

Agenda item	7.1
Report no	PLN/004/20

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 21 January 2020

**Report Title:** Supplementary Report:

18/01184/FUL: Land adjacent to Former Stable Building,  
Robertson House, Greenhill Street, Dingwall

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

### 1. **Purpose/Executive Summary**

**Applicant:** Mr Stuart Reddie

**Description of development:** Erection of 3 houses

**Ward:** 08, Dingwall and Seaforth

**Category:** Local

**Reasons Referred to Committee:** More than 5 representations received.

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 applicable material considerations.

### 2. **Recommendation**

Members are asked to agree the recommendation to **APPROVE** as set out in section 8 of the report

### **3. BACKGROUND**

3.1 Members will recall that this application was presented to the North Planning Applications Committee in September 2019 with a recommendation to approve subject to conditions. After discussion, Members agreed to defer and seek the submission of the following information:

- A montage/visualisation of the existing and proposed development from Greenhill St and Park St including the parking/turning areas (with vehicles in them);
- Improved sectional details showing the relationship between the existing houses and the proposed development; and
- To request an updated consultation response from Scottish Water.

3.2 This report should be read alongside the Committee report and plans presented to the NPAC meeting on 10<sup>th</sup> September 2019.

### **4. UPDATE**

4.1 Amended plans have now been received, including a view of the site from Greenhill St which includes the houses on Park St and Robertson House, and thus enables a better appreciation of the relationship of the proposed development to the existing properties. In addition, a swept path analysis has been lodged to illustrate a bin lorry using the proposed turning head. This has been carried out as if the east side of Park St is full of parked cars. These plans are attached at the end of this report. The applicant has also submitted a drainage statement for the site.

4.2 A visualisation from Park St has not been provided by the applicant who has requested the application be determined as submitted. However, there are elevations of the site from Park St which show it in the context of Greenhill St and now shows the relationship with the houses on Park St and Robertson House. It is considered that sufficient information is now available to assess the impact of the development on nearby properties and determine the application.

4.3 A late objection was received from one of the existing objectors immediately before the last Committee. This expressed concern that the 'elevation to Greenhill St' was inaccurate. This was copied and circulated to Members and discussed at the September 2019 Committee meeting.

4.4 An additional objection has since been received from another of the existing objectors, in relation to the statement from the drainage engineer which has now been received. He requests that the drainage system is demonstrated as being compliant since surface water soakaways are to be a minimum of 10m from roads and 5m from buildings and boundaries.

4.5 An updated consultation response has also been received from Scottish Water. They have no objection to the application and comment that there is currently capacity in both the water treatment works, and the waste water treatment works. However, capacity cannot be reserved. According to their records, the proposals impact on existing Scottish Water assets and therefore the applicant is advised to contact their Asset Impact Team in this respect. Surface water connections in to their sewer will not be accepted.

## **5. ASSESSMENT**

### **5.1 Sunlight / Daylight**

The updated view of the site from Greenhill St shows the distance between the proposed residential units and the nearest houses on Park St. This meets the 45 degree rule of thumb in relation to maintaining the current levels of daylight/sunlight in the existing properties.

### **5.2 Turning Head**

The swept path analysis for the turning head has been drawn on the assumption that the carriageway of Park St directly opposite the site is obstructed by parked cars, thus restricting the area available for manoeuvring. The plan shows a 1.8m allowance for parked cars. The Councils Guideline Standards require an on-street parking bay to be a minimum of 1.8m wide. The submitted plans show that a bin lorry can successfully turn with 1.8m width remaining available for parked vehicles. This demonstrates that the turning head is sufficiently dimensioned enable a bin lorry to turn, even when on-street parking occurs.

### **5.3 Drainage**

The applicant has also provided a statement regarding the drainage of the site. They point out that at present the whole site is impermeable surfaces, which is the worst situation for surface water runoff in terms of quantity and quality. Post development, there will be planted areas which will reduce the impermeable site area, and they also suggest constructing the parking areas in permeable block pavers to further reduce the run-off. This can be controlled by an appropriately worded condition.

5.4 The site is very tight, without much room to accommodate surface water soakaways from the building. As the objector points out, it is recommended that distances of 5m are retained between buildings and the soakaway, and 10m between the road and a soakaway. The agent will need to demonstrate to Building Standards that sufficient provision is made for the treatment of surface water given the site conditions. This will be covered as part of an application for a Building Warrant.

