

Agenda Item	<b>5.2</b>
Report No	<b>PLN/013/21</b>

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 2 March 2021

**Report Title:** 20/03514/FUL: Community Out West Trust  
Kinlochewe Public Toilets, Slioch Terrace, Kinlochewe

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

### 1. Purpose/Executive Summary

**1.1 Description:** Demolition of existing and erection of public toilet/shower building with community room, alterations to car park layout and installation of chemical waste disposal point for camper use

**Ward:** 05 - Wester Ross, Strathpeffer And Lochalsh

**Development category:** Local Development

**Reason referred to Committee:** Managers discretion given that the number of objections exceed five.

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. Recommendation

**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 This application seeks full planning permission for the demolition of an existing toilet block within an existing public car park, and its replacement with a new building to provide toilets, shower facilities and a small space for community use. In addition, the parking area would be reconfigured, although there would be no net increase in the number of spaces provided. Finally, it is proposed to install a chemical waste disposal point for the use of campervans.
- 3.2 Pre Application Consultation: Positive advice was provided in respect of 20/02746/PREAPP for an essentially similar proposal.
- 3.4 Supporting Information: A Design Statement and site photographs have been submitted
- 3.5 Variations: The Site Layout Plan, Landscaping Plan and Drainage Layout have been amended to show increased landscaping at the site's north western corner, to reduce the amount of parking bays in this part of the site from 7 to 5 (with consequent alterations to the surface water drainage layout), and to move these spaces further away from existing houses on the opposite side of Slioch terrace – drawing nos. CWT-PP-03 REV 1, CWT-PP-05 REV 1 and CWT-PP-04 REV 1, received 22.12 2020.

### 4. SITE DESCRIPTION

- 4.1 The site comprises an existing public car park and picnic area with a small toilet block which lies on the northern side of the A832 at the eastern entrance to Kinlochewe village. The site is bounded to the east by the A' Ghairbhe River, by wooded land to the north, and by Slioch terrace to the west. Existing houses lie to the north west of the site, on the opposite side of Slioch Terrace. There are established mature trees along the western edge of the site running alongside Slioch terrace.

### 5. PLANNING HISTORY

- 5.1 13.08.2020 20/02746/PREAPP. Demolish existing public toilets and replace with toilet and shower block with small community space. Extend carpark and add sewage disposal point for camper vans. **Positive advice**

### 6. PUBLIC PARTICIPATION

- 6.1 Advertised: Unknown Neighbour

Date Advertised: 02.10.2020

Representation deadline: 16.10.2020

Timeous representations: 5 from 5 households (4 objections, one in support)

Late representations: 1 objection from 1 household

6.2 Material considerations raised are summarised as follows:

- a) Campervans should not be encouraged to use this public car park as this would reduce the amount of space for other users, including buses which currently stop in the car park. During busy times vehicles might park on Slioch terrace, restricting access for residents and large delivery vehicles. Campervans should be directed to use proper campsites. **Officer response:** These issues could arise at present, whether the subject application is approved or not. The subject application seeks to replace an existing somewhat run-down building with modern facilities, and to re-organise the existing parking layout with no increase in the overall number of spaces. This would not be the only parking facility for campervans in Kinlochewe – there is a much larger campervan and caravan site some 300m to the west, at the junction of the A832 and the A896.
- b) The proposed external Air Source Heat Pump may result in noise issues for local residents. **Officer response:** This unit would be some 32m distant from the nearest dwelling house to the north west. Noise emissions from this unit would be low and would be attenuated by existing and new tree and shrub planting. The unit would require to be installed in accordance with the Microgeneration Certification Scheme standards which ensure that noise from this unit is within acceptable limits.
- c) Refuse built up around existing bins in the summer of 2020. Inadequate refuse provision may attract rodents as well as being unsightly. **Officer response:** An area for refuse bins has been indicated on the submitted site plan. A condition can be applied which requires a scheme of refuse bin provision to be submitted for the approval of the Planning Authority in advance of development.
- d) The proposed 'community space' would have its own parking demand, might compete with the existing village hall, might become a shop, or might become a lounge facility for the occupants of campervans leading to noise late at night. **Officer response:** The space in question is very small, extending to a little over 13 sq m. As such, it is not considered to represent a threat to the activities which take place in the much larger Village Hall. A condition can be applied preventing the opening of this space after 10pm to prevent any possible late evening noise becoming an issue. A condition can also control the use of this space to exclude retailing.
- e) New parking bays would be created closer to Slioch terrace than exists at present, resulting in campervans directly in front of these houses, with attendant noise at night. **Officer response:** The reconfiguration of the proposed parking layout as shown on the amended drawings referred to above has reduced the number of spaces proposed on land currently occupied by the existing toilet block from 7 to 5, and these spaces have been moved further away from the existing houses on the opposite side of Slioch terrace, to a distance of some 25m. In addition, it is now proposed to enhance the amount of planting between these spaces and the existing houses, and a condition can control the detail of this planting. It is therefore considered that there would be sufficient separation between these proposed spaces and the existing houses to safeguard their privacy and amenity.
- f) The proposal would help to tackle the increasing problem of human waste being left on local roadsides due to a shortage of toilet and chemical waste facilities.

