

THE HIGHLAND COUNCIL

**PLANNING APPLICATIONS COMMITTEE
4 August 2015**

Agenda Item	5.3
Report No	PLN/040/15

**14/03758/FUL: Ms Sharon Crabtree
Dunbreck, Culbokie, Dingwall.**

SUMMARY

Description: Change of use of dental surgery to dog day care facility and erection of fencing.

Recommendation - GRANT

Ward: 10 – Black Isle

Development category: Local Development

Reason referred to Committee: Objections from more than 5 different households and Community Council objection.

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the change of use of a dental surgery to a dog day care facility at Dunbreck. The rear garden of the property will be enclosed by a 1.8 metre post and wire fence (galvanised steel with 15mm gaps). The entire area will cover approximately 360sqm.

An existing garage located to the south west of the property will be used as an indoor play area. A 1.8m fence will adjoin the garage on the north elevation and is indicated as a holding pen.

The dental surgery which adjoins the house to which the change of use relates will include a reception/waiting area, dog exercise room, food preparation area and dog holding room.

1.2 No pre-application advice in relation to the proposal was sought.

1.3 Access will be gained from the Munlochy to Culbokie road via a private driveway which is shared with one other property. No other servicing is required due to existing arrangements.

1.4 A number of supporting emails and letters have been submitted.

1.5 **Variations:** The outdoor exercise area has been relocated to the rear garden area of Dunbreck. It was originally proposed in the former horse paddock which and is located to the front of the property.

2. SITE DESCRIPTION

2.1 The site is located to the south west of the Munlochy to Culbokie road and is serviced by a private access track which is shared with one neighbouring property. The application site comprises a dwelling house with extension, parking area and garage. An existing 1.2 metre fence encloses the access, parking area and front of the property covering an area measuring approximately 590sqm.

The house extension formerly housed a dental surgery. The application relates to this extension and land within the curtilage of the house.

2.2 The site is located in a predominantly rural location comprising fields and crofts, and is bound by woodland (Bogbuie Wood) to the north-west. A former horse paddock and stable is located to the south east of the property. There are a number of dwelling houses scattered around the area.

3. PLANNING HISTORY

3.1 02/00194/FULRC –Erection of dental surgery and garage extensions to existing dwelling - Permitted 28.03.2002.

3.2 06/00325/AGRRC – Erection of Animal Shelter - Prior Notification Approved 06.04.2006.

3.3 09/00738/FULRC – Erection of dental surgery building - Application Withdrawn 21.05.2010.

4. PUBLIC PARTICIPATION

4.1 Advertised : Schedule 3 Development and Unknown Neighbour. 31.10.2014

Representation deadline : 14.11.2014

Timeous representations : 6: from 5 different households.

Late representations : 6

4.2 Material considerations raised are summarised as follows:

- Noise generated from barking dogs in the outdoor enclosure and the impact on residential amenity to neighbouring properties including potential health impacts and general enjoyment of properties.
- Inappropriate location due to proximity of the proposed business to neighbouring properties.
- Potential to lead to overnight boarding and 24 hour kennels if there is snow.
- Number of customers arriving with dogs will generate extra usage of shared access drive.
- Increased traffic on Mouteagle Road which is badly lit and in a state of disrepair.
- Dogs escaping from outdoor enclosure and potential impact on poultry and livestock in the surrounding area.

- Fence will obscure visibility onto the road and may cause an accident.
- Aesthetics of the fence – it will bring a prison feel to the area.
- No Neighbour Notification received.

5. CONSULTATIONS

5.1 **Environmental Health:** comments summarised as follows:

- Potential for disturbance to neighbouring residents from dog barking and potential loss of amenity.
- There is an absence of complaints regarding noise from the applicants own dogs which is encouraging. Less encouraging are references to other dog control incidents.
- Dogs are mainly to be kept inside reducing noise, however it is likely that windows will be open reducing noise attenuation.
- Barking may occur when dogs are dropped off or picked up at facility, when playing and when out on walks. It is also possible that dogs may cause other dogs in the area to bark. This however depends on the individual dog and the ability of the operator to manage the facility adequately.
- The operator will require an animal day boarding licence before they can operate. Conditions of the licence require continual supervision to help reduce occurrences and duration of barking.
- No mention of additional staff other than the applicant and son therefore they may have difficulties complying with licencing requirements.

5.2 **Ferintosh Community Council:** Object: Potential disturbance to residential amenity due to noise.

5.3 **Transport Planning:** No objection. In comparison with use of the site as a dental surgery the proposed dog care facility is not expected to result in a significant increase in vehicle movements. Provision and maintenance of visibility splays of 2.4 metres x 120 metres in each direction at the junction with the public road (C1027) required. This will require clearance of roadside vegetation, both within and alongside the road boundary. An appropriate permit will be required from the roads authority (Community Services) for any works within or alongside the public road.

6. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application

6.1 **Highland-Wide Local Development Plan 2012 (HwLDP)**

28	Sustainable Design
29	Design Quality and Place-Making
57	Natural, Built and Cultural Heritage

6.2 Ross and Cromarty East Local Plan (2007) as continued in force

No relevant site specific policies

7. OTHER MATERIAL CONSIDERATIONS**7.1 Inner Moray Firth Proposed Local Development Plan (2014) [as of 25 June 2015 full Council minded to adopt – decision status – pending Scottish Government clearance]**

No site specific policies.

7.2 Highland Council Supplementary Planning Policy Guidance

- Sustainable Design Guide
- Trees, Woodlands and Development

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

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 policy requires to be assessed primarily against Policy 28 – Sustainable Design – of the HwLDP. This states that the Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland. Under this policy, proposed developments are assessed against a list of criteria. Of relevance to this proposal is:

- the use of brownfield sites, existing buildings and recycled materials,
- the impacts on community and residential amenity,
- demonstration of sensitive siting and high quality design which is in keeping with local character and historic and natural environment and in making use of appropriate materials and;
- contribution to the economic and social development of the community.

8.4 This proposal gains support in principle from Policy 28 in terms of design. The development makes use of an existing building, without any alteration to its external appearance (excluding signage which is subject to separate consideration through an application for advertisement consent) therefore it is not considered that design would present any issues. The proposal is a new rural business which is likely to contribute to the economic and social development of the community.

8.5 The main consideration in assessing this proposal is the potential impact upon community and residential amenity, particularly arising from noise generated from barking dogs; whether this rural location is appropriate for such a facility; and, whether it can be demonstrated that the facility and animals can be managed in such a manner as to minimise impacts upon amenity in the area. These issues have been discussed with the applicant and have resulted in some amendments to the proposal to address the concerns of the Planning Authority.

8.6 Supporting letters confirm that proposed opening hours are to be from 7am – 7pm Monday – Saturday and care is for a maximum of 12 dogs – this equates to 8 customer dogs and 4 of the applicants domestic pets. This will involve a dog to supervisor ratio of 6 dogs per handler, although it is also stated that the dogs will be split into 2 groups of 4. There are two indoor rooms to separate groups of dogs during pick up and drop off times. Alongside the indoor areas and outdoor exercise area, dogs will be walked in the nearby woodlands to ensure that they are properly exercised.

The outdoor play area is only to be used in mild weather conditions, the indoor elements will be used when weather conditions are wet/cold; there are to be treadmills indoors for more energetic dogs which will help to reduce noise and barking. This indoor element is within insulated and double glazed rooms.

The applicant confirms that this is a day care facility and not for overnight boarding.

The applicant has confirmed that a 240 litre bin will be requested from the council and collected fortnightly by the Local Authority.

8.7 When the proposal was first lodged the exercise area was located within the horse paddock to the front of Dunbreck. It was considered that there would be potential negative impacts upon residential amenity, particularly affecting the property 'Brackla Croft' which is located to the east of the site. The applicant relocated the exercise area to the rear of Dunbreck which is considered a more appropriate location. The revised outdoor area will be located approximately 140 metres from Brackla Croft and 130 metres from Achbuie. The woodland surrounding the site will act as a noise and visual buffer reducing the impact upon residential amenity.

