

Agenda item	5.5
Report no	PLN/063/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 17 October 2017

Report Title: 17/01301/PIP - Land 45M North Of Keyanu
1 Lochalsh View, Auchtertyre, Balmacara

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

1.1 Applicant : Lochalsh Estates Ltd.

Description of development : Erection of 6 dwelling houses

Ward : 05 - Wester Ross, Strathpeffer And Lochalsh (Ward 06 prior to 4th May 2017)

Category: Local development

Reason(s) Referred to Committee : Number of Objections

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.

2. Recommendations

2.2 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks Planning in Principle for the erection of six dwelling houses on land within the village of Auchtertyre.
- 1.2 No pre-application consultation occurred.
- 1.3 **Variations:** None

2. SITE DESCRIPTION

- 2.1 The site comprises an area of land which lies to the rear of existing houses on the northern side of the spine road through Auchtertyre, and which also extends to the north east of an existing track at the village's most northerly point. The site is vacant, and was previously in crofting use.

3. PLANNING HISTORY

- 3.1 SL 1992/153.Eight Houses (Outline). Granted 13.06.1996
- 3.2 99/00205/OUTSL. Erection of eight houses (Outline). Granted 17.08.1999

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown Neighbour 14 Days, expiry 28.04.2017
Representation deadline : 28.04.2017
Timeous representations : Six from 6 different households.
Late representations : None
- 4.2 Material considerations raised are summarised as follows:
- Increased flood risk to existing houses from poor surface water drainage
 - Potential for traffic problems in Auchtertyre, including junctions with A87 trunk road and at entrance to Primary School
 - Public footpath crosses the site
 - Drainage and sewage system at capacity
 - Site allocation for housing in a previous version of the Development Plan was not carried forward
 - Steeply sloping site
 - Track serving northerly plots is not suitable for increased use
 - Proximity of Plot 3 to existing dwelling
 - Adverse effect on nearby Listed Buildings
 - Loss of trees
 - Important Croft Land
 - Contamination risk from previous sheep dipping on site
 - Overhead power lines cross the site

- Various protected species use the site
- Lack of winter sunlighting

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, advise further information would be required in respect of any further MSC or Full application.

5.2 **Development Plans** : No objection, advise further information would be required in respect of any further MSC or Full application.

5.3 **Contaminated Land** : No objection, but recommend condition in respect of potential contamination.

5.4 **Historic Environment** : No objection, recommend condition in respect of archaeology survey.

5.5 **Area Education Manager** : No response

5.6 **Housing Officer** : Seek an affordable housing contribution equivalent to 2 units to be secured via a Section 75 Agreement

5.7 **Flood Management** : No objection, but seek condition requiring Drainage Impact Assessment in respect of any further MSC or Full application.

5.8 **Transport Scotland** : No objection, no conditions sought

5.9 **Crofting Commission** : Standard response

5.10 **Community Council** : Notes that residents have expressed various concerns. Also notes that some consultees require impact assessments, would like to be kept up to date with these issues.

5.10 **Scottish Water** : No response

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
47	Safeguarding Inbye/AppORTioned Croftland
56	Travel

- 57 Natural, Built and Cultural Heritage
- 58 Protected Species
- 64 Flood Risk

6.2 **West Highlands and Islands Local Plan**
Auchtertyre Settlement Development Area

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Proposed West Highlands and Islands Local Development Plan 2017**
Auchtertyre Growing Settlement

7.2 **Highland Council Supplementary Planning Policy Guidance**
Roads and Transport Guidelines for New Developments May 2013
Flood Risk and Drainage Impact Assessment (Jan 2013)
Standards for Archaeological Work (March 2012)
Developer Contributions (March 2013)

7.3 **Scottish Government Planning Policy and Guidance**
n/a

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**

Relevant Policies

8.3.1 The Highland-wide Local Development Plan sets out all of the applicable policies. The application site falls within the Auchtertyre Settlement Development Area, so Policy 34 applies. This policy supports development proposals within Settlement Development Areas if they meet the Design for Sustainability requirements of Policy 28, which requires sensitive siting and high quality design in keeping with local character and historic and natural environments. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity.

