

Agenda item	6.4
Report no	PLN/034/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: Tuesday 5 June 2018

Report Title: 17/02236/FUL and 17/02239/LBC – Earl’s Cross Cottage, Earl’s Cross Road, Dornoch

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 GEG Capital (North) Ltd

Demolition of former cottage and erection of 12 detached houses, formation of new access road and remote paths and improvements

04 – East Sutherland and Edderton

Local Development

Over 5 objections from five separate addresses.

(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. Recommendation

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

3. PROPOSED DEVELOPMENT

3.1 This application is for the demolition of Earl's Cross Cottage and erection of 12 detached houses with associated infrastructure on land surrounding the Category B Listed Ambassador House in Dornoch.

3.2 No formal Pre Application was submitted, however, there were informal discussions between the Planning Office and Sutherland Community Services prior to the submission.

3.3 Existing infrastructure on site includes the single track public road into the site.

3.4 Supporting Information:

- Bat Survey
- Design Statement
- Drainage Calculations
- Drainage Impact Assessment
- Ground Investigation Report
- Tree Protection Plan

3.5 Variations

- 06.03.2018 - Amended Access Layout and Sectional Drawings.
- 26.04.2018 – Amended Site Plan with redline amended to include pedestrian link to Earls Cross Gardens submission of Tree Protection Plan and information.
- 16.05.2018 – Submission of amended Road Layout Plans

4. SITE DESCRIPTION

4.1 The site is located to the north eastern edge of Dornoch. The site is elevated with views towards Embo, Golpsie and Dornoch beach, golf course and towards Tain and Portmahomack. Ambassador House is located central to the wider site, the Category B Listed Building is a former school hostel and is of an Art's and Crafts design. Topography across the site is varied generally sloping from east to west down towards Earl's Cross Gardens. The site is largely grass covered with areas of overgrown gorse. The site is bound to the west by trees and agricultural land. To the east is the relatively recent Earl's Cross Garden's development. An area of hardstanding surrounds the listed building and associated care takers house (Earls Cross Cottage).

The development also comprises the upgrading to Earl's Cross Road (U3377) which is the proposed means of accessing the entire development. The access currently serves 9 properties and a care home. Much of the development lies on the northern side of the road with some of the southern side of the road being an embankment which slopes down toward the playpark. This is largely covered in mature and smaller trees and overgrown shrubbery.

5. PLANNING HISTORY

5.1 **09/00362/LBCSU** – Conversion of Ambassador House to 9 apartments – Committee Approval 03.11.2009, decision issued 22.12.2013 in association with the application detailed below.

09/00363/FULSU – Conversion of Ambassador House to 9 apartments, demolition of Earls Cross Cottage erection of 4 flats, 2 semi-detached houses and 11 detached houses. Formation of new access road from Earls Cross Gardens – Committee Approval 03.11.2009, decision issued 22.12.2013 which was subject to a S75 legal agreement for affordable housing.

The proposals take access from Earls Cross Gardens to the east of the site – not Earls Cross Road as currently proposed.

17/02231/FUL - Conversion and alteration to form 9 apartments, demolition of existing flat roofed extension, erection of 4 terraced houses and road improvements – pending consideration.

17/02234/LBC - Conversion to 9 apartments, alterations to building and demolition of extension, external fire stair and rear storage compound, erection of 4 terraced houses and road improvements – pending consideration.

6. PUBLIC PARTICIPATION

6.1 Advertised : Unknown Neighbour and Listed Building

Representation deadline : 20.05.2018

Timeous representations : 21 objections in total (including a number of interested parties commenting twice)

Late representations : 0

6.2 Material Considerations are summarised as follows:

- Concerns raised relating to utilisation of Earl's Cross Road and it's ability to cope with the increased traffic in terms of it's width, its rural nature and current difficulties servicing existing development by larger vehicles
- Further damage to road caused by construction vehicles and contractors parking on Earls Cross Road causing issues.
- Visibility impeded from Station Road.
- Impacts on safety of existing and future residents, care home residents, visitors, walkers and cyclists should be considered as there is no footpath
- Concern raised relating to the pedestrian footway having a kerb flush with the road and not edged and the potential for vehicles to over run and increasing risk to pedestrians.
- No proposals to reduce the road speed.
- Any future proposal would require Active Travel links to the wider area
- Vegetation including hedges and trees being brought under threat
- Concern raised about the 2.3m protection fence and the visual impact arising from this.

- No consent will be given to cut back the beech hedge forming part of the boundary of Briarglen in order to accommodate the widening of the road – it therefore cannot be demonstrated that the proposal is feasible.
- It is noted that emergency vehicles will utilise Earl's Cross Gardens and that the owner of the strip of land will not allow permission for this to be used.
- There will be damage and inconvenience to the Earls Cross Gardens. No agreement is in place for this to be utilised and the road is privately maintained.
- Comments relating to land and ownership either side of the public road
- Comments relating to the additional area of land included within the red line boundary to Earls Cross Garden and the lawfulness of extending the redline boundary.

6.3 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.

7. CONSULTATIONS

7.1 **Access Officer:** Main interest relates to remote path links shown on Site Plans. These should be adopted by the Council or covered under a maintenance agreement. Conditions recommended as to the specification of these paths to be agreed. It is expected for the link between the site and Earl's Cross Gardens to be constructed for non-motorised access. Noted it is not included within the redline boundary, this would require to be conditioned to secure appropriate upgrades.

7.2 **Development Plans:** No objections – note that it is not located within an allocated site however is within Dornoch Settlement Development Area. The overall development broadly complies with policy as the development offers potential to support neighbouring proposals to bring the listed building back into use.

With regard to developer contributions it is noted that a Commuted Sum was previously agreed through a Section 75 Agreement. It was confirmed that no contribution would be required for education. As there is an increase in pedestrians an active travel connection may be required. It is also noted that developer contributions for Open Space, Community Facilities and public art is sought. It is noted that there was an agreement to contribute money to a new Sports Centre in Dornoch.

7.3 **Flood Risk Management Team:** Due to levels across the site and location of development there are no concerns regarding flood risk. It is confirmed that the run off from hardstanding is to be discharged through infiltration, this is satisfactory based on the calculations presented within the Drainage Impact Assessment. It was confirmed that the Flood Team has no concerns with the drainage arrangements.

7.4 **Forestry Officer:** Confirm no objections subject to conditions. It is noted that the proposed site layout is acceptable in terms of tree impact, however the supporting Tree Protection Plan and Tree Removal Plan are unacceptable as they have not been prepared by a suitably qualified professional in accordance with Trees in

relation to design, demolition and construction best practice. It also noted that a landscaping plan should be submitted in support of the application.

It is noted from the information submitted that the level of tree removal due to the development cannot be assessed and that some trees are under third party ownership and out with the developers control.

It is also noted that supporting information to be submitted prior to commencement of development should include detail on the beech hedge to be removed which forms the boundary to Briarglen.

Conditions are recommended to obtain and allow further consideration of these matters prior to development commencing on site which will be attached to any permission if granted.

7.5 **Historic Environment Team: Archaeology:** A condition is recommended due to the site being located within an area of archaeological potential. This will be attached to any permission.

Demolition of Earls Cross Cottage: It is noted that while the cottage is curtilage listed it is unremarkable, not contemporary with the construction of the main listed building and of little architectural or historic value in its own right with the exception of a small number of internal doors. It is noted that the preference would be for the building to be retained, however it is noted that it is unlikely the demolition of the cottage would result in an unacceptable loss to the architectural or historic significance of the site, or diminish or significantly alter our understanding and appreciation of Ambassador House. Overall, no objection to this proposal. The internal timber panel doors should, however, be salvaged and retained and where possible re-used within the conversion of Ambassador House.

