

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
10 June 2014

Agenda Item	6.6
Report No	PLN/043/14

14/00838/FUL : Kyle Of Sutherland Youth Development Group
South Bonar Industrial Estate Ardgay

Report by Area Planning Manager

SUMMARY

Description : Erection of community centre with cafe facilities

Recommendation - APPROVE

Ward : 01 - North, West and Central Sutherland

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : More than 5 objections.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is in detail for the development of a community facility with café facilities at the South Bonar Bridge Industrial Estate.
- 1.2 Pre-application discussions were undertaken on site with the applicants in the summer of 2011 to examine the feasibility of development of the site.
- 1.3 The application has been accompanied by a Design / Access Statement; and an Energy Statement. This indicates that the building is intended to be part of a phased development project and that the development brief involves the development of a low carbon, low running-cost building that can be easily maintained. The developer has highlighted that the design approach taken has been to minimise the energy use of the building through use of good passive design features, ensure that the services design is both simple to control and highly efficient, and then to look at introduction of renewable technologies.

Passive energy design techniques that have been considered in development of the scheme include the following:

- Optimisation of the building form, location and orientation to take maximum advantage of the site and its natural resources – sun, wind and water.
- A combination of natural ventilation and solar control glazing to control summertime temperatures, avoiding the need for active cooling.

- Use of natural daylight, where possible, to create attractive and effective environments, and reduce the requirement for artificial lighting and electrical energy through the day;

Active controls to be considered in the design of the KOSYDG centre are:

- Weather compensating controller
- Thermostatic Regulating Valves (TRVs) to Radiators
- Thermostatic control to individual spaces
- Full programmer with time controls (7 day for space and hot water)
- Automatic setback of room temperature during unoccupied periods/at night time

1.4 Variations:

- Adjusted parking layout
- Increase in finished floor level to 4.0m AOD to address flood risk concerns. This results in an increase of 0.25m in ridge height. This variation is immaterial in this case given the siting of the proposal and surrounding development.

2. SITE DESCRIPTION

2.1 The Industrial Estate is close to the confluence of the River Carron and the Kyle of Sutherland and is on the flat flood plain of the Kyle. The Industrial Estate was historically used by Sutherland Transport and Trading as a garage with fuel pumps and depot. It is located on the north side of the A836 around 170m WSW of the Bonar bridge and 1km northeast of Ardgay. Around 80m to the southeast of the site (and the south side of the A836) is the Bonar Bridge waste water treatment works. The site sits slightly below the level of the A836.

The land to both the north (rear) and south (front) of the site has an open expansive outlook over agricultural land, with an impression of big skies and long scenic views.

The adjacent buildings in the Industrial Estate are modern utilitarian structures with little architectural merit, constructed from a mix of harled blockwork and concrete roof tiles and profile type sheeting or similar. The buildings are taller and of a larger mass to the southwest; those to the northeast are lower, typically the smaller industrial units erected during the 1970s and 1980s by the Council / HIDB.

The car parking area in front of the site within the industrial estate is used for the local recycling skips and the site is bounded by an attractive stone dyke to the A836.

There are a number of existing businesses and uses in the Industrial Estate including the local BT telephone exchange, Ardgay Game (food processor) to the southwest, and the Caledonian Curry Company and the Fire Service to the northeast.

3. PLANNING HISTORY

3.1 09/00476/FULSU Provision of temporary modular building for use by the youth group at South Bonar Industrial Estate. Approved 19.02.2010

4. PUBLIC PARTICIPATION

4.1 Advertised :

Representation deadline : 29.03.2014

Timeous representations Details are set out in the Appendix – Letters of Representation

Late representations : 36 (after end of advert expiry on 29.03.2014)

4.2 Material considerations raised are summarised as follows:

Objections

- Allocated for industrial development / Compatibility of proposal with existing adjacent land uses
- Contrary to development plan policy
- Development would obviate the potential opportunities for aspiring business development in area
- Meat processing plant adjacent, with associated HGV traffic, waste products, odour – proposal could impact on a long established business and local economic resource
- National speed limit road
- Not appropriate location for children
- Locate closer to a school
- Cafes in the area – proposal threatens their viability
- Community halls in Ardgay, Bonar Bridge and Lairg already
- Contaminated Land Team of the TEC Services (21 March 2014) identifies that the site has historic use as a coal yard and that part of the site was used as a petrol filling station, both of which may have resulted in land contamination. This again demonstrates that this is not an appropriate location for a community centre.
- A Flood Risk Assessment has not been prepared as part of the application submission to determine if this site can be developed.
- Bonar Bridge Fire Station is located at Unit 1 of the industrial estate. It is essential that the fire engines are able to clearly and quickly exit the site to attend incidents and serve the local community.

Support

- Welcome development
- New facility and resource
- Positive use for the site
- Economic development
- Location good for access by wider community

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Transport Planning** (28.03.2014) : No objection subject to the following:
Car parking for 13 cars plus 2 disabled parking bays must be provided and maintained for that purpose in perpetuity. The parking spaces must be in accordance with our guidelines for new developments
<http://www.highland.gov.uk/NR/rdonlyres/D51A3135-F832-4C47-8094-385486600D7C/0/THCRTGNDFINALMAY2013.pdf>

Note. The car parking spaces as shown on the layout plan do not conform with our guidelines, they are shown as 2.4 metres wide instead of 2.5 metres, this must be corrected.

- 5.2 **Scottish Water** : Bonar Bridge Water Treatment Works – may have limited capacity available for new demand. The Developer should discuss their development directly with Scottish Water.

Bonar Bridge Ardgay **Waste Water** Treatment Works may have capacity to service this proposed development. Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

Water Network – Our initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

- 5.3 **Contaminated Land Unit (11.04.2014)**

Following discussions with the agent, the application site boundary has been adjusted, with the site boundary reduced to be limited to the Coal yard. Accordingly, only the 'COAL YARD' comments from the previous memo (21st March 2014) apply:

1. ERS letter report Nov 2010 demonstrated the former coal yard to be suitable for use by a Youth group for human health and water environment receptors incorporating a Port-a-cabin.
2. Contamination Consultants Ltd Report July 2010 detailed elevated levels of Arsenic and Total Petroleum Hydrocarbons in soil, which based on UKWIR guidance may affect water supply pipes, and suitable pipes should be selected, their recommendation being <http://www.cityirrigation.co.uk/acatalog/Protecta-Line-PE-Barrier-Pipe.html>

Accordingly, it is recommended that the requirements as detailed within the CCL Report (2) be incorporated into the planning permission if granted for the former COAL YARD area, including a requirement to demonstrate the appropriate materials have been used prior to occupation.

An appropriate planning condition has been agreed (29.04.2014).

- 5.4 **Flood Team:** The Flood Team initially responded objecting to this proposal until a Flood Risk Assessment (FRA) is provided to demonstrate that the site is not at risk of flooding or that the flood risk is manageable in this location (02.04.14). The

agent and the Flood Team engaged in direct discussions regarding the requirements of the FRA. Following receipt of the FRA, the Flood Team provided additional comments (23.05.2014) which have been addressed by amended drawings, and as such the Flood Team has withdrawn their objection. The main change is that the finished floor level has been raised from 3.59m AOD to 4.0m AOD. The Flood Team has recommended conditions to be attached and the agent is agreeable to these.

The Flood Team has also requested that a condition be attached to require details of proposed drainage infrastructure be submitted.

It was not considered necessary to consult SEPA given the detailed input of the Council's Flood Team. SEPA confirmed that they are content with this approach in this case.

- 5.5 **Creich Community Council** : At our meeting on 18 March, we reviewed the plans for this application and are unanimously in favour of the development. KoSYDG are to be commended on this project and we wish it success.
- 5.6 **Scottish & Southern Electricity** : There is a low and high voltage underground cable in close proximity of the propose development. Care should be taken when excavating the site. Details of safe working practices can be viewed at www.hse.gov.uk/electricity/nearelectric.htm / contact 0800 048 3515
- 5.7 **Development Plans**: The proposal is for community use and does not fall within the definition of 'industry' for which the site is allocated. The proposal will therefore reduce the supply of land allocated for industrial purposes in the area. However, the South Bonar Industrial Estate is a site within which there are some existing businesses operating and there are portacabin facilities currently used by the Youth Development Group. This establishes the principle of this type of use in the site. The Sutherland Local Plan identifies that the allocated site presents an opportunity for consolidation and environmental enhancement. It is considered that the scale of opportunity that the site provides to achieve additional industrial floorspace is somewhat limited and, on balance, it is considered that the loss of allocated industrial land that would be a consequence of the proposal is outweighed by the positive contribution it could make to enhancement of the site from its existing condition.
- 5.8 **Sutherland Access Panel**: Advised that they are content their relevant considerations will have been accounted for in the assessment.
- 5.9 **Environmental Health**: Views awaited.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- | | |
|----|---------------------------------|
| 28 | Sustainable Design |
| 29 | Design Quality and Place-Making |
| 42 | Previously Used land |

- 49 Coastal Development
- 64 Flood Risk
- 66 Surface Water Drainage

6.2 Sutherland Local Plan (2010)

- 17 South Bonar Industrial Estate – Redevelopment must be in accordance with the technical advice set out in the approved Development Brief (2005); Flood Risk assessment required when submitting a planning application; assessment of potential contamination required; minor work required on the existing access; requirement for connection to public sewerage system

South Bonar Development Brief 2005 - outlines the type of activity and development which is suited to South Bonar Industrial Estate. Section 4.8 of the Development Brief details that:

“Activities considered to be acceptable in principle embrace business and commercial uses (embracing sectors of the local economy, specialist service businesses, resource-based or downstream processing and visitor-related concerns). These include manufacturing, distribution/depot, service and related ancillary uses. Housing is not considered appropriate at this location although certain ‘community’ uses may also be acceptable, including recycling/segregation facilities. Opportunity may arise to re-brand the Industrial Estate to reflect the predominant function and future uses of the site.”