8.3.2 Policy 31 states that when development proposals create a need for new or improved public services, facilities or infrastructure, the Council will seek from the developer a fair and reasonable contribution in cash or kind towards these additional costs or requirements. Education provision, road and sewerage infrastructure are

included amongst the examples where such contributions may be sought. Policy 32 states that proposals involving four or more houses will require to make an affordable housing contribution equivalent to 25% of the number of houses involved.

- 8.3.3 Policy 47 of the Highland-wide Local Development Plan states that the Council expects development proposals to minimise the loss of in by/apportioned croft land. Development proposals should where possible avoid siting on the better agricultural part of the croft, and impeding use of the remainder of the croft.
- 8.3.4 Policy 56 states that development proposals that involve travel generation should:
- be well served by non-car modes of transport;
 - be designed for the safety and convenience of all potential users;
 - incorporate appropriate mitigation on site and/or off site, provided through developer contributions where necessary, which might include improvements and enhancements to the walking/cycling network; and
 - incorporate an appropriate level of parking provision.
- 8.3.5 There is also a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57. The site falls within an area of known archaeological potential, and lies close to two Category 'C' Listed buildings. In respect of each of these features Policy 57.1 states that developments are suitable where they can be demonstrated not to have an unacceptable impact on the protected amenity and heritage resource.
- 8.3.6 Policy 58 states that where there is good reason to believe that a protected species may be present on site or may be affected by a proposed development, a survey and any necessary mitigation plan shall be required.
- 8.3.7 In respect of potential risk from surface water flooding Policy 64 requires the submission of suitable information to demonstrate that surface water can be properly managed.

Allocation

- 8.3.8 The application site used to form part of a larger allocation for eight houses in the 1999 Skye and Lochalsh Local Plan. Development Plans have advised that allocation was not continued into the 2010 West Highlands and Islands Local Plan because it was decided the focus should be on larger allocations adjacent to the Auchtertyre Primary School. However, the site was retained within the Settlement Development Area boundary on the basis that it represented a useful infill site. Development Plans consultation response states that the site remains within the SDA, and therefore carries a presumption in favour of development subject to site-specific constraints, specifically surface water drainage, overhead power lines, potential contamination, local road capacity, trees and topography. The issues raised in respect of the various site constraints cited by both Development Plans and the objections received shall be examined and considered below.

Layout and Neighbour Amenity

- 8.3.9 An indicative housing layout has been supplied. This shows that the development would utilise relatively flat land at the base of a hillside to the rear of existing housing. The indicative layout shows that sufficient separation would exist between the proposed houses and these existing dwellings. It is demonstrated that a house on Plot 2 could be some 12m north east of an existing house known as 'Oaklee'. Such a separation distance is typical of a village situation, and indeed is very similar to that which exists between 'Oaklee' and its nearest neighbour to the south west. Conditions could control the orientation of the proposed house on this plot and the placement of windows to prevent overlooking. The separation distances between the other proposed houses and their nearest neighbours are larger, ranging from some 25m to 34m. Accordingly, it is not considered that the proposed development would adversely affect existing residential amenity.

Access and Parking

- 8.3.10 The proposed junction of the site with the public road through Auchtertyre would have adequate visibility in either direction, and would have sufficient width to allow two vehicles to pass one another. The same comments apply to the secondary junction with the track which forms an extension of the old Strome road. This track is in a reasonable state of repair, but a condition can be applied requiring that it be resurfaced in tarmac. There is sufficient space within the site for each of the proposed houses to have the necessary parking and turning areas. Conditions can be applied in respect of access and car parking. Other matters of detail were sought by Transport Planning relating to access by non-car modes and street lighting, but these are not considered necessary in this village situation.
- 8.3.11 Transport Scotland have no objection, and their consultation response raises no concerns or issues in respect of additional loading onto the two junctions with the trunk road which serve Auchtertyre.