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 **Transport Planning** – no objection provided there is suitable visibility at the junction of the car park with the public road, and that surface water from the site will not discharge onto the public road.

7.2 **Environmental Health** – no objection, subject to a condition which requires the proposed external Air Source Heat Pump to be installed in accordance with the Microgeneration Certification Scheme standards to ensure that noise from this unit is within acceptable limits. While such a condition could not be applied given that the appropriate regulatory regime is the Control of Pollution Act, rather than the Town and Country Planning Act, a footnote to this effect can be appended.

7.3 **Flood Risk Management Team** – initial objection dated 06.10.2020 on the basis of insufficient information relating to surface water drainage and possible flood risk from the nearby A' Ghairbhe river. A further response dated 14.01.2021 accepted the submitted surface water drainage information, and offered no objection on this issue. However, on the issue of flood risk concern was expressed that the car park may be at risk of a 1 in 200 year flood event. As such, the Flood Team objected to the application on the grounds of fluvial flood risk, unless a condition were to be applied which prevents any overnight parking of campervans. However, following the receipt of information from the applicant dated 25.01.2021 which states that camping and overnight parking would be actively discouraged with the use of signage the Flood Team advise that because this proposed development is not intended to facilitate overnight stays, the land use category in accordance with SEPA's Flood Risk and Land Use Vulnerability Guidance, would not change from the existing 'Least Vulnerable' category – suggesting that no significant new flood risk would arise from the proposal. On that basis the Flood Team have advised that they have removed their objection. It is however recommended that the finished floor levels of the proposed building be formed at a high level, if practical, and that it should be constructed using flood resistant and resilient methods and materials.

7.4 **SEPA** – Similar to the position adopted by the Flood Team, SEPA initially offered no objection, but only if a condition were applied which requires the car park is not used as a campsite, i.e. no overnight parking of campervans at the site on the basis that the site may be at risk of a 1 in 200 year fluvial flood event. However, following the submission from the applicant referred to above, and following the Flood Team's revised response, SEPA have provided a further consultation response which states that they have no objection to this application, subject to a condition which requires clear signage indicating that there should be no overnight parking.

## 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

29 - Design Quality and Place-making

36 - Development in the Wider Countryside  
66 - Surface Water Drainage

8.2 **West Highlands and Islands Local Development Plan 2019**

No specific policies apply

8.3 **Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide (Jan 2013)

**9. OTHER MATERIAL POLICY CONSIDERATIONS**

9.1 **Scottish Government Planning Policy and Guidance**

Not applicable

**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 development plan and other planning policy
- b) neighbour amenity
- c) access and parking
- d) flood risk
- e) siting and design
- f) any other material considerations.

**a) Development plan/other planning policy**

10.4 In this case the Development Plan is comprised of the West Highlands and Islands Local Development Plan and the Highland-Wide Local Development Plan, the relevant policies of which are listed above. For the reasons set out below it is considered the proposal is in compliance with the Development Plan.

