

Agenda Item	6.3
Report No	PLS 005/19

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 29 January 2019  
**Report Title:** 18/03526/PIP: Swallowfield Smallholding Ltd  
Land 60m NE of Teandalloch Farmhouse, Beauly  
**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Erection of 4 houses  
**Ward:** 12 - Aird and Loch Ness  
**Development category:** Local Development

**Reason referred to Committee:** Member request

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **Refuse** planning permission as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The application has been made for permission in principle for the erection of 4 houses. Two of the plots will be made available for affordable housing, and two plots will be available on the open market.
- 1.2 The submitted layout is for indicative purposes only.
- 1.3 There is an existing field access gate to enable stock movement. It was initially proposed that this would be upgraded to form the site access, but the required visibility splays could not be achieved. The application has now been amended to include the formation of a new access to the east of the site.
- 1.4 Pre Application Consultation: none
- 1.5 Supporting Information: letter from HSCHT; design statement; applicant's response to representations; private access checklist
- 1.6 Variations: access amended from the position of the existing field access centrally within the site frontage to the eastern site boundary, in order to secure appropriate visibility splays. Red edge denoting application site boundary amended to include new access location. 2 passing places and footpath alongside the public road included as part of the proposal.

## **2. SITE DESCRIPTION**

- 2.1 The site is currently part of an unkempt field, along the north side of the Teandalloch public road. 'Swallowfield' lies to the east, and Teandalloch Farm House lies to the west. The field is largely flat in nature. Further fields lie on the opposite side of the public road.

## **3. PLANNING HISTORY**

Adjacent site:

- 3.1 17.01.2017          Erection of building to house a combined heat & power plant (16/05236/FUL)          Granted
- 3.2 20.02.2014          Erection of dwelling (for land management purposes) (12/02157/FUL)          Granted
- 3.3 23.01.2012          Proposes shed for firewood business use and agriculture use (11/04076/FUL)          Granted

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: neighbour  
Date Advertised: 27.08.2018  
Representation deadline: 07.09.2018 & 23.12.2018

Representations: 10 to original neighbour notification; 8 following re-neighbour notification

4.2 Considerations raised are summarised as follows:

- a) Housing development taking place & planned in more suitable locations closer to the village. Affordable housing should be in provided in these.
- b) Affordable housing should be close to local amenities / facilities
- c) Over 2km from nearest shop & absence of local amenities will place additional financial burden on the owners
- d) High costs of development will transfer to the house plots, and place a financial burden on any affordable housing provision.
- e) Contrary Housing in the Countryside and Siting and Design Supplementary Guidance.
- f) Contrary Policy 35
- g) Does not meet criteria for affordable housing
- h) Does not round off a housing group
- i) Not adjacent to an existing housing group – Teandalloch is a linear form of single buildings with generous spaces between, not a group with a cohesive character and perceptible relationship to each other.
- j) Out of character with the area – individual dwellings along the road of assorted age, size, design, surrounded by agricultural land. Housing scheme out of keeping with this.
- k) Not infill development – is open land between stand alone stone farmhouse and firewood site.
- l) Land is fallow, not redundant, because current occupier does not work it
- m) Loss of good quality agricultural land
- n) Will be at an elevated height within the site
- o) Adopts a regularised urban style inappropriate for this agricultural, rural area
- p) Additional development will turn Teandalloch into a small village with no facilities.
- q) Existing field access for stock movement only, unsuitable for proposed traffic, will require a new access to be formed
- r) Affordable housing will attract young families, not a suitable location for children due to proximity to busy road and fast vehicle speeds.
- s) Speed limit 60mph, traffic speeds consistently above the estimated 30mph.
- t) Poor access location – close to blind summit (Teandalloch Farm House), at the bottom of a hill, at a corner which snakes round farm buildings, and a local traffic bottleneck.
- u) Neighbouring boundary wall and BT pole within visibility splay, will reduce available visibility.
- v) Only 40m from the nearest private access, not 70m as stated.
- w) Narrow country lane with no pedestrian or cycle provision
- x) Road forms part of popular circular walking route, verges overgrown, nowhere for pedestrians pushing buggies to go to get out of the way of vehicles.
- y) Proposed footpath along frontage still leaves walkers in the road for the rest of the way
- z) Near railway bridge at Ardnagrask which forms a blind summit, with pedestrians and golfers with trolleys frequently on the road