Flood Risk

- 8.3.12 The Flood Management Team consider that the site has a low risk of pluvial flooding, but request a condition requiring the submission of a Drainage Impact Assessment which details the proposed surface and foul drainage arrangements to be submitted for any MSC or full planning application for this proposal, covering the entire site - rather than on a plot by plot basis. This is agreed.

Historic Environment

- 8.3.13 The site lies to the north of a category 'C' listed building known as the former Poorhouse – which has been divided into two dwelling houses. The indicative layout plan shows that the closest of the proposed houses would be some 29m to the north of this building. Accordingly, it is not considered that new dwelling houses to the rear of this building would adversely affect its setting, which already has modern housing a similar distance to the east. The Historic Environment Team have advised that the site is considered to have the potential for the survival of unrecorded historic features. As such, they seek a condition requiring an archaeological evaluation of the site in advance of any development. This is agreed.

Contamination

- 8.3.14 The Contaminated Land Unit's records indicate that part of the site was used for sheep dipping in the past. As such, they recommend a condition requiring the submission of a scheme to deal with potential contamination in advance of any development. This is agreed.

Croft Land

- 8.3.15 The Crofting Commission have provided their standard response which raises no concerns in respect of the Council's policy on the development of croft land.

Ecology

- 8.3.16 The small number of trees on the site have no special or protected status. The site has no nature conservation designations. Given the comments in respect of various protected species using the site an Ecological survey was commissioned by the applicant and undertaken in early September. This time of year was chosen in accordance with published UK Government advice in order to avoid disturbing breeding slow worms. The survey concludes that the proposed development would have little effect on Pine Marten, Bats, Roe Deer and Tawny Owl, and that there was no evidence of badgers using the site. No slow worms were found during the survey, but local residents provided the ecologist with 2017 video evidence of these reptiles on the site. The Survey Report therefore recommends that the site be re-surveyed for slow worms between May and July, and that should these reptiles be found then relocation and mitigation would be required. The report states that such mitigation would include the maintenance and installation of refuges for slow worms such as drystone structures and piles of brash.
- 8.3.17 SNH have advised that because Slow Worms are not a European Protected Species a suspensive condition can be applied which would require this further survey and a mitigation plan before any development of the site can take place.

Overhead Lines

- 8.3.18 The Ecological Survey has confirmed the presence of both Japanese Knotweed and another invasive plant species, namely Crocosmia, on the site. The Report advises that these species would need to be contained and killed during development to prevent their spread. A condition can be applied to this effect.
- 8.3.19 The indicative layout supplied shows that the minimum distance of some 14m between the overhead electricity lines which lies to the east and north of the site and the nearest house (Plot 1) is more than the 10m which is sought by Health and Safety Executive guidance.

Sewerage

- 8.3.20 Scottish Water have not provided a consultation response, but if the local sewage system lacks capacity (as claimed by some of the submitted objections) any necessary upgrade would be a matter for discussion between the developer and Scottish Water, and would not preclude the granting of planning permission. It would be incumbent on the applicant to secure the necessary permission from Scottish Water as a statutory undertaker thereafter.

Public Access

- 8.3.21 The site does not include or lie close to any Core Path or recognised public right of way. However, given that the proposed development would impinge upon existing informal paths through the site leading to a waymarked path up Auchtertyre Hill it is considered necessary to apply a condition requiring the submission of a scheme which provides for a footpath through the site to allow public access to the existing waymarked path.

Winter Sunlight

- 8.3.22 The indicative layout plan which has been submitted shows that there is sufficient space between the proposed houses and existing dwellings to the south to allow the new buildings to be illuminated by winter sunlight.

Affordable Housing

- 8.3.23 As noted above, any approval of this application would have to be subject to a Section 75 legal agreement requiring the provision of two affordable units. In accordance with the Council's Supplementary Guidance on this topic a sequential approach would be applied to the delivery of this affordable housing contribution. Preference would be given in the first instance to the provision of on-site housing, followed by the transfer of an area of serviced land on-site, followed by an off-site transfer, and finally the payment of a commuted sum. Should planning consent be granted negotiations with the applicant would proceed in order to agree the most appropriate form of provision.

