

Agenda item	<b>5.3</b>
Report no	<b>PLN/004/19</b>

## **THE HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee

**Date:** 22 January 2019

**Report Title:** 18/02634/PIP: Land NW of Seaview Hotel, John O'Groats

**Report By:** Area Planning Manager – North

### **1. Purpose/Executive Summary**

#### **1.1 Applicant: JOG2 Ltd per Trail Architects**

Description of development: Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP). The application renewal seeks to secure approval for a period of 5 years.

Ward: 3 - Wick and East Caithness

Category: Major

Reasons Referred to Committee: Major Application

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 The application seeks consent to renew permission for a masterplan to re-develop John O’Groats which was approved in 2015. The proposal is for a schematic masterplan for the partial re-development of the site from the seafront to the existing chalet site, and new development from here into John O’Groats village ‘centre’ at the junction of the A99 (which forms the eastern boundary of the site) with the A836. As an application for planning permission in principle, the submitted plans are indicative only. There are 6 zones which include public realm/harbour improvements, commercial use, holiday accommodation, specialist retail units, an area for events and residential use. In this instance, the application seeks a non-standard time limit of 5 years to be granted (rather than the standard 3 year time limit).
- 3.2 JOG2/Natural Retreats first became involved with John O’Groats in 2009 and since then they have overseen investment of £7.5m into the site which has regenerated and extended the dilapidated hotel into apartments, developed 23 luxury chalets and opened the Storehouse café and Outfitters shop. The wider site is in a complex array of ownerships, with the main car-park, roundabout and western foreshore being leased from Highland Council.
- 3.3 Informal pre-application advice was provided to the agent prior to the submission of the application.
- 3.4 The site is served by existing infrastructure, with the A99 terminating at the existing roundabout known as the ‘end-of-the-road-roundabout’, and other services on the developed site.
- 3.5 The application is supported by a Design Guide.

3.6 **Variations:** None

### **4. SITE DESCRIPTION**

- 4.1 The existing site is a complex arrangement of buildings and uses, under a variety of ownerships. The A99 forms the eastern boundary to the site, the seafront and harbour forms the northern boundary; to east and west the area is bounded by farmland, with the caravan/camp-site on the NE edge. The southern boundary is formed by the A836, with existing houses, hotel and a fire-station on its southern side. The topography is sloping gently down to the sea from the south, and the site affords panoramic vistas of the Pentland Firth, Orkney, the Island of Stroma and the Pentland Skerries.
- 4.2 John O’Groats is one of the principal tourist destinations in the north of Scotland, but it remains a somewhat remote and underutilised site which offers limited visitor attractions. On the approach from the village, the first development is the 23 new chalets which were consented under 10/03502/FUL and take-up the central and NW sections of the site. These are contemporary buildings with mono-pitch roofs, timber cladding and expansive glazing towards the sea-views. North of this is the derelict ‘hexagon’ site which has been built up to floor-level and then abandoned, forming something of an eyesore; this site is excluded from the proposal as it is not within the applicants control. West of this and central to the northern half of the overall site is

the existing Craft Village, eight commercial units forming a courtyard and facing onto the existing car-park; only two of the units are currently occupied but two more are due to re-open shortly.

- 4.3 The large car-park north of the Craft Village is one of the dominant features of the site, with 107 car-spaces and 8 coach bays; on the northern edge of this, from east to west, are: the old lighthouse store; knitwear shop and tea-room; gift-shop/tourist information and; public toilets. Beyond this the A99 sweeps round to terminate in the 'end-of-the-road' roundabout, with an access road continuing down to the harbour. On the roundabout's western edge is the Storehouse Café, beyond which is the old hotel which is now converted and extended to provide holiday apartments.
- 4.4 The seashore frontage is grassed/landscaped and includes a copy of the John O'Groats directional sign, with foreshore footpaths to east and west. The harbour area, not included within the proposal site (not within the applicant's control) has a take-away food portacabin in the car-park and a tourist-souvenir shop on its eastern edge. East of this is the 'Last House' which has been extended and converted to an outdoor clothing shop. The NE boundary to the site is formed by two car-parks, the northern being closed and the lower providing 80 spaces for Orkney passenger-ferry parking.