7.6 **Transport Planning :** 14.07.2017 – Initial objections to the development, comments are summarised:

- Issues with regard to pedestrian and vehicle conflict denoted passing places and detail on pedestrian access not denoted within the application site.
- Lack of parking and passing places on Earl's Cross Road, does not appear that the proposed passing places can be constructed due to telegraph pole and mature trees.
- Insufficient visibility onto Stafford Road
- Traffic order required to reduce speed limit to 20mph on Earls Cross Road
- Within the development proposal was not acceptable – shared use surfacing inconsistent, lack of visitor parking, lack of visibility at the gateway to the new road, street lighting, and refuse collection. Insufficient detail submitted on road gradients and dimensions etc.

Following the submission of further detail there were a number of additional issues which came to light to be addressed. A further response on 19.12.2017 outlined a number of engineering details to be shown on the drawings, the main concerns are summarised as follows:

- Legal implications of cutting back the hedge at Briarglen
- Parking opposite the care home not sufficient
- Further clarification sought on drainage

- Suitable pedestrian link between the development and Earl's Cross Gardens
- A number of issues raised relating to the re-design of Earl's Cross Road in terms of the amount of pedestrian refuge available
- Information required on Construction Traffic Management

15.02.2018 – The proposed upgrades to Earls Cross Road were pegged out on site for review.

March 2018 – A Road Safety Audit was commissioned in order to assess whether the increase in traffic and proposed upgrading of Earl's Cross Road would have significant road safety issues.

17.05.2018 – Following the conclusion of the Road Safety Audit the objection to the application was removed subject to conditions. (All comments are summarised):

The access proposal is not the preferred option by Transport planning who had indicated previously that an access via Earls Cross Gardens (as previously permitted) would be preferable. The developer confirmed they wished to progress the current proposals.

Given the provision of formal passing places and a turning head within the scheme itself the impact the moderate residential development on the free flow of traffic is judged acceptable in terms of road safety to support the proposed development.

It is noted that an increase in traffic over the road will be for an additional 25 houses which could generate approx. 150 vehicular movements a day (15 per hour in peak periods). The drawings indicated that the road is to be widened to a total of 4m including an overlay over the full width. Provision and delineation of a 1m surface pedestrian refuge area located adjacent of the 3m carriageway to allow cars and pedestrians to pass safely. This requires the removal of a hedge on the boundary of the property known as Briarglen and replacement with a boundary feature to ensure that there is no overgrowth onto the pedestrian strip.

Passing places and a parking lay-by are proposed adjacent to the care home.

The road will require to be reduced to a 20mph zone which shall include delivery of appropriate signage at the developers' expense.

It is outlined that detail relating to earthworks and levels, road drainage, parking and the detailed road layout in respect of the new internal road layout to be constructed is not sufficient. Further information is required on earthworks and retaining features due to significant changes in level, turning head dimensions, amended drainage proposals are required which should be informed by infiltration test results, detail landscaping proposals are required which should include detail on maintenance agreement.

Detail on street lighting, refuse collection, visitor parking and cycle storage is also requested. All of the above will be conditioned to secure further information prior to commencement of development.

To summarise conditions will be attached including:

- Submission of evidence that the developer has control over all the necessary land for the improvements on Earl's Cross Road prior to any development commencing – this includes to remove the hedge and any trees from land in third party ownership.

- No construction traffic shall use Earl's Cross Road as an access or exit
- Requirement for a Construction Traffic Management Plan to be agreed prior to development commencing
- Submission of amended SUDs, internal road and landscaping layout which requires further consideration.

7.7 **Historic Environment Scotland:** Only commented on the demolition of Earl's Cross Cottage; comments are summarised as follows:

It is noted that in order to assess the proposal a case has to be made in supporting information which justifies the demolition of the building. The preference was for the incorporation of the building into the wider development. As the development does not impact on features of national importance Historic Environment Scotland confirm that they do not object or support the application.

7.8 **Dornoch Community Council:** Noted that it was agreed that neither possible access for this development is suitable and this requires further review.

7.9 **Scottish Hydro Electric:** The site is located within close proximity to a high volt over head line; all works must be carried out in accordance with the Health and Safety Guidance note GS 6. The developer will be advised of this in an informative to the permission.

7.10 **Scottish Water:** No objections, note that there is sufficient capacity in the water and waste water treatment works to supply the development however this capacity cannot be reserved.

8. DEVELOPMENT PLAN POLICY

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

8.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-making
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape
66	Surface Water Drainage

8.2 **Sutherland Local Plan (2010) as continued in force:**

Located within Dornoch Settlement Development Area

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **Proposed Caithness and Sutherland Local Development Plan (2017):**

Located within Dornoch Settlement Development Area

9.2 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

Draft Developer Contributions Supplementary Guidance Consultation Document (2018)

9.3 **Scottish Planning Policy 2014**

Paras 135 – 142 – Valuing the Historic Environment

Paras 109 – 122 – Enabling Delivery of New Homes

Paras 270 – 291 – A Connected Place

Designing Streets Policy Statement (2010)

10. **PLANNING APPRAISAL**

10.1 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.

10.2 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.

10.3 **Planning History**

It should be noted that there is planning history for the redevelopment of the site with the applications being granted at planning committee on 03.11.2009. The Decision Notices were issued upon resolution of a Section 75 Agreement relating to Developer Contributions on 22.12.2013. The original development comprised the conversion of Ambassador House to 9 apartments and the erection of an additional 4 flats, 2 semi detached houses and 11 detached properties (totalling permission for 26 residential units on the wider development site). The main change between this proposal and the previously approved development is where

the access is to be taken from. The original approval proposed to take access from Earls Cross Gardens, to the east which is a double track road which has been constructed under a Road Construction Consent. It is not currently adopted. It is now proposed to utilise Earls Cross Road which is an adopted single track road which is rural in nature and currently serves 9 properties and the Oversteps Care Home.

- 10.4 The agent sets out that the reason that this is not being progressed is because it would require adoption of Earls Cross Gardens which in turn affects the ability to serve the application site.

While the Council Community Services service Earls Cross Gardens in terms of street lighting and waste collections, the road has never been adopted. It is however privately maintained by the residents. All residents with gardens fronting the street require to give their consent for the road to be adopted. It is understood that the residents do not want to the Council to formally adopt the road as consent has not been forthcoming in the past even though it was constructed to an adoptable standard. Representations received in respect of Earls Cross Gardens also allude to the developer not having permission to utilise the street as an access.

The developer also had informal pre application discussion with the local roads office (Community Services) and were advised that Earl's Cross Gardens would require to be upgraded to serve the application site which would require land out with the developers control. This has resulted in the developer re-considering the previously approved access and bringing forward this application with access proposed from Earls Cross Road as an alternative. It is noted that Construction Traffic, emergency access, pedestrians and cyclists will be able to utilise the access from the site via Earls Cross Gardens, however due to Earl's Cross Gardens not being adopted, it will not be possible for the Council to service the development from this access into the development site.

It has been clarified that the means of controlling access over this can be considered at the stage of a Road Construction Consent being applied for; there is potential for bollards which drop down for emergency vehicles however this would be controlled out with the planning process.

10.5 **Development Plan Policy**

There are a number of policies which are of relevance to the proposal. The site is located within Dornoch Settlement Development Area, therefore Policy 34 – Settlement Development Areas is of relevance to the proposal. This outlines a broadly supportive approach to such development where all other relevant policies of the Development Plan are complied with. This includes Policy 28 – Sustainable Design which lists a number of criteria against which all planning applications are assessed. Criteria of relevance to this proposal includes:

- Compatibility with public service provision
- Accessibility by public transport, walking and cycling as well as car
- Making use of brownfield sites/existing buildings
- Impacts on individual and community residential amenity

- Demonstration of sensitive siting and a high quality design which is inkeeping with local character and historic and natural environment in making use of appropriate materials

Policy 29 – Design Quality and Place-making further emphasises the need for new development to be designed to make a positive contribution to the architectural and visual quality of the place it is located.

