

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**24 June 2014**

Agenda Item	6.4
Report No	PLS/050/14

**13/04744/PIP : Mrs S Cameron**  
**Land 50m west of 72 Camaghael, Fort William**

**Report by Area Planning Manager - South**

**SUMMARY**

**Description:** The proposal is for planning permission in principle for the erection of a house.

**Recommendation: Grant planning permission in principle**

**Ward:** 12 – Caol and Mallaig

**Development category:** Local

**Pre-determination hearing:** None

**Reason referred to Committee:** 5 or more separate objections

**1.0 PROPOSED DEVELOPMENT**

1.1 This application relates to the development of a single house on a croft in the Camaghael area of Fort William. The application seeks planning permission in principle for the formation of this house plot which will include:

- Development of a single house;
- Associated private waste water drainage; and
- Access to the public road.

1.2 Pre-application advice was given to the applicant who originally sought advice on a proposal for houses on either side of the Camaghael public road. The advice given was supportive in principle to a house on the area of land concerned with this application but no support was given for the house on the opposite side of the public road as this is outwith the Settlement Development Area.

1.3 No supporting information has been submitted with the application.

1.4 Variations – a revised application form, site layout and location plan were submitted to provide clarification on the size of site and existing land use.

## **2.0 SITE DESCRIPTION**

- 2.1 The site is greenfield land within the Settlement Development Area of Fort William and is bounded by the public road to the east, a small belt of trees to the south and open grassland forming part of the wider croft to the north and east.
- 2.2 There are no designated features for natural, built or cultural heritage within the site or with connectivity to it. The site lies on an area identified as croft land.

## **3.0 PLANNING HISTORY/BACKGROUND**

- 3.1 As discussed in section 1.2 of this report, pre-application advice was given to the applicant.
- 3.2 While there is no further planning history on this site there have been a number of houses permitted on this croft, considered acceptable on their own merits.

## **4.0 PUBLIC PARTICIPATION**

- 4.1 Advertised: 23.01.2014 in the Oban Times.

Representation deadline: 06.02.2014

Timeous representations:	5
Non-timeous representations:	0

- 4.2 Material considerations raised against the proposal are summarised as follows:

- Impact on arable land;
- Planning permission for 3 houses on the croft already;
- Impact on public road;
- Cumulative impact of septic tank;
- Significant housing development already on croft;
- Viability of croft 72/73 as a croft without this land;
- Inaccurate application form; and
- Drainage capability of surrounding land (leading to flooding).

- 4.3 All letters of representation are available for inspection via the Council's e-planning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Building Standards offices.

## **5.0 CONSULTATIONS**

- 5.1 **Crofting Commission:** Do not object but raise concerns as follows:
- The land appears to be of reasonably good quality;
  - The extent sought would normally be considered excessive [this has now been accurately shown as 0.1ha not 0.2ha as stated in the original representation];

- The plot is not a “vacant, virgin plot of land” as in recent years there has been agricultural activity on the site;
- There has been previous sub-division of the wider croft;
- No agricultural buildings on the site;
- Consider the proposal to conflict with the HwLDP aims and policies;
- Consider the proposal conflicts with sections of the Crofting Commission’s Policy Plan; and
- Planning permission is sought in principle only not full planning permission.

## **6.0 DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application:

### **6.1 Highland-wide Local Development Plan (April 2012)**

Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 34	Settlement Development Areas
Policy 47	Safeguarding Inbye-AppORTioned Croft Land
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 77	Public Access

### **6.2 West Highland and Islands Local Plan (As Continued in Force 2012)**

The vast majority of the general policies of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan. In terms of land allocations the site sits within the Fort William Settlement Development Area (Inset 30) and is covered by a mixed used allocation (Inset 30: Reference - MU4).