Potential noise from barking dogs has also been addressed by reducing the number of dogs using the facility from 15 to 12, including the applicants 4 domestic pets. This constitutes a maximum of 8 day care dogs and 4 pets using the centre. The applicant also states that the dogs will be split into two groups of four. It is unclear if the applicants' domestic pets are to be mixed with the day care dogs at all times. It should be noted that The Environmental Health Service commented that although there is concern regarding noise it is acknowledged that no comments or complaints have been made in relation to existing noise from the

applicant's own dogs and conditions of the animal day boarding licence, which is required before they can operate, require continual supervision to help reduce occurrences and duration of barking.

- 8.8 A condition can be placed on the permission restricting the number of day care dogs using the facility at one time.
- 8.9 It is difficult to estimate the likely frequency and duration of noise as this will depend upon the individual dogs and the ability of the operator to manage the facility. The management and operation of the facility is not assessed through the planning process, this is assessed through the applicant applying for a licence from Environmental Health under the Animal Boarding Establishment Act 1963 which will consider the operation and management of the business and the welfare of the animals. It is understood that the applicant has not obtained the relevant licence to operate the facility at present.
- 8.10 It is considered that the applicant has amended the proposal in such a way as to demonstrate that the site; in land use terms, is acceptable for the proposed use as a dog day care facility and complies with the development plan and all other material considerations. The business is specialized and whilst there are a few similar facilities in the Highland area, it is difficult to anticipate what the impact upon community and residential amenity may be, particularly with regard to noise. In consultation with Environmental Health and the applicant, it is recommended that a time limited consent is granted for a period of one year to allow the Planning and Environmental Health Authorities to assess any impact upon amenity. If within that period noise from barking dogs using the premises arises as a significant issue the business licence issued by the Environmental Health Authority may be affected and any future planning application to renew the time limited consent is unlikely to be recommended for approval. It is also recommended that if granted, the consent is made personal to the current applicant only. In that way, the Planning Authority will be afforded the opportunity of re-assessing the use of the site in the event that the current applicant relinquishes the business.

8.11 **Material Considerations**

8.12 **Noise**

A number of objections were raised in representations with regard to the location of the facility being inappropriate due to the proximity to neighbouring properties. The noise generated from dogs barking being the main concern; and the impact this may have on residential amenity and upon health and well-being of neighbours.

Planning Comment – As detailed above it is accepted that there is potential for negative impacts on residential amenity due to noise. This has been addressed by relocating the outdoor enclosure to the rear of Dunbreck, reducing the number of dogs from 15 to 12 (8 customer dogs plus the applicants 4 pets) and recommending a time limited consent for a one year period to allow the applicant to demonstrate that they can operate the premises in an acceptable manner which does not result in noise nuisance arising.

8.13 **Overnight Facility**

Representations raised concerns over the potential for the facility to become an overnight boarding facility in the future, or if there is snow on the roads and customers cannot pick up their dogs.

Planning Comment – The application has to be assessed on the basis of the proposed details submitted. However for the avoidance of doubt the applicant has stated that if there is snow on the roads clients will be kept informed and encouraged to pick up their dogs earlier. The Planning Authority can condition any permission to restrict the hours of operation of the facility and as such overnight use would therefore require further planning consent.

8.14 **Traffic and Access**

Increase in traffic and more frequent use of private shared access.

Planning Comment – It is acknowledged that traffic on Mouteagle Road will increase marginally however this is likely to be limited to up to 8 extra cars twice per day which is not considered to be a significant increase on the use of this road. With regard to customers using the shared driveway to access the facility – the building was formally a dental surgery; it is therefore considered that there was previously traffic arriving to and from the site throughout the day. Up to eight clients per day would be arriving and leaving in the morning and evening over a two hour period. The applicant has indicated that they will pay additional costs for the up keep of the private road. This is a civil matter to be arranged between the applicant and the neighbour.

Transport Planning were consulted but no response has been received.

8.15 **Potential for dogs escaping from enclosure/handlers causing harm to poultry/livestock.**

Planning Comment – The proposal includes a 1.2 metre fence enclosing the parking area where dogs will be let out of the vehicles. This area is also gated. A 1.8 metre fence will be erected to form an outdoor 'play area'. The fence will comprise a post and galvanised steel wire mesh fence with gaps of no more than 15mm. The proposal also includes three gates to ensure that dogs are secured within the site. The height of the fencing and secure gates mitigate against the potential for dogs escaping. The animals should be supervised at all times to ensure they do not escape, this should be addressed through effective management and care of the dogs which is addressed through the licencing of the business.

8.16 **Aesthetics of Fencing**

Planning Comment – It was considered that a 1.8 metre fence running along the entirety of the paddock to the front of the house was likely to look out of place. Fields in the surrounding area are separated with standard 1 metre post and wire fences or natural features such as trees and hedging. It was considered that this would bring about an aesthetic change which was not in keeping with the area and

therefore may have had a detrimental impact upon visual amenity. This issue has been addressed by relocating the outdoor enclosure to the rear of Dunbreck, this alleviates concerns regarding the proximity of the fence to the road, and potential impact on visibility and aesthetics as raised in the representations.

8.17 Further late representations were made based on the amended site and in disagreement with Environmental Health's consultation response. Comments included; Environmental Health did not address concerns of neighbours with regard to snow; the potential for an overnight boarding facility; disturbance from dogs barking and the lack of comments on the issue of the potential for training dogs with behavioural difficulties.

8.18 Comments were also made with regard to moving the outdoor area away from the road would be closer to the property 'Achbuie' where it is stated the woodland located between the proposed location and the property are ready for felling. This will result in more noise.

The Council's Forestry Officer confirmed that the strip of woodland between Achbuie and Dunbreck is Forestry Commission owned. The Forestry Commission Scotland Forest Design Plan Consultation Draft (2013) for the Black Isle shows this strip of trees as 'Continuous Cover' which means that it is intended to retain those trees for as long as possible, although it is possible that this position may have changed if there had been a sufficient amount of storm damage.

8.19 The comments again reiterate that the proposal is not sited in an appropriate location and the application should be turned down. Issues raised with regard to noise and animals escaping is covered in the paragraphs above.

8.20 **Neighbour Notification**

Representations from the addresses Tanera and Achbuie commented that they were disappointed not to have been neighbour notified regarding the proposed development. The procedures were checked and it was established that the Service had complied with the statutory requirements prescribed by Scottish Government when issuing the Neighbour Notifications for this application. The Service cannot serve additional notifications beyond those required by statute. Furthermore the application was advertised for public comment to enable a wider range of parties to be aware of and comment upon the proposal.

The representations were fully considered during the processing of this application and the issues raised have been addressed above.

8.21 **Other Considerations – not material**

8.22 **Dog walking in surrounding woodland**

Planning Comment – Representations raised issues including how dogs will be controlled when out walking and paths becoming 'choked' with day care dogs. This is outwith the remit of the Planning Authority who cannot control who uses the woodland. In a supporting statement the applicant has stated the dogs will be kept on leads at all times and that under The Scottish Outdoor Access Code there is the

right and freedom to walk in the countryside provided the walkers code is followed; dogs will be kept under control as a company rule. Comments also included that there is already dog fouling within Bogbuie Woods. This is also not a planning consideration however the given facility has not been in operation to date, these issues cannot be attributed to the proposed business. The operation of this facility would be subject to the terms and controls of the Animal Boarding Establishments Act 1963. The applicant has stated that all waste will be bagged and binned in accordance with the Dog Fouling Act.

8.23 **Dog Fighting**

Planning Comment – Comments that there is potential for dog fighting unless dogs are individually segregated and that the application may lead to a puppy farm for dangerous dogs are considered to be non material as they are speculative and not related to the proposed development. There is no evidence to suggest that this may be the case. The operation of the facility will be dealt with through licensing obtained from the Environmental Health Authority in line with the terms and controls of the Animal Boarding Establishments Act (1963).

8.24 **Health, Safety and Risk Assessment Issues**

Other non material considerations raised are addressed through the Environmental Health Service related to the management and operation of the business. This includes animal welfare and supervision of animals for health and safety reasons

8.25 It has been stated in representations that the addition of another 15 dogs is too many as the applicant has 3 – 5 dogs; there are 3 dogs at Breachloch Croft and 3 at Brackla Croft already. The applicant has reduced the number of customer dogs to 8. A maximum of 12 dogs per day will be in the facility. The management and the operation of the business would be subject to the terms of the Animal Boarding Establishments Act 1963.

8.26 Concern has been expressed that a child or adult could be injured if unsupervised dogs escape. The inclusion of a fence should mitigate the risk of dogs escaping. However this would ultimately be a matter of animals being fully supervised and managed which will be addressed through the licensing of the business.