Topography

- 8.3.24 Although the land to the north east of the site rises steeply the site itself is not overly challenging in terms of its gradient, as demonstrated by the submitted indicative site sections.

8.4 Matters to be secured by Section 75 Agreement

The applicant will have four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement dealing with the agreed means of providing the necessary affordable housing contribution, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months the application would be refused under delegated powers.

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. IMPLICATIONS

- 10.1 Resource – Not applicable

- 10.2 Legal – Applicable regarding Section 75 Agreement for affordable housing contribution
- 10.3 Community (Equality, Poverty and Rural) – Not applicable
- 10.4 Climate Change/Carbon Clever – Not applicable
- 10.5 Risk – Not applicable
- 10.6 Gaelic – Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Conclusion of Section 75 Agreement Y

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

1. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access, parking, and street lighting arrangements;
 - v. details of the proposed drainage arrangements;
 - vi. a scheme to investigate and remediate any contamination of the site;
 - vii. a programme for the evaluation of any archaeological/historical features affected by the development; and
 - viii. surveys of the entire site for Slow Worms, together with any necessary mitigation and relocation proposals.
 - ix. a scheme for the resurfacing of the track which would provide access to the two most northerly house sites.
 - x. details of a footpath through the site to allow pedestrians to access the waymarked Auchteryre Hill footpath.
 - xi. details of measures to contain and remove Japanese Knotweed and Crocosmia from the site.

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

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:

- i. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
- ii. a roof covering of natural slate or a good quality slate substitute;
- iii. single storey or 1½ storeys in height;
- iv. windows with a strong vertical emphasis;
- v. a roof symmetrically pitched of not less than 40° and not greater than 45°;
- vi. predominantly rectangular in shape with traditional gable ends; and
- vii. buildings of traditional form and proportions

Reason : In order to respect the vernacular building traditions of the area and to integrate the proposal into its landscape setting

3. Any details pursuant to Condition 1 above shall demonstrate that the amenity of neighbouring houses is protected by means of window placements and building orientations.

Reason : In order to safeguard the amenity of neighbouring properties and occupants.

4. Any details pursuant to Condition 1 above shall include a Drainage Impact Assessment covering the entire site which details the proposed surface and foul water drainage systems to the satisfaction of the Planning Authority, with surface water drainage provision to accord with the principles of Sustainable Urban Drainage Systems (SUDS), and designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

Reason : In order to protect people and the environment from the impact of surface water and foul drainage from the site.

5. Any details pursuant to condition 1 above shall include a detailed Landscape Plan and Maintenance Programme. The Landscape Plan shall be implemented in full during the first planting season following commencement of development, with maintenance thereafter being carried out in accordance with the Maintenance Programme. For the avoidance of doubt, 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 a high standard of landscaping is achieved, appropriate to the location of the site.

6. Any details pursuant to condition 1 above shall show the site accesses to be constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 05.10.2017), with:

- i. the junctions formed to comply with drawing ref. SDB2; and

- ii. visibility splays of 2.4m x 60m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction with the Auchtertyre spine road, and 2.4m x 60m to the south west from the centre line of the junction with track which extends north from the old Strome road.

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

Reason : In the interests of road safety, and that the works involved comply with applicable standards.

7. Any details pursuant to condition 1 above shall show car parking and turning spaces provided within the curtilage of each dwelling house and formed in accordance with The Highland Council's Access to Single Houses and Small Developments prior to first occupation, thereafter being maintained as such use in perpetuity. Provision, which shall exclude garages, shall be as follows:

- i. Two spaces per 1 to 3 bedrooms;
- ii. Three spaces per 4 to 5 bedrooms; and
- iii. Four spaces per 6 or more bedrooms.

Reason : In the interests of road safety, and that the works involved comply with applicable standards.

8. Any details pursuant to condition 1 above shall include a scheme to deal with potential contamination within the application site has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:

- i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be first submitted to and approved in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
- ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
- iii. measures to deal with contamination during construction works;
- iv. in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;
- v. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority.