### **6.3 Supplementary Planning Policy Guidance**

Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013)

Managing Waste in New Developments: Supplementary Guidance (March 2013)

Sustainable Design Guide: Supplementary Guidance (January 2013)

Trees, Woodlands and Development: Supplementary Guidance (January 2013)

Highland Statutorily Protected Species: Supplementary Guidance (March 2014)

## **7.0 OTHER RELEVANT PLANNING POLICY**

### **Scottish Government Planning Policy and Guidance**

7.1 The Scottish Government has recently consulted on an updated policy statement. However it is SPP (February 2010) which requires to be considered in the determination of this application. It contains a number of subject specific policy statements which are relevant to this application, including:-

- Housing
- Rural Development
- Transport
- Renewable Energy

7.2 The Scottish Government released Creating Places - A Policy Statement on Architecture and Place for Scotland in June 2013 and this is a material consideration in the determination of planning applications. This policy seeks to deliver high quality developments which contribute to the sense of place in settlements through good planning and architecture.

7.3 In addition, the following Scottish Government policy and guidance documents can be considered relevant to the determination of this application:

- National Planning Framework for Scotland 2;
- Designing Places;
- PAN 44 – Fitting New Housing Development into the Landscape;
- PAN 67 – Housing Quality;
- Circular 3/2012 – Planning Obligations and Good Neighbour Agreements;
- Letter from Chief Planner on Scottish Government's view on use of Legal Agreements/Conditions related to occupancy.

## **8.0 PLANNING APPRAISAL**

8.1 Section 25 and of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are 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 The determining issues in this case are:

- do the proposals accord with the development plan?
- if they do accord, are there any compelling reasons for not approving them?
- if they do not accord, are there any compelling reasons for approving them?

## 8.4 Development Plan Policy Assessment

8.4.1 The Development Plan comprises the adopted Highland-wide Local Development Plan (HwLDP), the West Highlands and Islands Local Plan (As Continued in Force) (WHILP) and all statutorily adopted Supplementary Guidance.

8.4.2 The site forms part of a Mixed Use allocation in the WHILP. The mixed use allocation, MU4, as shown on Inset 30 of the WHILP lists acceptable uses as housing, business, community, leisure and urban district scale retail. A development of this type was granted planning permission in principle in 2011 (10/02634/PIP) but does not extend to cover the application site. The balance of the site remains allocated for mixed use development. The development of a single house would be acceptable within this allocation if it would not prejudice the development of the wider site. In the case of this application it is not considered that this development would prejudice the development of the wider site given its scale and that the proposals for the wider site are well advanced. While site MU4 includes a number of development requirements, these are related to the development of the larger elements of development on the site and it is not considered proportionate to apply these requirements to a single house.

8.4.3 The principal policies of the HwLDP which must be assessed in the determination of this application are Policy 28 – Sustainable Design, Policy 34 – Settlement Development Areas and Policy 47 – Safeguarding of Inbye-AppORTioned Croftland.

8.4.4 Policy 28 of the HwLDP seeks to support developments which promote and enhance the social economic and environmental wellbeing of the people of Highland and requires proposals to be assessed against a range of criteria. Most pertinent to this application are those related to service provision and sensitive siting. Policy 34 of the HwLDP supports developments within Settlement Development Areas as identified within local plans if they meet the requirements of Policy 28 and all other relevant policies of the plan. As with Policy 28, this policy covers issues around siting and design in terms of pattern of development but also considers compatibility with existing and adjacent land uses. Policy 47 of the HwLDP seeks to minimise the loss of inbye/appORTioned croft land through development.

### Siting and Design

8.4.5 At planning permission in principle stage the parameters should be set for the design of any proposed development to ensure the development fits with the landscape and reflects the character of the area. There are two clear clusters of development in this area. The proposed development sits at the southern cluster which comprises houses on well proportioned plots, mainly to the west of the public road, with a single croft house (and associated agricultural buildings) and a camping and caravan site to the east of the road. The location of the proposed development appears to be suitably spaced from adjacent development and forms a node of development with the existing house immediately opposite the Camaghael public road. The proposal is not considered to adversely affect the character of this part of the settlement.

