

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
19 May 2015**

Agenda Item	6.3
Report No	PLS/033/15

**14/04241/FUL: Mr Calum Boyd
Land 130M NE of Achnalea, Ardgour**

Report by Area Planning Manager - South

SUMMARY

Description: Proposed dwelling house

Recommendation: GRANT

Ward: 22 - Fort William and Ardnamurchan

Development category: Local Development

Pre-determination hearing: Not required

Reason referred to Committee: Community Council objection

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for a 3 bedroomed, 2 storey house within a conifer plantation, adjacent to a burn, approximately 2.3 miles east of Strontian. Materials would be natural stone on the south west facing gable, and the remainder would be vertical timber cladding. The roof would be natural slate. The proposed site is 130m to the rear of an existing derelict cottage (Achnalea) which has planning permission to be demolished and re-built. There are some large conifers in the rear garden of Achnalea. The proposed house site would be on the west side of a forestry access track, with the conifer plantation on the other side of the track, and within native riparian woodland which lines a burn to the west of the site.
- 1.2 The current application was put forward following discussions relating to two previous applications which were not supported by officers. Application 11/00389/FUL was refused and dismissed following Review. That site was further up the forest track in a more elevated position and further east within the plantation. Application 14/01385/FUL is a current live application which has not yet been determined, however the applicant has been advised that it would not be supported by officers. That site is close to the main road, the A861, but approximately 350m further east of this application site, within the same plantation.

Supporting information was submitted to accompany that application which stated that the applicant was seeking to build a house on the site for owner occupation for the effective management, maintenance and continual working of the land. A felling licence was approved for the felling of the plantation in February 2012, which involved the retention of some larch along the roadside, and some younger trees forming a C shape to the east of, and inside the curve of the forest track. Replanting proposals were for a mixture of Scots Pine and native broadleaved woodland with a block of Sitka Spruce in the centre. The northern boundary of the plantation would be less rigid and have a more natural appearance.

An informal pre-application enquiry was made by the applicant and agent following officer's feedback to the 2014 application.

- 1.3 The site would be served off an existing forest track. There are no existing services - the water supply would come from the burn. A septic tank and soakaway are proposed adjacent to the building. There is an existing surface water drainage issue at the road junction with gravel from the forest track being washed onto the main road during wet periods. The nearest connection for electricity would be by Achnalea.
- 1.4 Further information on levels was submitted in response to SEPA's objection on flooding grounds. A Flood Risk Assessment was undertaken and submitted to address this issue. Photo/visual information has also been submitted regarding the existing culvert under the road.
- 1.5 **Variations:** No variations submitted. Additional drawing showing flood information received.

2. SITE DESCRIPTION

- 2.1 Achnalea is approximately 130m to the south west of this site, on the other side of the burn. The plantation is predominantly conifer, and it is reaching maturity. There is native woodland along either side of the burn. The garden around Achnalea is overgrown and contains some very large conifers close to the rear garden fence. The proposed house site is elevated by 10m above Achnalea. The site is on a south facing slope forming the northern side of Glen Tarbert, with the head of Loch Sunart just over 1 mile to the west. The nearest occupied dwelling is Carnoch Farmhouse just under ½ mile to the SW, across the river.

3. PLANNING HISTORY

- 3.1 10/03717/FUL: house - as current proposal - approximately 265m to NE of current proposal further up the forest track - withdrawn Nov 2010
- 3.2 11/00389/FUL: same house - same site as 2010 application - refused April 2011 on grounds of it being an isolated, elevated site not fitting into the settlement pattern and insensitive to the landscape - Review dismissed by the Planning Review Body Aug 2011
- 3.3 12/04564/FUL: demolition and rebuilding of Achnalea - granted planning permission Feb 2013
- 3.4 14/01385/FUL: house - as current proposal on site 350m south-east of current proposed site, and closer to the main road - current live application

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Representation deadline: 31.12.2014

Timeous representations: 1

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Historically there has been an embargo on development further up the glen from the war memorial at Strontian
- The plantation should be felled and re-planted with native species and pines
- The application should be refused on landscape grounds

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:** No objection subject to conditions.

5.2 **Transport Scotland:** No objections.

5.3 **Forestry Officer:** The site is situated on the western edge of a commercial conifer block. Within the site there is restocked spruce approximately 8m tall, with some naturally regenerated birch. The site is listed on the Ancient Woodland Inventory as "other on the Roy maps". The development of the house would result in the loss of a significant area of woodland, contrary to national and local planning policy. Such development should only be allowed where it would result in significant and clearly defined additional public benefits. Further information would be required to quantify exactly how much woodland would be lost, what would be the wider public benefit and would there be commensurate compensatory planting.

5.4 **Sunart Community Council :** Object - No new housing should be allowed in Glen Tarbert between Achnalea in the west and Inversanda in the east [which is just east of the B8043-A861 junction, near the turn off for the coast road to the Abernethy Outdoor centre and Kingairloch] or further up the glen from the war memorial at Strontian. The long upheld principle that no new housing should be permitted in Glen Tarbert should be preserved - if one house were to be permitted it would be likely to lead to more in an otherwise completely unspoilt glen.

5.5 **SEPA:** Initial objection - the site is at medium to high risk of flooding from the Allt Coire na Creiche; in addition the site is upstream of where the burn flows under the A861 and if the culvert is inadequate in size to accommodate flows during flood events or if it were to become blocked, flooding would be exacerbated. The site is at risk of higher than average surface water run off due to the steep gradient. Scottish Planning Policy directs that built development should not take place on the functional flood plain.

The applicant should provide a topographical survey of the site including the river channel, and if this by itself does not provide a robust assessment of the risk of flooding then a detailed Flood Risk Assessment is required.

Objection removed following submission of a topographical survey of the site and a Flood Risk Assessment. This showed that the maximum flood level is 31.9m AOD, and no out of bank flow is predicted from the modelling undertaken. The proposed finished floor level of the dwelling is 33.9m AOD which is 2m higher than the maximum flood level at the adjacent cross section. In addition, a buffer strip of 6m will be applied between the garden ground of the dwelling and the banks of the burn. SEPA nevertheless advise that flood resilient design and materials should be employed as outlined in PAN69.

- 5.6 **Flood Team:** Initial objection - site within the indicative flood plain (1 in 200 year), lack of information, and no Flood Risk Assessment. A drainage statement is required outlining drainage arrangements for all new hard standing on the site and for surface water run-off entering the site.

Objection overcome subject to a condition requiring the maintenance of the 6m buffer from the top of the bank free from development in order to allow natural watercourse migration and ensure future access for maintenance purposes. Also, a simple Drainage Assessment should be secured by condition.

6. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design Quality and Place Making
Policy 36	Wider Countryside
Policy 51	Trees and Development
Policy 52	Principle of Development in Woodland
Policy 57	Natural, Built and Cultural Heritage
Policy 60	Other important habitats
Policy 64	Flood risk
Policy 66	Surface Water drainage

6.2 West Highlands and Islands Local Plan - as continued in force

6.3 Highland Council Supplementary Guidance

Access to Single Houses and Small Housing

May 2011

Developments

Flood Risk & Drainage Impact Assessment	Jan 2013
Housing in the Countryside and Siting and Design	March 2013
Sustainable Design Guide	Jan 2013
Trees, Woodlands and Development	Jan 2013

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Scottish Government Planning Policy and Guidance

Para 81:

In accessible or pressurised rural areas, where there is a danger of unsustainable growth in long-distance car based commuting or suburbanisation of the countryside, a more restrictive approach to new housing is appropriate, and plans and decision making should generally:

- Guide most new development to locations within or adjacent to settlements; and
- Set out the circumstances in which new housing outwith settlements may be appropriate, avoiding use of occupancy restrictions.

Para 83:

In remote rural areas, where new development can often help to sustain fragile communities, plans and decision making should generally:

- Encourage sustainable development that will provide employment;
- Support and sustain fragile and dispersed communities through provision for appropriate development, especially housing and community-owned energy;
- Include provision for small scale housing and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting and design and environmental impact;
- Where appropriate allow the construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character, taking into account of landscape protection and other site plan policies;
- Not impose occupancy restrictions on housing.

Para 218:

The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting.

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

8.3.1 Principle

The proposed site is located in the wider countryside - the nearest Settlement Development Area is Strontian, just over 2 miles to the west. Such development proposals will be assessed against the following criteria in Policy 36 of the HwLDP and the Housing in the Countryside Supplementary Planning Guidance:

- Siting and design
- Sympathetic to existing patterns of development
- Compatible with landscape character and capacity
- Avoids incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix of a range of characteristics
- Avoids, where possible, the loss of locally important croft land
- Can be adequately serviced

The proposed house would be 130 metres to the rear of Achnalea, and would similarly sit alongside the burn. It would not form, round off or infill a housing group, rather it would be one additional house in a sparsely inhabited area, where development is mostly along the glens and close to main roads. The Glen is not completely undeveloped, there being habitation at Achnalea and Carnoch, and several infrastructure developments including hydro schemes and overhead power lines as well as the main road through this area. The proposed house would be within the plantation, between the forest track and the burn which defines its western edge. The house is intended for the owner of the plantation.

The trees to the west of the forest track, next to the burn, are native riparian woodland species, whilst the trees to the east of the track are conifers. A plot,

0.139 hectares in area, would be cleared within this riparian woodland, leaving a strip of woodland at least 6m wide from the cleared area to the top of the bank of the burn. Provided the remaining riparian woodland is retained, particularly in front and down slope of the proposed site, the house would have the benefit of a woodland setting. Native tree planting may be secured across the other side of the forest track once the plantation conifers are felled, as a condition of a felling licence. In being located above Achnalea, and to the west of the forest track, the house would constitute one additional dwelling in a sparsely settled area. The forest track would provide a physical break of sorts, to the east of which there is no further residential development until over the watershed to the east of Glen Tarbert, as far as Inversanda.

Whilst previous proposals further to the east in the woodland, and further up the track, would not relate to any existing buildings, this site would better relate to the existing residential presence at Achnalea. Historically, houses were very often located adjacent to burns (as they provide a water supply), and therefore this pattern is compatible with an historic pattern of development in this respect.

This is not croft land - it is plantation woodland, owned by the applicant.

There is provision for a septic tank and soakaway within the residential curtilage. Water supply would be from the burn. There are overhead power lines running along the main road, close by.

The site would be regarded as a "remote rural area" for the purposes of SPP, and the proposal would accord with the guidance for remote rural areas quoted in para 7.2 above.

Although the house is not considered essential for the management of the land, there are benefits to the applicant to have an on-site presence, and, importantly, it is considered the house can be accommodated on the site without adverse impact on the landscape quality of this area. The proposals would therefore accord in principle with Policy 36 of the HwLDP and the Housing in the Countryside SG.

8.3.2 Design

The house would be of a modest size, and L shaped. It would have a large balcony over the entrance, facing SE, and the primary aspect would be the stone gable facing SW, with full height glazing. The building would be a sufficient distance from Achnalea not to need to replicate that property in design terms. As a contemporary design of property it would fit in appropriately in this woodland location. There are no other neighbouring residential properties in close proximity. The property is a sufficient distance from Achnalea and it is orientated in such a way that it would not give rise to amenity issues in relation to this property. It therefore accords with Policy 28.

8.3.3 Flood Risk

The property would be within the flood risk area associated with the river. SEPA asked for further information in the form of a topographical survey to demonstrate whether or not this site would be at risk of flooding from the burn, and for a Flood Risk Assessment. These were commissioned by the agent and did show that the proposed position and levels for the house would be clear of flooding from the adjacent burn. Conditions are recommended regarding a minimum finished floor level, maintenance of the 6m riparian buffer strip, and a drainage assessment.

8.3.4 Impact on Trees and Ancient Woodland

No tree survey has been submitted. An area of native riparian woodland measuring 0.139ha would be cleared to create the plot including the residential curtilage. The development of a single private house would not constitute a public benefit as such, and thereby it would not accord with SPP in this respect. However the loss of this relatively small area of riparian woodland would be a very small part of the remainder of the woodland, which comprises commercial conifers, and is due to be felled imminently in any event. The whole area would be re-planted, and the restocking proposals are likely to include a significant proportion of more appropriate native species. Whilst this would be controlled by the Forestry Commission through the felling licence, a planning condition could also ensure that a commensurate amount of native tree planting is undertaken within this woodland, as it is land within the applicant's control, for the trees lost to create the house site. This is not a justification however for a house in a place that would not otherwise be acceptable.

Tree protection conditions are also recommended to ensure that the trees around the proposed plot, which form part of the riparian buffer strip of woodland, are protected during construction. The proposal would therefore not significantly conflict with Policies 51, 52 and 57.

The development would not have an adverse effect on the Moidart and Ardgour SPA, which is adjacent to the site, on the other side of the burn.

8.3.5 Access and services

There would be sufficient parking within the residential curtilage. The existing forest track off the A861 would be adequate to serve the proposed house. The applicant would need to manage their access when work is undertaken to fell the plantation, to ensure the safe use of the track by both domestic and forestry traffic. The access off the main road would need to be altered to incorporate a service bay and the visibility splays cleared of vegetation, and a refuse bin collection area provided. These requirements may be secured by condition. Foul drainage would be controlled by Building Standards. A condition is recommended to ensure that the water supply is satisfactory and would not have an adverse effect on the water supply for the permitted new house at Achnalea. There is no conflict with Policy 28 in this respect.