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Flood Risk and Drainage Impact Assessment Supplementary Guidance (adopted by Committee, January 2013)

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (SPP) for Flooding and Drainage

7.4 Other

The application site is to the northwest side of the A836 which forms the boundary of the Dornoch Firth National Scenic Area.

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 proposal is in detail for the erection of a community facility with ancillary café. The site is on the western side of Bonar Bridge and easily accessible by walking and by car from both Ardgay and Bonar Bridge. There is a pavement with street lighting between the two villages. The scheme would re-develop the central part of the industrial estate, which currently has a portable building, toilet block and an area of bitmac surfacing enclosed by a block wall, timber and chainlink fence. There is also a double decker bus which is used as a youth facility within the site.

The proposal would involve the construction of a **new rectangular footprint building** to the northern part (rear) of the site, running parallel to the main road. The building would be two storey, measuring 33m x 10m x 11m (at the highest point) and finished in corrugated fibre cement cladding to the walls and roof, with areas of vertical timber weatherboarding. The roof form of the building is asymmetric with the effect that the principal elevation to the main road would be of a single storey building with roof lights to the first floor; the elevation to the north (rear) would have windows to the first floor. Internally, the ground floor accommodation has 3 principal spaces - Soft play, Multi-use, Youth space – with a small kitchen servery and café space, toilets and circulation space. The first floor has a fitness centre, multipurpose space and community workspace.

The **external space** has a storage/plant building finished in black corrugated fibre cement cladding. The existing car parking area at the front of the site is to be formalised with 13 marked bays and 2 disabled spaces.

The building design and use of materials is a result of the applicant's brief provided to the architect and provides a modern, sustainable building. In this context, **the building design and materials are considered to be acceptable for the site.**

8.4 **Material Considerations**

The **previous use of the site** and its low lying nature introduce technical issues relating to potential land contamination and flood risk.

The Council's **Contaminated Land Unit** have recommended that the requirements as detailed within the CCL Report (2) be incorporated into the planning permission if granted for the former COAL YARD area, including a requirement to demonstrate the appropriate materials have been used prior to occupation.

In respect of potential flood risk regard must be had to both Scottish Planning Policy (SPP) for Flooding and Drainage; and to the Council's own Supplementary Guidance: Flood Risk and Drainage Impact Assessment.

The Flood Team has advised that SEPA's 'Indicative River and Coastal Flood Maps' are no longer referred to for planning purposes. The new Flood Maps (available online) confirm that the proposed development is located in an area at Medium to High risk of flooding from the sea. The Flood Risk Assessment (FRA) submitted concludes the development is at 'low risk' which is incorrect. However, because the site is located within an existing brownfield location, the Flood Team consider that it is

acceptable to permit development in this location subject to an increase in finished floor levels to a minimum of 4.0m AOD and implementation of the findings of the FRA.

The SPP states that 'Planning authorities must take the probability of flooding from all sources – (coastal, fluvial (water course), pluvial (surface water), groundwater, sewers and blocked culverts) and the risks involved into account when preparing development plans and determining planning applications'.

Following detailed discussions with the Council's Contaminated Land Unit and Flood Team, the issues raised relating to potential land contamination and flood risk have been addressed and are dealt with by an increase in finished floor levels and conditions.

8.5 Other Considerations – not material

The application has been subject to representations which are set out below. It should be noted that the Community Council has not objected to the proposal.

Objections

- Allocated for industrial development / Compatibility of proposal with existing adjacent land uses / Contrary to development plan policy
Planning Comment – The industrial estate has a range of business, commercial and service uses. The Development Plan (and associated site Development Brief) indicates that a range of business and commercial uses would be expected on the industrial estate; in addition it notes that "...certain 'community' uses may also be appropriate". In this context, it is considered that the use of the site for a community building and facilities as proposed is one which does accord with the Development Plan. Whilst it may be preferable for this type of facility to be closer to the centre of either Bonar Bridge or Ardgay, the location provides easy access from both villages; there are also few apparently available sites for a new build of this scale in either village.
- Proposal would obviate the potential opportunities for aspiring business development in the Industrial Estate
Planning Comment – Whilst the site is identified for business and commercial uses by the Development Plan, 'community' uses are also identified as potentially being acceptable.
- Meat processing plant adjacent, with associated HGV traffic, waste products, odour – proposal could impact on a long established business and local economic resource
Planning Comment - Whilst the site is identified for business and commercial uses by the Development Plan, 'community' uses are also identified as potentially being acceptable.
- National speed limit road
Planning Comment – Although a national speed limit road (60mph), the site is serviced by a pavement with streetlighting linking Bonar Bridge and Ardgay
- Not appropriate location for children– *Planning Comment* – The site is serviced by a pavement with streetlighting linking Bonar Bridge and Ardgay

- Locate closer to a school
Planning Comment – The proposal has to be considered on its own merits; alternative sites are not part of the Planning appraisal process
- Cafes in the area – proposal threatens their viability
Planning Comment – Commercial competition is not a material planning consideration and is for the market to determine
- Community halls in Ardgay, Bonar Bridge and Lairg already
Planning Comment - Alternative or competing sites are not part of the Planning appraisal process
- Contaminated Land Team (21 March 2014) identifies that the site has historic use as a coal yard and that part of the site was used as a petrol filling station, both of which may have resulted in land contamination. This again demonstrates that this is not an appropriate location for a community centre
Planning Comment – The Council’s Contaminated Land Unit have assessed the application (see s5.3)
- A Flood Risk Assessment has not been prepared as part of the application submission to determine if this site can be developed
Planning Comment - The Council’s Flood Team have assessed the application and a Flood Risk Assessment has been submitted (see s5.4)
- Bonar Bridge Fire Station is located at Unit 1 of the industrial estate. It is essential that the fire engines are able to clearly and quickly exit the site to attend incidents and serve the local community
Planning Comment – No comment received from the Fire Service

Support

- Welcome development
- New facility and resource
- Positive use for the site
- Economic development
- Location good for access by wider community

8.6 **Matters to be secured by Section 75 Agreement**

None

9. **CONCLUSION**

- 9.1 The proposal is considered to accord with the development plan policies. Whilst the site is an ‘industrial estate’ the current development plan does indicate that there is an opportunity to explore the re-branding of the site for a wider range of uses, including community uses. The proposed development generally fits within the aspiration of this wider community use and is located in an easily accessible location for both communities and also for passing traffic on the main road with good access and parking available. Whilst there is opposition to the proposal, there is also a balance of support to this, including from the Community Council. The proposal will bring a new modern purpose designed building to the site to the benefit of the whole community and with a use which will entice visitors to the area to stay for longer. It also offers an opportunity to tidy and freshen up a rather tired and neglected site.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued

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

1. No development shall commence on site until the developer has submitted full written and plan details of a scheme to deal with potential contamination on the site for the agreement in writing of the Planning Authority in consultation with the Contaminated Land Authority. The details shall include:

- 1) The prevention of total petroleum hydrocarbons (TPH) found in soil effecting water supply pipes^x. Suitable materials shall be selected with reference to: UKWIR – Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites. Report Ref. No. 10/WM/03/21. Example <http://www.cityirrigation.co.uk/acatalog/Protecta-Line-PE-Barrier-Pipe.html>

For the avoidance of doubt, the development hereby approved shall not be occupied/operated as such until such time as the Planning Authority shall have confirmed in writing that the agreed scheme has been fully implemented to the satisfaction of the Planning Authority in consultation with the Contaminated Land Authority.

