

Agenda Item	6.1
Report No	PLN/065/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 17 September 2019

Report Title: 18/05091/FUL: Mrs Jan Whyte
Ellen Vannin, Balblair, Dingwall, IV7 8LL

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 **Description:** Erection of 5 holiday lodges

Ward: 09 - Black Isle

1.2 **Development category:** Local Development

Reason referred to Committee: More than 5 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.

2. Recommendations

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

3. PROPOSED DEVELOPMENT

- 3.1 The application seeks detailed planning permission for 5 holiday lodges within grounds belonging to a residential property called Ellen Vannin. The lodges comprise four 2-bed units and one 1-bed unit. The single storey rectangular plan lodges are to be finished in black stained timber and natural stone (walls) and zinc roofing. An existing access with the public single track road serving the site (U2676) is to be upgraded to Highland Council SDB2 standard. A visibility splay with the access to the B9163 Cullicudden road is to be improved.
- 3.2 Pre Application Consultation: 18/01845/PREAPP – Formation of 4 holiday letting units. The initial proposal included siting the holiday letting units within the open field to the north of the curtilage of Ellen Vannin. The impact of this proposal upon the character, appearance and general amenity of the area was considered unacceptable.
- A revised proposal in line with what's currently proposed was then submitted. The revised proposal limited the development to within or close to the existing curtilage of Ellen Vannin and kept the majority of the field to the north free from development. This revised proposal was considered supportable.
- 3.3 Supporting Information: Business Plan, Planning Statement, Tree Report
- 3.4 Variations: Site layout plan amended to show access improvements.

4. SITE DESCRIPTION

- 4.1 The site comprises a traditional detached property called Ellen Vannin and a rectangular shaped field to the north-west of this property, together totalling approx. 1.7 acres. Ellen Vannin fronts the Cullicudden public road, with access to the site via an unclassified public road running parallel with the north-east boundary. To the rear of the house are the remaining walls of a former steading building. A workshop has been built against part of one of the walls. The site slopes gently from the south-east to the north-west. There are a number of mature trees within the grounds of Ellen Vannin.

5. PLANNING HISTORY

None found for this site

6. PUBLIC PARTICIPATION

- 6.1 Advertised: Potential Departure/schedule 3

Date Advertised: 09.11.2018

Representation deadline: 28.11.2018

Timeous representations: 4 (including petition with 13 signatories)

- 6.2 Material considerations raised are summarised as follows:

- a) Safety when exiting from the single track Craigton Road onto the B9163. The adjacent high solid wall around Ellen Vannin restricts visibility and causes cars to have to pull out into the carriageway. The increase in traffic using this junction

will increase the risk to vehicles and pedestrians waiting for transportation at this junction. The application presents an opportunity for improvements to the junction.

- b) The development is too dense and is out of character with the area. Is the development viable or necessary.
- c) The parking provision shown on the plans is inadequate.
- d) The development will result in the further deterioration of the Craigton single track public road.
- e) This is an area of poor drainage and the treatment plant proposed may not be an effective way of dealing with waste from the development. The development may exacerbate surface water flooding and there is no detail regarding how the roadside ditch will be accommodated.
- f) How will refuse be safely collected from the development.
- g) Impact upon the amenity of the area by introducing more people to the site.

6.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

7. CONSULTATIONS

7.1 Transport Planning – Objected pending further information regarding visibility splays, access upgrade and parking.

Amended plans were submitted in order to resolve this objection. Twelve parking spaces have now been provided in accordance with the standards set out in the Highland Council Roads and Transport Guidelines for New Developments, and the access to the site is to be upgraded to SDB2 standard. Furthermore, it has been confirmed that acceptable visibility splays onto the U2676 and B9163 can be achieved following works to reduce the height of the boundary wall and cut back vegetation.

7.2 Forestry Officer – Objected pending further information to assess the impacts on trees within the site.

A tree survey and report was produced to demonstrate that the existing trees within the site can be retained. The forestry officer predicts that some trees may be affected, however, given that the trees are not exceptional specimens some loss is acceptable. Conditions regarding tree protection and providing a tree planting plan are recommended.

7.3 Resolis Community Council – Concern expressed regarding visibility at the junction with the Cullicudden road and the potential conflict between the development and the fact that the junction is also a school bus pick up point. Concern also expressed regarding foul water disposal.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 **Highland Wide Local Development Plan 2012**

28 - Sustainable Design

35 - Housing in the Countryside (Hinterland Areas)

44 - Tourist Accommodation

51 - Trees and Development

65 - Waste Water Treatment
66 - Surface Water Drainage

8.2 **Inner Moray Firth Local Development Plan**

No relevant policy for this site

8.3 **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)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

9. **OTHER MATERIAL POLICY CONSIDERATIONS**

9.1 **Scottish Government Planning Policy and Guidance**

Promoting Rural Development – paragraphs 74-83

10. **PLANNING APPRAISAL**

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

Determining Issues

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

Planning Considerations

10.3 The key considerations in this case are:

- a) compliance with the principal determining development plan policies contained within the Highland-wide Local Development Plan (HwLDP)
- b) Design and materials
- c) Access, parking and servicing
- d) Impact upon amenity
- e) Impact upon trees
- f) Drainage and flooding

Compliance with the principal determining development plan policies contained within the Highland-wide Local Development Plan (HwLDP)

10.4 Policy 44 (Tourist Accommodation) of the HwLDP is a principal determining policy relative to this application for 5 holiday letting units. Policy 44 comprises of 3 separate paragraphs, with the first paragraph referring to sites within defined settlements, the second of relevance to sites within the hinterland and the third to sites within the wider countryside. The proposal is located within the designated

hinterland and the second paragraph is therefore relevant. This paragraph states that “outwith settlements, proposals will be supported if the proposal complies with the plan’s policy and related guidance on Housing in the Countryside: Policy 35”.

- 10.5 Policy 35 – Housing in the Countryside (Hinterland areas) and the associated Housing in the Countryside Guidance must therefore be considered. The relevant section of the Housing in the Countryside Guidance is paragraph 6.46. Paragraph 6.46 states that the development of tourist let accommodation may be supported where there is a defined business opportunity supported by a business plan.
- 10.6 A business plan was submitted with the application as demanded by the Housing in the Countryside Guidance. The business plan provides some market research and evidence that there is a current shortfall in accommodation. Information is also provided regarding the day-to-day running of the business and pricing. Financial information including start up costs, build costs and marketing costs has also been provided, as well as details of how the business venture is to be funded.
- 10.7 The business plan provides evidence that the costs involved in developing the proposal have been considered and that the venture can be financed. It also provides evidence that the tourism sector in Highland is growing and that there is a demand for accommodation. The proposal is therefore considered to meet the specific policy 44 and policy 35 requirement to establish the commercial viability of the enterprise. As well as providing a business plan however policy 28 (Sustainable Design) and policy 35 (Housing in the Hinterland) require proposals to be acceptable in terms of siting, design, servicing and impacts upon individual and community amenity. These elements of the proposal are assessed below.

Siting and Design

- 10.8 The lodges are to be sited in a cluster with the existing stone walls present at the site utilised and new stone walls erected to create a sense of containment and enclosure. The use of the stone walls to enclose the development echoes the present walled garden at the site, which has been formed from the remnants of the former steading. The lodges have been kept close to the existing grounds of Ellen Vannin, with approximately 100m separation provided between the lodges and the closest neighbour to the north-east called Craigton Lodge. Although the lodges are sited partly within the adjacent undeveloped land holding, the open nature of the land to the north-east has been largely maintained and the development will have the appearance as being part of the curtilage of the original property Ellen Vannin. Proposed planting around the perimeter of the lodges and at the north-east end of the applicant’s landholding will further augment the contained setting and screen the development from the wider area. Overall, the siting is considered acceptable with the impact of the built development upon the rural area minimised.
- 10.9 The lodges are to be finished in a palette of dark and recessive materials and have a simple narrow rectangular form and proportions. The material palette consists of dark stained timber, natural stone and dark grey zinc roofing. The design of the lodges is considered appropriate for the rural setting and mimics the character and appearance of vernacular agricultural buildings.

- 10.10 The proposed number of units is acceptable due to the quality of the design concept as a whole, which limits any negative visual impact through the use of good quality materials and considered siting of the individual units. The refurbishment of the existing stone walls and the quality of the new stone work proposed is an important component of the design concept. A condition is therefore attached ensuring that this work is carried out to a high standard.

