

Agenda Item	<b>6.8</b>
Report No	<b>PLS/073/19</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 11 June 2019

**Report Title:** 18/04194/FUL: Mr and Mrs M Hornby  
Land 120M SW of Culchunaig Farmhouse, Westhill, Inverness

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

### Purpose/Executive Summary

**Description:** Conversion of steading to form house and erection of outbuildings (amended design to planning permission 15/02941/FUL)

**Ward:** 19 – Inverness South

**Development category:** Local

**Reason referred to Committee:** Five or more representations against

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

### 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 proposal is to amend the design of a proposal previously granted permission to convert a traditional steading to a house, and the erection of associated outbuildings. The site sits just to the SW of the National Trust owned section of the Culloden Battlefield and is within both the Culloden Moor Conservation Area and the Inventory of Historic Battlefields Area.
- 1.2 The site is accessed via a private track from the B9006 which already serves 3 properties and provides access to adjacent fields. Drainage will be provided by septic tank and soakaway.
- 1.3 Pre Application Consultation: none
- 1.4 Supporting Information: Contamination Report; Design and Access Statement; Private Access Checklist; Archaeological Survey; Bat Survey and Species Protection Plan.
- 1.5 Variations: none

## **2. SITE DESCRIPTION**

- 2.1 The site is an existing building which sits to the south west of Culchunaig Farmhouse. The steading is enclosed by a stone dyke wall, post and wire fence and is accessed from the B9006. The proposed development is located within Culloden Battlefield as defined by the national inventory, sitting to the south of the core of the battlefield, a short distance from land in the ownership of National Trust for Scotland. The site is also located within the Culloden Muir Conservation Area and approximately 300m north west of the 'Clava Cairn' Scheduled Monument.

## **3. PLANNING HISTORY**

- 3.1 15/02941/FUL 15/02941/FUL – Conversion of steading to form dwelling and erection of outbuildings, at Land south west of Culchunaig Farmhouse, Westhill, Inverness Planning Permission Granted

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour and Conservation Area  
Date Advertised: 19.10.18  
Representation deadline: 09.11.18  
Timeous representations: 18 reps from 17 households  
Late representations: 7 reps from 7 households

#### 4.2 Material considerations raised are summarised as follows:

- a) Proposal is within the Culloden Battlefield Historic Battlefield boundary and within the Culloden Muir Conservation Area and development should not be allowed.
- b) Previous application has expired (*application was extant when the renewal application was submitted*)
- c) Culloden Battlefield and its environs should be protected from further inappropriate encroachment onto this sacred site. Should be treated as a war grave.
- d) Site is a major tourist attraction and must be protected
- e) Culchunaig Farm is situated in the vicinity of the flanking movement of the British dragoons around the Jacobite right. A site that definitely saw action during the retreat and that is of archaeological and historical significance.
- f) Within the Conservation Area where there is a presumption against single house developments.
- g) Violates policies 10, 29 and 57 of the Culloden Muir Conservation Area and/or Highland wide Local Development Plan respectively.
- h) Development neither enhances nor preserves the character of the Conservation Area
- i) Will result in significant negative visual impact from all directions
- j) Ancestors have a right to protect burial grounds and are claiming indigenous sovereignty rights.
- k) Historic lands must be saved – they will be important to our ancestors after we are gone.
- l) Research by Professor Christopher Duffy has confirmed that the proposed development would lie within the battlefield area.
- m) Proposed development is substantial and would strike an incongruous and discordant note
- n) Light pollution and noise pollution
- o) May in the future be included as a UNESCO World Heritage Site and as such its integrity and authenticity must be protected.
- p) Do not want Culloden to become another ‘Bannockburn’
- q) Presence of natural heritage including nesting birds

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

### 5. CONSULTATIONS

- 5.1 **Historic Environment Team (Archaeology):** Further information was required before an assessment could be made on the proposed layout, therefore survey work was requested prior to determination. This required recording of the stading and archaeological investigations to ascertain the presence or absence of remains, features or deposits associated with the battle and/or earlier prehistoric activity. An archaeological survey was carried out in early 2019. Due to the condition of the ground only a 50% metal detecting survey could be completed across the site. Due to the nature and condition of the building, further recording will be required to complete the works during any consented site clearance (to remove vegetation and building rubble). The trial trenching noted

disturbance from clearing and dumping across the site but succeeded in finding the footings of the earlier buildings. However, other than an interesting farm building with notable survival of fittings and features (such as early 20th century graffiti), nothing of note or relating to the Battle of Culloden was identified. It still cannot be ruled out that features contemporary with the battle survive on the site; but the evaluation has shown that the potential for this is low. Further work would be required for any consented development here and this would have to include completing the building recording along with a precautionary watching brief on site clearance (including a sweep of removed spoil with a metal-detector). Pre-commencement conditions can be applied.

5.2 **Transport Planning Team:** No objections or comments.

5.3 **Contaminated Land:** No objections. The site has a previous use as an agricultural building therefore the standard questionnaire was completed by the applicant. Upon receipt of the completed questionnaire no conditions are required.

5.4 **Flood Risk Management:** No objections or comments.

5.5 **Historic Environment Scotland:** Do not object. The Battle of Culloden was a significant event in Scotland's national story. The proposed development would not significantly change the character of this sensitive part of the battlefield landscape. It may, however, result in more localised impacts and directly impact upon physical remains associated with the battle. We therefore recommend this potential is investigated prior to determination of the application in order for mitigation to be developed as appropriate. However, mitigation to avoid or reduce impacts is likely to be possible and therefore we do not object to the application.

The farmstead known as 'Culchuinach' comprised a group of buildings as shown on the 1<sup>st</sup> edition Ordnance Survey map surveyed in the late 1860s. The second edition OS map surveyed in 1903 suggests that the group of buildings were replaced by the existing steading and a new dwelling to the northeast, now labelled Culchuinaig. It is possible that some physical remains of the earlier farmstead exist below ground. The ground around the steading would have been on, or near to, land passed over by Government dragoons on a flanking manoeuvre near to the end of the battle and associated with fighting during the Jacobite retreat. The archaeological potential of the area is therefore relatively high and the topsoil could contain remains relating to the battle.

The proposed development would convert an existing but derelict steading to a dwelling. It would create 3 new structures in the same plot as the steading and involve the creation of hard surfaces. It remains easy to appreciate the topography of this part of the battlefield and the likely locations of important features. The proposed site appears in views across the battlefield. While the conversion would result in some noticeable changes to the steading, because it retains the steading and its footprint and the form of the historic plot around it, it is unlikely to result in a significant change to the character of this part of the battlefield.

5.6 **National Trust for Scotland:** Do not object. Notes the national importance of the battlefield site. The Trust feels that the redevelopment of this dilapidated farm steading on the battlefield could be appropriate subject to a number of key historical assessments being undertaken and with good design. Recommends a detailed Historic Building Survey be carried out and analyses of the existing standing structures on the site along with an assessment of the map evidence for historic settlement at Culchunaig. The services of a professional archaeological contractor should be sought. There is a clear opportunity for further archaeological investigation which may reveal further discoveries which may alter and add to our history of the Muir and the battle. Consider that the proposed redevelopment of this existing but dilapidated building may prove to be appropriate subject to the correct heritage assessments, scale and design.

5.7 **Scottish Water:** No objections

5.8 **National Air Traffic Control:** No objections or concerns.

## 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  
30 - Physical Constraints  
31 - Developer Contributions  
35 - Housing in the Countryside (Hinterland Areas)  
57 - Natural, Built and Cultural Heritage  
58 - Protected Species  
64 - Flood Risk  
65 - Waste Water Treatment  
66 - Surface Water Drainage

### 6.2 Inner Moray Firth Local Development Plan 2015

No site specific policies

### 6.3 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)  
Developer Contributions (March 2013)  
Flood Risk and Drainage Impact Assessment (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Housing in the Countryside and Siting and Design (March 2013)  
Sustainable Design Guide (Jan 2013)

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

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

SPP

## **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.

8.2 Furthermore, with respect to any buildings or other land in a Conservation Area, Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

### **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) planning history and compliance with the development plan and other planning policy;
- b) historic environment and archaeological significance;
- c) siting and design;
- d) infrastructure; and
- e) any other material considerations.

### **Planning history and development plan/other planning policy**

8.4 Full planning permission was granted in 2015 for the conversion of the steading into a house and erection of outbuildings. The 2015 application was extant when this application for renewal was submitted. The principle of the development is therefore established and is a material consideration in the assessment of the application. The key considerations are therefore the amendments to the design and layout of the proposal, archaeological potential, infrastructure and protected species.

8.5 The site sits within the Hinterland of Inverness therefore the Council's Housing in the Countryside policy applies. Proposals must demonstrate that they meet one of the exceptions to the policy as set out in the Council's Housing in the Countryside and Siting and Design Supplementary Planning Guidance in order to

be supported. One such exception is for the redevelopment of traditional rural buildings where it can be shown that the character of the building can be retained. The 2015 proposal was considered to meet the terms of this exception.

- 8.6 The site's position within Culloden Muir Conservation Area and the Inventory of Historic Battlefields means that additional policy scrutiny must be applied. The Scottish Government's recently adopted 'Historic Environment Policy for Scotland (2019)' states that *"decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations"* and *"changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate"*. The Historic Environment Scotland publication "Managing Change in the Historic Environment: Historic Battlefields" offers more specific guidance and states that *"including a battlefield in the Inventory is not intended to be simply a barrier to development. The intention is to identify an area of added protection where particular consideration must be given to impacts on the site. This should focus on the special qualities and landscape characteristics of the battlefield. Planning authorities have to consider proposals carefully, and determine whether development will significantly detract from the importance of the battlefield"*, and in addition notes that *"development on a battlefield can have an impact on the physical remains of the battle or the landscape of the battlefield. The development management process should identify and assess these impacts, and if possible mitigate them."*
- 8.7 The Culloden Muir Conservation Area was extended in 2015 and a Character Appraisal and Management Plan prepared. This stresses the importance of ensuring that any new development does not adversely impact upon the character or appearance of the area. Any development should preserve or enhance the Conservation Area.
- 8.8 Scottish Planning Policy (2014) (SPP) is the main national statement for managing change in land use planning. Paragraph 149 states that *"planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields"*.
- 8.9 In summary, the policy and guidance position is that the inclusion of an area in the Inventory of Historic Battlefields, or within a Conservation Area, does not necessarily act as a barrier to development; rather it aims to ensure that any proposed change is properly scrutinised, and if acceptable, managed in a sympathetic way. This means avoiding unnecessary damage to, and being respectful towards, the integrity of the historic battlefield landscape and its constituent elements.

### **Historic environment and archaeological significance**

- 8.10 The key consultees in matters relating to the historic environment are Historic Environment Scotland and the Council's Historic Environment Team (archaeology). Historic Environment Scotland state that the proposals do not raise historic environment issues of national significance and do not object. It further states that the proposed development would not significantly change the

character of this sensitive part of the battlefield landscape. The steading to which the application relates was not in existence at the time of the battle - it is thought to date from the later 19<sup>th</sup> Century and was built on site of an earlier farmstead. Remains of the old steading walls/foundations have been identified below ground as part of the archaeological surveying of the area.

- 8.11 Historic Environment Scotland's assessment is that the proposal to retain and renovate the existing, derelict, steading and create 3 new structures within the same plot would not impact upon the ability to appreciate the topography of this part of the battlefield and the locations of important features to the battle such as the Culwhiniac enclosure and farmstead. The proposal reuses an existing steading (retaining its footprint and much of its form) and retains the form of the historic plot around it and therefore it seems unlikely that this would result in a significant change to the character of this part of the battlefield.
- 8.12 Historic Environment Scotland does, however, stress that the proposal is in a sensitive part of the battlefield, and one where a flanking manoeuvre and fighting are likely to have occurred towards the end of the battle. The archaeological potential for the area is therefore relatively high and the topsoil could contain remains related to the battle. These are an important special quality of the battlefield and form an important part of its significance and sensitivity, both in the form of the physical remains themselves, but also the sense of authenticity and integrity that they provoke. HES advises that the potential for such remains to be found should be assessed prior to determination of the application. Archaeological survey work has since been carried out by as requested.
- 8.13 The Council's Historic Environment Team (archaeology) was in agreement that further information was required prior to a decision being reached on the proposed layout and a programme of survey work was agreed. This took place earlier in 2019 and included a building survey, metal detecting and trial trenching. Further recording will be required to complete the works during any consented site clearance. The initial works succeeded in finding the footings of the earlier steadings however nothing of note or relating to the battle of Culloden was identified. Evaluation thus far suggests that the potential for the discovery of features contemporary with the Battle surviving on site are low, but cannot be ruled out. The survey work that remains to be completed includes completion of the building recording and metal detection during site clearance. This can be covered by condition.

