

Agenda Item	6.4
Report No	PLN/029/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 20 April 2021

Report Title: 20/4224/PIP: Mr Ewen Ross
Land 50m NE of Grianan Brae of Kinkell Conon Bridge

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 **Description:** Erection of house
- Ward:** 09 - Black Isle
- 1.2 **Development category:** Local Development

Reason referred to Committee: Objection from Community Council

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 13 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 Planning Permission is sought for the erection of a house. As this is an application for planning permission in principle, no details of the proposed house design have been submitted. The application is accompanied by an indicative site layout plan.
- 3.2 The site has a frontage onto a communal driveway that serves four houses. The junction of the private driveway and public road lies 75m approximately to the east of the site boundary.
- 3.3 Pre-Application Consultation: None
- 3.4 Supporting Information: Private access checklist
- 3.5 Variations: None

4. SITE DESCRIPTION

- 4.1 The site extends to 0.21 hectares and consists of an area of vacant ground which is situated amongst a group of four houses. It is located on the northern side of a private driveway between two existing houses. The northern part of the site is covered with gorse and a variety of trees and bushes whilst the area closest to the driveway and the property to the west is mown grass. An informal path runs the length of the eastern boundary and links the group of four houses with another group of four houses that lies to the north.

5. PLANNING HISTORY

- | | | | |
|-----|---|-------|------------|
| 5.1 | 00/00872/OUTRC – Erection of Four Houses | Grant | 25.11.2001 |
| | Neighbouring sites – all built | | |
| 5.2 | 03/00022/FULRC – Erection of house (Plot 4) | Grant | 27.03.2003 |
| | 03/00079/FULRC – Erection of house (Plot 2) | Grant | 27.03.2003 |
| | 03/00101/FULRC – Erection of house (Plot 3) | Grant | 27.03.2003 |
| | 03/00111/REMRC –Erection of house (Plot 1) | Grant | 09.04.2003 |

6. PUBLIC PARTICIPATION

- 6.1 Advertised: Unknown Neighbour
Date Advertised: 20.11.2020
Representation deadline: 26.11.2020
Timeous representations: Four
Late representations: None

- 6.2 Material considerations raised are summarised as follows:
- a) Loss of open amenity space which was clearly identified on the original planning permission for the development in 2001 and which has been maintained by the residents since 2003.
 - b) Loss of habitat for wildlife, trees planted by residents following landowner's failure to comply with condition of planning permission in principle.
 - c) Development will not reflect the layout and character of the existing development in the area which consists of 3 cul-de sacs of 4 houses.
 - d) If approved this would be the fifth house accessed of an unadopted road. Bringing the road up to an adoptable standard would lead to urbanisation of the housing group.
 - e) No demand for self-build plots identified in Easter Kinkell through Local Housing Strategy.
 - f) If permission is granted the following matters should be secured - house should be single storey and driveway reinstated, footpath along eastern boundary should be retained.

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.

7. CONSULTATIONS

- 7.1 Ferintosh Community Council – Object. The fact that the local residents have both provided and maintained a 'Planting Scheme' themselves is support of the importance of amenity. It seems very unlikely that the perceived need for amenity in 2000 is any weaker in planning guidelines in 2021.
- 7.2 Scottish Water – No objections. Sufficient capacity in Assynt Water Treatment Works to serve this development.
- 7.3 SEPA- No objection. It is noted that the site lies in an area which contains poor ground condition and limited public sewer. Additional treatment may be required.
- 7.4 Transport Planning Team – No objections

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
- 31 - Developer Contributions
- 35 - Housing in the Countryside (Hinterland Areas)
- 65 - Waste Water Treatment

8.2 Inner Moray Firth Local Development Plan 2015

No site-specific policies apply

- 8.5 **Highland Council Supplementary Planning Policy Guidance**
Access to Single Houses and Small Housing Developments (May 2011)
Developer Contributions (March 2013)
Housing in the Countryside and Siting and Design (March 2013)

