

Agenda Item	<b>6.3</b>
Report No	<b>PLN/087/19</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 26 November 2019

19/01628/PIP: Conan Brae Farms

**Report Title:** Land 40M NE of Drummondreach Steading  
Alcaig, Conon Bridge

**Report By:** Acting Head of Development Management – Highland

### 1. Purpose/Executive Summary

1.1 **Description:** Erection of replacement house

**Ward:** 9 – 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 consent to replace an existing dilapidated cottage with a new house.
- 3.2 This proposal was one of four originally submitted by the same applicant. Three house plots were also proposed on the land to the west/south-west opposite this site which sought to meet the brownfield land exception. These three applications (19/01624/PIP, 19/01625/PIP and 19/01626/PIP) have now been withdrawn.
- 3.3 Variations: Location plan and site layout plan amended to show an indicative footprint for the replacement house to demonstrate how a modern house could be comfortably accommodated on the site.
- Elevation and floor plan details also submitted to further demonstrate that sensitive re-development of the site could be achieved.

### **4. SITE DESCRIPTION**

- 4.1 The site is located approximately 1km north-east of Alcaig and approx. 2km north of Easter Kinkell in an area called Drummondreach. The category C listed Drummondreach House and a curtilage listed converted steading (Drummondreach Steading), lie to the south. The converted steading is currently used as holiday letting accommodation. There is a large agricultural building to the north-west. The remnants of a former steading building lie on the opposite side of the public single track road to the west.
- The site contains a single storey house which has lain unoccupied for a number of years and is now in an advanced state of disrepair. The former house is orientated towards the road and is of traditional stone and slate construction. Boundaries are marked by a post and wire fence. The site sits above the level of the public road and has an access at its south-west corner.

### **5. PLANNING HISTORY**

None found for this site

### **6. PUBLIC PARTICIPATION**

- 6.1 Advertised: Development Affecting Setting of Listed Building  
Date Advertised: 26.04.2019  
Representation deadline: 17.05.2019  
Timeous representations: 7
- 6.2 Material considerations raised are summarised as below. For clarity, it should be noted that originally four separate applications were submitted by the applicant, which included this application and also three separate applications for house sites on land to the west/south-west. The applications for the three house sites have now been withdrawn leaving only this application for the replacement house under consideration. Representations make reference to all four applications.

- a) The developments are insensitively sited and not in keeping with local character.
- b) The applications do not refer to the requirements of policy 42 – Previously Used Land.
- c) Proposed houses will require demolition of the derelict cottage and ruined byre, and result in the loss of and intrusion into the prime agricultural land.
- d) The proposed developments would create a new housing group rather than consolidating or rounding off an existing group.
- e) The proposals do not accord with the established development pattern at Drummondreach and are not in keeping with local character.
- f) Lack of design detail means the impact upon local distinctiveness and landscape can't be assessed.
- g) Sufficient information to assess the costs of upgrading the existing building has not been submitted.
- h) Replacement house applications should be submitted in detail as required by the Housing in the Countryside Guidance.
- i) Further information regarding drainage should be submitted with the application.
- j) The applications will have an adverse impact upon the setting of the grade C listed Drummondreach Farmhouse
- k) If application reference 19/01628/PIP is granted it should be subject to strict conditions guiding siting and design.
- l) The bat survey submitted will be out of date by the time detailed consent is granted.
- m) Development will have an adverse impact upon the tourist use of Drummondreach Steading.
- n) The minor B9163 road at this point is already in a very poor state and is unlikely to be adequate for a housing development.
- o) These developments will significantly add to traffic volumes on an already busy minor road.

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](http://www.wam.highland.gov.uk/wam).