8.27 Representations have raised the lack of any risk assessment for this application, and that this may be a Rehabilitation Centre for dogs with behavioural problems or lost and found accommodation for dogs. This could destroy amenities all house owners should be able to enjoy whether in a town or rural area.

Planning Comment – The applicant has not indicated in any supporting information or statements that it is their intention to run a behavioural facility. It is acknowledged that a newspaper cutting submitted alongside an objection (which was published before a formal application was lodged) states that the applicant wishes to run such a facility – this has not been applied for as part of this application. The planning process assesses the application in terms of the proposed land use, supporting information submitted; and against relevant policies of the development plan and any other material considerations.

- 8.28 Questions have been raised in representations regarding the applicant's qualifications in dog handling, training and behavioural studies.

Planning Comment – As stated above, the applicant has not submitted any detail or made statement suggesting that this is going to be a facility for dogs with behavioural problems. The applicant has not included information within supporting statements of any qualifications. However this is not a planning consideration. The management and operation of the facility is addressed through obtaining the relevant licence from the Environmental Health Authority.

8.29 **Demand for a day care facility**

Planning Comment – The demand or otherwise for a dog day care facility within this specific rural area is a matter for the market to determine. There are no other rural dog day care facilities in the local area.

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

8.31 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.

It is recommended that permission be granted with conditions.

10. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended the application be **APPROVED** subject to the following conditions:

1. The permission hereby granted shall endure for a period of 1 year only from the date of this consent. Prior to this date the business must cease to operate unless a further planning permission is granted on application to the Planning Authority.

Reason: In order to assess and review the impact of the development on residential amenity.

2. The permission hereby granted shall endure only for the benefit of Ms Sharon Crabtree. For the avoidance of doubt, the dog day care facility hereby approved shall be used for day care exclusively and shall not be occupied overnight as a boarding kennel at any time without planning permission being granted on application to the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted, to allow the Planning Authority to retain effective control over any future operator of the premises and in the interests of residential amenity.

3. Unless otherwise approved in writing by the Planning Authority, hours of operation of the dog day care facility shall be restricted to the following:-
- 07:00 – 19:00 Monday – Saturday

and at no time on Sundays or Public Holidays. For the avoidance of doubt, no dogs shall be exercised outwith the premises before 9am at any time.

Reason: In order to allow the Planning Authority to retain effective control over the use of the site, in the interests of residential amenity.

4. The number of dogs accommodated in the development shall not exceed 12 at any one time. For the avoidance of doubt, the number of customer dogs accommodated within the development shall not exceed 8 at any one time.

Reason: In the interests of safety, and residential amenity.

5. No other development shall commence until the site access onto the public road (C1027) has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 23 July 2015), with:

- i. visibility splays of 2.4m x 120m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

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.

Thereafter the visibility splays shall be maintained in perpetuity.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

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

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 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

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.

Septic Tanks and 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 permit (for works within or alongside the public road) from the Roads Authority (Community Services) prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Community Services 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>

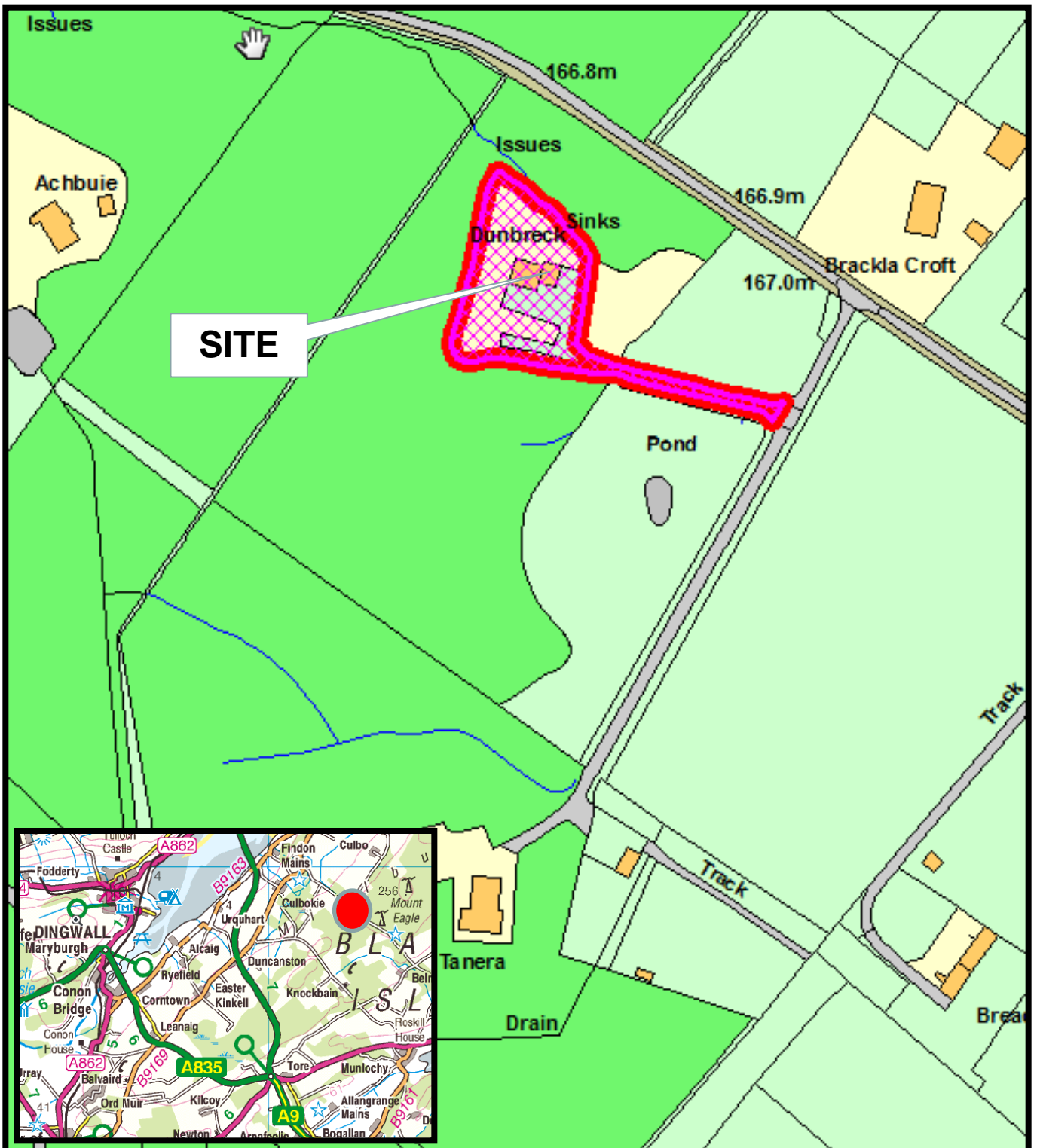
Application forms and guidance notes for access-related consents can be downloaded from:

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

Mud 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.

Signature:	Dafydd Jones
Designation:	Area Planning Manager North
Author:	Laura Stewart
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan
	Plan 2 – Location Plan
	Plan 3 – Site Layout Plan
	Plan 4 – Floor Plan – Dog Care Facility
	Plan 5 – Floor Plan - Play Area and Holding Pen