- aa) Traffic uses neighbours' driveways for turning, with over-run damaging road edges and road drainage
- bb) Proposed new passing place will be used by the new houses to park in, obscuring visibility.
- cc) Construction will adversely impact on road users due to single track width
- dd) Too close to Teandalloch Farmhouse, will lead to loss of privacy
- ee) Should not be reliant on a small unproven district heating system, with associated maintenance & unknown costs, and no contingency plan
- ff) Noise nuisance from biomass boiler and firewood business on adjacent site makes it inappropriate for housing.
- gg) Noise nuisance will be exacerbated from increased wood chipping to supply the biomass boiler to serve the additional houses
- hh) Biomass leads to trees being cut down and not replanted, and being imported from around the world, so in reality is not sustainable.
- ii) Poor soil conditions for septic tanks to work effectively
- jj) Overflow from drainage will exacerbate existing problems of ponding on the road
- kk) First step in plans to build more houses
- ll) Combined heat & power plant on neighbouring site not built in accordance with approved plans.
- mm) Applicant using an existing layby to access his existing property.
- nn) Teandalloch Primary School and Beauly have no capacity for extra pupils

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **Historic Environment Team:** The area has archaeological potential. A condition requiring evaluation of the site to establish the archaeological content and potential is recommended.

5.2 **Transport Planning Team:** adequate visibility can be achieved from the revised access position. Drawings should be updated to show the dimensions of the service bay and the passing place.

Object - 2 passing places are required to mitigate for the increase in traffic on the Teandalloch public road (U2976). The updated drawing showing 2 passing places is still not satisfactory since the passing places are too close together. Passing places should be inter-visible and if they are adjacent they should be on alternate sides of the road.

Within curtilage parking and turning will be required in accordance with Council standards as part of any future application.

Adequate verge width must be reserved for the provision of a footpath in the future if required.

5.3 **Scottish Water:** There is currently capacity in the water treatment works. Capacity can not be reserved. Private foul drainage arrangements will be required.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 32 - Affordable Housing
- 35 - Housing in the Countryside (Hinterland Areas)
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

### **6.2 Inner Moray Firth Local Development Plan 2015**

Outwith settlement development area; within Hinterland. No site specific policies apply.

### **6.3 Highland Council Supplementary Planning Policy Guidance**

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (March 2013)
- Housing in the Countryside and Siting and Design (March 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2016

## **8. PLANNING APPRAISAL**

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
  - b) road safety
  - c) any other material considerations.

### Development plan/other planning policy

- 8.4 The Hinterland area has been identified where pressure for commuter based housing development is greatest. This requires a more managed approach to housing development in order to prevent the suburbanisation of the countryside, and the breaching of service network capacities. It is more sustainable for housing to be provided within settlements where it is within easy reach of existing facilities. This also helps to bolster the local centres (e.g. Muir of Ord and Beauly), and enables more cost efficient infrastructure provision.
- 8.5 Policy 35 presumes against housing in the open countryside of the Hinterland, unless it complies fully with at least one of the exceptions detailed in the adopted Supplementary Guidance Housing in the Countryside and Siting and Design.
- 8.6 The Housing in the Countryside and Siting and Design Supplementary Guidance details the criteria with which new housing in the Hinterland will need to comply for each of the stipulated exceptions. The applicant has stated that he considers that the exception relating to the provision of affordable housing would apply.
- 8.7 It requires that all of the following are met, if support is to be forthcoming:
- there must be a demonstrable local affordable housing need
  - the housing must be provided by a registered social landlord or by the Council
  - it must be demonstrated that a sequential approach has not identified opportunities for affordable housing development within nearby settlements, or opportunities to provide it through conversion or restoration of traditional buildings in the immediate area.
  - the proposal must conform to siting and design principles, and other relevant policies of the Development Plan.
- 8.8 The applicant has asked that the application be assessed in relation to the exception relating to the provision of housing by a social housing provider to meet a demonstrable local affordable housing need.
- 8.9 However, it is proposed that only 2 of the 4 house plots are provided on an 'affordable' basis, with the other 2 being provided for the open market. Policy 32, affordable housing, already expects developers to contribute towards the delivery of affordable housing, and as such any development of 4 or more houses needs to include a minimum of 25% of the houses on an affordable basis. Therefore, it would be usual for at least one plot to be affordable in order to comply with this requirement.
- 8.10 The proposal is to double the minimum number of affordable house plots from 1 to 2. This does not constitute an exception under the affordable housing criteria since a house development of this size would need to include an affordable element anyway. In order to be considered potentially as an exception it should relate to all 4 of those proposed and not just to a proportion. The affordable housing exception cannot be applied to non-affordable speculative housing development.