Thereafter, no development shall commence until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

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

9. Any details pursuant to condition 1 above shall include a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason : In order to protect the archaeological and historic interest of the site.

10. Any details pursuant to condition 1 above shall include programme for the site to be surveyed between the months of May and July to establish the presence of Slow Worms and to propose any necessary mitigation and relocation. This survey and mitigation/relocation shall be submitted to, and approved in writing by the Planning Authority in consultation with SNH prior to the commencement of any development. Thereafter, the development shall only proceed in accordance with these approved details.

Reason : To ensure that the proposed development does not have an adverse impact on Slow Worms which are a protected species.

11. Any details pursuant to Condition 1 above shall include a scheme for the resurfacing in tarmac of the existing track which would provide vehicular access to the two most northerly house sites.

Reason : To ensure that an acceptable standard of access is provided.

12. Any details pursuant to Condition 1 above shall include details of a footpath through the site to allow pedestrians to access the waymarked Auchtertyre Hill footpath.

Reason : To protect existing rights of public access.

13. Any details pursuant to Condition 1 above shall include details of existing and proposed ground levels across the site in relation to a fixed datum, together with details of proposed finished floor levels of each individual dwelling house.

Reason : In the interests of amenity.

14. Any details pursuant to Condition 1 above shall include details of measures to contain and eradicate Japanese Knotweed and Crocosmia plants on the site to be submitted for the written approval of the Planning Authority prior to the commencement of any development. Thereafter, the development shall only proceed in accordance with these approved details.

Reason: To protect the local environment from the spread of invasive species.

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

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

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

FOOTNOTE TO APPLICANT

Flood Risk

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

Scottish Water

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

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 may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

Signature:	Dafydd Jones
Designation:	Area Planning Manager - North
Author:	Graham Sharp
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Committee Location Plan Plan 2 – Location Plan Plan 3 – Site Layout Plan Plan 4 – Section Plan

