

Agenda Item	7.6
Report No	PLN/053/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 4 June 2019
Report Title: 19/00546/PIP: Mr Robert Mackay
Land 60M East Of Sharone, Hill of Forss, Thurso
Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of a house
Ward: 02 – Thurso and North West Caithness
Development category: Houses
Reason referred to Committee: Five objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

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 The application is for planning in principle to erect a single house along with the formation of an access drive and the installation of associated infrastructure on land at the Hill of Forss area of Janetstown, Thurso. The Design Statement proposes that the house would be 1½ storeys with 4 bedrooms, although this is only indicative at this stage.
- 1.2 There is an existing private access track running alongside the application site from the public Janetstown Quarries Road, with no other infrastructure on site.
- 1.3 Pre Application Consultation: none
- 1.4 Supporting Information:
Design and Access Statement
- 1.5 Variations: none

2. SITE DESCRIPTION

- 2.1 The application site forms approximately 0.2ha of undeveloped flat agricultural land within the Hill of Forss area of Janetstown, Thurso. The site is irregularly shaped due to the curved private access road that defines the boundary along the south and western edge, beginning approximately 40 metres north of the track's junction with Janetstown Quarries Road and extending another 45 metres along it. A straight line of V mesh fencing marks the eastern boundary with the long access drive for Bernessie.
- 2.2 There have been a number of recent housing developments along the private track due to parcels of land being sold for single housing developments by the landowner. The proposed development would be the 7th property to be constructed and the second house after Bernessie to take its access from the track, which extends a further 215 metres north beyond the application site, when approached from Janetstown Quarries Road. Avalon, Briga View, Ornum Cottage and two new builds with live planning permission (see para 3.2) are located further along. Resultantly, the surrounding area has an emerging low density settlement pattern consisting of single houses in large plots spaced along and perpendicular to the Janetstown Quarries Road.

3. PLANNING HISTORY

- 3.1 None on the application site
- 3.2 17/01774/FUL (Same applicant): Erection of two houses with associated attached garages, sewage treatment plants and proposed upgraded/new road access from private road; PERMISSION GRANTED 02 June 2017.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour 14 Days

Date Advertised: 1 March 2019

Representation deadline: 17th March 2019

Timeous representations: 5 Reps (5 Households)

Late representations: 1 Rep (duplicate Household)

4.2 Material considerations raised are summarised as follows:

- a) Local settlement pattern
- b) Privacy and overlooking
- c) Poor state of the private access track including:
 - a. Maintenance
 - b. Lack of passing places
 - c. Visibility
 - d. Refuse collection

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.

5. CONSULTATIONS

5.1 **Transport Planning:** transport Planning have removed their initial objection following detailed submissions from the applicant that demonstrate the development will not have a negative impact on the existing access road or adjacent public road. Mitigation measures include: an SDB2 service bay and a refuse bin collection area at the junction of the access road with Janetstown Quarries Road, which the submission demonstrates is achievable in the space available; an SDB1 service bay at the junction of the private driveway with the unadopted access road, to 'future proof' the property and to serve as a passing place. Transport Planning have confirmed that there are no plans to adopt the private access road. Transport Planning additionally requested that the permission include a condition for a private Maintenance Agreement, however such an agreement would be a Civil Matter between current and future occupants of properties along the track.

5.2 **Scottish Water:** no objection. Scottish Water provided confirmation that there is sufficient capacity in the Loch Calder Water Treatment Works and that private arrangements are necessary for foul drainage and surface water drainage.

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 and Place-making
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 58 - Protected Species

65 - Waste Water Treatment

66 - Surface Water Drainage

6.2 **Caithness and Sutherland Local Development Plan (August 2018)**

No site specific policies apply

6.3 **Highland Council Supplementary Planning Policy Guidance**

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

Highland's Statutorily Protected Species (March 2013)

House Extensions and Other Residential Alterations (May 2015)

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

Roads and Transport Guidance for New Developments (May 2013)

Sustainable Design Guide (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

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 and design
- c) amenity
- d) access and parking
- e) drainage
- f) developer contributions
- g) any other material considerations.

Development plan/other planning policy

8.4 The application is for planning in principle for a single house with access drive and associated services on a site outwith any defined settlement area and therefore requires to be principally assessed against Policy 36 of the Highland-wide Local Development Plan, while Policies 28 and 29 will carry their due weight. Policy 36

states that the Council broadly supports development in the Wider Countryside providing the proposal shows sensitive siting and design so as to fit the local settlement pattern and be compatible to the local landscape and character. Under the terms of this policy, developments must be compatible with landscape capacity and should adequately address any servicing constraints such as access and drainage without involving undue public expenditure or infrastructure that would be out of keeping with the rural character of the area.