- 8.11 In support of the application, the applicant has secured a letter from the Highland Small Communities Housing Trust (HSCHT). This says that self-build remains a popular solution to rural housing needs, and that they consider self-build plots in the area will be an attractive option. Therefore, they are willing to be involved with this project, subject to reaching a suitable agreement with the landowner.
- 8.12 Although this would appear to have the general support of a registered social landlord (HSCHT), there has been no evidence of a demonstrable affordable housing need, just anecdotal recognition of the general popularity of this form of housing. This does not in itself demonstrate a requirement for affordable housing which is not being met elsewhere in the immediate vicinity.
- 8.13 The application has arisen on the back of a speculative housing proposal by the applicant, to which the HSCHT has responded. It has not arisen out of an identified affordable housing need by the HSCHT (or other social housing provider) which cannot be met on allocated housing land within one of the nearby settlements (Muir of Ord and Beauly). It is also known that there is ongoing housing development in Muir of Ord, which includes a proportion of affordable provision.
- 8.14 There has been no sequential approach to look at opportunities to provide affordable housing within one of the existing settlements (Muir of Ord or Beauly). Neither has there been any evidence submitted to demonstrate that there is no opportunity to provide the required affordable housing within one of the allocated housing sites in these settlements. Nor has any alternative sites where affordable housing could potentially be provided been reviewed or discounted.
- 8.15 The proposal therefore clearly fails to comply with the requirement to demonstrate that a sequential approach has not identified opportunities for affordable housing development within the nearby settlements, nor that there is a demonstrable local affordable housing need. It also fails to take account of the proposed 2 speculative market value house plots. It therefore fails to comply with the exception covering affordable housing development
- 8.16 Even if this could be demonstrated, the proposal would also need to conform to the siting and design principles, and other policies of the Development Plan. This is discussed further below, under the Character of the Area and Policies 28 and 29.
- 8.17 Another exception whereby housing in the Hinterland can sometimes achieve support relates to the rounding off or infilling of an existing housing group. Since the site lies in close proximity to existing housing at Teandalloch, it is appropriate to consider whether it could comply with the housing group criteria.
- 8.18 A housing group is defined as having at least 3 existing houses that are physically detached from one another; all of which have a perceptible relationship with one another and share a well defined cohesive character. In order to comply with housing group criteria, the proposed house must (amongst other factors) :
- constitute small-scale in-fill or round-off
  - reflect and respect the character, cohesiveness, spacing and amenity of the existing group
  - not constitute linear / ribbon development along a public road

- not create an inappropriate intrusion into a previously undeveloped field or open land
- meet the 'general development considerations'.

- 8.19 There are existing scattered houses of assorted age, design, and size alongside the Teandalloch public road, some set back from the road edge, others fronting the road. This reflects the individual nature of the different houses and the sporadic, piecemeal nature of development over the years. There are also some areas, such as this site, which remain in agricultural use and have not been developed. These combine to give the area a rural feel.
- 8.20 The site lies between 'Swallowfield' agricultural and firewood premises to the east and Teandalloch Farm House to the west. A small buffer to be planted with shrubs is proposed between the site boundary and Teandalloch Farm House, and also between the site boundary and the firewood business. 'Swallowfield' contains an agricultural style shed, stacks of logs, and a biomass building but retains a rural feel. This reflects its nature as a rural business. A house for land management purposes has recently been erected within the 'Swallowfield' land holding, but this is to the rear of the land used for the firewood business, and not in sight of the public road. Furthermore, for the purposes of the definition of a housing group, a house tied to a rural business by a S75 legal agreement, such as that at Swallowfield, does not count as a house when defining a current housing group.
- 8.21 The site itself is currently an open, exposed field, and a further field lies on the opposite side of the public road. This lends a rural feel to the area. Teandalloch Farm House and an agricultural shed add to this visual feel of a countryside location, with a further field after the shed before reaching a more recent linear style development. Teandalloch Farm House also has a small area of field separating it from the nearest house to the west, which again adds to the countryside feel of the area.
- 8.22 The area of field between Teandalloch Farm House and the scattered housing development to the west provides an element of visual separation, leading to the Farm House being viewed as separate from the nearby houses, and not part of any existing housing group. It is seen as a stand alone property, and does not have a perceptible relationship with the other nearby housing. It is therefore assessed that this does not constitute a housing group in terms of policy requirements, since there are less than 3 houses which do not have a perceptible relationship with each other.
- 8.23 Furthermore, when travelling along the public road towards Muir of Ord in an easterly direction, the road is initially tree lined, with houses set behind the trees, and interspersed with small copses. Towards Teandalloch Farm house, the land becomes more open and agricultural in nature, with any houses set well back from the road edge which maintains a farmland feel to the north, and agricultural fields grazed by livestock to the south. A small paddock separates this area from Teandalloch Farm House, before more fields are encountered on both sides of the road. This section of the road has a different and distinct feel to the area further to the west, and does not form part of a housing group.



