

Agenda Item	6.2
Report No	PLS/004/20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 28 January 2020

Report Title: 19/00982/FUL: Mr R Matheson
Land 35M East Of 38 Old Perth Road Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Formation of access road to serve residential development comprising 24 dwellings

Ward: 16 – Inverness Millburn

Development category: Local

Reason referred to Committee: Objection from Community Council and 5 or more timeous objections from separate addresses

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 6 of the report.

1. BACKGROUND

- 1.1 This planning application was due to be considered by the South Planning Applications Committee at its meeting on 04 December 2019 where the Committee resolved to **DEFER** the application for a site visit prior to determination.
- 1.2 This Report is supplementary to that originally contained within the Agenda for the 04 December Committee, the purpose of which is to provide an update on the likely impact on trees following a further consultation response from the Council's Forestry Officer. The original Report is attached as an Appendix.

2. UPDATE

- 2.1 The Council's Forestry Officer finalised comments on the application after the deadline for preparing reports to the 04 December 2019 Committee meeting. The following updates the position expressed in paragraphs 5.4 and 8.25-8.26 respectively.
- 2.2 The Forestry Officer does not object to the application following submission of further information. Concern is however expressed regarding the lack of detail on the proposed landscaping plan. A request is made that conditions be attached to any permission granted to secure:
- that no trees are removed without prior written approval of the Council;
 - all retained trees are protected during construction;
 - an Arboricultural Method Statement and employment of a qualified Arboricultural Consultant;
 - employment of a qualified landscaping consultant; and
 - a tree planting plan, including a supervision and maintenance programme.

3. ASSESSMENT

- 3.1 The site has a significant number of trees on its boundaries and these help to characterise the site. The applicant will likely require to remove a number of trees to accommodate the access road. The applicant considers that the impact of these tree removals will be limited in comparison with the wider benefit of the application. The management and maintenance of the retained trees would require to be addressed. This could be achieved via a woodland management plan. Furthermore, compensatory planting would be required.
- 3.2 Representations have also raised concerns in relation to the loss of amenity space, trees, and increased noise and air pollution. The trees present between the B9006 (Old Perth Road) and Old Perth Road may help to mitigate the impacts of the road traffic in this area. Replacement tree planting in the amenity area adjacent to the B9006 (Old Perth Road) could be provided. However, it is not considered that the impact on the setting of the existing properties can be mitigated through the construction period.

4. CONCLUSION

- 4.1 The recommendation remains as set out in the Report to South Planning Applications Committee of 04 December 2019.
- 4.2 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.

5. IMPLICATIONS

- 5.1 Resource: Not applicable
- 5.2 Legal: Not applicable
- 5.3 Community (Equality, Poverty and Rural): Not applicable
- 5.4 Climate Change/Carbon Clever: Not applicable
- 5.5 Risk: Not applicable
- 5.6 Gaelic: Not applicable

6. RECOMMENDATION

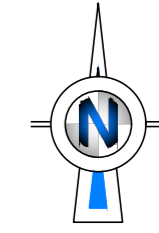
Action required before decision Y issued

Conclusion of Section 75 Obligation Y

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

1. The conditions and reasons set out in the Report to South Planning Applications Committee on 04 December 2019 contained within the Appendix.

Designation: Area Planning Manager – South
Author: Simon Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 - Site Access – General Arrangement



PLANNING APPLICATION

REVISIONS

rev.	description	date
A	road junction adjustments	02.19
B	pavement adjustments	09.19
C	Road & Trees amended	11.19