^xNB: The Contamination Consultants Report submitted in support of planning permission Ref No. 09/00476/FULSU, dated July 2010 concluded - The site can be considered fit for purpose as a youth facilities building subject to the prevention of total petroleum hydrocarbons TPH found in soil effecting water supply pipes.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

2. All measures to mitigate flooding, as shown on the approved plans and outlined in the Flood Risk Assessment, shall be constructed in full and brought into use prior to the first occupation of the development. This also includes:
 - Finished floor levels of 4.0m AOD
 - Flood resilient construction below the 1:200 year flood level of 3.59m AODThereafter, all of these measures shall be maintained in perpetuity.

Reason: To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring both within and outwith the application site, is provided timeously.

3. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the

Planning Authority (in consultation with the Flood Team). Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development)

must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

The Flood Risk Assessment submitted has provided a 'Flood Warning and Evacuation Plan' for the development. The Plan recommends early evacuation of the building on receipt of the first Flood Alert. Given that the source of flooding is reasonably predictable (based on high tides) this provides sufficient time for users to reach safe ground. The property owners/ occupiers should sign up to Flood Line to receive Flood Warnings, and that the staff/ occupiers of the building should be inducted prior to use of the building, and made aware of the 'Flood Warning and Evacuation Plan', its procedures and emergency evacuation routes.

This building cannot be used in the event of emergencies as an evacuation/control centre since there is a risk that the building may not have clear pedestrian access/egress during a 1:200 year flood event.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Land Contamination

There is the potential for contamination at this site due to its former use as an underground fuel storage tank. As the proposed development would not appear to materially change the risk of potential contamination at the site an investigation is not required at this stage. However, be advised that all sites with a former industrial/commercial use have been prioritised by the Highland Council under duties conferred by Part IIA of the Environmental Protection Act 1990, and may require investigation in the future. In addition land contamination issues may affect property value. Should you wish to discuss potential contamination issues or commission your own investigation, please contact TEC Service Contaminated Land for advice.

E-mail: Land.Contamination@highland.gov.uk

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Proposed Ground Floor Plan 203 100
- Proposed South and North Elevations 203 120
- Proposed First Floor Plan 203 101
- Proposed East and West Elevations 203 121
- Proposed Roof Plan 203 102
- Proposed Demolition 203 003

Appendix – Letters of Representation (as of 20 May 2014)

OBJECTORS

1. Mr Leslie Waugh, Grianach, Ardgay
2. Ms Holly Wallis, 86 Kew Green, Richmond, London
3. Mrs Lesley Waugh, Grianach, Ardgay
4. Miss Katie Macrae, 11 Hermitage Street, Evanton
5. Mr Andrew Waugh, Grianach, Ardgay
6. Ms Cara Flanagan, East Gilgo, Bonar Bridge, IV24 3AR,
7. Mr Ruaridh Waugh, Grianach, Ardgay, IV24 3BG,
8. Graham and Sibbald, Kerri McGuire per Ardgay Game, South Bonar Industrial Estate, Ardgay

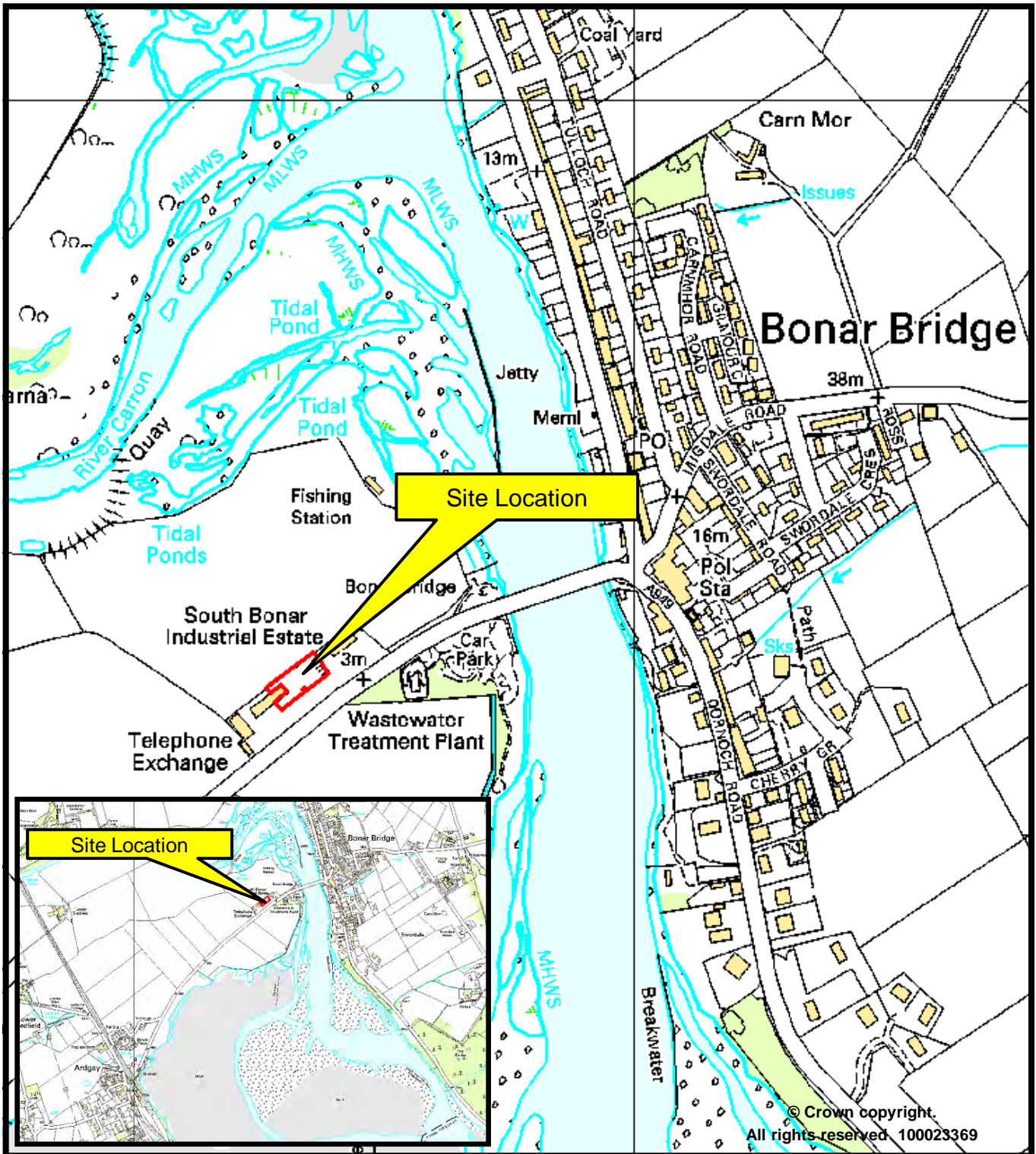
SUPPORTERS

1. Mrs Elona Lowe, Rowanlea, 12 Airdens, Bonar Bridge
2. Mrs Nannette Matthews, The House, Meikle Croft, Bonar Bridge, Ardgay
3. Mrs Suzanne Bannerman, The Gees, Syall, Ardgay
4. Mrs Amber MacLennan, Coille Beithe, Migdale, Bonar Bridge
5. Mr Steven Menzies, Tigh Cuil Ardgay - Culrain – Doune
6. Mrs Carrie Veters, Drumval, Linside
7. Mrs Emma Grant, 24 Carnmhor road, Bonar Bridge
8. Mrs M MacGregor, Altyre, Kilmorack, Beauly
9. Miss Karen Swinden, 32 Tulloch road, Bonar bridge, Ardgay
10. Mrs Posy MacRae, Oldtown Croft, Ardgay
11. Mrs Sam Simco, Strathcarron View, Swordale Park, Dornoch Road, Bonar Bridge
12. Mrs Rebecca Menzies, Tigh Cuil, Ardgay
13. Mrs Jane Ross, 7 Proby Street, Maryburgh
14. Mrs Kelly Raven, Viewhill Cottage, Kincardine Hill, Ardgay
15. Miss J Gemmill, 1 Oykel Terrace, Ardgay
16. Miss Elissa Steven, 2 Inveran, Invershin
17. Mrs Lynsey Burns, Manse of Creich, Dornoch Road, Bonar Bridge
18. Ms Heather Campbell, 30, Tulloch Road, Ardgay
19. Ms Hayley Bangs, Tulloch House, Bonar Bridge, Ardgay
20. Mrs J Patient, Gilson Hall, Doric Place, Woodbridge, IP12 1BT
21. Mrs Kay Smart, Murphsy Croft Rhinamain Bonar Bridge
22. Mrs Mary Goulder, Monument Wood, Rosehall, Lairg
23. Miss Karen Swinden, 32 Tulloch road, Bonar Bridge, Ardgay
24. Ms Tracey Bremner, Kinstead, Ardgay
25. Miss Diane Sutherland, 11 Carron Place, Ardgay
26. Mrs Alison MacInnes, 4 Manse Road, Ardgay
27. Creich Community Council, Per: Russell Smith, Drumbhan House, Airdens, Bonar Bridge
28. Mr Paul Elliott, Viewhill Cottage, Kincardine Hill, Ardgay
29. Ms Liz Phelps, Leopold Place, Bonar Bridge, Ardgay
30. Ms Angi Banks, 3 Carron Place, Ardgay
31. Mrs Naomi Mason, 6 Tulloch Place, Bonar Bridge
32. Mrs J Campbell, 2 Maikle, Bonar Bridge, Ardgay
33. Mr Scott Veters, Drumval, Linside, Near Lairg
34. Mrs Sanaa McLeod, 2 Dalchork Farm Cottages, Lairg