### **Siting and Design**

- 8.14 The existing steading building is derelict and unused but includes walls to wallhead level and a mostly intact roof. The stone built, slate roofed building comprises a central 1½ storey main section facing towards the west with 2 single storey elements forming a u-shaped building with an internal courtyard.



- 8.15 There are some amendments to the design and layout of the proposal when compared with the previously consented development. These are the removal of the detached studio building which is now included within the main building; relocation of the garden room to the NW of the main steading; and amendments to window placement and design detailing.
- 8.16 The conversion incorporates some metal roofing and cladding which adds a more contemporary element to the overall design, however the natural stone walls of the existing building are retained and pointed with lime mortar throughout, and natural slate is used on other areas of roofing. This, along with careful attention to detail and retention of the original building form, means that the finished design successfully retains the character of the historic building and preserves it into the future.
- 8.17 The proposal includes the erection of 3 outbuildings within the grounds – a detached garage with turfed roof; a timber framed greenhouse; and a garden room. These are all finished in the same black / dark grey stained timber lining as utilised within the house; and replicate the form and proportions of the traditional buildings. The garage has a flat turfed roof. The use of turf and dark, recessive colours and materials, will ensure that the buildings recede into the landscape.

### **Infrastructure**

- 8.18 Drainage will be provided by septic tank and soakaway system, which will be designed in accordance with Scottish Water and Building Regulations Guidance. The exact location of the drainage system shall be conditioned for prior approval by the Planning Authority in order to allow for its placement to take consideration of any archaeological findings that may arise from the survey work. There is sufficient space within the site to enable a satisfactory drainage solution. There are no access concerns.

### **Other material considerations**

- 8.19 The steading building and its environs have potential for the presence of bats, which are a protected species therefore a bat survey has been carried out. This found a single non maternity roost within the building which would be affected by the proposed works. As such the applicant will be required to obtain a bat license from Scottish Natural Heritage and a Species Protection Plan was carried out. This recommends a number of mitigation measures including the placement of a bat box; supervision of certain works by a licensed bat ecologist; and working measures to limit disturbance to roosting bats. A planning condition will ensure that the mitigation and compensatory measures set out in the Species Protection Plan shall be implemented in full.
- 8.20 Representations relate to the impact of development on the battlefield. This demonstrates the significance of the battlefield both locally and internationally. The impact upon the battlefield has been carefully considered by Historic Environment Scotland and the Historic Environment team as detailed above and it is their conclusion that the proposal will not have a detrimental impact upon this key part of the battlefield.

## **Matters to be secured by Section 75 Agreement**

- 8.21 None. The application was submitted before the adoption of the Council's updated Developer Contribution guidance therefore a contribution towards education provision is not required.

## **9. CONCLUSION**

- 9.1 The proposal is for amendments to a previously granted permission for the conversion of an existing, relatively intact, traditional steading building for residential use and the erection of associated outbuildings. The principle of the proposal is therefore established and the proposal is considered to comply with the redevelopment exception set out by Development Plan policy 35 Housing in the Countryside (Hinterland Areas), and Development Plan policies 28 and 29 in relation to Sustainable Design, and Design Quality and Place-making. Its position within the Conservation Area and Inventory of Historic Battlefield area rightly requires that added scrutiny and consideration is given to the proposal in order to ensure that it does not result in any negative impact to Culloden Battlefield or the ability to appreciate the important nearby features associated with the battle. It must also preserve or enhance the Conservation Area.
- 9.2 The application has been thoroughly assessed by Historic Environment Scotland who conclude that the proposed development would not significantly change the character of this sensitive part of the battlefield landscape, and that it remains easy to appreciate the topography and the likely locations of important features. They also note that because the proposal retains the steading, its footprint and the form of the historic plot around it, it is unlikely to result in a significant change to the character of this part of the battlefield.
- 9.3 Understandably for a proposal in such a valued and historically significant location, the application has attracted attention and concern from members of the public from all across the world. However, following considerable scrutiny and expert advice, it is considered that the proposal represents a sensitive approach to the redevelopment of a traditional building in an area of high cultural and historic significance. Thanks to its sympathetic design and use of high quality materials, the development will retain much of its historic character while bringing the traditional building back into active use, without impacting upon the ability to understand and appreciate Culloden Battlefield.
- 9.4 Accordingly, the proposal is not assessed as having any adverse impact on the character or appearance of the Culloden Muir Conservation Area.
- 9.5 Therefore, it is considered that the proposal does meet the requirements of S64 of the Act in relation to both preserving and enhancing the character and appearance of the Culloden Muir Conservation Area.
- 9.6 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

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. The house hereby approved shall not be occupied until the vehicular access into the site from the private track has been constructed in accordance with the approved drawings and the Council's Access to Single Houses and Small Housing Development supplementary guidance.

**Reason:** In the interests of road safety

2. No development shall commence until full details of all foul and surface water drainage has been submitted to and approved in writing by the Planning Authority. Thereafter all drainage infrastructure shall be installed in accordance with the approved details prior to the first occupation of the house. For the avoidance of doubt, this shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition (or any superseding guidance prevailing at the time).

**Reason:** To ensure that the site is adequately drained and in the interests of public health

3. The house hereby approved shall not be occupied until car parking spaces and turning has been provided within the curtilage of the house and formed in accordance with The Highland Council's Access to Single Houses and Small Developments. The spaces shall thereafter be maintained for this use in perpetuity. Provision, which shall exclude garages, shall be as follows:
  - i. Two spaces per 1 to 3 bedrooms and;
  - ii. Three spaces per 4 to 5 bedrooms

**Reason:** In order to ensure that the level of off-street parking is adequate.

4. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

**Reason:** In order to complete the archaeological survey work and protect the archaeological and historic interest of the site.

5. No development shall commence until a scheme for the storage and collection of refuse and recycling within the application site has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented prior to the first occupation of the house and thereafter maintained in perpetuity.

**Reason:** In the interests of road safety

6. The outbuildings hereby approved shall be used for purposes incidental to the residential use of the site and shall not be used for separate residential accommodation.

**Reason:** In the interests of residential amenity.

### **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 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. You are further advised that the development may impact upon

existing Scottish Water assets (3 inch water main) and you should identify any potential conflicts and contact our Asset Impact Team directly at [service.relocation@scottishwater.co.uk](mailto:service.relocation@scottishwater.co.uk).

### **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\\_f\\_or\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_f_or_working_on_public_roads/2)

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

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

### **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.

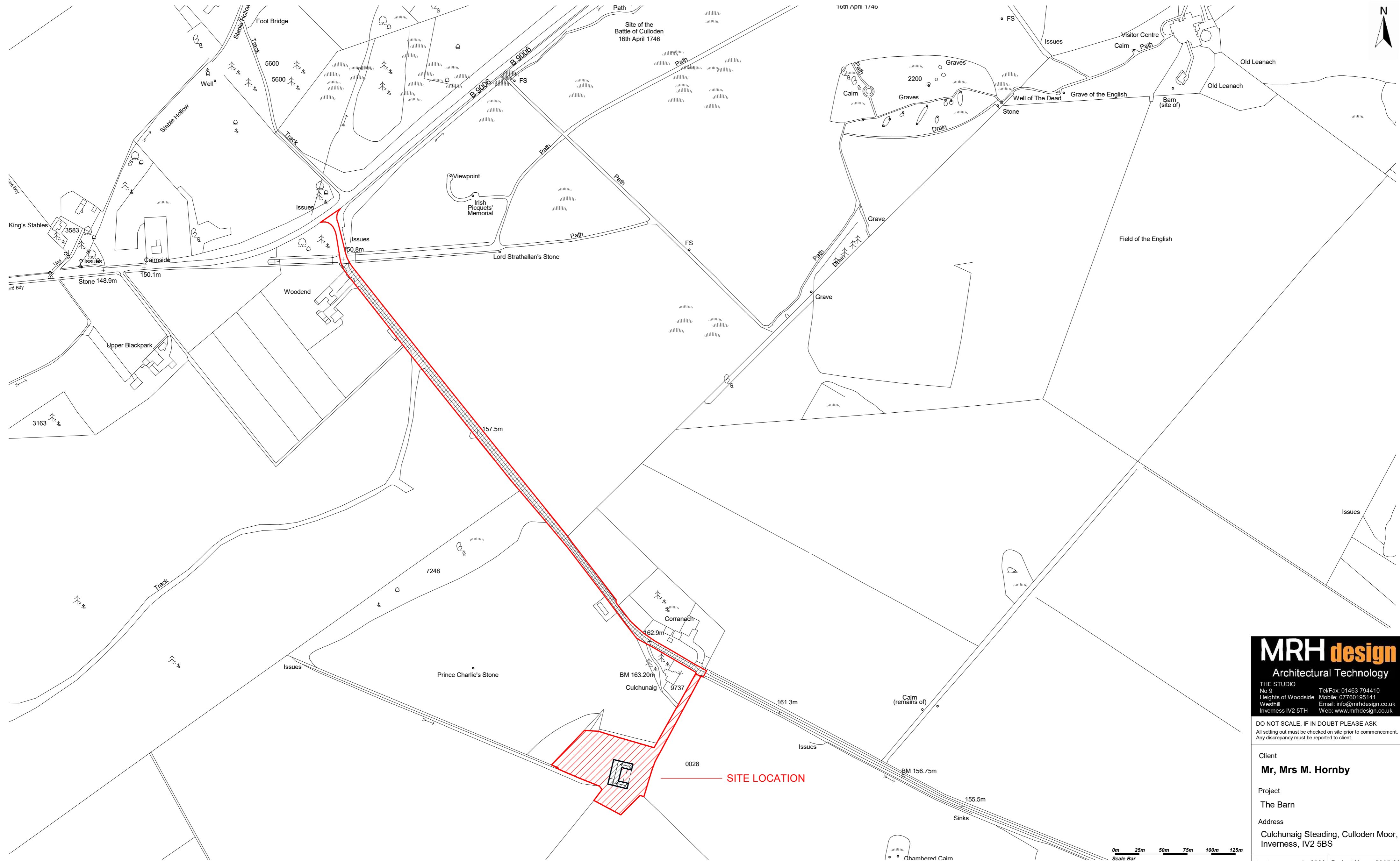
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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](mailto: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](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species).