## **6. CONCLUSION**

6.1 The additional information demonstrates that the development complies with the 45 degree 'rule of thumb' for daylight/sunlight standards. It also demonstrates that there is sufficient space provided for a bin lorry to successfully turn when the carriageway opposite the site entrance is obstructed by parked cars. There is no objection from Scottish Water, and the surface water run-off from the site will be reduced as a result of the proposed development. Therefore, the original recommendation of approval remains unaltered. An additional condition is, however, proposed to ensure that the parking area is formed using a permeable surface.

## **7. IMPLICATIONS**

7.1 Resource – Not applicable

7.2 Legal –Not applicable

7.3 Community (Equality, Poverty and Rural) –Not applicable

7.4 Climate Change/Carbon Clever –Not applicable

7.5 Risk – Not applicable

7.6 Gaelic – Not applicable

## 8. RECOMMENDATION

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

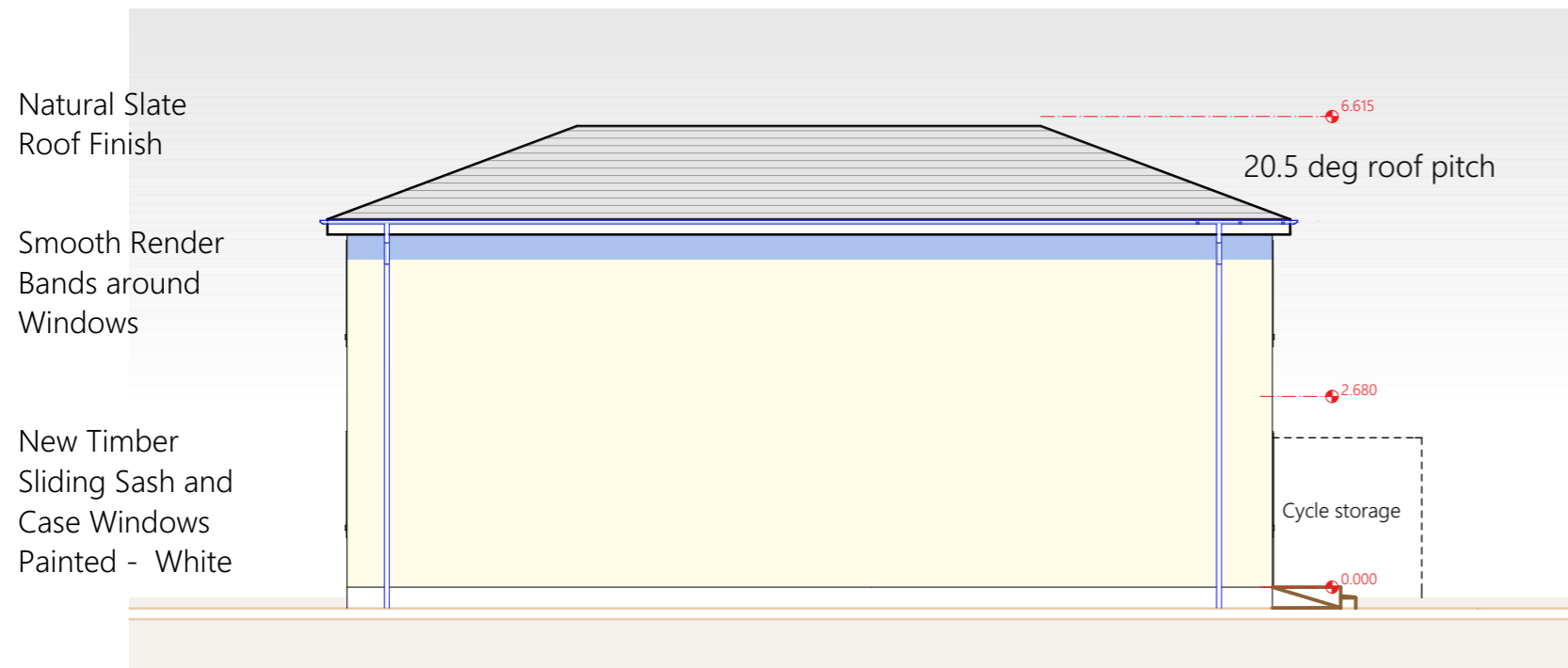
The application is recommended for approval subject to conditions as per the previous report, and with the following additional condition:

### Condition

15. The parking area shall be constructed using permeable materials, and shall be finished in permeable pavements. Samples of the pavements shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. Thereafter the parking area shall be completed in accordance with the approved details before the first occupation of any of the units.