## **5. PLANNING HISTORY**

- 5.1
- 10/03502/FUL was consented on 16.11.2010 for alterations, extension and change of use of hotel to holiday apartments, erection of detached holiday chalets (23no), alteration and extension to existing journey's end cafe bar with ancillary services building.
  - 12/00210/SCRE was submitted for an environmental assessment of the redevelopment of external areas surrounding John O'Groats sign post, including gardens, terrace and view points.
  - 13/02268/FUL was an amendment to 10/03502/FUL, granted on 06.08.2013.
  - 14/01808/PIP was consented on 12.06.2015 for permission in principle for mixed use development masterplan including residential and commercial
  - 15/01045/FUL was granted on 07.05.2015 for the erection of a public artwork 'Nomadic Boulders'.
  - 15/01293/FUL was granted on 05.06.2015 to convert Unit 3 in the Craft Village from a shop to a bistro.

## **6. PUBLIC PARTICIPATION**

6.1 Advertised : Unknown Neighbour - 20.07.2018

Representation deadline : 03.08.2018

Timeous representations : 1 (Stack's Bistro and Coffee House) - objection

Late representations : 0

6.2 Material considerations raised are summarised as follows:

- Car parking provision: The application states that proposed new car parking would equal that currently available - that cannot be true.
- The areas given over to parking would not allow space for large vehicles
- The new parking sites are too far from the shoreline and ferry terminal

- Concern regarding impact of proposals on Stack's Bistro - potential buildings right up against land within its ownership

#### Non-material considerations

- Impact on view
- De-valuation of business
- Change to the 'ethos' of John o Groats
- Natural Retreats have mis-managed projects and not delivered on promises
- Too much of use of public money in the form of grants
- Previous Committee dismissed public objections
- Area has not been maintained by Natural Retreats

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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 7. CONSULTATIONS

7.1 **Dunnet Community Council:** Object. Its response highlights the following concerns:

- The CC objected to the proposals previously (May 2015) and in the absence of a fully detailed plan for developments and any prior discussion with the community council in intentions, it is difficult to identify positive advantages to the plan proposed and as such the CC has no further information on which to base any alteration to its previous objections.
- Potential negative effect on a currently diverse multi ownership business area by a relocation and/or possible reduction in car parking space;
- Fundamental change to the 'end of the road' – an iconic focal point
- Plans appear to be unrealistic and not in keeping with the crofting community or the tourist activity; the CC do not wish John O'Groats to become expensive or exclusive;
- The homes proposed do not appear to match any existing building types and there is no mention of affordable housing – concern properties may become second homes or rental properties;
- The plans will fundamentally alter the current landscape – one which needs to be protected from over development and should remain accessible to all.
- The CC recognise the area was in need of improvement but this should be done in consultation and collaboration with the whole community.
- The establishment of the John O'Groats Development Trust gives this opportunity to take forward positive and sensitive improvements.

7.2 The **Development Plans Team** have provided advice on developer contributions. As the application was lodged prior to the adoption of the new Developer Contributions Supplementary Guidance, the requirement for contributions has been assessed against the previous version of the SG (2013).

The Planning in Principle application includes reference to residential development but the number of units is not specified. Depending on the scale of residential development, contributions may be required towards addressing school capacity issues. The site lies within the Canisbay Primary catchment which has a capacity of 75 pupils and current roll of 48 pupils (2018/2019) with the school operating at 64% capacity. The roll is predicated to drop to 48% by 2026/27 and then rise to 65% in 2032/33. Using the methodology in the previous version of the DCSG no contributions would be sought towards primary school provision.

The site lies within the catchment area of Wick High School, which has a capacity of 760 pupils and a roll of 675 (2018/2019) with the school operating at 89% capacity. The roll is predicted to rise steadily until it peaks during 2024/25 at 809 pupils which will see it operating at 106% capacity. It then drops down to 752 pupils (99%) capacity by the end of the forecasting period. Therefore using the methodology in the previous version of the SG, two classroom extension rates will apply.

Green infrastructure and public art should also be provided on site in accordance with the relevant SG however no other developer contributions are required. This equates to £1,110.58 per house and £69.9 per flat.