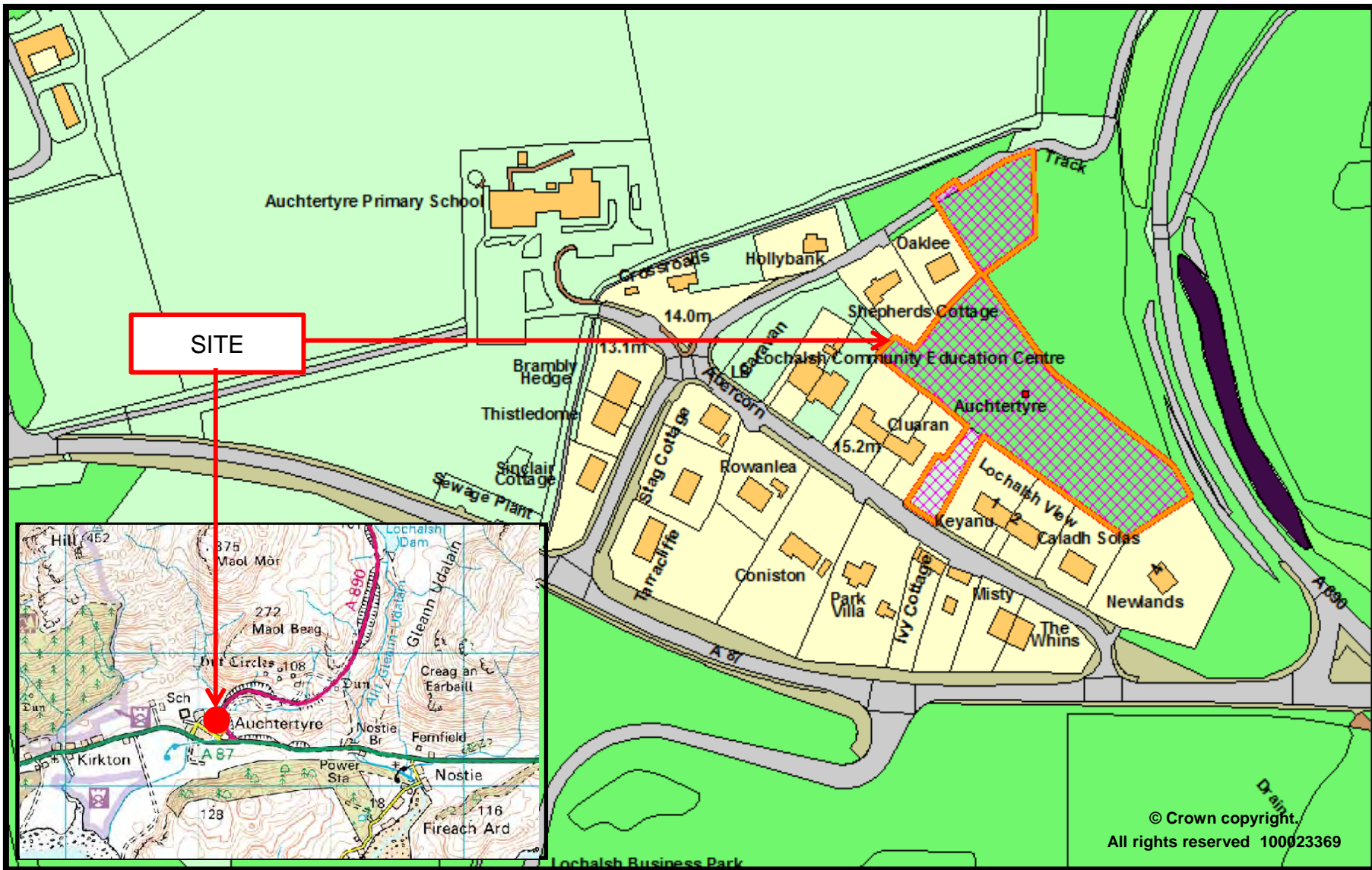
Appendix – Letters of Representation

OBJECTORS

1.	Mrs Rachel Browett, Shepherds Cottage, Auchtertyre, Kyle of Lochalsh, IV40 8EG,	26/04/17
2.	Mr Giancarlo Falchi, Clagan Cottage, Auchtertyre, By Kyle of Lochalsh, IV40 8EG,	27/04/17
3.	Mrs Heather Knowles, Caladh Solas, Auchtertyre, Balmacara, Kyle, IV40 8EG, ,	14/04/17
4.	Alex Healey, Park Villa, Auchtertyre, Balmacara, Kyle, IV40 8EG, ,	20/04/17
5.	Ms Janet Ullman, Newlands, 4 Lochalsh View, Auchtertyre, Balmacara, Kyle, IV40 8EG, ,	12/04/17
6.	Mrs Jennifer Carr, Oak Lee, Auchtertyre, Balmacara, Kyle, IV40 8EG, ,	26/04/17

REPRESENTATIONS

7.	Lochalsh Community Council, Per: Mr Tim Sowood, Stendorren Avernish Nostie - Avernish, Kyle, Highland, IV40 8EQ	25/04/17 and 26/07/2017
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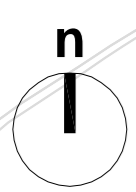
The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

Location Plan
17/0131/PIP
Erection of 6 Dwelling Houses

August 2017

Scale:



NOTES

Do not scale from this drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documentation.
 Any discrepancies to be reported to the Contract Administrator before any work commences.

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client: Lochalsh Estates Ltd.
 project: Aughtertyre Planning Application