9. OTHER MATERIAL POLICY CONSIDERATIONS

- 9.1 **Scottish Government Planning Policy and Guidance**
Promoting Rural Development (pressurised areas)

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) Planning History
 - b) Compliance with the development plan and other planning policy
 - c) Means of Access
 - d) Residential Amenity
 - e) Site Layout and Design
 - f) Waste-Water Drainage
 - g) Developer Contributions

Planning History

- 10.4 In October 2001 planning permission in principle re 00/00872/OUTRC was granted for the erection of four houses. The permission was subject to a number of conditions covering the detailed layout on the site as a whole, design of houses, means of access, drainage and a specific condition which related to the area of land which is the subject of the current application. The land was identified and annotated on the approved site layout plan by green hatching.
- 10.5 Condition 10 of planning permission in principle 00/00872/OUTRC stated:

That the area hatched in green on the submitted plan hereby approved shall be landscaped during the first planting season following the date of this consent, to the satisfaction of the Planning Authority and maintained in

perpetuity. For the avoidance of doubt, details shall be submitted to the Planning Authority, including species type and maintenance arrangements for this planted area.

- 10.6 Reason: In the interest of amenity.
- 10.7 An inspection of the historical case file has revealed that no information was submitted in relation to the discharge of condition 10 by the applicant. Furthermore, although the Planning Authority has statutory powers to secure compliance with conditions there is a time limitation of 10 years beyond which the breach in planning is immune from enforcement action. No action was taken by the Planning Service to seek the information requested by the condition before 2011.
- 10.8 A review of the condition also highlights that it is poorly worded. Although the information was to be submitted, the condition did not require the information to be agreed and approved by the Planning Service. More importantly, the wording of the condition refers to the landscaping being carried out during the first planting season following the date of the planning permission in principle rather than a date which relates to development having commenced following the submission and approval of matters specified in conditions(MSC). Without the approval of an application for the approval of the matters specified in condition, no development of the land can be undertaken. In the event only one of the four plots was subject to an MSC application and no reference was made on the associated site plan or in the decision notice to the area of land which is now the subject of the application. Furthermore, the three full planning permissions issued for the other plots also made no reference to the land.
- 10.9 Taking all of the above into account, notwithstanding that the neighbours have maintained this area of ground for many years, it has no status as an area of open space protected by the original planning permission in principle.

Development plan/other planning policy

- 10.10 The site is located within the designated hinterland as defined in the Inner Moray Firth Local Development Plan and the Highland wide Local Development Plan. The principal determining planning policy relative to this case is therefore policy 35 Housing in the Countryside - Hinterland Areas of the Highland-wide Local Development Plan.
- 10.11 Policy 35 sets the framework for determining applications and sets out that within the hinterland there is a presumption against new single house development subject to certain exceptions. These exceptions are listed in the policy and further detailed within the adopted Housing in the Countryside Supplementary Guidance (2013). In September 2020 a draft revised version of the supplementary guidance was approved by the Economy and Infrastructure Committee. Although now a material consideration in the determination of this application, the draft revised guidance carries limited weight as further scrutiny of any revisions to the draft revised guidance following the public consultation, which concluded in December 2020, has yet to take place. The application is therefore to be considered against the current adopted guidance.

