

THE HIGHLAND COUNCIL

**PLANNING APPLICATIONS COMMITTEE
9 June 2015**

Agenda Item	6.1
Report No	PLN/029/15

**14/03574/FUL and 14/03576/LBC : Highland Council
Drummuie Area Office, Golspie**

SUPPLEMENTARY REPORT NO 1

Report by Area Planning Manager

SUMMARY – Update report following consideration of the applications at the 28 April 2015 Committee. Previous report is attached for reference.

Description : Reduce height of chimney from 6.35m to 3.75m from gutter line

Recommendation - GRANT PLANNING PERMISSION AND REFER LISTED BUILDING CONSENT APPLICATION TO HISTORIC SCOTLAND

Ward : 05 - East Sutherland and Edderton

Development category : Local development

Pre-determination hearing : None

Reason referred to Committee : Community Council objection

1. Background

- 1.1 Members will recall this proposal was considered at the last Committee on 28 April 2015. A copy of the original report is appended for members. At that meeting the Committee agreed to approve Option 4 which was to reconstruct the chimney stack to its original height but at 800 mm thickness.
- 1.2 The report had been prepared on the basis of the consultation responses received at that time. Subsequent to the report being prepared and considered by Members, further correspondence was received from Historic Scotland which has advised that Option 2, as set out in section 8.4 of the previous report and detailed below, was considered as being acceptable.
- 1.3 As the decision had not been issued at this juncture it was considered appropriate to bring the matter back to committee for consideration.
- 1.2 **Option 2 – Reduce height of chimney from 6.35m to 3.75m from gutter line**
Number the stack stones. Carefully remove the cans, cope stone and stack stones, lower to the ground and store for re-use. Install temporary rafter bridging

timbers to support the bridle. Fill the flues with lean mix concrete and insert steel reinforcing bars. Install a steel angle at the corbel and rebuild the stack to a safe height, all as recommended by the Structural Engineer. Refix the cope stone and cans. Install new bridle to the rafters as per the Structural Engineer's recommendations. Fit new lead flashing, etc around stack. Strike scaffold. The top floor is disrupted for the reconstruction, and the lower floors are disrupted for works to fireplaces and flues, The chimney is of similar construction to the original but with lesser height. The roof structure does not require to be strengthened.

In light of the further comments from Historic Scotland it is considered that Option 2 as detailed above is acceptable. The proposal is therefore assessed as not having a significant impact on the architectural and historic fabric of the building; and therefore accords with Development Plan policies 28 and 57, as well as s59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

2. CONCLUSION

- 2.1 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.

Members are advised that Option 2 is acceptable to the applicant and it is recommended that this Option is Notified to Historic Scotland for final clearance, subject to the following conditions/notes to the applicant

3. RECOMMENDATION

Action required before decision issued	y	
Notification to Scottish Ministers	n	
Notification to Historic Scotland	y	14/03576/LBC
Conclusion of Section 75 Agreement	n	
Revocation of previous permission	n	

Subject to the above, it is recommended

- **14/03574/FUL – GRANT** planning permission, subject to conditions / notes to applicant
- **14/03576/LBC – refer to Historic Scotland** as the development is by the Council and involves a Category B Listed Building, with a recommendation to APPROVE, subject to suggested conditions / notes to applicant

14/03574/FUL

1. The development shall be undertaken in accordance with the specification and details set out (Option 2 - engineer's drawing no. 102545/003) in the Supporting Statement ('Highland Council Offices, Drummuie, Golspie - Unsafe East Chimney') dated 27.02.2015.

Reason: In order to protect the architectural and historic interest of the Category B Listed Building and so as to clarify the terms of the permission granted.

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.

Mud and 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.

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. Consent may also be required for any works impacting upon the road surface, the verge, drainage or any roadside footway or pavement.

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>

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.

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.

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 and 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.

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

14/03576/LBC

1. The development shall be undertaken in accordance with the specification and details set out (Option 2 - engineer's drawing no. 102545/003) in the Supporting Statement ('Highland Council Offices, Drummuie, Golspie - Unsafe East Chimney') dated 27.02.2015.

Reason: In order to protect the architectural and historic interest of the Category B Listed Building and so as to clarify the terms of the permission granted.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS LISTED BUILDING CONSENT

In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended), the works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Author: Bob Robertson

Background Papers: Documents referred to in report and in case file.

