

Agenda Item	6.2
Report No	PLS 032/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 April 2019

Report Title: 18/04989/FUL: Mr & Mrs Stephen & Katrina Gannon

Land 50M North Of Rigsden, Achnabobane, Spean Bridge

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of house

Ward: 11 - Caol and Mallaig

Development category: Local

Reason referred to Committee: Community Council objection

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.

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for a 4/5 bedroom house incorporating a ground floor “granny flat”. The house would be one and three quarter storeys, sited between an existing house, Rigsden, and a shed, and close to 3 other properties (Achnasol, Aisling and Tigh na Coille) in the western part of Achnabobane.
- 1.2 The proposed house is L-shaped with a full height gable projection at the front (SW), and a balcony at first floor level. A dormer window is proposed on the remainder of the front facing roof plane, and another dormer on the projecting element facing SE. The rear, NW and NE roof planes have rooflights. A lean-to canopy is indicated on the SW and SE elevations, on the inside of the L, incorporating a porch in the corner.
- 1.3 Materials are rendered walls with larch clad panels and dormers, and an artificial slate roof (dark grey).
- 1.4 The proposed house is to be served by an existing single track lane from the A82. The lane splits in front of the original group of dwellings at Achnabobane, and one lane branches off to the west, to this group. It is an adopted road as far as a turning head just before a cattle grid, and beyond this the lane continues for a further 270m to serve this group, beyond which it is gated and continues into a forestry plantation which has been felled. The lane narrows beyond the cattle grid, down a dip and up and around a corner to emerge at this group of houses.
- 1.5 The house would be served via the public water supply. Foul drainage is to a new septic tank with a soakaway to the ground. A sustainable surface water drainage scheme is proposed.
- 1.6 This is a full application. It was made on 27.10.18 and valid on 29.10.18 – the date that the previous PIP expired. It is therefore a timely re-application, though with a Full application rather than another PIP. The application site boundaries are slightly, but not significantly different, and this application includes the details of the proposed siting and design of the house, whereas the previous application was in principle only.
- 1.7 Pre Application Consultation: None
- 1.8 Supporting Information: None
- 1.9 Variations: None

2. SITE DESCRIPTION

- 2.1 The house would be approximately 43m north of Rigsden, and 16½m east of a “deer fattening shed”. It would be set back further from the road than Rigsden and the shed, with a driveway and an area of hard standing in front of the house. Behind, to the east is native woodland; to the north, beyond the shed is a substantial conifer plantation that has been felled and is partly re-stocked, and across the lane to the front (to the west) are two further house plots with planning permission (19/00305/FUL which is an amendment to 17/05834/FUL – this one has

commenced development, and 18/02465/FUL – not yet started).

- 2.2 The site is generally level. This group of houses at Achnabobane is surrounded to the west and south by mature conifer plantations, and to the east by native woodland.
- 2.3 The site is entirely within the Parallel Roads of Lochaber SSSI, a geomorphological designation. A small portion of the site is within land designated as Long Established Woodland.
- 2.4 Achnabobane comprises a housing group, with three clusters of development, one around the original farmhouse, a cluster to the west and a cluster to the north of the original farmhouse. This pattern of development, with no coalescence of the three distinct clusters, was agreed by Committee in 2010.
- 2.5 Achnabobane is approx. 7 miles north east of Fort William, within the hinterland, which extends in this direction as far as Spean Bridge.

3. PLANNING HISTORY

- 3.1 Sept 2018 18/04441/PAN: major tourism and leisure development, including 120 bed hotel, tourist attractions, shop, off road driving, countryside activities, walks, wildlife activities and fishing, on 52Ha including the existing area of houses at Achnabobane. Reported to SPAC 23 Oct 2018
- 3.2 29 Oct 2015 15/02555/PIP house, as current site Granted permission – expired 29.10.18
- 3.3 July 2015 15/01644/PIP: house and extension of private access track – this proposal had the access coming in from the NE via the driveway to Langsisa and through native birch woodland withdrawn
- 3.4 Oct 2008 08/00148/OUTLO: house – overlaps current application site (not set so far back from lane) Granted permission
- 3.5 Sept 2007 07/00310/OUTLO: erection of 6no. letting units – overlaps current application site withdrawn
- 3.6 July 2009 09/00299/OUTLO: Erection of a house (the report on this application contained the assessment of the clustered form of development at Achnabobane and was agreed by Committee) Granted
- 3.7 A series of S75 Legal Agreements covered the site which sought to limit the number of additional houses and which date from before the hinterland policy was in place. These have recently been revoked as such legal agreements are now not

considered an appropriate mechanism to restrict future development. Each application should be considered on its merits against current planning policy.

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour

Date Advertised: 08.11.18

Representation deadline: 22.11.18

Timeous representations: 0

Late representations: 0

4.2 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.

5. CONSULTATIONS

5.1 **Spean Bridge, Roy Bridge and Achnacarry Community Council** has advised as follows:

Achnabobane is in the Hinterland and new housing is governed by the Supplementary Guidance on Housing in the Countryside Siting and Design.

Para 6.13 says "Notwithstanding the above, no housing group will be allowed to increase in number by more than 100% of the number of houses existing in that group from the date of adoption of the guidance, 3rd August 2011.

The Community Council has consistently voiced their concern that the landowners appear to be trying to develop a settlement by stealth and we note in 18/04441/PAN they claim that with 27 houses they have created a village which we dispute. [That number is indeed incorrect – see para 8.11 below]

*It is noted that there has been a proliferation of planning applications at Achnabobane recently and if this application indeed exceeds the 100% of the number of houses existing in the group on 3rd August 2011, then with regret we **object** to this application.*

If it doesn't we have no problem with the application but we would appreciate a definitive answer about how many further applications will be permitted before the Housing Group concession is closed.

5.2 **Development Plan Team:** In terms of clarifying the baseline for the 100% growth test for housing groups as set out in the Housing in the Countryside SG its view is that existing houses at adoption relates to existing houses on the ground and those under construction (i.e. formal notice of commencement with Building Standards).

In applying the 100% growth test, its view is that renewals of existing unimplemented permissions that have not lapsed should be allowed. For new applications and those seeking a fresh application (including those lapsed) these would be a refusal unless we are under the 10 additional homes threshold.

Having considered the monitoring information provided, the Development Plan Team recognise that the 100% growth threshold has now been breached. As such,

the Development Plan does not support any additional housing in the Achnabobane Housing group.

5.3 **Scottish Natural Heritage:** There are natural heritage interests of importance on the site but these will not be affected by the proposal. The house site is not within a key area of the SSSI. The existing access road cuts through a glacial mound feature, which is a key area, and therefore works should not extend either side of the existing road.