- 10.12 The exceptions as set out in the adopted supplementary guidance are as follows:
- A house is essential for land management or family purposes related to the management of the land;
 - The dwelling is for a retiring farmer and their spouses; or for a person retiring from other rural businesses on land managed by them for at least the previous ten years, where their previous accommodation is required for the new main operator of the farm, or rural business;
 - Affordable housing is required to meet a demonstrable local affordable housing need;
 - Housing is essential in association with an existing or new rural business;
 - The house proposed is a replacement of an existing dwelling which does not meet the requirements for modern living and where the costs of upgrading are not justified on economic or environmental grounds.
 - The proposal involves conversion or reuse of traditional buildings or the redevelopment of derelict land;
 - The proposal meets the Council's criteria for acceptable expansion of a housing group or development within garden ground (as detailed in the relevant supplementary guidance);
- 10.13 No supporting statement was submitted with the application. However, it is considered appropriate to assess the proposal as to whether it meets the policy criteria for the acceptable expansion of a housing group as none of the other exceptions are considered to apply to this case.
- 10.14 In order for a group of houses to be classed as a housing group, as defined in the adopted development guidance, there must be at least three houses that have a perceptible relationship with one another and share a well-defined, cohesive character. There are four houses all served off a private driveway. Two of the properties are situated at the head of the cul de sac and the other two properties lie on the southern side of the driveway. Each property shares at least one boundary with a neighbouring property. The four houses are considered to form a well-defined housing group.
- 10.15 The application site lies on the northern side of the driveway opposite an existing house. It also shares a boundary with the northern of the two houses at the head of the cul de sac. The site is considered to constitute in fill development. The size of the site is comparable to those of the existing houses; providing sufficient space to ensure that the amenity and privacy of the existing houses will not be undermined and that the general character of group and the individual houses within the group will be respected and maintained.
- 10.16 Due to the actions of the neighbouring owners, who have planted trees and bushes and maintained the site, it can be considered to contribute to the general amenity of the housing group. Nonetheless, the site remains in the ownership of the original landowner. All of the existing properties have large gardens which provide a high level of individual residential amenity and open space provision, none of which will be adversely affected by the development of this site. Notwithstanding the actions of the neighbouring owners there is not considered to be a justifiable reason to protect this area of privately-owned ground from development given the quality and spacious nature of the individual house plots and the support for such infill development within housing groups as set out in the supplementary guidance. The

site is not covered by a designation in relation to protected species or habitat. It is open to the neighbours to secure ownership of the land should they wish to protect it from future development.

- 10.17 Reference is made in one of the third-party submissions that the proposals are in conflict with Scottish Government and Highland Council policies in relation to the Local Housing Strategy. In particular, the Council is failing to keep a register of persons who have an interest in self-building housing.
- 10.18 The representation is correct in that the Scottish Government is putting greater emphasis on self-building plots within development and the current review of the Inner Moray Firth Local Development Plan is likely to include a quota of self-build plots within larger housing sites. However, the Local Housing Strategy primarily focuses on the delivery of affordable units and therefore is of limited relevance in relation to the determination of a single house plot which is in private ownership. As regards the self-build register this part of the Planning (Scotland) Act 2019 has yet to come into force.

Means of Access

- 10.19 Reference is made in the third-party comments to the '4-house rule'. This phrase refers to a development plan policy that was in place at the time the original planning permission in principle was determined in 2001. The purpose of the policy was to secure the provision of accesses to an adoptable standard for new development which would result in more than four houses being served by the access. As a result of the policy many developers limited the number of sites within a development to 4 or less. The third-party contributors are concerned that as part of any permission granted substantial works will be required to the access driveway thereby urbanising the housing group. The driveway is finished in tarmac and the junction complies with current guidelines standards for a shared driveway with service layby. The applicant has confirmed that a maintenance agreement is in place, through the title deeds. The development plan no longer includes a policy requiring developments of more than 4 houses to be served by an access to adoptive standards, although it is recognised that in some instances there will be a clear justification for seeking to secure road improvements to this standard. In this instance it is considered that as there is no passing place available on the private driveway, the level of traffic generated by the addition of a single house would merit the provision of a passing place at the point of access to the house to allow vehicles to pull off the drive if another car was entering the private road. This level of improvement is considered commensurate to the development proposed. No other improvements to the junction or driveway are considered necessary. It will be the civil legal responsibility of the developer to ensure that any damage to the driveway is repaired appropriately. This is a matter for the landowner of the driveway, which is the applicant, and the final developer to agree.

Residential Amenity

- 10.20 As this is an application for planning permission in principle, no details of the proposed house design are required. An indicative site layout has been submitted which demonstrates that the site can accommodate a house with a footprint of 150m², a double garage and a private drainage system. Based on this layout the separation distances between the existing houses and the indicative position of the house on the plot would be in excess of 20m. It is considered that the size of the

site is sufficient to allow an acceptable house design which does not undermine the amenity of the neighbouring houses to be brought forward as part of a subsequent MSC application or full application for planning permission.