- 8.24 Even if Teandalloch Farm House were to be viewed as constituting part of an existing housing group, there is a clear visual end to the built form at this point, since the land lying to the east is clearly an open, exposed agricultural field. The development of this field for 4 houses would not constitute small-scale development, nor does it round-off the existing built form, but would instead constitute an inappropriate extension into this open field.
- 8.25 The introduction of 4 houses into the field between Teandalloch Farm House and Swallowfield agricultural and firewood business would result in the loss of this agricultural field, and would visually extend the built form into this otherwise undeveloped area.
- 8.26 Although the application is for 'permission in principle', an indicative site layout has been submitted. The proposal in relation to the character of the existing group, and 'general development considerations' is discussed further below under character of the area and Policies 28 and 29.
- 8.27 The proposal clearly fails to comply with housing group criteria, and is therefore contrary to Policy 35 and the Council's adopted Supplementary Guidance Housing in the Countryside and Siting and Design.
- 8.28 The applicant also indicates that the field within which the site is located, is now redundant for agricultural purposes. One of the exceptions whereby new housing can be permitted is where it involves the redevelopment of brownfield land. Brownfield land is, however, land which was developed but is now vacant or derelict, and where the land has been significantly degraded by its former activity. A net environmental improvement must be achieved by its redevelopment.
- 8.29 The site has not previously been developed, but is an agricultural field, albeit not currently in use for agricultural production. It is not an eyesore, nor has it been significantly degraded by its former agricultural activity. This does not meet the criteria for brownfield land in that it has not previously been developed, nor is it significantly degraded.
- 8.30 The proposed redevelopment for housing does not meet the criteria of enabling a net environmental improvement through the redevelopment of brownfield land, and is therefore contrary to Policy 35 and the Council's adopted Supplementary Guidance Housing in the Countryside and Siting and Design.
- 8.31 Policy 28 assesses development against a number of criteria, including that it is compatible with public service provision, and that it demonstrates sensitive siting in keeping with the local character and the historic and natural environment. Similarly, Policy 29 requires that new development makes a positive contribution to the visual quality of the place in which it is located, demonstrating sensitivity and respect towards the local distinctiveness of the landscape and layouts. This is also reflected in the Housing in the Countryside and Siting and Design supplementary guidance which requires, amongst other factors, that new housing integrates into the character of the area. It is therefore necessary to assess the character of Teandalloch, and whether this proposal reflects and integrates into the pattern of development in a satisfactory manner.

- 8.32 Whilst it is recognised that the application is for 'permission in principle' and that the layout is currently for indicative purposes only, the layout shows the formation of an access road with 2 roadside plots, and a further 2 plots to the rear. This style of development is suburban in nature, and does not reflect the rural style of development where the position of the houses themselves within the plots is irregular in nature, and all the plots typically have a roadside frontage. A regular plot pattern, such as that proposed, with further house plots to the rear, is an alien pattern of development alongside the Teandalloch public road.
- 8.33 In theory, the 4 house plots could otherwise be located side by side along the road edge. This would, however, create a development which has a higher density feel than that typically found in the surrounding area, where houses are typically in generous garden grounds with a wide frontage to the road, giving a spacious rural feel to the development. This would, instead, lead to a feeling of cramming inappropriate to the character of the area.
- 8.34 Furthermore, the indicative layout shows the formation of a footpath along the frontage of the proposed plots. Whilst this has advantages in terms of improving road safety for this short distance, there is no footpath on either side to link in to. Furthermore, the Teandalloch public road is a single track country lane, with passing places, which reflects the rural nature of the area it serves. The proposed footpath introduces a suburban feel to this short stretch of road, which is alien to the rural location in which it lies. Given the limited benefit which it would provide to pedestrians, the costly nature of its construction, and the inappropriate introduction of an urban feature, it would be more appropriate to safeguard a wide verge to enable the installation of a footway in the future should the desire to build one arise.

#### Road Safety

- 8.35 The access point has been amended, since it was recognised by the applicant that the required visibility splay could not be achieved within the application site boundary. It has now been moved further east towards 'Swallowfield', and the red edge denoting the application site boundary also extended in an easterly direction to enable the amended access point to lie within the application site.
- 8.36 Transport Planning is now satisfied that the visibility splays are achievable and comply with Council guidelines.
- 8.37 The applicant has now also shown the provision of a footpath extending along the site frontage alongside the road edge, in addition to the provision of an additional passing place at the west of the site close to Teandalloch Farmhouse. The proposed access incorporates a service layby to Council standards, and this could also double as a passing place. Transport Planning require 2 passing places, designed in accordance with Council guidelines, to be provided. There are currently no dimensions on the drawings to demonstrate that the passing place or that the site access are designed to Council guidelines, and Transport Planning are minded to object until it can be demonstrated that these are to the appropriate standard, and that 2 passing places are provided. Revised plans have since been received showing the provision of 2 passing places. Transport Planning, however, object to

these since the passing places indicated are too close together. Passing places should be inter-visible, and if they are adjacent they should be on alternate sides of the road.