Client
R Matheson

Project
Housing Development at Drakies House, Inverness

Drawing
Formation of Access Road : Site Plan

Scale 1:500@A2	Date 05.2018	Drawn by CA
Project no 2377	Dwg no PL101	Rev C

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

TEL (01463) 237229
 FAX (01463) 243258

BOUNDARY

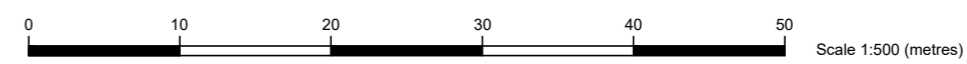
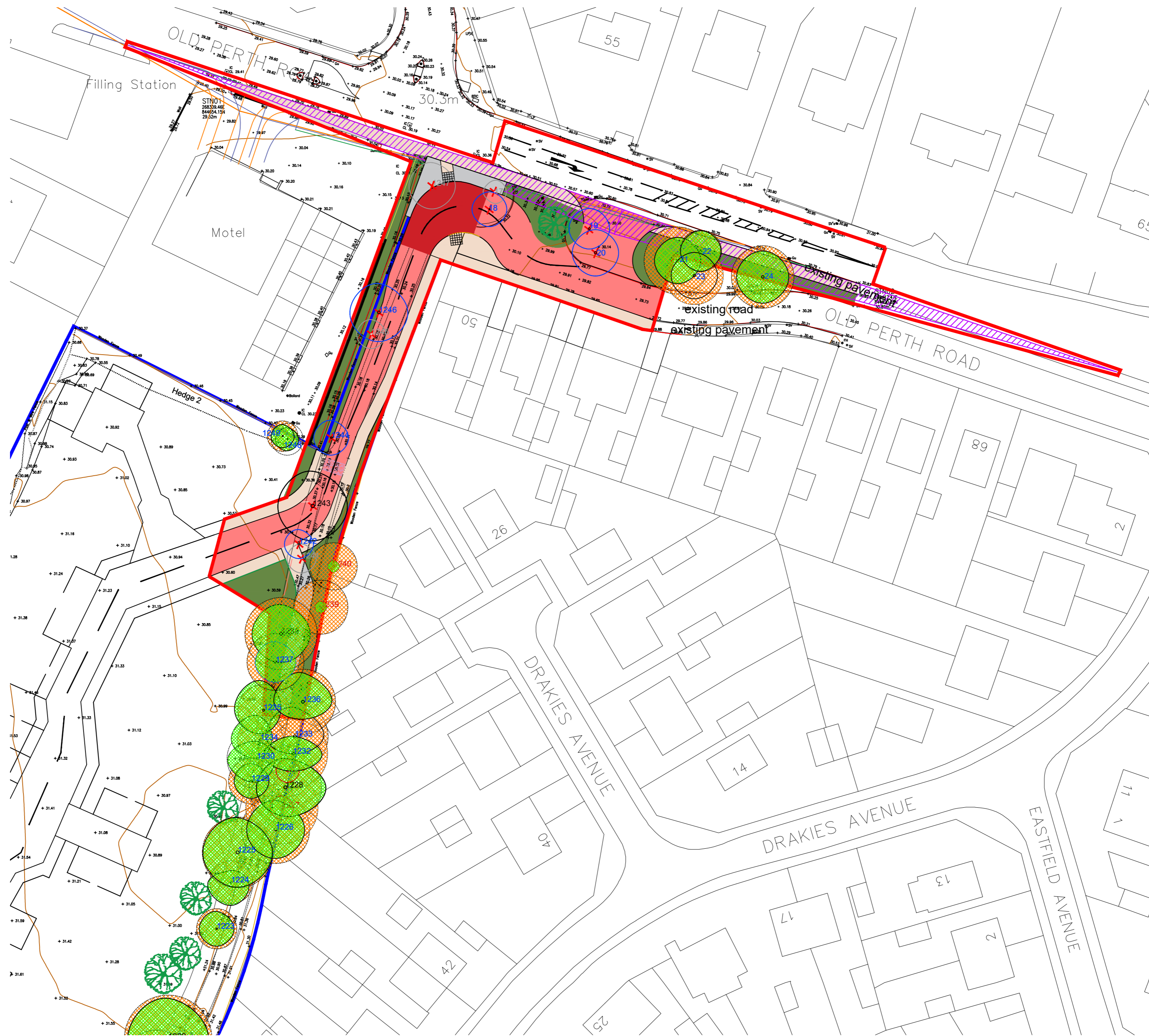
- site boundary area : 2165 sqm
- land ownership
- visibility splay 4.5 x 90m (east & west)

