

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE
25 OCTOBER 2011**

Agenda Item	4.7
Report No	PLC/056/11

**11/03168/FUL: BAM Nuttall Ltd
Council Roads Depot, Scourie**

Report by Area Planning Manager

SUMMARY

Description : Temporary accommodation facilities

Recommendation - GRANT

Ward : 01 – North, West & Central Sutherland

Development category : Local

Pre-determination hearing : None

Reason referred to Committee : Development on Council owned land.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks temporary consent to locate an accommodation camp at Scourie roads depot. These facilities will be for the use of BAM Nuttall employees working at the Maldie burn Hydroelectric scheme near Kylestrome. The site shall comprise a canteen, 5 sleeper units, three caravans, a parking area and a septic tank and soakaway.

2. SITE DESCRIPTION

- 2.1 The depot is situated to the southeast of Scourie and is accessed via a hard surfaced track leading down from the A894. The depot comprises of an area of hardstanding on which vehicles/equipment are stored. There is a garage at the north west corner of the site.

3. PLANNING HISTORY

- 3.1 None known

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Neighbour Notification
Representation deadline : 7 October 2011

Timeous representations : None

Late representations : None

5. CONSULTATIONS

5.1 None

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

Policy G2 Design for sustainability

6.2 Sutherland Local Plan

Policy 3 – Wider Countryside

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Wide Local Development Plan

Policy 29 – Sustainable Design

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

SPP

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 This application is referred to Committee because it is a development in which the Council has an interest as the site is a Council roads depot. Consent is sought for a temporary period of two years only. By this time work on the Kylestrome hydroelectric scheme should be complete. There are no consultee objections and no representations from third parties have been received.

The closest residential property to the depot is located approx 0.6 km away. There is not considered to be any impact upon residential amenity. The depot is set back approx 100 metres from the road and the surrounding rocky outcrops screen the depot from the surrounding area.

9. CONCLUSION

- 9.1 The Roads Depot is considered to be a suitable location for the temporary accommodation as minimal site works are required to accommodate this facility. The proposal accords with policy and is considered to be appropriate in terms of its siting and impact on the immediate area. There are no technical objections and no representations from third parties. It is therefore recommended that Planning Permission is granted.

10. RECOMMENDATION

Action required before decision issued N

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

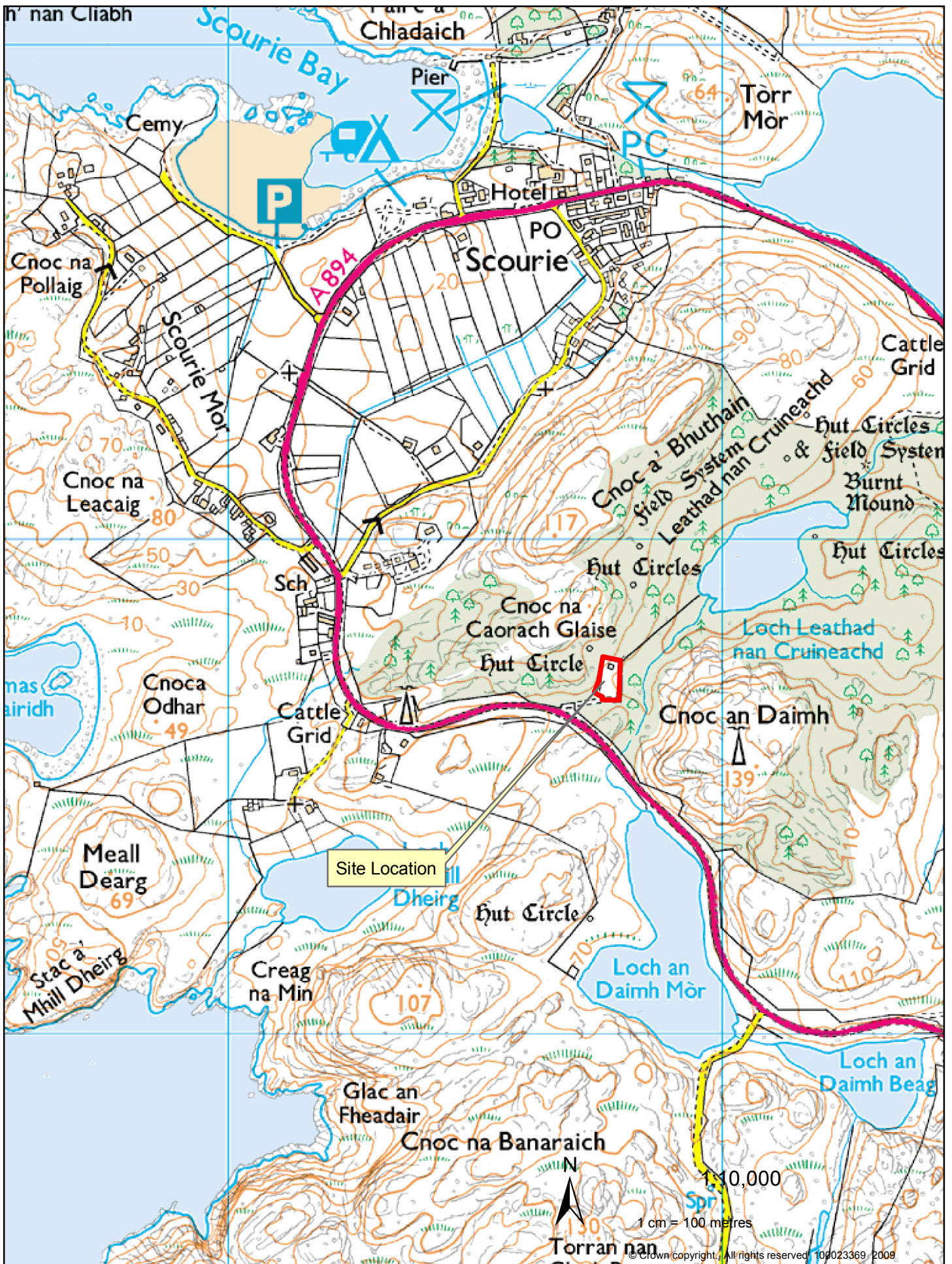
1. The permission hereby granted shall endure for a period of 2 years from the date of this consent within which period, unless with the express approval of the Planning Authority, the site shall have been cleared, including the removal of the canteen, sleeper units, caravans, septic tank and soakaway and thereafter reinstated to the satisfaction of the Planning Authority.