**b) Neighbour Amenity**

10.5 The effect of the proposed development on the amenity of existing residents in the vicinity of the site is the key consideration in the assessment of this application. As noted above, the existing car park is already used by campervans. However, the application does propose a change to the existing parking layout, and while the

total number of spaces would remain the same, 5 spaces would be formed closer to existing houses than is currently the case. It is therefore necessary to consider to what extent this change might impact upon existing residential amenity. Concerns have been expressed about the potential for campervans using the new car park layout to adversely affect the privacy and amenity of houses to the north west of the site on Slioch Terrace. While it is accepted that five car parking spaces would be positioned some 11m closer to these houses than is the case with the current parking layout, it is considered that the separation distance of some 25m between the closest of these spaces to the nearest house, allied to the increased tree and shrub planting (the detail of which can be controlled by condition) are sufficient to safeguard the privacy and amenity of these existing properties in respect of possible noise/disturbance emanating from these new parking spaces.

- 10.6 As noted above, a condition can be applied which limits the opening times of the 'community hub' element of the proposed building. This would prevent any noise and activity associated with this part of the building from impacting upon the amenity of nearby residents. In addition, a footnote can be applied reminding the applicant of the need for the external Air Source Heat Pump unit to be installed in accordance with the Microgeneration Certification Scheme standards which ensure that noise from this unit is within acceptable limits. Finally, a condition can be applied which requires the approval of a detailed scheme of refuse bin provision in advance of development.

### **c) Access and Parking**

- 10.7 The existing car park was constructed by the Local Authority, and as such the visibilities at the junction with the public road (namely Slioch Terrace) are sufficient. The application does not propose any changes to the existing satisfactory junction arrangements.
- 10.8 As noted above, concern has been expressed that vehicles might park outwith the car park on occasions when it is full, and that this could inconvenience local residents, most likely those who live on Slioch Terrace closest to the application site. In addition, it is suggested that there may not be sufficient space for existing bus services which currently stop in the car park to continue doing so. However, these are both situations which could already occur. While there is an argument that increased usage of the car park by campervans might make each of these situations more likely it must be recognised that campervan holidays are increasing in popularity throughout Scotland. As such, increasing campervan patronage of this existing car park is something which could also happen whether the subject application is approved or not. It is therefore considered that the concerns which have been expressed about possible overspill parking and conflict with existing car park users do not represent a defensible basis for refusing this application.

### **d) Flood Risk**

- 10.9 Both SEPA and the Flood Team had initially stated that they would not object on flood risk grounds provided that a condition be imposed preventing any overnight parking. However, any such condition would need to meet the test of being enforceable. The Council do not have the resources to monitor compliance with such a condition, and the applicant has stated that they would not commit to enforcing compliance themselves. The proposed condition would therefore not be

capable of being enforced, and as such it could not be applied. However, both of these consultees have withdrawn their suggestion of this condition in favour of one which requires clear signage to be installed which indicates that overnight parking is not permitted within the application site. A condition to this effect, which refers to the risk of potential flooding, can be applied.

#### **e) Siting and Design**

- 10.10 Given that the proposed building would replace a slightly smaller structure within the same car park the proposed siting is considered acceptable. The proposed design features a simple structure of contemporary design. The design approach is considered to result in a visual improvement over the existing structure and is therefore supported.

#### **f) Any Other Material Considerations**

- 10.11 There are no other material considerations.

#### **Non-material considerations**

- 10.12 One of the objectors has raised the issue of 'wild camping' occurring on road verges and other places unsuitable for parking by campervans throughout the Highlands, but that is not a material planning consideration in respect of this assessment.

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

- 10.13 a) None

### **11. CONCLUSION**

- 11.1 In relation to the key issue of whether this proposal might adversely affect the privacy and amenity of existing dwelling houses in the vicinity of the site it is considered that, while five of the proposed parking spaces would be some 11m closer to the nearest of these houses the remaining separation distance of some 25m, and the use of increased landscaping in the form of additional trees and shrubs would provide sufficient mitigation. These five spaces in the north western portion of the site represent the key difference between the proposed development and the existing situation, but for the reasons set out above it is not considered that this difference represents a basis on which to refuse the application.
- 11.2 In essence, this application seeks to reconfigure an existing car park and toilet block to provide improved facilities. It is considered that the conditions which are proposed would provide sufficient mitigation to overcome the concerns which have been raised in the submitted objections.
- 11.3 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 N issued**

**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 details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
  - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
  - ii. A plan showing existing landscaping features and vegetation to be retained;
  - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
  - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
  - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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, and in order to safeguard the amenity of neighbouring properties and occupants.