Access, parking and servicing

- 10.10 Both the access with the U2676 road serving the development and the junction with the B9163 (Cullicudden Road) are to be subject to improvements.
- 10.11 As expressed in the representations received, visibility is currently restricted by the curved boundary wall belonging to Ellen Vannin when looking right (west) from the access with the B9163. This boundary wall is to be reduced in height to 0.85m high in order to achieve the required visibility splay of 2.4m x 215m. Some vegetation falling into the sightline also requires to be reduced in height. The access emerges onto a straight and fast section of public road, and these works present an opportunity to significantly improve the safety of this junction.
- 10.12 The access with the unclassified publicly adopted minor road serving the site is to be upgraded to the Council's SDB2 standard bellmouth with service bay arrangement which allows for two vehicles to pass when entering or leaving the site. The visibility splay looking south towards the Cullicudden road is to be improved by removing a shed and reducing the height of a boundary wall.
- 10.13 A bin store is to be erected adjacent to the access, and with the upgrade of the access to provide a service bay, these measures will allow the safe collection of refuse from the development.
- 10.14 The site layout plan has been amended to show 10 parking spaces for the development, as well as the required 2 spaces for the existing property. This level of parking provision is considered acceptable for the mix of one and two bedroom lodges and will not result in overspill parking onto the public road. There is ample space within the site to provide secure bike storage, details of which can be secured by condition.
- 10.15 Subject to the proposed improvement works outlined above, there is not considered to be any aspect of the access, servicing or parking that should warrant refusal of the application.

Impact upon amenity

- 10.16 The development will introduce a greater level of activity in the vicinity of the site, particularly during peak season when the lodges may be at full occupancy. The closest residential neighbour is a property called North View located on the opposite side of the B9163 approximately 70m to the south-east. The fact that this neighbour is separated from the development by the road and the existing property negates any adverse impact upon its amenity. The closest neighbour served off the U2676 is Craigton Lodge located approximately 100m to the north-east. This property is enclosed by mature garden ground and an existing band of trees to the southern boundary of this property completely screens it from view. Further planting is proposed at the north-west end of the applicant's landholding which will further augment the screening between the site and this neighbour. Overall, the site is

considered sufficiently remote from other properties to prevent any significant impact upon individual residential amenity in terms of noise, disturbance or privacy/overlooking.

Impact upon trees

- 10.17 There are a number of mature trees within the site and the Council's Forestry Officer requested further information in order to assess the impact upon these. Further information was submitted in the form a tree survey and arboricultural assessment to demonstrate that the development can be accommodated without significant impact upon trees. The applicant proposes to retain all existing trees and has chosen a layout which avoids root protection areas. The trees comprise a mix of native and non-native species of moderate amenity value. Further tree planting is proposed within the site itself around the perimeter of the lodges and at the north-west end of the landholding.
- 10.18 The development is close to the existing trees and there is potential for conflict, despite the ambition to retain all the trees. However, the Forestry Officer has stated that there are no exemplar specimens at the site and given the moderate quality of the existing trees and the proposed tree planting, any potential loss of trees at this site is not considered significant. Conditions are attached securing protection of existing trees and requiring further details of the proposed tree planting.

Drainage and Flooding

- 10.19 Poor drainage in the area and concerns regarding foul water disposal are raised as points of concern in the representations. A site investigation by a qualified independent consultant was carried out to determine the suitability of the subsoil for drainage disposal by infiltration. Percolation tests failed at the site due to the dense silty/clayey nature of the soil in this area and it was concluded that the use of conventional soakaways would not be feasible. It was however determined that that the soil would be suitable for an above ground foul water treatment system. This will be in the form of Puraflo modules before discharging to a large soakaway. Water run-off from the development is to be collected in stone filled filter trenches with an outlet from the trench discharging to the existing roadside ditch.
- 10.20 The area is not within a SEPA waste water consultation area or within an area identified as subject to flood risk. The foul water disposal is contained within the site and a suitably specified series of treatments has been submitted in accordance with technical Building Standards. The Building Warrant process will also ensure that the foul and surface water drainage is correctly specified for the ground conditions and size of development. Concerns regarding the potential negative impacts of drainage failure or increase in flooding as a result of this development are not considered to be substantiated or to warrant refusal of planning permission.

Developer Contributions

- 10.30 The development does not meet any thresholds for developer contributions as defined in the Developer Contributions Supplementary Guidance August 2018.

11. CONCLUSION

- 11.1 The proposed tourist accommodation is considered acceptable in terms of siting and design and does not raise any significant technical or amenity issues. Development Plan policy is supportive of appropriately sited development which supports tourism and the development is considered to accord with the relevant Development Plan policies noted in section 8.1 above.
- 11.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

12. IMPLICATIONS

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

13. RECOMMENDATION

Action required before decision issued N

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

Conditions and Reasons

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

2. No other development shall commence until the site access with the U2676 has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule with:
 - i. the junction formed to comply with drawing ref. SDB2; and
 - ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction 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.

3. No development shall commence until the measures to improve visibility at the junction with the B9163 as detailed on drawing reference (20) A006 have been completed in full. These measures shall include lowering the boundary wall to 0.85m in height, reinstating coping stones and removing any trees or other vegetation that falls within the visibility splays. Thereafter visibility splays of 2.4m x 215m (the X dimension and Y dimension respectively) shall be maintained in perpetuity.

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

4. No development shall commence until the measures to improve visibility at the site access with the U2676 as detailed on drawing reference (20) A007 have been completed in full. These measures shall include the removal of a shed, lowering of the height of the boundary wall to 0.85m and removing any trees or vegetation within the visibility splays. Thereafter visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) shall be maintained in perpetuity

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

5. No development, including ground excavation, shall commence until the footprint of all buildings and associated infrastructure are accurately pegged out on the ground, along with any underground services due to be excavated. All trees proposed for removal are to be clearly marked and approved in writing by the Forestry Officer. No other trees within the application boundary are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the planning authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

6. Prior to any site excavation or groundworks, the position and specification of protective barriers shall be agreed in writing and subsequently installed in accordance with the agreed details to the satisfaction of the planning authority. Barriers are to be inspected and approved in writing by the Planning Authority and shall remain in place throughout the construction period.

Reason: To ensure the protection of retained trees during construction and thereafter.

7. No development shall commence until a Tree Planting Plan and maintenance programme have been submitted to and approved in writing by the planning authority. The approved Tree Planting Plan shall be implemented in full prior to first occupation of any unit and thereafter maintained, in accordance with the approved maintenance programme, until established to the satisfaction of the Planning Authority.

Reason: In the interests of amenity.

8. No development shall commence until details of the size, design and materials of the bin store have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details before the first unit is occupied.

Reason: To ensure that the design and size of the store is acceptable; in the interests of amenity.

9. No development shall commence until details of secure bicycle storage for a minimum 10 bicycles has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details before the first unit is occupied.

Reason: In the interests of supporting sustainable methods of travel and in accordance with the Council's Roads and Transport Guidelines for New Development.

10. The existing stone walls that are to be incorporated into the development shall be retained and repaired as necessary. No development shall commence until a method statement for the retention and repair of the existing stone walls belonging to the former steading has been submitted to and approved in writing by the Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that a sensitive and high quality design is achieved; in the interests of amenity.

11. No development shall commence until details of the proposed stone walls have been submitted to and approved in writing by the Planning Authority. Details shall include a sample of the stone and method statement for their construction. The development shall be thereafter be implemented in accordance with the agreed details.

Reason: To ensure that a sensitive and high quality design is achieved; in the interests of amenity.

12. The holiday letting units hereby approved shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

Reason: To ensure that the development does not become used for permanent residential accommodation in recognition of the lack of private amenity space and in accordance with the use applied for.)

REASON FOR DECISION

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 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.

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 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).

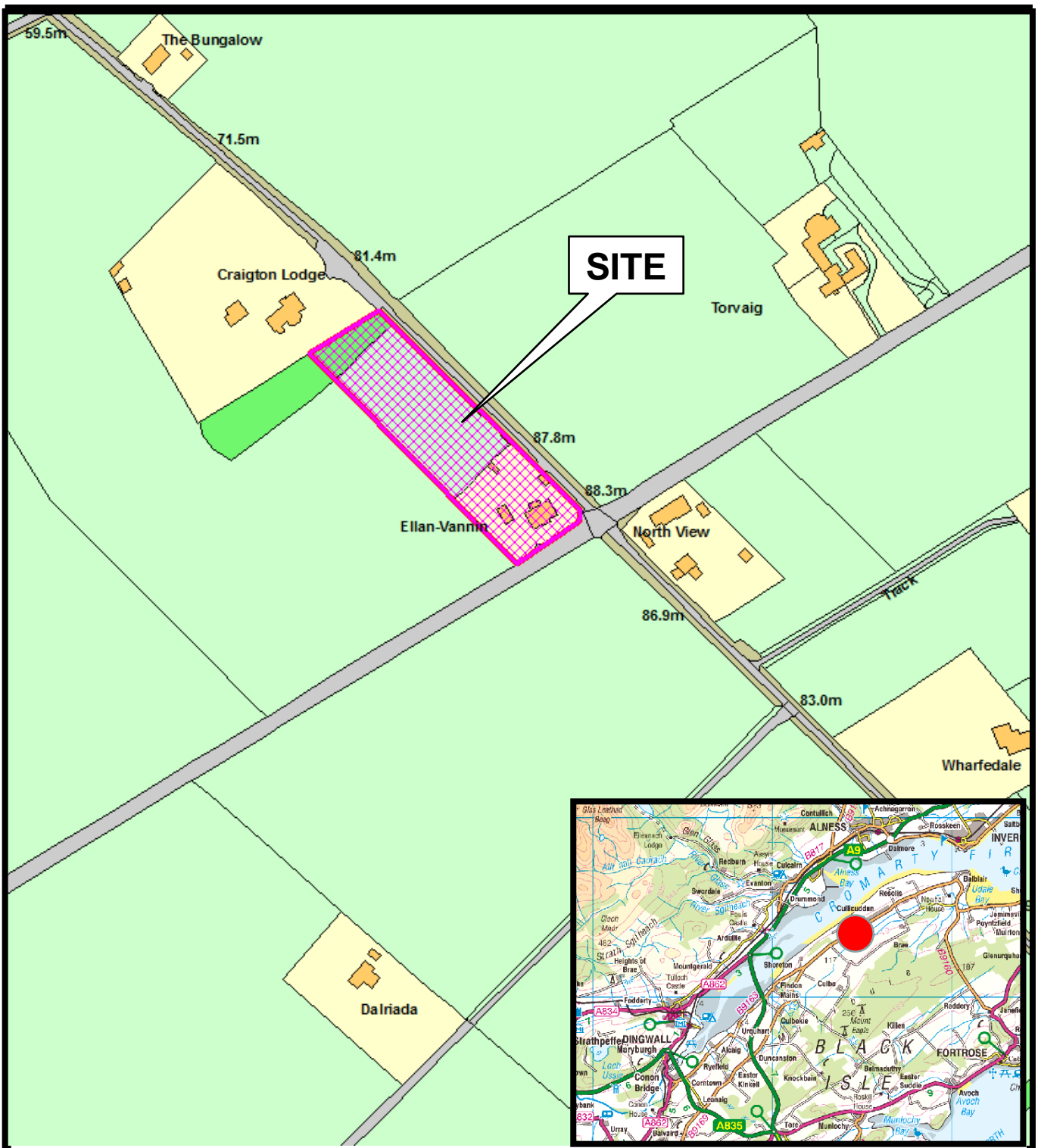
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to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