- 8.5 Policies 28 and 29 reinforce the above by emphasising good design in terms of sustainability and contributing to the visual and architectural quality of the place they are located. Key sustainability criteria relevant to this application include the provisions outlined in Policy 36; compatibility with public service provision water, sewerage, drainage, roads and access, as well as compatibility with the local character and prevailing settlement pattern. The proposal's acceptability under these provisions will be outlined below.

Siting and Design (compatibility with local settlement pattern)

- 8.6 As stated in para. 2.2, the Hill of Forss area has an emerging settlement pattern which is low density, with single houses sited within larger plots spaced along and perpendicular to the Janetstown Quarries Road. The private access track has no discernible building line or clear pattern of development with a variety of spaces between individual houses.
- 8.7 The site is considered of sufficient size and separation from existing garden grounds to accommodate a single house and associated services while being sympathetic to the prevailing pattern of development in the area. As an application for planning permission in principle, the submitted plans are only indicative at this stage and so a suitable condition is forwarded to ensure that the final design meets the Council's minimum standards outlined in the Highland Council Supplementary Guidance for Housing in the Countryside: Siting and Design.

Amenity

- 8.8 One of the objecting comments asserts that the house will be located less than 50m from the nearest residence (given the location and size of the plot and likely assessed against the indicative drawings included in the application), which, the comment goes on to state, is less than was considered acceptable for the two houses given approval in 2017 (for two houses approximately 110m and 215m north of the application site along the same private access road, ref. 17/01774/FUL) and that granting permission in principle for the current application would be contradictory to that permission. In fact the 2017 report states that it would be preferable for the two houses in that proposal to be grouped closer together; however the assessing officer at the time accepted the applicant's rationale for the proposed siting with an increased separation, which was given as for maximising privacy and views.
- 8.9 Indeed, HC guidance for House Extensions and Other Residential Alterations states that generally the minimum acceptable distance between windows of habitable rooms facing each other is 18 metres; given the site's size and that the Site Layout Drawing is indicative only, it is considered that given the available

separation distance, which the indicative Site Layout Plan shows as 30 metres, a house can be sited in a manner that would not detrimentally impact on existing residential amenity through overlooking, overshadowing or reducing any existing property's sunlight or daylight.

Access and Parking

- 8.10 As Transport Planning's response has highlighted, the construction of the proposed house would lead to seven houses taking access from the public road via a private track with substandard junction and condition. The proposal would be the second house after Bernessie along the track when approached from the public road, with a further five houses, including the two aforementioned new builds with live permission (para.3.2), accessed north of the site. The indicative access is shown as set back some 40m from the public road. Transport Planning have acknowledged that there may be potential for further housing along this track and are seeking a private maintenance agreement given the number of houses currently served.
- 8.11 The applicant is proposing that the junction between the private access track and the public Janetstown Quarries Road will be upgraded to a Highland Council Standard SDB2 service bay and that a separate waste storage area for all the existing properties' bins will be installed. The applicant has demonstrated that these proposals are possible within the given space and that suitable visibility splays are achievable.
- 8.12 Furthermore, a condition is also forwarded to ensure that a detailed application will include a Highland Council Standard SDB1 service bay area at the junction of the access drive with the private access track to future proof the application site in the event of adoption (currently not under consideration) and to provide an additional passing place along the track. Given the proposed access is only 40m from the public road it is not considered that there is a requirement for a condition to secure a maintenance agreement as in essence this represents a civil issue between the affected users. It is considered the measures set out represent a proportionate level of improvements to the scale of development proposed.

Drainage

- 8.12 Site drainage issues should be adequately addressed with an appropriate SuDS solution, while the site's size is sufficient to accommodate a surface water soakaway. Full details of surface water drainage are required by condition. The matter would also be given further consideration by Building Standards during construction. The application form notes that foul drainage would be by means of treatment plant discharging to a watercourse; full details should be provided as part of a full application in addition to authorisation from SEPA.

Developer Contributions

- 8.13 There are currently no developer contributions sought for Pennyland Primary School and Thurso High School (see Appendix B below for Summary of Developer Contributions).

Other material considerations

- 8.14 There are no further constraints on the land or other material considerations.

Non-material considerations

- 8.15 A number of objection comments indicate that the residents along the private track are aggrieved with the landowner for continuing to sell parcels of land for further development however this cannot be considered as part of the planning application, which is solely concerned with assessment of this particular proposal. The issues of road and land ownership; mains water pressure; poor/slow internet connection; views; site location description (the location description was amended to include Hill of Forss following complaints although the Assessing Officer was satisfied that the original description was sufficient to accurately locate the site); are also not material planning considerations and are not relevant to the assessment of the application.