An indicative site layout has been submitted which indicates the position of the house. This shows the house running parallel to the public road and set back approximately 11m back from the edge of the public road. This layout is considered acceptable as it fits with other development and helps maintain the character of the area.

- 8.4.6 There is a mix of house styles within this area but a house of a traditional style would best help to reflect the local character and fit with the landscape. Therefore a condition will be attached to any permission which may be granted to ensure that the house is of no more than 1½ storeys, with strong gables, a roof pitch of no less than 35°, windows with a vertical emphasis and constructed of traditional materials.
- 8.4.7 Boundary treatments can make a significant contribution to the way in which a development sits within the landscape. While this is a matter to be specified in conditions it is appropriate to guide the development in terms of its scale and design. In keeping with the local area and nature of the development it is considered that a post and wire fence would be the most appropriate boundary treatment. The boundary to the south is currently formed by a small belt of semi-mature, mainly native trees. It is considered that these should be retained and not disturbed. A condition can be used to secure their retention.
- 8.4.8 The application has been assessed against The Highland Council's Access to Single Houses and Small Housing Developments Guidance. While the application is for planning permission in principle, there is an indicative layout which shows the proposed access location connecting to the Camaghael public road. From this location and from a number of other points at the frontage of the site, it is possible to achieve visibility splays appropriate to the nature of the road. In this case this is considered to be 2.4m X 90m. These visibility splays and an access designed and built in accordance with the Access to Single Houses and Small Developments Guidance can be secured by condition.
- 8.4.9 For a single house development, there should be sufficient room off the public road for parking and turning of two cars. It has been demonstrated through the indicative layout submitted with this application that this is achievable and it can be secured by condition.
- 8.4.10 Third party representations have raised concerns over the capacity of the Camaghael road to take further housing development. While there has been an increase in traffic on the road in recent years due to other single house developments, it is considered that there is sufficient capacity in the road to accommodate this development. The provision of a service bay access to this development will help to remove pressure from the public road network by providing an area in which bin lorries and other service vehicles can pull into to avoid creating congestion on the road.
- 8.4.11 The Managing Waste in New Residential Developments Guidance seeks to ensure that an appropriate level of space is provided within developments for the storage of bins. While not shown on the indicative layout it is considered that there is sufficient space within the site for this to be provided.

### Flood Risk and Drainage

- 8.4.12 Concerns have been raised by third parties with regard the development on this site increasing the flood risk of flooding elsewhere. The house site does not sit in an indicative flood risk area; this is confined to the east of the Camaghael public road and therefore it is not considered it will displace any flood water. In line with Policy 66 – Surface Water Drainage of the HwLDP the development will be required to incorporate a sustainable drainage system (SuDS), this will ensure that surface water run-off is dealt with within the site.
- 8.4.13 Policy 65 – Waste Water Treatment of the HwLDP requires all development to connect to the public waste water network, where possible. In this case there is no public waste water network close by therefore a septic tank and soakaway system is proposed to deal with foul water. This is considered acceptable. Full details of the system should be secured by condition.

### Impact on Crofting

- 8.4.14 The impact that development of this area may have on crofting has previously been assessed when the land was allocated for development in the WHILP, both as part of the MU4 allocation and as land within the Settlement Development Area. In allocating this site the principles of safeguarding inbye/appORTioned croftland, now translated into Policy 47 of the HwLDP, would have been taken into account. These are:
- Avoid siting on the better part of a croft in terms of its agricultural value; and
  - Avoid impeding use of the remaining croft by virtue of its location.

In terms of this application the size of the proposed development, approximately 0.1ha, is small in comparison to the overall size of the croft in the applicant's ownership (5.86ha) and is not going to have a significant impact on the agricultural value of the croft as a significant area will still be available for crofting activity. While the Crofting Commission consider this site to be of good agricultural value, this assessment has been undertaken using a desktop method including aerial photography rather than by any scientific method. With that said, during site visits it has been observed that the same crop appears to be grown across the site, therefore demonstrating that the whole croft is of similar quality. Third party representations have suggested there has always been a good crop from this area of the croft, however this anecdotal information can not be used as a basis in determination of a planning application.