- 10.6 Consideration has to be given to policy 31 – Developer Contributions and Policy 32 – Affordable Housing. This is due to the number of units proposed requiring a contribution in terms of affordable housing and the potential increase in residents is considered to create the need for new and improved public facilities which will also require a contribution.
- 10.7 As there are trees on site consideration has to be given to Policy 51 – Trees and Development. This states that the Council will support development which promotes significant protection to existing hedges, trees and woodlands. The acceptable developable area of a site should be influenced by tree impact. Adequate separation distances will be required. New tree planting will be required to compensate for any tree loss due to development and landscaping plans will be required in order to enhance the setting of any new development.
- 10.8 Policy 56 – Travel states that development proposals which involve travel generation must include sufficient information with the application to enable the Council to consider any likely on and off site transport implications. It also states that development should be well served by sustainable modes of transport, opportunities for walking and cycling will be maximised. Development must be designed for the safety and convenience of all potential users and incorporate and appropriate level of parking provision having regard to different travel modes and services.
- 10.9 The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 places a duty of care on a Planning Authority to ensure that development does not have a significant impact on the architectural and historic interest of a listed building. The government policies and those contained within the Development Plans and Supplementary Guidance cascade from this duty of care.
Policy 57 – Natural Built and Cultural Heritage of the HwLDP aims to ensure that the development does not have a significant negative impact on the architectural and historic importance of the building. This is also set out in the Strategic Aims of The Highland Historic Environment Strategy.
- 10.10 Policy 58 – Protected Species 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 must be carried out to establish any such presence, with a mitigation plan prepared if necessary, before any planning application can be determined.
- 10.11 Policies 65 and 66 require appropriate provision to be made for foul and surface water drainage, with Sustainable Drainage Systems (SUDs) being a requirement in relation to surface water.

10.12 **Demolition of Cottage**

The application includes the demolition of Earl's Cross Cottage which is the former care takers house for the former school hostel. As noted within the Historic Environment Team's response above, it is not considered that the building is an original building associated with Ambassador House. It was likely built as an annexe to the building when its use changed to a school hostel. The building is considered to be of low and unremarkable historic architectural value and the demolition of the building is not considered to result in an unacceptable loss to the architectural or historic significance of the site, or diminish or significantly alter our understanding and appreciation of Ambassador House.

10.13 Consideration has been given to the comments received from Historic Environment Scotland and the planning history on site. It is not considered that the demolition of the building will detrimentally impact on Ambassador House. The demolition of the building is required in order to allow for the development of the site for much needed housing, and will subsequently allow for the redevelopment and future protection of the Category B Listed Building in future.

10.14 **Siting and Design – Detached Houses**

As noted above, the principle of developing the site for detached housing was previously approved under 09/00363/FULSU – at that time it was for 11 detached properties, this has been increased to 12. Three different house types will be located in a U-shaped layout surrounding Ambassador House. The layout has changed as there is no longer a turning circle proposed for traffic to utilise the originally approved access via Earls Cross Gardens. Plot sizes vary from 597sqm to 1456sqm.

10.15 As noted above there are three house types proposed. These are as per the original approval and are largely of a traditional style being limited to 1 ½ storey in height with largely square gable ends, features include chimneys, dormer windows, projecting glazed gable frontages and lean-to porches. Windows have a largely vertical emphasis and section of timber cladding on the buildings breaks up the mass. The houses range from 2 – 4 bedrooms. The design of the houses is considered appropriate. Detail was not secured on the original permission relating to the materials to be utilised. Given the proximity to the listed building slate roofing will be conditioned to secure (it is noted within the Design Statement that slate is to be used) and all other materials will require to be agreed in writing prior to commencement of development.

10.16 **Access – Earl's Cross Road**

As noted above the siting and design is supported. There were however technical issues which required to be addressed during processing of the planning application. This largely related to the developer demonstrating that the wider development could be serviced from Earl's Cross Road. The constrained rural nature of the road gave rise to concerns from Transport Planning and third parties including neighbours that the road may not be capable of supporting this level of development. It is not possible to fully widen the road to accommodate two way traffic and footpaths as such an alternative design solution had to be considered.

- 10.17 It is proposed to have a pedestrian refuge strip along the entirety of the road. This is largely located on the western side and measures a minimum of 1m across. Two passing places are proposed on the south side of the track one of which is located opposite the entrance to the Oversteps Care Home and one to the north east of this opposite the property known as Dunedin. A lay-by parking area is also proposed adjacent to the care home entrance this is located approximately a third of the way along Earls Cross Road from the Stafford Road junction. It is known that visitors currently park on the verge of the road which is causing damage to the road verge. This is an improvement over the current situation on site and is not considered to raise any issue.
- 10.18 As the road cannot be upgraded to Council standard, and due to the significant increase in traffic and vehicular movements which would be generated should the development be approved A Road Safety Audit was commissioned. This concluded that the development could be safely served by the proposals however it identified an area where there is possible conflict between pedestrians and vehicles. This was identified as being the beech hedge which is located adjacent to the property known as Briarglen. It was recommended that to address this risk the hedge would have to be taken down and replaced with an alternative form of screening. It is known that the hedge is not within the control of the developer and the onus would be on the developer to gain the relevant permission/consent from the owner to remove the hedge. The Transport Planning Team have highlighted that the developer will require to provide evidence that they have the owners permission to undertaken these works prior to development commencing on site which will be conditioned to secure.
- 10.19 The owner has objected to the application and states that they will not allow permission for this to be removed. It has been argued by the developer that the Council should be in a position to remove this under roads legislation for road safety purposes. It is noted that the Roads Authority cannot use their powers for this purpose as it is not a road safety issue at present. The road safety concerns only arise with the increase in traffic generated with the development which requires a proportionate level of improvements which require to be secured by conditions. It has been demonstrated by the developer that the road design can safely accommodate the additional vehicles and traffic as evidenced in the Road Safety Audit. It has been demonstrated that the required road safety improvements can be undertaken however this will entail land in the ownership of a third party. Matters of landownership will require to be resolved by the developer and should not preclude the determination of the planning application.

10.20 **Access – Internal Road Layout**

The entrance to the site is located at the existing stone built boundary wall to the site. This is to be widened and reinstated to allow improved visibility onto Earl's Cross Road, vehicles entering the site from Earl's Cross Road will have right of way over accessing the site. The principle of the road layout which has been submitted with the application is largely acceptable, however it has been noted that there is a lack of detail in relation to earthworks and levels across the site, retaining walls, road drainage, street lighting, refuse collection, cycle storage and visitor

parking as outlined in Transport Planning's response above. The submission of the above information shall be subject to suspensive conditions to secure further detail prior to commencement of development.

10.21 **Other Servicing Requirements**

It is proposed to utilise the existing public sewerage network which is supported. Surface water drainage is to be by means of infiltration trenches. Based on flow calculations the Flood team were content that the surface water could be dealt with within the application site. Each plot has its own surface water soakaway within the rear garden which is considered acceptable. As noted above further detail on road drainage will require to be submitted in order to further assess proposals as requested by Transport Planning. This will be conditioned to secure.

10.22 **Landscaping and Trees**

Within the site, existing trees located to the west and northern corner of the development are to be retained which is supported. There are some trees to be removed particularly to the east of the site. The Forestry Officer commented that it was likely there were further trees to be removed than identified and that the survey work had not been undertaken by a suitably qualified professional to best practice standard. It has been recommended that this information is secured by condition. It is also noted that trees which are likely to be affected by the road upgraded on Earl's Cross Road near the Stafford Road junction are out with the control of the developer. As noted in para 10.18 above relating to the beech hedge on the boundary of Briarglen, the developer will again require to obtain and demonstrate that they have consent from the landowner prior to commencement of development. It is noted that in this instance the owner has also objected to the use of Earl's Cross Road as the access to the site.