5.4 **Scottish Water:** No objection.

5.5 **Forestry Officer:** No response.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

35 - Housing in the Countryside (Hinterland Areas)

51 - Trees and Development

52 - Principle of Development in Woodland

57 - Natural, Built & Cultural Heritage

6.2 West Highlands and Islands Local Plan 2010 (as continued in force)

No specific policies apply.

6.3 West Highland and Islands Proposed Local Development Plan 2017

The WestPlan is at an advanced stage and represents the 'settled view' of the Council and is a material planning consideration in making planning decisions. Under the WestPlan, Achnabobane is not identified within the specific settlement hierarchy. Under the proposed plan the application would be assessed under the hinterland policy and the associated Housing in the Countryside supplementary guidance.

In directing housing to the most appropriate locations, the Council offers greater protection to areas of countryside closest to Highland's largest settlements where the demand for commuter based housing is highest. Such areas are known as the Hinterland of that settlement. The principle of this approach is set out in the HwLDP which states that the boundaries of these areas will be reviewed through the Area Local Development Plans.

Fort William's Hinterland is the only one within the West Highland and Islands Plan area. The Hinterland boundary is outlined on the Spatial Strategy Map and Mapped in detail on the Council's website. The Council reviewed the suitability of this boundary in achieving the aim of protecting the visual, landscape and servicing

capacity of the countryside around Fort William. It was considered that the existing boundary represents the most appropriate Hinterland area, and that the boundary should be retained without amendment.

6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

Housing in the Countryside and Siting and Design (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Para 81. In accessible or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside, a more restrictive approach to new housing development is appropriate, and plans and decision-making should generally:

- guide most new development to locations within or adjacent to settlements; and
- set out the circumstances in which new housing outwith settlements may be appropriate, avoiding use of occupancy restrictions.

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) siting, design and amenity
- c) impact on trees
- d) impact on existing infrastructure - access and servicing
- e) impact on SSSI
- f) any other material considerations.

Development plan/other planning policy

- 8.4 There is a policy of restraint towards new housing within the hinterland. However the Housing in the Countryside Supplementary Guidance allows for small scale infill development or the “rounding off” of housing groups within the hinterland. A “housing group” is defined in the guidance as:
- at least 3 houses that are physically detached from one another
 - all of the houses must have a perceptible relationship with one another and share a well defined, cohesive character; and
 - the houses must not comprise part of a small settlement as may be defined in the applicable Local development Plan.
- 8.5 The policy goes on to support some limited infilling and rounding off of such groups. Notwithstanding this flexibility to allow for limited growth, proposals need to be assessed against the capacity and suitability for growth of groups in line with a set of criteria that deal with the character and layout of the group of houses in geographical terms. *In addition, no housing group will be allowed to increase in number by more than 100% of the number of houses existing in that group as of 3rd August 2011* (when the SG was adopted). This is the part of the SG that the Community Council is referring to in its objection, and whether this limit has now been reached is an important factor in considering current and future applications at Achnabobane.
- 8.6 It is considered that Achnabobane does form a housing group, which is split into three clusters. Two critical issues require to be addressed to determine whether this proposal would accord with the Housing in the Countryside and Siting and Design Supplementary Guidance and therefore the Development Plan; that is whether the proposal is considered to present an infill or rounding off of that group and whether the 100% threshold referred to above would have been reached.
- 8.7 The planning history of Achnabobane is extensive and complicated; however there were 9 existing houses as of August 2011, plus one self catering unit within the curtilage of an existing house (this would not be counted as a separate unit for the purposes of the SG), and one house which is essentially built but has never been completed. These comprise:
- Achnasol House, Aisling, Taigh Na Coille, Rigsden, Sealladh na Coille, Langsisa, Achnabobane Farmhouse, Stockmans Cottage, and Taigh Breagh. There is a detached annex to Achnasol House which is used as a holiday let. There is also a very large house incorporating an annex to the north of Sealladh na Coille which is a complete building that has never been finished inside nor occupied – this has been counted as an existing house for the purposes of the SG. There were therefore 10 houses existing as of 03 August 2011 – for the purposes of the SG.
- 8.8 Since August 2011 three further houses have been built and completed: Fasach, Starrenburg, and Charming; and four are currently under construction - Camden House – almost completed, one to the NE of Fasach – almost completed, one opposite Charming – almost completed, and one next to Achnasol House and opposite this application site - foundations just started. So 7 have been built since August 2011 or are currently under construction.

- 8.9 There are in addition 5 live permissions: comprising 2 full permissions and 3 PIPs:
- 18/02465/FUL - in the western part of Ach nabobane, alongside the one that has just started being built, and near to the current proposal;
 - 18/00572/FUL – to the east of Taigh Breagh for demolition of a barn and construction of a house
 - 16/00938/PIP – plot behind the farmhouse – expires 04.08.19
 - 16/00939/PIP - plot behind Langsisa and alongside Sealladh Na Coille, adjacent to the above PIP – expires 04 August 2019
 - 16/00168/PIP – plot at top right of the area, expires 13 May 2019 – and there is a current application for Matters Specified in Condition for a house under consideration on this site – 19/01559/MS
- 8.10 The current application, 18/04989/FUL, was made valid on the day that the previous permission 15/02555/PIP expired; 29 October 2018. It is therefore an in-time re-application with a full, detailed proposal, rather than a renewal of an “in principle” application or an application for Matters Specified in Condition. The principle of development is therefore for re-consideration as part of this application, and the previous PIP has expired.
- 8.11 There is another current application, 18/02572/PIP, for a site west of Fasach, which is within the forestry plantation, and on the other side of the fence separating the existing residential area from the now clear felled plantation area. This is considered to be beyond the natural boundaries of the housing group and has therefore been recommended for refusal.
- 8.12 There have been numerous planning applications (circa.89) at Ach nabobane, mostly for single house plots going back to 1990, many of which have now either lapsed or superseded.
- 8.13 There are 7 houses that have been built since August 2011, or are under construction at present, and a further 2 plots with live full planning permissions that could potentially be commenced at the present time, and a further 3 PIPs that could provide 3 further houses if subsequent applications for Matters Specified in Conditions are granted.
- 8.14 Since 7 houses have been built or commenced since Aug 2011, and 10 would represent a 100% increase in the size of the group, in terms of SG there is capacity for 3 more houses to be built before this threshold is reached. However, there are 5 live permissions which could be implemented (listed in bullet points in para 8.9), plus this application if granted. This means that, irrespective of whether this application is granted, the 100% threshold would be reached by virtue of extant permissions being implemented, exceeding the 100% by 2 units (3 if the current application is granted).
- 8.15 Although the planning permission in principle has technically expired on this current site on 29 October 2018, the new FULL application was submitted in good faith, a couple of days before expiry of the permission in principle. If the FULL application had instead been submitted as a Matters Specified by Condition (MSC) application, the principle of a house on the site would still stand. The history of development on

this site is a key consideration in this case.