35. Mrs Kathy Smith, Century House, Dornoch Road, Bonar Bridge
36. Mrs Emma Ince, West Cottage, Contin Mains, Contin
37. Mr Robert Matthews, 61 Canhams Road, Great Cornard, Sudbury, Suffolk
38. Mrs Morag Soszka, Kates Cottage, Ardgay
39. Mrs Marina Grant, Glencarron, Tulloch Road, Bonar Bridge
40. Kyle Of Sutherland Gala Committee, Per: Emma Grant, 24 Carnmhor Road, Bonar Bridge
41. Mrs Gail Munro, 2 Swordale Road, Bonar Bridge
42. Miss Stacie MacDonald, Croit Lara, Bonar Bridge, Ardgay
43. Mrs Frances Forsyth, Edgemoor Park, Balloch, Inverness
44. Mrs Janet Whitelaw-Jones, Walton Farm, Kilmersdon
45. Mrs Helen Sayles, 15 Carr Lane, York
46. Ms. Irene Mackintosh, Bayview, Dornoch Road, Bonar Bridge
47. Mr Connor Burgess, 165 Dalkeith Road, 2f1, Edinburgh
48. Mrs Carrie Veters, Drumval, Linside
49. Mrs Pauline Smith, Sonnycroft, Culleave, Ardgay
50. Mr Grant Matthews, The House, Meikle Croft, Bonar Bridge
51. Ms Jeannine Sutherland, Hall-House, Lairg Road, Bonar-Bridge
52. Mrs Carol Shaw, Kennel Cottage, Mid Fearn, Ardgay

REPRESENTATIONS

1. Mr Hamish Campbell, Millcroft, Scotsburn, Tain



Planning & Development Service

14/00838/FUL

Erection of community centre with cafe facilities at South Bonar Industrial Estate, Ardgay.

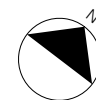
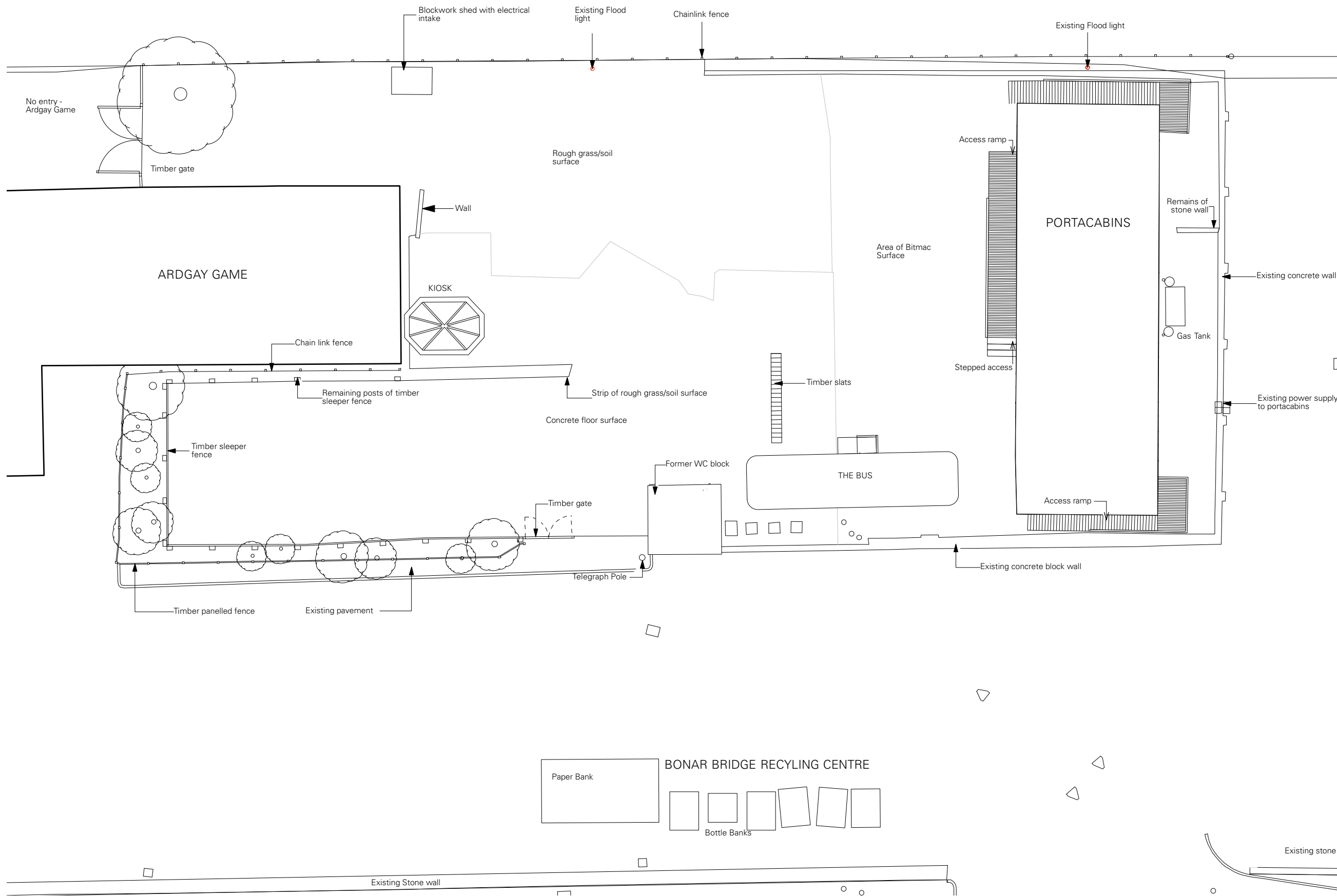
Date: 23 May 2014



PLANNING

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Scale 1:200 @ A3

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architecture landscape urban design

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Fax: 020 7482 2359
info@adams-sutherland.co.uk
Studio 1K, Highgate Business Centre
33 Greenwood Place, London NW5 1LB