2. The 'Community Hub' element of the development hereby approved shall not be open to the public outwith the hours of:
  - i. 0900 to 2200 Monday to Saturday;
  - ii. 1100 to 1800 on Sundays.

**Reason:** In order to safeguard the amenity of neighbouring properties and occupants.

3. The 'Community Hub' element of the development hereby approved shall only be used for activities falling Use Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, and shall not be used as a shop or café.

**Reason:** In order to safeguard the amenity of neighbouring properties and occupants.

4. No development, including any demolition works, shall commence until a scheme for the provision of refuse and recycling facilities has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the development shall proceed in accordance with this approved scheme.

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

5. No development, including any demolition works, shall commence until a scheme for the provision of signage which clearly indicates that the Car Park may be at risk of flooding and that overnight parking is therefore not permitted has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the development shall proceed in accordance with this approved scheme.

**Reason:** To minimise the risk to users of the approved development from fluvial flooding.

6. The development hereby approved shall not be brought into use until all parking spaces are delineated to the satisfaction of the Planning Authority. Thereafter, all car park markings shall be maintained by the applicant in perpetuity to the satisfaction of the Planning Authority.

**Reason:** To assist the free flow of vehicles with the approved car park.

## **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.

## **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.

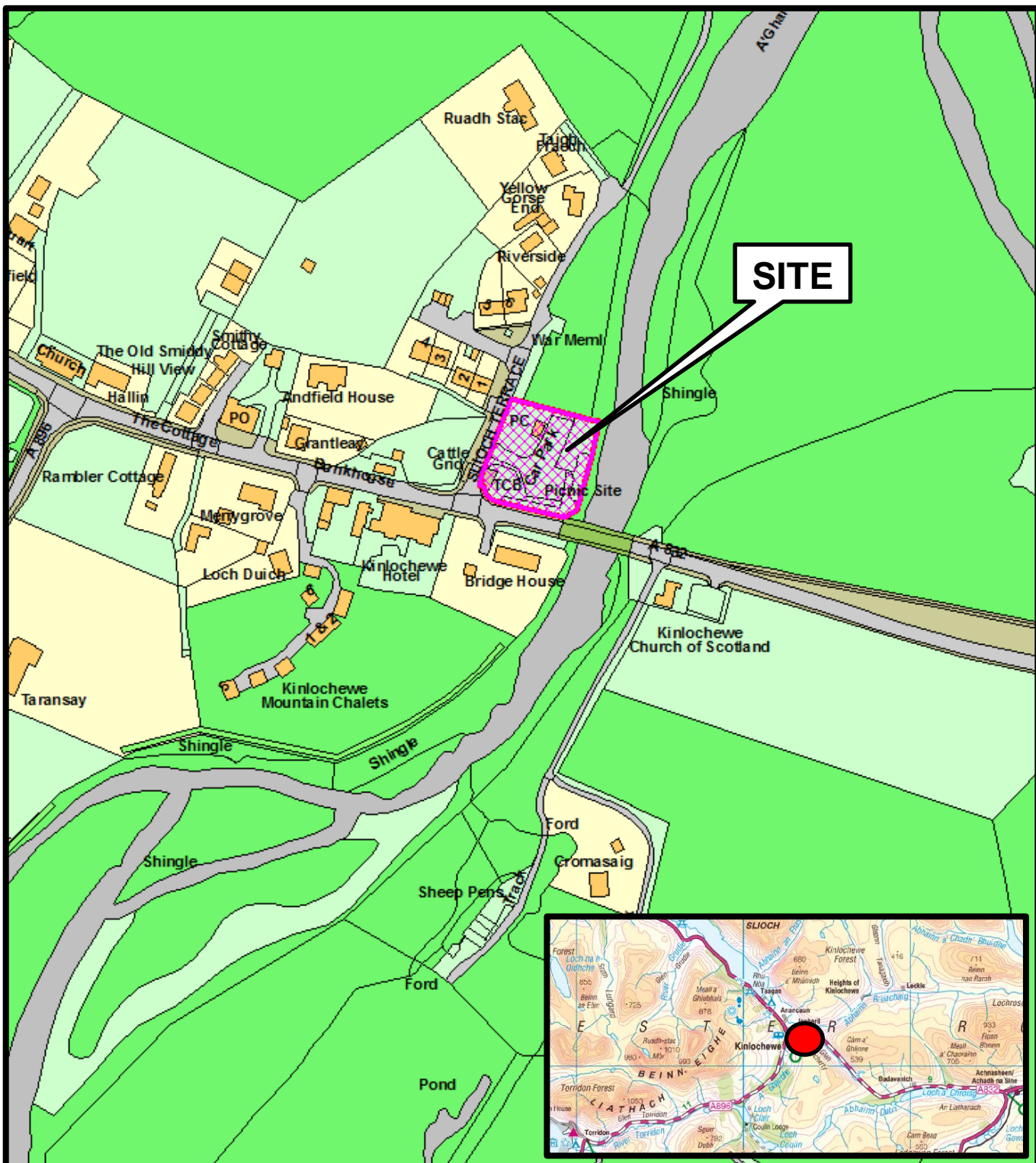
### **Protected Species – Halting of Work**