- 8.16 While the proposal does not comply with the Housing in the Countryside and Siting and Design Supplementary Guidance in that it breaches the 100% threshold for expansion of a group, it is still necessary to consider the proposal against the development plan in the round, including whether the house is appropriately sited and designed with no significant detrimental impact on individual or community amenity, the environment and/or existing infrastructure and wildlife interests.

Siting, Design and Amenity

- 8.17 The proposed house is to be sited in accordance with the indicative position shown on the previously approved layout plans. The land ownership has meant that the shape of the plot is set back in relation to both Rigsden and the shed. However, the arrangement of houses in this group is sufficiently loose; Tigh na Coille is set back to a similar extent from the road – by approx. 40m, and the plot sizes are generous enough that the position of the house within this plot would be acceptable in settlement pattern and amenity terms in relation to Rigsden and the shed.
- 8.18 The nearest house is Rigsden, and the separation distance between facing elevations would be over 40m. The impact of overlooking from the first floor and balcony of the property to the rear of Rigsden would be acceptable given this distance. The side and part of the front garden of the proposed property would abut the side and rear garden of Rigsden. Appropriate boundary treatment along this part of the boundary may be secured by condition to ensure adequate privacy.
- 8.19 The site is not conspicuous from outwith the immediate area as it is set down in the landscape and mostly surrounded by trees.
- 8.20 In terms of conformity with the Housing in the Countryside and Siting and Design Supplementary Guidance, the proposed house would infill a gap and round off this housing group between an existing house, Rigsden, and a shed. It would reflect the character, cohesiveness, spacing and amenity of the existing group, would not lead to coalescence with the other parts of Achnabobane, and would not create an inappropriate intrusion into a previously undeveloped area, or overwhelm the landscape setting. It accords with the SG in this respect.
- 8.21 Furthermore, the design and detailing of the property is considered appropriate for the setting and would have no adverse impact on individual and/or community residential amenity. In this regard the proposal would accord with the development plan,

Trees

- 8.22 The proposed site was covered with over-mature conifers, which have all been felled since the PIP was granted. The fence line marking the NE boundary of the application site marks a clear change from conifers to native, predominantly birch woodland beyond. This is the long established woodland which is picked up on the Council's mapping system. The driveway proposed for a previous application 15/01644/PIP, which was withdrawn, would have cut through this area of native woodland. This native woodland is not affected under the subsequent PIP

(15/02555/PIP) or this application.

- 8.23 Woodland removal is only supported where there is a clear justification. The application is for a single private house on a site which has previously had planning permission in principle. The trees were non native, commercially grown conifers, which have now been felled in any event. Their loss is accepted in this instance. Compensatory planting with native tree species is required and may be secured by planning condition. The proposal would not significantly conflict with policy in this respect.

Existing infrastructure - Access and Servicing

- 8.24 Access to the proposed development would be taken from a private track, which becomes public 270m down the lane beyond the cattle grid. The lane is adequate to serve this additional house, and there is no current policy requirement for the lane to be upgraded to an adoptable standard. The lane serving the other part of Achnabobane to the north of the farmhouse was upgraded to adoptable standard as a result of a policy in the previous Structure Plan, which is now no longer in force.
- 8.25 Access arrangements and responsibility for the private lane's future maintenance is a matter for the developer, landowner and any other persons with a legal interest in the lane. The grant of planning permission does not override any existing private access agreements with existing householders in this part of Achnabobane. The impact of construction traffic on the lane is similarly a matter for those with a legal interest in it.
- 8.26 The position of the septic tank and soakaway are shown within the generous garden area on the layout drawing. Further details of its design and siting in relation to the neighbour's boundary would be addressed by Building Standards.

Site of Special Scientific Interest (SSSI)

- 8.27 The site is not within a key area of the Parallel Roads of Lochaber, and there would be no adverse impact on the SSSI. No alterations are proposed to the access lane that would affect the key area of the SSSI. No conflict with policy 57.

Other material considerations

- 8.28 There are no other material considerations.

Non-material considerations

- 8.29 None

Matters to be secured by Section 75 Agreement

- 8.30 None – this application was submitted before the current Developer Contributions requirements came into effect.

9. CONCLUSION

- 9.1 This house would take the total number of houses built and those with extant permission at Achnasol since August 2011 further over the 100% increase for this housing group, which is the limit set out in the Housing in the Countryside and Siting and Design Supplementary Guidance. However, this site has twice had planning permission previously and it would relate well to existing houses and infill a gap between Rigsden, Achnasol House and a shed.
- 9.2 This application would therefore draw to a close the concession set out in the Housing in the Countryside SG which allows groups of houses to be increased in size by no more than 100% of the number of houses that existed on that date.
- 9.3 Until such time as the Housing in the Countryside Policy and associated supplementary guidance materially changes, Development Plan Policy does not support any additional housing sites within the Achnasol housing group, over and above those currently benefiting from an extant planning permission.
- 9.4 Renewals of existing unimplemented permissions that have not lapsed should be allowed. For new applications and those seeking a fresh application (including those lapsed) these would not be supported unless they would be under the 10 additional homes threshold.
- 9.5 The plot previously had planning permission in principle, and the siting and design is acceptable. Conditions are recommended to secure an appropriate landscaped treatment of the plot, given its wooded setting and to ensure neighbours amenity. Some tree planting is sought as part of this permission given the conifers that were cleared to form the plot.
- 9.6 All relevant matters have been taken into account when appraising this application. It is considered that the proposal represents a minor departure from the SG in respect of the amount to which Achnasol has now expanded as a housing group. The proposal otherwise accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: 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

Action required before decision issued N

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. 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.

2. The “granny annex” accommodation shall not be used as a separate dwelling unit, and shall remain integral to the dwelling house as a whole.

Reason: To avoid the creation of a separate dwelling, on a plot that is authorised for a single dwelling unit only, and to accord with the Housing in the Countryside Supplementary Guidance.

3. No development shall commence until a Tree Planting Plan and Maintenance Programme has been submitted to, and approved in writing by, the Planning Authority. The approved Tree Planting Plan shall be

implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the approved Maintenance Programme.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site, and to provide some compensatory planting for the trees that were felled from this site.

REASON FOR DECISION

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.