## 7. CONSULTATIONS

7.1 Scottish Water: No objections or capacity issues identified. Response contains general advice for the applicant.

## 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
- 31 - Developer Contributions
- 35 - Housing in the Countryside (Hinterland Areas)
- 42 - Previously Used Land
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

## 8.2 **Inner Moray Firth Local Development Plan July 2015**

Within designated hinterland – no site specific policies of relevance

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

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

Developer Contributions (March 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)

## 9. **OTHER MATERIAL POLICY CONSIDERATIONS**

### 9.1 Scottish Government Planning Policy and Guidance June 2014

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 policies of the Highland-wide Local Development Plan (HwLDP)

10.4 The following paragraphs assess the impacts of the development against the principal determining planning policies noted below;

- a) 28 - Sustainable Design
- b) 35 - Housing in the Countryside (Hinterland Areas)
- c) 42 - Previously Used Land
- d) 57 – Natural, Built and Cultural Heritage

10.5 The site is located within the designated hinterland and so must be assessed against policy **35 (Housing in the Countryside – Hinterland Areas) of the Highland-wide Local Development Plan** and the associated Housing in the Countryside Supplementary Guidance. The hinterland is an area of countryside close to main settlements and subject to significant pressure for housing development. Within these areas there is a presumption against new housing development subject to certain exceptions. These exceptions are listed in the policy and further detailed within the Housing in the Countryside Supplementary

Guidance. One exception is the conversion, rehabilitation or replacement of redundant buildings and development of brownfield land. This application to replace an existing derelict house with a new house seeks to meet this particular exception.

- 10.6 Paragraphs 6.15 to 6.27 of the Housing in the Countryside Guidance sets out the requirements for meeting this exception. There is a presumption in favour of the redevelopment of previously used land. The policy preference however is for the conversion or rehabilitation of redundant traditional buildings over their demolition or replacement. The replacement of traditional buildings can however be supported where the costs of upgrading are not justified on economic or environmental grounds.
- 10.7 There is not considered to be any ambiguity regarding the previous use of the building on this site as it exhibits all the essential characteristics of a house. The date at which the house became vacant is not known, however, it has clearly been uninhabited for a considerable number of years. Details, including photographs, of the current condition of the property were submitted with the application. The existing building is of stone construction with a timber lean-to at the rear. There is significant vegetation growth both externally and within the building itself. In addition, there is substantial damp and rot within the building. All windows, doors and cladding have worn away. Exact figures regarding the cost of upgrading the building were not submitted, however, clearly a very substantial amount of work would be required to convert the building back to a habitable condition. Given the limited footprint of the existing building relative to modern housing standards, the rehabilitation of the existing building is not considered economically viable.
- 10.8 Paragraph 6.27 of the Housing in the Countryside guidance states that “applicants are encouraged to submit applications for full planning permission rather than applications for planning permission in principle”. While the application seeks planning permission in principle, indicative details have been submitted to demonstrate that a sympathetic modern replacement house can be accommodated within the site. These details show a 12.5 m x 7m 1½ storey house in the same position as the present structure within the site. This indicative footprint is not considered an excessive increase relative to the existing, showing only a projection approximately 2m beyond the north gable and rear building line. These details are considered to demonstrate that a sensitively designed house can be accommodated within the site. A condition setting out design and siting requirements is attached recommended.
- 10.9 Brownfield land presents opportunities within the hinterland to provide housing while avoiding the loss of productive agricultural land and achieving an improvement to the environment through the removal of contamination or dereliction. A new house on this currently redundant land replaces existing dilapidated built form and will not have a significant impact upon the character or amenity of the rural area. The presence of Drummondreach house and steading to the south on the same side of the public road avoids the proposal being read as an isolated development within the open countryside. Furthermore, the site will accord with the general settlement pattern in the area consisting of roadside groupings of properties.