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)

### **Air Source Heat Pump**

The external Air Source Heat Pump shall be installed in accordance with the Microgeneration Certification Scheme 020: Planning Standards for Permitted Development of Wind Turbines and Air Source Heat Pumps

Designation: Acting Head of Development Management – Highland  
Author: Graham Sharp  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Committee Location Plan  
Plan 2 - CWT-PP-01 Location Plan  
Plan 3 - CWT-PP-03 REV 1 Site Layout Plan  
Plan 4 - CWT-PP-06 Floor Plan  
Plan 5 - CWT-PP-06 Elevations  
Plan 6 - CWT-PP-08 Section Plan  
Plan 7 - CWT-PP-05 REV 1 Landscaping Plan  
Plan 8 - CWT-PP-04 REV Drainage Layout Plan

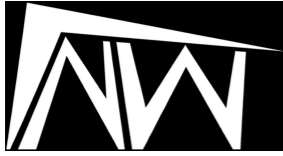


The Highland  
Council  
Comhairle na  
Gàidhealtachd

Planning & Development  
Service

20/03514/FUL

Demolition of existing and erection of public toilet/shower building  
with community room, alterations to car park layout and  
installation of chemical waste disposal point for camper use  
at Kinlochewe Public Toilets, Slioch Terrace, Kinlochewe



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## Community hub

Job ref : 2004  
 Job title : Kinlochewe  
 community hub  
 Client : Community Out West  
 Trust  
 Drawing no : CWT/PP/01  
 Drawing title : location plan (existing)  
 Scale : 1 : 1250 @ A3  
 Date : 7th September 2020  
 Drawn by : Bernard Planterose  
 Software : Graphisoft Archicad 20.0 licenced  
 to North Woods Construction Ltd

Revision :



Circulation :  
*eplanning (Highland Council)*


Status :  
*Planning Application*

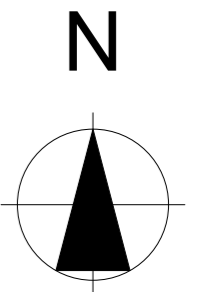
File path :  
*Kinlochewe PP.pln*

OS data :  
*Purchased from authorized outlet  
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Key :

 ownership boundary  
 coincident with...  
 site boundary

 OS map ref :  
 NH 02950 61950





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## Community hub

Job ref : 2004  
 Job title : Kinlochewe community hub  
 Client : Community Out West Trust  
 Drawing no : CWT/PP/03 Rev 1  
 Drawing title : site plan (proposed)  
 Scale : 1 : 250 @ A3  
 Date : 11th December 2020  
 Drawn by : Bernard Planterose  
 Software : Graphisoft Archicad 20.0 licenced to North Woods Construction Ltd