Designation: Area Planning Manager – South  
Author: Christine Macleod  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 2015-26-MRH-103 rev A: Location Plan  
Plan 2 2015-26-MRH-203 rev A: Site Plan  
Plan 3 - 2015-26-MRH-101: Existing Elevations  
Plan 4 - 2015-26-MRH-201: Proposed Elevations  
Plan 5 - 2015-26-MRH-102: Existing Floor Plan  
Plan 6 - 2015-26-MRH-202: Proposed Floor Plan  
Plan 7 - 2015-26-MRH-207: Sectional Elevations  
Plan 8 - 2015-26-MRH-204: Garden Room Plan  
Plan 9 - 2015-26-MRH-205: Garage Plan  
Plan 10 - 2015-26-MRH-206: Greenhouse Plan

# PLANNING - EXISTING



**1 Location Plan**  
1 : 2500

REPRODUCTION BASED UPON THE ORDANANCE SURVEY'S  
WITH THE PERMISSION OF THE CROWN.  
COPYRIGHT RESERVED

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760 195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
**The Barn**

Address  
**Culchunaig Steading, Culloden Moor, Inverness, IV2 5BS**

Scale	1 : 2500	Project No.	<b>2015-26</b>
Date	Aug 2018	Drawing No.	<b>2015-26-MRH-103</b>
Drawn by	KH		

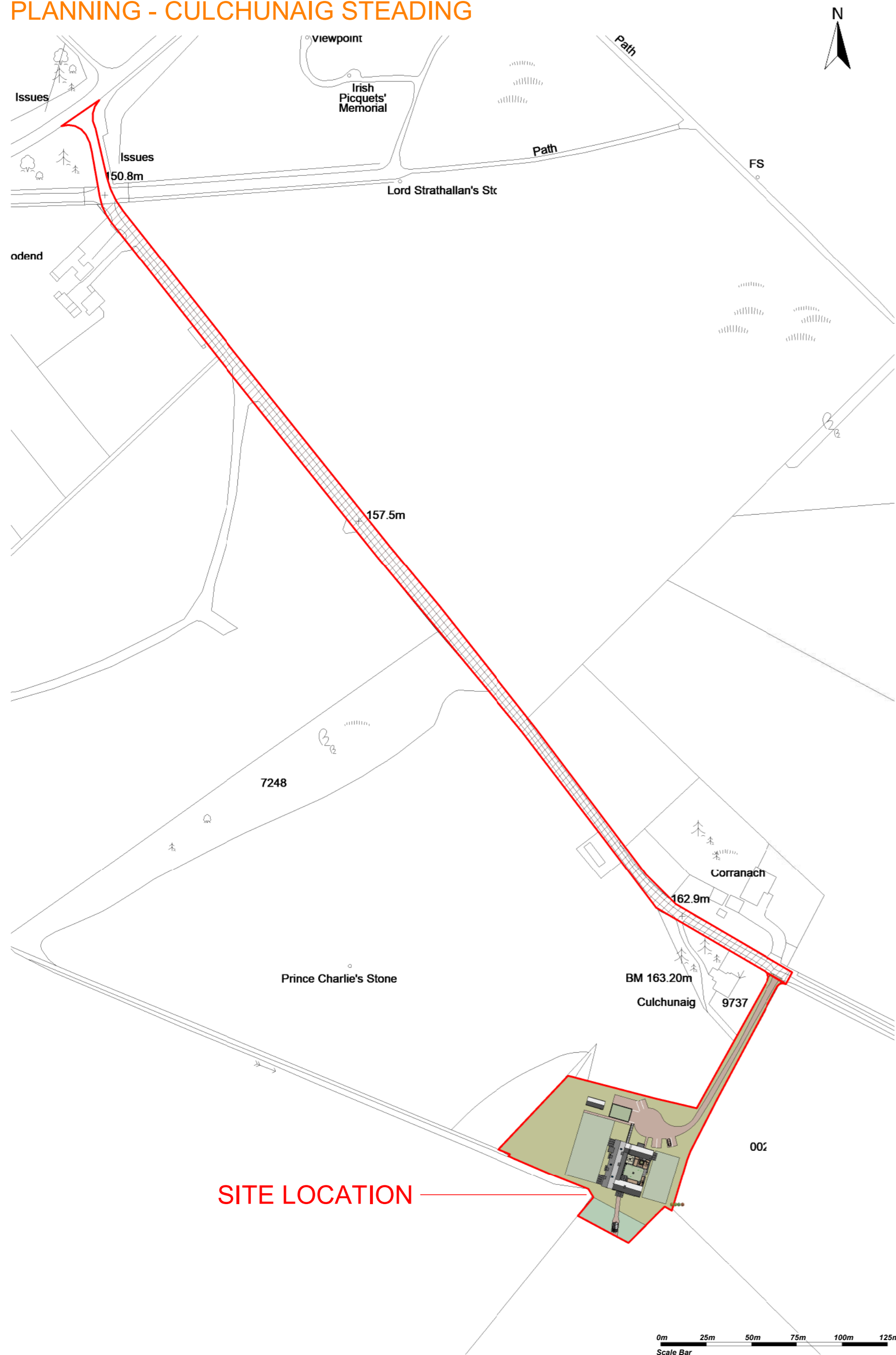
rev.	a.								A2
------	----	--	--	--	--	--	--	--	----

This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.

TOTAL SITE AREA = 6372m<sup>2</sup>



PLANNING - CULCHUNAIG STEADING



2 Location Plan  
1:2000

REPRODUCTION BASED UPON THE ORDANANCE SURVEY'S WITH THE PERMISSION OF THE CROWN. COPYRIGHT RESERVED



1 Block Plan  
1:500

TOTAL SITE AREA = 6372m<sup>2</sup>

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760 195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr + Mrs M. Hornby**  
Project  
**The Barn**  
Address  
**Culchunaig Steading, Westhill, Inverness, IV2 5BS**

Scale As indicated Project No. **2015-26**

Date Aug 18 Drawing No. **2015-26-MRH-203**

Drawn by KH

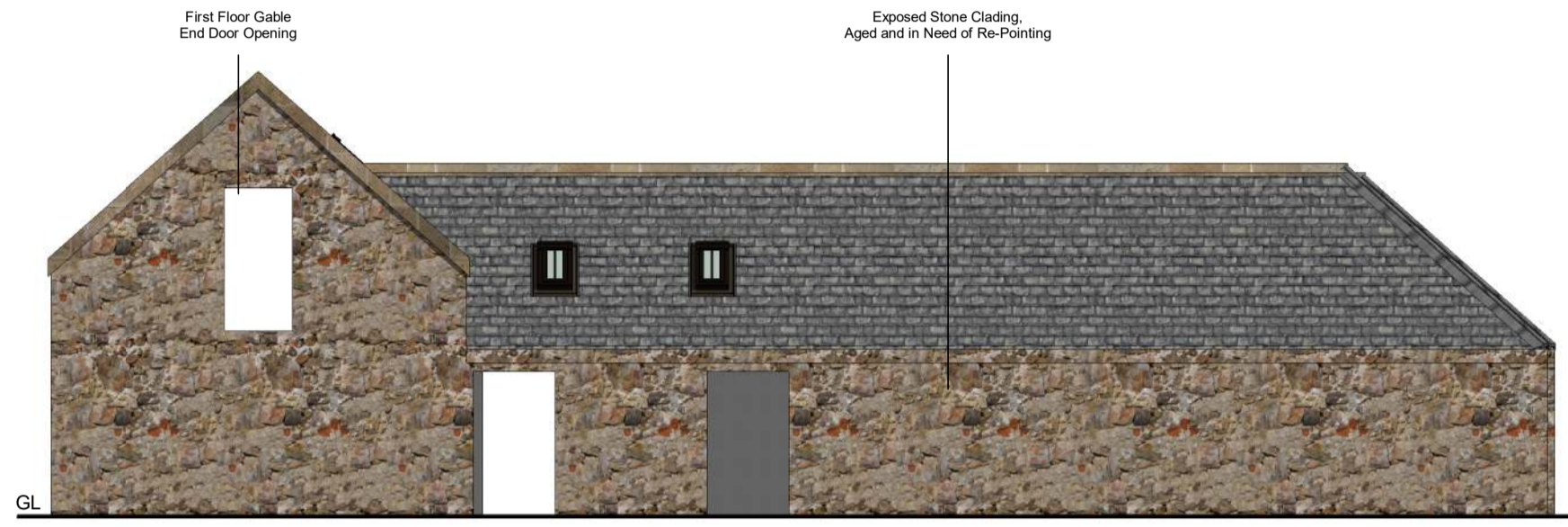
rev.	a.								A2
------	----	--	--	--	--	--	--	--	----

This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.

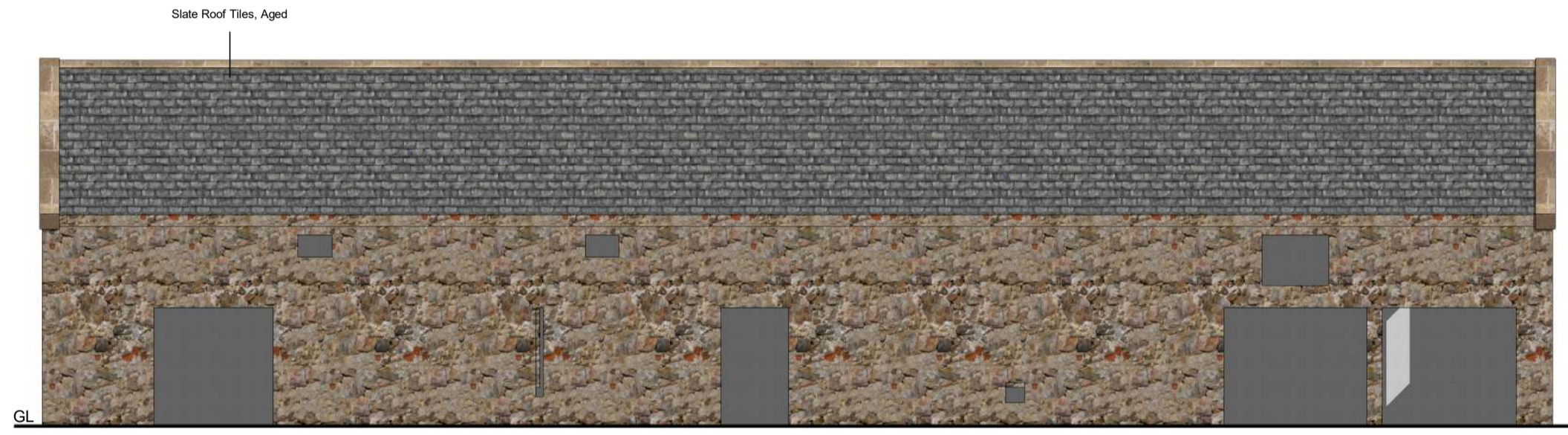




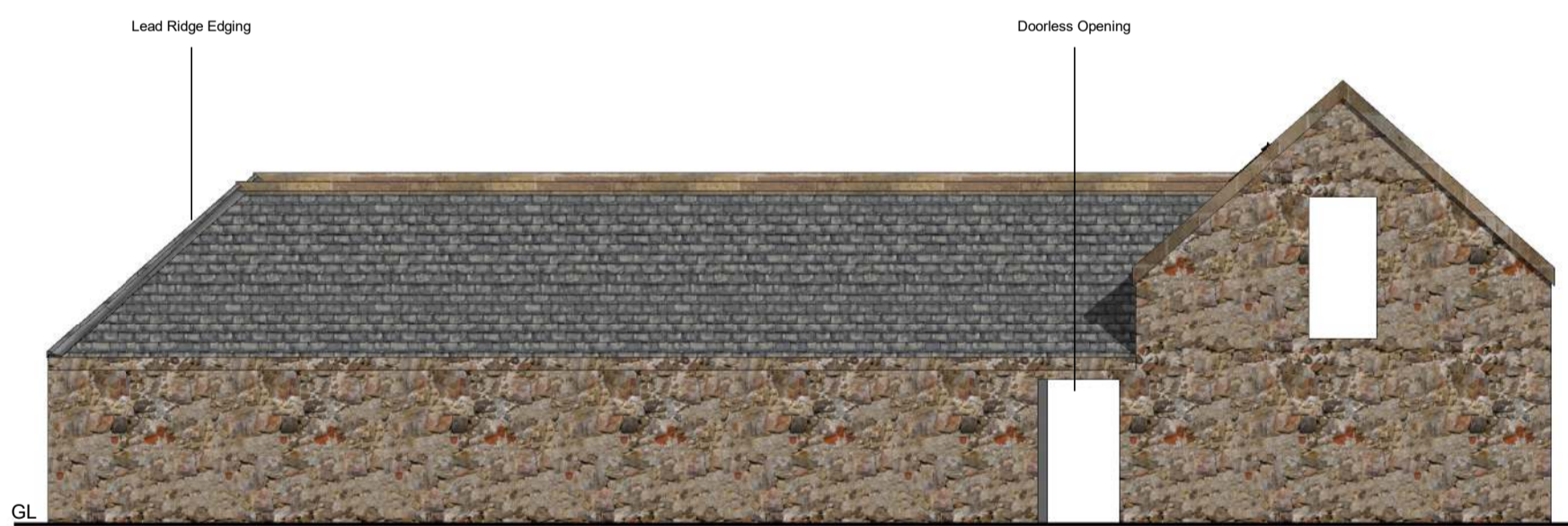
1 West Elevation  
1 : 100



2 North Elevation  
1 : 100



3 East Elevation  
1 : 100



4 South Elevation  
1 : 100



5 3D Isometric Interpretation



6 3D Isometric Interpretation 2

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
The Barn

Description  
Culchunaig Steading, Culloden Moor, Inverness, IV2 5BS

Scale 1 : 100 Project No. 2015-26

Date Aug 2018 Drawing No.