Client
The Kyle of Sutherland Youth Development Group

Job
KOSYDP, Bonar Bridge

Purpose of Drawing
Planning

Drawing No. 203_002	Rev. -
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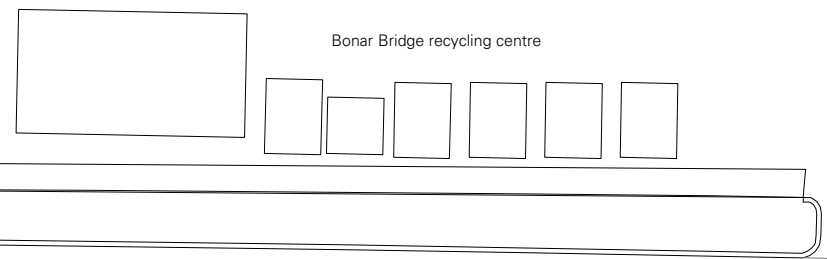
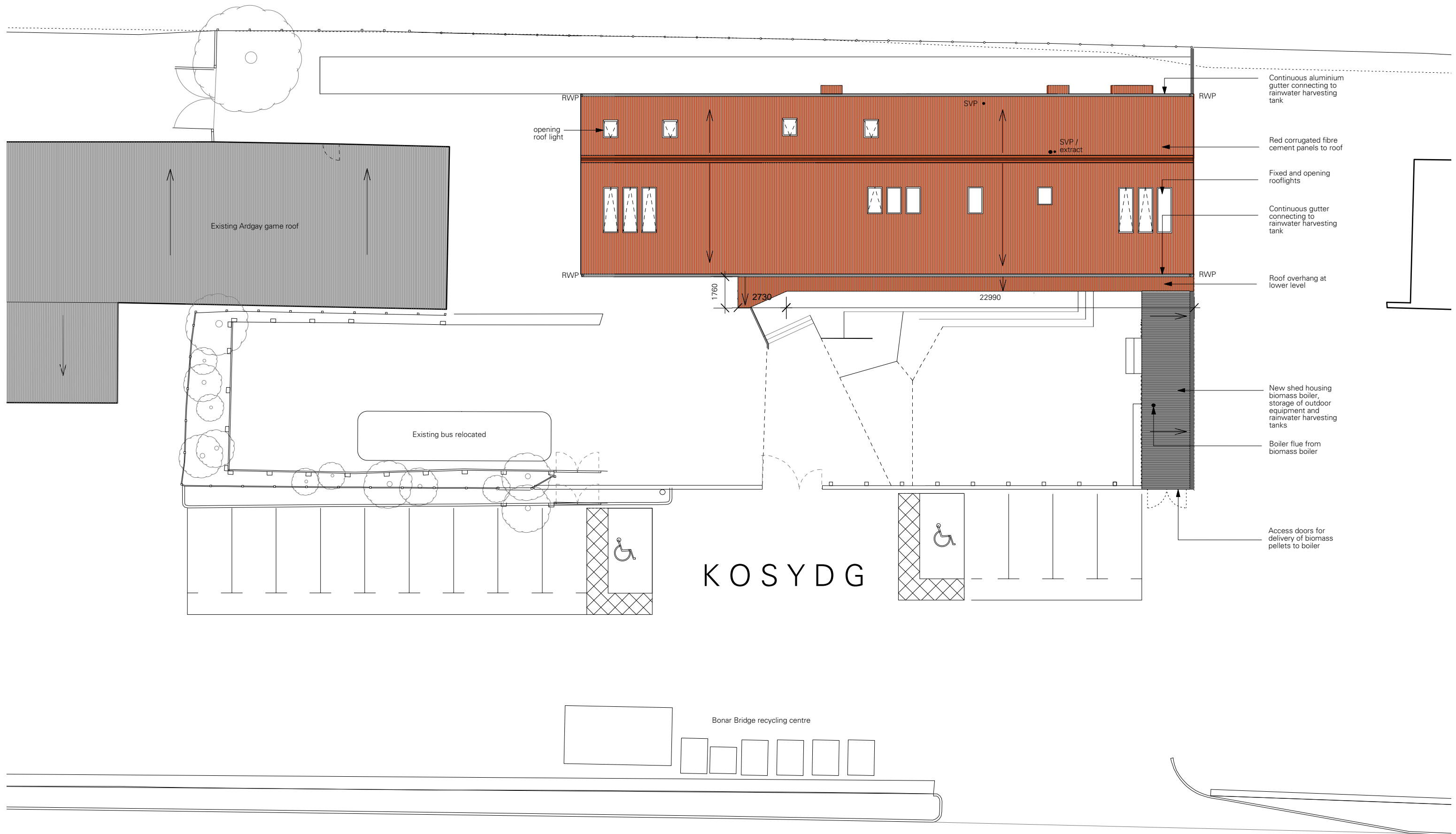
Drawing Title
**Existing Plan
Roof Plan**

Date: 28.02.2014	Drawn: KG
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Scale:	Checked: SB
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Size: A3	Approved: EA
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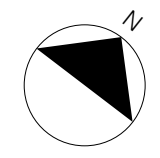
REFER TO ARCHITECT'S SPECIFICATION.
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PLANNING

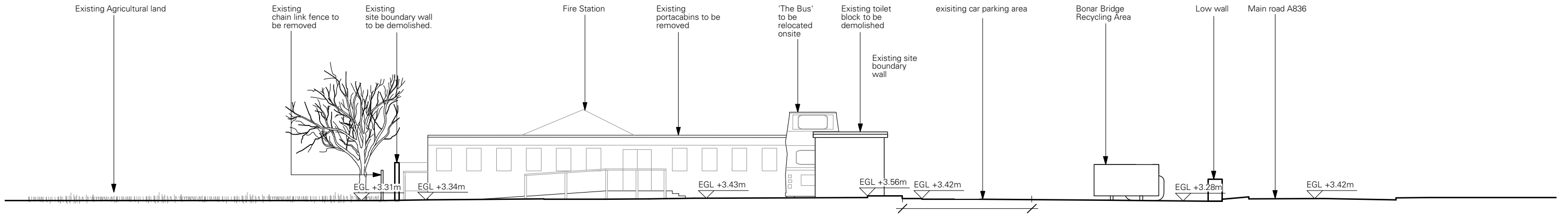
Revision	Date	Description
A	07/04/14	Parking bay widths adjusted to 2.5m from 2.4m.
B	22/05/14	Building location revised, location of SVPs, flues and extracts adjusted.
C	28/05/14	Addition of SVP



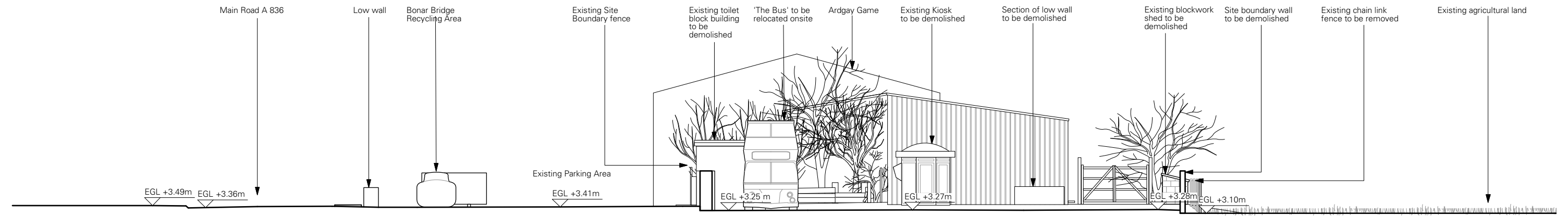
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 Job: 203_KOSYDYG
 Plot:
 Date: 28.02.2014 | Drawn: SI | Checked: FR | Approved: GS
 Scale 1:200 @ A3

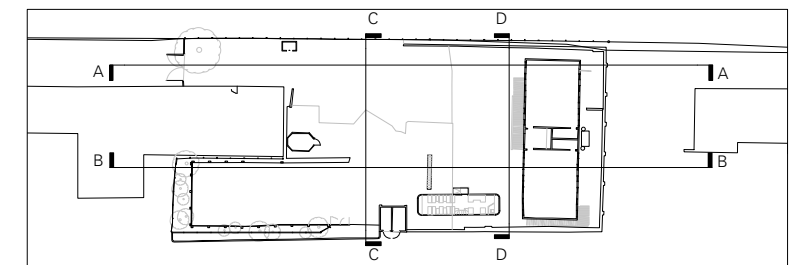
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 architecture landscape urban design
 info@adams-sutherland.co.uk
 Studio 1K, Highgate Business Centre
 33 Greenwood Place, London NW5 1LB
 Drawing Title: Proposed Roof Plan
 Drawing No. 203_102 Rev. C



1 Section C-C
Cross Section through Yard towards Portacabins



2 Section D-D
Cross Section through Yard towards Ardgay Game



Key Plan
Scale: 1:1000

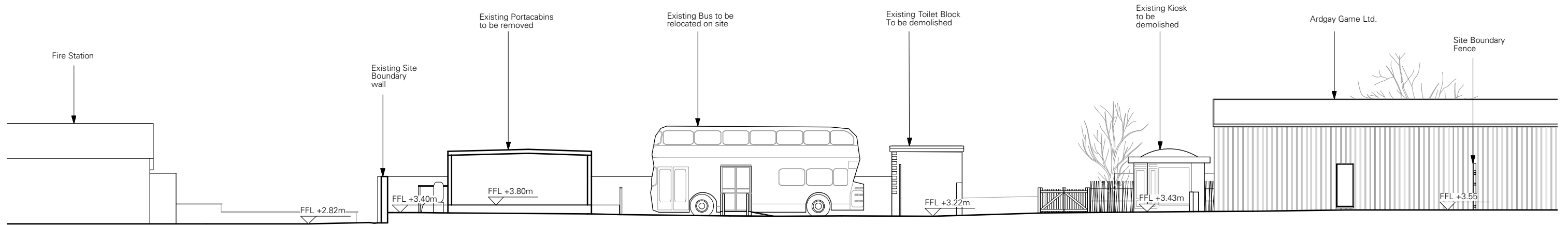
PLANNING

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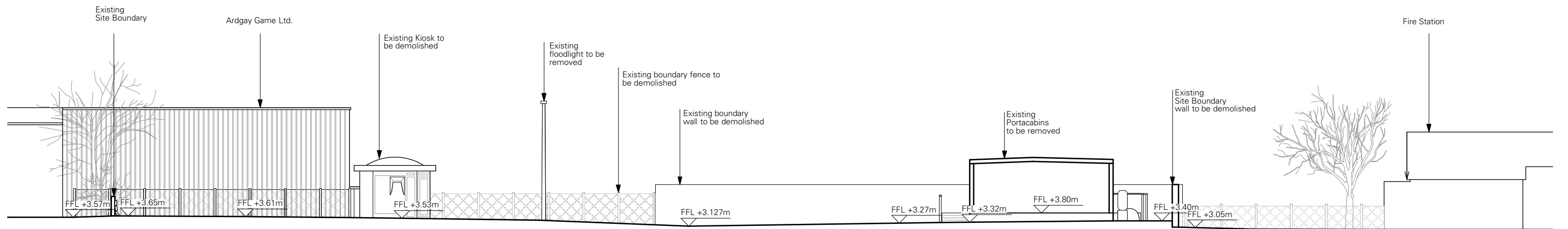