SITE



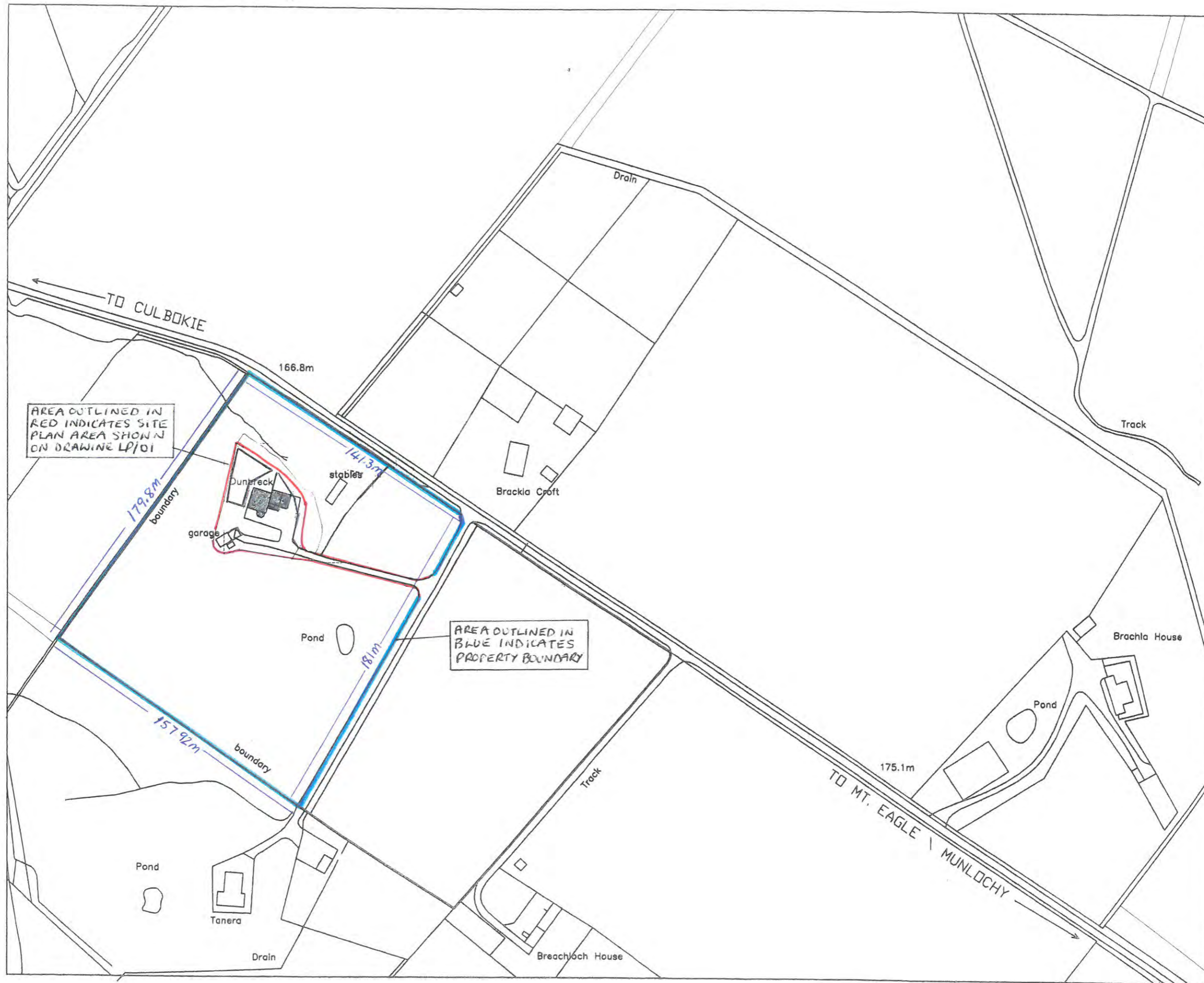
Planning & Development Service

Plan 1
14/03758/FUL

Change of use of dental surgery to dog day care facility and erection of fencing

04 August 2015





AREA OUTLINED IN RED INDICATES SITE PLAN AREA SHOWN ON DRAWING LP/01

AREA OUTLINED IN BLUE INDICATES PROPERTY BOUNDARY

CHANGE OF USE
DENTAL SURGERY
TO DOG CARE
FACILITY AND
ERECTION OF
FENCE AT
DUMBRECK,
CULBOKIE, DINGWALL
19786 Y

DRAWING: PROPERTY
BOUNDARY AND WORK
BOUNDARY

DRAWING NR: PB/01A
SCALE: 1:2000

REF: 14/03758/FUL

PREPARED BY:
M NOTMAN BSc MRICS



CHANGE OF USE OF DENTAL SURGERY
 TO DOG CARE FACILITY AND
 ERECTION OF FENCING AT
 DUMBRECK, CULBOXIE, DUNGALL
 IV7 8GY

DRAWING: EXISTING AND PROPOSED
 NEW FENCING LAYOUT