- 8.38 Local residents have expressed safety concerns regarding the additional traffic from the development along the Teandalloch public road. It is acknowledged that traffic speeds are high, and that there are blind summits both at the railway bridge and near Teandalloch Farmhouse. It is also acknowledged that there is currently no footpath alongside the road, and that pedestrian safety is therefore a concern. However, Transport Planning is satisfied that adequate mitigation can be provided (2 passing places along the Teandalloch public road, footpath reservation strip, and access to Council standards).

#### Other material considerations

- 8.39 The application site does not directly adjoin the boundary with Teandalloch Farmhouse, but is approximately 11.5m away at its nearest point. Teandalloch Farmhouse is orientated with gable towards the site, and main fenestration to the road frontage and to their rear garden grounds. This limits the opportunity for overlooking of the house. Any Matters Specified in Condition application can ensure that the house design and layout takes account of privacy issues and helps avoid potential perceived overlooking of the Farmhouse and its private garden grounds.
- 8.40 No percolation tests have been carried out in connection with this proposal, so it is not currently known whether ground conditions are suitable for drainage using septic tank / soakaway systems as indicated. It is noted that the nearby manager's house at Swallowfield utilises a reed bed drainage system.

#### Non-material considerations

- 8.41 The Planning Authority has no control over whether families with children occupy the proposed housing, nor their safety travelling to and from school and other facilities in the Village.
- 8.42 The application is currently for 'permission in principle', and the existing and proposed ground and finished floor levels are currently not for approval, but will form part of any future 'Matters Specified in Condition' application.
- 8.43 The suitability and reliability of the adjacent biomass boiler to provide heating to the proposed house plots is not a material planning consideration.
- 8.44 Since any potential occupiers of the proposed houses will be aware of the adjacent biomass boiler and firewood business, they will be able to assess whether it presents a potential noise nuisance for them, or whether they are content to co-exist with it.
- 8.45 Whilst the use of sustainable energy sources is desirable, the degree to which a biomass heating system is or is not sustainable is not a material planning consideration.

- 8.46 The proposal is for 4 house plots, along with the formation of a new access. Any future application for additional housing will fall to be assessed against planning policy and other material planning considerations at that time, and is not a material planning consideration in relation to the assessment of this current proposal.
- 8.47 The manner of the applicant's current business operation adjacent to the site is a separate issue to the application for 4 house plots which is currently to be determined.
- 8.48 Teandalloch Primary School is currently operating at 75% capacity and this is predicted to rise above 90% capacity in 2012/22, and to continue to rise after then. The updated Developer Contributions Supplementary Guidance would require (amongst other factors) contributions towards the costs of major extension or new school.

## **9. CONCLUSION**

- 9.1 The proposed 4 house plots and new access do not comply with Policy 35, or with the Council's adopted Supplementary Guidance Housing in the Countryside and Siting and Design. The proposal does not meet any of the stipulated exceptions, whereby housing in the Hinterland can potentially achieve Officer support.
- 9.2 Furthermore, the proposal is suburban in nature and fails to integrate into the surrounding landscape or pattern of development in a satisfactory manner, but instead is incongruous and out of character with this rural location.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

## **10. IMPLICATIONS**

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

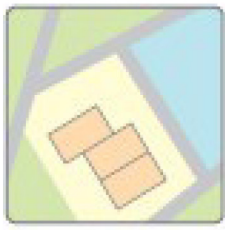
## 11. RECOMMENDATION

The application is recommended for refusal for the reasons set out below.