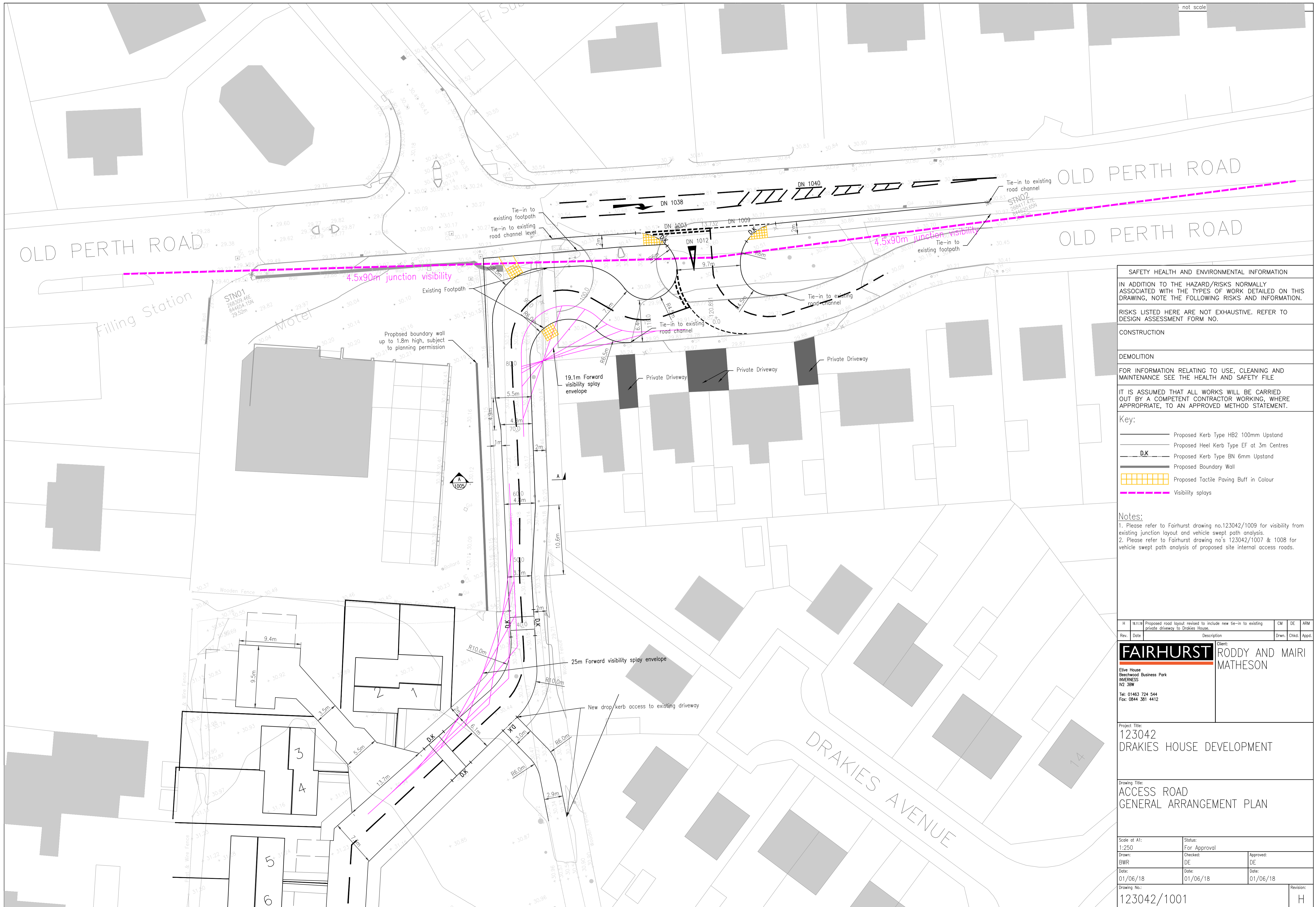
SERVICES

- road / shared surface
- pavement
- 1.8m high boundary wall

TREES

- root protection area
- existing tree canopy
- tree removal
- 20m setback





SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

- Key:**
- Proposed Kerb Type HB2 100mm Upstand
 - Proposed Heel Kerb Type EF at 3m Centres
 - **D.K.** Proposed Kerb Type BN 6mm Upstand
 - Proposed Boundary Wall
 - ▨ Proposed Tactile Paving Buff in Colour
 - Visibility splays

- Notes:**
1. Please refer to Fairhurst drawing no.123042/1009 for visibility from existing junction layout and vehicle swept path analysis.
 2. Please refer to Fairhurst drawing no's 123042/1007 & 1008 for vehicle swept path analysis of proposed site internal access roads.

Rev.	Date	Description	Drawn	Chkd.	Appd.
H	19/11/19	Proposed road layout revised to include new tie-in to existing private driveway to Drakies House.	CM	DE	ARM

FAIRHURST Client: **RODDY AND MAIRI MATHESON**

Elke House
Benchwood Business Park
INVERNESS
IV2 3BW

Tel: 01463 724 544
Fax: 0844 361 4412

Project Title:
**123042
DRAKIES HOUSE DEVELOPMENT**

Drawing Title:
**ACCESS ROAD
GENERAL ARRANGEMENT PLAN**

Scale at A1: 1:250	Status: For Approval
Drawn: BWR	Checked: DE
Date: 01/06/18	Approved: DE
	Date: 01/06/18
	Date: 01/06/18

Drawing No.: **123042/1001** Revision: **H**