 PLAN

DRAWING NO: LP/01

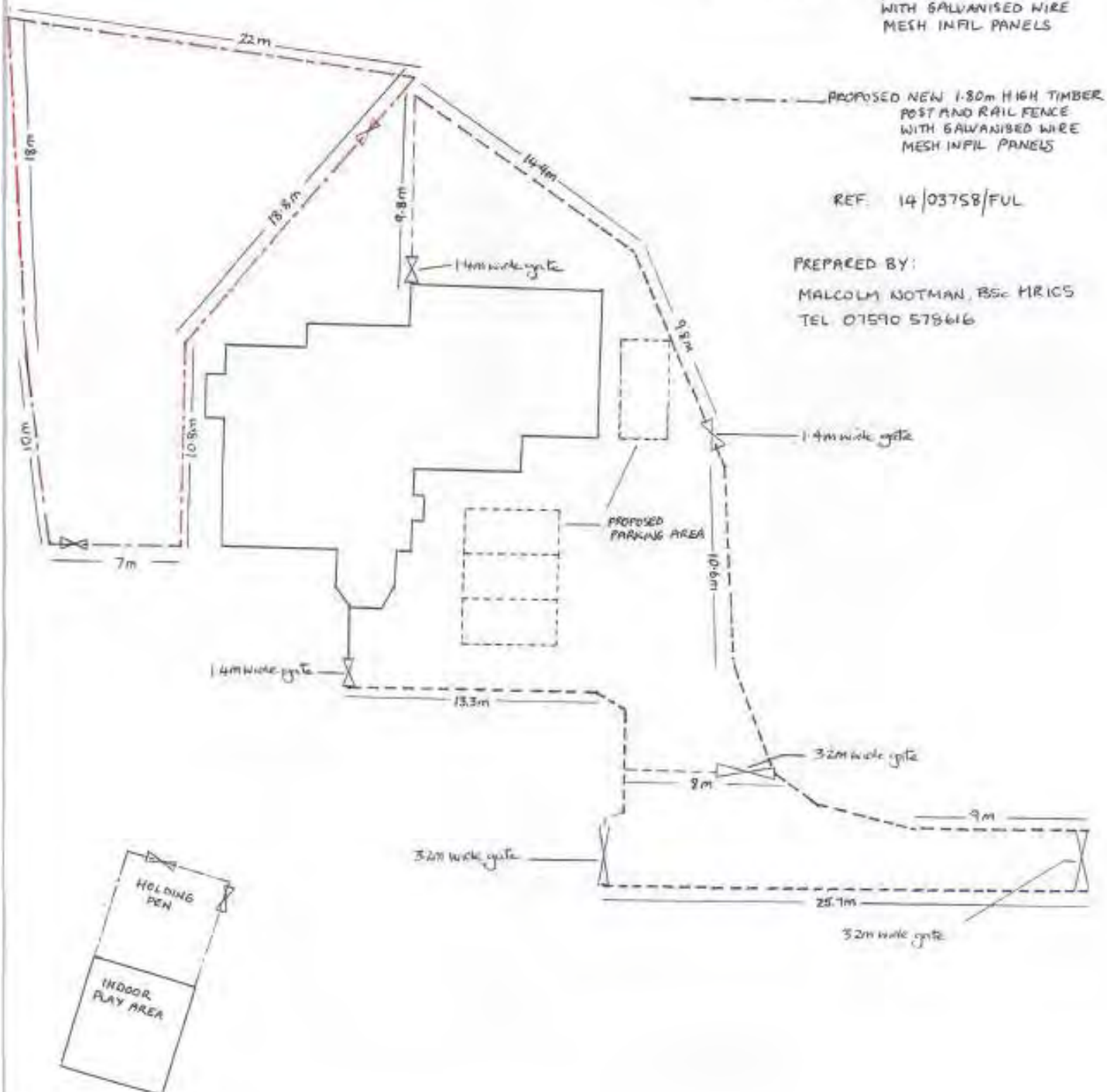
SCALE 1:200

--- EXISTING 1.25m HIGH TIMBER
 POST AND RAIL FENCE
 WITH GALVANISED WIRE
 MESH INFIL PANELS

--- PROPOSED NEW 1.80m HIGH TIMBER
 POST AND RAIL FENCE
 WITH GALVANISED WIRE
 MESH INFIL PANELS

REF. 14/03758/FUL

PREPARED BY:
 MALCOLM NOTMAN, BSc MRICS
 TEL 07590 578616



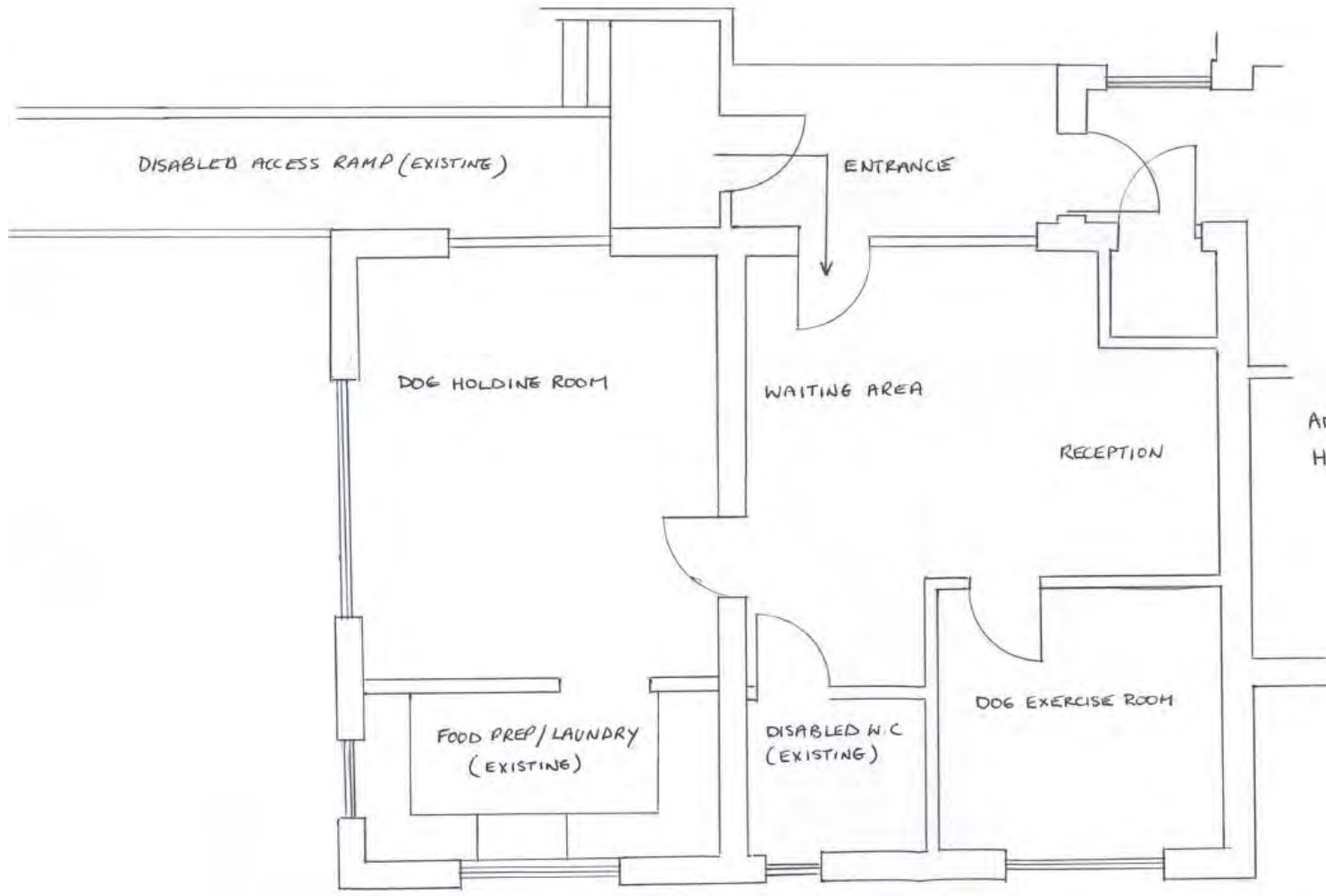
CHANGE OF USE OF DENTAL SURGERY TO DOG CARE FACILITY AND ERECTION OF FENCING AT DUMBRECK, CULBOKIE, DINGWALL, IV7 8GY

DRAWING: EXISTING DENTAL SURGERY WITH PROPOSED NEW ROOM LAYOUT CHANGE OF USE TO DOG CARE FACILITY

DRAWING NO. DC/01
SCALE: 1:50

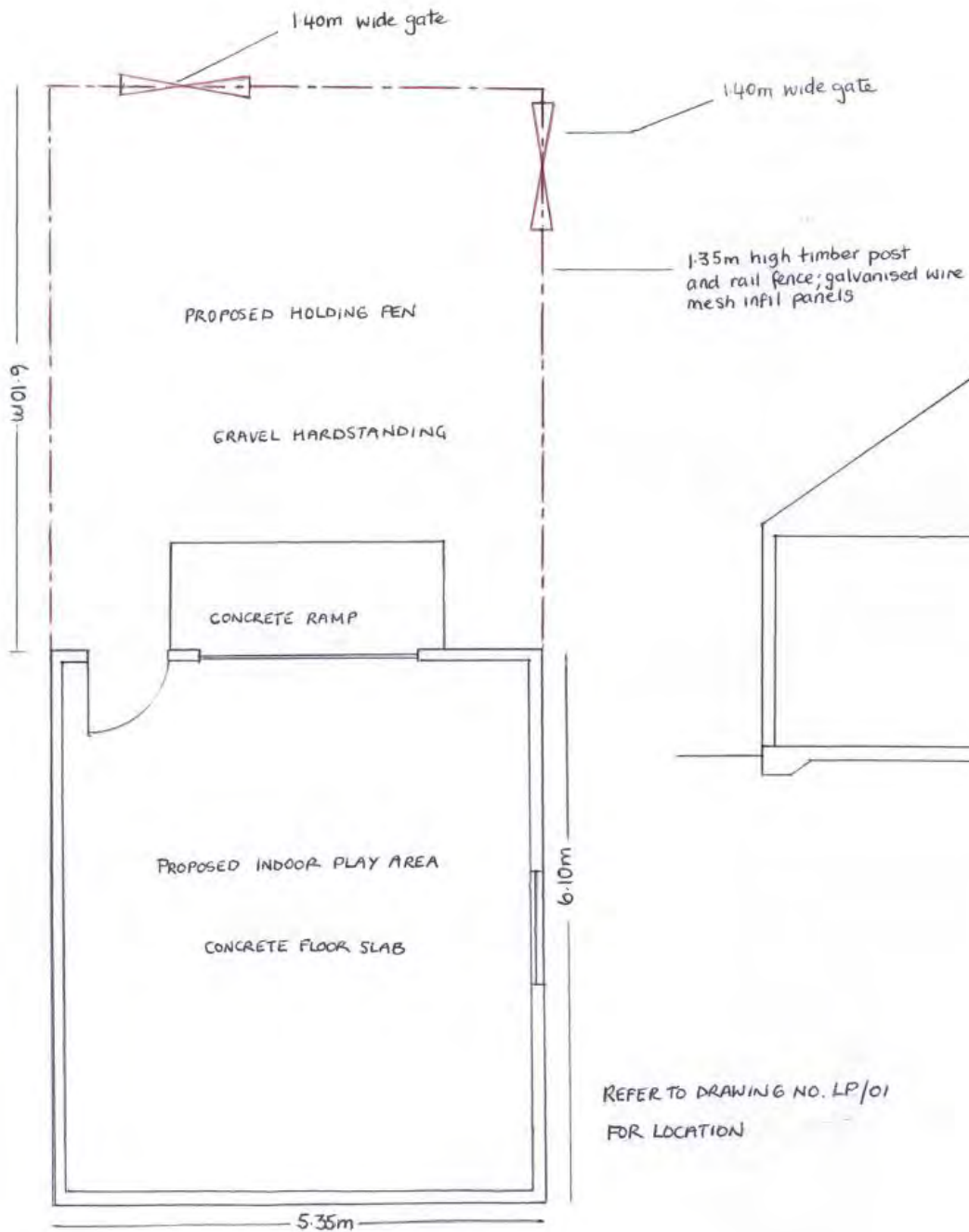
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PREPARED BY:

MALCOLM NOTMAN, BSc MRICS
TEL: 07590 578616

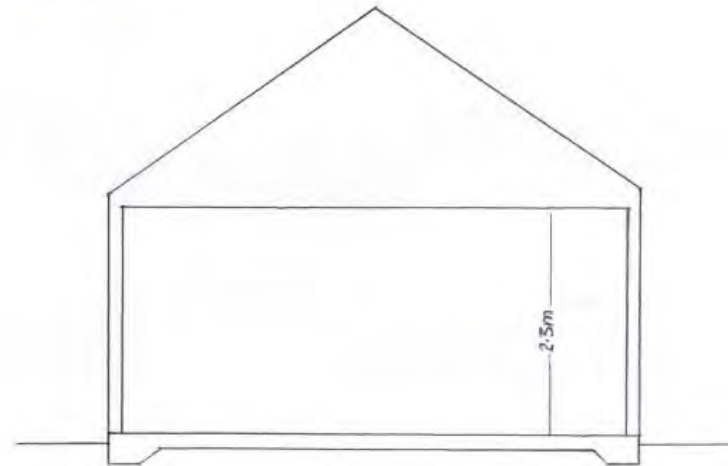


ROOM LAYOUT LOCATION KEY





— PROPOSED NEW TIMBER
POST AND RAIL FENCE
1.35m HIGH



PREPARED BY:
MALCOLM NOTMAN BSE MRICS
TEL: 07590 578616

CHANGE OF USE OF DENTAL
SURGERY TO DOG CARE FACILITY
AND ERECTION OF FENCING AT
DUNBRECK, CULBOKIE, DINGWALL, IV786Y

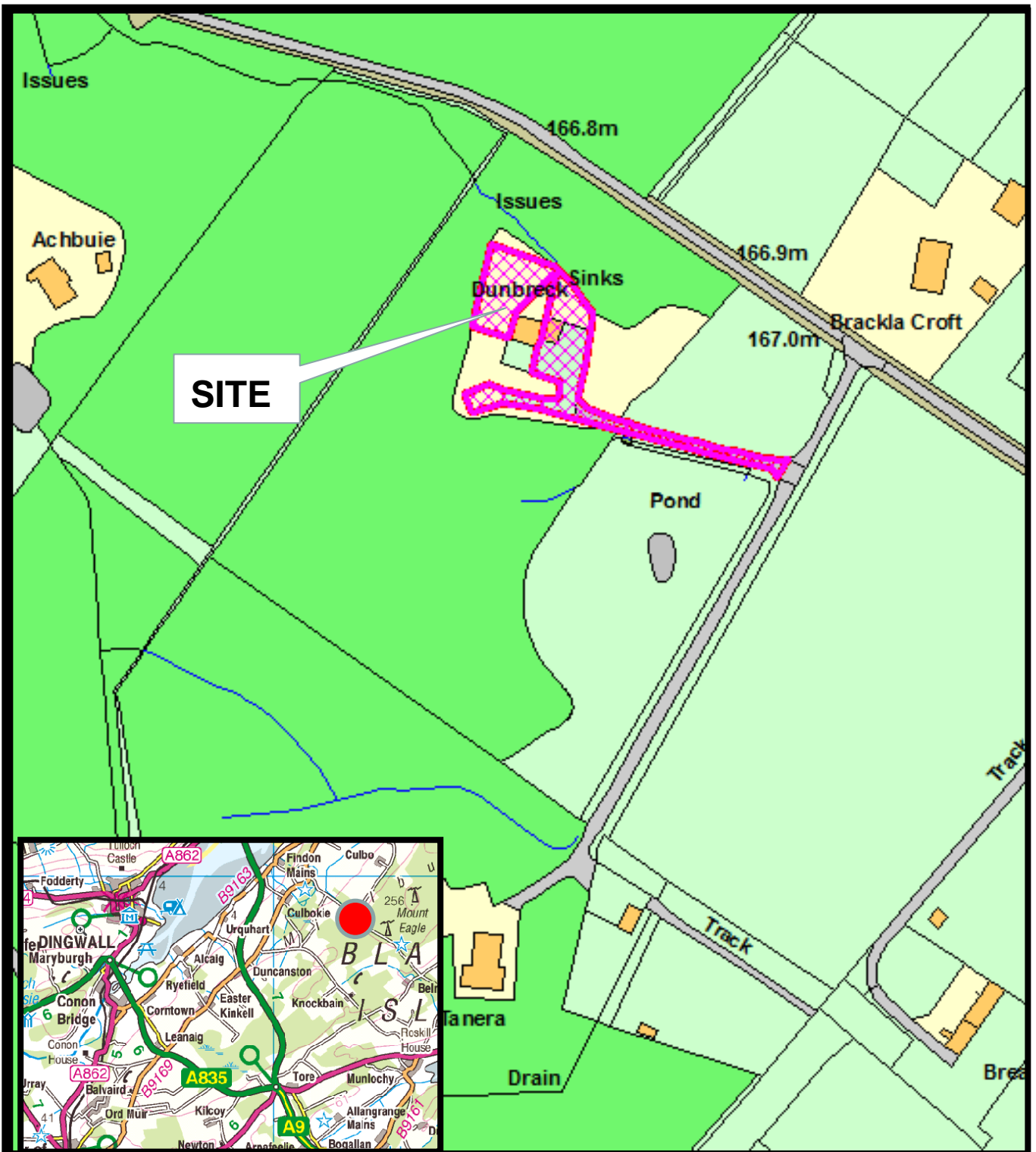
DRAWING: EXISTING GARAGE CHANGE OF
USE TO DOG INDOOR PLAY AREA
AND HOLDING PEN FENCING