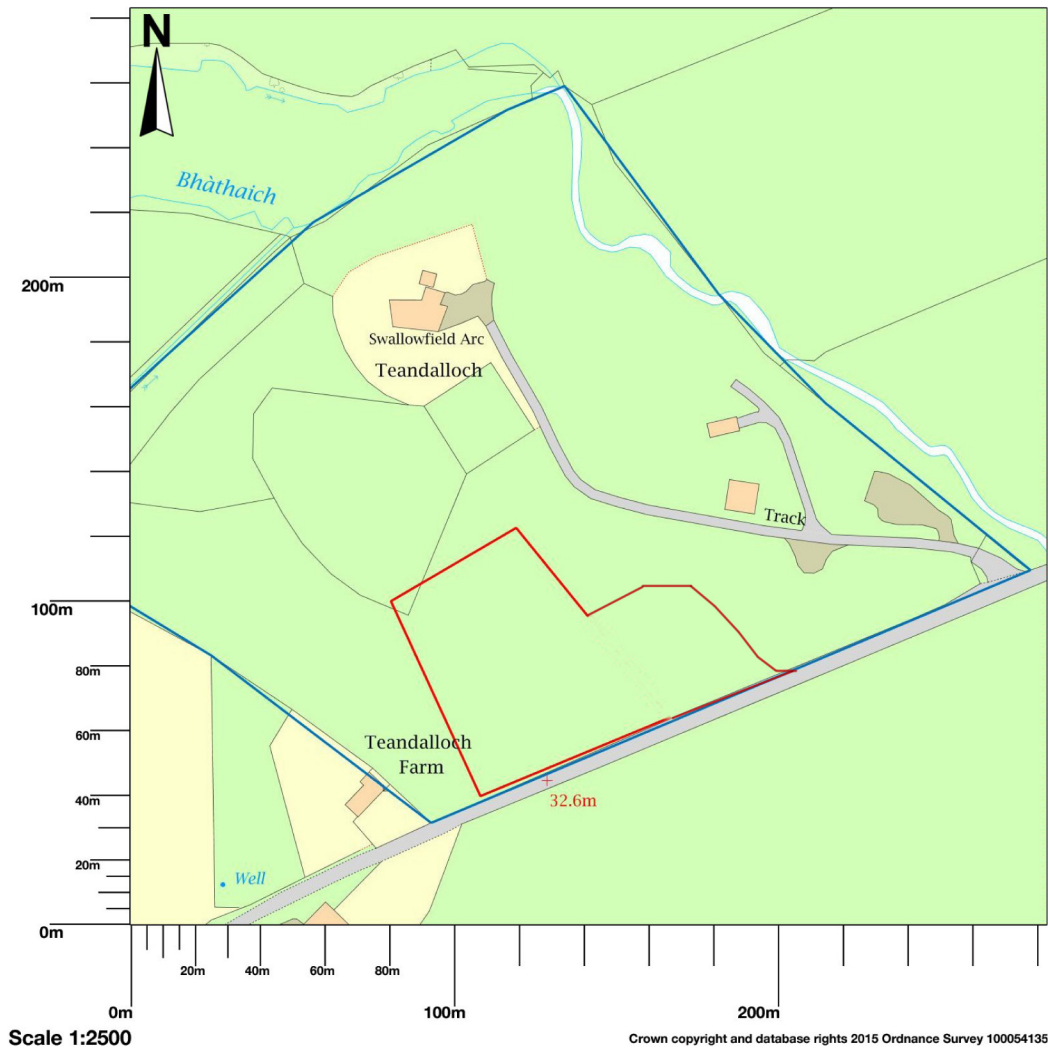
### Reasons for Refusal

1. The proposal is contrary to the provisions of Policy 35 (Highland-wide Local Development Plan) and to the Council's adopted Supplementary Guidance Housing in the Countryside and Siting and Design, in that it fails to meet any of the detailed exceptions. In particular, it :
  - fails to demonstrate an affordable housing need
  - fails to undertake a sequential approach to demonstrate that there are not opportunities for affordable housing development within nearby settlements, or opportunities to provide it through conversion or restoration of traditional buildings in the immediate area.
  - fails to achieve good siting which integrates into the surrounding area
  - has not secured a firm commitment to provide the housing by a registered social landlord or by the Council
  - proposes affordable housing on only 2 out of the 4 proposed house plots.
  - fails to round off or infill an existing housing group
  - inappropriately extends development into an otherwise open field
  - is not brownfield land, since it has not previously been developed and will not result in a net environmental improvement.
  
2. The proposal is contrary to the provision of Policy 28 (Highland-wide Local Development Plan), Policy 29 (Highland-wide Local Development Plan), and the Council's adopted Supplementary Guidance Housing in the Countryside and Siting and Design, in that the proposed formation of a new vehicular access and 4 house plots is suburban in nature, and fails to reflect its rural location or the pattern of development found in the surrounding area.

Signature: David Mudie  
Designation: Area Planning Manager – South  
Author: Susan Hadfield  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - 000001 rev A. Location plan  
Plan 2 - 1714-100 rev C. Site layout plan  
Plan 3 - 1714-200 rev C. Site layout plan