The proposed house site is located next to the public road and does not impede access to the wider area of the croft as there are other opportunities to access this site. This is a view shared by the Crofting Commission.

As the proposed development is not considered to impact on the better part of a croft in terms of its agricultural value and it does not impede use of the remaining croft, the further elements of Policy 47 of the HwLDP do not apply.

8.4.15 Concerns have been raised in representations by third parties and also through the Crofting Commission response with regard to further sub-division of the croft. As discussed earlier in this report there is a planning history of single house development in this area but these are unrelated to the working of this croft and were considered acceptable on their own merits. The applicant for this development has suggested that she is willing to enter a legal agreement to tie the proposed house to the croft. In this case however it is not considered that this would serve a planning purpose and as such would not meet the tests of Circular 3/2012 Planning Obligations and Good Neighbour Agreements. This is because a house on this site is considered to be acceptable on its own merits. The further sub-division of the croft on this side of the road would create a linear pattern of development which would not be desirable. In addition, development on the north of the Camaghael road is unlikely to be supported given that it is outwith the Fort William Settlement Development Area where a more restrictive criteria-based policy applies.

8.4.16 For the reasons discussed above the proposal is considered to accord with development plan policy.

## 8.5 **Material Considerations**

8.5.1 Scottish Planning Policy seeks to safeguard prime quality agricultural land. While this area is not identified as such quality there is still a need to safeguard better quality agricultural land. However, as discussed in Section 8.4.14 of this report the proposed development is limited in size and is therefore unlikely to have a significant impact on the ability to access or croft the land for arable or grazing purposes.

8.5.2 Representations from third parties have raised issues with regard to inaccurate information on the application form. These were related to the use of the land and the size of the development. These inaccuracies were brought to the attention of the applicant's agent who submitted a revised application form with these issues clarified.

## 8.6 **Other Considerations – not material**

8.6.1 The Crofting Commission has raised concerns that this development could be considered speculative development and for de-crofting purposes they usually consider only a full planning application as confirmation of the applicant's intention to build a house. This is not a material planning consideration. The acceptability of any decrofting application will be determined under the Crofting Legislation.

8.6.2 The Crofting Commission has raised concerns regarding there being no agricultural buildings as part of the application. Agricultural holdings have permitted development rights for some types of agricultural buildings and as such it is not unusual to see a development for a house on a croft to come forward with no agricultural buildings as they could be located elsewhere, away from the proposed house.



- 8.6.3 Representations have raised some concerns regarding the viability of other crofts in the area if this land was developed for housing. It is understood that this field is being used informally and not through prior agreement with the landowner. The formal sub-letting agreement ended in May 2003. The croft itself is currently in the process of being formally registered and an application for de-crofting of 0.1ha of land for the purpose of this house development is to be brought forward by the applicant.

## 9.0 CONCLUSION

- 9.1 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 material considerations.

## 10.0 RECOMMENDATION

**Action required before decision issued** No

It is recommended the application be **Granted Planning Permission in Principle** subject to the following conditions and reasons:

1. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
  - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
  - ii. the design and external appearance of the proposed development;
  - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
  - iv. details of access and parking arrangements;
  - v. details of waste management; and
  - vi. details of the proposed water supply and drainage arrangements.

**Reason:** *Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.*

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:
  - i. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
  - ii. a roof covering of natural slate;
  - iii. single storey or 1½ storeys in height;
  - iv. windows with a strong vertical emphasis;
  - v. the house shall have its main roof ridge running parallel with the Camaghael Public Road to the east of the site;

- vi. the house shall be set back a minimum of 10m from the edge of the Camaghael public road to the east of the site;
- vii. a roof symmetrically pitched of not less than 35° and not greater than 45°; and
- viii. predominantly rectangular in shape with traditional gable ends.