Drawn by KH 2015-26-MRH-101

rev.									
------	--	--	--	--	--	--	--	--	--

© This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.



# PLANNING - CULCHUNAIG STEADING, THE BARN



**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH

Tel/Fax: 01463 794410  
Mobile: 07760195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
The Barn

Description  
Culchunaig Steading, Culloden Moor, Inverness, IV2 5BS

Scale 1 : 100 Project No. 2015-26

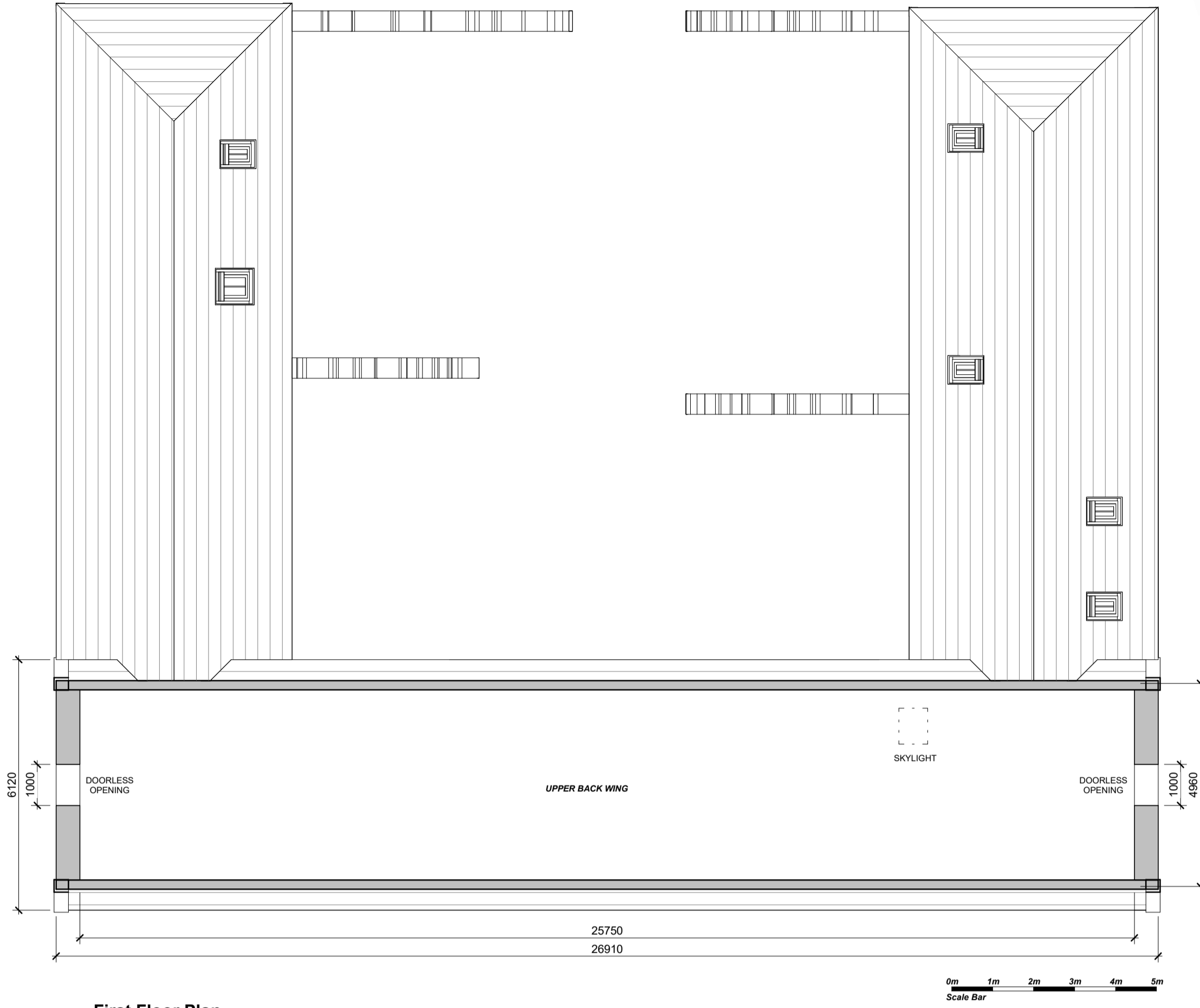
Date Aug 2018 Drawing No.

Drawn by KH 2015-26-MRH-201

rev. \_\_\_\_\_

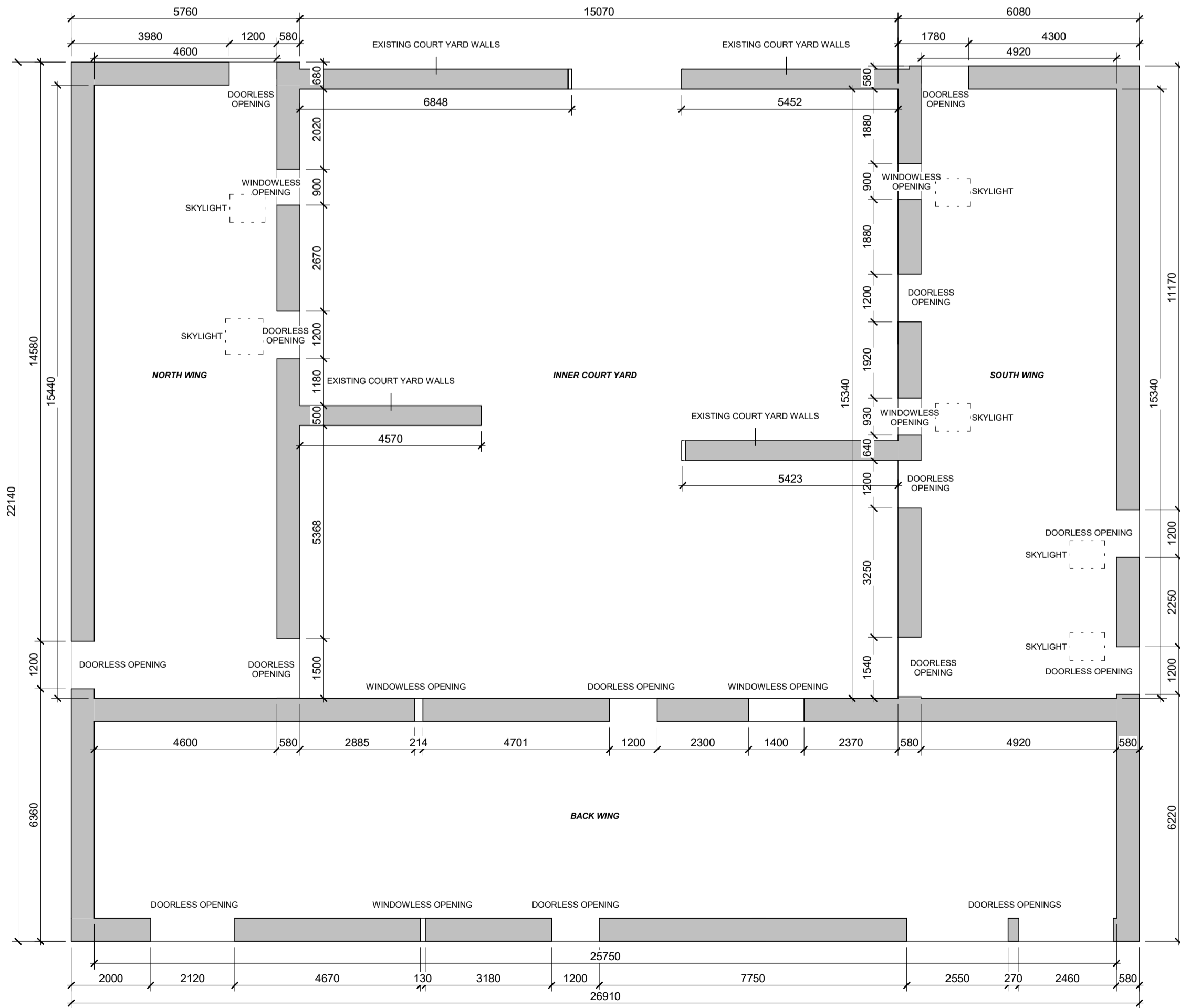
© This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.





2 First Floor Plan  
1: 100

FIRST FLOOR AREA = 119m<sup>2</sup>



1 Ground Floor Plan  
1: 100

TOTAL FLOOR AREA = 393m<sup>2</sup>  
GROUND FLOOR AREA = 274m<sup>2</sup>  
FIRST FLOOR AREA = 119m<sup>2</sup>

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
**The Barn**

Description  
Culchunaig Steading, Culloden Moor, Inverness, IV2 5BS

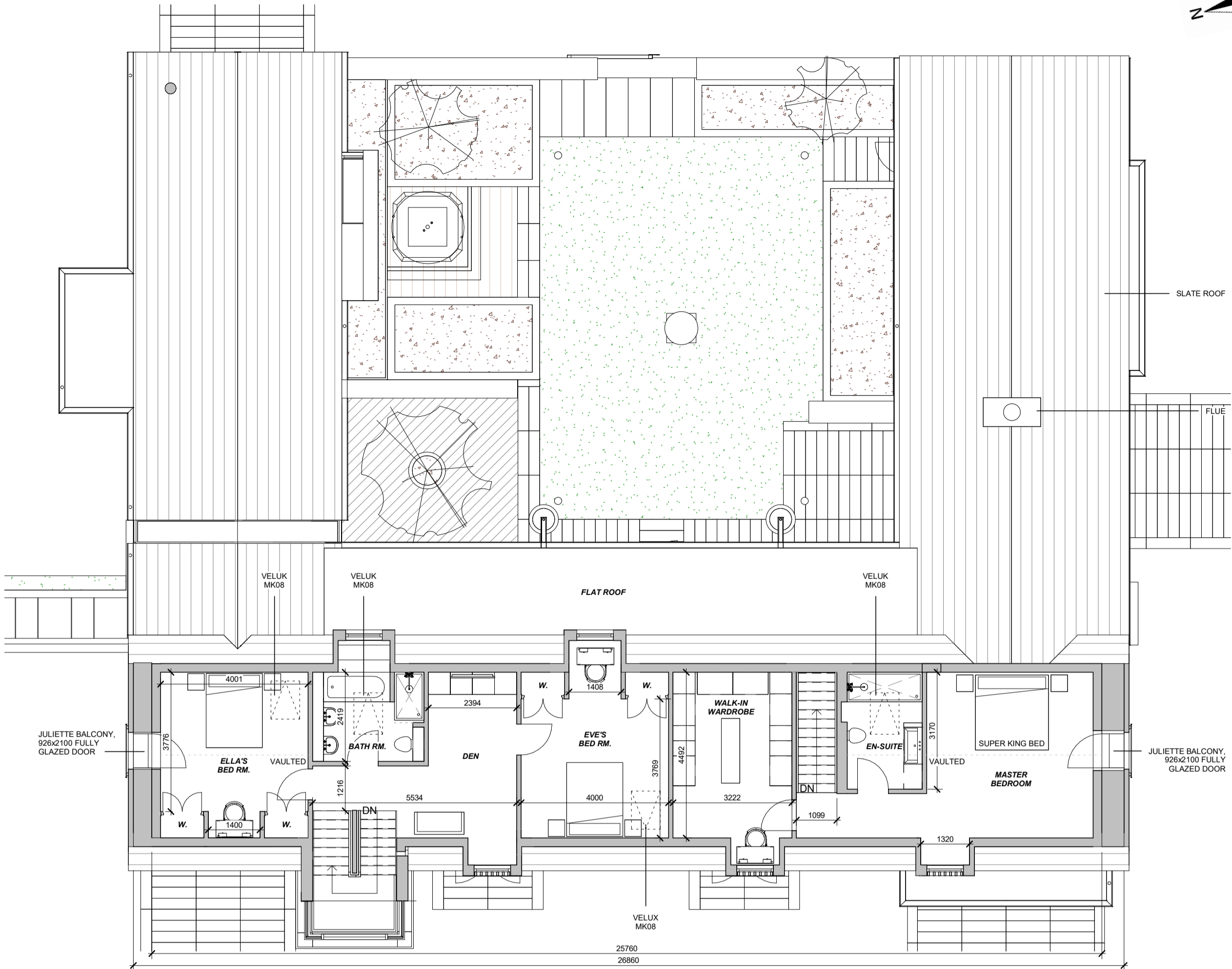
Scale 1: 100 Project No. 2015-26

Date Aug 2018 Drawing No.