**Reason:** In order to facilitate the drainage of the site, protect the water environment and reduce the risk of flooding occurring outwith the application site; and in the interests of visual amenity, given the location within the curtilage of a Category 'B' Listed Building.

Designation: Area Planning Manager - North  
Author: Susan Hadfield  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Elevation to Greenhill St P365.1608D revD-13/11/2019  
Swept Path Analysis KWA/12011/001B  
Proposed Elevation P365.16.04 Rev P  
Elevation P365.16.05 rev J  
Section Plan P365.16.06 Rev H  
Section Plan P365.16.07 Rev G



Natural Slate Roof Finish

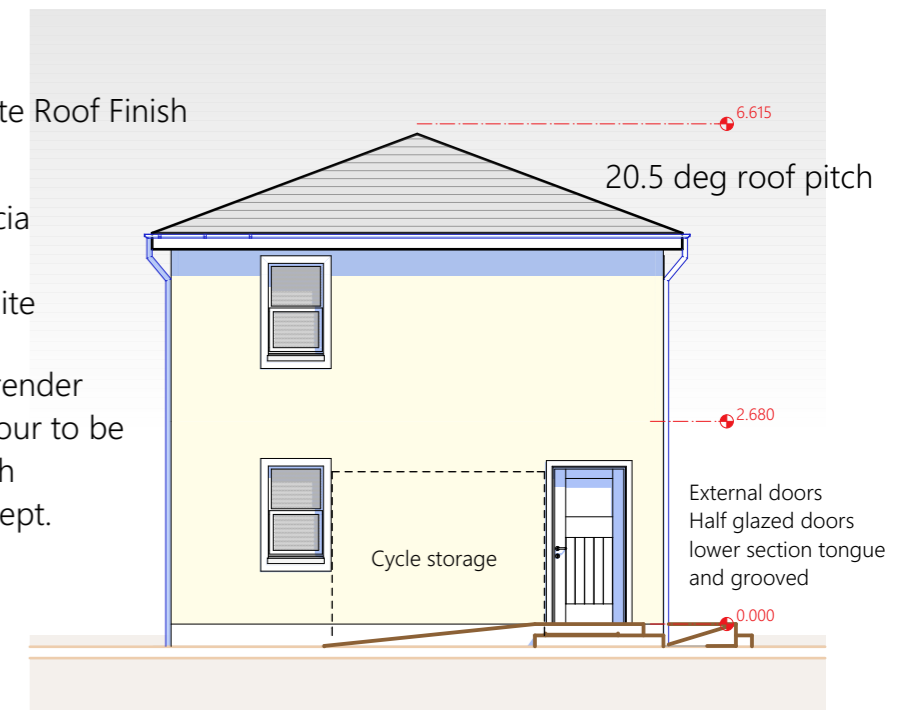
Smooth Render Bands around Windows

New Timber Sliding Sash and Case Windows Painted - White

20.5 deg roof pitch

Cycle storage

**East Elevation (Park Street)**  
Scale 1:100



Natural Slate Roof Finish

Timber fascia and soffit painted white

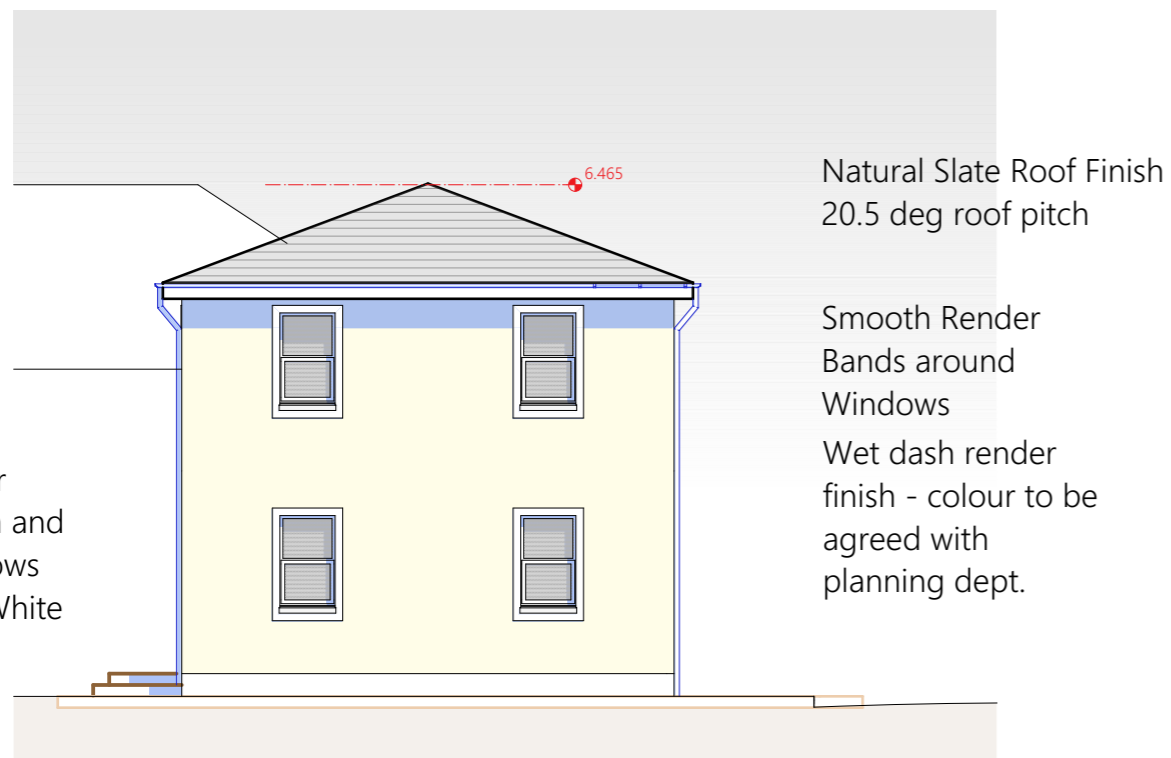
Wet dash render finish - colour to be agreed with planning dept.

20.5 deg roof pitch

Cycle storage

External doors  
Half glazed doors  
lower section tongue and grooved

**North Elevation**  
Scale 1:100



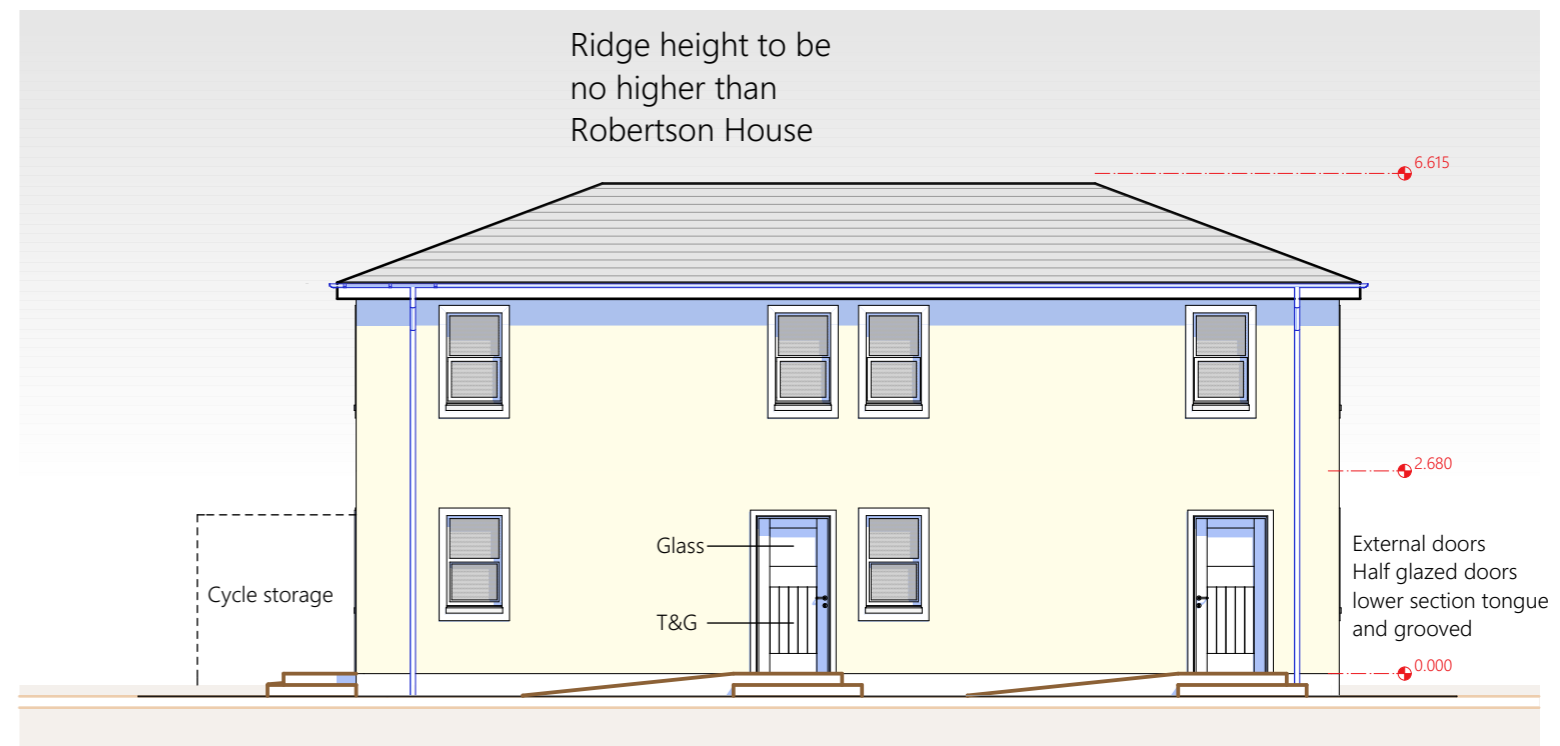
New Timber Sliding Sash and Case Windows Painted - White