- 10.10 The site is likely to continue to degrade without the impetus for re-development that this application would allow. The application demonstrates that a modern 3-bedroom house with adequate parking and drainage can be catered for within the existing curtilage. Furthermore, the impact of this development will not be detrimental to the overall character or amenity of the area despite the slight increase in footprint required to meet modern habitable standards. The proposal is considered to accord with **policy 35 (Housing in the Countryside – Hinterland Areas) of the Highland-wide Local Development Plan.**
- 10.11 As well as according with policy 35, the development is also required to accord with **policy 28 (Sustainable Design) of the Highland-wide Local Development Plan.** Relevant to this case, the policy states that all developments will be assessed as to the extent to which that area compatible with public service provision, including roads, make use of brownfield land, impact upon individual and community residential amenity and demonstrate sensitive siting in keeping with local character.
- 10.12 The site has an existing access point with the public road which will be upgraded to current standards. Acceptable visibility splays exist in each direction for the speed of traffic on this road, which is reduced significantly below the national speed limit by its single track and winding geometry. Representations make reference to the road infrastructure in this location not being suitable to support the proposed developments. The added pressure of this single house development could not be considered to result in a significant intensification in the use of the local road network. The proposal was originally submitted alongside three others which have now been withdrawn and therefore the impact of any new built development at this location is reduced.
- 10.13 The settlement pattern in this area comprises predominantly of roadside groupings of properties with some more scattered individual properties. The proposal will be situated adjacent to other built development and a sensitively designed house will not significantly erode the rural character of the area. There is considered to be ample separation from the properties to the south, with approximately 27m between the indicative position of the proposed dwelling and Drummondreach Steading to the south.
- 10.14 The development is considered to present no significant technical or neighbour amenity issues and as such accords with the provisions of **policy 28 of the Highland-wide Local Development Plan.**
- 10.15 The site is located approx. 50m to the north of the grade C listed Drummondreach Steading. There is a former steading (now holiday letting accommodation) within its grounds, which is considered to be curtilage listed. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires Planning Authorities, when determining applications to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.
- 10.16 The listed house and steading have an open frontage to the public road with their setting consisting of the existing backdrop of trees and surrounding agricultural land. A replacement house designed to be sensitive to the traditional character of the location, and which is of a commensurate footprint to the existing dilapidated house, will not have an unacceptable impact upon the setting of the adjacent listed

building. Although within close proximity, the site itself is not perceived as being part of the curtilage of the listed building and the main elements contributing to the setting of the listed building will remain intact.

- 10.17 The proposal is considered to accord with **policy 57 (Natural, Built and Cultural Heritage) of the Highland-wide Local Development Plan** as the site will not have a significantly detrimental impact upon the setting of the listed buildings. However a photographic record of the existing building for the Council's Historic Environment Record will be required prior to it being demolished, in accordance with standard practice. A condition is recommended.
- 10.18 **Policy 42 (Previously Used Land) of the Highland-wide Local Development Plan** states that the Council will support development proposals that bring previously used land back into beneficial use provided proper contamination investigation is carried out and proposals accord with all other development plan policies. The residential use of this site is not considered to have resulted in land contamination risk. The agent has confirmed that the site has not been subject to any agricultural use in the past which may have resulted in land contamination. The proposal is considered to accord with this policy which is primarily aimed at contaminated brownfield sites significantly degraded by former use.

#### **Other material considerations**

- 10.19 A representation makes reference to the development having an adverse impact upon the adjacent tourist letting accommodation (Drummondreach Steading). A sensitively designed house will not have an adverse impact upon the visual quality of the area or the amenity of the adjacent holiday rental property. Conditions are recommended which ensure that any development will respect the vernacular building traditions of the area and to ensure the footprint of development is kept commensurate to the existing redundant house. Any house on this site will be required to have an east/west orientation and any direct overlooking to the steading will be avoided.
- 10.20 The existing house was surveyed for bats and a survey report produced and submitted alongside the planning application. A single Soprano Pipistrelle was found to be roosting in the building. The bat survey includes a mitigation strategy recommending the installation of a bat box, timing of works to avoid the bats hibernacula period and an SNH licensed bat worker being present whilst demolition close to the roost site takes place.
- A condition is attached that requires a pre-commencement bat survey to be carried prior to any demolition works. This is standard practice in order to ensure that an up to date survey is undertaken and mitigation measures are implemented.
- 10.21 The site layout plan demonstrates that foul drainage compliant with building regulations can be accommodated within the curtilage of the site. The site is not within a SEPA waste water consultation area where there are concerns regarding ground conditions or proliferation of private treatment systems. This issue will be further investigated through the Building Warrant process.

## Developer Contributions

10.22 The application has been assessed against the Developer Contributions Supplementary Guidance November 2018.

A contribution of £734 is required towards education provision at the catchment area secondary school, Dingwall Academy. The applicant has agreed to pay this up-front prior to the issuing of the decision notice.