8.4 **Material Considerations**

There is no policy embargo as such that would prevent new residential, or any other

type of development, in this area. The proposal must be assessed against the relevant policies in the development plan, which are considered above, notably Policies 28, 29 and 36 of the Highland-wide Local Development Plan, the Housing in the Countryside Siting and Design Supplementary Guidance, and Scottish Planning Policy.

8.5 **Other Considerations – not material**

The future felling and re-planting of the conifer woodland is not a material planning consideration relevant to the consideration of this application.

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

Not applicable

9. **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 applicable material considerations.

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 external materials and finishes shall be as specified on drawing no.202 by D Kelly Design dated 13.10.14, unless otherwise agreed in writing by the Planning Authority.

Reason : In the interests of amenity, in accordance with Policies 28, 29 and 57 of the Highland-wide Local Development Plan.

2. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. Details of a boundary wall, fence or planting around the house
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and

- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged, shall be replaced in the next planting season with others of the same size and species.

Reason : In order to ensure that the approved landscaping works are properly undertaken on site in accordance with Policies 28 and 29 of the Highland-wide Local Development Plan.

3. No other development shall commence until full details of the precise position, means of construction and surface finish of the access track to the house hereby approved have been submitted to and approved in writing by the Planning Authority. The house shall not be brought into use until the track is completed to base course level as a minimum. The development shall progress in accordance with the approved details.

Reason : In the interests of amenity, in accordance with Policy 57 of the Highland-wide Local Development Plan.

4. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and to the following dimensions, and a visibility splay drawing has first been submitted to and approved in writing by the Planning Authority to demonstrate that the appropriate dimensions can be achieved:

- i. the junction formed to comply with drawing ref.SDB1; and
- ii. visibility splays of 2.4m x 215m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

The drawing shall show where vegetation, trees, boundary walls and/or fencing are to be altered to provide the appropriate access visibility splays, and include a refuse bin collection area, sized to accommodate all bins to be sited at the access, this area to be located on private land outwith the visibility splays.

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 ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity in accordance with Policy 28 of the Highland-wide Local Development Plan.

5. No development shall commence until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification

Reason : To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies in accordance with Policy 28 of the Highland-wide Local Development Plan.

6. The finished ground floor level of the house hereby approved shall be set no lower than 33.9m AOD.

Reason : To manage flood risk in accordance with Scottish Planning Policy and Policy 64 of the Highland-wide Local Development Plan.

7. No trees in the 6m riparian strip within the application site (site edged red) shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason : In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter in accordance with Policies 51 and 57 of the Highland-wide Local Development Plan.

8. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place, within 6 metres of the adjacent watercourse, Allt Coire na Creiche, without planning permission being granted on application to the Planning Authority.

Reason : To ensure that development which is normally permissible without the need for a planning application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk, in accordance with Policies 51 and 57 of the Highland-wide Local Development Plan.

9. No development, site excavation or groundwork shall commence until full details of protective tree barriers, in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that

time, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved barriers shall be erected prior to any development, site excavation or groundwork commencing and shall remain in place throughout the construction period. Barriers must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason : In order to ensure the protection of retained trees, which are important amenity assets, during construction in accordance with Policies 51 and 57 of the Highland-wide Local Development Plan.

10. No development, site excavation or groundwork shall commence until a Tree Planting Plan and Maintenance Programme has been submitted to, and approved in writing by, the Planning Authority. The scheme shall be for an equivalent area of tree planting to the site area cleared for the house hereby permitted. The approved Tree Planting Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the approved Maintenance Programme.

Reason : In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site, in accordance with Policies 51 and 57 of the Highland-wide Local Development Plan.

11. No development shall commence until full details of all surface water drainage provision within the application site (which should 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. 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; in order to protect the water environment in accordance with Policy 66 of the Highland-wide Local Development Plan.

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 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.259), planning permission does not remove the liability position of developers or owners in relation to flood risk. Flood resilient design and materials should be employed for this site, as per guidance in Planning Advice Note (PAN) 69: Planning and Building Standards Advice on Flooding.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you will require a Road Opening Permit 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/Applicationformforroadoccupation.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.

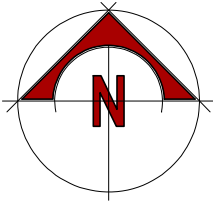
Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Building Regulations: Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at BuildingStandards@highland.gov.uk or on 01349 886606.

Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Lucy Prins
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – location plan
Plan 2 – site layout plan Rev C
Plan 3 – floor plan
Plan 4 – elevation plan
Plan 5 – site section plan