Drawn by KH 2015-26-MRH-102

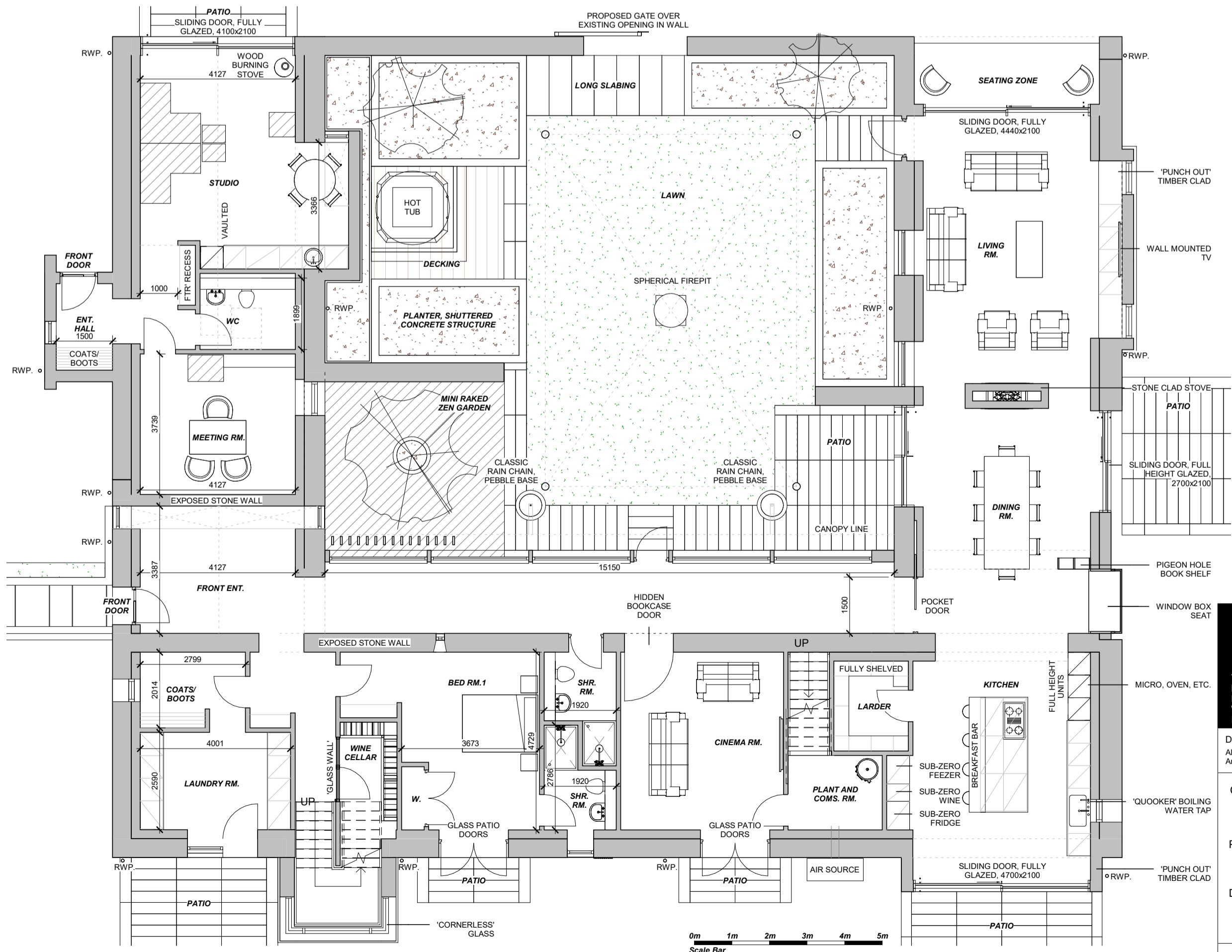
rev. \_\_\_\_\_

This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.



**2 First Floor Plan**  
1 : 100

FIRST FLOOR AREA = 124m<sup>2</sup>



**1 Ground Floor Plan**  
1 : 100

HOUSE FIRST FLOOR AREA = 114m<sup>2</sup>  
HOUSE GROUND FLOOR AREA = 255m<sup>2</sup>  
STUDIO FLOOR AREA = 57m<sup>2</sup>  
TOTAL FLOOR AREA = 426m<sup>2</sup>

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside  
Westhill  
Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
**The Barn**

Description  
Culchunaig Steading, Culloden Moor,  
Inverness, IV2 5BS

Scale 1 : 100 Project No. 2015-26

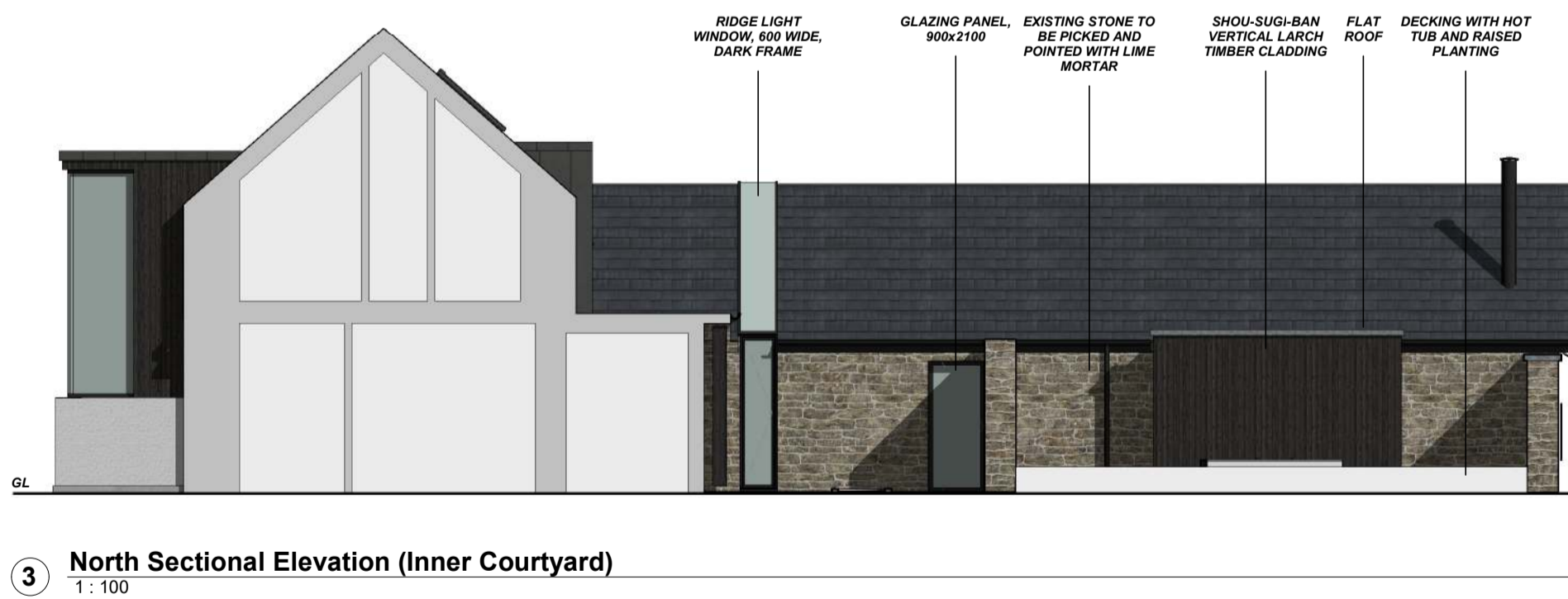
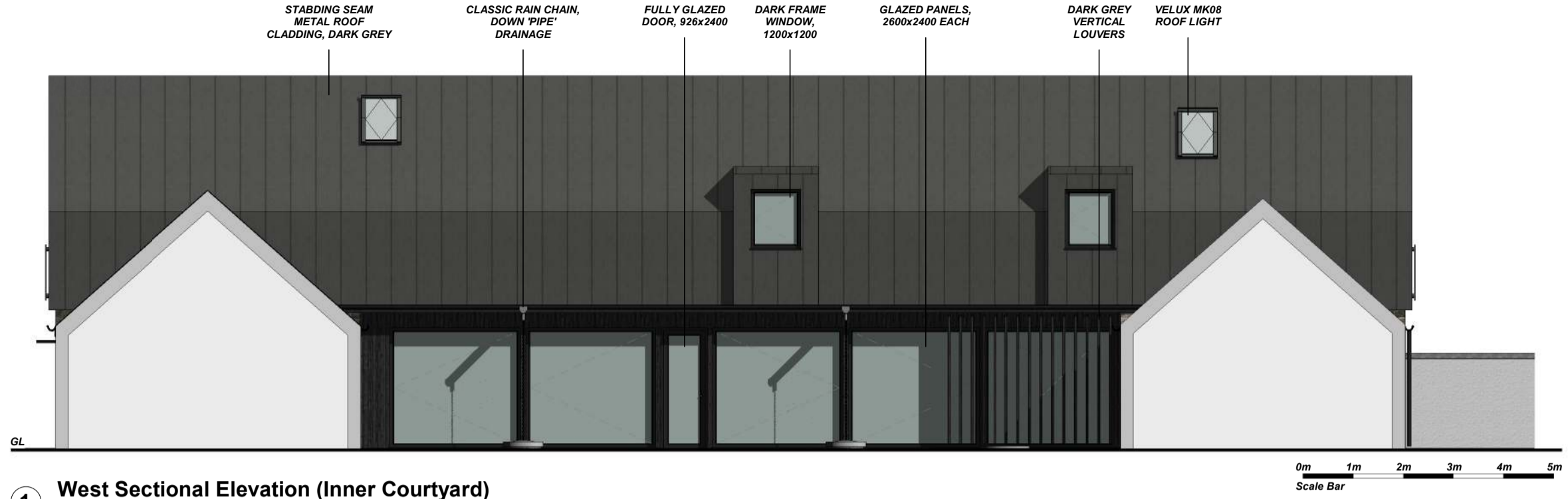
Date Aug 2018 Drawing No.

Drawn by KH 2015-26-MRH-202

rev. 

--	--	--	--	--

  
© This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.



**MRH design**  
 Architectural Technology

THE STUDIO  
 No 9 Heights of Woodside Westhill Inverness IV2 5TH  
 Tel/Fax: 01463 794410  
 Mobile: 07760195141  
 Email: info@mrhdesign.co.uk  
 Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
 All setting out must be checked on site prior to commencement.  
 Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
 Barn Conversion

Description  
 Culchunaig Steading, Culloden Moor, Inverness, IV2 5BS

Scale	1 : 100	Project No.	2015-26
Date	Aug 2018	Drawing No.	2015-26-MRH-207
Drawn by	KH		
rev.			