TIME 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 & 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 (paragraph 259), 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 & 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_for_working_on_public_roads/2

Mud & 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.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

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

Private Access Road

This development is served off a private lane. It is the developer's responsibility to secure appropriate rights of access, any requirements by the owner(s) to repair it following construction work, and to ensure proper provision is made for its future maintenance and upkeep.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Lucy Prins
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan Site Layout Plan 01
Plan 2 - Floor Plan Elevation Plan DS1 01



proposed site plan (1:500)

Achnabobane

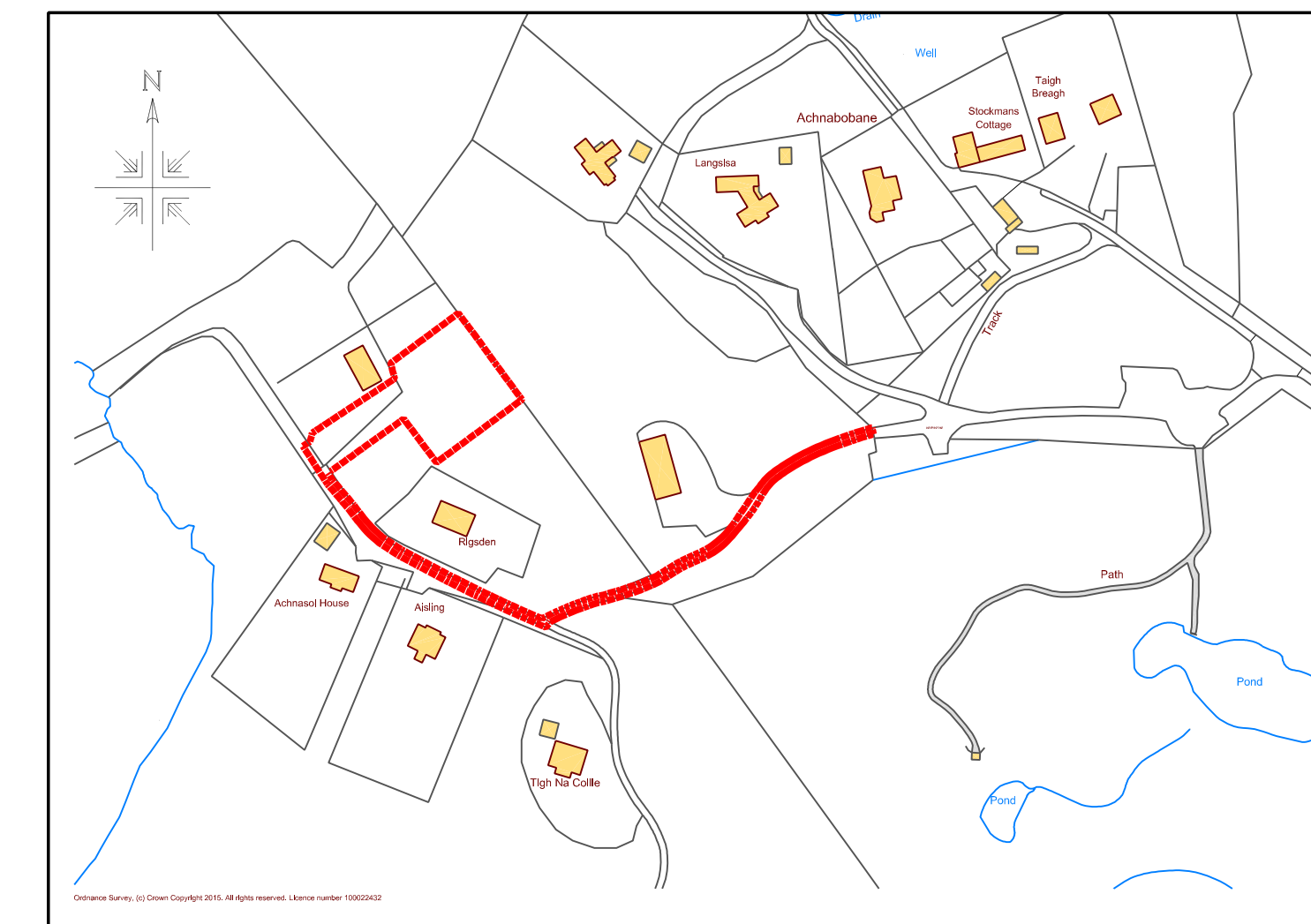
Langsisa

Riggsden

Achnasol House

Aisling

Tigh Na Coille



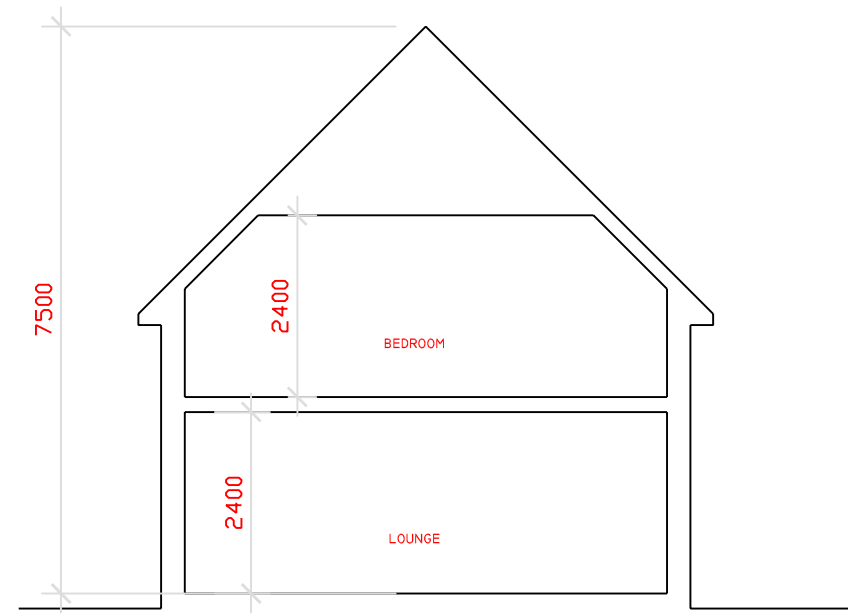
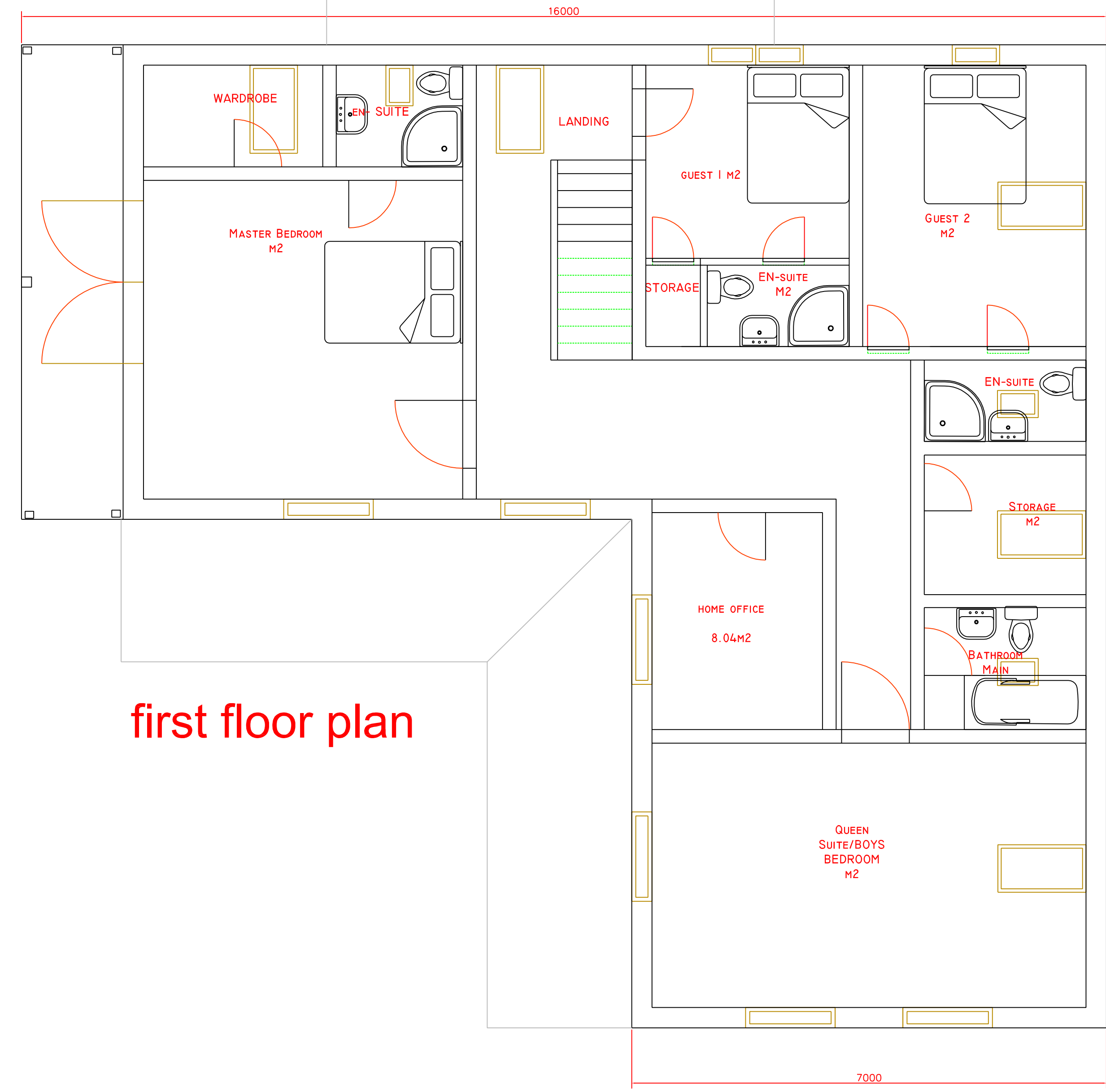
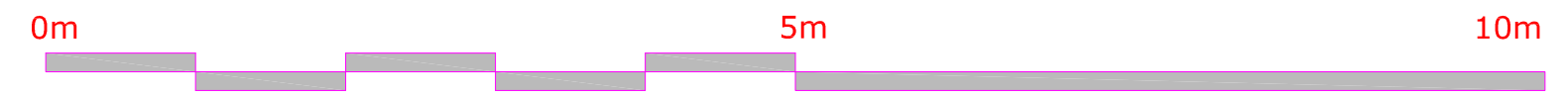
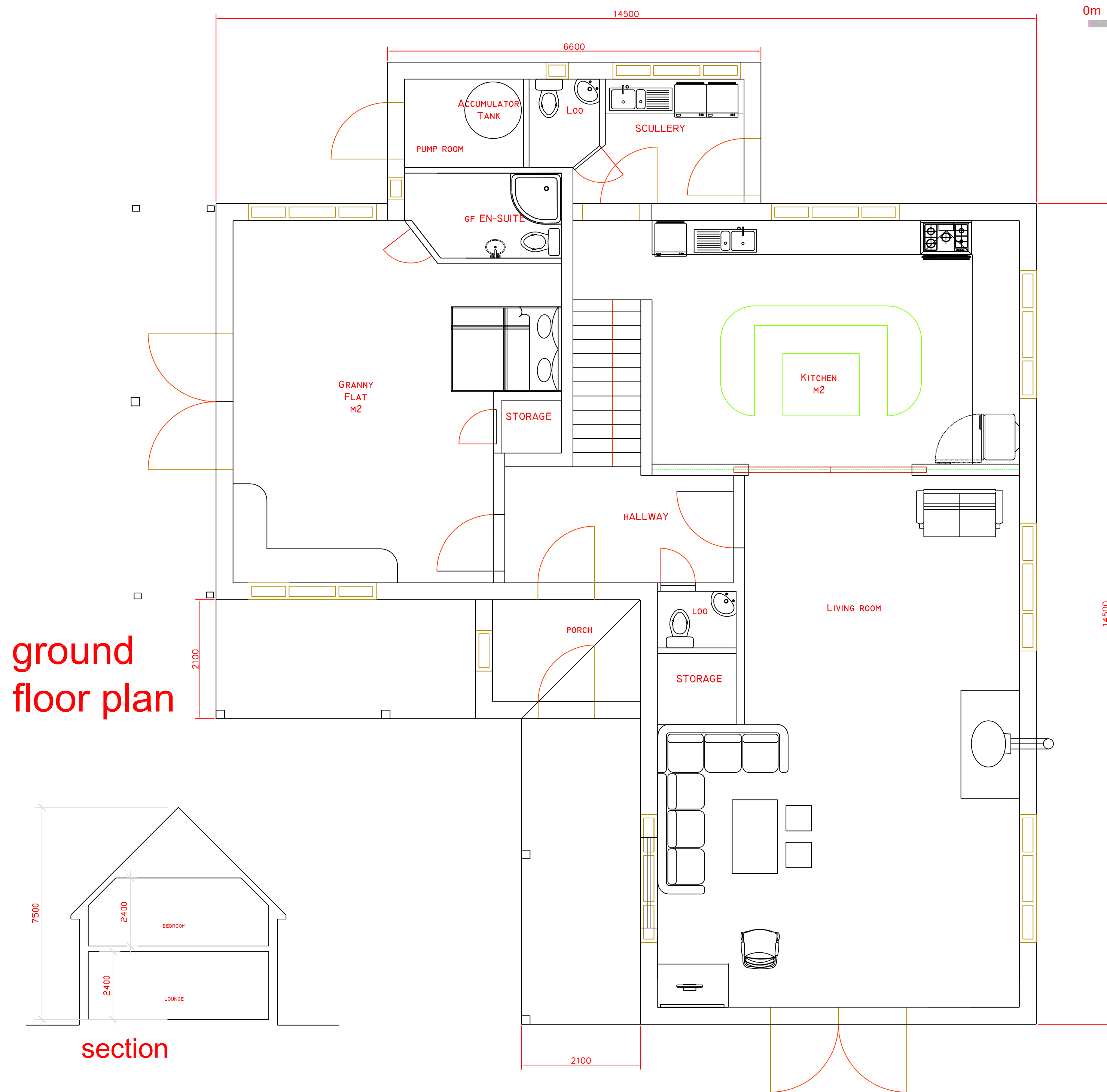
location plan (1:2500)