**Reason :** *Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.*

3. Any details pursuant to Condition 1 above shall show the site access constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidance and the attached Access Schedule (dated 28/05/2014), with:
  - i. the junction formed to comply with drawing ref. SDB1; and
  - ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

No other development shall commence until the junction has been constructed in full, and within the stated visibility splays at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

**Reason :** *To minimise interference with the safety and free flow of the traffic on the trunk road and to ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road.*

4. Any details pursuant to condition 1 above shall show car parking spaces provided within the curtilage of the dwellinghouse and formed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidance prior to first occupation, thereafter being maintained for this use in perpetuity. Provision, which shall exclude garages, shall be as follows:
  - i. Two spaces per 1 to 3 bedrooms;
  - ii. Three spaces per 4 to 5 bedrooms; and
  - iii. Four spaces per 6 or more bedrooms.

**Reason:** *To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.*

5. Any details pursuant to Condition 1 above shall show a vehicle turning area within the application site formed in accordance with The Highland Council's Road Guidelines for New Developments. The turning area shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

**Reason:** To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

6. Any details pursuant to Condition 1 above shall show surface water drainage provision with the application site which accords with the principles of Sustainable Urban Drainage Systems (SuDS) and is designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

**Reason:** To ensure that surface water drainage is provided timeously and complies with the principles of SuDS, in order to protect the water environment.

7. With effect from the date of this permission, no trees are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

**Reason:** To ensure the protection of retained trees during construction and thereafter.

## **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**

### **Time Limit for the Implementation of this Planning Permission in Principle**

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:

- i. The expiration of THREE YEARS from the date on this decision notice;
- ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained)., whichever is the later. If development has not commenced within this period, then this planning permission in principle shall lapse.

## **FOOTNOTE TO APPLICANT**

### **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.

### **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.

### **Damage to the Public Road**

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

### **Sustainable Design**

Future designs for this site should draw on the principles contained within with The Highland Council's Sustainable Design Guide: Interim Supplementary Guidance, in particular with regard to use of sustainable building materials, waste water re-use/recycling and energy conservation.

### **Protected Species - Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species).

Signature:	Allan J Todd
Designation:	Area Planning Manager - South
Author:	Simon Hindson / Susan Macmillan
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan Plan 2 – Site Plan

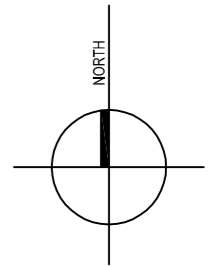
## Appendix – Letters of Representation

Name	Address	Date received	For/Against
Miss Joyce Wilkinson	Invercaimbe Arisaig PH39 4NT	05.02.2014	Against
Ms Linda Campbell	Dykelands Camaghael Fort William PH33 7NF	06.02.2014	Against
Alexander MacPhee	Coire Leis 75 Camaghael Fort William PH33 7NF	31.01.2014	Against
Donald Campbell	72/73 Camaghael Fort William PH33 7NF	31.01.2014	Against
Mrs Marjory Dennison	Toriri Corpach Fort William PH33 7JR	04.02.2014	Against



Note:  
 The contractor will be held to have checked all dimensions before commencing with any works and in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.  
 Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.  
 This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.

# Por



— DENOTES SITE BOUNDARIES

— CROFT BOUNDARIES

Date	Revisions	Mark
17/12/13	house plot size decreased & access moved to North side of plot	A
29/05/14	Noted scale and scale bar amended now correspond to correct drawing scale of 1:200	B