Natural Slate Roof Finish  
20.5 deg roof pitch

Smooth Render Bands around Windows

Wet dash render finish - colour to be agreed with planning dept.

**South Elevation**  
Scale 1:100



Ridge height to be no higher than Robertson House

Cycle storage

Glass  
T&G

External doors  
Half glazed doors  
lower section tongue and grooved

**West Elevation**  
Scale 1:100

External doors  
Half glazed doors  
lower section tongue and grooved

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10 Bruce Court, Dingwall Ross-shire  
IV15 9RY T: 01349 866999 M: 07526 127468

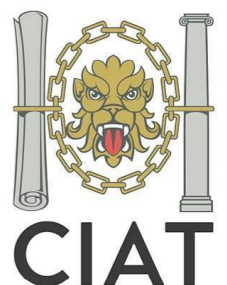
Project  
**Proposed Housing Development  
Robertson House  
Greenhill Street  
Dingwall Ross-shire**

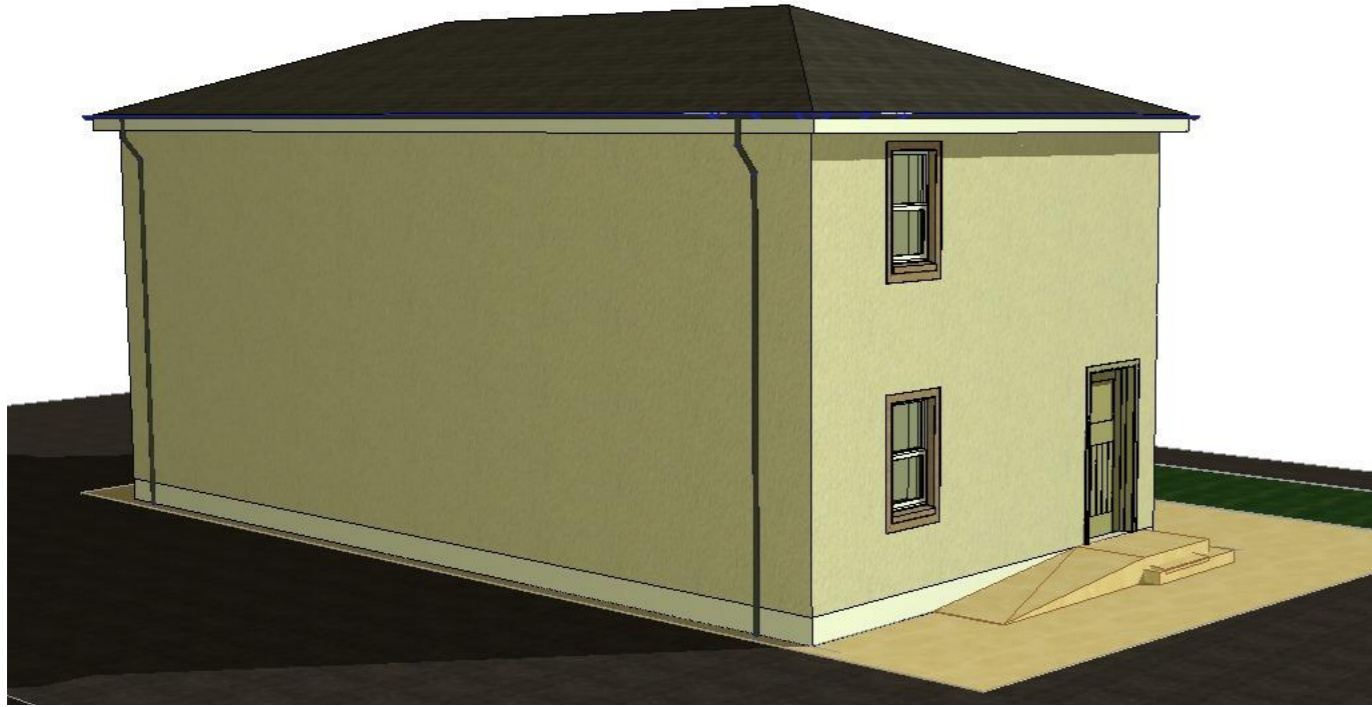