Client: The Kyle of Sutherland Youth Development Group			
Job 203_KOSYDG			
Plot			
Date: 28.02.2014	Drawn: KG	Checked: SB	Approved: GS
0 1 5 10m Scale 1:200 @ A3			

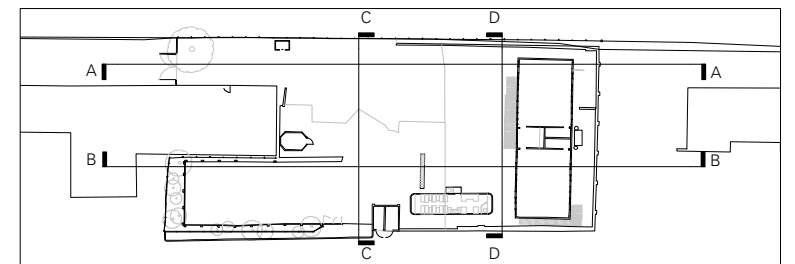
Adams & Sutherland architecture landscape urban design		Tel: 020 7267 1747 Fax: 020 7492 2359	
info@adams-sutherland.co.uk		Studio 1K, Highgate Business Centre 33 Greenwood Place, London NW5 1LB	
Drawing Title:		Existing Site Cross Sections CC DD	
Drawing No.		203_011 Rev. -	



1 Section A-A
Long section through Yard towards the A836



2 Section B-B
Long section through Yard



Key Plan
Scale: 1:1000

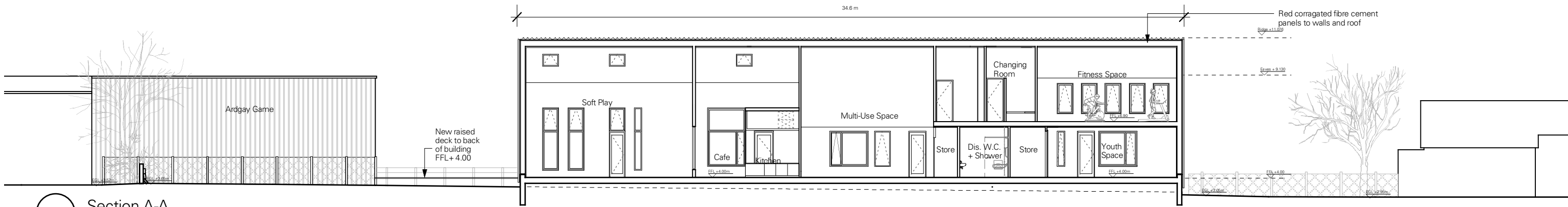
PLANNING

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 4. Copyright Adams & Sutherland Ltd.
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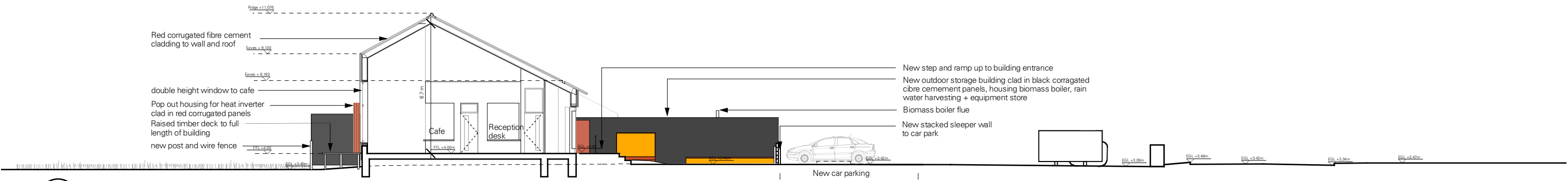


Client: The Kyle of Sutherland Youth Development Group			
Job: 203_KOSYDG			
Plot:			
Date: 28.02.2014	Drawn: KG	Checked: SB	Approved: GS
Scale 1:200 @ A3			

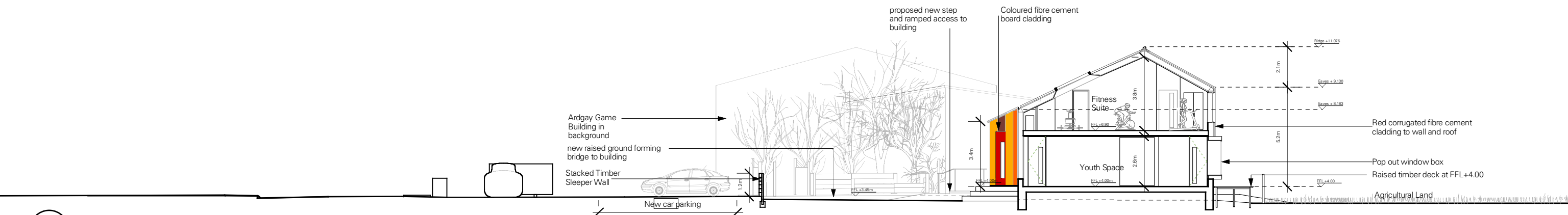
Adams & Sutherland architecture landscape urban design		Tel: 020 7267 1747 Fax: 020 7492 2359	
info@adams-sutherland.co.uk		Studio 1K, Highgate Business Centre 33 Greenwood Place, London NW5 1LB	
Drawing Title:		Existing Site Long Sections AA BB	
Drawing No.		203_010 Rev. -	



1 Section A-A
Proposed Long Section



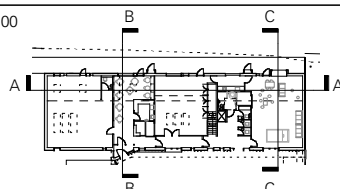
2 Section B-B
Proposed Cross Section through Cafe



3 Section C-C
Proposed Cross Section through Gym

PLANNING

Key Plan - 1:1000



Rev.	Date	Description
A	10.04.2014	Finished floor, eaves and ridge levels adjusted. Raised deck added to front and rear. Finished floor level raised to +4.00
B	28.05.2014	

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Client: The Kyle of Sutherland Youth Development Group			
Job: 203_KOSYDG			
Plot:			
Date: 28.02.2014	Drawn: SI	Checked: FR	Approved: GS
Scale 1:200 @ A3			

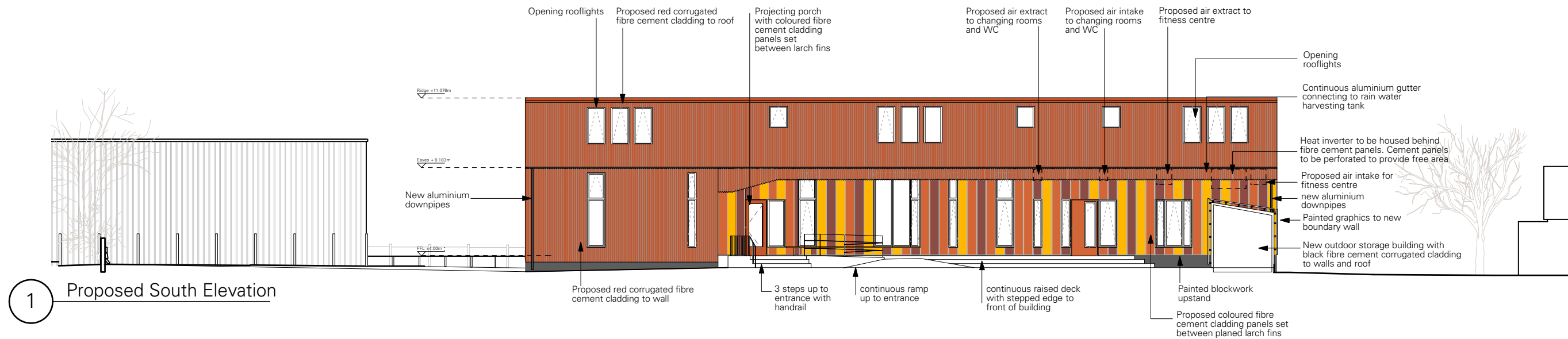
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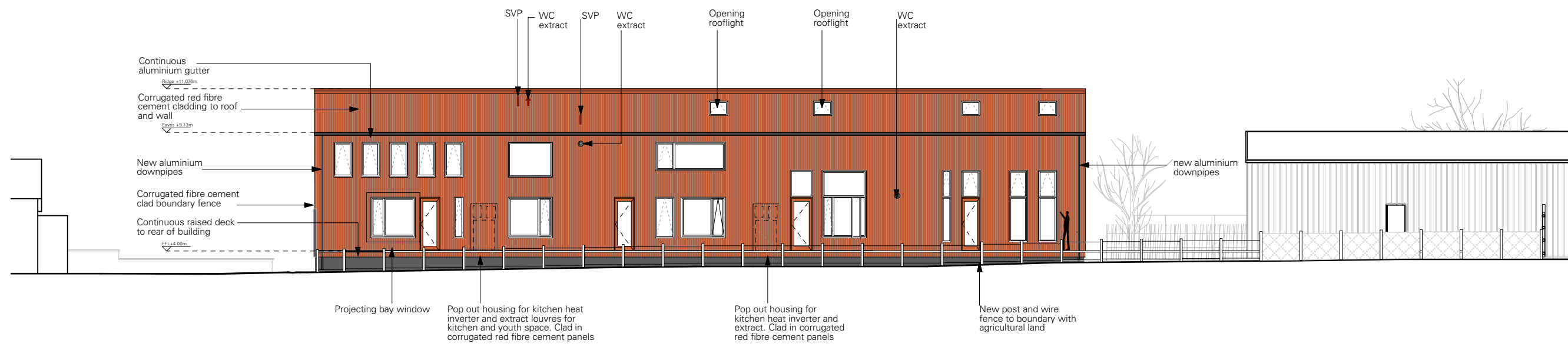
Studio 1K, Highgate Business Centre
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Drawing Title: Proposed Sections
Sections AA, BB, CC