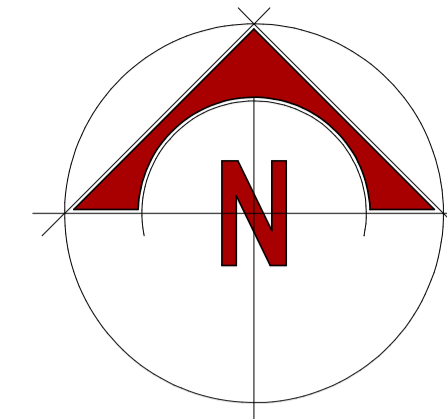
Appendix – Letters of Representation



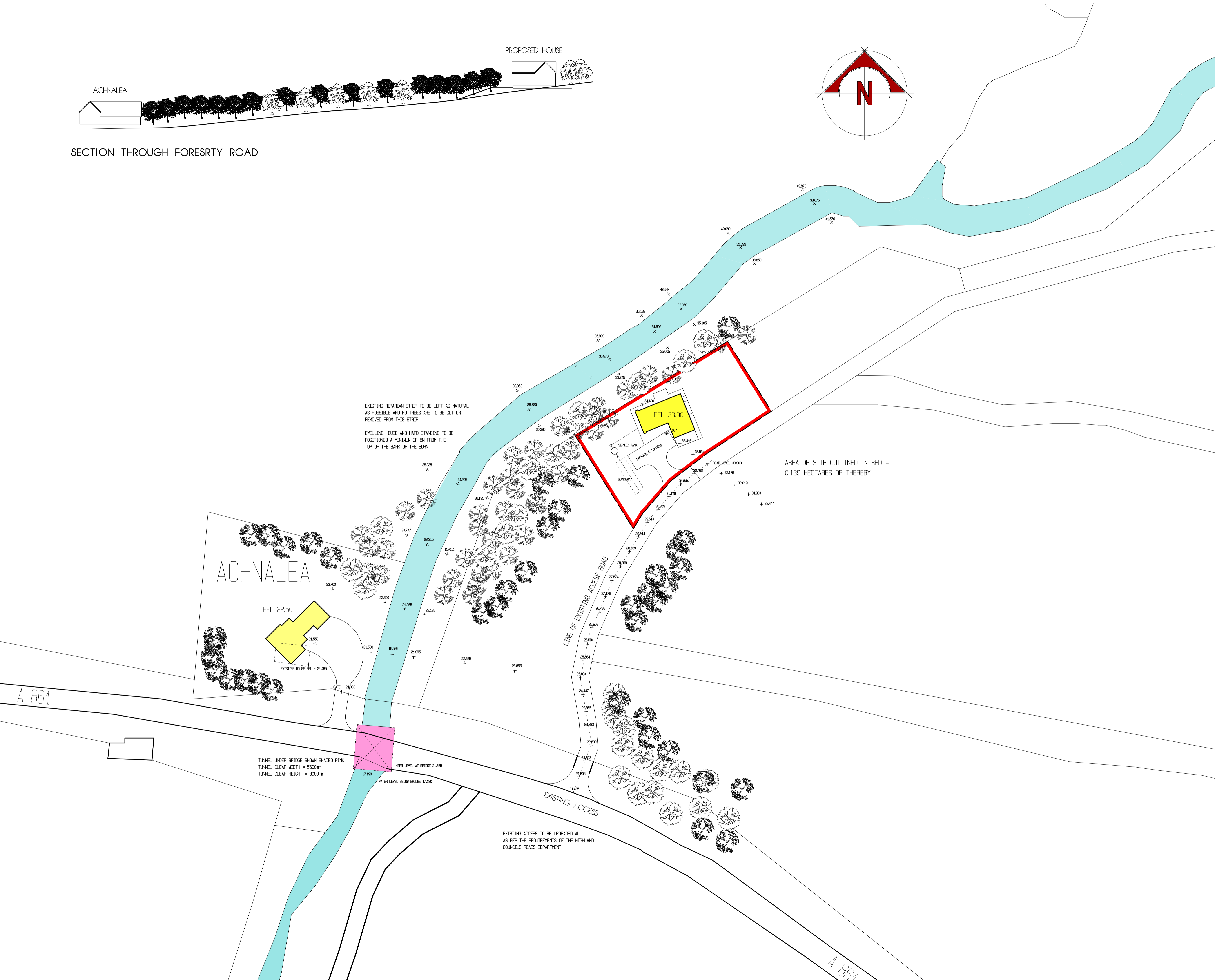
LOCATION PLAN SCALE - 1 : 2500



SECTION THROUGH FORESTRY ROAD



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.



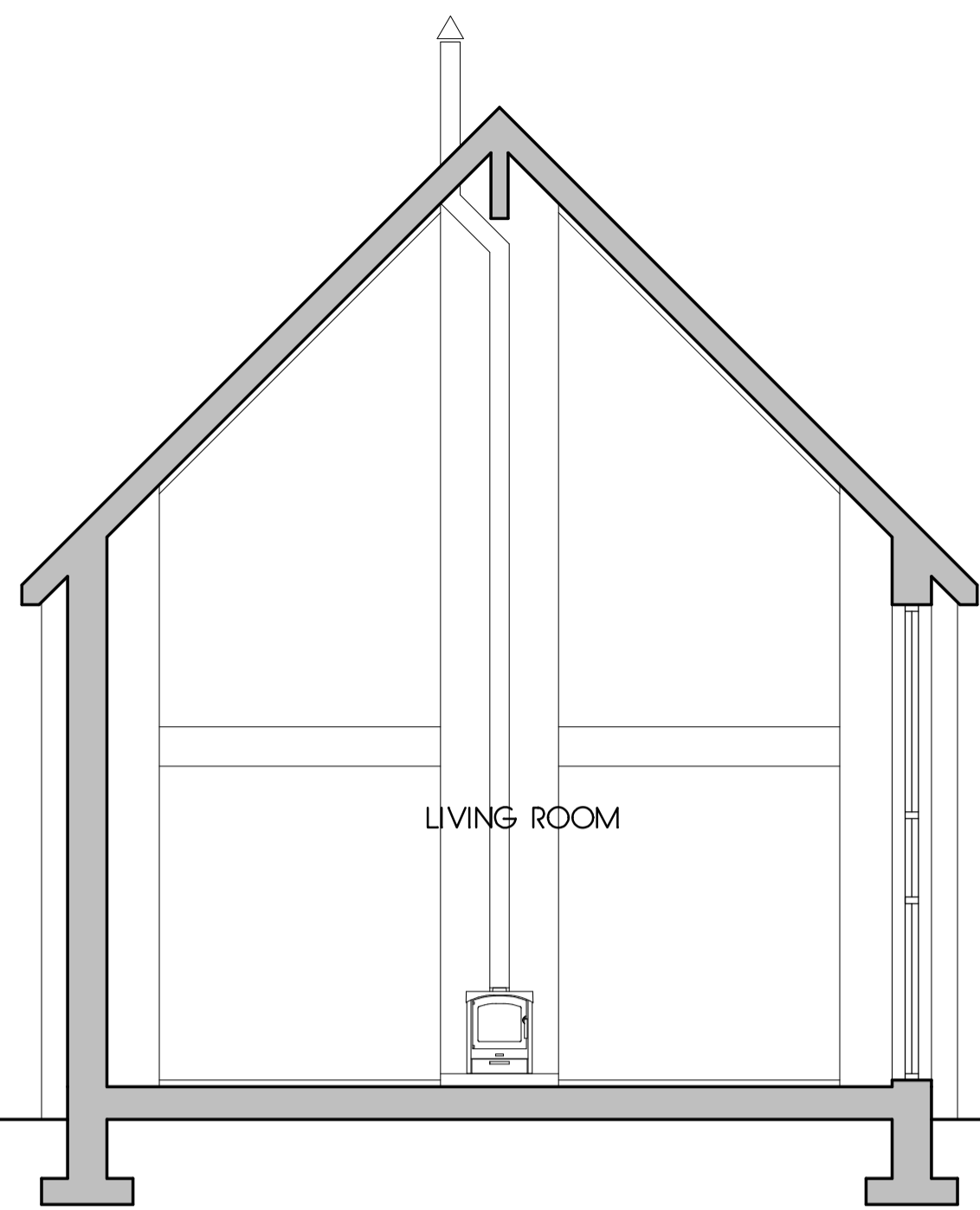
EXISTING RIPARIAN STRIP TO BE LEFT AS NATURAL AS POSSIBLE AND NO TREES ARE TO BE CUT OR REMOVED FROM THIS STRIP
 DWELLING HOUSE AND HARD STANDING TO BE POSITIONED A MINIMUM OF 6M FROM THE TOP OF THE BANK OF THE BURN