Matters to be secured by Section 75 Agreement

- 8.15 a) None

9. CONCLUSION

- 9.1 As in many parts of Caithness, which has no Hinterland Policy, the Hill of Forss and larger Janetstown area are gradually densifying with new standalone housing developments. Cumulatively, these developments may lead to legitimate concerns that such areas may overdevelop through piecemeal proposals. With this in mind, characteristics such as plot size, relationship to existing buildings through siting and design, potential impacts on residential amenity as well as access, parking and drainage arrangements are by necessity to be given careful consideration in assessing the appropriateness of proposals in the Wider Countryside.
- 9.2 The above determining issues for the current proposal have been assessed and it is considered that the development is appropriate for its location in that the character, amenity and nature of the rural area would not be detrimentally affected so long as the information, secured by condition, is provided at the detailed application stage. Additionally, both access track junction upgrades with Janetstown Quarries Road and the application site entrance will address many of the concerns of neighbouring residents.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: 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. For the avoidance of doubt, the size, orientation and location of the dwelling house as shown in the approved plans is indicative only and no development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements; and
 - v. details of the proposed water supply and drainage arrangements.

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

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:
 - i. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
 - ii. a roof covering of natural slate;
 - iii. single storey or 1½ storeys in height;
 - iv. windows with a strong vertical emphasis;
 - v. a roof symmetrically pitched of not less than 40° and not greater than 45°; and,
 - vi. predominantly rectangular in shape with traditional gable ends.

Reason: In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting; in the interests of visual amenity.

3. No other development shall commence until the junction between the private access road and Janetstown Quarries Road has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 10.05.2019), with:
- I. the junction formed to comply with drawing ref. SDB2; and
 - II. visibility splays of 2.4m x 215m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.
 - III. a refuse bin collection area, sized to accommodate the bins of all residents along the private access road, to be sited adjacent to the site access, area to be located out with the visibility splays.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

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

4. Any details to Condition 1 above shall show the junction between the access driveway and the private access road constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 10.05.2019), with:
- I. the junction formed to comply with drawing ref. SDB1; and
 - II. visibility splays of X=2.4 by Y=60m to the north and X=2.4m by Y=40m to the south (location of nearby private junction) (the X dimension and Y dimension respectively) formed from the centre line of the junction;

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

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

5. Any details pursuant to condition 1 above shall show car parking spaces provided within the curtilage of the dwellinghouse and formed in accordance with The Highland Council's Access to Single Houses and Small Developments prior to first occupation, thereafter being maintained for this use in perpetuity. Provision, which shall exclude garages, shall be as follows:
- i. Two spaces per 1 to 3 bedrooms;
 - ii. Three spaces per 4 to 5 bedrooms; and
 - iii. Four spaces per 6 or more bedrooms.

Reason: In order to ensure that the level of parking is adequate for the scale of the development.

6. Any details pursuant to condition 1 above shall show a vehicle turning area within the application site formed in accordance with The Highland Council's Road Guidelines for New Developments. The turning area shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

Reason: In order to ensure that sufficient vehicle manoeuvring space is contained within the development site.

7. Any details pursuant to condition 1 above shall include a detailed Landscaping Plan, to include walls, fences, gates and boundary treatments as well as soft landscaping.

Reason: In the interests of visual and residential amenity, in order to integrate the proposal into its landscape setting.

8. Any details pursuant to condition 1 above shall provide full details of all foul and surface water drainage infrastructures. For the avoidance of doubt, any foul drainage system designed to discharge to a soakaway at this site shall require secondary treatment prior to discharge. Foul drainage details (including treatment plant and soakaway locations) require submission to, and approval in writing by, the Planning Authority in consultation with SEPA in advance of any such works commencing on site. Thereafter, development shall progress in accordance with the approved details and be so maintained to ensure an environmentally acceptable foul drainage solution in perpetuity.

Reason: In order to ensure that private foul drainage infrastructure is suitably catered for within a noted area of drainage constraint, in the interests of public health and environmental protection.

9. Any details pursuant to condition 1 above shall show surface water drainage provision within the application site which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment in accordance with Policy 66 of the Highland wide Local Development Plan, 2012 and in order to ensure that surface water drainage infrastructure is suitably catered for within a noted area of drainage constraint

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

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

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

FOOTNOTE TO APPLICANT

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 (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 and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

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 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.

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.