Designation: Acting Head of Development Management – Highland
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - HC Location Plan
Plan 2 - Location/Site Layout Plan (20)A001
Plan 3 - Site Layout Plan AL001 B
Plan 4 - General Plan AL005
Plan 5 - Site Section Plan AL002 1 OF 2
Plan 6 - Site Section Plan AL002 2 OF 2
Plan 7 - Site Section Plan AL004
Plan 8 - Site Layout Plan (20)A007 B
Plan 9 - Visibility Splay Plan (20)A006



The Highland
Council
Comhairle na
Gàidhealtachd

Planning & Development
Service

18/05091/FUL

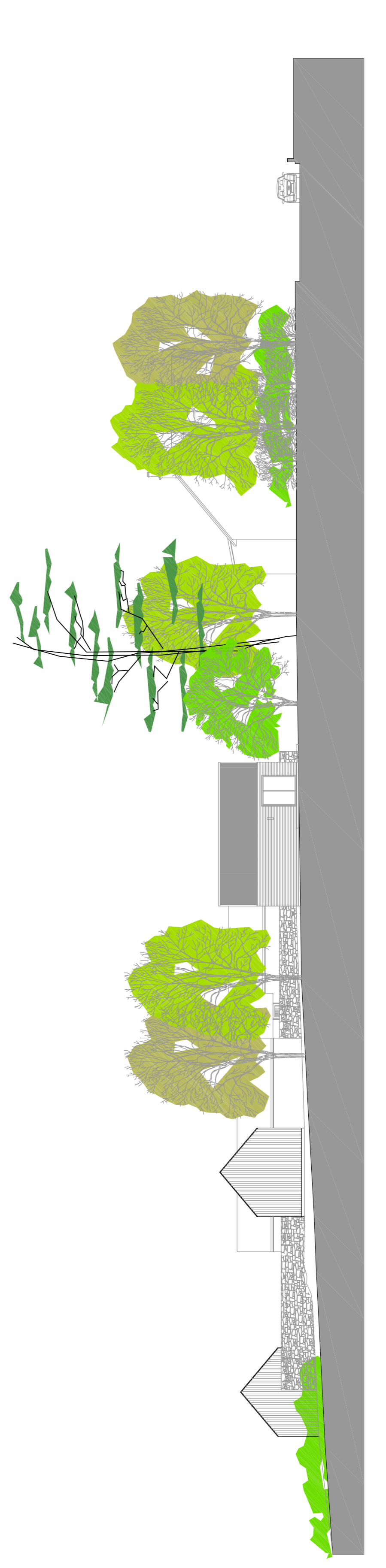
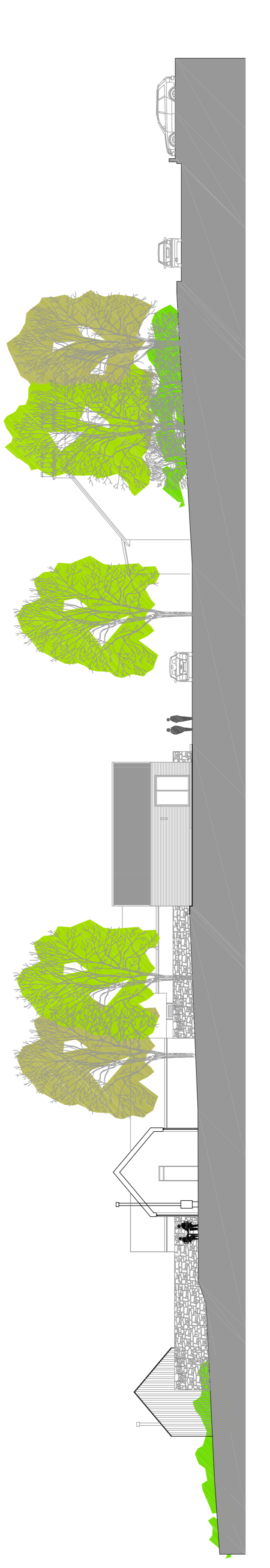
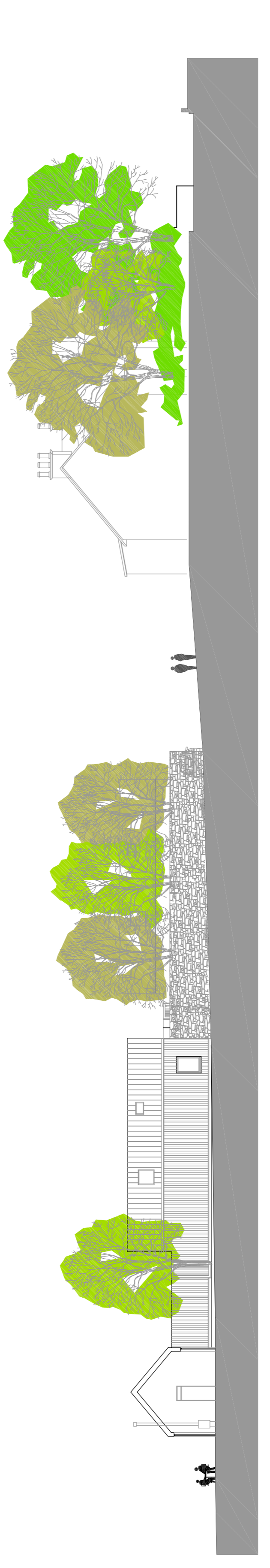
Erection of five holiday lodges
at Ellen Vannin, Balblair, Dingwall, IV7 8LL

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Important:
 The contractor will be held to have examined the site and checked
 all dimensions and levels before commencing work.
 Any discrepancies must be brought to the attention of the architect.
 No dimensions should be scaled from this drawing.

Revision: _____ Date: _____



Client
 Jan Whyte

Project Title
 Proposed Holiday Homes at
 Site at Eillean Vannin, Cullicudden
 The Black Isle