10.23 Within the development site for the 12 houses, it is proposed to plant a mix of rowan, beech and birch to the south of Ambassador House and within a central strip to the west of Ambassador House which separates the car parking area from the semi detached houses. A large area to the east of Ambassador House down to Earls Cross Gardens below is to be retained as open space. This helps to retain the setting of the Listed Building which is supported. The Forestry Officer has requested the submission of a detailed Landscaping Plan prior to commencement of development on site, it is noted that this will require to be imaginatively designed to re-create a formal setting around the building.

10.24 **Developer Contributions**

A Section 75 Legal Agreement between the developer and the Council was signed in respect of the previous consent (09/00362/LBCSU and 09/00363/FULSU). This detailed that Affordable Housing Contributions would be payable to the Council by a Commuted Sum. The number of units to be developed has not changed since the previous approval and a contribution for affordable housing will be secured. The Housing Service agreed with this.

The Proposed Caithness and Sutherland Local Development Plan states that the delivery of a sports centre for Dornoch has been an aspiration of the community. It is considered reasonable that a contribution should be sought for community facilities in Dornoch. It is proposed that this would be covered by the S75.

10.25 **Protected Species**

As found in the Bat Surveys undertaken in August and September 2017 there are bats present within Earl's Cross Cottage and Ambassador House, seven roosts were identified in total with one in Ambassador House noted as being a maternity roost. Bats include both pipistrelle and brown long-eared bats. Where bats are found, three tests must be satisfied before the licensing authority can issue a licence under Regulation 44(2) of the Conservation (Natural Habitats andc.) Regulations 1994 (as amended). An application for a licence will fail unless all of the three tests are satisfied. In granting planning permission the Planning Authority requires to be satisfied that all three tests necessary for the eventual grant of a licence are likely to be satisfied.

The three tests which need to be applied are identified in the bat report as follows:

- Test 1 - The licence application must demonstrably relate to one of the purposes specified in Regulation 44(2). In this case, the relevant purpose is likely to be for the purpose of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.”
- Test 2 - Regulation 44(3)(a) states that a licence may not be granted unless the Scottish Government is satisfied “that there is no satisfactory alternative”. The alternative to not undertaking the development and obtaining a bat licence could result in the complete loss of a protected building, and habitat for bats, mitigation measures are in place in order to maintain the population which currently reside at the site as outlined in Test 3 below.
- Test 3 - Regulation 44(3)(b) states that the Scottish Government cannot issue a licence unless it is satisfied that the action proposed “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range” – Mitigation measures identified will be controlled by condition which will provide new roosting opportunities for any bats utilising the building, as such the population should be maintained.

Proposed mitigation measures include the siting of appropriate bat boxes, timing of works and hand stripping of the buildings. This shall be conditioned to secure.

10.26 **Material Considerations**

Material considerations raised are summarised as follows:

- Concerns raised relating to utilisation of Earl's Cross Road and its ability to cope with the increased traffic in terms of its width, its rural nature and current difficulties servicing existing development by larger vehicles

Planning Comment – The utilisation of Earls Cross Road has been subject to significant negotiation with the Transport Planning team. The developer has demonstrated that the development can be adequately and safely serviced via the road, subject to it being constructed as per the approved plans and the conditions attached to any permission issued. The proposals were the subject of a Road Safety Audit which concluded that with the removal of the hedge at Briarglen and replacement screening the development could be serviced. As noted above the onus is on the developer to gain the relevant permission and consent from the owner of the hedge.

- Further damage to road caused by construction vehicles and contractors parking on Earls Cross Road causing issues.

Planning Comment – A Construction Traffic Management Plan will require to be submitted and agreed in writing by the Roads Authority prior to any development commencing on site. This will enable an assessment of the potential impacts and mitigation measures to be put in place to protect the local road network.

- Visibility impeded from Station Road.

Planning Comment – visibility from Earls Cross Road would be on to Stafford Road. Visibility in a northerly direction is 2.4m x 51m, the distance required by the Council Guidelines for a minor residential road onto a main one is in accordance with the Government's Designing Street policy where the required visibility is 2.4m x 43m as such the existing visibility is in accordance with standard.

- Impacts on safety of existing and future residents, care home residents, visitors, walkers and cyclists should be considered as there is no footpath

Planning Comment – The impact on all residents including those at the care home utilising the road with the increase in traffic has been considered in a Road Safety Audit which was independently undertaken and concluded that the proposed works to Earl's Cross Road were acceptable in terms of road safety to support the proposed development.

- Concern raised relating to the pedestrian footway having a kerb flush with the road and not edged and the potential for vehicles to over run and increasing risk to pedestrians.

Planning Comment – The Road Safety Audit did not raise concern relating to the proposed refuge strip with the exception of the area of land adjacent to Briarglen. The recommendations and requirements in this regard have been outlined in para 10.18 above.

- No proposals to reduce the road speed.

Planning Comment – The speed limit on the road will be reduced to 20mph this will be controlled by condition and through a Traffic Order which will require agreement of the Roads Authority.

- Any future proposal would require Active Travel links to the wider area

Planning Comment – The provision of the pedestrian refuge area allows walking along Earl's Cross Road, there are also two remote footpath links proposed to the north of the site and down to Earl's Cross Gardens as such it is considered that walking and cycling is adequately accommodated to the wider area.

- Vegetation including hedges and trees being brought under threat

Planning Comment – It is acknowledged that the proposal will result in a limited amount of tree removal which has been considered in the Forestry Officers comments above.

- Concern raised about the 2.3m protection fence and the visual impact arising from this.

Planning Comment – The fence is required in order to protect trees and tree roots while works are on-going on site and will be a temporary feature. Any visual impact will be temporary in order to retain the trees as far as possible.

- No consent will be given to cut back the beech hedge forming part of the boundary of Briarglen in order to accommodate the widening of the road – it therefore cannot be demonstrated that the proposal is feasible.

Planning Comment – Removal of any hedge within the road verge, planted on the side of the property would require permission from the owner of the hedge. While this may impact on the deliverability and developability of the proposals, this would be a matter for the applicant to resolve with the relevant third parties and should not preclude the determination of the planning application.

- It is noted that emergency vehicles will utilise Earl's Cross Gardens and that the owner of the strip of land will not allow permission for this to be used.

Planning Comment – The developer has stated that there was a civil court case between the developer and third party which established that the developer has a right of servitude over the strip of land referred to. This matter appears to have been resolved in the Courts.

- There will be damage and inconvenience to the Earls Cross Gardens road. No agreement is in place for this to be utilised and the road is privately maintained.

Planning Comment – The developer has indicated that they have been successful in a recent court case in order to utilise Earl's Cross Gardens and that they have a right of servitude over this. As the road is not adopted the Council will not be in a position to rectify or secure the relevant bonds in order to ensure that the road is repaired as necessary. This will be a civil matter between the owners of the road and the developer who appears to have a right of servitude.

- Comments relating to land and ownership either side of the public road

Planning Comment – Most of the works proposed are located within the road verge. Those which are not have been subject to discussion in the assessment above and the developer will be required to demonstrate they have obtained consent from the relevant landowners.

- Comments relating to the additional area of land included within the red line boundary to Earls Cross Garden and the lawfulness of extending the redline boundary.

Planning Comment – The applicant extended the red line as it is intended to take emergency and construction vehicles up this strip of land. This could not be conditioned to secure if it was not included within the red line. The application was re-advertised; all neighbours re-notified and affected landowners notified by the developer. The Council has therefore undertaken their statutory duties.