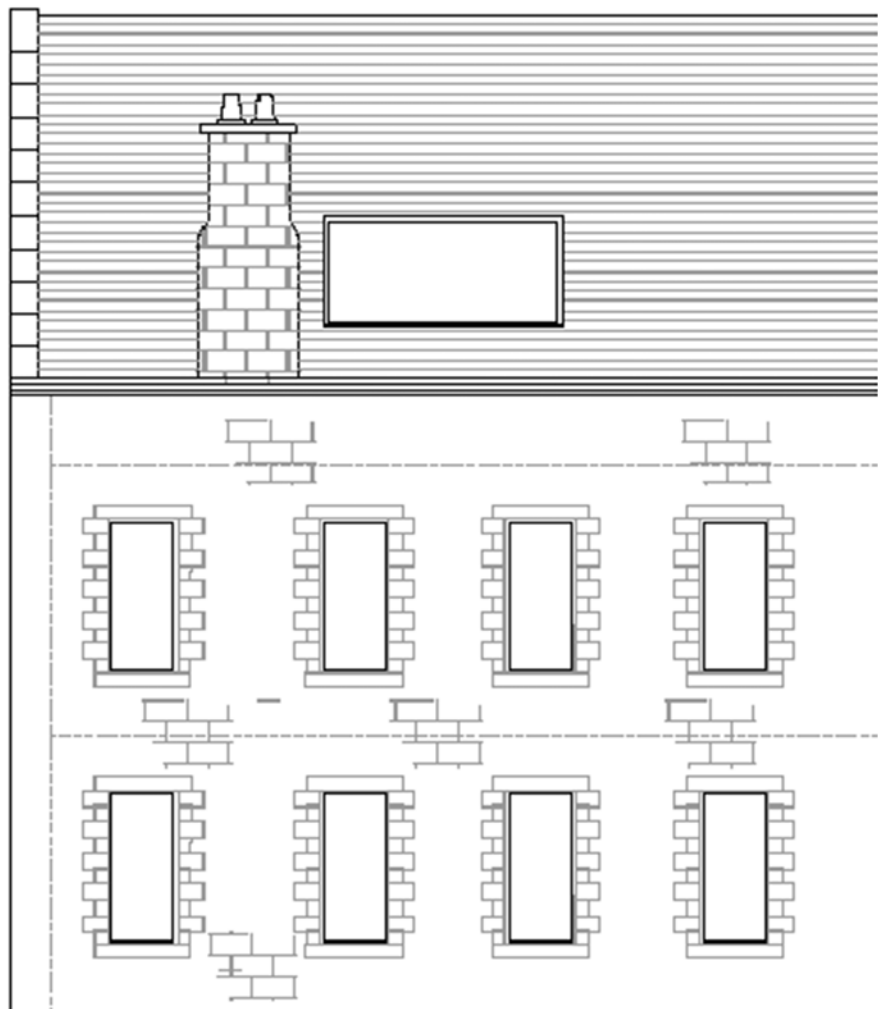
Relevant Plans:

14/03574/FUL

1a Location
2 Elevation
3 Elevation
4 Elevation
5 Drawing
6 Location
7 Location

14/03576/LBC

1a Location
2 Elevation
3 Elevation
4 Elevation



East Elevation Option 2

Preliminary

REV.	FLUORENCE OF HARRIS	BY	CHECKED	DATE
DESCRIPTION				

DEVELOPMENT AND INFRASTRUCTURE SERVICE
 J Stuart Black
 Director of Development and Infrastructure

High Street
 Glasgow G1 8ACM
 Tel: 0141 276 2222
 E-mail: services.civil@highland.gov.scot