Drawing Title
 Site sectional Elevations
 Sheet 1 of 2

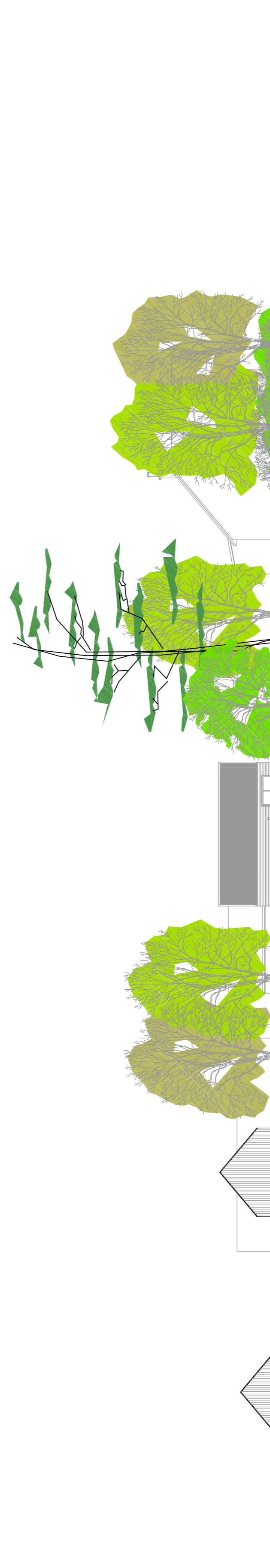
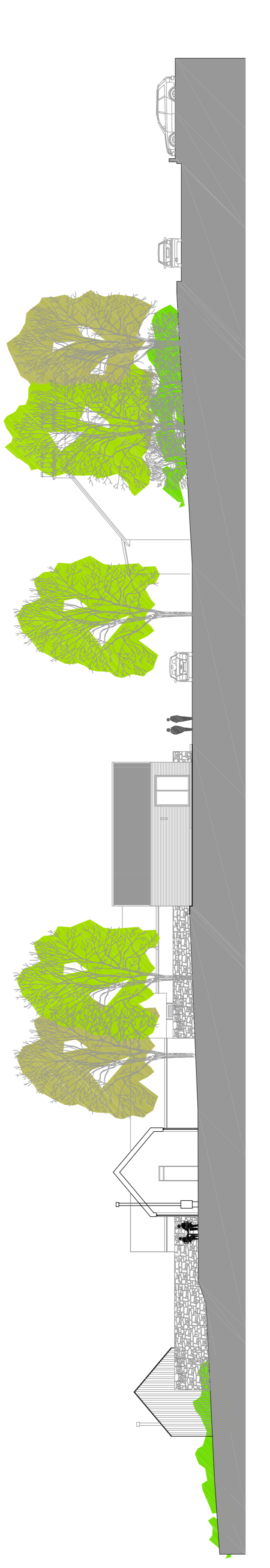
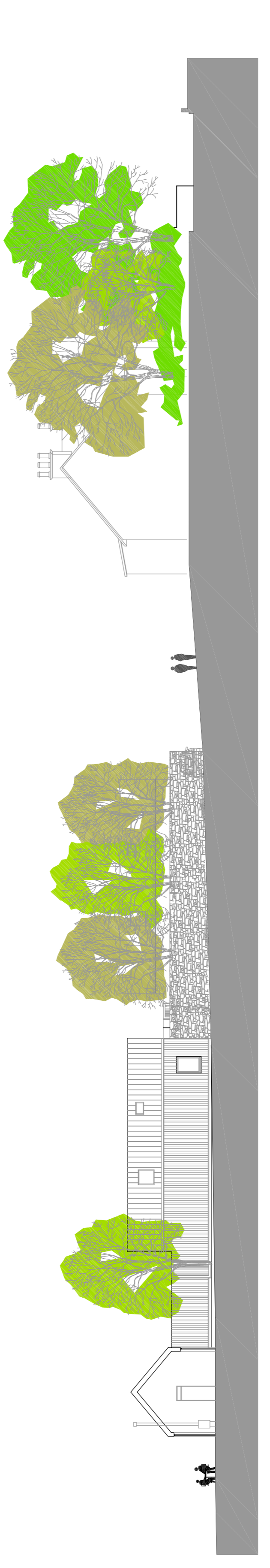
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cmm Architects
 2nd Floor
 202 Bath Street
 Glasgow
 G2 4HW
 Tel: 0141 204 4498
 web site: www.cmmarchitects.co.uk
 e-mail: admin@cmmarchitects.co.uk

Project Ref:	18-007	Drawing No:	AL002	Revision:	--
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 Site at Eillean Vannin, Cullicudden
 The Black Isle

Drawing Title
 Site sectional Elevations
 Sheet 1 of 2

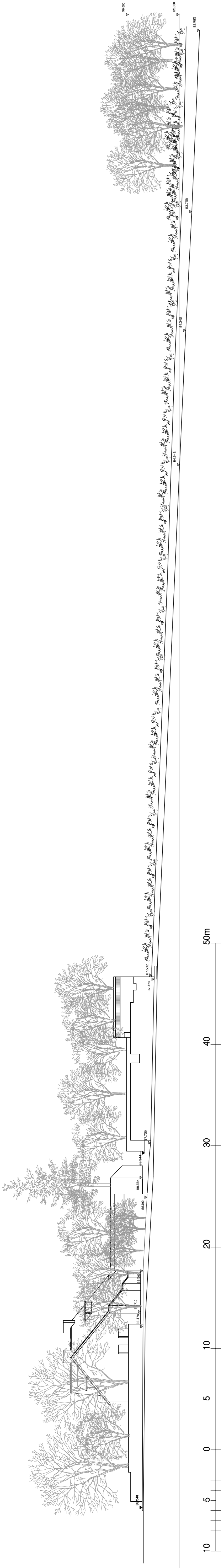
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cmm Architects
 2nd Floor
 202 Bath Street
 Glasgow
 G2 4HW
 Tel: 0141 204 4498
 web site: www.cmmarchitects.co.uk
 e-mail: admin@cmmarchitects.co.uk

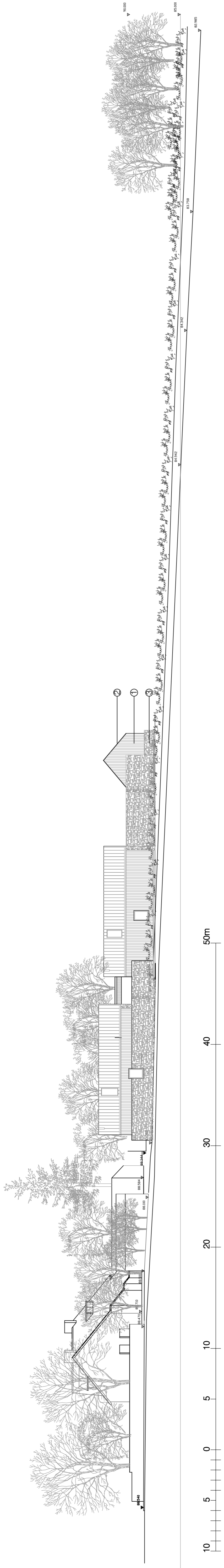
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Important:
 The contractor will be held to have examined the site and checked all dimensions and levels before construction.
 Any discrepancies must be brought to the attention of the architect.
 No dimensions should be scaled from this drawing.

Revision: _____ Date: _____



Existing North East Elevation to the road. scale 1:200



Proposed North East Elevation to the road. scale 1:200

Client
 Jan Whyte

Project Title
 Proposed Holiday Homes at
 Site at Eilan Vannin, Cullicudden
 The Black Isle

Drawing Title
 Cabin types
 proposed materials

Scale
 1:100 @ A1
 Drawn _____
 Date _____
 Checked _____

cmm Architects
 2nd Floor
 202 Bath Street
 Glasgow
 G2 4HW
 Tel: 0141 204 4488
 web site: www.cmmarchitects.co.uk
 e-mail: admin@cmmarchitects.co.uk