10.27 **Other Considerations – not material**

- Concern relating to impact of development on value of property

Planning Comment – value on property is not a material planning consideration which would warrant refusal of any application.

- The description of development does not relate to the number of houses to be constructed.

Planning Comment – The application has been split into two parts comprising the redevelopment of the listed building and the erection of new houses. All comments received from consultees relate to the overall development considering both applications. The planning authority could not insist on an all encompassing application.

- Pavements are not wide enough in Earl's Cross Gardens to accommodate two people walking side by side.

Planning Comment – The developer has not presented the use of Earl's Cross Gardens as a permanent access and has a right of servitude over the road. Earl's Cross Gardens does not form part of the application site as such path width is not a material planning consideration in this application.

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

- Delivery of Commuted Sum for Affordable Housing
- Delivery of sum for Community Facilities

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, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months the application will be refused under delegated powers.

11. CONCLUSION

- 11.1 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.

12. IMPLICATIONS

- 12.1 Resource – Not applicable
- 12.2 Legal –Not applicable
- 12.3 Community (Equality, Poverty and Rural) –Not applicable
- 12.4 Climate Change/Carbon Clever –Not applicable
- 12.5 Risk – Not applicable
- 12.6 Gaelic – Not applicable

13. RECOMMENDATION

Action required before decision issued	Y
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	Y
Revocation of previous permission	N

Subject to the above, it is recommended the application be **Approved** subject to the following conditions and reasons:

1. No development shall commence until the developer has submitted evidence that they have control of all land including any boundary features required for the agreed improvement works on Earl's Cross Road. For the avoidance of doubt, the development shall be undertaken following the prior conclusion of a Road Construction Consent with the Roads Authority; thereafter the construction of the agreed improvement works shall be complete prior to occupation of the first dwelling hereby approved.

Reason: In order to demonstrate that the developer has control over all land necessary to provide the roads upgrades in the interest of road safety.

2. No construction traffic shall utilise Earl's Cross Road as an access or exit to the site at any time.

Reason: For the avoidance of doubt in order to comply with what is being applied for.

3. No development shall commence on site until a construction phase Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In order to ensure that the development does not have a significantly detrimental impact on the local road network in the interest of road safety.

4. No development shall commence until a revised detailed external layout of the site is submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt this shall include:
- Sustainable Urban Drainage layout designed to comply with the Council's Roads and Development Guidelines for New Development and SUDs Manual (CIRIA C753 or any other superseding guidance prevailing at that time)
 - Detail of earthworks volumes, general arrangements of all embankments and full details including cross sectional drawings of any retaining structures required to accommodate the development
 - Location and design of a revised turning head
 - Detail on the design of the proposed road boundary including road drainage arrangements and treatment of roads water
 - Detail on the proposed location and design of visitors car parking spaces for all units

Reason: In order to allow the Planning Authority and Roads Authority to consider these matters in further detail to ensure that the development complies with the applicable standards.

5. No development shall commence until full details of all street lighting have including a plan of the location and specification for lighting has been submitted to, and approved in writing by the Planning Authority in consultation with the Roads Authority and Area Lighting Engineer.

Reason: In order to ensure that the development is adequately serviced in the interest of safety and to comply with the applicable standards.

6. Prior to first occupation of the development hereby approved, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, landscaping within the adopted carriageway, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water shall be submitted to and agreed in writing by the Planning Authority. The agreed scheme, which shall accord with the Highland Council's adopted standards, contained within 'Open Space in

Residential Development', Roads and Transportation Guidelines and the provisions of the Property Factors (Scotland) Act 2011, shall be implemented thereafter to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are maintained in accordance with the Council's standards.

7. No development shall commence until a Landscape Plan has been submitted to and subsequently approved in writing by the Planning Authority. This information must be prepared and supervised by a suitably qualified landscape consultant, approved by the planning authority. All landscaping must be located within clearly defined communal areas, which are to be managed under a factoring agreement, details of which must be submitted for the approval of the planning authority. All landscaping shall be implemented in full, prior to first occupation. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the landscape consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure details of hard and soft landscaping associated with the development in the interest of visual amenity.

8. No development or work (including site clearance) shall commence until 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.

9. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. For the avoidance of doubt all roofs shall be finished in natural slate and external walls shall be finished in wet dash harl or natural cut stone.

Reason : In the interest of visual amenity and to ensure that the development remains in keeping with its surroundings which includes a Category B Listed Building.

10. No development shall commence until the developer shall have provided a written specification and plans detailing the construction and design of all remote path access links to be installed. For the avoidance of doubt, the paths shall be a minimum of 2.4 metres wide and finished with a sealed surface.

Reason: To ensure that the paths are constructed to an appropriate standards and to provide safe and suitable public access.

11. No development including any demolition shall commence until a planned works timetable has been submitted to and approved in writing by the Planning Authority in consultation with Scottish Natural Heritage. For the avoidance of doubt no works shall take place between April to September inclusive (or as may be amended by the required Scottish Natural Heritage 'Works Affecting Bats' Licence).

Reason : In order to ensure disturbance to bats which are a European Protected Species is minimised.

14. No development shall commence until details of the location and design of bat roosting boxes or details of provision, including a timescale for provision, of an alternative roosting site shall be submitted for the written approval of the Planning Authority, in consultation with Scottish Natural Heritage. Thereafter, the development shall proceed in accordance with these approved details. For the avoidance of doubt the bat roosting boxes or any alternative provision, duly approved to provide an alternative roosting site shall be provided before any other development commences on site.

Reason: In order to ensure that the boxes are suitable for their proposed use and appropriately located within the development site in order to ensure that there is no loss of habitat for bats which are a European Protected Species.

15. For the avoidance of doubt, all mitigation measures set out within the Bat Roost Assessment and Activity Survey Report dated 2 November 2017 prepared by a9 Consulting Ltd, and approved as supporting information as part of this application shall be carried out in full (or as may be amended by the required Scottish Natural Heritage 'Works Affecting Bats' licence).

Reason: To ensure all mitigation measures are in place so that loss of habitat and disturbance to bats is minimised as bats are a European Protected Species.

16. No development shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted and subsequently approved in writing by the planning authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction). This information must be prepared and supervised by a suitably qualified arboricultural consultant, approved by the planning authority. Particular attention needs to be given to the retention and protection of the beech hedge beside Earl's Cross Road, which shall include the use of a non-dig and porous surface specification for the proposed pavement. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the arboricultural consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure tree protection measures around Ambassador House and along Earl's Cross Road.

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.

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 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 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

The applicant should note that no works on the existing Earls Cross Road improvements, proposed internal roads or new housing development, including the redevelopment of Ambassador House can commence until a Road Construction Consent has been issued by the Council as Roads Authority. This will require further drawings to be provided to, and approved by the Council relating to new roads and the improvements to Earls Cross Road. Those submitted for the planning approval are not sufficient for Roads Construction Consent.

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.

Protected Species - Halting of Work

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

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).

Section 75 Obligation

You are advised that this planning permission has been granted subject to a Section 75 Obligation. The terms of the obligation must be read in conjunction with the planning permission hereby approved. The terms of the obligation may affect further development rights or land ownership and you are therefore advised to consult with the Planning Authority if considering any further development.

Scottish Hydro Electric – Overhead Lines

All works carried out must be in accordance with The Health and Safety Guidance note GS6 as there are high voltage overhead lines in close proximity to the site. The legislation states that where works are to be undertaken within 9 metres horizontal distance from an overhead line, positive steps must be taken to manage the risk identified on site. These steps can include, making the line dead, erecting barriers at ground level, erecting high-level bunting and goal posts (6 metres from the line), using appropriate excavator, restricting jib movement etc. If further advice is required contact the Engineering Bureau on 0800 048 3515. The document HSG47 can be referred to for safe working practices from HSE website.