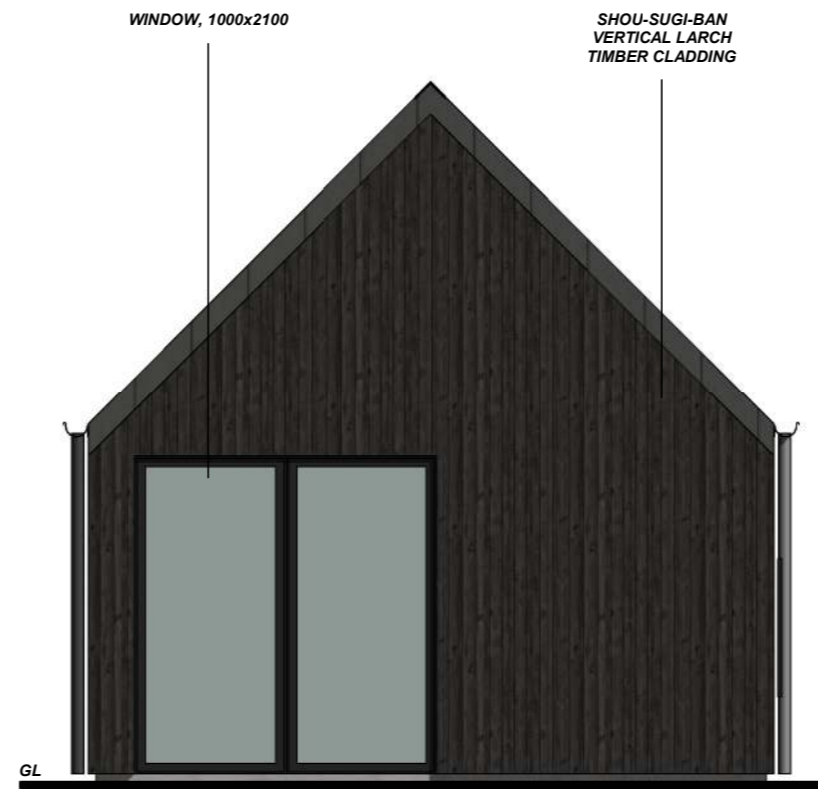
© This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.



# PLANNING - CULCHUNAIG STEADING, GARDEN ROOM



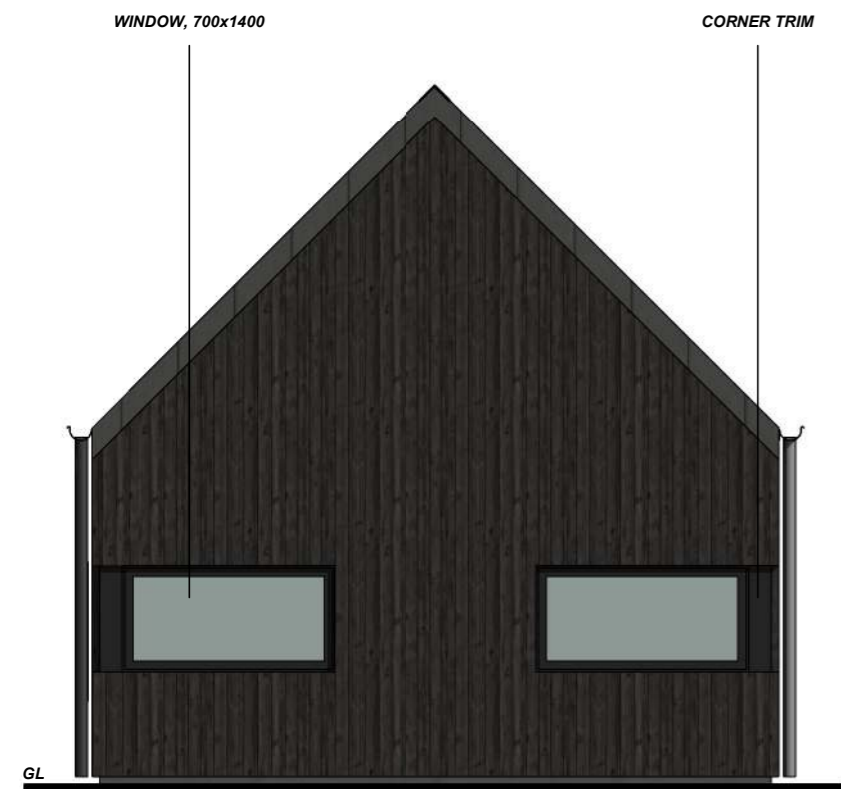
2 Front Elevation  
1:50



3 Right Elevation  
1:50



7 3D View 1



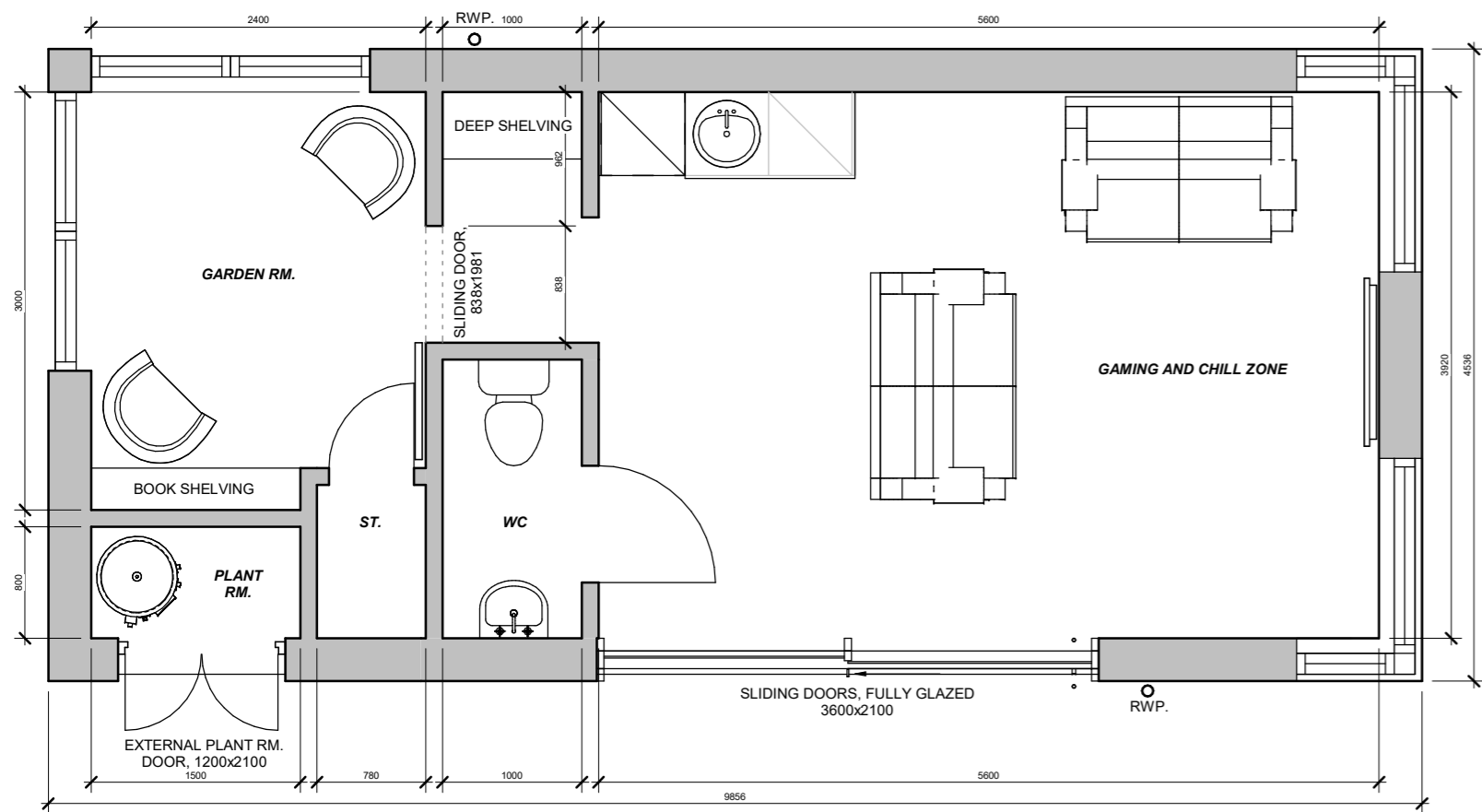
4 Left Elevation  
1:50



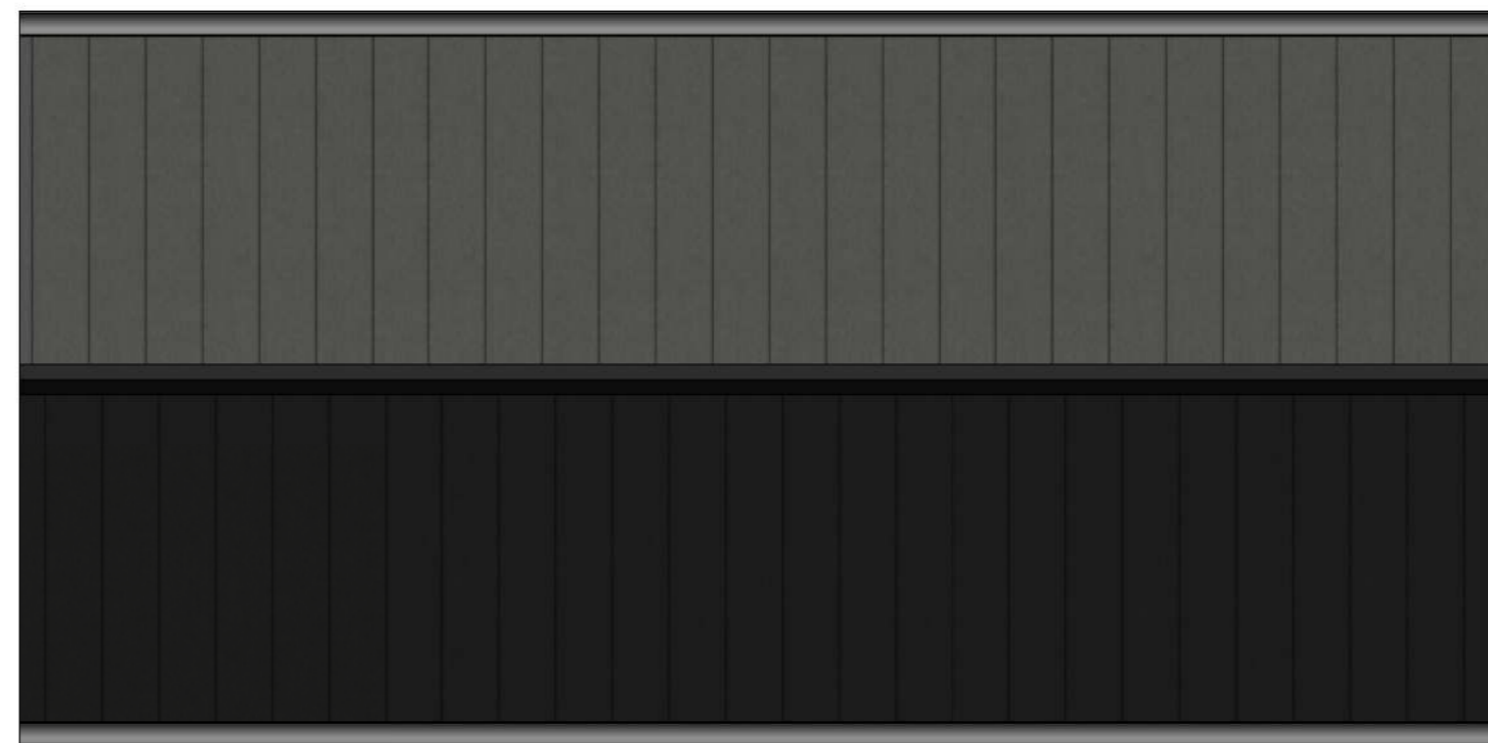
5 Rear Elevation  
1:50



8 3D View 2



1 Ground Floor Plan  
1:50



6 Roof Plan  
1:50

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760 195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr + Mrs M. Hornby**