Project Ref: 18-007
 Drawing No: AL004
 Revision: --



2 Zinc roofing

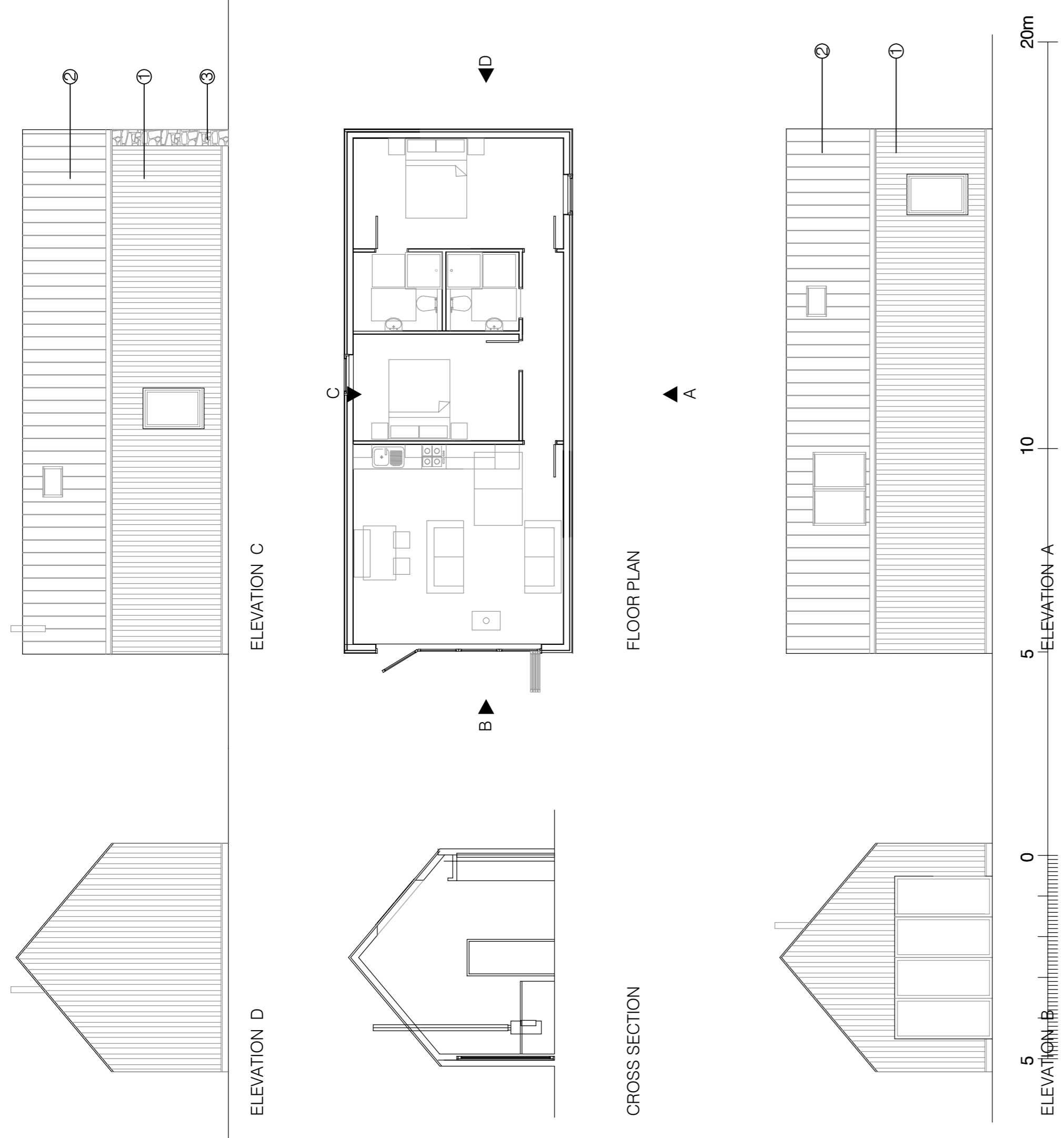


3 Reclaimed / retained stone walls

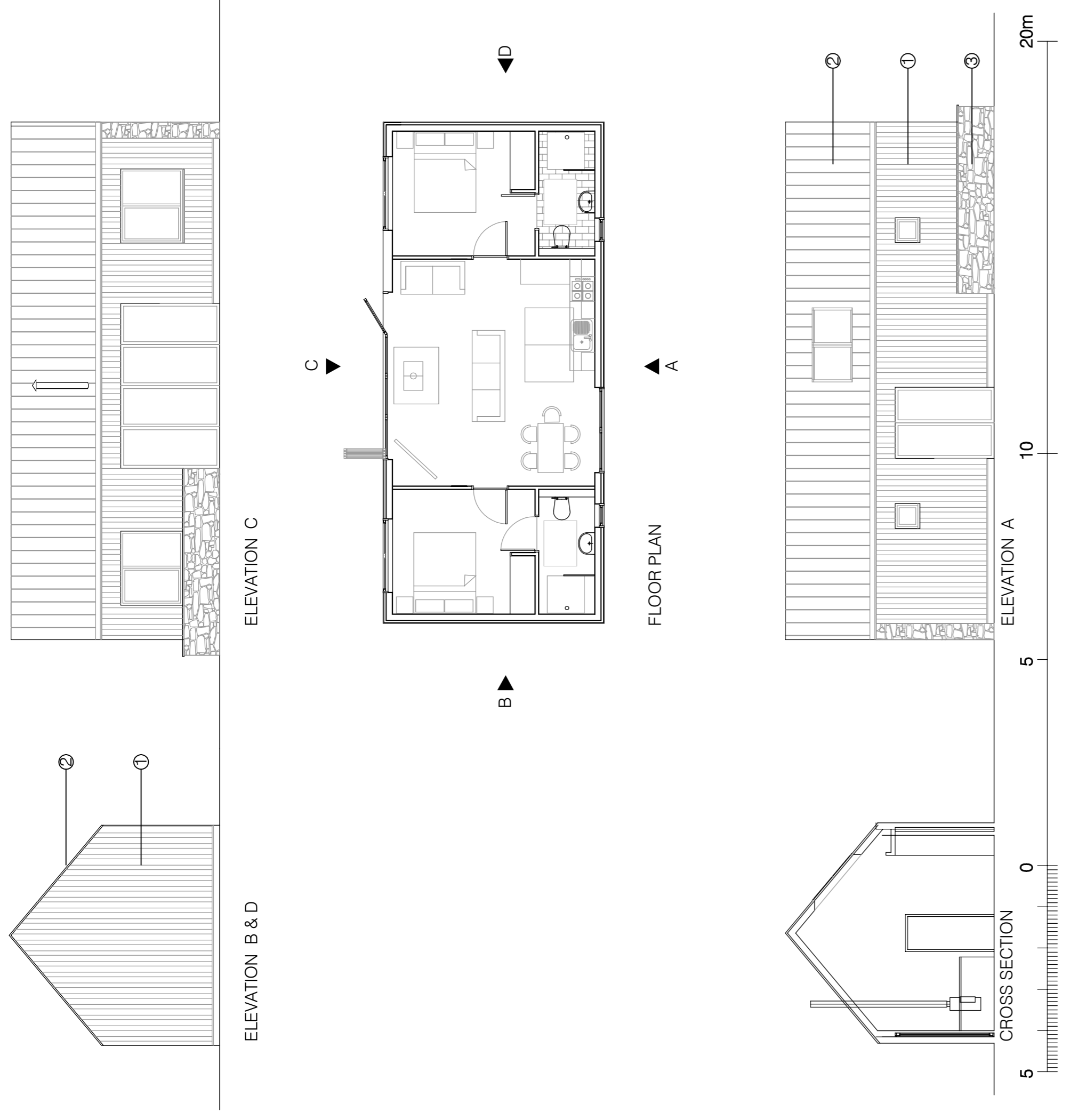


1 Anthracite/black stained timber

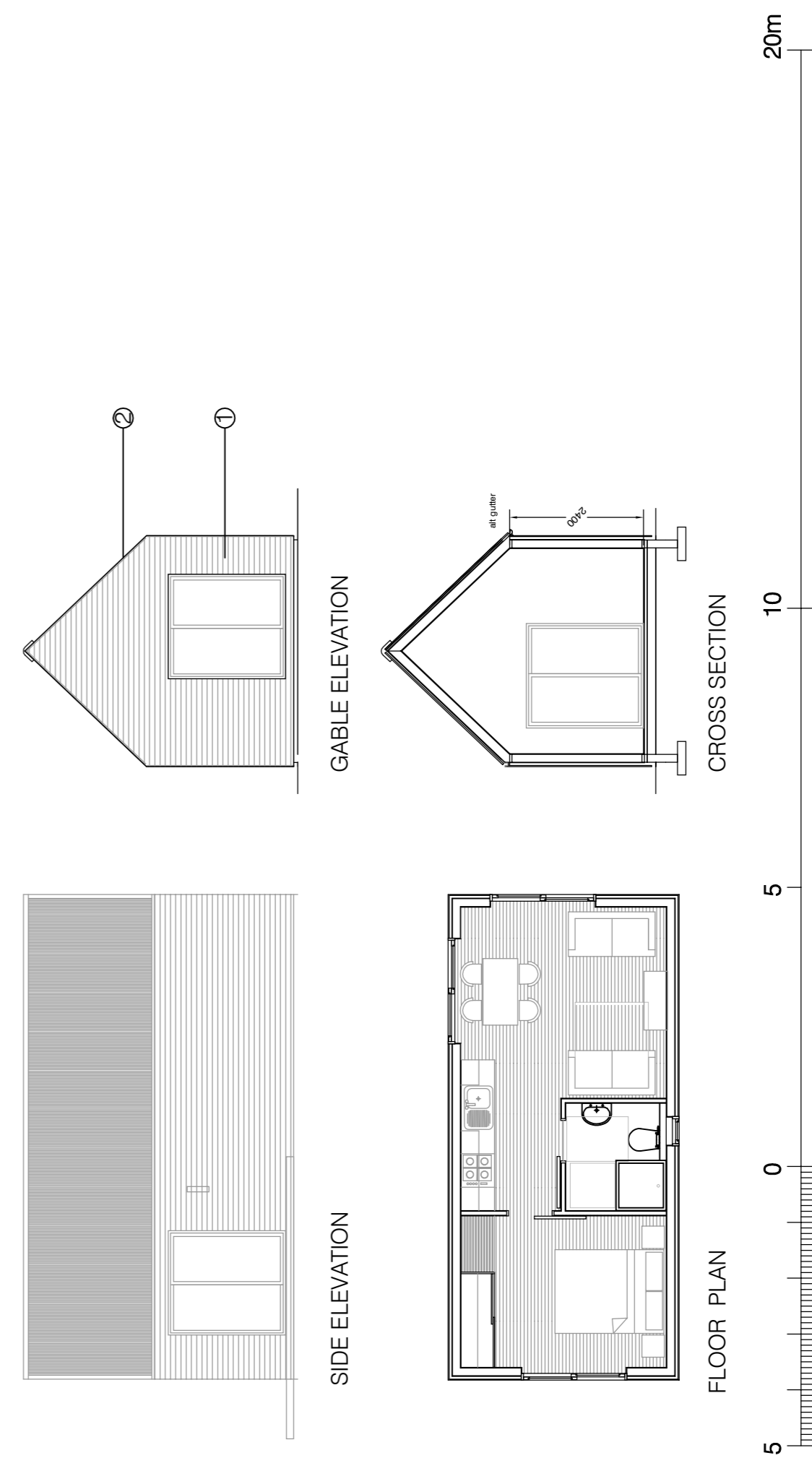
cabin type 1



cabin type 2



cabin type 3



Important
The contractor will be held to have examined the site and checked the drawings and to be responsible for any errors.
Any discrepancies must be brought to the attention of the architect.
No dimensions should be scaled from this drawing.