AREA OF SITE OUTLINED IN RED = 0.139 HECTARES OR THEREBY

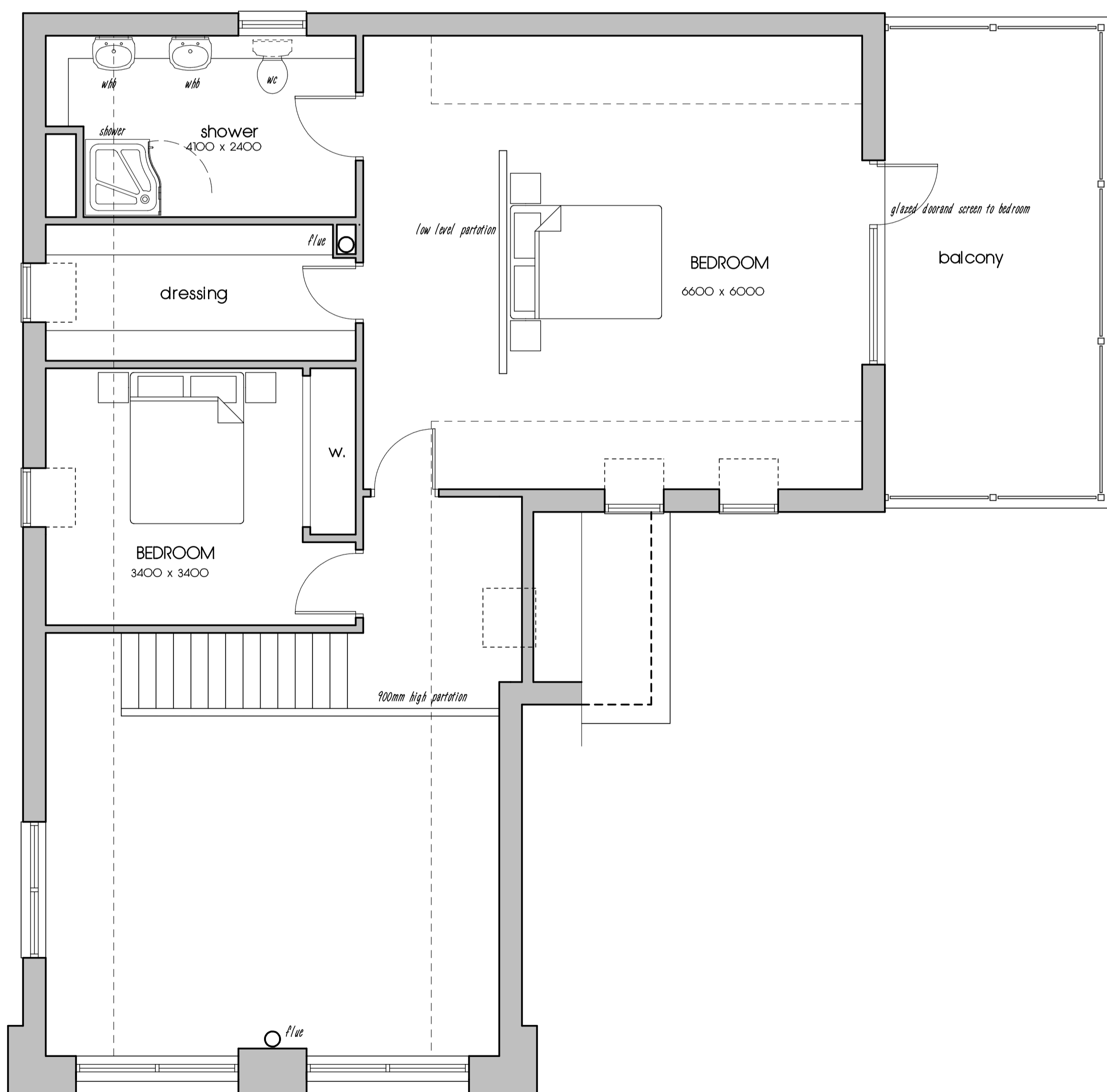
TUNNEL UNDER BRIDGE SHOWN SHADED PINK
 TUNNEL CLEAR WIDTH = 5600mm
 TUNNEL CLEAR HEIGHT = 3000mm
 KERB LEVEL AT BRIDGE 21.825
 WATER LEVEL BELOW BRIDGE 17.150

EXISTING ACCESS TO BE UPGRADED ALL AS PER THE REQUIREMENTS OF THE HIGHLAND COUNCILS ROADS DEPARTMENT

project	PROPOSED DWELLING HOUSE AT ACHNALEA, STRONTIAN		
client			
detail	SITE LAYOUT		
 DKD D KELLY DESIGN Architectural Consultant Queen Anne House • 111 High Street Fort William • PH33 6DG Tel: 01397 700999 • Fax: 01397 700888			
scale	1:500	date	19.09.14
job no.	14/070	drg no.	200C
		drawn	D. KELLY