DRAWING NO: 1P/01

SCALE: 1:50

REF: 14/03758/FUL

REFER TO DRAWING NO. LP/01
FOR LOCATION



SITE



The Highland Council
Comhairle na Gàidhealtachd

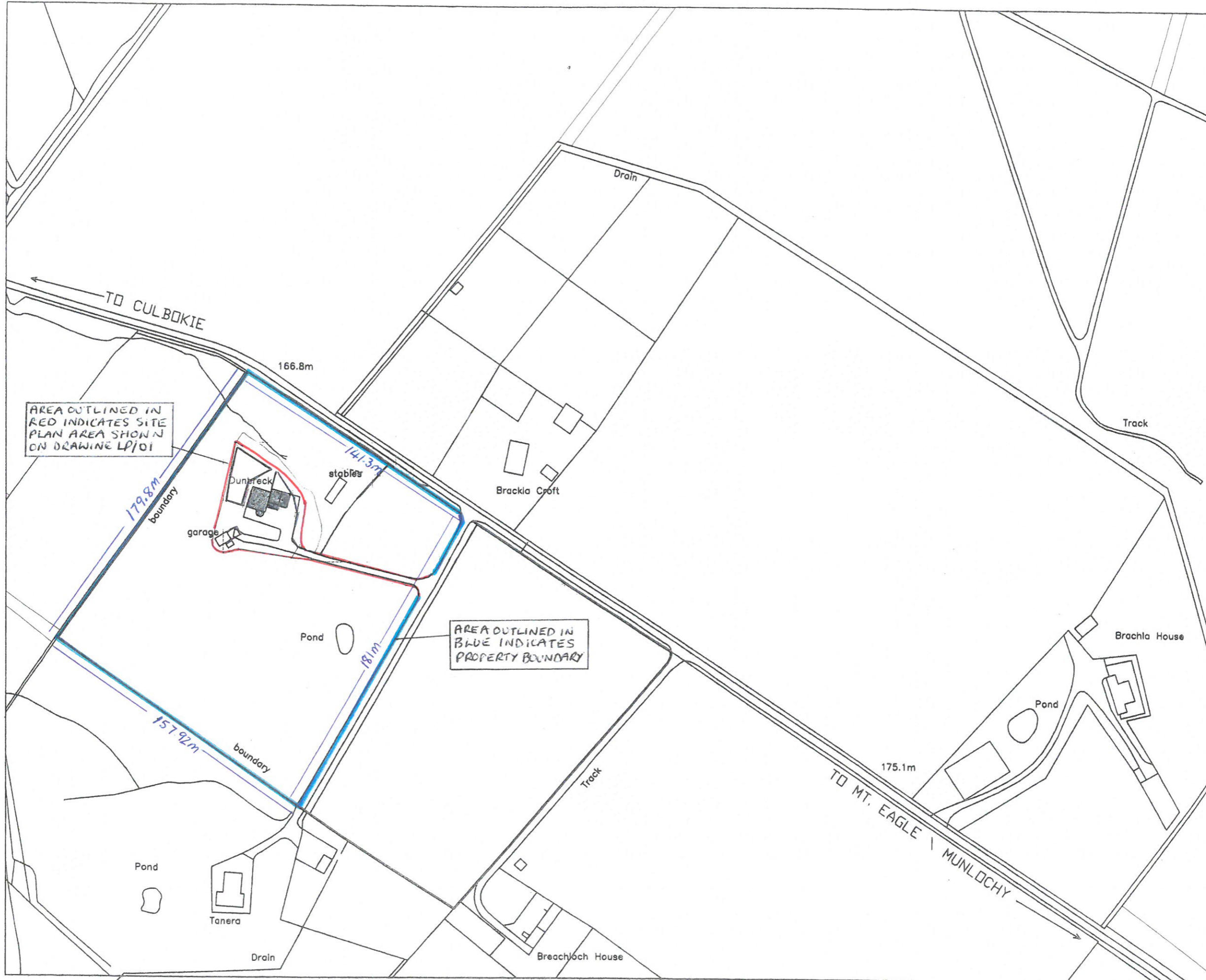
Planning & Development Service

Plan 1
14/03758/FUL

Change of use of dental surgery to dog day care facility and erection of fencing

04 August 2015





AREA OUTLINED IN RED INDICATES SITE PLAN AREA SHOWN ON DRAWING LP/01

AREA OUTLINED IN BLUE INDICATES PROPERTY BOUNDARY

CHANGE OF USE
 DENTAL SURGERY
 TO DOG CARE
 FACILITY AND
 ERECTION OF
 FENCE AT
 DUMBRECK,
 CULBOKIE, DINGWALL
 19786 Y

DRAWING: PROPERTY
 BOUNDARY AND WORK
 BOUNDARY

DRAWING NR: PB/01A
 SCALE: 1:2000

REF: 14/03758/FUL

PREPARED BY:
 M NOTMAN BSc MRICS



CHANGE OF USE OF DENTAL SURGERY
 TO DDC CARE FACILITY AND
 ERECTION OF FENCING AT
 DUMBRECK, CULBOKIE, DINGWALL
 1V786Y

DRAWING: EXISTING AND PROPOSED
 NEW FENCING LAYOUT
 PLAN

DRAWING NO: LP/01

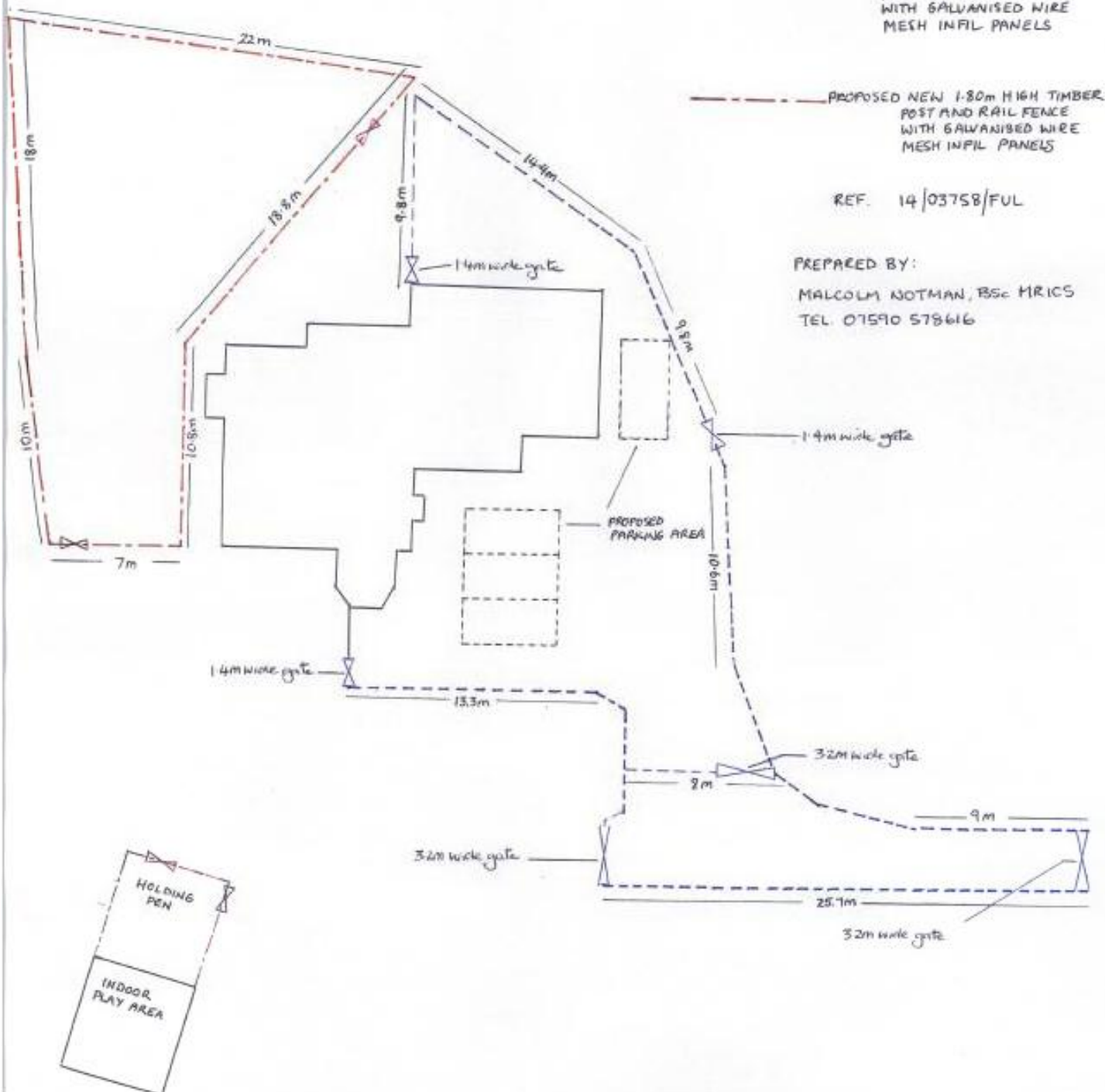
SCALE 1:200

--- EXISTING 1.25m HIGH TIMBER
 POST AND RAIL FENCE
 WITH GALVANISED WIRE
 MESH INFIL PANELS