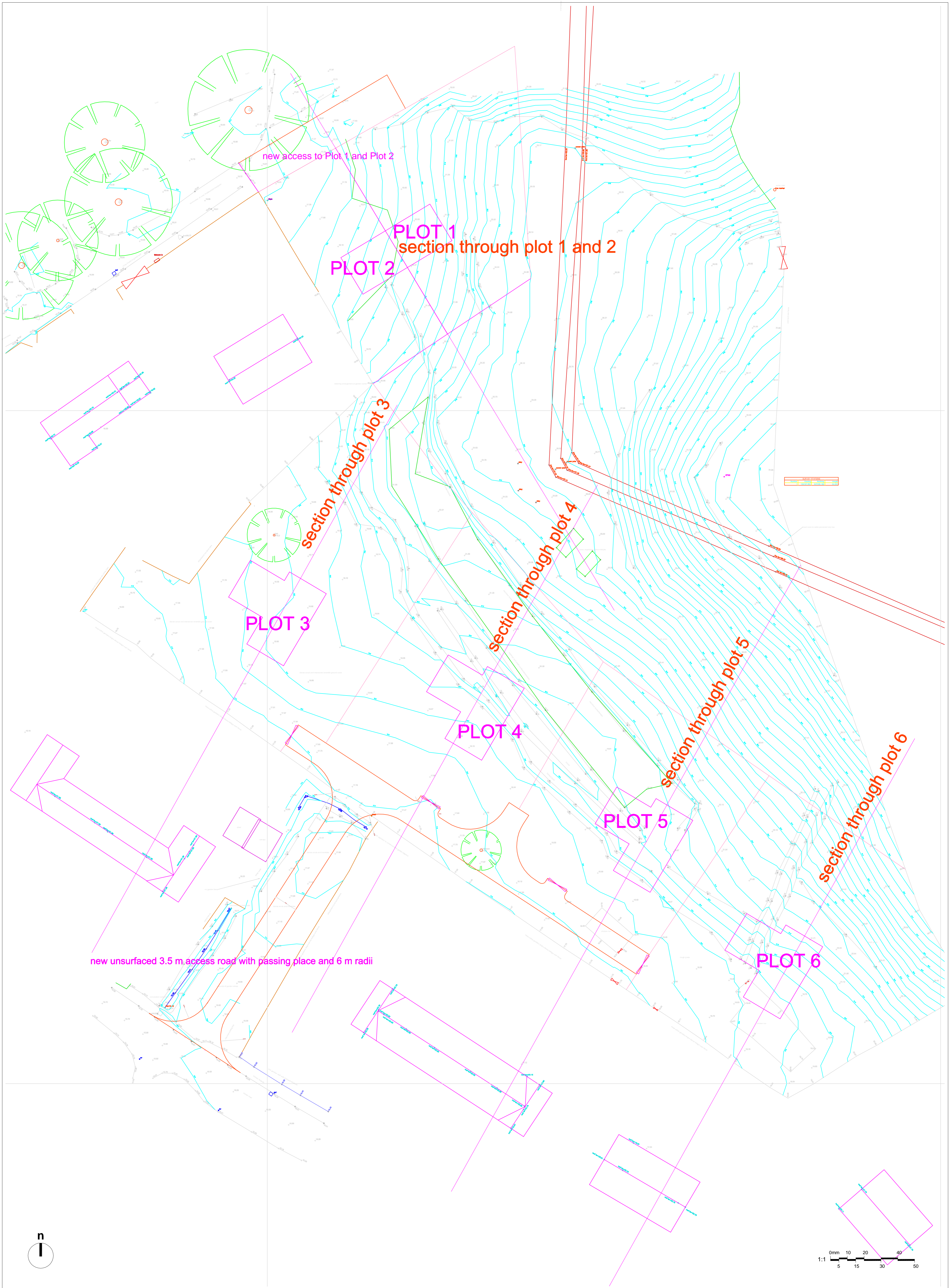
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project no.	1122	dwg no.	006	rev.		status			



Trumpington Road
 Cambridge CB2 9LD
 t: 01223 841841
 f: 01223 845150
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rev	date	description	dm	chk'd