Site layout and design

- 10.21 The exact layout of the site, design of the house and landscaping of the site will be the subject of a further application to the Planning Authority. It is considered appropriate to limit the scale of the house to one and half storey with the main ridge of the house running parallel to the access road so that it complements the character of the existing houses within the group. It is also considered reasonable to ensure maintenance of the footpath that runs along the eastern boundary of the plot and which links the two groups of houses. The path provides a safe route for pedestrians, avoiding a section of the public road, when walking to Ferintosh Primary school. These matters will be secured by condition.

Waste-Water Drainage

- 10.22 The application site lies within an area identified by SEPA as having poor ground conditions and a lack of public sewers. No objection has been raised by SEPA through the consultation process and they have highlighted that additional treatment, beyond a septic tank and soakaway system is likely to be required. The indicative layout plan shows a treatment plant and mounded soakaway, which indicates a higher level of treatment can be accommodated within the site. The full details of the drainage system will form part of any subsequent application for the approval of matters specified in conditions or a full planning application. The technical details of the drainage system will be controlled by the Building (Scotland) Regulations.

Developer contributions

- 10.23 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements. The Council's associated Developer Contributions Supplementary Guidance requires all development, including single house developments, make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. A developer contribution towards secondary education at Dingwall Academy is required. No contribution in relation to primary education at Ferintosh Primary is required as there is sufficient capacity at present. The single house proposed does not trigger the requirement for affordable housing contribution or community facilities contribution as outlined in the Developer Contributions Supplementary Guidance August 2018.
- 10.24 The applicant has confirmed that a one-off payment will be made prior to the issuing of the planning permission, should approval be forthcoming.

Non-material considerations

- 10.25 A number of matters have been raised by third parties that are not material to the determination of the application. Firstly, it is highlighted that on two separate occasions within the past 11 years land referred to in condition 10 of planning permission in principle ref 00/00872/OUTRC has been sold to the property

Willowbank. This property lies to the east of the application site. Whilst it is acknowledged that extending the garden area of this property is development which requires the benefit of planning permission, subject to the time limitations for pursuing such a breach, this matter is outwith the scope of the consideration and determination of the current application.

- 10.26 Comment is also made that the development will not reduce the housing waiting list as the profile of the likely purchasers of the site will be a retired couple. It is accepted that as a single private house plot no contribution towards affordable housing is required and therefore it is unlikely to affect the housing waiting list. However, the profile of the final developer and occupiers are not matters that are relevant to the assessment of the planning application.

Matters to be secured by Section 75 Agreement

- 10.27 None

11. CONCLUSION

- 11.1 The application site is located within the defined Hinterland area as identified in the Inner Moray Firth Local Development Plan where there is a presumption against single houses in the open countryside unless it can be demonstrated that they meet one of the exceptions to the policy as set out in the Housing in the Countryside, Siting and Design Supplementary Guidance (March 2013). This proposal is considered to satisfy the criteria for the consolidation and rounding off of a housing group, as defined in the guidance. There are more than three detached houses which have a perceptible relationship with one another and share a well-defined, cohesive character. The site therefore lies within a housing group. The erection of a single house in this location will reflect and respect the character, cohesiveness, spacing and amenity of the existing group and the individual houses within the group. Although it is likely that some of the trees within the site will be removed, the development is not considered to affect an area of substantial woodland. The proposals do not represent ribbon development along a public road or an inappropriate intrusion into a previously undeveloped field.

- 11.2 It is considered that the site can be adequately served by the existing vehicular access and that the site is of a sufficient size to accommodate a bespoke private drainage system.

- 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 significant

12.5 Risk: Not applicable.

12.6 Gaelic: Not applicable.

13. RECOMMENDATION

Action required before decision Y issued

Secure Developer Contribution payment Y

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 and material for the access road);
 - 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 should show a house incorporating the following details:
 - i. The building shall be rectangular in shape and gabled with a span not exceeding 7 metres;
 - ii. Single or 1 and half storey in scale;
 - iii. The roof shall be symmetrically pitched at least 37 degrees, shall have its ridge running parallel to the private access and finished either in natural slate or a good quality slate substitute;
 - iv. External walls shall be finished in a white/off-white cement render; and
 - v. Fenestration shall demonstrate a vertical emphasis.