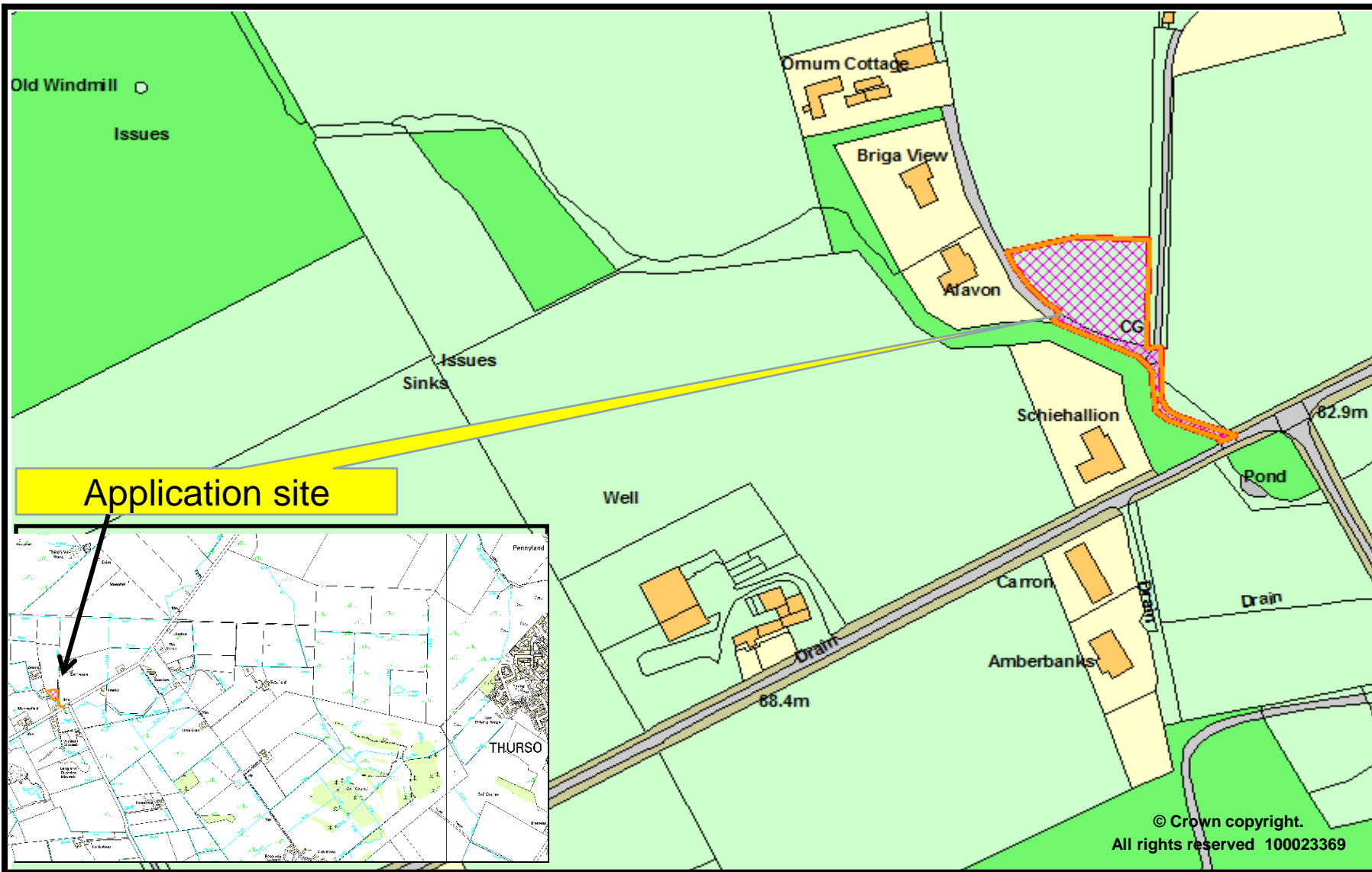
Protected Species – Halting of Work

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

Signature: Dafydd Jones
Designation: Area Planning Manager – North
Author: Mark Fitzpatrick
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Committee Location Plan
Plan 2 - 000001 REV B Location Plan
Plan 3 - 000002 REV B Site Layout Plan
Plan 4 - 01000 Service Bay and Refuse Collection Plan
Plan 5 - 01001 Visibility Splay Plan

Appendix B – Summary of Developer Contributions

Summary of Developer Contributions		
Infrastructure / Service Type	Select Answer	Contribution Rate Per Home (a small scale housing discount has already been applied)
Number of Homes Proposed	1	
Schools - Pennyland Primary School		
Build Costs	None - No capacity constraints	£0
Major Extension / New School - Land Costs	None - No land costs required	£0
Primary Total		£0
Schools - Thurso High School		
Build Costs	None - No capacity constraints	£0
Major Extension / New School - Land Costs	None - No land costs required	£0
Secondary Total		£0
Affordable Housing		
CNPA	No	£0
Cumulative Transport		
Development Brief / Agreement Area	None - No cumulative transport costs required	£0
<i>Breakdown</i>	<i>N/A</i>	<i>N/A</i>
	<i>N/A</i>	<i>N/A</i>
	<i>N/A</i>	<i>N/A</i>
Total Per Home		£0
Total for Development		£0
All costs are subject to indexation (BCIS All-In TPI) and have been indexed to the appropriate quarter.		