Factoring of the Development

Shared elements of the development are to be factored. The applicant is advised that it is their responsibility to ensure compliance with the provisions of the Property Factors (Scotland) Act 2011.

Conditions and reasons relative to 17/02239/LBC:

Subject to the above, it is recommended Listed Building Consent be granted subject to the following conditions and reasons:

1. No work shall commence until further detail on the retention of timber panel doors within Earls Cross Cottage, and their re-use within Ambassador House have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt this shall include photographs of the condition of existing timber panel doors and a Floor Plan of the proposed re-siting of the doors within the main Ambassador House Listed Building.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

2. No development including any demolition shall commence until a planned works timetable has been submitted to and approved in writing by the Planning Authority in consultation with Scottish Natural Heritage. For the avoidance of doubt no works shall take place between April to September inclusive (or as may be amended by the required Scottish Natural Heritage 'Works Affecting Bats' Licence).

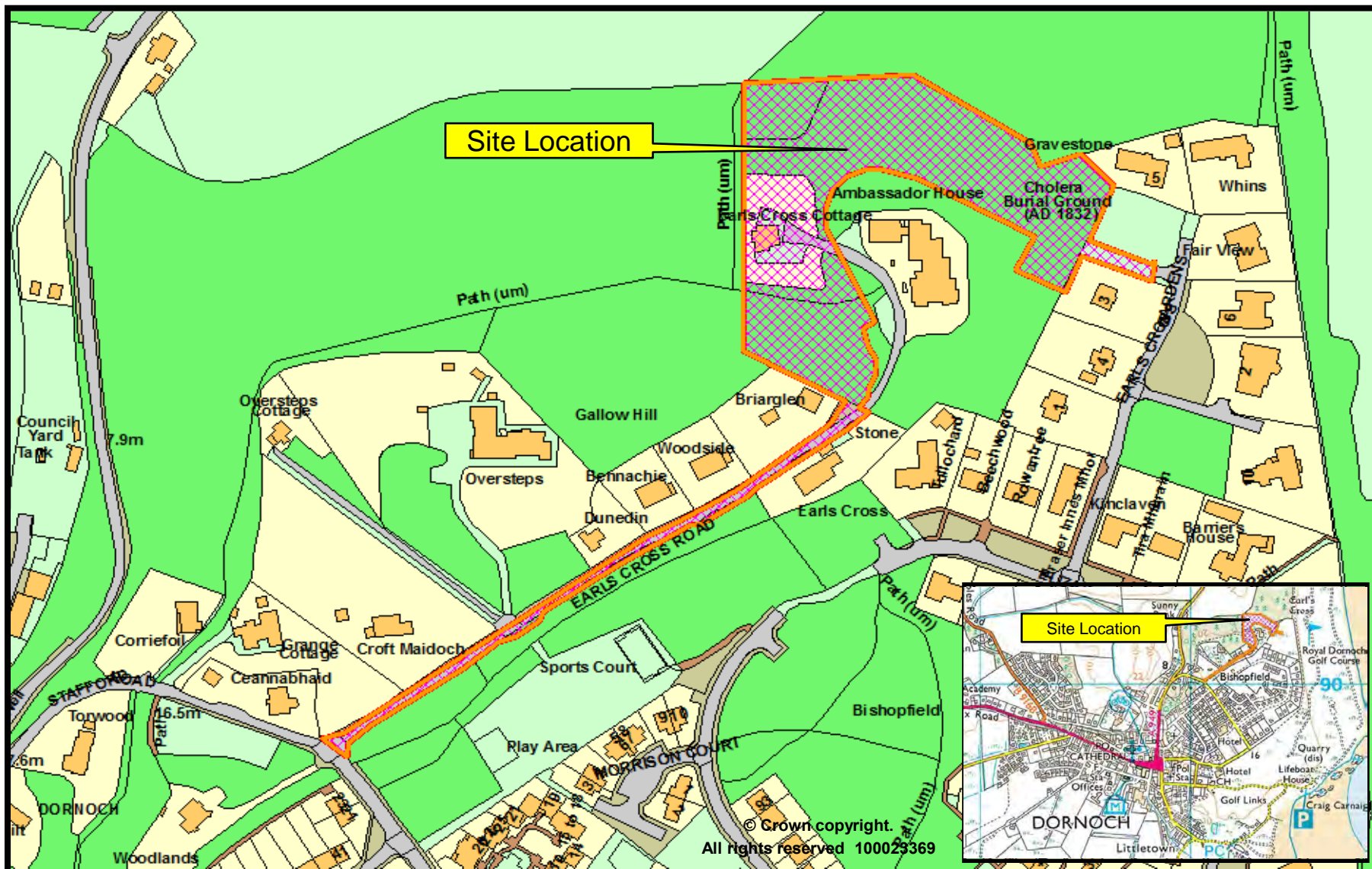
Reason: In order to ensure disturbance to bats which are a European Protected Species is minimised.

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 – drawing no. PL010
Plan 2 – Site Layout Plan – drawing no. PL011 Rev D
Plan 3 – Site Layout Plan – drawing no. PL022 Rev C
Plan 4 – House Type A Elevations – drawing no. D7.08.A.03
Plan 5 – House Type B Elevations – drawing no. D7.08.B.03
Plan 6 – House Type C Elevations – drawing no. D7.08.C.03