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 car parking spaces provided within the curtilage of the dwelling house 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 sufficient space is provided within the applicant site for the parking and, where necessary turning, of cars so that they do not have to park on the shared driveway.

4. Any details pursuant to condition 1 above shall show the provision of a passing place at the point of access off the private road and the first 6 metres of the access measured from the nearside edge of the shared private road finished in a cohesive material. Thereafter the development shall be completed in accordance with the approved details prior to first occupation.

Reason: To facilitate the passing of vehicles on the shared private access and to prevent deleterious material being brought onto the shared private access.

5. Any details pursuant to condition 1 above shall include a detailed landscape plan incorporating the following details:

- 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;
- i. 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

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.

6. Any details pursuant to condition 1 above shall include details of a 2m wide footpath along the full length of the eastern boundary of the site. All works to form the footpath shall be carried out in accordance with the approved details prior to any other development commencing. Thereafter the footpath will be kept free from obstruction in perpetuity.

Reason: In recognition of the footpath link that currently exists which provides a safe pedestrian route and prevents pedestrians walking on the public road.

REASON FOR DECISION

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

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).

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 for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>

Land Ownership/Planning Permission

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

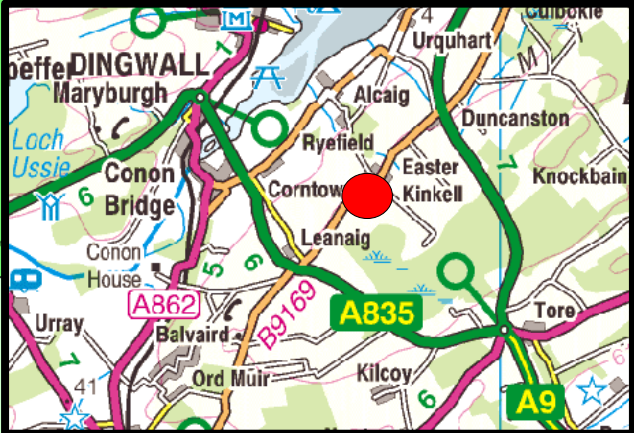
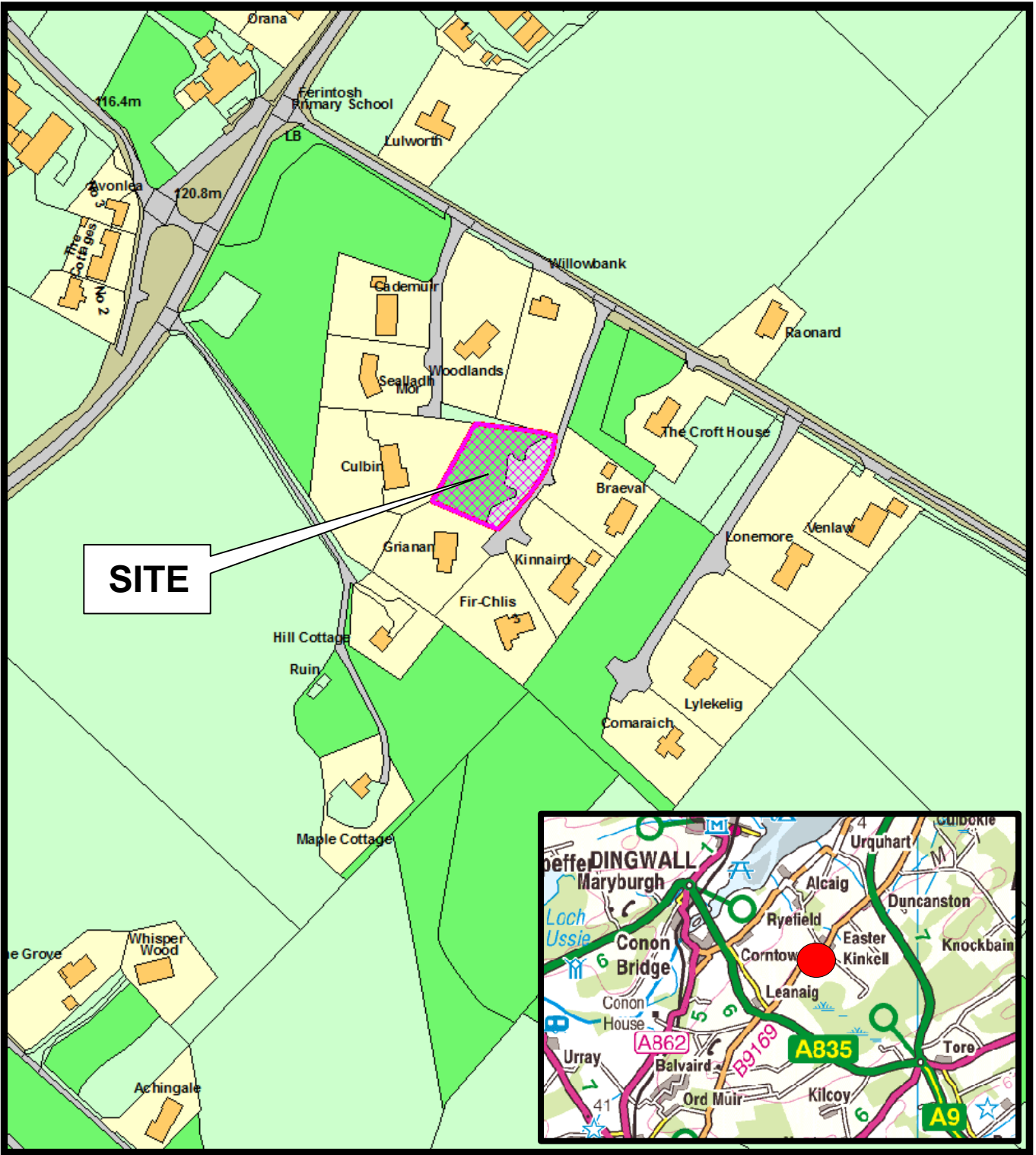
Utility checking on site