Revision : **Rev 1**

Circulation :

*eplanning*

Status :

*Planning Application*

File path :

*Kinlochewe PP REV1 DEC20.pln*

Key :

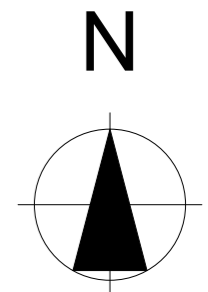
- building footprint
- walkways
- new car park (tarmac)
- procumbent plant cover in new soil beds
- turf over reshaped land form
- parking space 3 x 5 m
- space 3 x 7m
- CWDP chemical waste disposal point
- tree
- tree (proposed new)
- bushes to be planted

Notes :

The existing toilet block will be demolished and the new building positioned to maximize parking spaces (13 + 2x stop offs). Camper vans will be able to dispose of chemical toilets into a bespoke facility connected to the public mains. The CWDP is as far away from the houses as possible given it needs to be close to main sewer. Additional screening by small trees and shrubs will be provided along the west edge of the site bordering Slioch Terrace. A particularly dense group of trees and shrubs is specified in the far NW of the site to increase screening from the houses. Vehicle and pedestrian access from Slioch Terrace will remain unchanged.



0 2 4 6 8 10 metres





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### Community hub

Job ref : 2004  
 Job title : Kinlochewe community hub  
 Client : Community Out West Trust  
 Drawing no : CWT/PP/06  
 Drawing title : Floorplan  
 Scale : 1 : 50 @ A3  
 Date : 7th September 2020  
 Drawn by : Bernard Planterose  
 Software : Graphisoft Archicad 20.0 licenced to North Woods Construction Ltd

Revision :

Circulation :

*eplanning*

Status :

*Planning Application*

File path :

*Kinlochewe PP.pln*

Key :

- WC water closet
- UR urinal
- WHB wash hand basin
- SH shower
- HD hand drier
- ASHP air source heat pump







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### Community hub

Job ref : 2004  
 Job title : Kinlochewe community hub  
 Client : Community Out West Trust  
 Drawing no : CWT/PP/07  
 Drawing title : Elevations  
 Scale : 1 : 75 @ A3  
 Date : 7th September 2020  
 Drawn by : Bernard Planterose  
 Software : Graphisoft Archicad 20.0 licenced to North Woods Construction Ltd

Revision :

Circulation :

*eplanning*

Status :

*Planning Application*

File path :