- 7.3 **THC Contaminated Land:** No objections. Our records indicate that part of this site had a historic use as a Petrol Filling Station which underground fuel tanks, which may have resulted in land contamination. Therefore a condition is requested to require the submission of a contaminated land assessment.
- 7.4 **Landscape Officer:** No objection. Suggests careful use of Caithness flag-stones, careful building siting to avoid obscuring the last house, with revelation and framing of views.
- 7.5 **Transport Planning:** No objection. Note the lack of information submitted, relative to a schematic proposal; a strategic Transport Assessment will be required via condition with detailed proposals.
- 7.6 **Historic Environment Team:** No objection. Archaeological surveys have been carried out for previous development.
- 7.7 **Environmental Health:** No objection. In zone 5 there is an opportunity to install fixed toilets and catering provision.
- 7.8 **Flood Team:** No objection. Request drainage impact assessment (DIA) and SUDS design at detailed application stage.
- 7.9 **Access Officer:** No objection.
- 7.10 **SEPA:** No objection subject to conditions requiring that the development shall connect to the public sewer and that the development is drained using sustainable drainage surface water treatment.
- 7.11 **Transport Scotland:** No objection.

## 8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

## 8.1 Highland Wide Local Development Plan 2012

25	John O'Groats
28	Sustainable Design
29	Design Quality and Place Making
40	Retail Development
41	Business and Industrial Land
42	Previously Used Land
43	Tourism
44	Tourist Accommodation
57	Natural, Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

## 8.2 Caithness and Sutherland Local Development Plan 2018

3	Growing Settlements
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## 9. OTHER MATERIAL CONSIDERATIONS

### 9.2 Highland Council Supplementary Planning Policy Guidance

Flood Risk and Drainage Impact Assessment (Jan 2013)

Managing Waste in New Developments (March 2013)

Sustainable Design Guide (Jan 2013)

### 9.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

PAN 83 Masterplanning

## 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 **Development Plan Policy Assessment**

As an application for renewal of planning permission, the sole consideration is whether the proposed development remains compliant with any updated development plan policy and/or material considerations. Since the previous approval in 2015, the Council has produced the Caithness and Sutherland Local Development Plan (CASPlan) which is now adopted. The CASPlan does not allocate the site for any specific uses therefore the main policy consideration remains the Highland-wide Local Development Plan which provides a range of policy considerations however also provides larger site allocations including John O'Groats which is covered by a 'mixed use' allocation under Policy 25. The policy essentially provides support for the development of John O'Groats and outlines the main principles that any masterplan should include. As such, it is not considered that there has been change in policy that would require a differing view to be taken; as such the principle of development remains acceptable in policy terms.

10.4 In this instance however, it is appropriate to consider whether a non standard time limit of 5 years can be attached to the consent. Clarification was sought from the agent as to why this was being sought and unfortunately only nominal details have been provided, with the agent stating that it will provide scope for the possible preparation of detailed applications. It is understood that across the Highland area, a number of non-standard time limits have been granted for large master planned schemes such as at East Inverness. Due to the location of the site within a sensitive remote area, which is unlikely to change as a result of a replacement development plan, and the variety of uses proposed, it is considered appropriate to allow for the submission of further detailed applications. A five year time limit is considered to be appropriate in this instance.

10.5 As highlighted by the Development Plans Team, developer contributions are required towards the upgrading of Wick High School to accommodate future school roll forecasting. The contributions are required in relation to the residential element of the proposed development however the agent has been unable to confirm the total number of units proposed in order that the amount required can be calculated. Discussions are ongoing in this regard and once this has been confirmed, the contributions will be secured via a Section 75 Legal Agreement.

### 10.6 **Material Considerations**

- Loss of main car-park which is vital for visitors.

. The issue of adequate car-parking is viewed as absolutely key to the re-development of John O'Groats, and the Applicant has accepted this community view in their amended plan. Transport Planning have required a strategic Transport Assessment which relates to parking, access, and public transport needs for the existing situation and projected requirements. This will be a key requirement in future detailed applications to justify the re-arrangement of parking and road layouts. It is accepted that the scale, design and dominant nature of the existing car-park is not viewed as a positive environmental contributor to the site, and this can certainly be improved-upon.