© Crown copyright.
All rights reserved 100023369

Case No: 19/00546/PIP
Erection of house

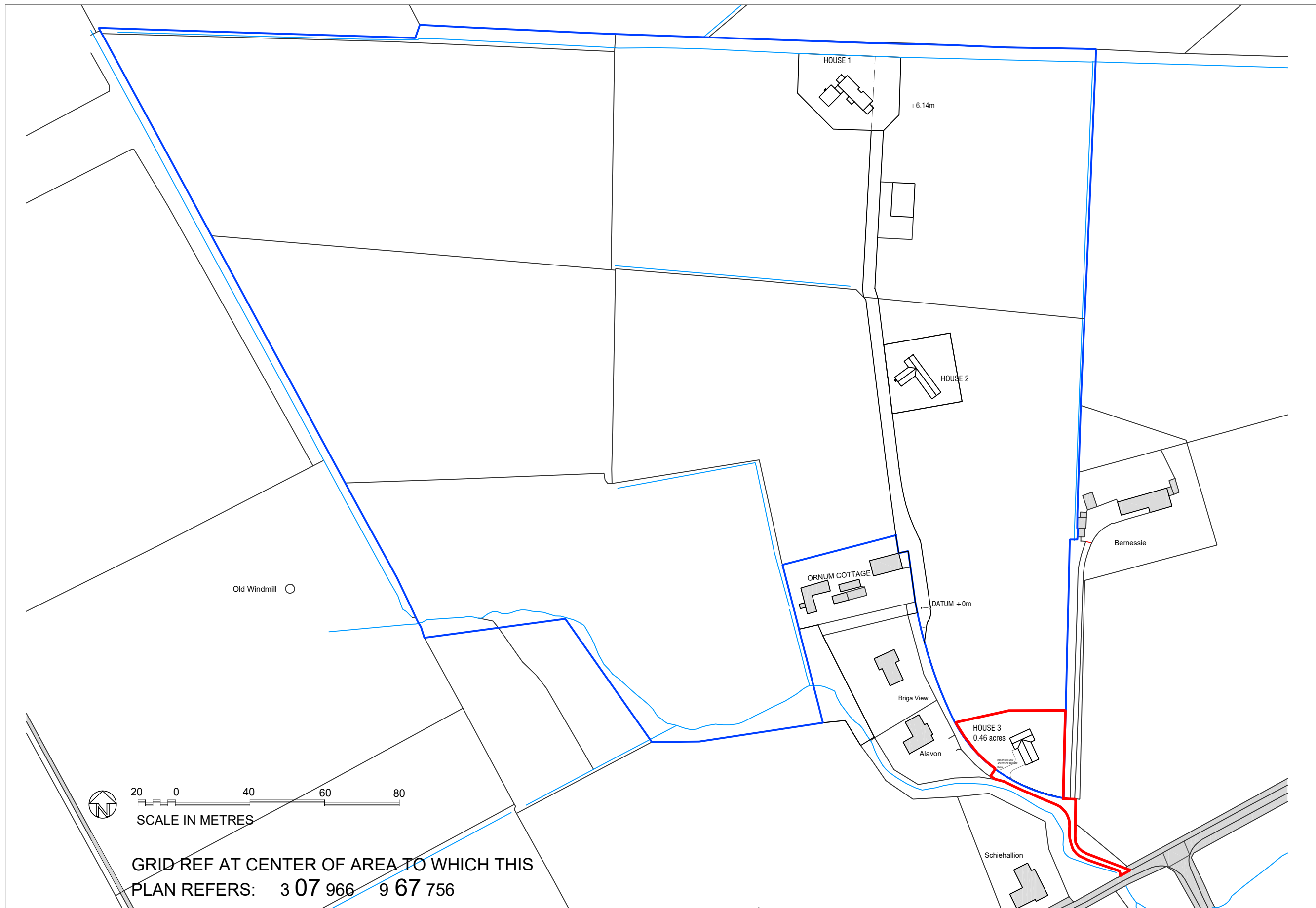


The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service



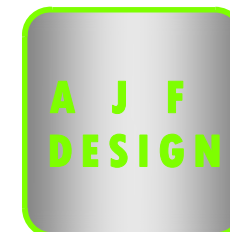
Scale:



- = Areas Referred to in this Application
- = Area Owned by the Applicant - 144556m² (35.7 acres / 14.5 hectares)