Project  
**The Barn**

Address  
Culchunaig Steading, Westhill,  
Inverness, IV2 5BS

Scale 1:50 Project No. 2015-26

Date Aug 18 Drawing No. 2015-26-MRH-204

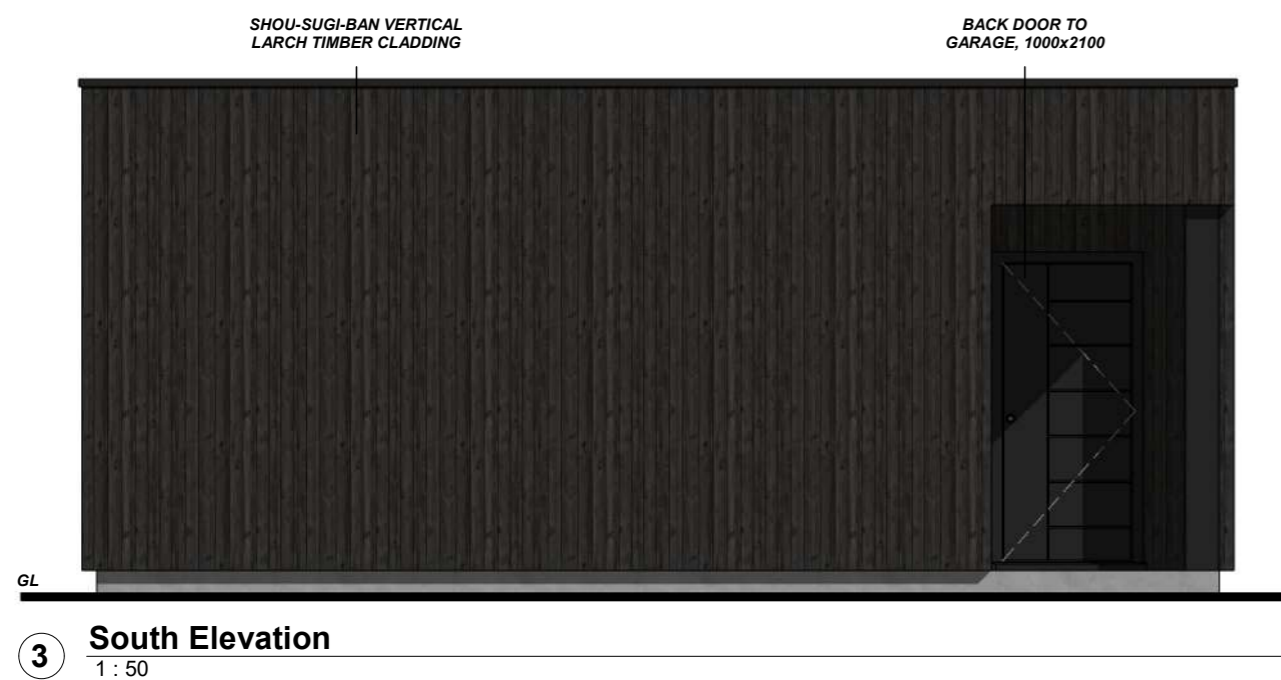
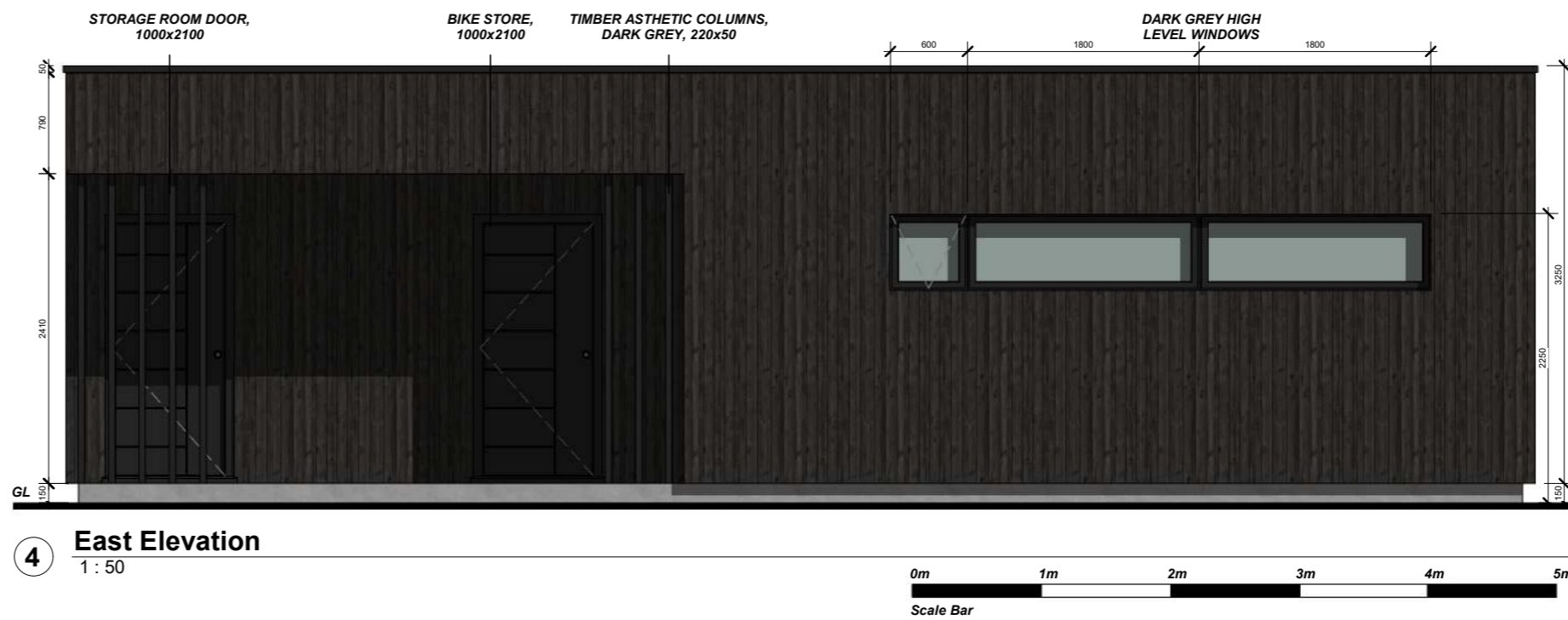
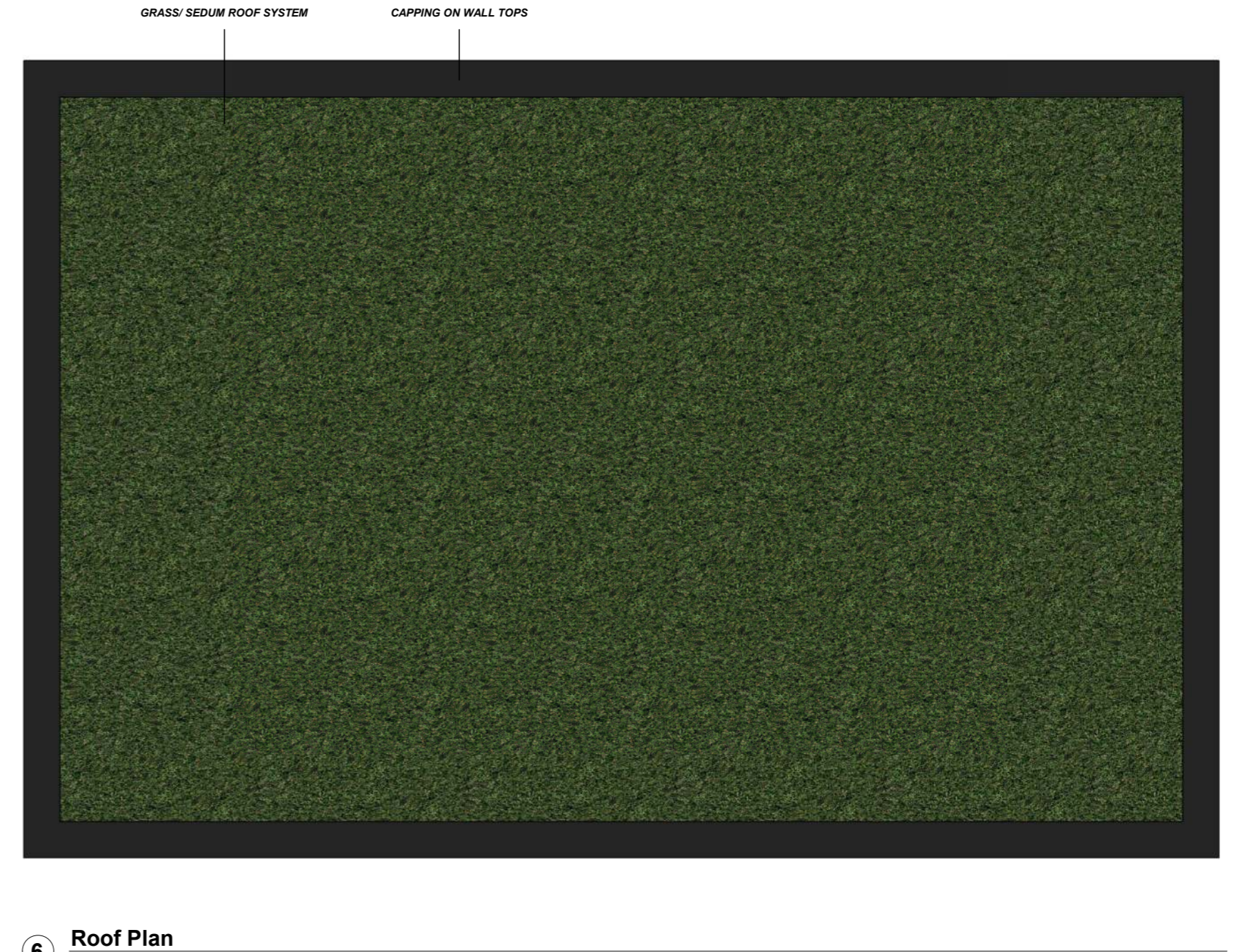
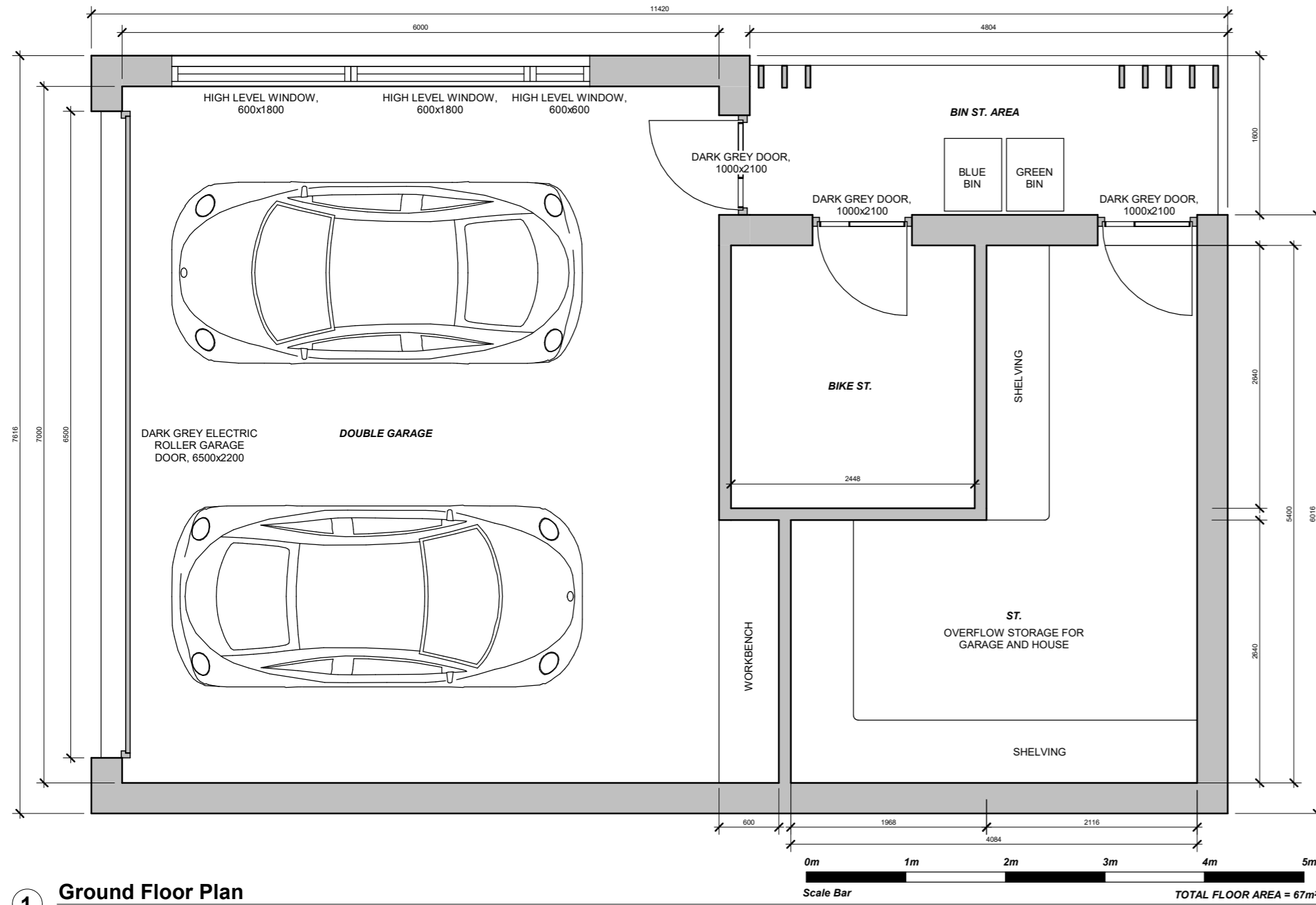
Drawn by KH

rev. A2

This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.