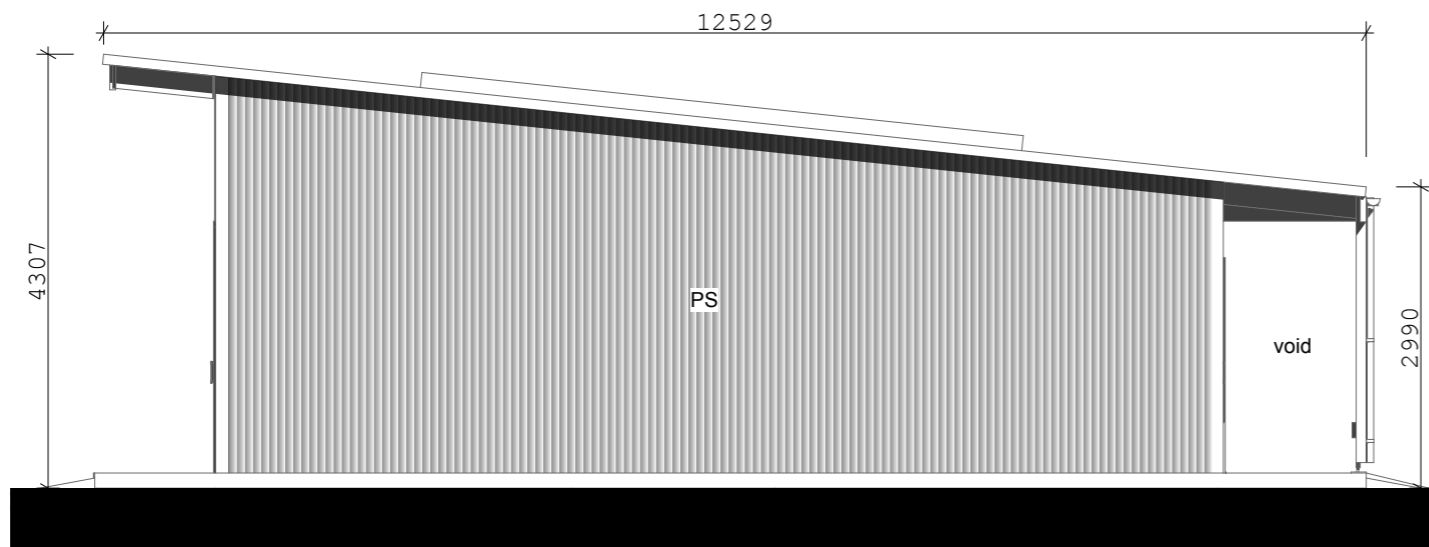
*Kinlochewe PP.pln*

Key :

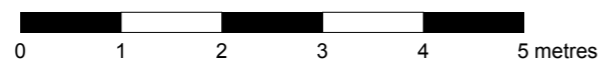
- PS    profiled steel
- TC    timber cladding
- TD    timber door
- GD    glazed door
- G     glazing
- RG    fixed roof glazing
- timber cladding
- glazing
- profiled steel (cladding and roofing)



South elevation



North elevation



West elevation



East elevation



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### Community hub

Job ref : 2004  
 Job title : Kinlochewe community hub  
 Client : Community Out West Trust  
 Drawing no : CWT/PP/04 Rev1  
 Drawing title : SUDS  
 Scale : 1 : 150 @ A3  
 Date : 11th December 2020  
 Drawn by : Bernard Planterose  
 Software : Graphisoft Archicad 20.0 licenced to North Woods Construction Ltd

Revision : **Rev 1**

Circulation :

*e*planning

Status :

*Planning Application*

File path :

*Kinlochewe PP.pln*

Topographical survey data :

*By Property & Land Surveys Ltd*

Key :

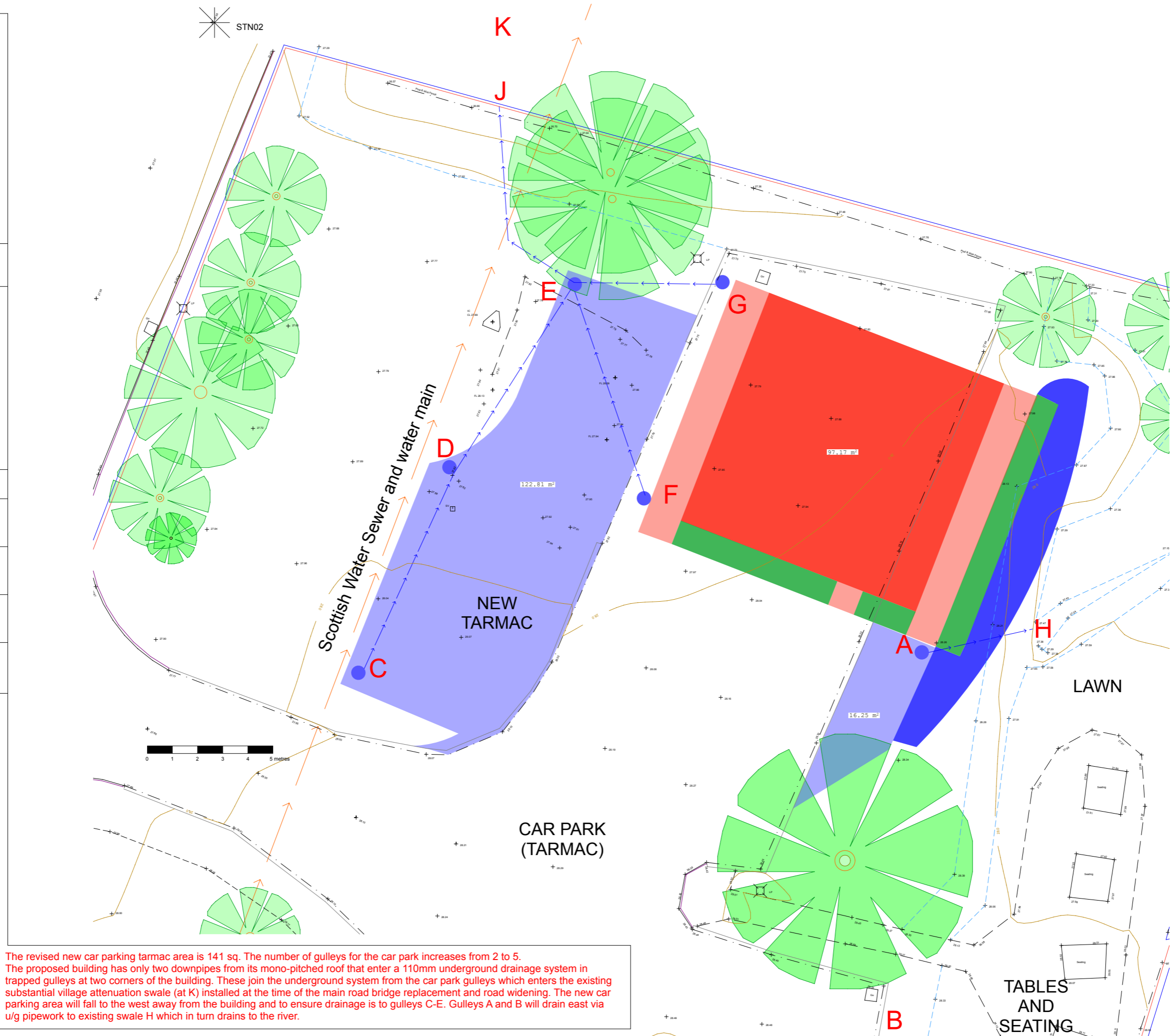
- building footprint
- walkways
- new car park (tarmac)
- tree
- u/g drainage pipe