The Highland Council
Comhairle na Gàidhealtachd

Development and Infrastructure Service

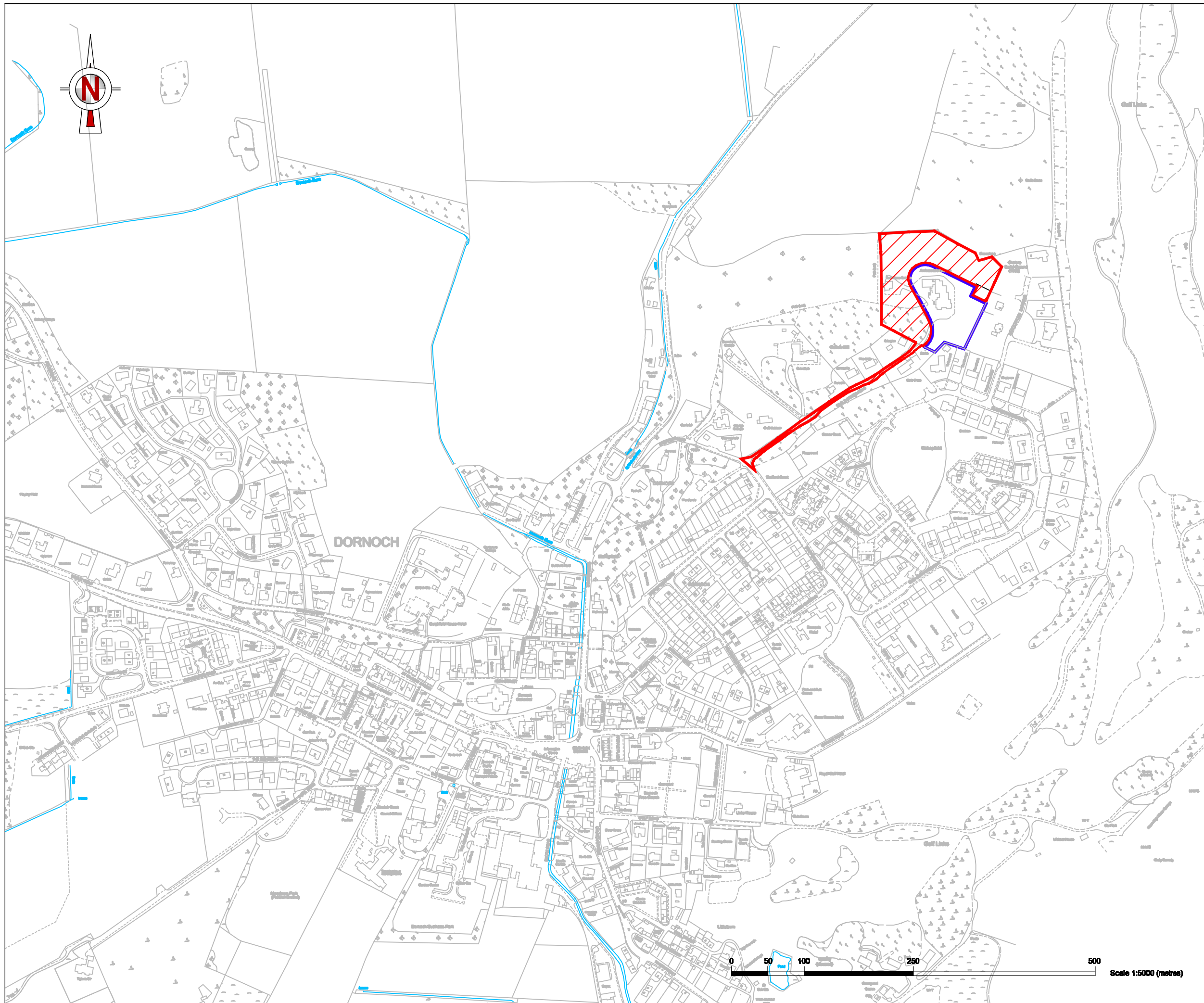
17/02236/FUL & 17/02239/LBC

Demolition of former cottage and erection of 12 detached houses, formation of new access road and remote paths and improvements at Earl's Cross Cottage, Earl's Cross Road, Dornoch.

May 2018



Scale:



DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

Proposal

 **site**

Area

site area : 13801 sqm
 (3.410 acres)

**PLANNING
SUBMISSION**

REVISIONS

rev.	description	date

Client
 GEG Capital (North) Ltd

Project
 Erection of 12 Detached Houses
 at Earls Cross,
 Dornoch

Drawing
 Location Plan

Scale 1:5000@A3	Date 05.17	Drawn by ca
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Project no 2402	Dwg no PL010	Rev
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G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD

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 STONEYFIELD BUSINESS PARK
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 FAX (01463) 243258



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 G. H. JOHNSTON Building Consultants Ltd

Proposal

 site

Area

site area : 14873 sqm
 (3.675 acres)

**PLANNING
 SUBMISSION**

REVISIONS

rev.	description	date
A	Alts from Planning Comments	02.18
B	Pavement & path removed	02.18
C	Alts from Planning Comments	04.18
D	Road design	05.18

Client
GEG Capital (North) Ltd

Project
**Erection of 12 Detached Houses
 at Earls Cross
 Dornoch**

Drawing
Overall Site Plan

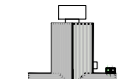
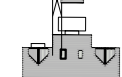
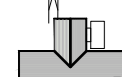


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Project no 2402	Dwg no PL011	Rev D

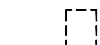

















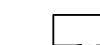
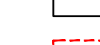


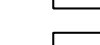



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TEL (01463) 237229
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BUILDING KEY / NUMBERS

-  house type A - 3 No
plot no's: 4, 8 & 10
 -  house type B - 4 No
plot no's: 1, 5, 6 & 11
 -  house type C - 5 No
plot no's: 2, 3, 7, 9 & 12
 -  house type D - 4 No
plot no's: 13, 14, 24 & 25
 -  Ambassador House - 9 No
dwelling no's: 16 - 24
- Total Number of units - 25 No

-  garage space
-  standard car parking
space 2.5 x 5m
-  adoptable shared road
-  road private
-  build out / narrowing
feature
-  construction/emergency
access and future
footpath
-  driveways
-  pavements
-  2.4m public remote paths
-  car parking
-  m/c motorcycle parking
-  cycle stands
-  private / shared paths
-  plot boundaries
-  building to be
demolished
-  existing wall
-  600 high wall from
reclaimed stone
-  existing trees to be
retained
-  root protection area
-  trees to be removed
-  tree holdbacks
-  open space
-  private gardens
-  proposed tree planting
- mix of rowan, beech
& birch
-  proposed beech
hedging
-  infiltration trench
& infiltration bed



DO NOT SCALE, IF IN DOUBT PLEASE ASK
All setting out must be checked on site prior to
commencement. Any discrepancy must be reported to
G. H. JOHNSTON Building Consultants Ltd



**PLANNING
SUBMISSION**

REVISIONS

rev.	description	date
A	Alts from Planning Apps comments	02.18
B	Pavement and path removed	02.18
C	Alts from Planning Apps comments	04.18

Client
GEG Capital (North) Ltd

Project
**Housing Development at
Earls Cross
Dornoch**

Drawing
Proposed Housing Layout

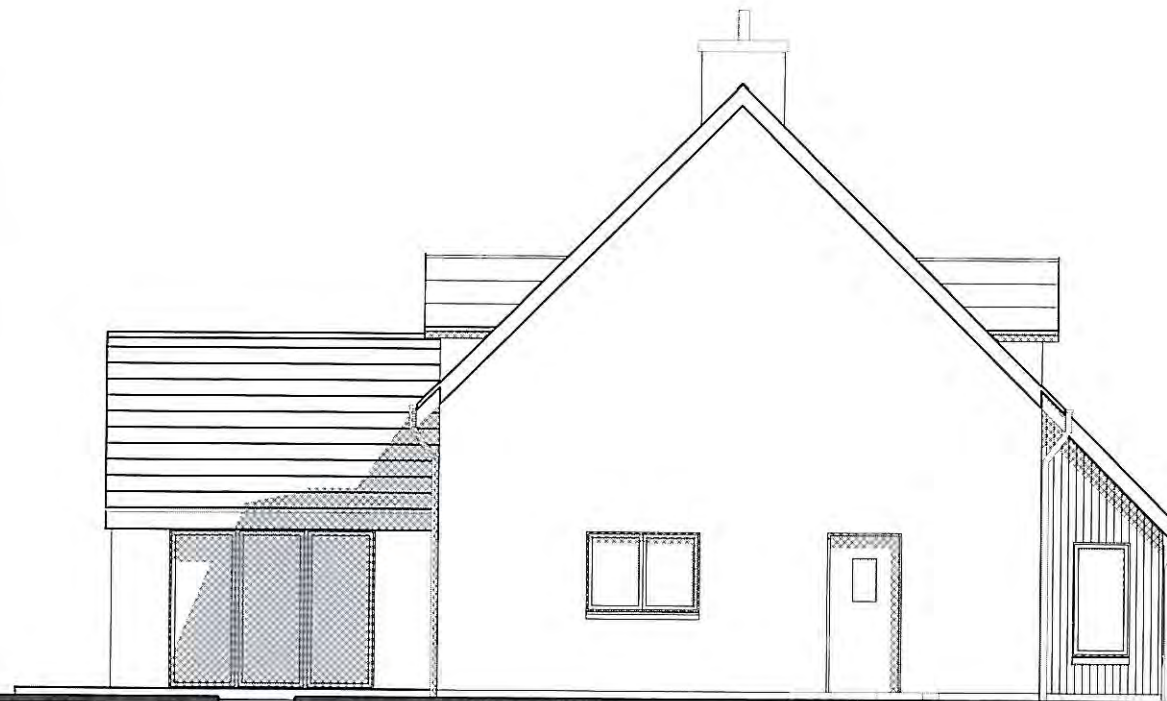
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Project no 2402	Dwg no PL022	Rev C
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TEL (01463) 237229
FAX (01463) 243258