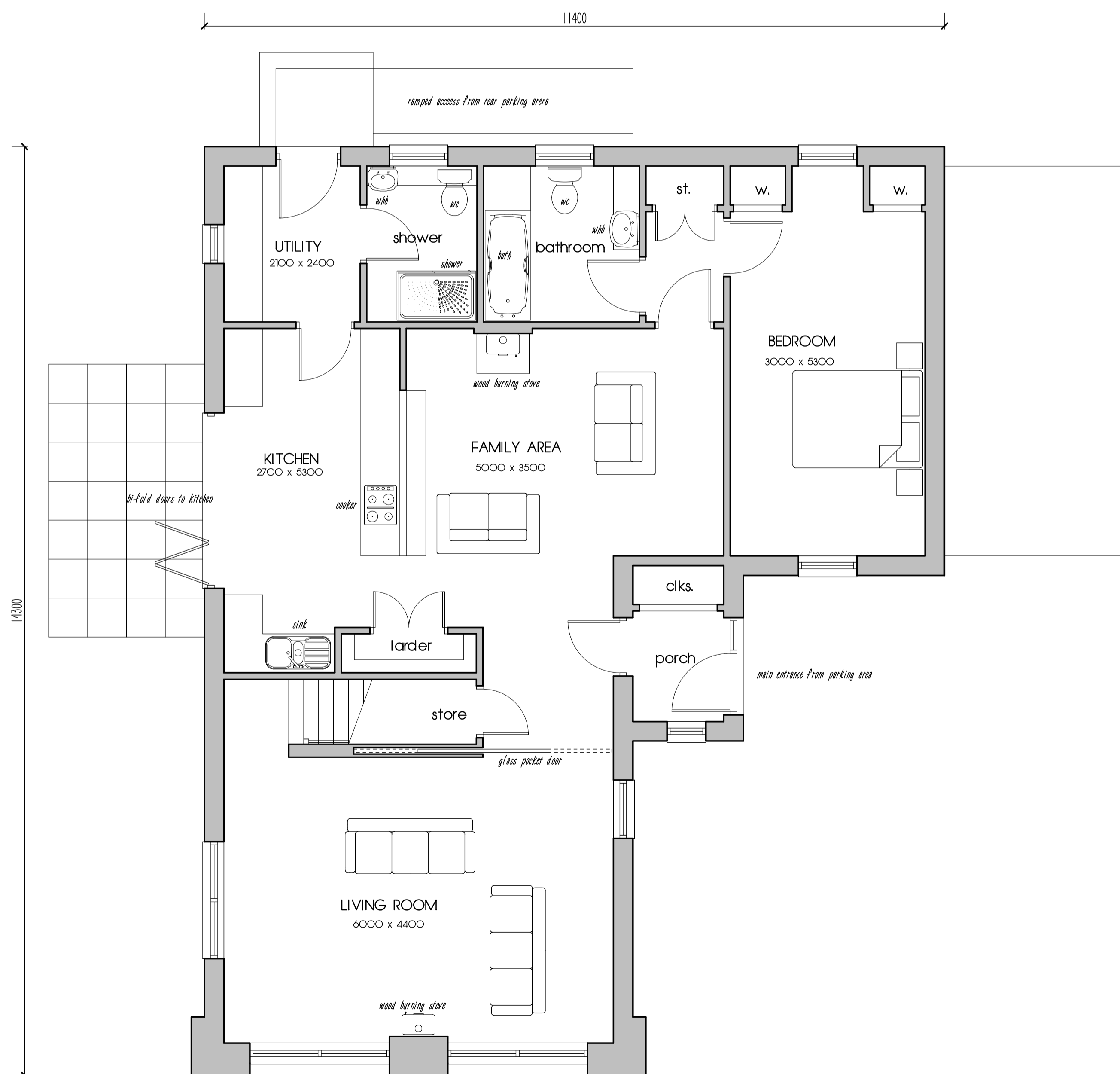


SECTION



FIRST FLOOR PLAN

floor area = 77.81 sq.m.



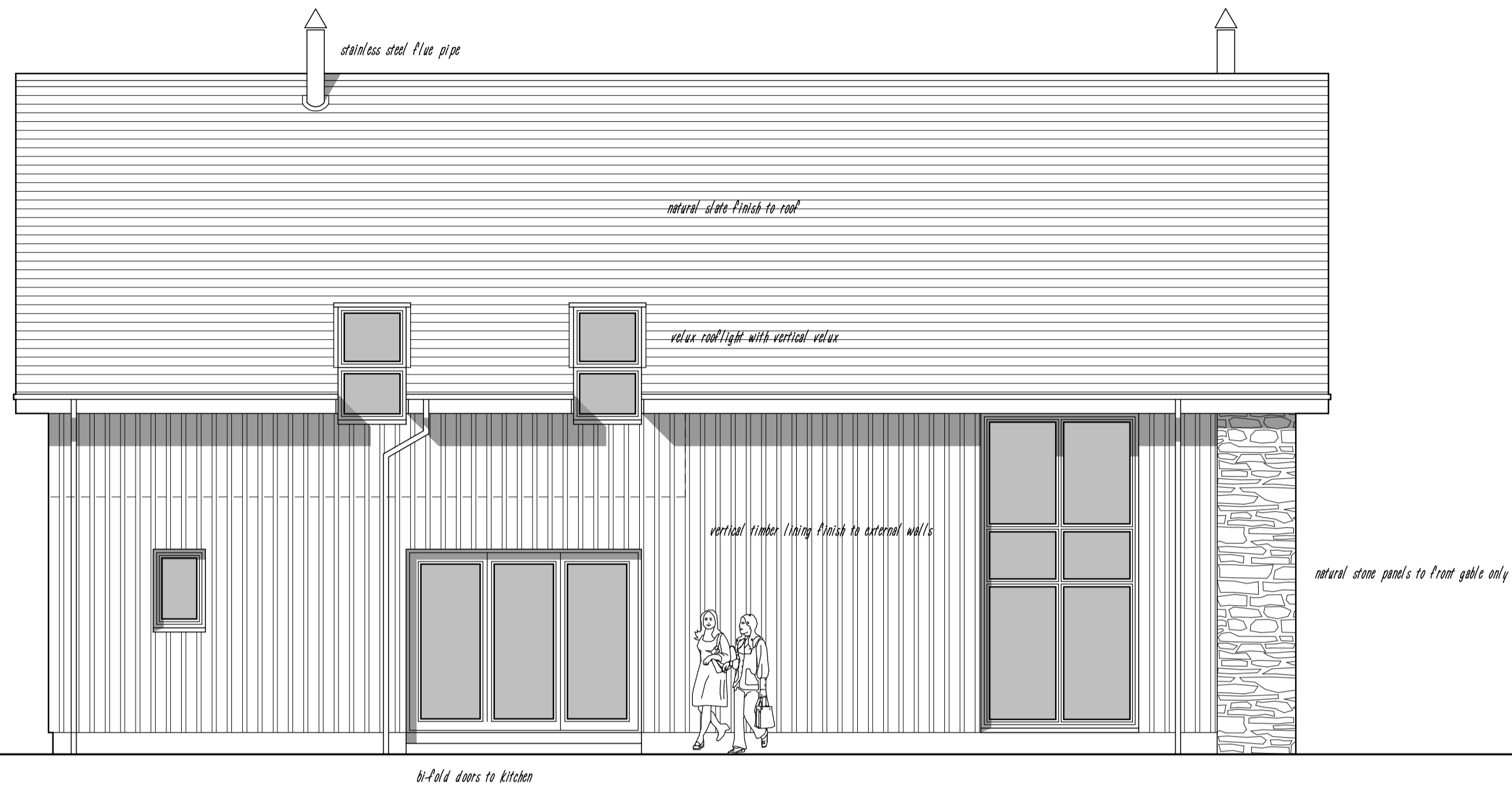
GROUND FLOOR PLAN

floor area = 114.14 sq.m.

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.
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project		PROPOSED DWELLING HOUSE AT ACHNALEA, STRONTIAN	
client		CALUM BOYD & HAZEL YULE	
detail		DESIGN SKETCH 1 - FLOOR PLANS & SECTION	
DKD D KELLY DESIGN Architectural Consultant Queen Anne House • 111 High Street Fort William • PH33 6DG Tel: 01397 700999 • Fax: 01397 700888			
scale	1:50	date	13:10:14
job no.	14/070	drg no.	201
		drawn	D. KELLY