The <https://www.linsearchbeforeudig.co.uk/> website is a self-service website to allow you to check your proposal and site for utility assets before the commencement of any development on site.

Designation: Acting Head of Development Management – Highland
Author: Erica McArthur
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Highland Council Location Plan
Plan 2 - Location Plan,
Plan 3 - Indicative site layout plan

Summary of Developer Contributions

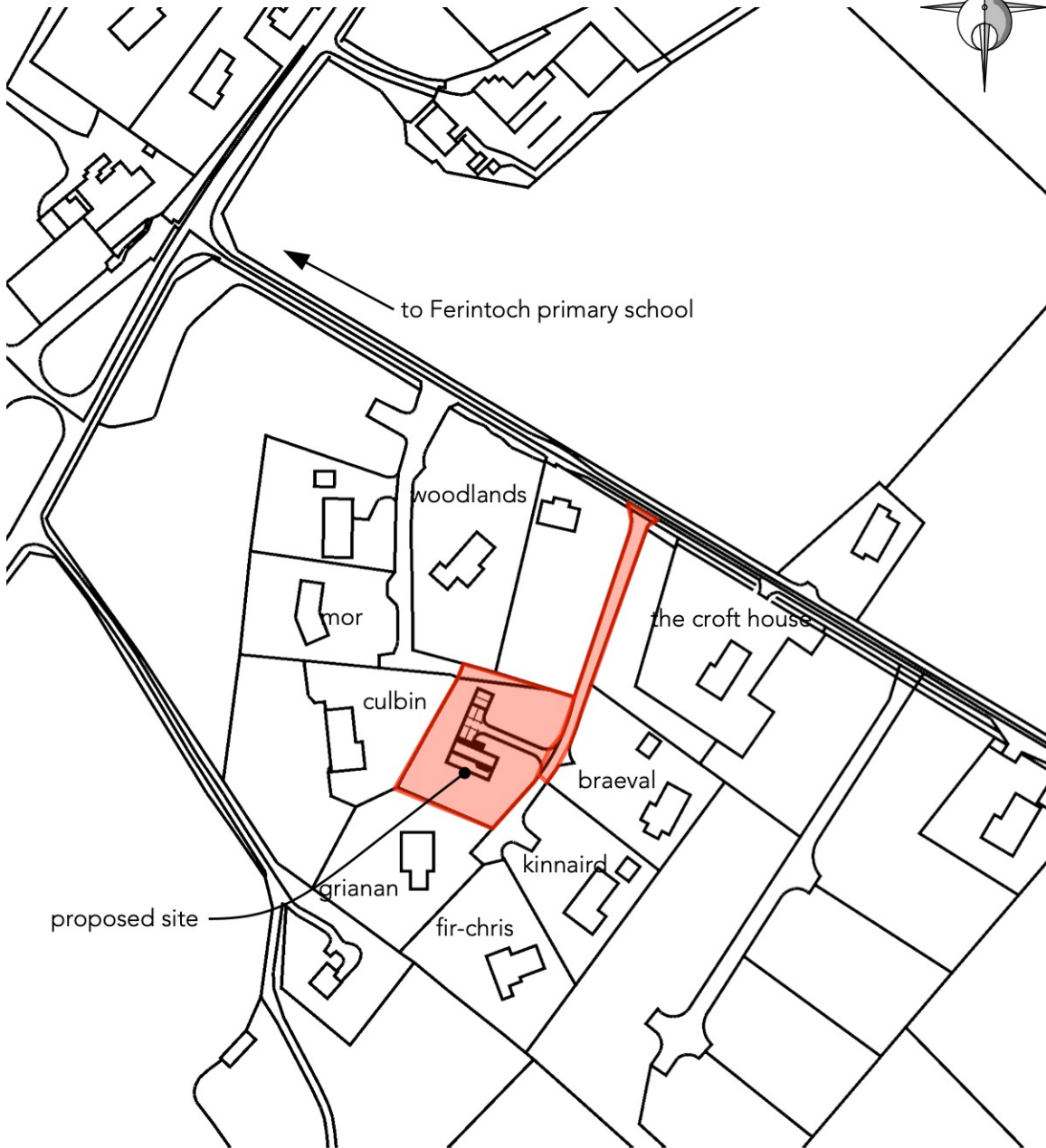
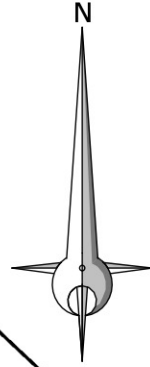
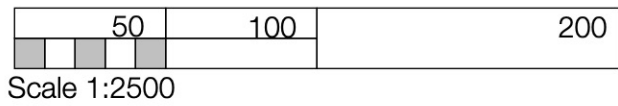
Summary of Developer Contributions		
Infrastructure / Service Type	Select Answer	Contribution Rate Per Home (a small scale housing discount has already been applied)
Number of Homes Proposed	1	
Ferintosh Primary		
Build Costs	None - No capacity constraints	£0
Major Extension / New School - Land Costs	None - No land costs required	£0
Primary Total		£0
Dingwall Academy		
Build Costs	Major extension / new school	£741
Major Extension / New School - Land Costs	None - No land costs required	£0
Secondary Total		£741
Affordable Housing		
CNPA	No	£0
Cumulative Transport		
Development Brief / Agreement Area	None - No cumulative transport costs required	£0
Breakdown	N/A	N/A
	N/A	N/A
	N/A	N/A
Total Per Home		£741
Total for Development		£741
All costs are subject to indexation (BCIS All-In TPI) and have been indexed to the appropriate quarter.		




