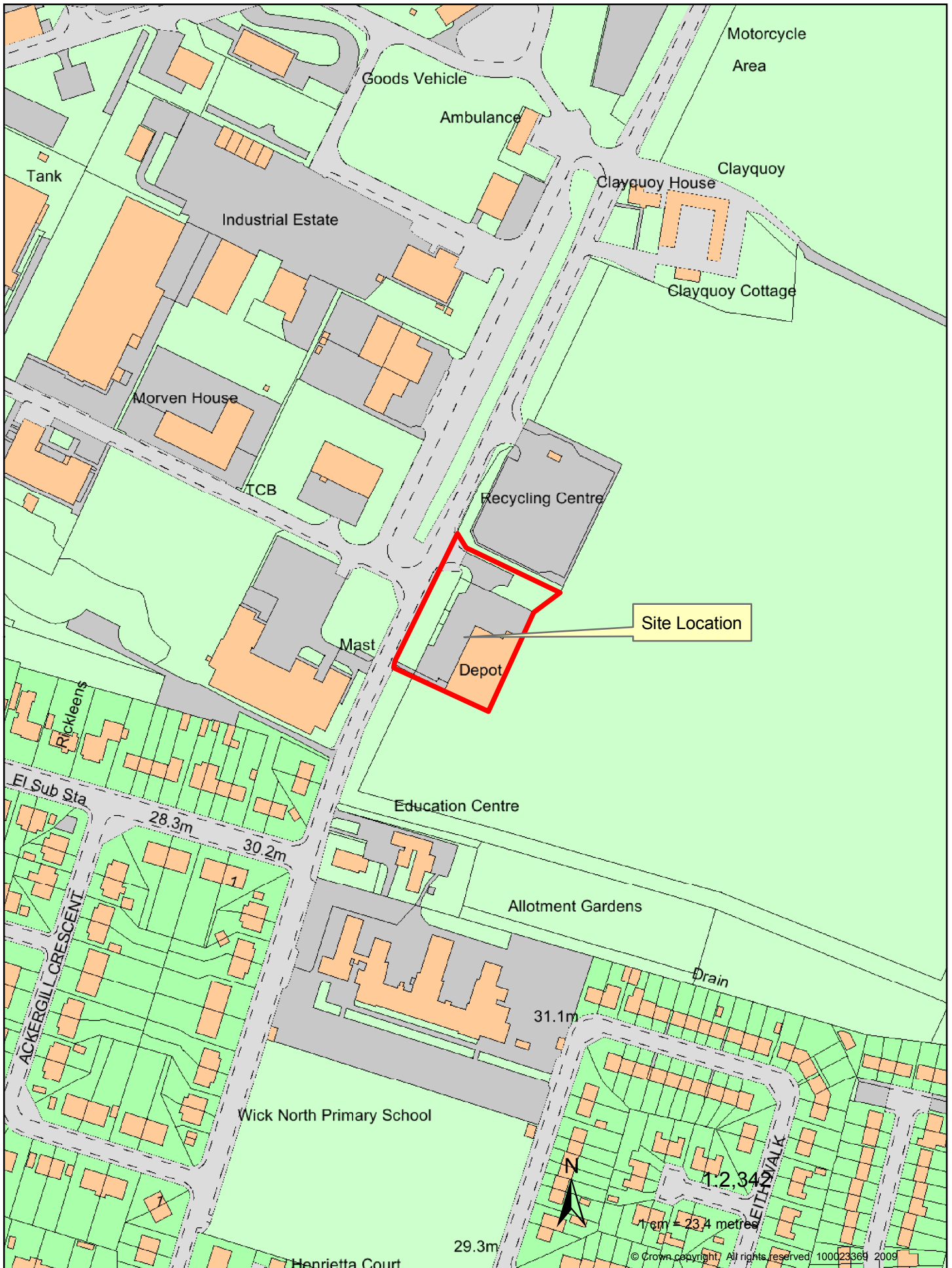
hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

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

5. Unless otherwise approved in writing by the Planning Authority, the approved kennels shall only operate between the hours of 07:45 – 19:00 daily. Dogs shall not have access to the open exercise runs overnight between the hours of 19:00 and 07:45 daily.