Fife Lane
 Perth PH1 6BP
 Tel: 01746 822222



CLIENT: _____

PROJECT: _____

SCALE: _____ DATE: _____

ISSUED BY: _____

DATE: _____

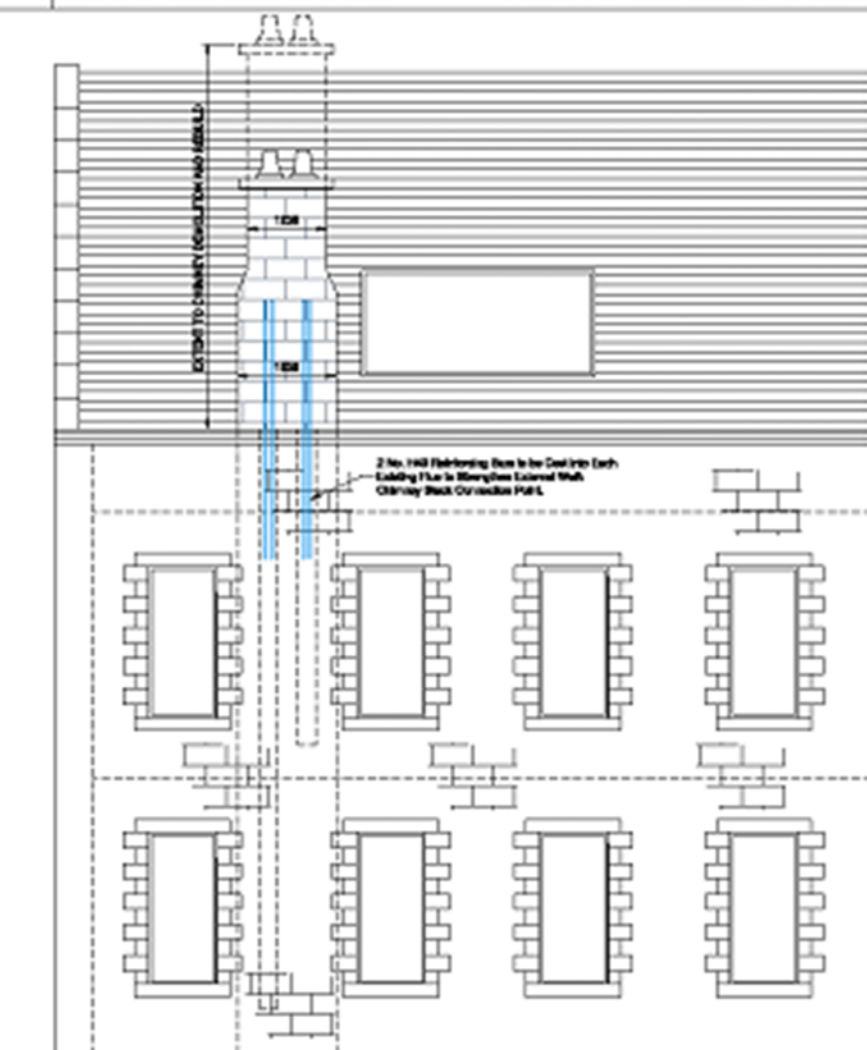
DATE: _____

PROJECT NO: _____

PLANS BY SHEET: _____

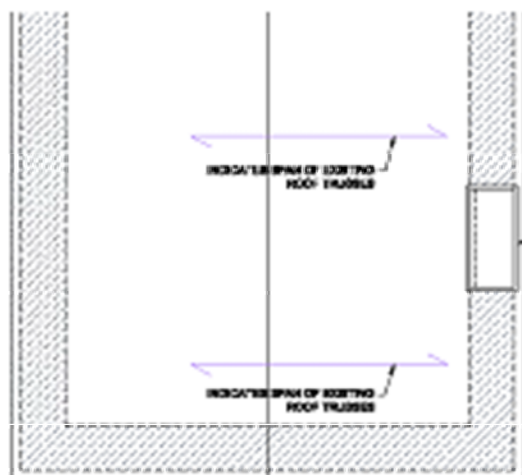
NO: **A3**

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE



North Wing Elevation Showing Chimney

Scale 1:50



Roof Plan

Scale 1:10

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION	
IN ADDITION TO THE HAZARDOUS MATERIALS IDENTIFIED WITH THE TYPES OF WORK SHOWN ON THE DRAWING, THE FOLLOWING ITEMS ARE IDENTIFIED:	
RISK LEVELS HERE ARE NOT CONCLUSIVE.	
CONSTRUCTION LIFTING OF BEAMS AND ROOF MATERIALS - CONTRACTOR TO CONSIDER ONION WIND LIFTING BEAMS AND OTHER HEAVY MATERIALS. NECESSARY LIFTING EQUIPMENT TO BE USED WHERE APPROPRIATE.	
DANGEROUS TO BE IN ACCORDANCE WITH BS 4181:2011	
FOR INFORMATION RELATIVE TO USE, STORAGE AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.	
IT IS ASSUMED THAT ALL WORK WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING UNDER THE SUPERVISION OF A REGISTERED ENGINEER.	
BSI Certification Notes:	
Building Work Classification for Structures Defined on this Drawing: BCO2	
Contractor Designed Elements: None	
General Notes:	
1. Details based upon Highland Council layout Drawings.	
2. All dimensions are given in millimetres, unless noted otherwise (I.N.D.).	
3. Nominal cover to reinforcement to be 20mm, I.N.D.	
4. This drawing is to be used in conjunction with the relevant specification and all other related drawings issued by the Engineer.	
5. All dimensions and levels to be checked on-site and the Engineer notified of any discrepancies prior to commencement of work.	
6. Proprietary materials will require to be approved in advance by the Engineer. All such materials proposed by the contractor shall be submitted to the Engineer with full specification not less than 7 days prior to construction.	
7. If any of the described structure is found to be different to that detailed, the Engineer is to be immediately notified in order to review the structural arrangement.	

No.	Date	Description	Prep.	Check.	Appr.

FAIRHURST Consulting Structural and Civil Engineers
 One House, Southside Park, Dumfries, TD10 2BP
 Tel: 01455 724844 Fax: 01455 717678

For: The Highland Council

Ref: Remedial Works to Chimney Drummuie Council Offices Colspie

Scale: Half Height Chimney

Rev.	Date	By	Appr.
AS	20/11/15		
AD	21/11/15		
AC	24/11/15		

102545/003