Revision: _____ Date: _____

Client	Jan Whyte
Project Title	Proposed Holiday Homes at Site at Eilan Vannin, Cullicudden The Black Isle
Drawing Title	Cabin types proposed materials
Scale	1:100 @ A1
Drawn	Checked
Date	

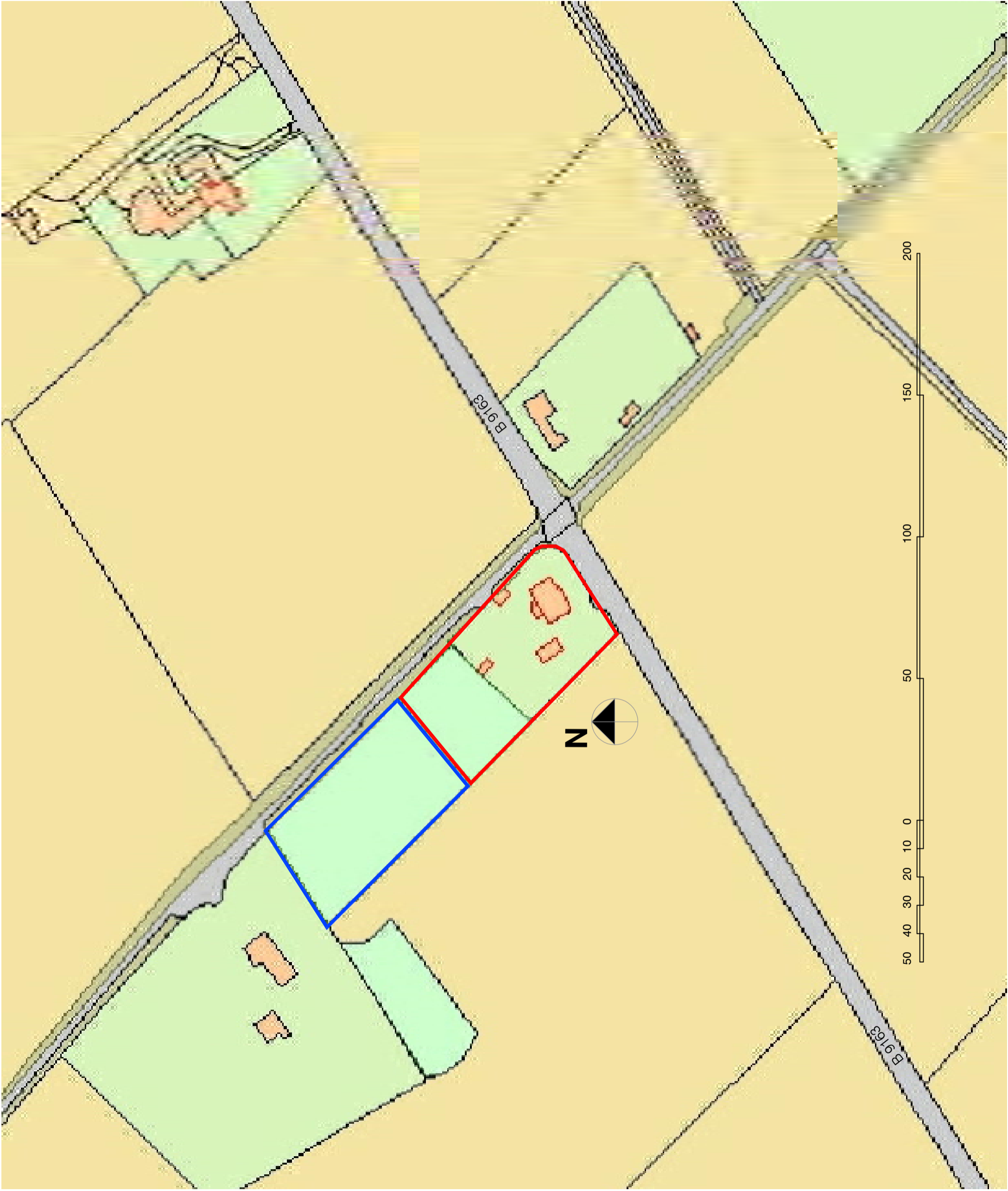
cmm Architects
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 202 Bath Street
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 e-mail: admin@cmmarchitects.co.uk

Project Ref:	18-007	AL005
Drawing No:		
Revision:		--

Important

The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Any discrepancies must be brought to the attention of the architect. No dimensions should be scaled from this drawing.

Revision: _____ Date: _____



Client

Jan Whyte

Project Title

Proposed Holiday Homes
Site at Ellan Vannin, Cullicudden
The Black Isle

Drawing Title

Location plan
E 264517
N 863814

Scale

1:1250 at A3

Date

October 2018

Drawn

Checked

cmm

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Project Ref:

18-007

Drawing No:

ALOC001

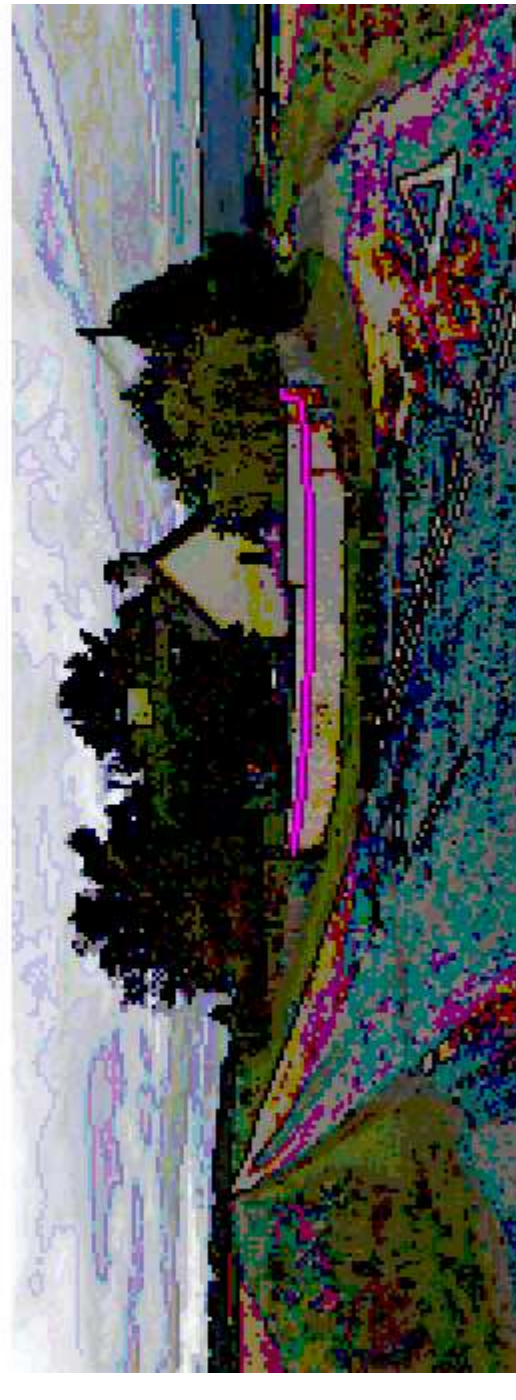
Revision:

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Important

The contractor will be held to have examined this site and checked all dimensions and lines before commencing construction work. The contractor will be held responsible for any errors or omissions. No dimensions should be scaled from this drawing.

Revised: _____ Date: _____



Visibility
BS 6730 (national speed limit) requires 2.4m x 2.15m in both directions.
For drivers eye height 1.05m above road level a 0.6m object to be visible at 215m on the BS1631 road directions.
All walls and planting will be 1.6m high to be "near" an 0.85m high.
Ending curved wall to be reduced and copes refitted.