- Loss of ‘end-of-the-road’ roundabout which is an iconic feature and essential for visitor drop-off and coach-turning.

This is accepted as a key element for the success of the overall site, and will be a central element for consideration in any detailed proposals for Zone 1. The existing situation, while it is perfectly functional, is low in design quality and fails to live up to expectations for its iconic nature. An enhancement of this element will be welcomed, but this must still maintain its practical uses as a coach turning-point/drop-off as well as disabled parking.

- Impact on character of area

The importance of the site and its iconic nature will require the highest levels of building and landscape design, to ensure that the character of the area and its natural environment are not compromised but are enhanced by any of the subsequent detailed proposals.

- Impact on visibility, servicing and viability of existing commercial units.

This is a valid concern, given the indicative layout for the new market square; the detailed proposals for this site will require to ensure that new development does not obscure any of the existing units. Its worth noting that existing units 1-3 do effectively block visibility of units 4-8 in the rear square to prospective customers, but a clear route is signified through to them by the canopied feature.

## **10.7 Other Considerations – not material**

The concerns of the Community Council that it would not wish to see the village become ‘exclusive’ or expensive are noted however the Council cannot dictate the selling prices of the proposed residential development element – this shall be guided by the market.

## **11. CONCLUSION**

- 11.1 The application concerns renewal of previous planning permission and it is not considered that there has been any change in local or national planning policy or material considerations that would warrant a different view to be taken. 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

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

**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 within a zone (as identified in the approved masterplan), or relating to a zone, until all of the matters specified below, as they relate to or are relied upon by that zone/phase, 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 and parking arrangements;
  - v. details of the proposed water supply and drainage arrangements;
  - vi. details of external lighting; and
  - vii. details of outdoor access

**Reason:** Planning permission is granted in principle only and these specified matters must be approved prior to development commencing within each zone/phase.

2. Any details pursuant to Condition 1 shall include a strategic Transport Assessment (TA) covering the site hereby approved. The TA shall set-out a comprehensive assessment for the transport and parking needs of the overall site, existing and proposed, . The TA shall be prepared in accordance with the requirements of the Transport Scotland document - Transport Assessment Guidance and the Council's Guidance on the Preparation of Transport Assessments (copy attached). Prior to its preparation, the detailed scope of the TA shall be agreed with the Council's Transport Planning team. Thereafter, development shall progress in accordance with the approved details and timescales unless agreed otherwise in writing with the Planning Authority.

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

3. Any details pursuant to Condition 1 shall include a sustainability statement detailing commitments to reducing energy consumption and waste disposal within the application site. Matters to be considered within the statement shall include:
- i. the use of "grey water" recycling for toilet flushing, vehicle washing and similar uses;
  - ii. the use of renewable energy technologies and wood fuel where possible;
  - iii. heat recycling and ventilation;
  - iv. measures for energy efficiency; and
  - v. materials minimisation, composting and recycling.

Thereafter, the development shall incorporate the approved sustainability commitments and these shall be implemented prior to the first occupation of the development unless agreed otherwise in writing with the Planning Authority.

**Reason :** To ensure that the development utilises sustainable building, infrastructure and services methodologies and reflects the principles of the Council's designing for sustainability guidance.

4. Any details pursuant to Condition 1 shall include a scheme of hard and soft landscaping works within the application site . Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
  - ii. A plan showing existing landscaping features and vegetation to be retained;
  - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
  - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
  - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

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

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

**Reason:** In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

5. Any details pursuant to Condition 1 shall include a scheme to deal with potential contamination at the former petrol station within the application site. 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 within the application site 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.

6. Any details pursuant to Condition 1 shall include full details of any external lighting to be used within the application site and/or along its boundaries and/or access.. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

**Reason:** In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

7. Any details pursuant to Condition 1 shall include scheme for the storage of refuse and recycling within the application site. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

**Reason:** To ensure that waste on the site is managed in a sustainable manner.

8. Any details pursuant to Condition 1 shall include a comprehensive Drainage Master Plan covering the site hereby approved with full details of all surface water drainage provision within the application site. This shall accord with the principles of Sustainable Urban Drainage Systems (SUDS), incorporating a Drainage Impact Assessment (DIA) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time, including The SUDS Manual (C697)). Thereafter, only the approved details shall be implemented and all surface water drainage provision, as it relates to, or is relied upon by, an individual phase, shall be completed prior to the first occupation of any of the

development within that phase. The DIA shall ensure that post development runoff rate is no greater than pre-development runoff rate (i.e. greenfield runoff) for all return periods up to the 1:200 year event (Including allowance for Climate Change).