Drawing **Proposed Elevations**  
Scale **1:100** Date **11/11/2019**  
Status **PLANNING APPLICATION**

Drawn **Lennox Boyd**  
Drwg No **P365.16 .04P**  
Revision **P-11/11/2019**

• General - all materials, components, design, methods of construction or operations to conform to a British / EU Standard or to be based on the recommendations of a British Standard code of practice  
• All works to comply with the Building Standards (Scotland) Regulations 2010.  
• All works to be in strict accordance with the Design Certificate and any appendix notes and drawings produced by the Consultant Structural Engineer.  
• All dimensions to be checked on site.

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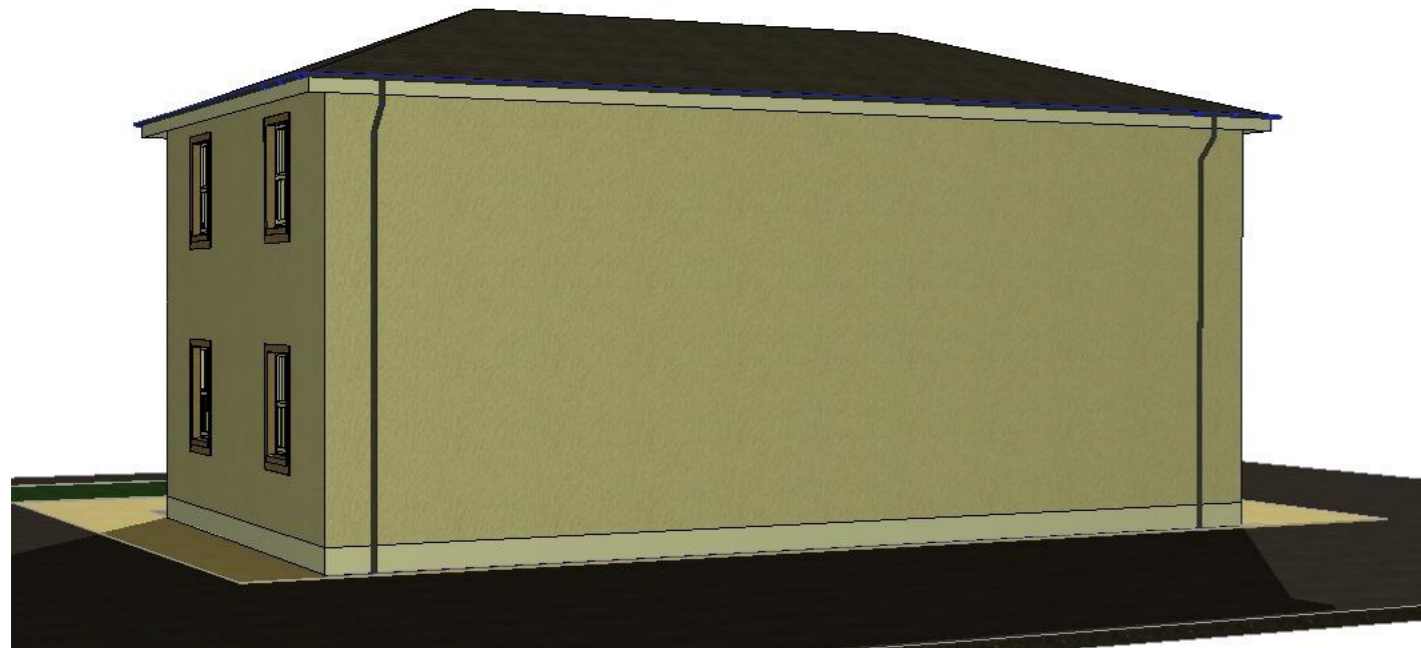