**Reason** : In the interests of residential amenity and in order to avoid disturbance and nuisance.

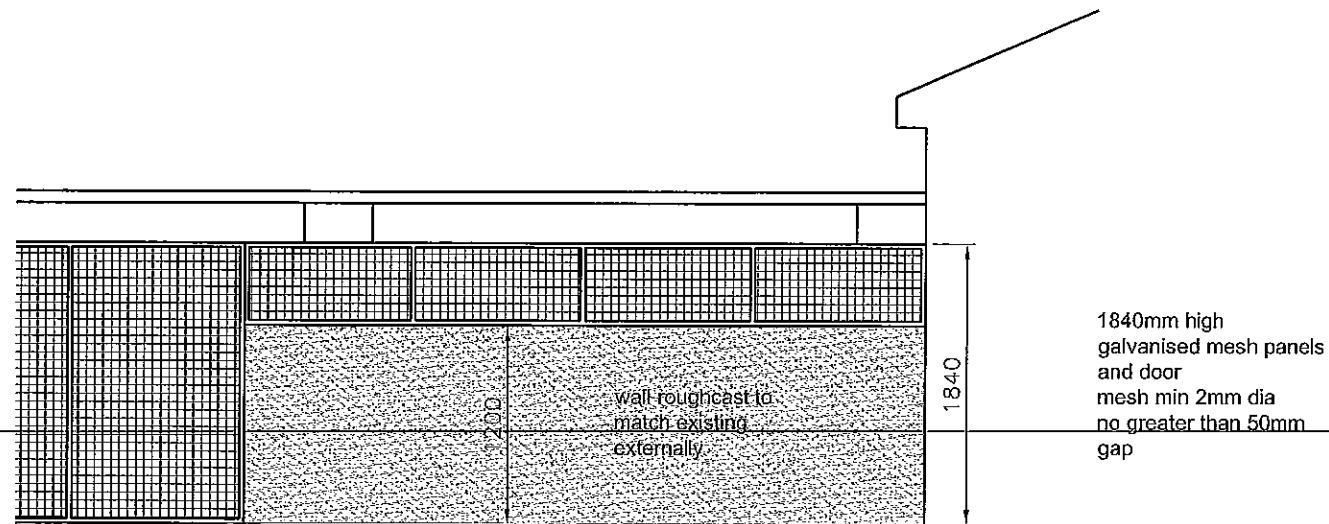
Signature: Allan J Todd  
Designation: Area Planning & Building Standards Manager Caithness, Sutherland and Easter Ross  
Author: David Barclay  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location plan  
Plan 2 – Elevations and section  
Plan 3 – Floor plan (revised)



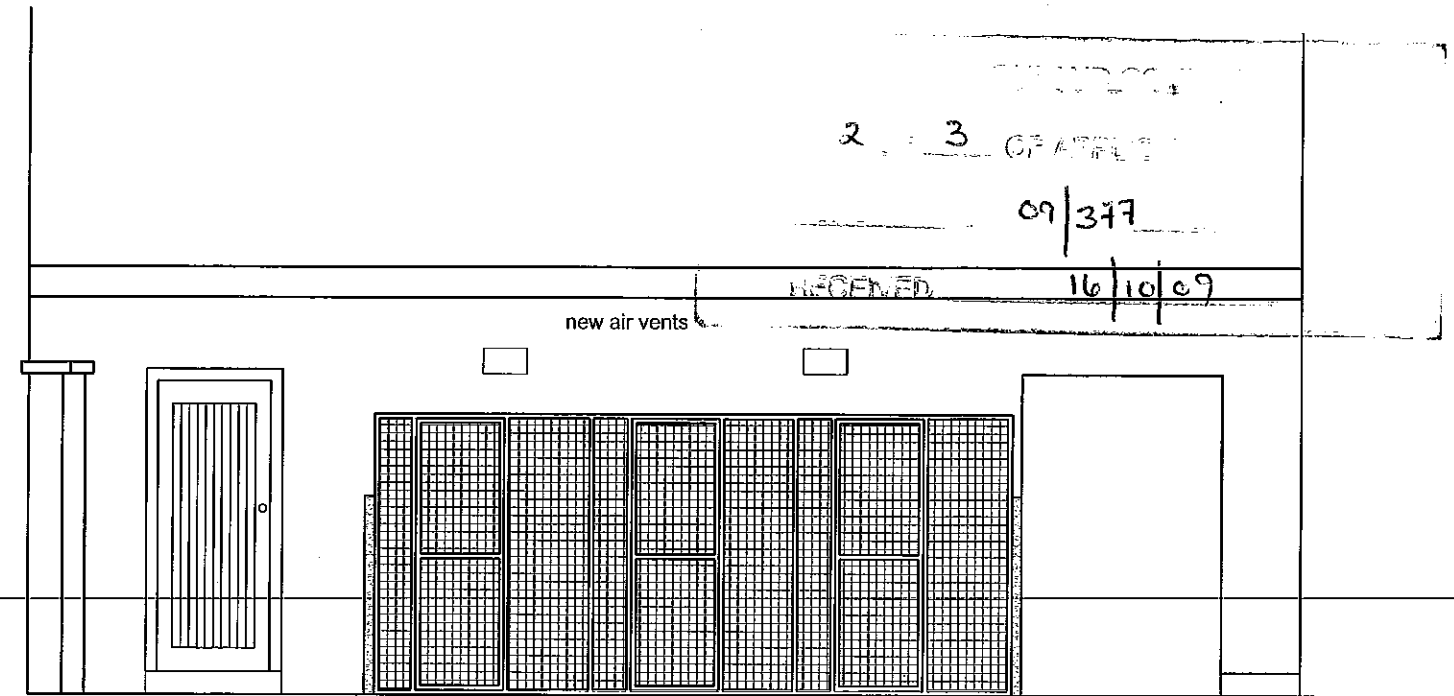
09/00377/FULCA  
 Change use of store to 3 no. kennels and hardstanding to  
 dog runs, provision of 2 parking spaces at  
 Highland Council Depot, Wick Airport Industrial Estate, Wick.