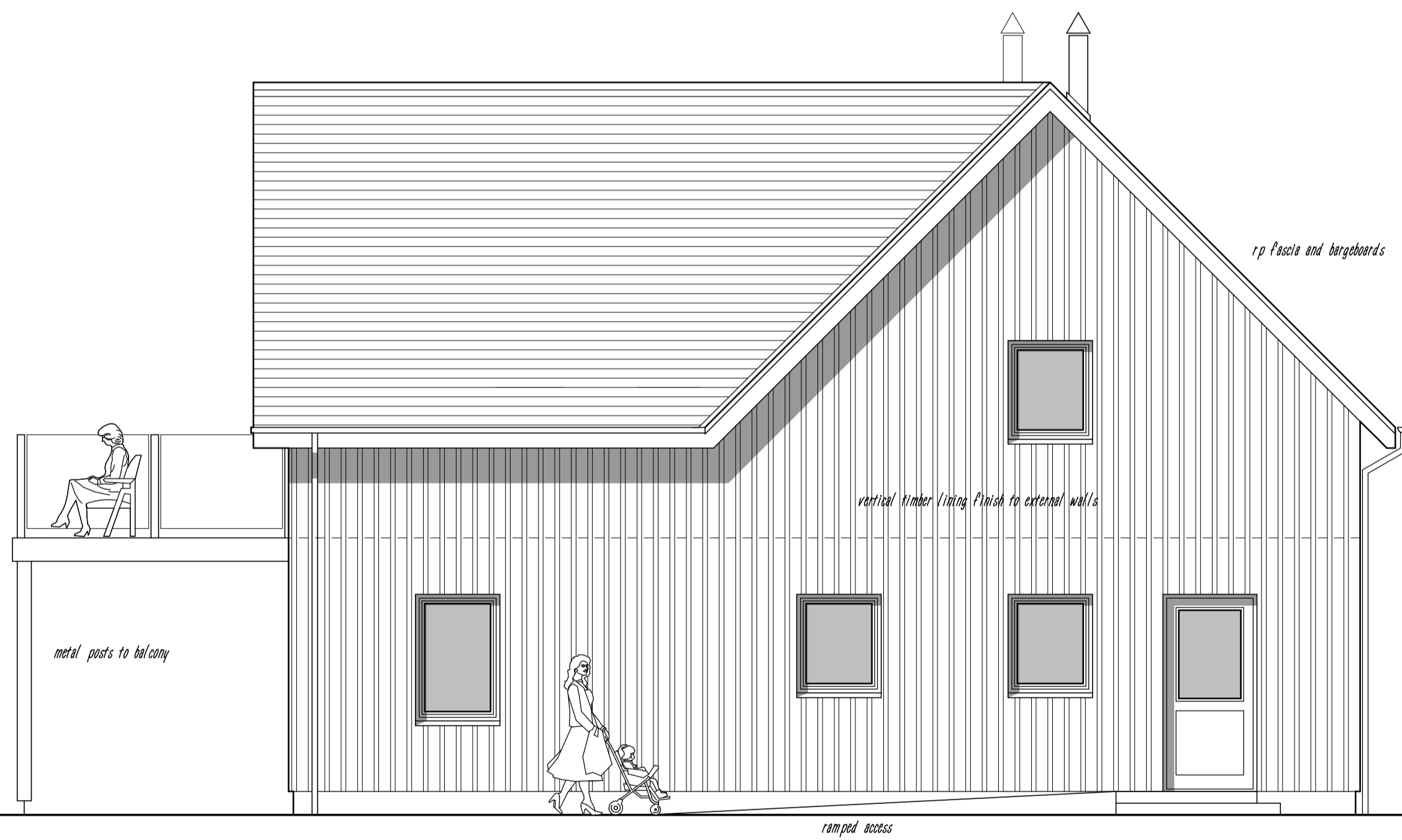
Note
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SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



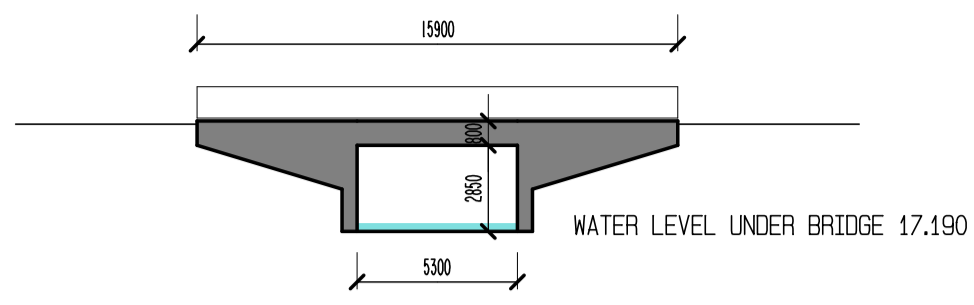
SIDE ELEVATION

project
 PROPOSED DWELLING HOUSE AT
 ACHNALEA, STRONTIAN
 client
 CALUM BOYD & HAZEL YULE
 detail
 DESIGN SKETCH 2 –
 ELEVATIONS

DKD
 D KELLY DESIGN
 Architectural Consultant

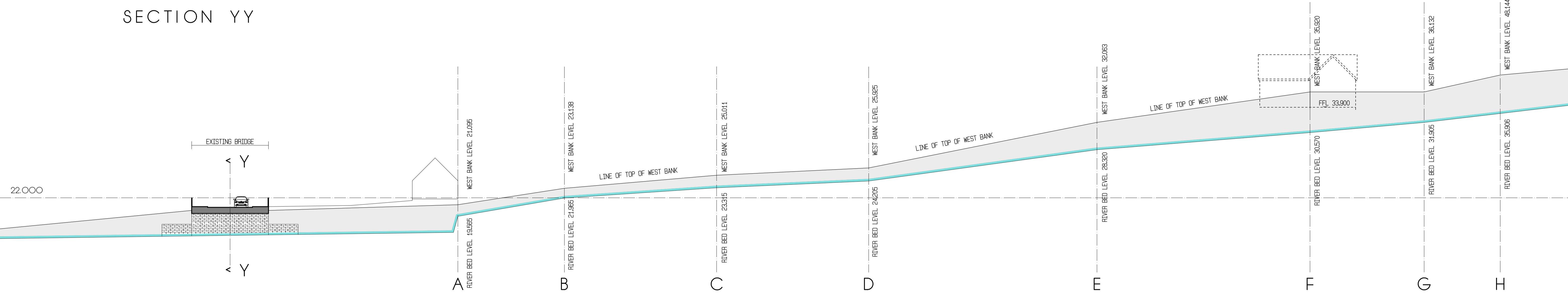
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scale 1: 50	date 13: 10: 14
job no. 14/070	drg no. 202
	drawn D. KELLY