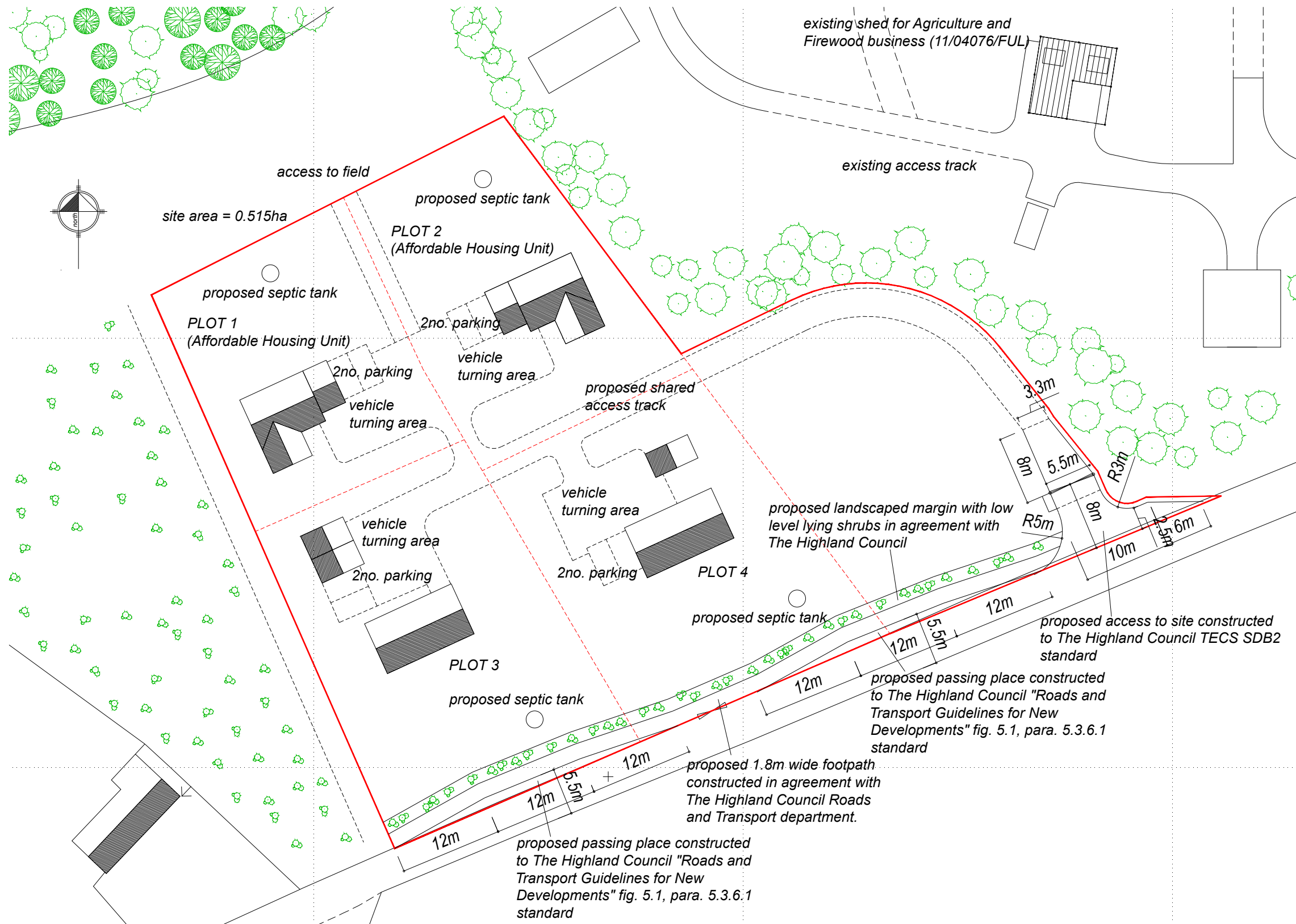
## Swallowfield Office, Teandalloch, Beauly, IV4 7AA



### *Application Site Boundary Amended 24th Oct 2018*

Map shows area bounded by: 252105.58,848704.56,252388.42,848987.44 at a scale of 1:2500. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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rev	desc	date
A	access relocated	241018
B	passing place; footpath & shrubs added	041218
C	2nd passing place added; service bay/passing place dims added	241218



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**PLANNING IN PRINCIPLE**

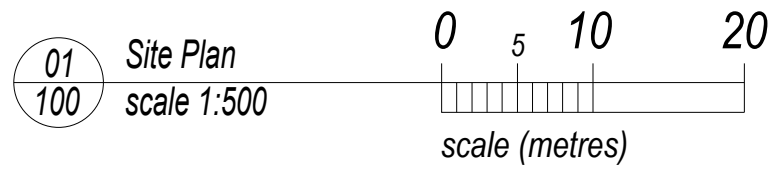
Project:  
 Proposed 4no. House Plots at Swallowfield, Teandalloch, Muir of Ord

Client:  
 Swallowfield Smallholding Ltd.