Junction to B9163 1:100

Junction to B9163 1:200

Junction to B9163 1:50

Client: J. Stubbart

Project Title: Eilan Vennin Cullacudden

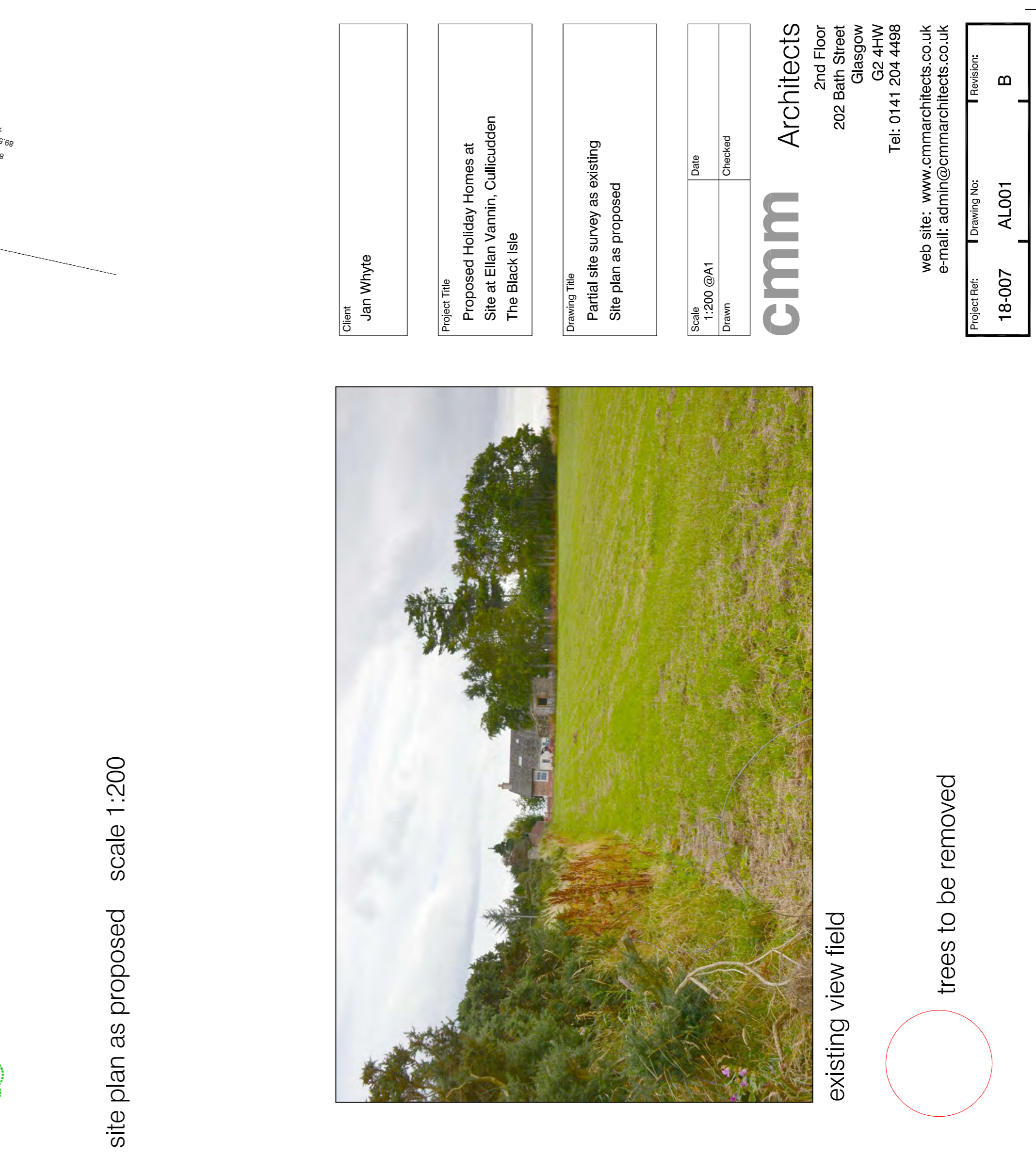
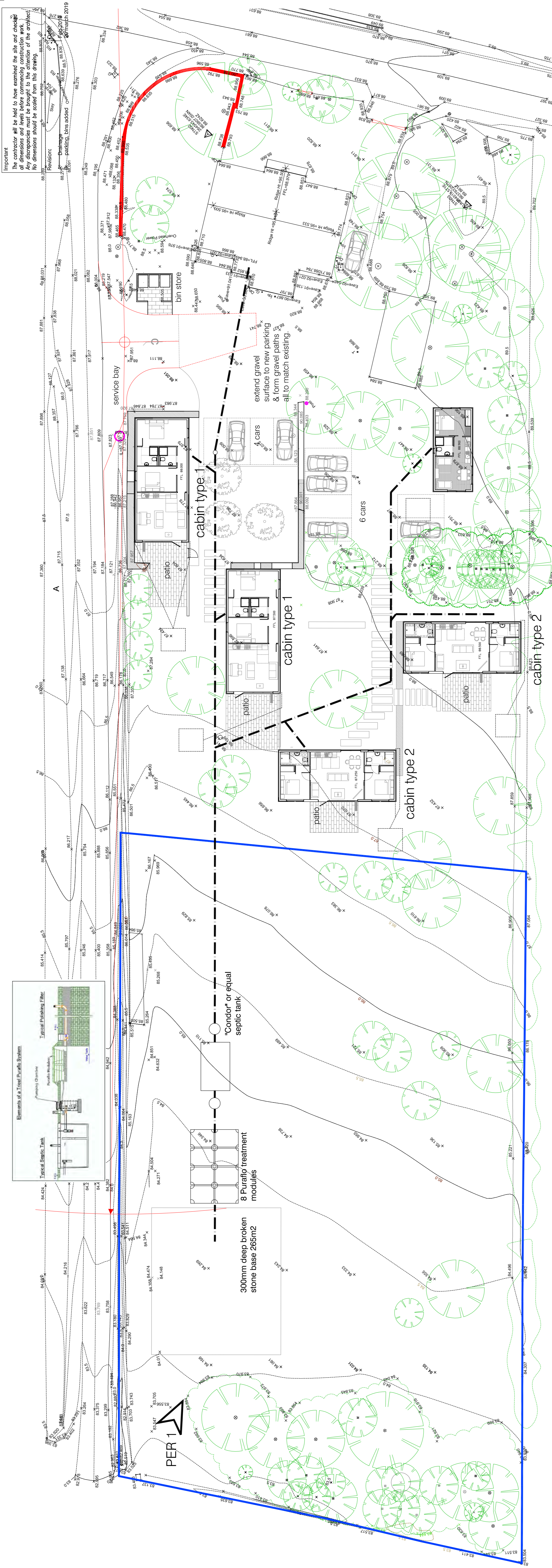
Drawing Title: Topographical Survey Sightlines at Junction with B9163 photographs

Scale: 1:200, 1:100, 1:50
Date: December 2018
Drawn: CMC
Checked:

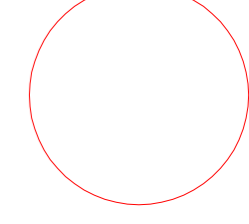
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Project Ref: 18-007
Drawing No: (20)A006
Revision: --

Important
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No dimensions or levels shall be taken from this drawing. No dimensions should be scaled from this drawing.



existing view field



trees to be removed

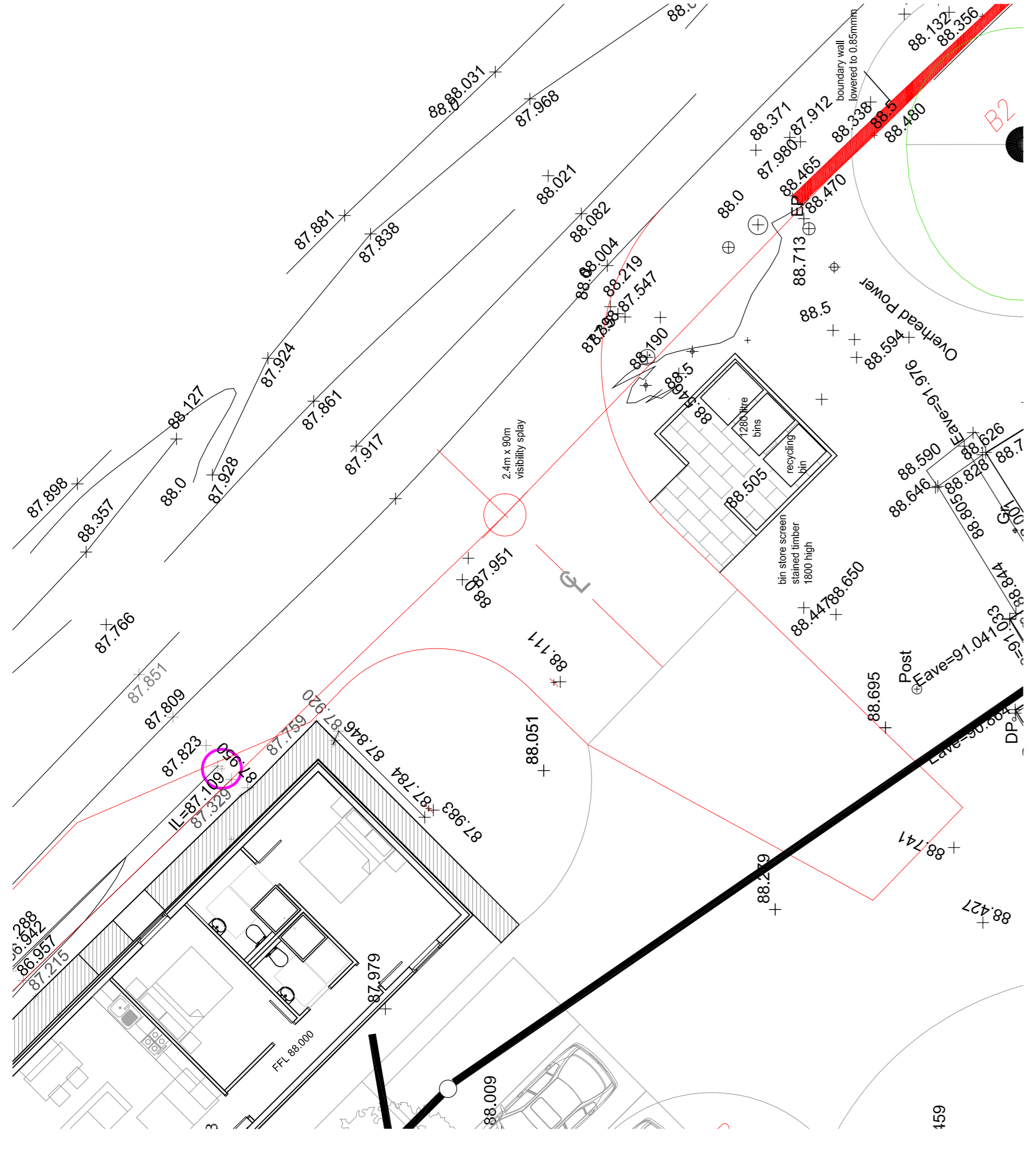
Client Jan Whyte	Project Title Proposed Holiday Homes at Site at Eilan Yammh, Cullicudden The Black Isle	Drawing Title Panital site survey as existing Site plan as proposed	Scale 1:200 @A1	Date	Checked
CMM Architects 2nd Floor 202 Bath Street Glasgow G2 4HW Tel: 0141 204 4498 web site: www.cmmarchitects.co.uk e-mail: admin@cmmarchitects.co.uk			Drawn		
Project Ref: 18-007	Drawing No: AL001	Revision: B			