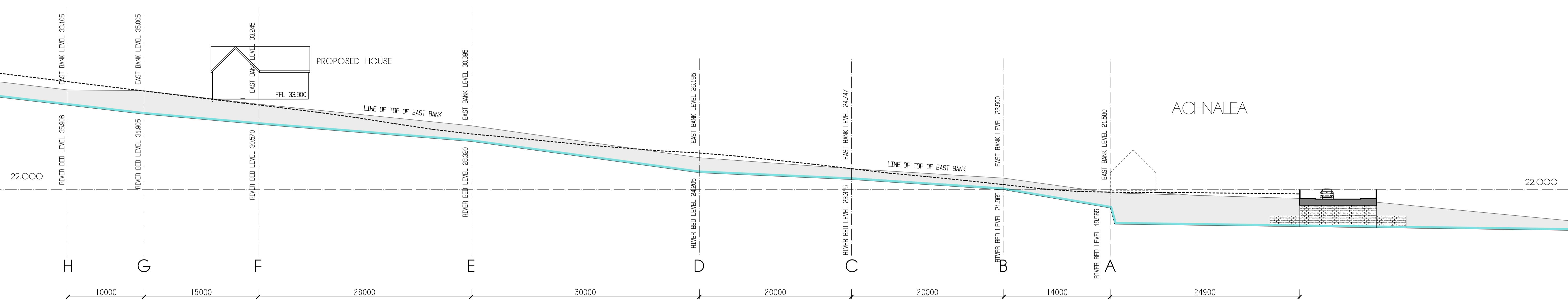


SECTION YY

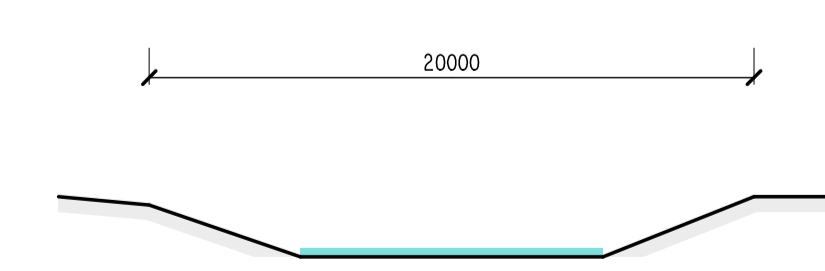
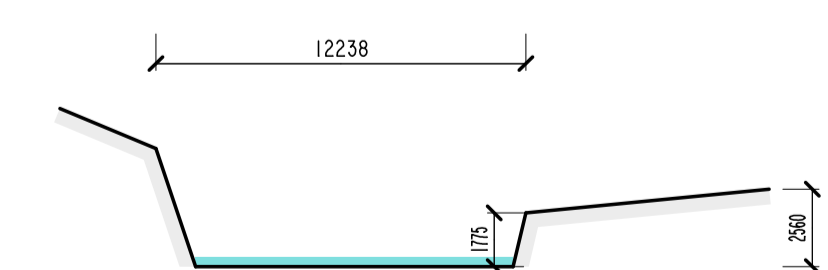
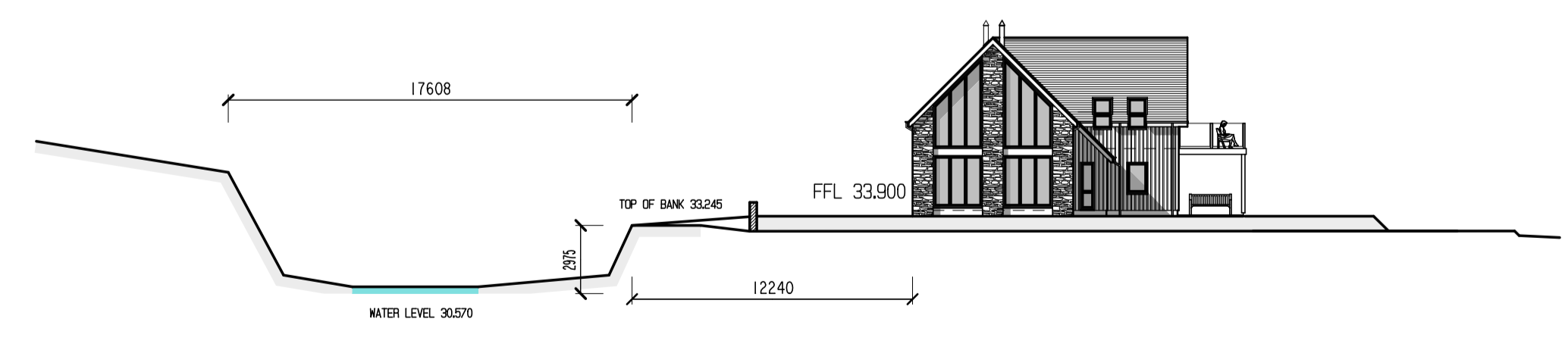
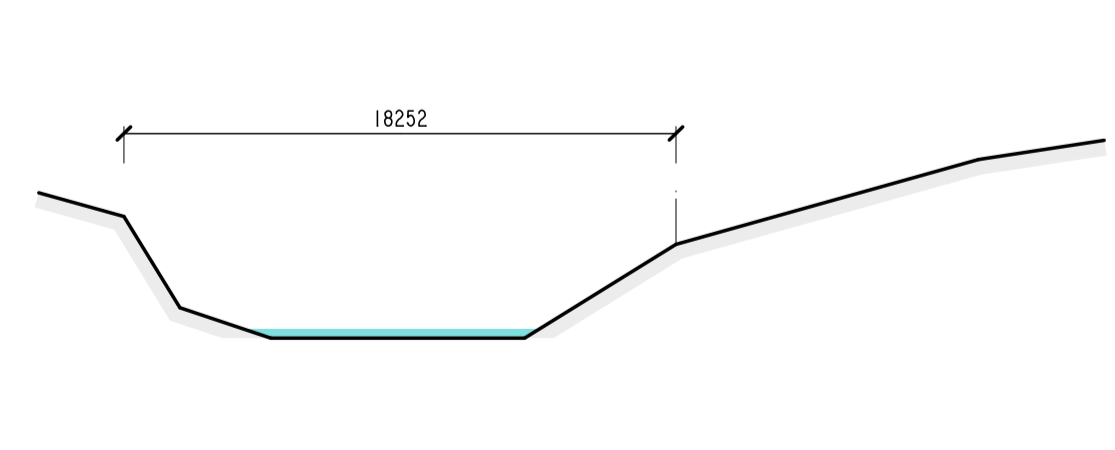
Note
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SECTION THROUGH CENTRE LINE OF ALLT COIRE NA CREICHE



SECTION THROUGH CENTRE LINE OF ALLT COIRE NA CREICHE



SECTION G

SECTION F

SECTION E

SECTION D

project	PROPOSED DWELLING HOUSE AT ACHNALEA, STRONTIAN		
client	CALUM BOYD & HAZEL YULE		
detail	SECTIONS THROUGH EXISTING BURN		
 DKD D KELLY DESIGN Architectural Consultant			
Queen Anne House • 111 High Street Fort William • PH33 6DG Tel: 01397 700999 • Fax: 01397 700888			
scale	1:500	date	13/02/15
job no.	14/070	drg no.	300
		drawn	D. KELLY