10.23 Should the developer contribution not be paid within four months of the date of determination at committee, the application shall be refused under delegated powers.

## 11. CONCLUSION

11.1 The proposal is considered to present an acceptable opportunity to redevelop a now derelict site that was previously in residential use. It is considered that a sensitively designed house will have no significant impact upon the rural character of the area, amenity of neighbours or the setting of the adjacent listed building.

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	Y
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Payment of developer contribution	Y
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**Subject to the above**, it is recommended that planning permission be **GRANTED**, subject to the following:

### Conditions and Reasons

1. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:



- i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
- ii. the design and external appearance of the proposed development;
- iii. landscaping proposals for the site of the proposed development (including boundary treatments);
- iv. details of access and parking arrangements; and
- v. details of the proposed water supply and drainage arrangements.

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

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:

- i. a footprint commensurate in scale with the existing derelict cottage
- ii. a ground floor footprint no greater than 90m<sup>2</sup>
- iii. the house sited in the position of the existing derelict cottage facing towards the public road to the west
- iv. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
- v. a roof covering of natural slate;
- vi. single storey or 1½ storeys in height;
- vii. timber windows with a strong vertical emphasis;
- viii. a roof symmetrically pitched of not less than 40° and not greater than 45°; and
- ix. predominantly rectangular in shape with traditional gable ends.

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

3. Any details pursuant to condition 1 above shall show the site access 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. SDB1; 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.

No other development shall commence until the junction has been constructed in full and 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.

4. Any details pursuant to condition 1 above shall show car parking spaces provided within the curtilage of the dwellinghouse and formed in accordance with The Highland Council's Access to Single Houses and Small Developments prior to first occupation, thereafter being maintained for this use in perpetuity. Provision, which shall exclude garages, shall be as follows:

- i. Two spaces per 1 to 3 bedrooms;
- ii. Three spaces per 4 to 5 bedrooms; and
- iii. Four spaces per 6 or more bedrooms.

**Reason:** To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

5. Any details pursuant to condition 1 above shall include a detailed Landscape Plan and Maintenance Programme. The Landscape Plan shall be implemented in full during the first planting season following commencement of development, with maintenance thereafter being carried out in accordance with the Maintenance Programme. For the avoidance of doubt, any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

**Reason:** In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

6. No development shall commence until a pre-commencement bat survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover the application site and the report of survey shall include mitigation measures where any impact, or potential impact, on bats or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contained therein.

**Reason:** To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

7. No development or work (including site clearance) shall commence until a photographic record has been made of the remains of any buildings and/or other features affected by the development/work. The photographic record shall be in accordance with the document entitled Highland Council Standards for Archaeological Work and a specification shall be agreed in advance with the Planning Authority. The photographic record shall be submitted to, and approved in writing by, the Planning Authority prior to any site clearing work commencing at the site.

**Reason:** In order to protect the historic interest of the site and in order to assist the Council with maintaining an accurate and current record of the historic environment.

## **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 PRINCIPLE**

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

- i. The expiration of THREE YEARS from the date on this decision notice;

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

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

## **FOOTNOTE TO APPLICANT**

### **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](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](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)