**Reason:** To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

9. For the avoidance of doubt, all foul drainage shall be connected to the public foul sewer prior to first occupation and maintained in perpetuity.

**Reason :** In order to ensure that sewerage infrastructure is carefully managed and provided timeously, in the interests of public health and environmental protection

10. Any details pursuant to Condition 1 shall include a detailed Outdoor Access Plan of public access across the application site (as existing, during construction and following completion, The plan shall include details showing:

i. All existing access points, paths, core paths, tracks, rights of way and other routes (whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;

ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;

iii. All proposed paths, tracks and other routes for use by walkers, riders, cyclists, canoeists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);

iv. Any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage).

The approved Outdoor Access Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan

**Reason:** In order to safeguard public access both during and after the construction phase of the development.

## **REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION IN PRINCIPLE**

The Highland Council hereby makes the following Direction under Section 59(5) 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 expiry of FIVE YEARS from the date on this decision notice;
- ii. The expiry of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiry 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 THREE 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**

### **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.

### **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](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2)

### **Mud and Debris on Road**

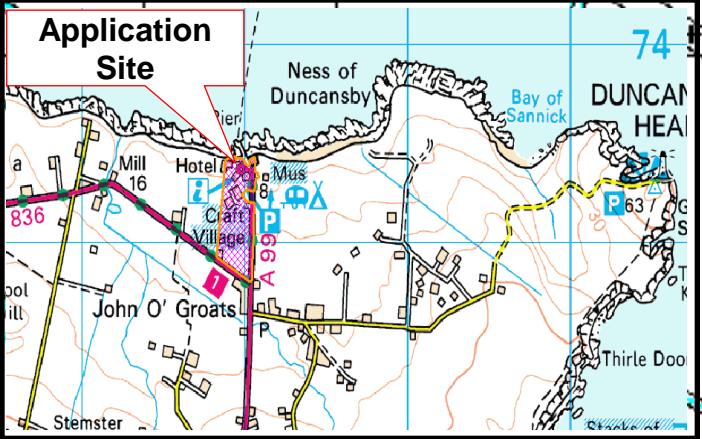