NOTES

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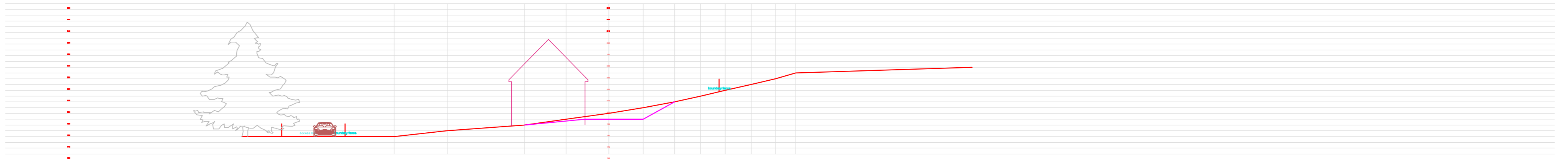
client: Lochalsh Estates Ltd.
 project: Auchtertyre Planning Application
 dwg title: **Site Plan as Proposed for 6 units**
 discipline: ARCHITECTURE
 project no. **1122**

drawn: MMG
 chd/d: --
 date: 06/03/17
 scale @ A1: 1:250
 rev. status:



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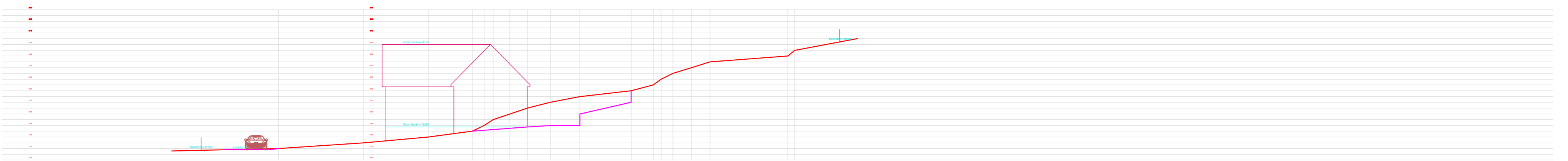
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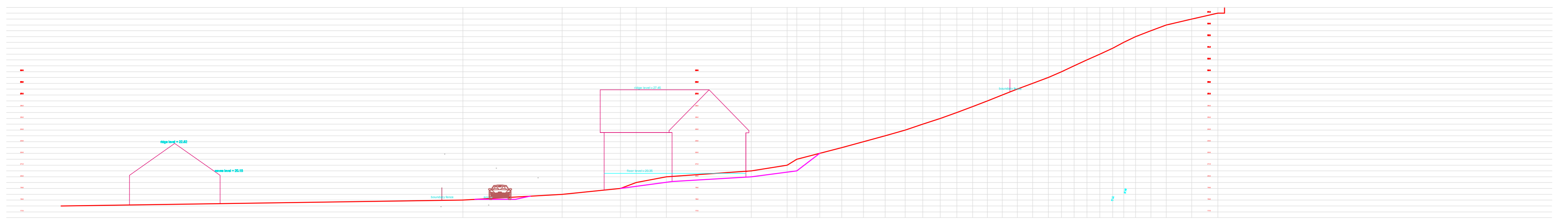
section through plot 1 and 2



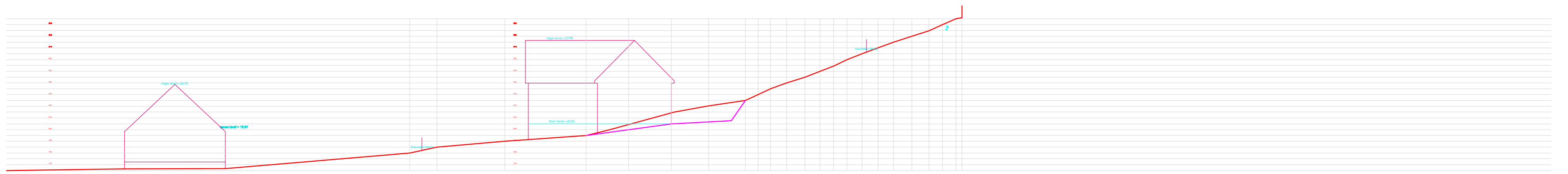
section through plot 3



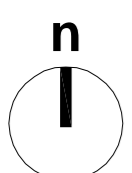
section through plot 4



section through plot 5



section through plot 6



NOTES
 Do not scale from this drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documentation.
 Any discrepancies to be reported to the Contract Administrator before any work commences.
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