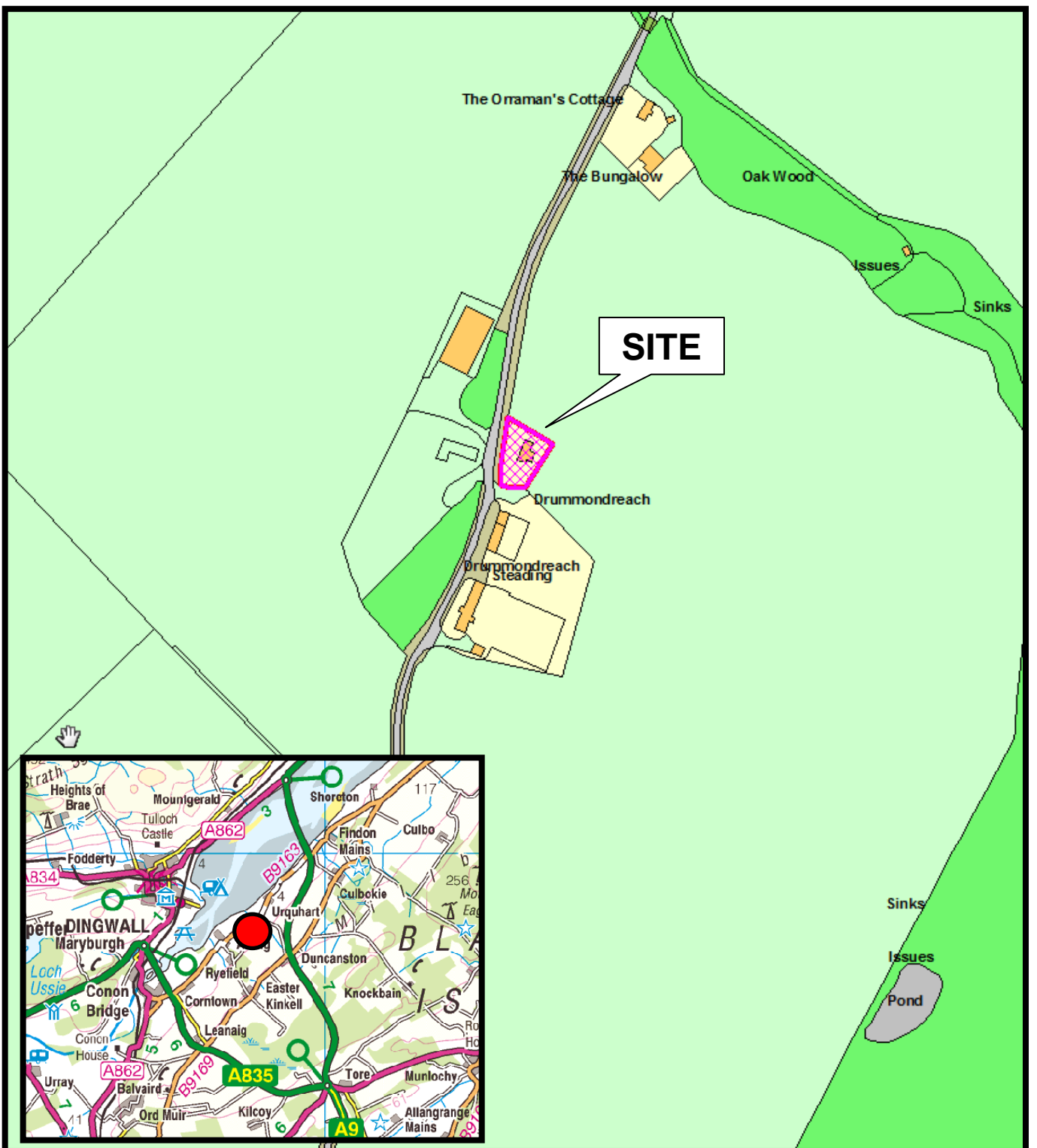
Designation: Acting Head of Development Management – Highland

Author: Rebecca Hindson

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - HC Location plan
- Plan 2 - Location Plan - 2009 064-014 A
- Plan 3 - Site Layout Plan - 2009 064-014 B
- Plan 4 - Floor/elevation/section – 2009 064 - 200
- Plan 5 - Elevation Plan – 2009 064 - 201



**19/01628/PIP**

Erection of replacement house  
 Land 40M NE of Drummondreach Steading,  
 Alcaig, Conon Bridge