--- PROPOSED NEW 1.80m HIGH TIMBER
 POST AND RAIL FENCE
 WITH GALVANISED WIRE
 MESH INFIL PANELS

REF. 14/03758/FUL

PREPARED BY:
 MALCOLM NOTMAN, BSc MRICS
 TEL. 07590 578616



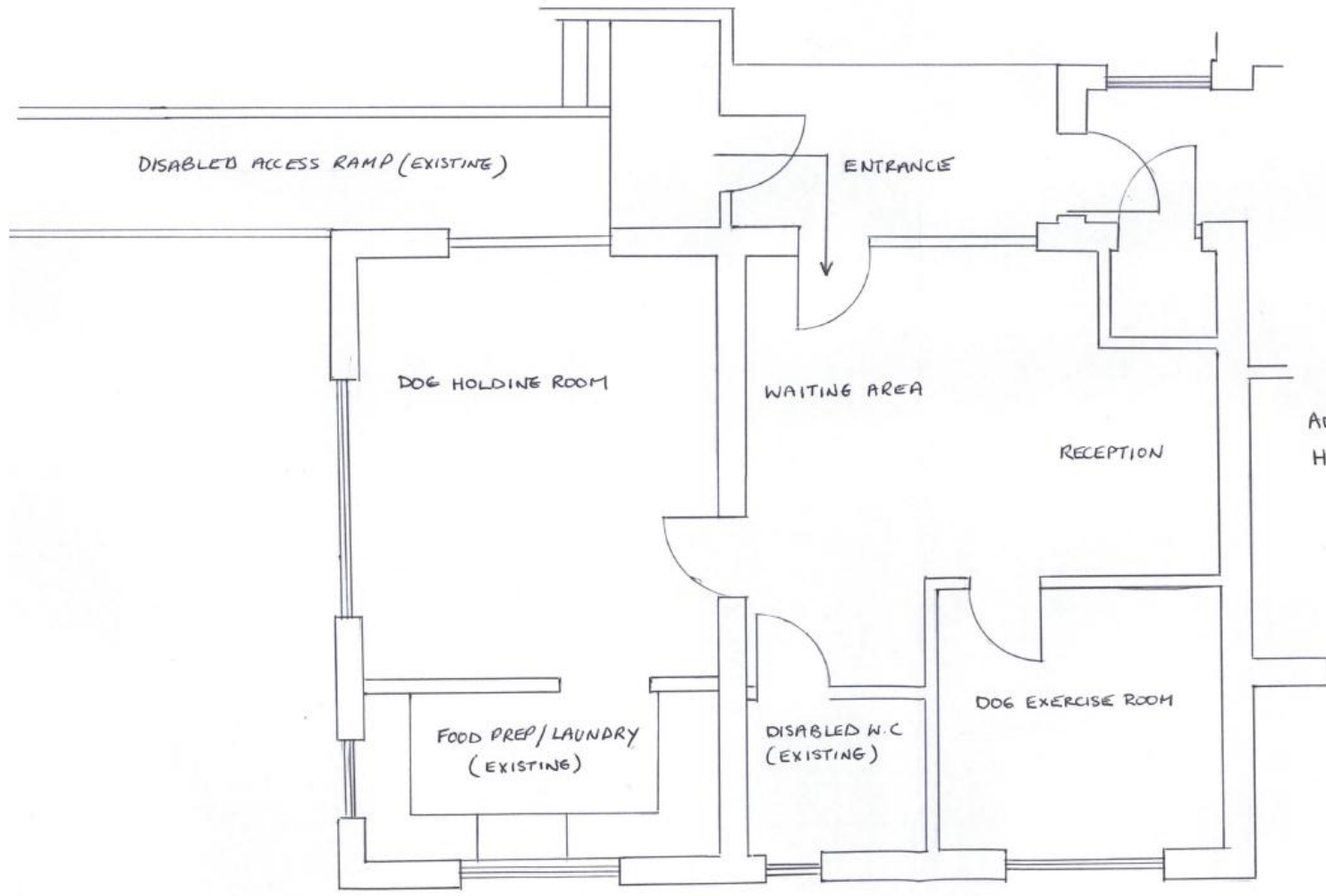
CHANGE OF USE OF DENTAL SURGERY TO DOG CARE FACILITY AND ERECTION OF FENCING AT DUMBRECK, CULBOKIE, DINGWALL, IV7 8GY

DRAWING: EXISTING DENTAL SURGERY WITH PROPOSED NEW ROOM LAYOUT CHANGE OF USE TO DOG CARE FACILITY

DRAWING NO. DC/01
SCALE: 1:50

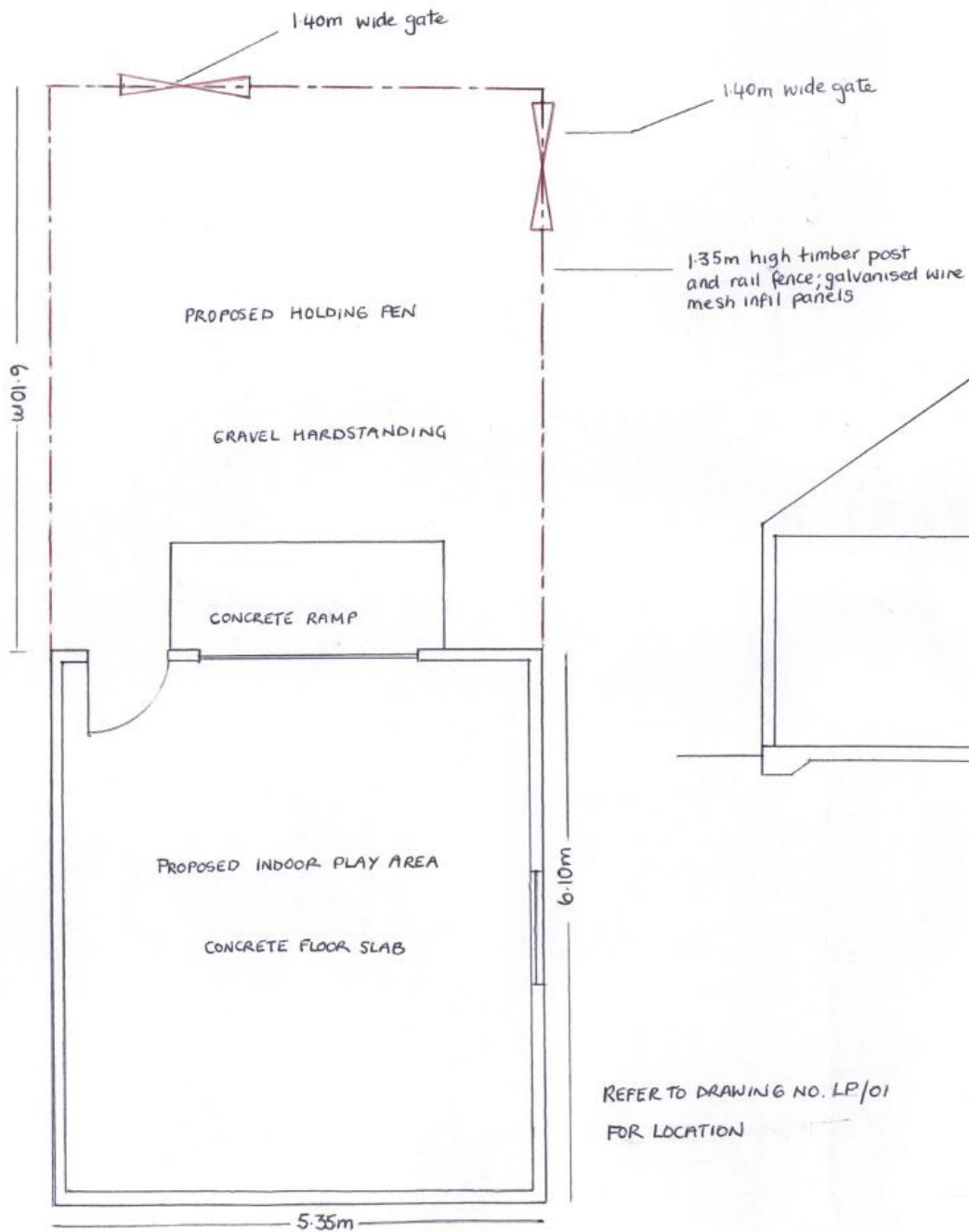
REF: 14/03758/FUL
PREPARED BY:

MALCOLM NOTMAN, BSc MRICS
TEL: 07590 578616

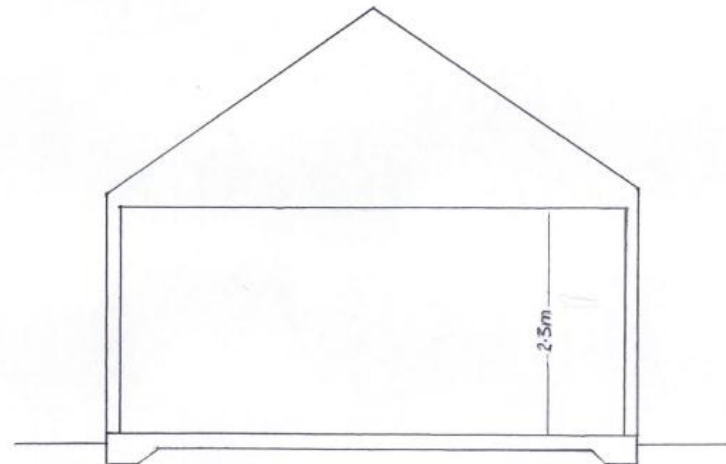


ROOM LAYOUT LOCATION KEY





— — — — — PROPOSED NEW TIMBER
POST AND RAIL FENCE
1.35m HIGH.



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CHANGE OF USE OF DENTAL
SURGERY TO DOG CARE FACILITY
AND ERECTION OF FENCING AT
DUNBRECK, CULBOKIE, DINGWALL, IV786Y

DRAWING: EXISTING GARAGE CHANGE OF
USE TO DOG INDOOR PLAY AREA
AND HOLDING PEN FENCING

DRAWING NO: 1P/01

SCALE: 1:50

REF: 14/03758/FUL

REFER TO DRAWING NO. LP/01
FOR LOCATION