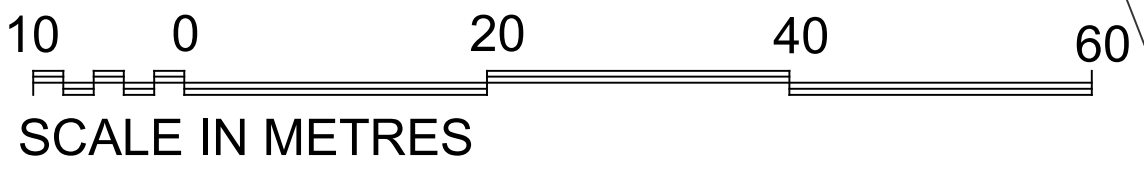
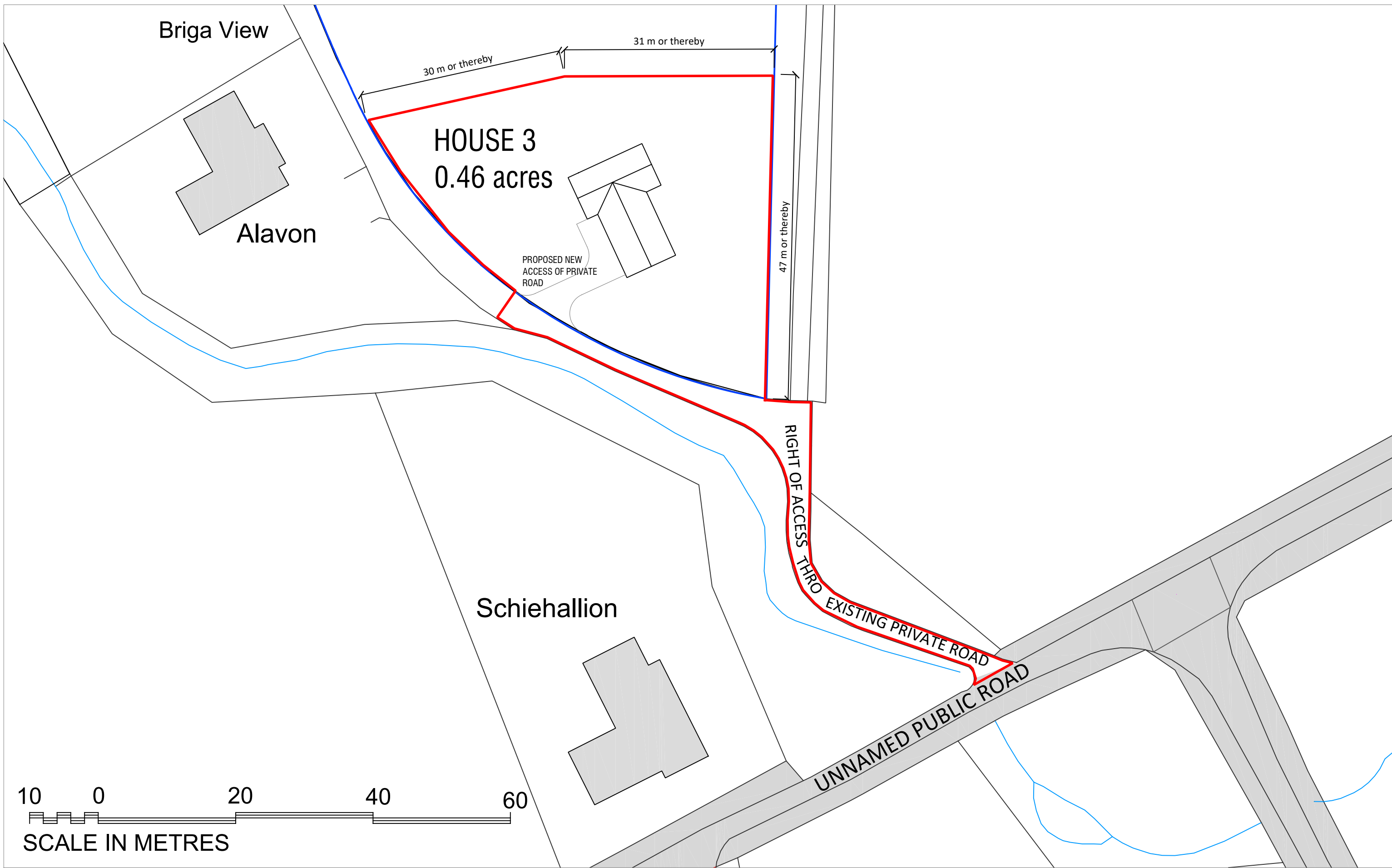
NOTES:
rev b. 18.02.1019



Project Name and Address
Sula Sgeir Farm, Hill of
Fors
by Thurso

Drawing
LOCATION PLAN - House 3

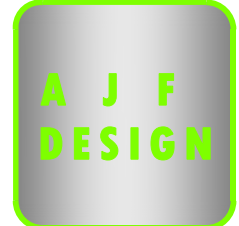
Job No	REF	Revision
1914	PL	b
Drawn AF	Sheet	
Date 03.02.19	00001	
Scale 1:2000		