E: 219361, N: 780943

fair planning & design

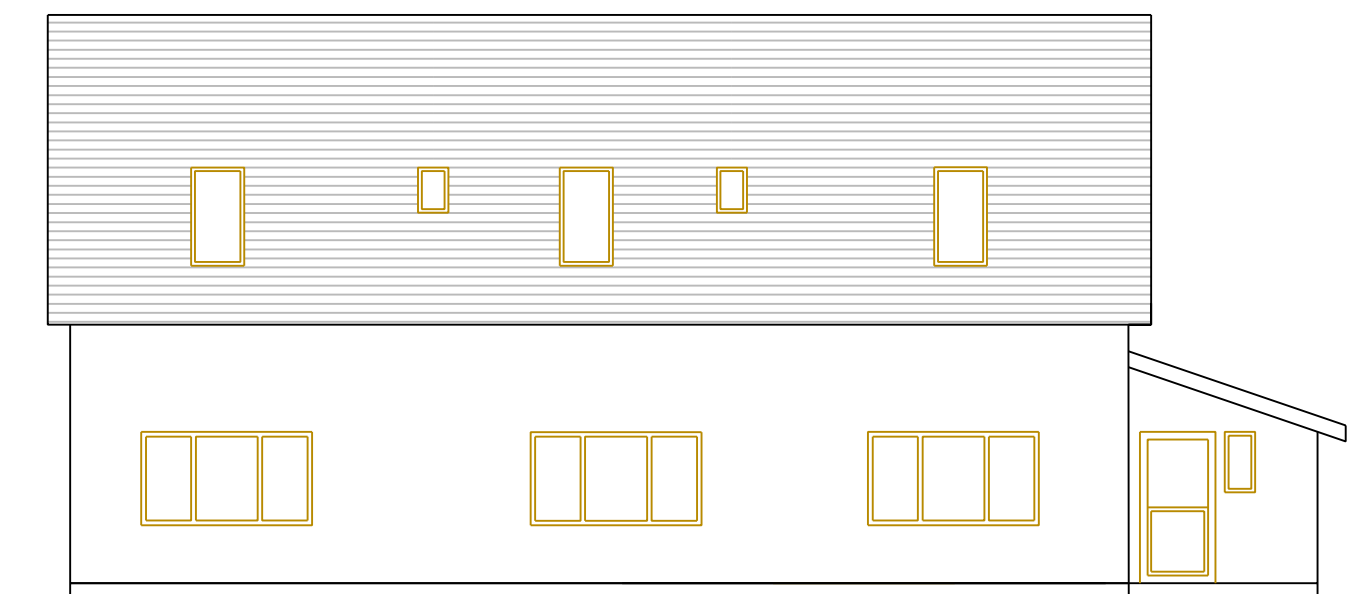
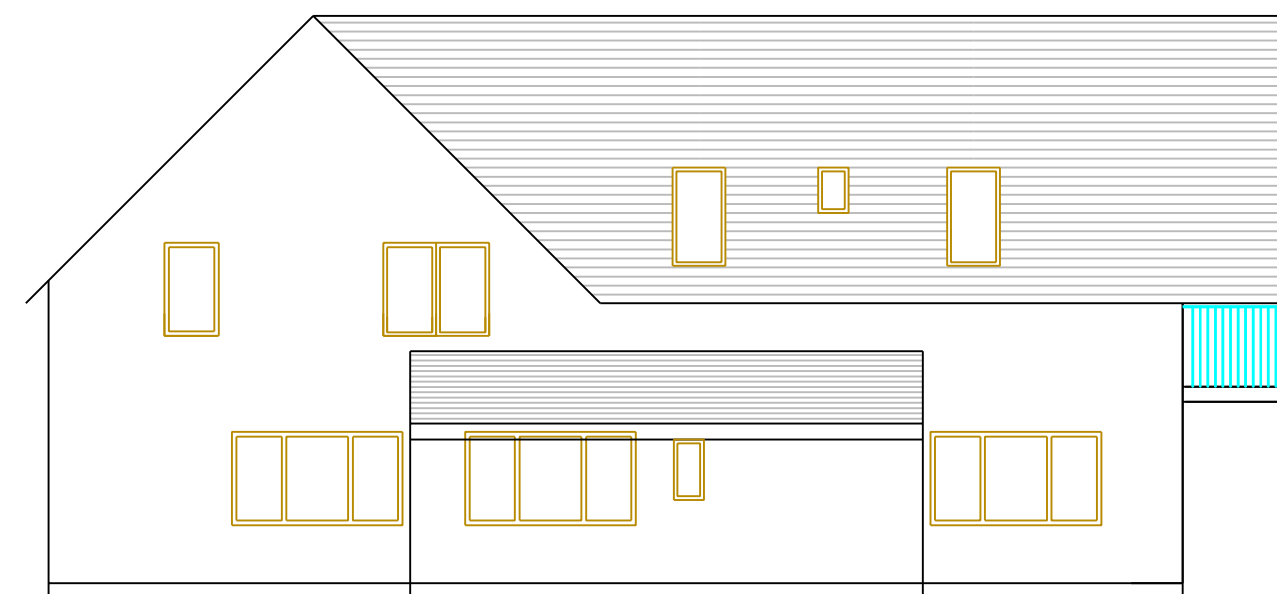
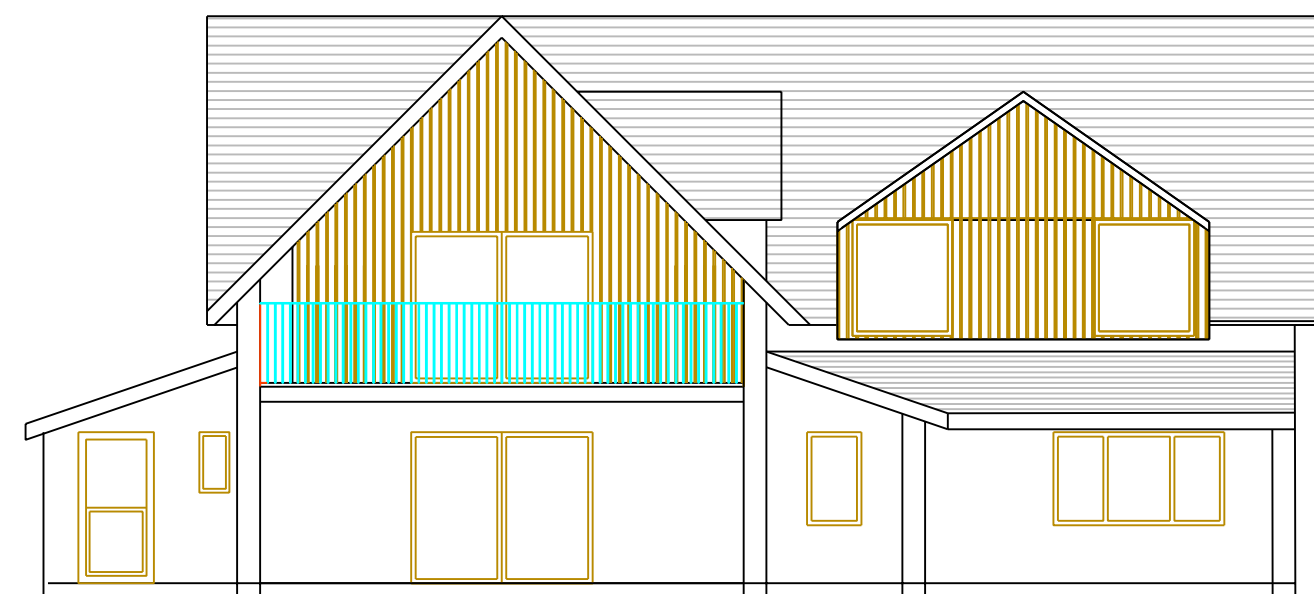