Important
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. The contractor will be held to have checked all dimensions and levels before commencing construction work. No dimensions should be scaled from this drawing.

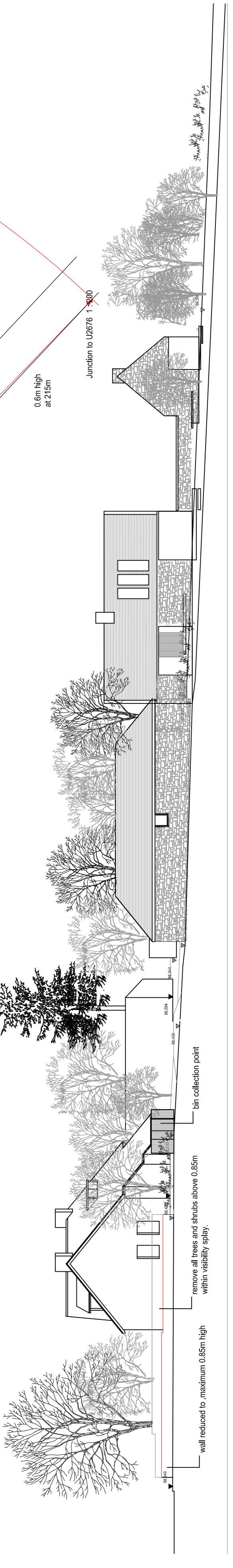
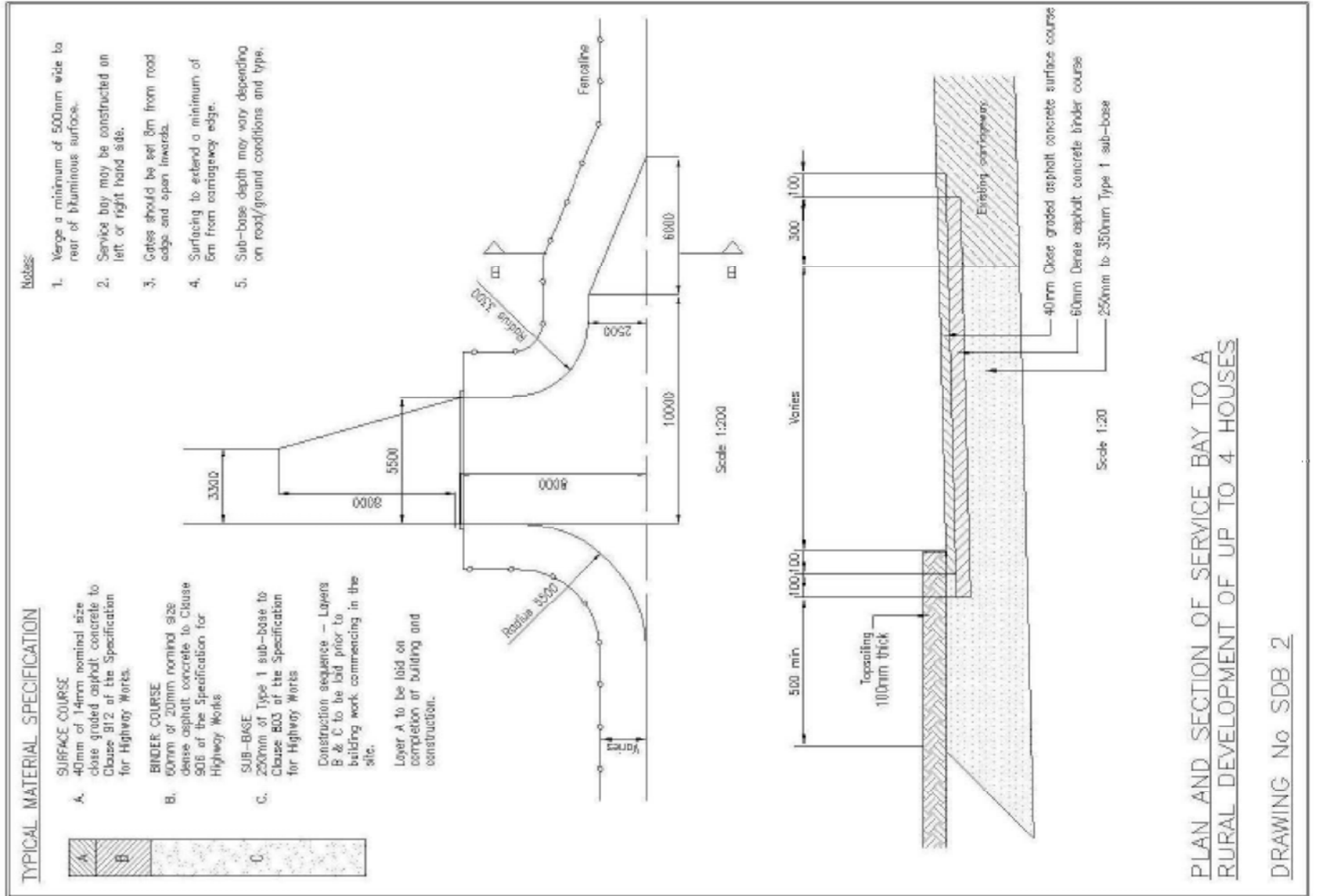
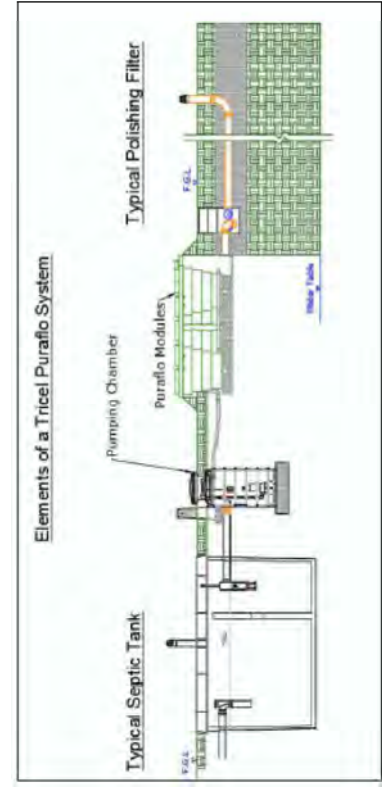
Revision: A parking + bins
B Tree report

Date: 21 March 19
22.05.19

Visibility
U2676 (national speed limit) requires 2.4m x 50m visibility splay.
From driver's eye height (1.05 m above road level) a 0.6m object to be visible at 90m on the U2676 in both directions.
All walls and planting within this splayline to be maximum 0.85m high. Existing curved wall to be reduced and copes refilled. Remove shrubs as required.
Access to be formed to the dimensions and specifications of SSD 2 as stated in 'Access to single houses and Developments' appendix 1.
Bin Collection
All units to use central bin store located at entrance to the site next to service bay. Bin and recycling sites provision to be to the satisfaction of the Council.



Existing Trees, see Tree Report
Trees to be protected during works to BS5837:2012 standards.
Driveway, parking bays and paths to be no-dig construction with gravel and porous pavior finish.
Services to be hand dug to BS5837 standards in tree RPA.
Checks to be on edge beams on ground screw piles to avoid root damage.



Client: J Stobart

Project Title: Eilan Yammn Cullcudden

Drawing Title: U2676 access Sightlines photographs

Scale: 1:200, 1:100
Date: December 2018
Checked

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Project Ref: 18-007 (20)A007
Revision: B