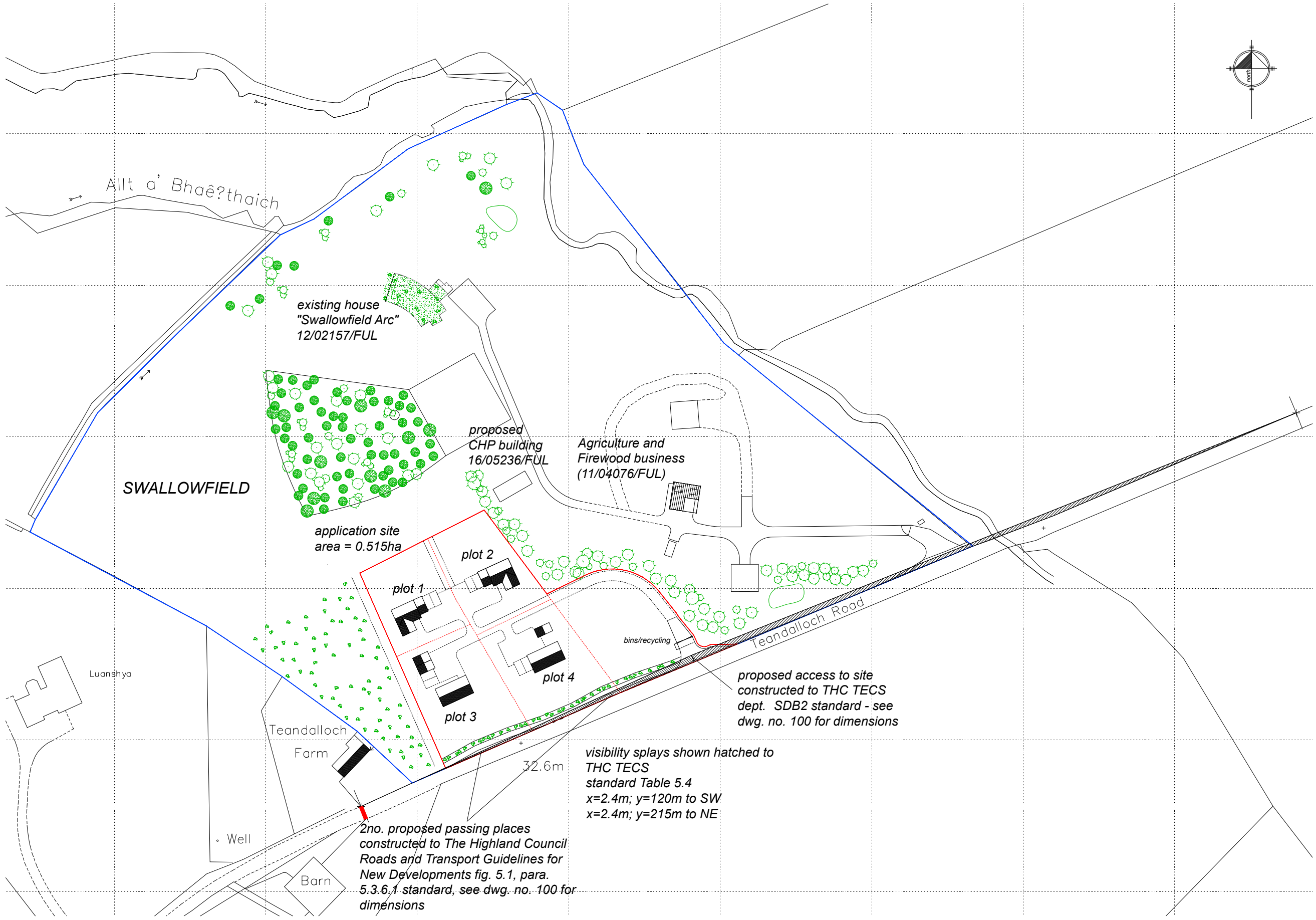
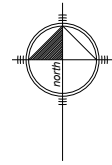
Drawing:  
 Proposed Site Plan

Drawing No.: 1714/100 Date: 19/07/18

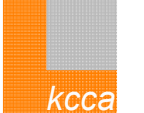
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this is a  
**PLANNING IN PRINCIPLE**  
 drawing only and refers only  
 to Swallowfield, Teandalloch



rev	desc	date
A	access relocated	241018
B	passing place; footpath and shrubs added.	041218
C	2nd passing place added	241218



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**PLANNING IN PRINCIPLE**

Project:  
 Proposed 4no. House Plots at  
 Swallowfield, Teandalloch,  
 Muir of Ord

Client:  
 Swallowfield Smallholding Ltd.

Drawing:  
 Proposed  
 Site Plan

Drawing No.: 1714/200  
 Date: 19/07/18

Scale:  
 1:1250 @ A3

01  
 200 Site Plan  
 scale 1:1250