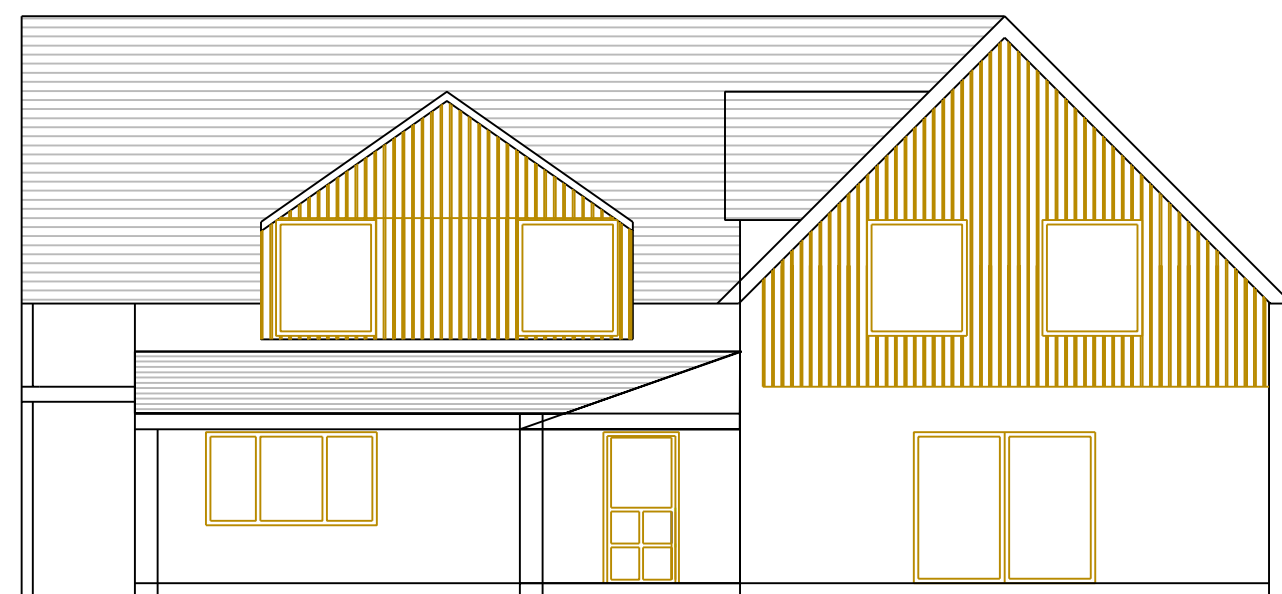
Lios Mhoire
 Ardconnel Terrace
 Oban
 PA34 5DJ
 t. 07766 906 909
 e. info@fairplanning.co.uk