TEC Services  
 per Housing and Property Services  
 The Highland Council  
 Market Square  
 Wick.

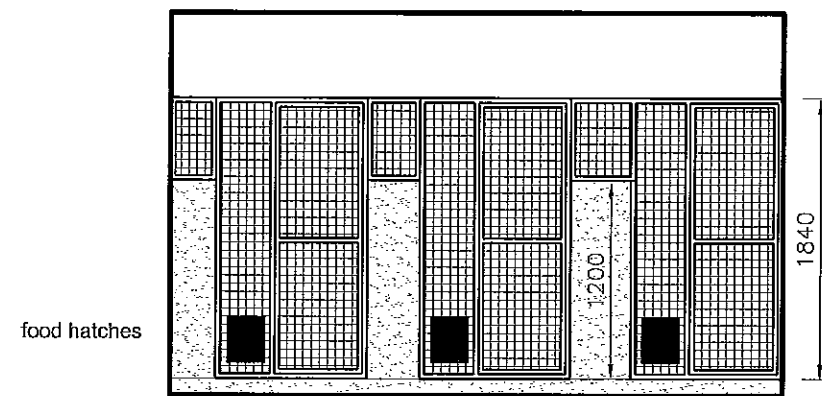




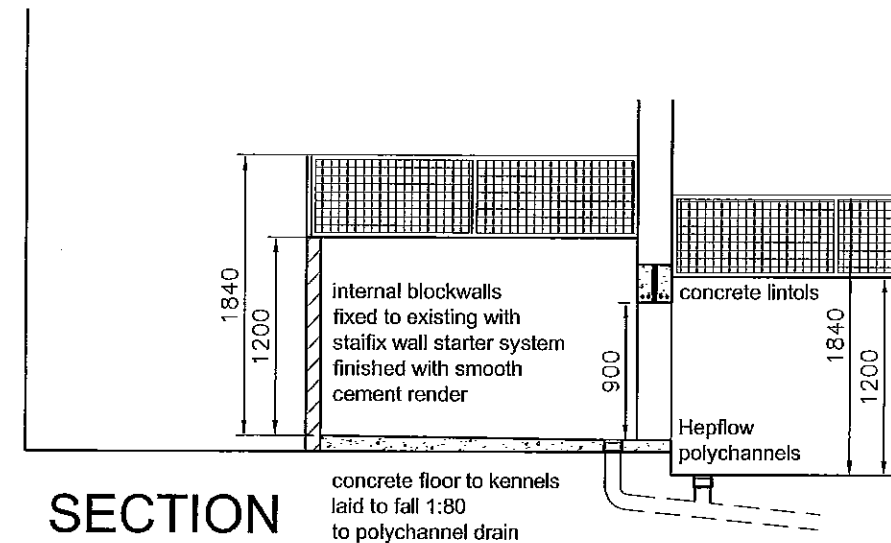
ELEVATION B



ELEVATION A



ELEVATION C



SECTION

REV.	PURPOSE OF ISSUE	BY	CHECKED	DATE

DESCRIPTION	SCALE	DATE	DRAWN BY	CB	CHECKED BY	DATE
	1:50	October 2009				

**HOUSING AND PROPERTY SERVICE**  
 Steve Barron  
 Director of Housing and Property

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CLIENT  
 TEC Services

CONTACT  
 Colin Begg

PROJECT  
 Proposed Kennels  
 TECs Depot Airport  
 Industrial Estate Wick

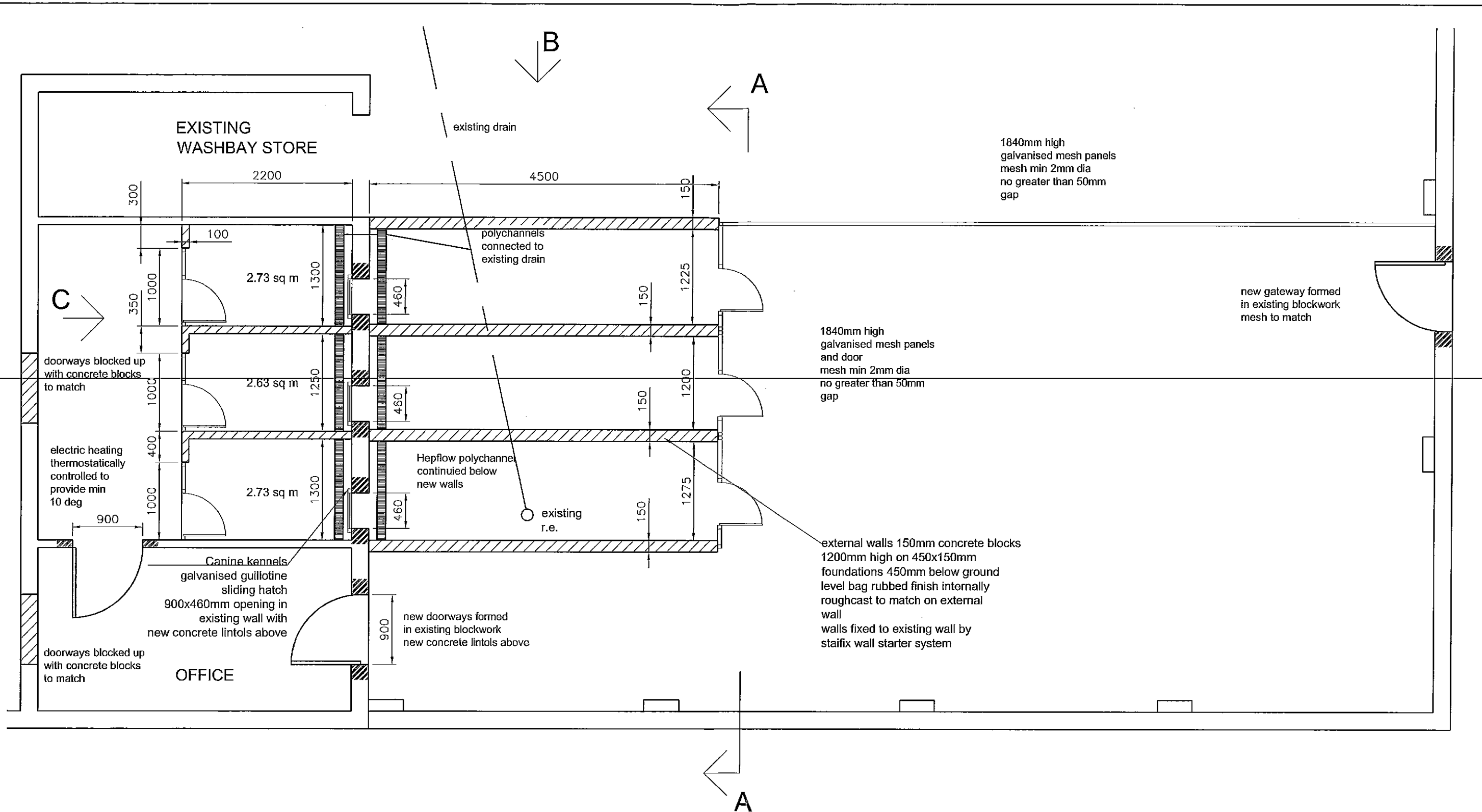
DRAWING TITLE  
 Elevations and Section

PURPOSE OF ISSUE


SCALE	DATE	DRAWN BY	CB	CHECKED BY	DATE
1:50	October 2009				

PAPER	PROJECT NUMBER	SERIES	UNIQUE No.	REVISION
A3				02A





HIGHLAND COUNCIL  
 3 OF 3 OF APPLICAT  
 09/00377/FULCA (REVISED)  
 RECEIVED 13/11/09

<b>HOUSING AND PROPERTY SERVICE</b> Steve Barron Director of Housing and Property				Drummule Golspie KW10 6TA Tel. (01408) 635301 Fax (01408) 634041		Market Square Wick KW1 4AB Tel. (01955) 607744 Fax (01955) 602481		 The Highland Council Comhairle na Gaidhealtachd					
CLIENT TEC Services				CONTACT Colin Begg									
PROJECT Proposed Kennels TECs Depot Airport Industrial Estate Wick				DRAWING TITLE Proposed Plan									
PURPOSE OF ISSUE													
REV.	PURPOSE OF ISSUE	BY	CHECKED	DATE	SCALE	DATE	DRAWN BY	CHK'D BY	PAPER	PROJECT NUMBER	SERIES	UNIQUE No.	REVISION
					1:50	October 2009	CB		A3	TECAF0155		01A	

REV.	PURPOSE OF ISSUE	BY	CHECKED	DATE