Project  
 PLANNING IN PRINCIPAL FOR HOUSE PLOT AT CAMAGHAEL, FORT WILLIAM

Client  
 MRS S CAMERON PER MACPHEE AND PARTNERS

Drawing  
 SITE PLAN

Scale  
 1:200 @ A3

Date  
 DEC '13

Drawn  
 Checked

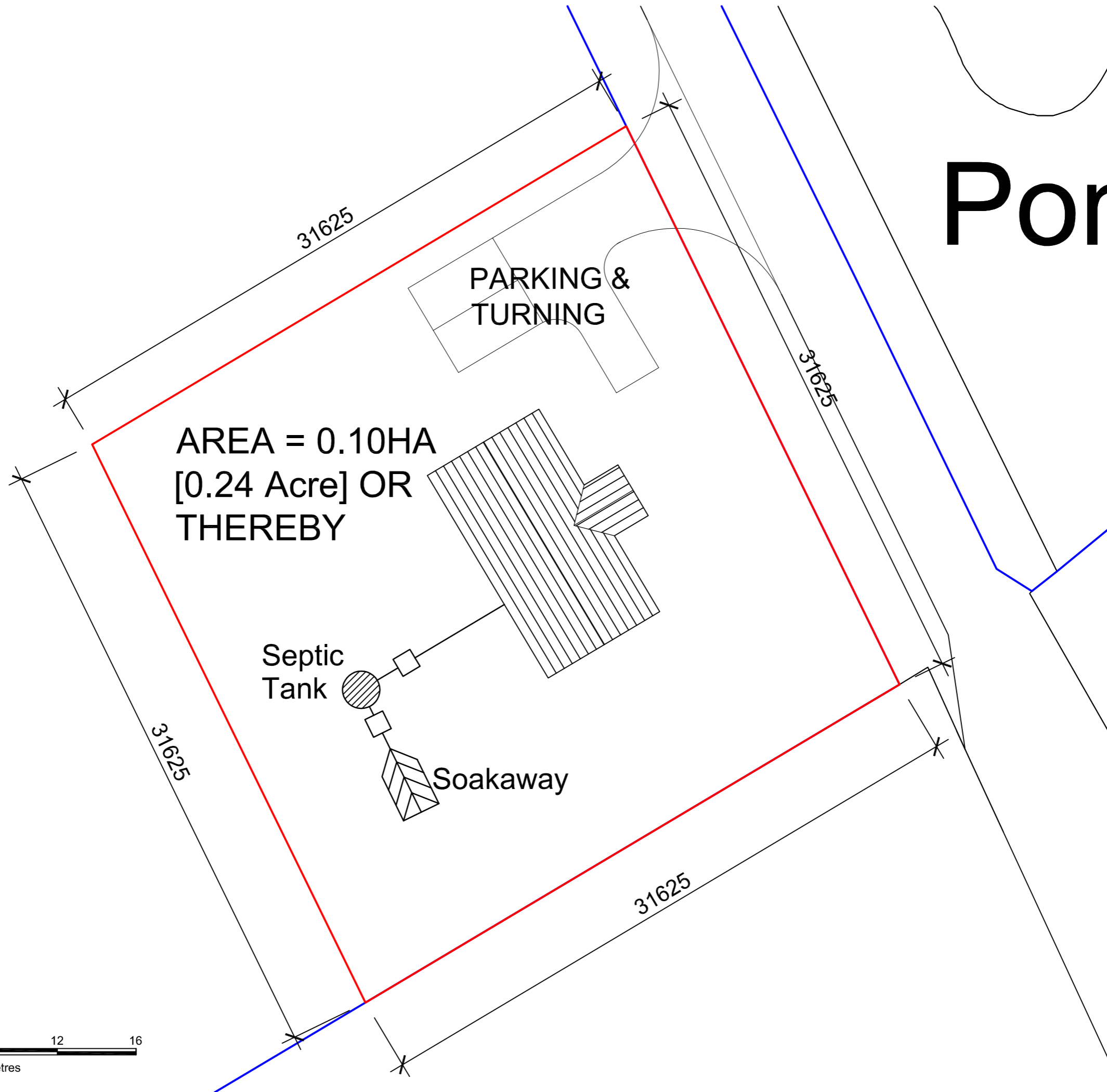
Dwg. No.  
 1122013/A002B



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SITE PLAN - SCALE 1:200