Project	Erection of house Land north of Riggsden, Achnabobane, Spean Bridge	Scale	1:500 & 1:2500 @ A1
		Date	26/10/18
Client	Mr & Mrs S Gannon	Drawn	SF
		Job No.	2018049
Plan	Location plan and title plan	Dwg No.	01
		Rev.	



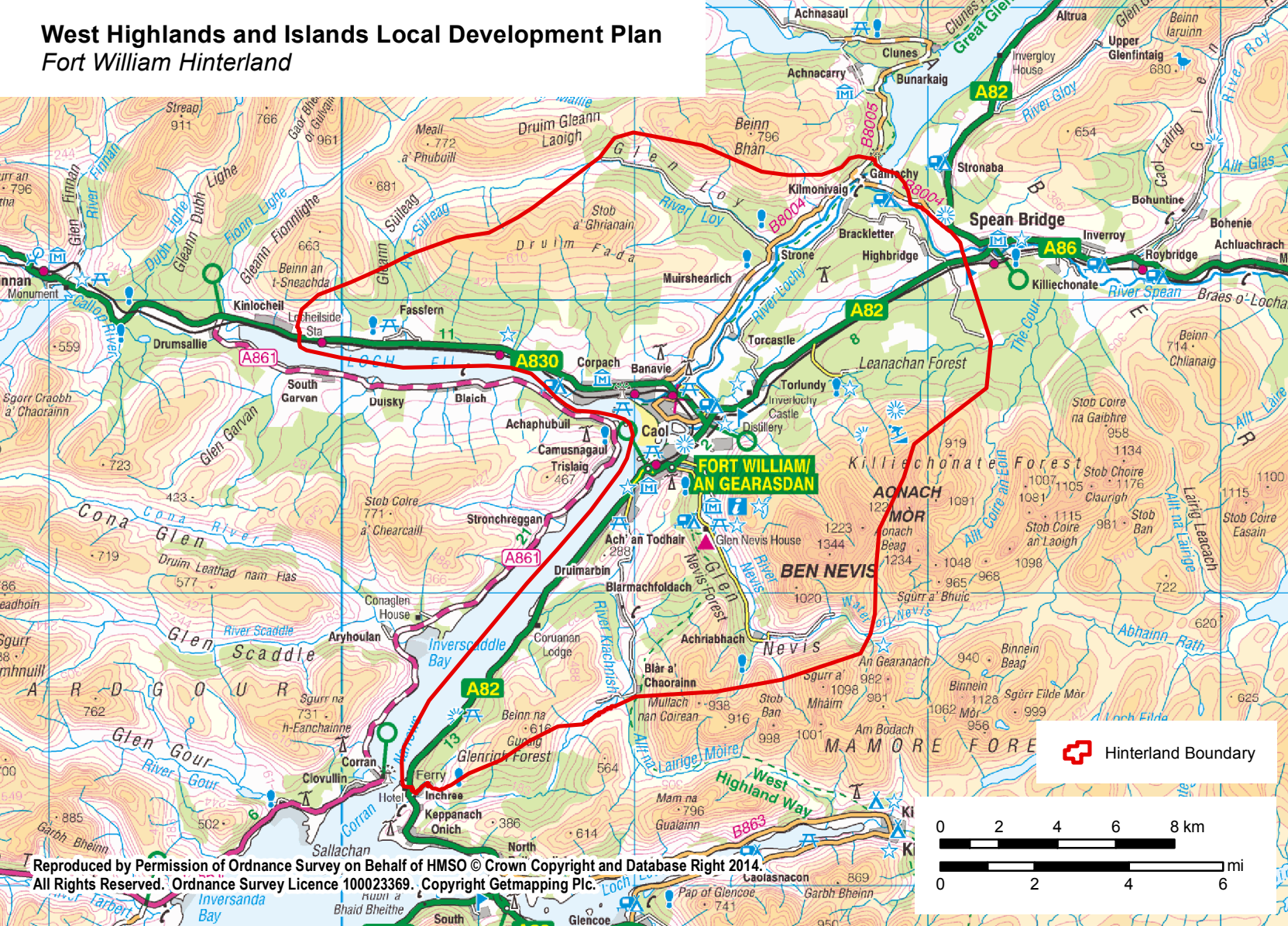
eco slate roof (dark grey)

rendered walls, with larch clad panels & dormers



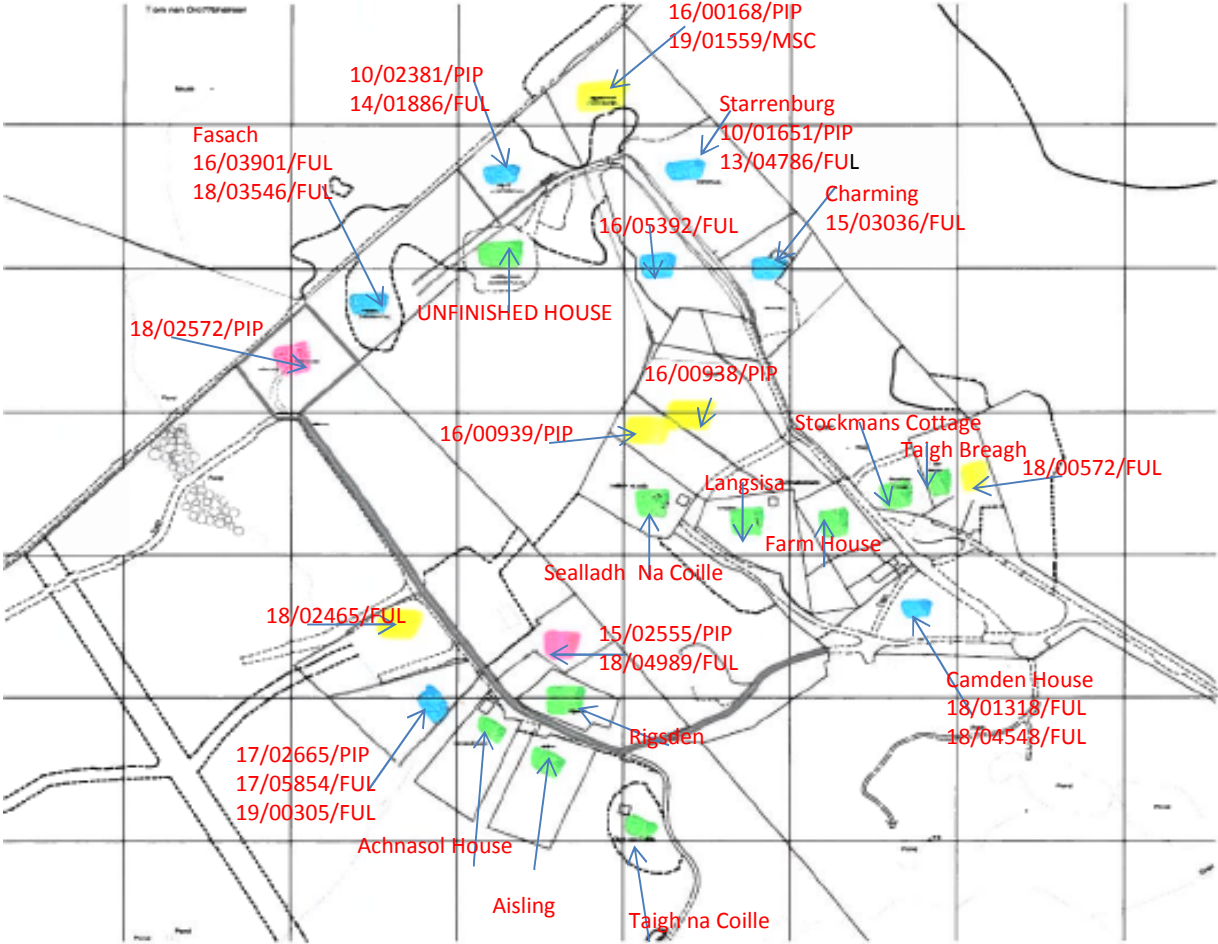
Project	Erection of house north-west of Rigsden, Achnabobane, Spean Bridge	Scale	1:50 & 1:100 @ A1
Client	Mr & Mrs S Gannon	Date	26/10/18
Plan	PLANNING: Floor Plans, Section and Elevations	Drawn	
		Job No.	
		Drg No.	DS1 01
		Rev.	

West Highlands and Islands Local Development Plan Fort William Hinterland



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Achnabobane Recent Planning History



KEY	
■	Built pre August 2011
■	Built post August or currently under construction
■	Live permission – not started
■	Current applications - 18/04989/FUL and 18/02572/PIP