globalenergy
GROUP

REVISIONS			
rev	date	initial	detail

matheson mackenzie ross
ARCHITECTS

ROYAL BANK BUILDINGS
HIGH STREET DINGWALL
ROSS & CROMARTY
IV15 9HA
TEL 01349 863352 FAX 01349 865746

Hugh M. Ross, DipArch, RIBA, FRIAS, MA P.S.
Neil H. Ross, DipArch, RIBA, ARIAS
www.mmross.co.uk

project
Proposed Housing Development
Earls Cross Dornoch
Sutherland

Global Construction Ltd.
drawing Elevations - House Type A

scale 1:100 A3 **date** August 2008

drawn L Boyd **status**

drg no	rev						
D7.08.A 03							

Elevations

House Type A



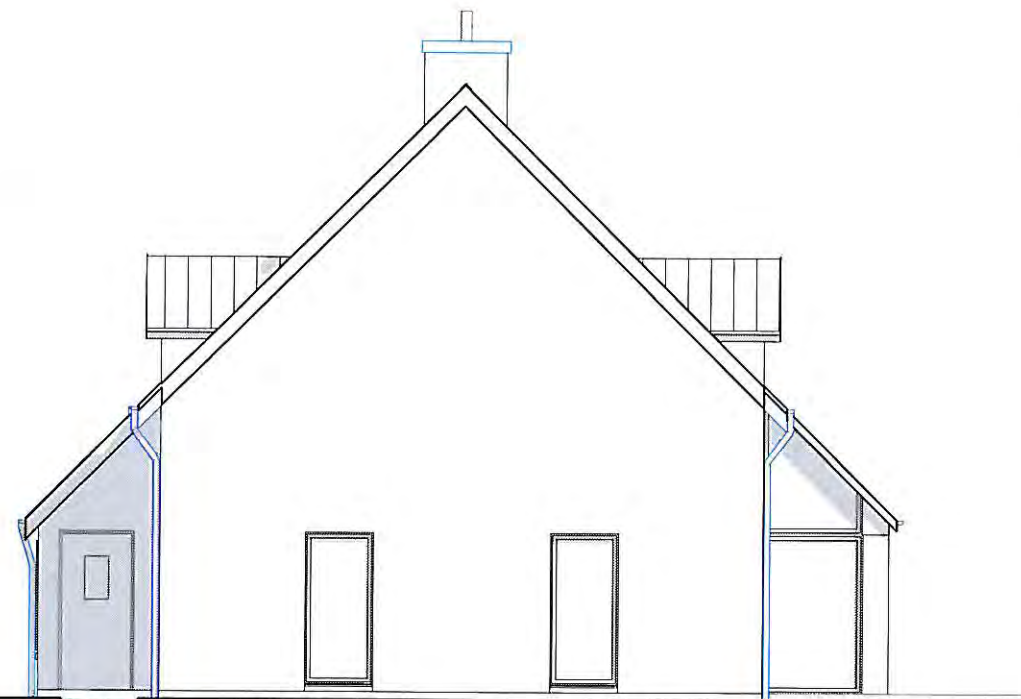
East Elevation



North Elevation



South Elevation



West Elevation



REVISIONS			
rev	date	initial	detail

matheson mackenzie ross
ARCHITECTS

ROYAL BANK BUILDINGS
HIGH STREET DINGWALL
ROSS & CROMARTY
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Hugh M. Ross, DipArch, RIBA, FRIAS, Ma P.S.
Neil H Ross, DipArch, RIBA, ARIAS
www.mmross.co.uk

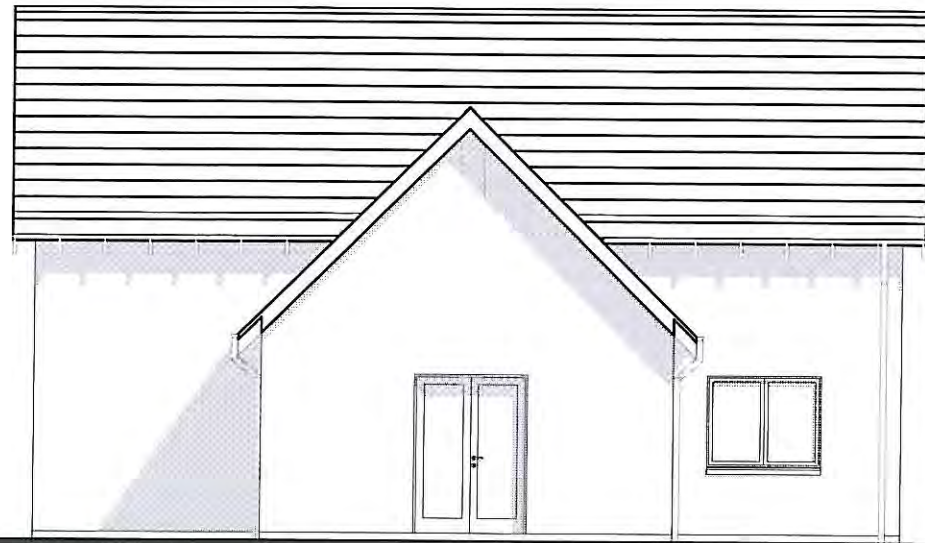
project
Proposed Housing Development
Earls Cross Dornoch Sutherland

Global Construction
drawing House type B Elevations

scale	1:50	A3	date	August 2008
drawn	L Boyd / NHR		status	
drg no	D7.08 .B03		rev	

Elevations

House Type B



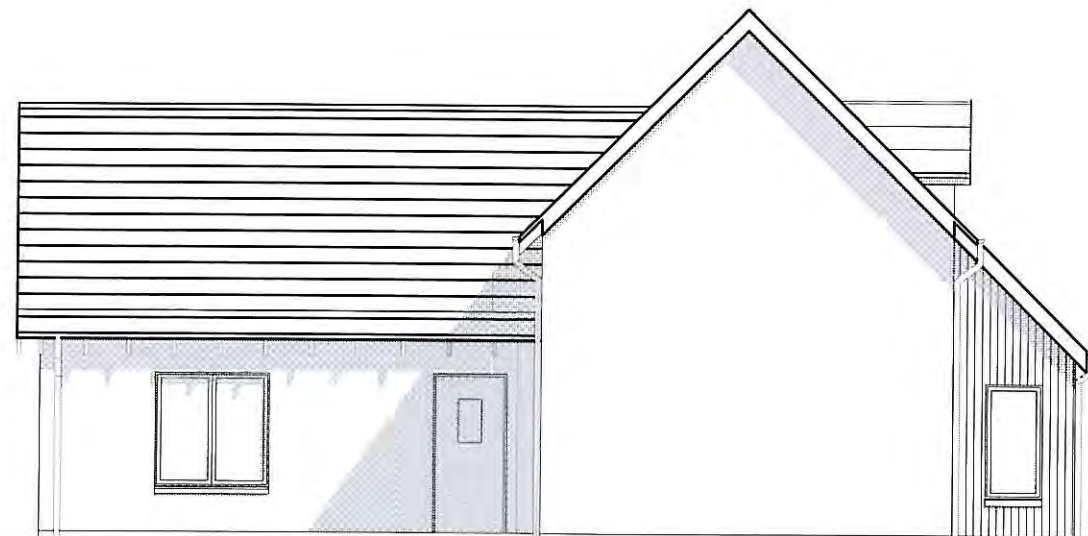
North Elevation



East Elevation



South Elevation



West Elevation



REVISIONS			
rev	date	initial	detail

matheson mackenzie ross
ARCHITECTS

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project
Proposed housing development
at Earls Cross, Dornoch.

Global Construction
drawing House type C Elevations

scale 1:100 **A3** **date** August 2008

drawn L Boyd / NHR **status**

drg no	rev						
D7.08.C 03							

Elevations

House Type C