Park Street View



Courtyard View



Park Street View



Courtyard View

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Project

Proposed Housing Development  
Robertson House  
Greenhill Street  
Dingwall Ross-shire

Drawing Proposed Elevations

Scale NTS Date 11/11/2019

Status PLANNING APPLICATION

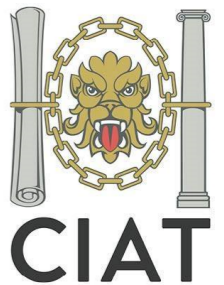
Drawn Lennox Boyd

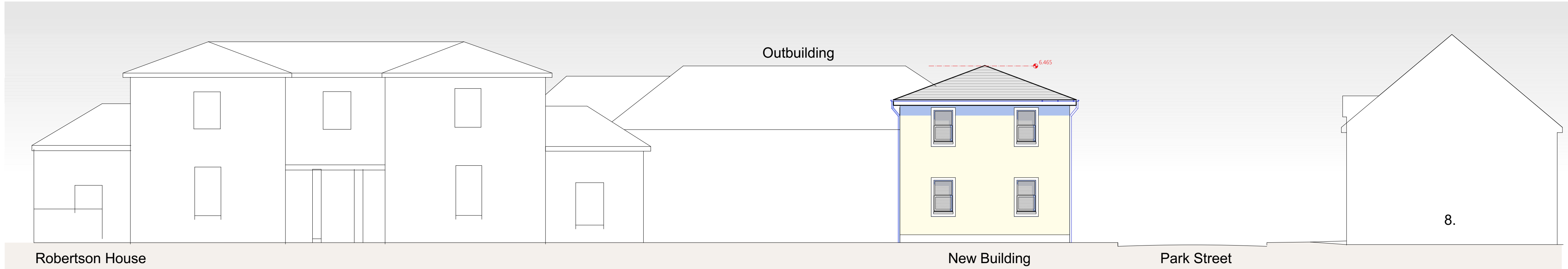
Drwg No P365.16 .05J

Revision J-11/11/2019

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Elevation to Greenhill Street 1:100



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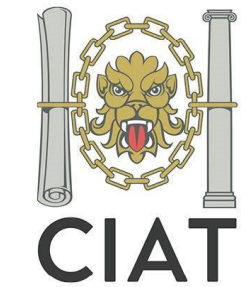
Project  
Proposed Housing Development  
Robertson House  
Greenhill Street  
Dingwall Ross-shire

Drawing **Elevation**  
Scale 1:100 Date 13/11/2019  
Status **PLANNING APPLICATION**