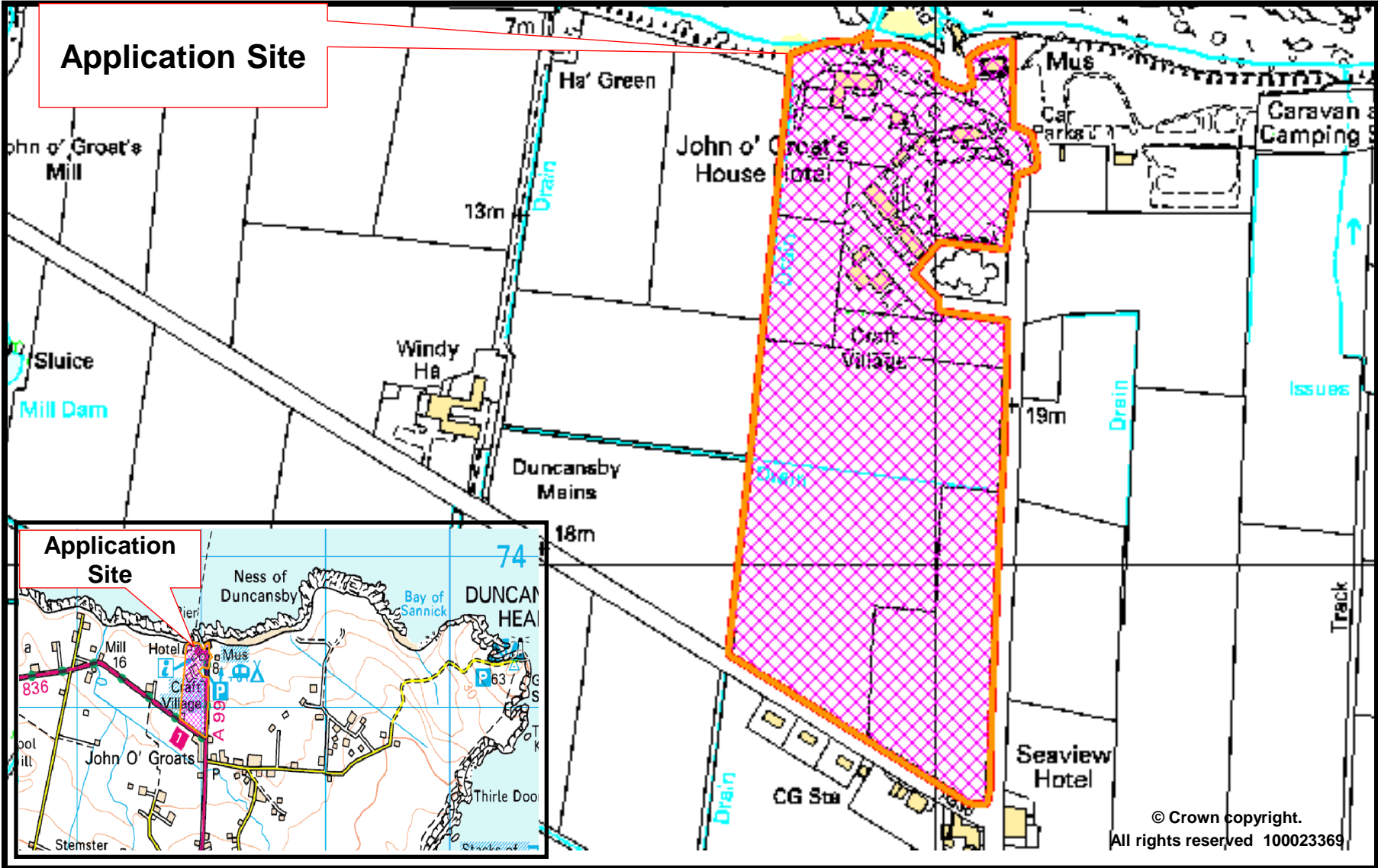
Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Designation:	Area Planning Manager - North
Author:	Gillian Pearson
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Proposed Application Boundary G(--)-003 Plan 2 – Site Layout Plan PL(90)001 Plan 3 – Site Layout Plan (Outline Block Plan) PL(90)003 Plan 4 – Design Guide

Appendix 2 – Summary of Developer Contributions

<b>Summary of Developer Contributions</b>		
<b>Infrastructure / Service Type</b>	<b>Answer</b>	<b>Contribution Rate (per unit)</b>
Schools - Primary - Build Costs	N/A	-
Schools - Primary - Land Costs	N/A	-
Schools - Secondary - Build Costs	Two classroom extension	£1,110.58 per house and £69.9 per flat
Schools - Secondary - Land Costs	N/A	-
Community Facilities	N/A	
Affordable Housing	N/A	-
Standard Transport Requirements	N/A	-
Green Infrastructure	On-site Provision	Dependent on number of homes
Water and Waste	Seek Advice From Flood Risk Management Team	-
Public Art	On-site Provision	-
<b>Development Total</b>		Dependent on number of homes
<i>All costs are subject to indexation and reflect Q4 2018</i>		

# Application Site



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Case No: 18/02634/PIP

Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP)



Planning and Development Service







All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISION

378

379

380

381

382

736

735

734

733

732




731

730

729

728



-  Car Parking
-  Proposed Building Areas
-  Public Open Spaces

SCALE	DATE	DRAWN	CHECKED
1:2500	04-06-18	CB	KW

PROJECT  
**John O'Groats  
 Masterplan**

DRAWING  
**Outline Block Plan**



12 CARPENTER STREET • PERTH • PH1 5LZ

01738 230360

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DRAWING No.  
**PL(90)003\_Outline Block Plan**

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All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISION

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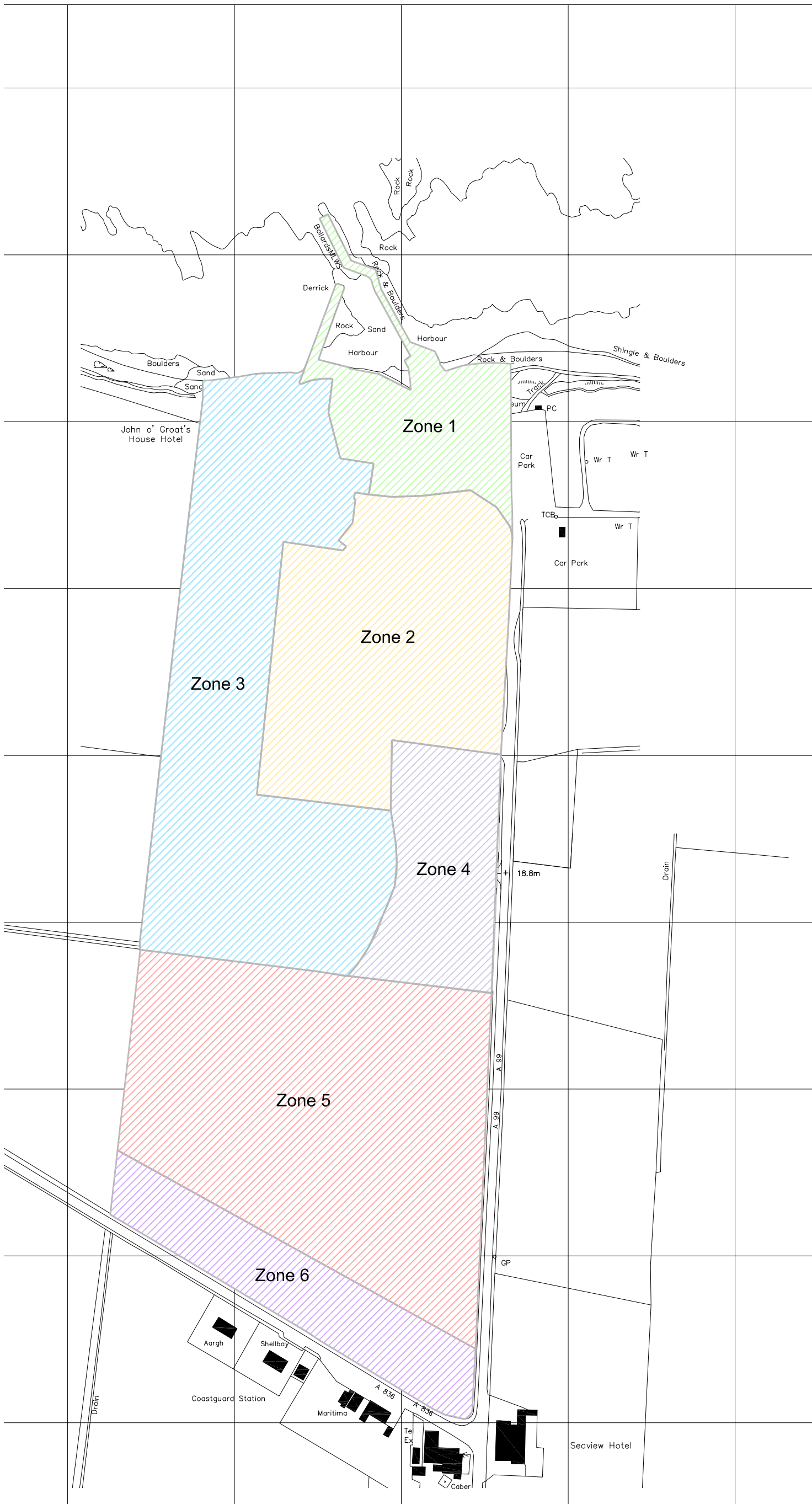
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SCALE	DATE	DRAWN	CHECKED
1:2500	04-06-18	CB	KW

PROJECT  
**John O'Groats  
 Masterplan**

DRAWING  
**Site Zoning Drawing**



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**PL(90)002\_Site Zoning**

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