Reason : To enable the Planning Authority to retain effective control in the interests of visual and residential amenity.

2. All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency and the Building Standards Authority.

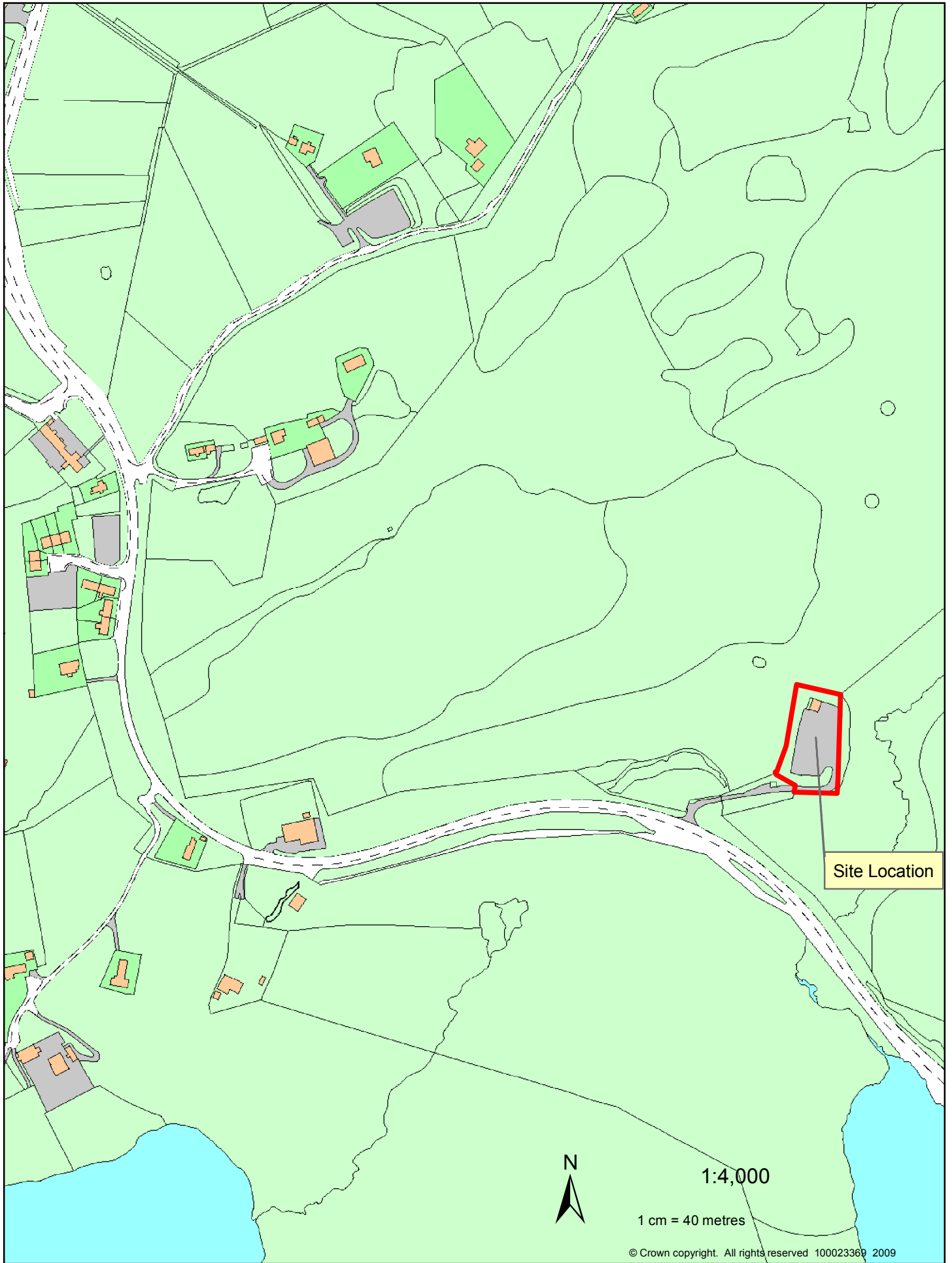
Reason : In the interests of amenity and public health.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan - 000003
Plan 2 – Site Layout Plan – 000004
Plan 3 – SECTION - 000009
Plan 4 – Location Plan – 000010
Plan 5 – Location Plan – 000011
Plan 6 – Location Plan – 000001
Plan 7 – Location Plan - 000002



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 Provide temporary accommodation facilities at
 Council Roads Depot, Scourie, Sutherland.

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 Glasgow Road
 Kilsyth
 Glasgow
 G65 9BL



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BAA 1520 – Maldie Hydro Electric Scheme
Scourie Roads Depot
Accommodation Compound Layout