**A-E** gulley (collecting water from car park)

**F+G** gulley (collecting water from 2 downpipes)

**H** existing swale from car park drainage

**K** existing road and village attenuation scheme by HC



The revised new car parking tarmac area is 141 sq. The number of gulleys for the car park increases from 2 to 5. The proposed building has only two downpipes from its mono-pitched roof that enter a 110mm underground drainage system in trapped gulleys at two corners of the building. These join the underground system from the car park gulleys which enters the existing substantial village attenuation swale (at K) installed at the time of the main road bridge replacement and road widening. The new car parking area will fall to the west away from the building and to ensure drainage is to gulleys C-E. Gulleys A and B will drain east via u/g pipework to existing swale H which in turn drains to the river.



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## Community hub

Job ref : 2004  
 Job title : Kinlochewe  
 community hub  
 Client : Community Out West  
 Trust  
 Drawing no : CWT/PP/05 Rev 1  
 Drawing title : landscaping  
 Scale : 1 : 250 @ A3  
 Date : 1st December 2020  
 Drawn by : Bernard Planterose  
 Software : Graphisoft Archicad 20.0 licensed  
 to North Woods Construction Ltd

Revision : **Rev 1**

Circulation :  
 eplanning

Status :  
 Planning Application

File path :  
 Kinlochewe PP.pln

Topographical  
 survey data :  
 By Property & Land Surveys Ltd

### Key :

- building footprint
- walkways
- new car park (tarmac)
- tree (existing)
- tree (proposed new)
- bushes to be planted
- procumbent plant  
cover in new soil beds
- turf over reshaped  
land form

### Planting specification & species list :

plant into turned curves : shrubs at 500mm spacing : small trees at 2m spacing  
 cell grown local provenance stock wherever possible  
 small trees : 60-90cm whips in staked 60cm tubes  
 bushes : 30-60cm whips in staked 60cm proprietary bush guards (open netted)

- 3 no. gean (*Prunus avium*)
- 3 no. Swedish whitebeam (*Sorbus intermedia*)
- 10 no. guelder rose (*Viburnum opulus*)
- 10 no. hawthorn (*Crataegus monogyna*)
- 10 no. elder (*Sambucus nigra*)
- 4 no. holly (*Ilex aquifolium*)