- = Areas Referred to in this Application (0.46 acres)
- = Area Owned by the Applicant - 144556m² (35.7 acres / 14.5 hectares)



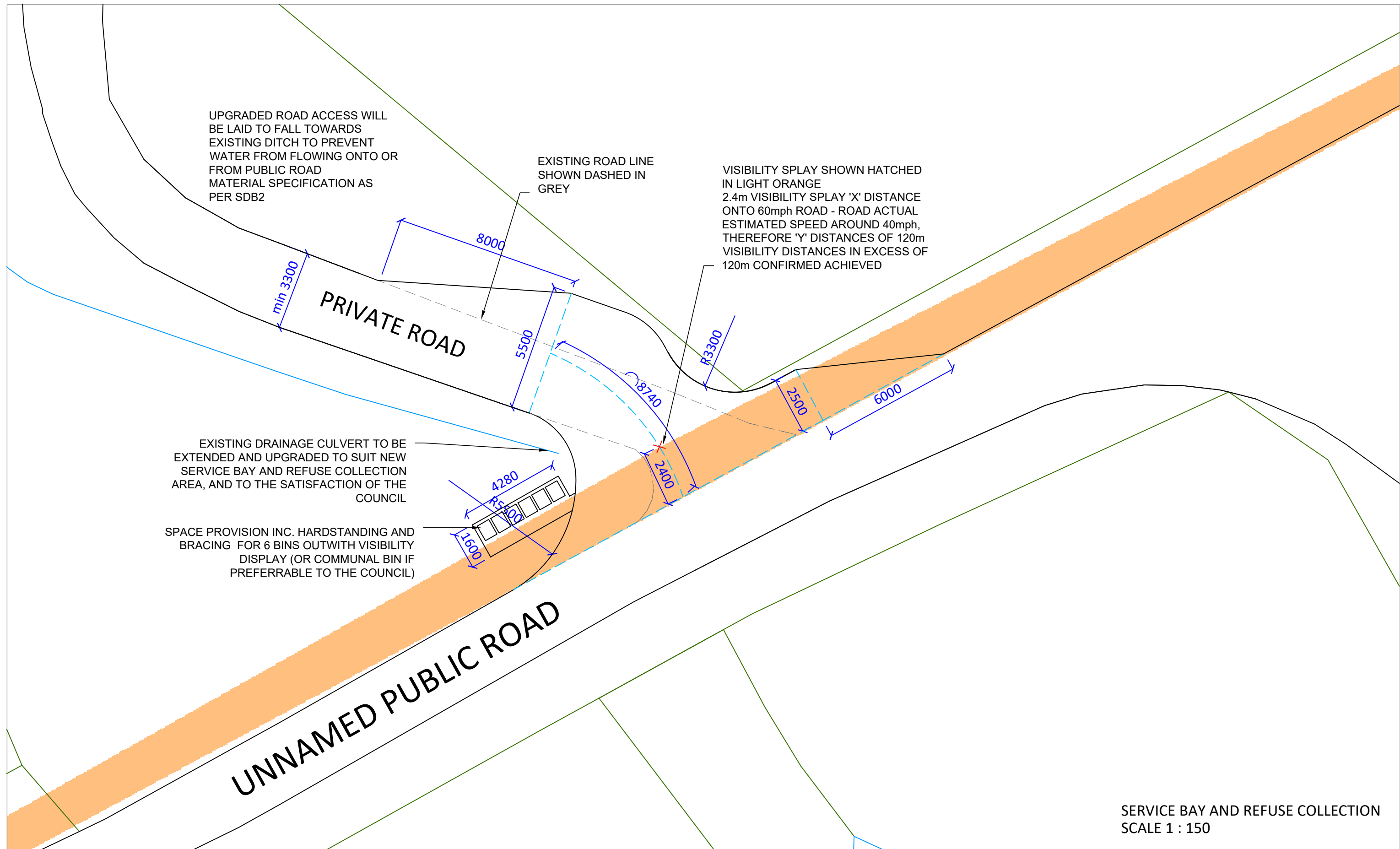
NOTES:
rev b. 18.02.1019



Project Name and Address
Sula Sgeir Farm, Hill of
Fors
by Thurso

Drawing
SITE PLAN - House 3

Job No	REF	Revision
1914	BW	b
Drawn AF	Sheet	
Date 03.02.19	00002	
Scale 1:500		



SERVICE BAY AND REFUSE COLLECTION
SCALE 1 : 150

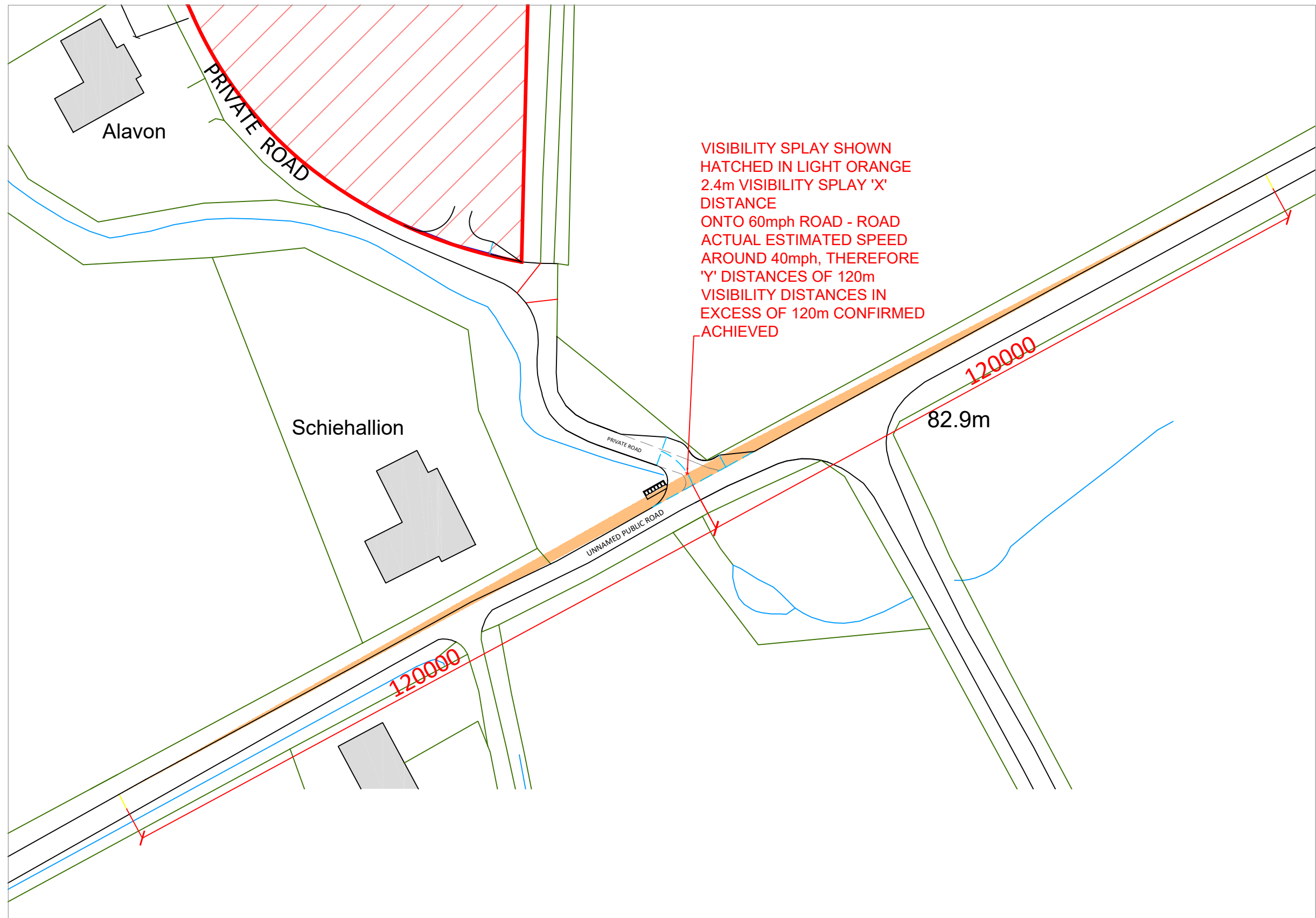


NOTES:
ALL BOUNDARIES STOB & WIRE FENCED UNLESS STATED OTHERWISE

Project Name and Address
Sula Sgeir Farm, Hill of Forss by Thurso

Drawing
SERVICE BAY AND REFUSE COLLECTION SITE PLAN

Job No	REF	Revision
1914	PL	
Drawn AJF Design Ltd.	Sheet	
Date 21.05.19	01000	
Scale As Detailed		



VISIBILITY SPLAY PLAN
 SCALE 1 : 750



NOTES:
 ALL BOUNDARIES STOB & WIRE FENCED UNLESS STATED OTHERWISE

Project Name and Address
 Sula Sgeir Farm, Hill of
 Forss
 by Thurso

Drawing
 VISIBILITY SPLAY PLAN

Job No	REF	Revision
1914	PL	
Drawn AJF Design Ltd.	Sheet	
Date 21.05.19	01001	
Scale As Detailed		