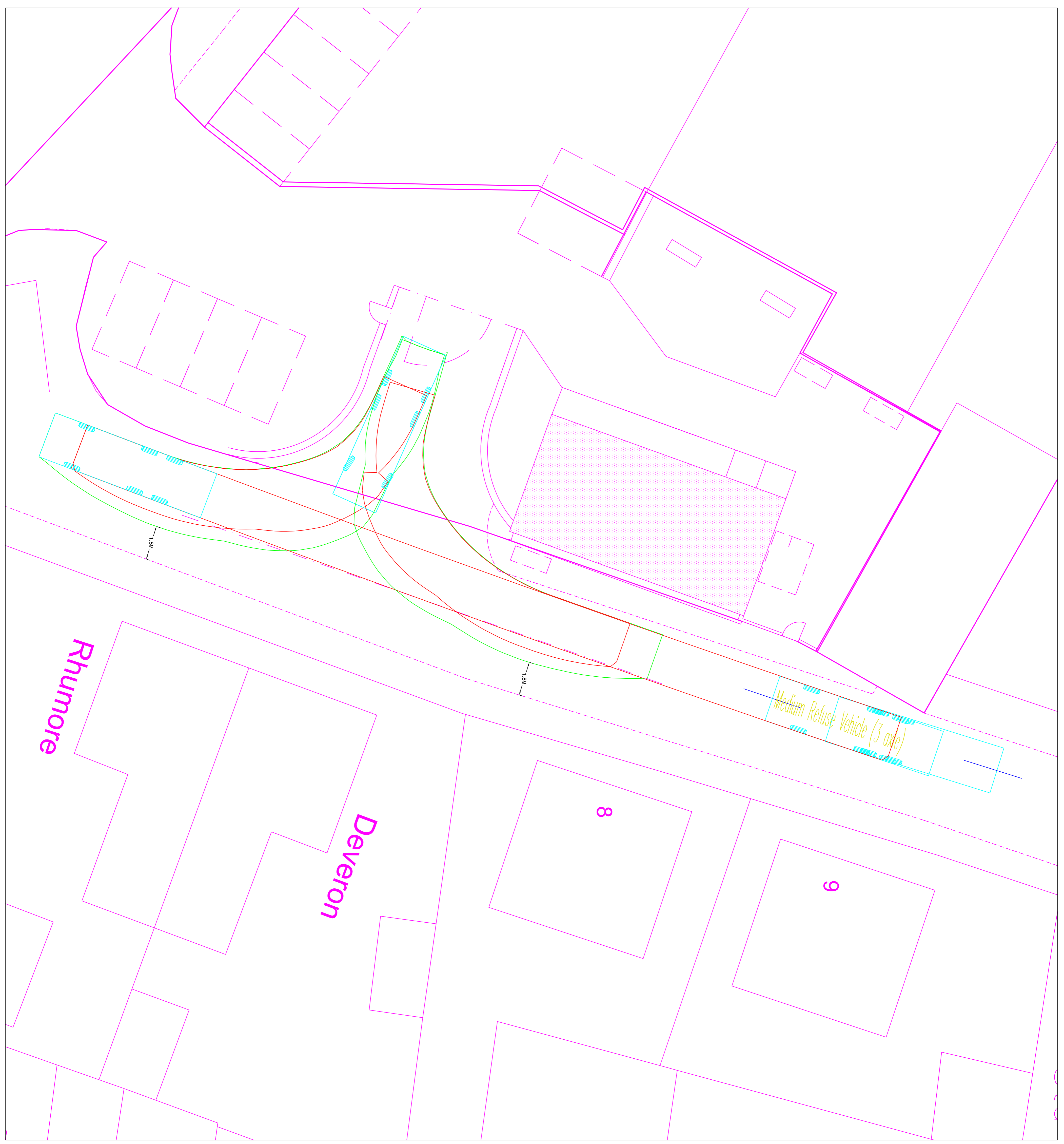
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Drawn **Lennox Boyd**  
Drwg No **P365.1608D**  
Revision **D-13/11/2019**

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**CIAT**





**NOTES:**  
 1. SWEPT PATH IS SHOWN FOR A 9M LONG 3 AXLE REFUSE TRUCK.

B	121119	SWEPT PATH AMENDED
A	130212	SCALE AMENDED
REVISIONS		
Client:	MR REEDIE	

Job:  
**FLATTED DEVELOPMENT AT ROBERTSON HOUSE**  
 GREENHILL STREET, DINGWALL

Title:  
**SWEPT PATH ANALYSIS**

 <p><b>CONSULTING ENGINEERS</b></p>	 <p><b>Consulting Engineers</b></p>	Tel: (01349) 863333	Email: info@kwadevel
		Ward Cottage, Roggan Bank, Burn Place, Dingwall IV15 9ND	
Drawn: DAMCC	Scale: 1:100	Drawing No: <b>KWA/12011/001B</b>	Rev:
CHKD:	Date: 25.01.12		