# PLANNING - CULCHUNAIG STEADING, GARAGE



**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760 195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr, Mrs M. Hornby**

Project  
**The Barn**

Address  
**Culchunaig Steading, Westhill, Inverness, IV2 5BS**

Scale 1 : 50 Project No. **2015-26**

Date Aug 2018 Drawing No. **2015-26-MRH-205**

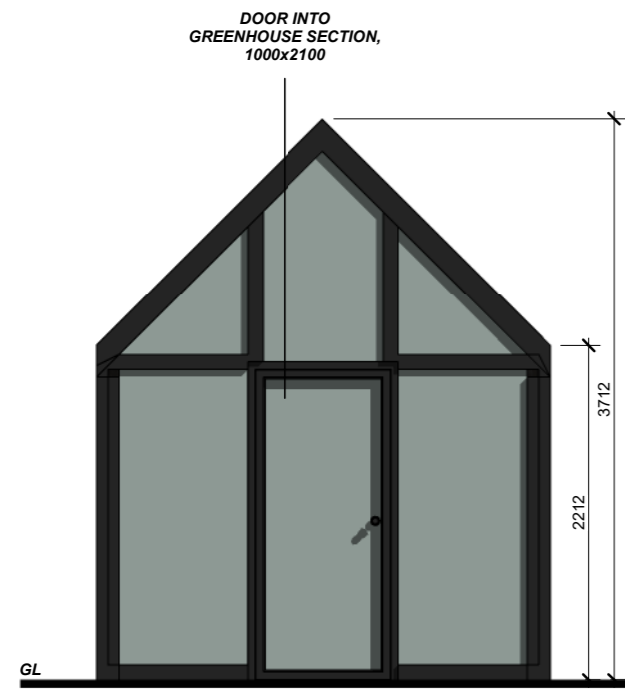
Drawn by KH

rev. A2

This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.



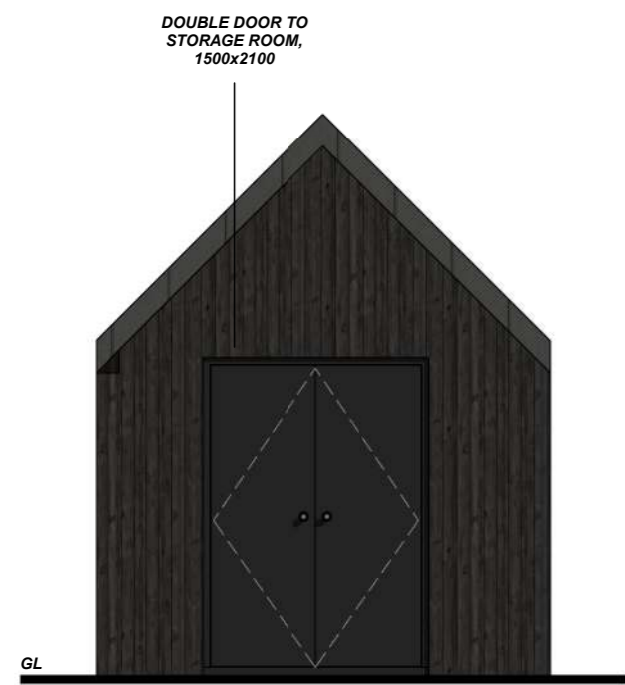
# PLANNING - CULCHUNAIG STEADING, GREENHOUSE



2 Front Elevation  
1 : 50



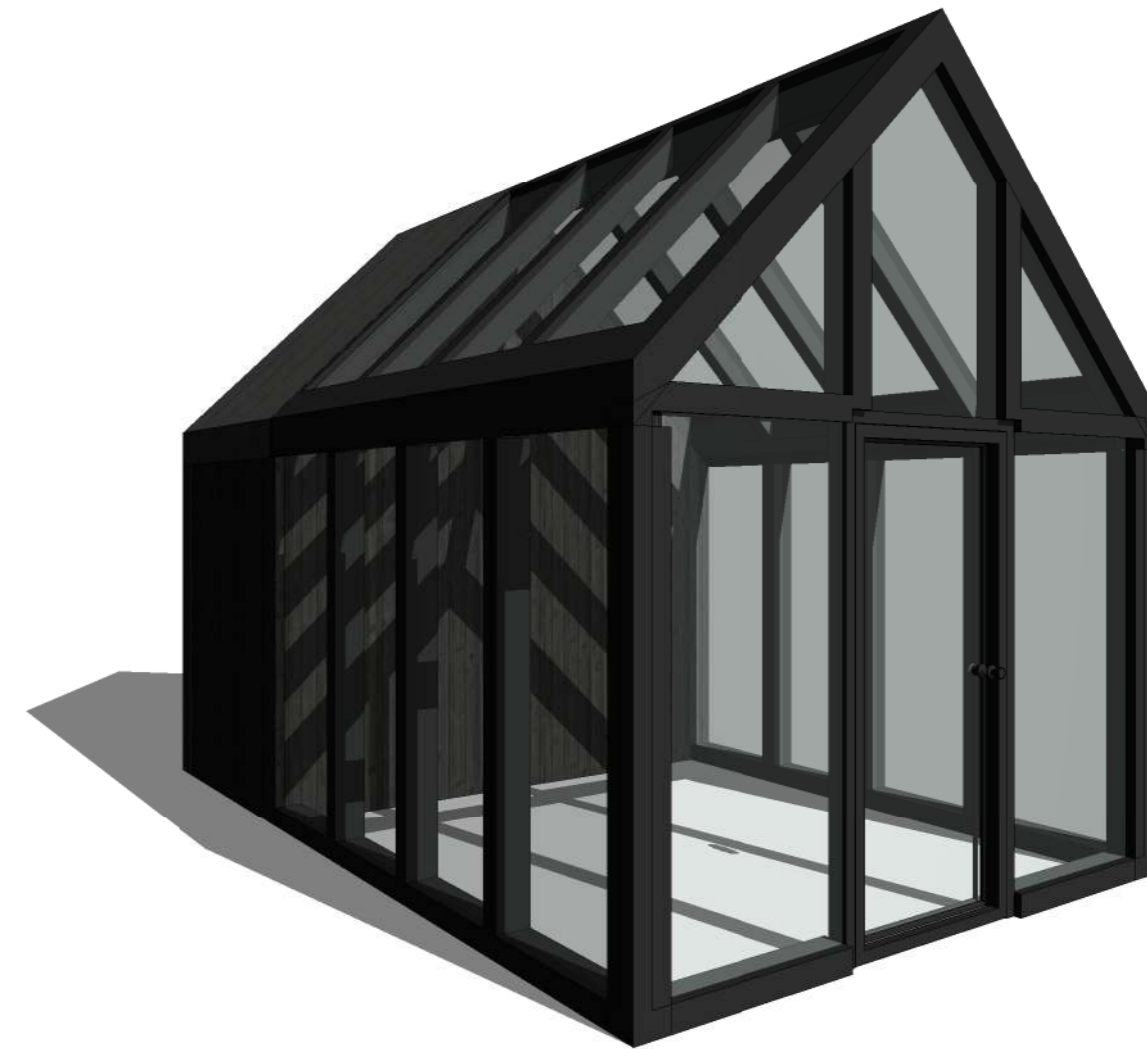
3 Right Elevation  
1 : 50



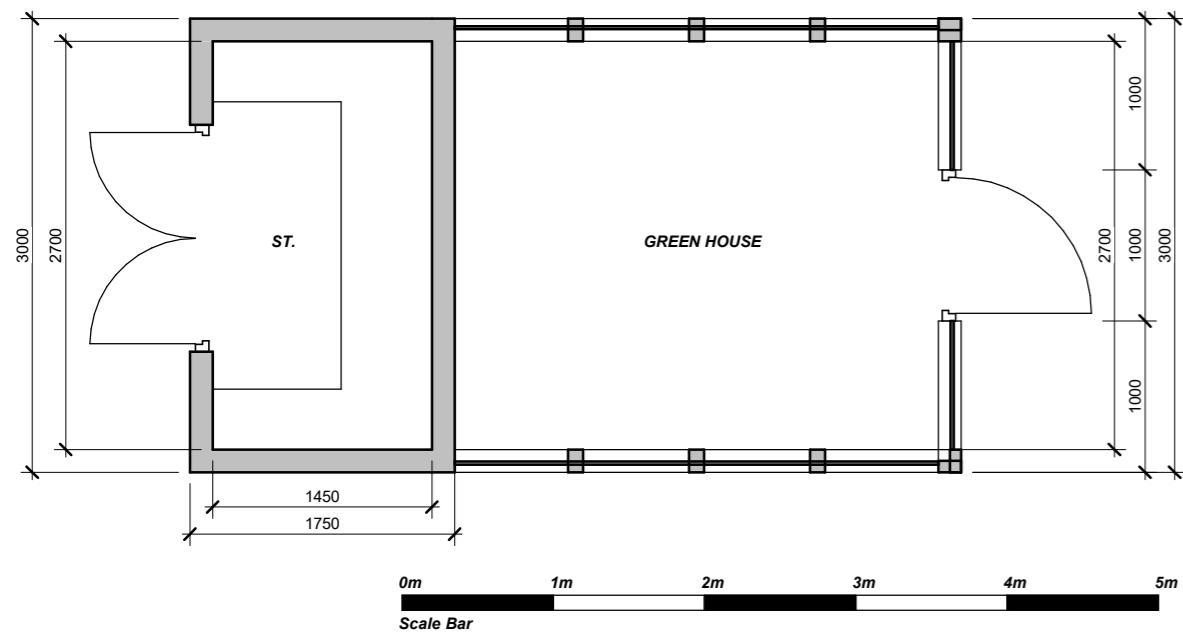
4 Rear Elevation  
1 : 50



5 Left Elevation  
1 : 50



7 3D Isometric Interpretation



1 Ground Floor Plan  
1 : 50



6 Roof Plan  
1 : 50



8 3D Isometric Interpretation Rear

**MRH design**  
Architectural Technology

THE STUDIO  
No 9 Heights of Woodside Westhill Inverness IV2 5TH  
Tel/Fax: 01463 794410  
Mobile: 07760 195141  
Email: info@mrhdesign.co.uk  
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement.  
Any discrepancy must be reported to client.

Client  
**Mr + Mrs M. Hornby**

Project  
The Barn

Address  
Culchunaig Steading, Westhill,  
Inverness, IV2 5BS

Scale 1 : 50 Project No. 2015-26

Date Aug 18 Drawing No.  
2015-26-MRH-206

Drawn by KH

rev. A2

This drawing is the sole copyright of MRH Architectural Design & Planning and should not be copied or reproduced without prior consent.