Drawing No. 203_110 Rev B

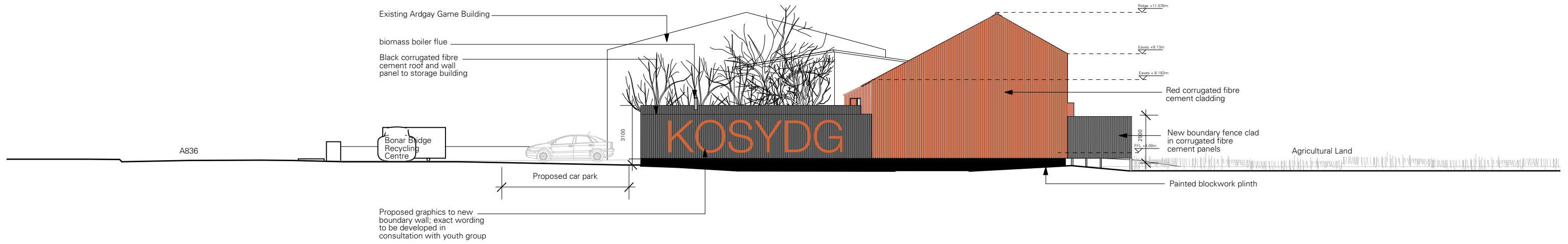


1 Proposed South Elevation

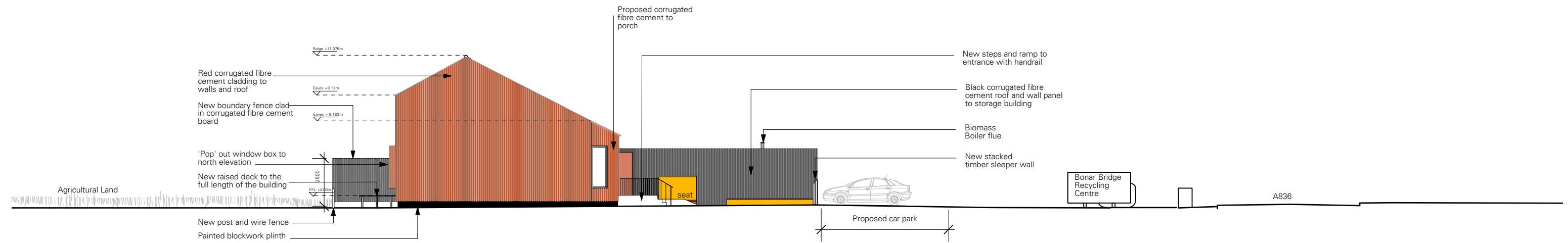


2 Proposed North Elevation

PLANNING	Rev.	Date	Description:	Notes: 1. Do not scale from this drawing. 2. All dimensions in mm unless noted otherwise. 3. All dimensions to be checked on site and discrepancies to be notified to A&S in writing. 4. Copyright Adams & Sutherland Ltd. 5. If in doubt, ask.	Client: The Kyle of Sutherland Youth Development Group	Adams & Sutherland architecture landscape urban design info@adams-sutherland.co.uk Studio 1K, Highgate Business Centre 33 Greenwood Place, London NW5 1LB
	A	22.05.2014	Eaves and ridge levels adjusted, window layout adjusted, stove removed, raised deck added		Job 203_KOSYDG	
	B	28.05.2014	Eaves and ridge levels adjusted to accommodate for the higher FFL		Date: 28.02.2014	Drawn: SI Checked: FR Approved: GS
						Drawing Title: Proposed South and North Elevations Drawing No. 203_120 Rev. B



1 Proposed East Elevation



2 Proposed West Elevation

PLANNING

Rev.	Date	Description
A	22.05.2014	Eaves and ridge levels adjusted. New raised deck to front and rear of building
B	28.05.2014	Eaves and ridge levels adjusted to accommodate for higher FFL

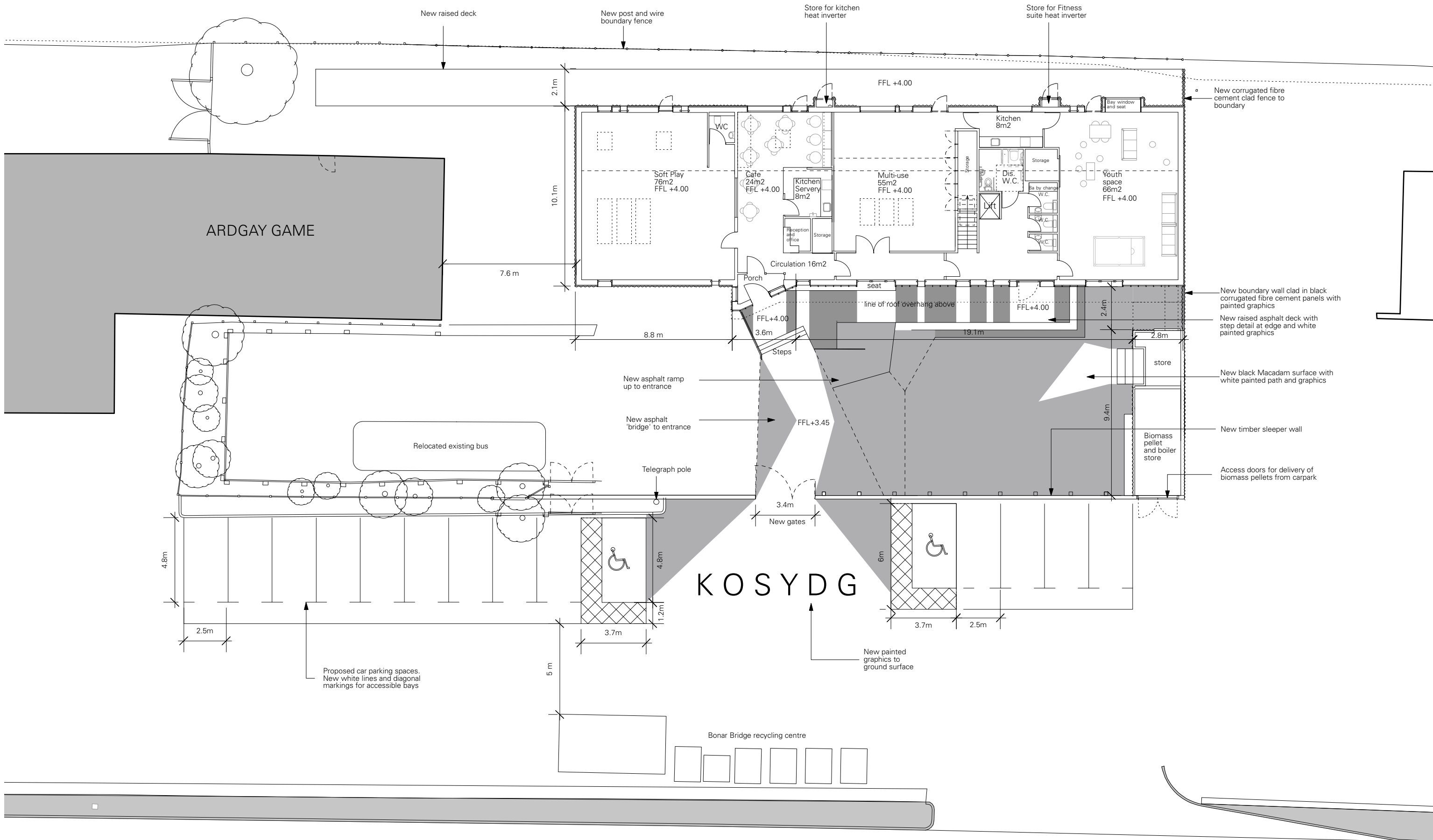
Notes:
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 3. All dimensions to be checked on site and discrepancies to be notified to AS&S in writing.
 4. Copyright Adams & Sutherland Ltd.
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Client: The Kyle of Sutherland Youth Development Group
 Job: 203_KOSYDG
 Plot:

Date: 28.02.2014 Drawn: KG Checked: SB Approved: EA
 Scale 1:200 @ A3

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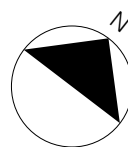
Drawing Title: Proposed East and West Elevations
 Drawing No. 203_121 Rev B



A836

PLANNING

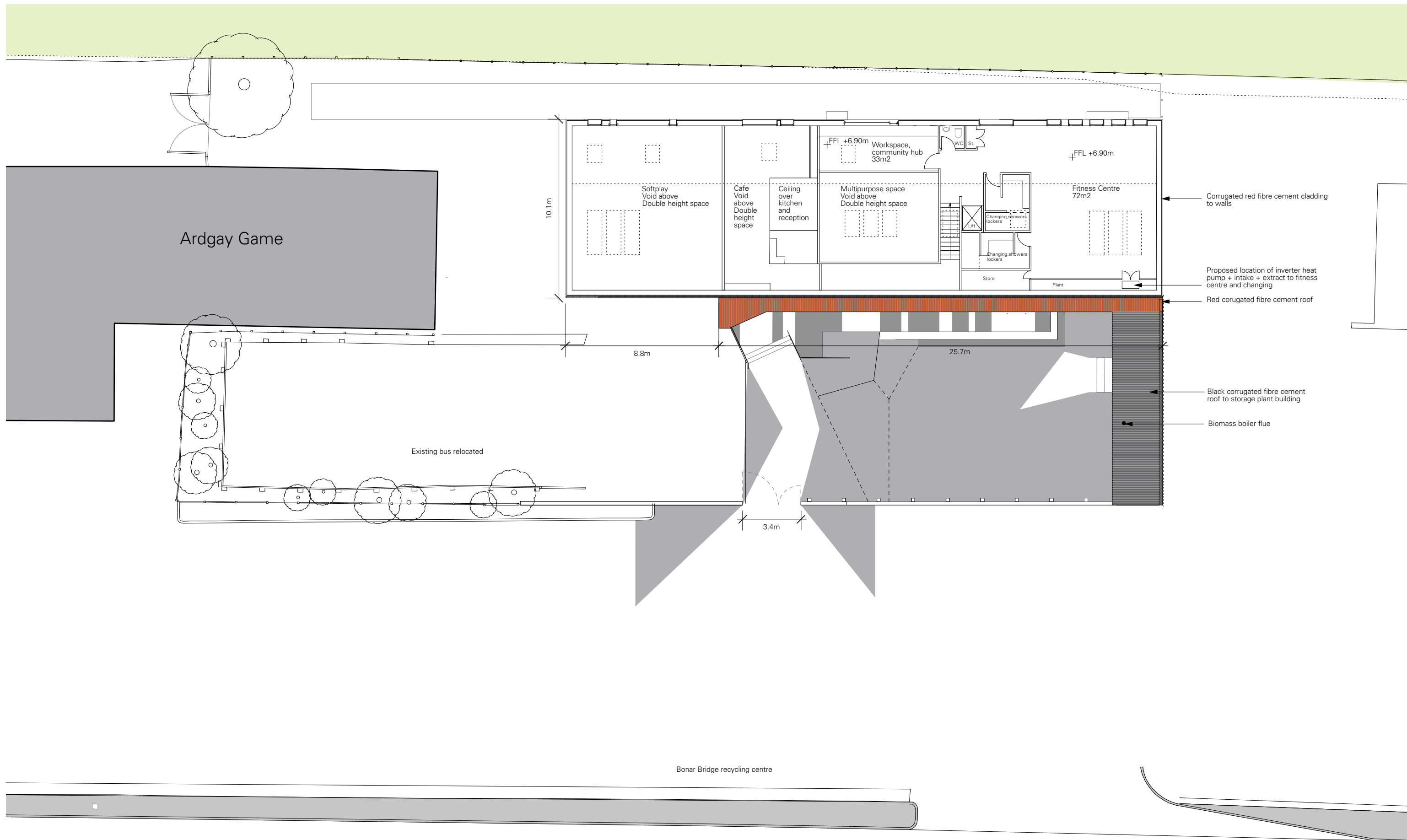
Revision	Date	Description
A	07/04/14	Parking bay widths adjusted to 2.5m from 2.4m.
B	22/05/14	Ramp and steps added at entrance, rear deck added. Building marked 2m into plot, levels adjusted.
C	28/05/14	Alteration to FFL. Addition of steps at entrance



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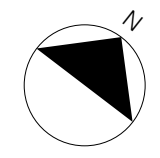
Client: The Kyle of Sutherland Youth Development Group			
Job: 203_KOSYD G			
Plot:			
Date: 28.02.2014	Drawn: SI	Checked: FR	Approved: GS
Scale 1:200 @ A3			

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info@adams-sutherland.co.uk		Studio 1K, Highgate Business Centre 33 Greenwood Place, London NW5 1LB
Drawing Title: Proposed Ground Floor Plan		
Drawing No. 203_100		Rev. C



PLANNING

Revision	Date	Description
A	07/04/14	Parking bay widths adjusted to 2.5m from 2.4m.
B	22/05/14	Ramp and steps added at entrance, rear deck added. Building marked 2m into plot, levels adjusted.
C	28/05/14	Steps added to entrance



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Client: The Kyle of Sutherland Youth Development Group
 Job: 203_KOSYDG
 Plot:
 Date: 28.02.2014 | Drawn: SI | Checked: FR | Approved: GS
 Scale 1:200 @ A3

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 33 Greenwood Place, London NW5 1LB
 Drawing Title: Proposed First Floor Plan
 Drawing No. 203_101 Rev. C



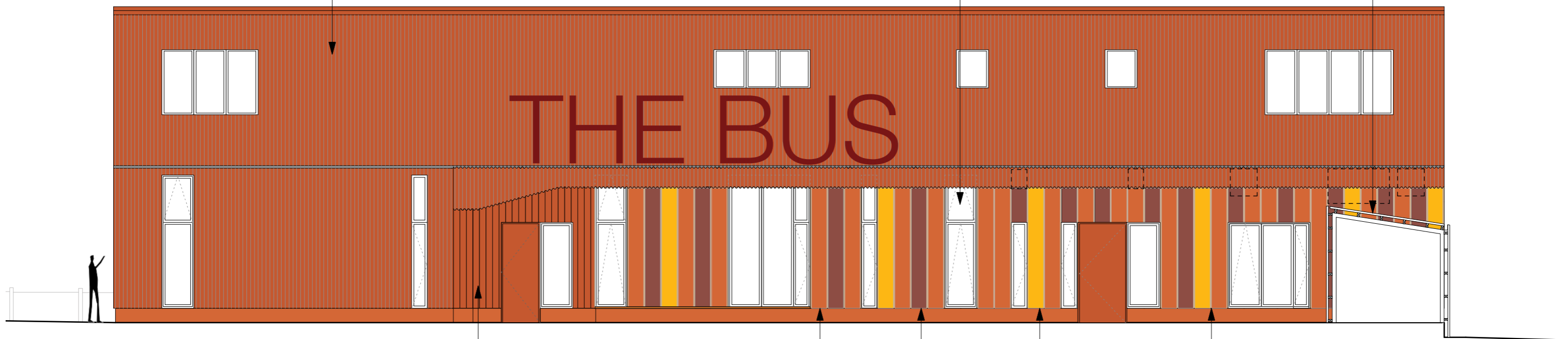
Roof and wall cladding:
Cembrit corrugated fibre
cement panels - Spanish Red



Windows: Rationel
Domus - Silver



Storage building roof and wall
cladding: Marley Eternit
Profiled Sheeting - Black



1 Proposed South Elevation



Porch cladding: Red timber
weatherboarding



Wall cladding: Cembrit Metro Fibre
Cement Sheet - 113 Copenhagen



Wall cladding: Cembrit Metro
Fibre Cement Sheet - 106 Lyon



Wall cladding: Cembrit Metro Fibre
Cement Sheet - 112 Amsterdam



Cladding spacers:
Planed Larch Fins

PLANNING

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Client: The Kyle of Sutherland Youth Development Group

Job
203_KOSYDG
Plot

Date: 27.02.2014 Drawn: KG Checked: SB Approved: EA
Scale 1:100 @ A3

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33 Greenway Place, London NW5 1LB
Drawing Title:
Samples Board
Drawing No. 203_125 Rev. -