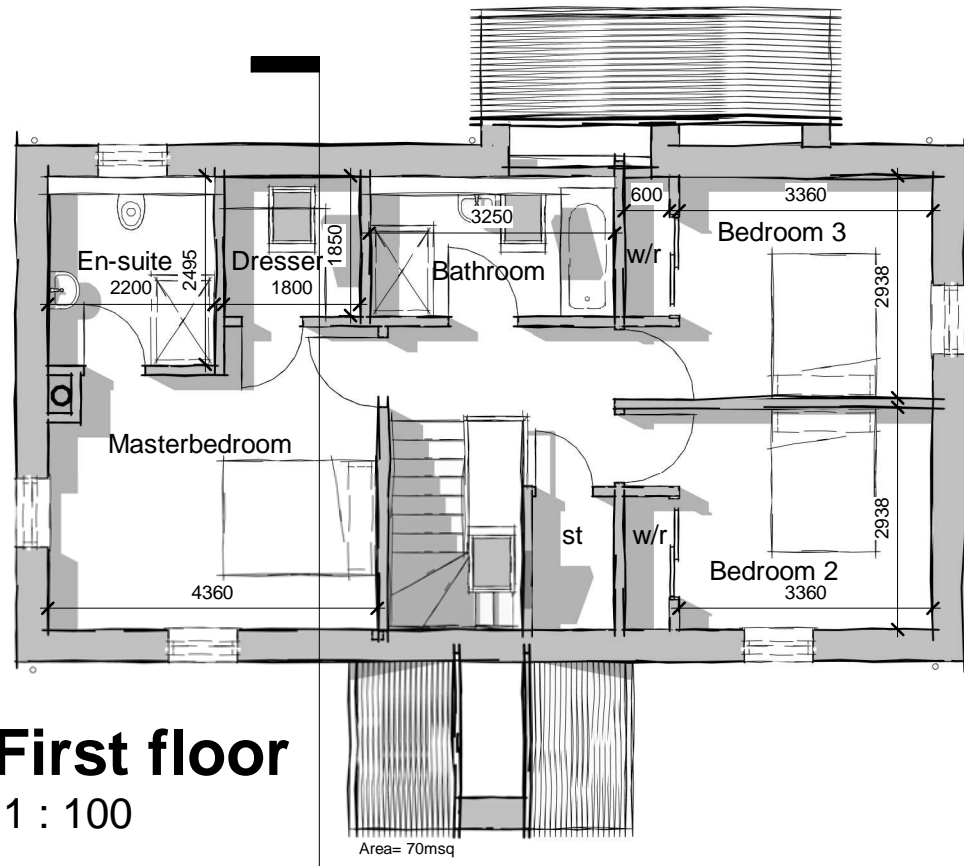




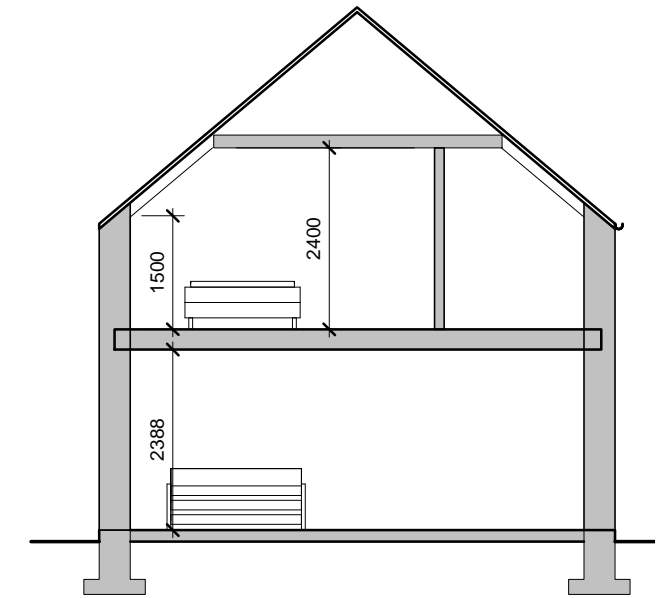




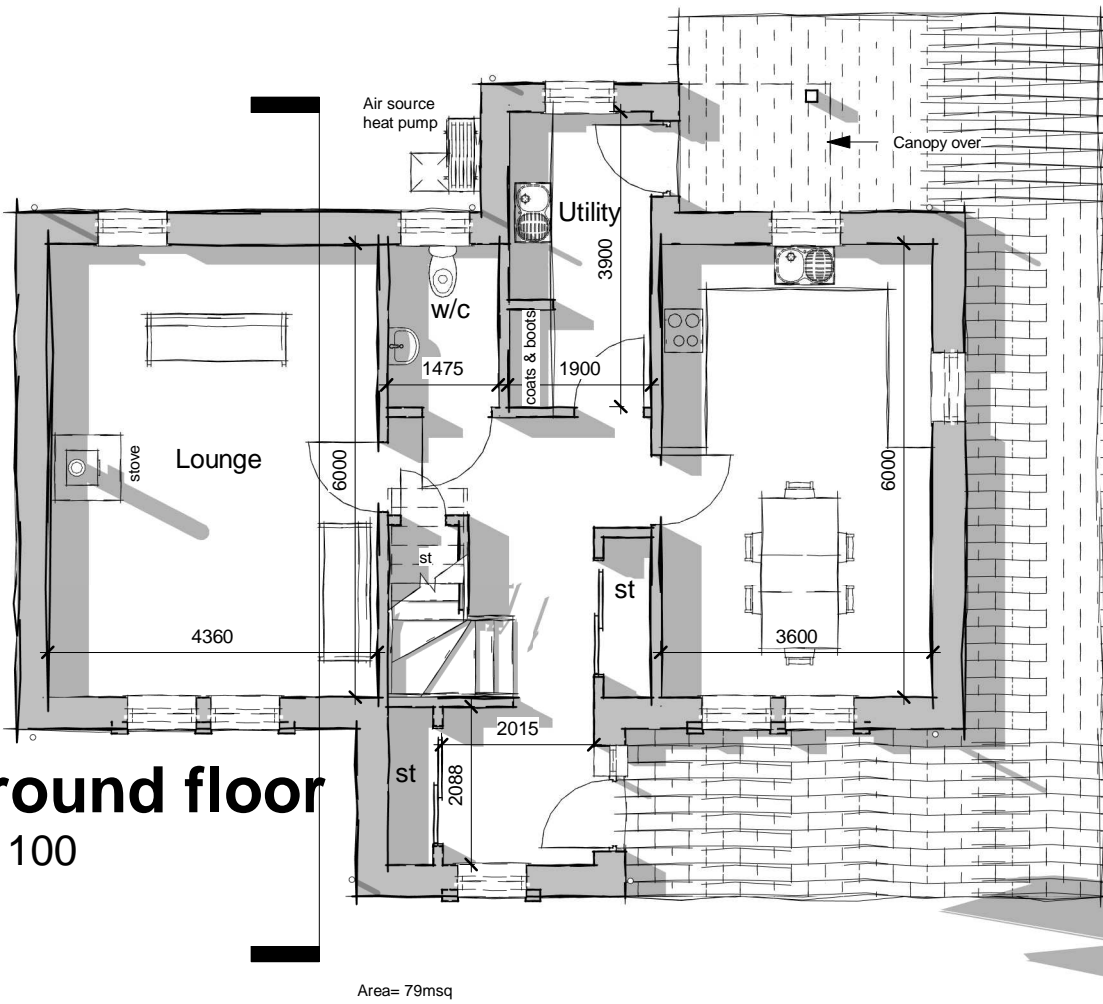
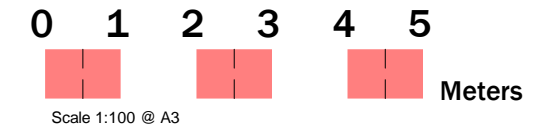




**First floor**  
1 : 100

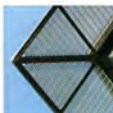


**Section thru lounge**  
1 : 100



**Ground floor**  
1 : 100



Planning issue		
 <b>reynolds architecture ltd.</b> 1 tulloch street, dingwall. IV15 9JY tel. 01349 867766 fax. 01349 867769 www.reynolds-architecture.com		
No.	Description	Date
<b>Conon Brae Farms</b> Demolition of house and erection of replacement house		
<b>Plans</b>		
Date	30.09.19	
Drawn by	WJR	
Scale	1 : 100	
2009 064 - 200		
<small>           1. Protected by copyright, no reproduction without express permission from architect.            2. Contractor is responsible for checking all dimensions prior to construction.            3. Discrepancies to be referred to architect for decision.            4. Must be read in conjunction with written specification and engineers/sub contractors construction information.         </small>		