The Highland Council
 Comhairle na Gàidhealtachd
 Planning & Development Service

20/04224/PIP

Erection of house
at Land to North East of Grianan,
Brae of Kinkell, Conon Bridge



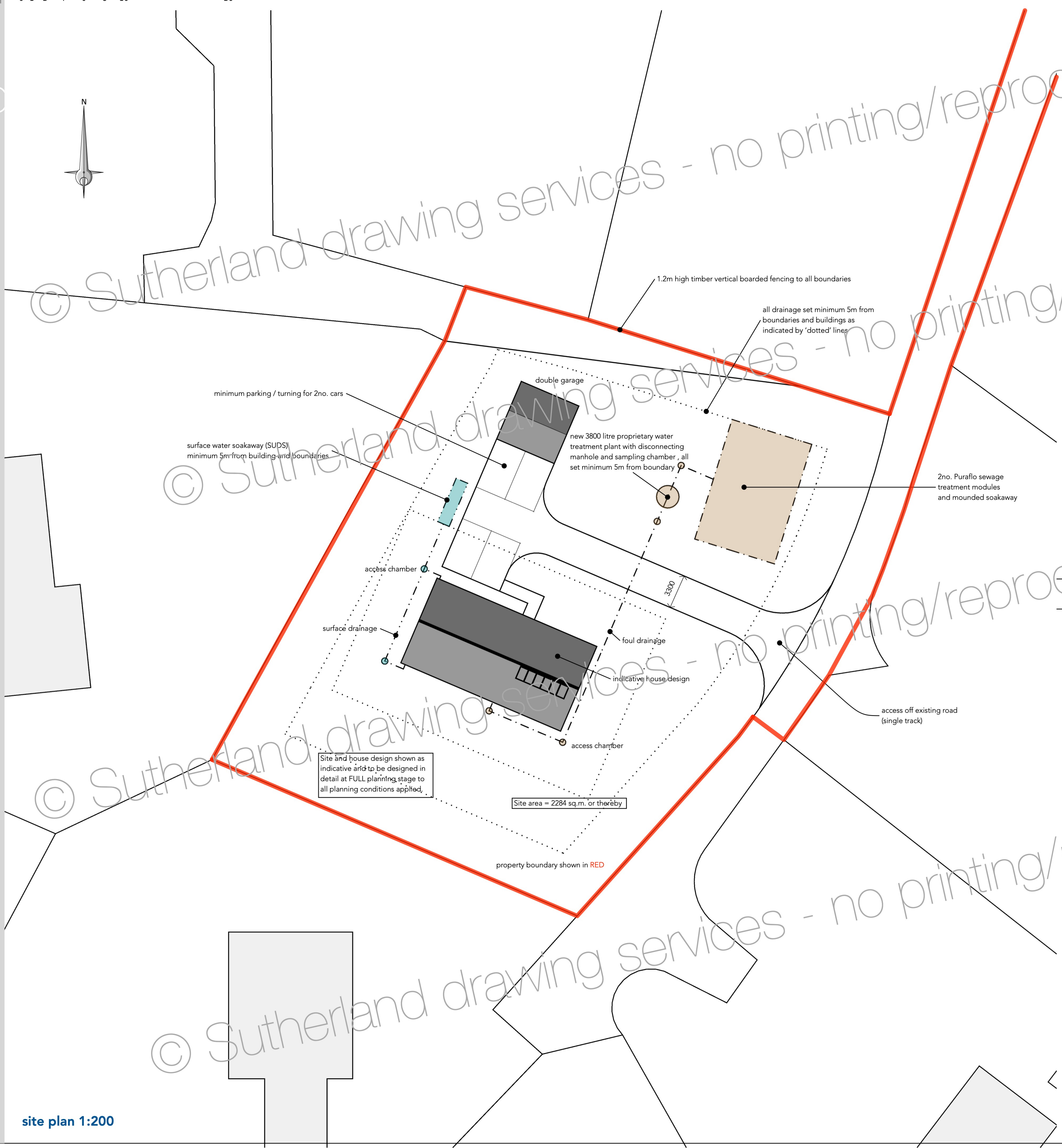
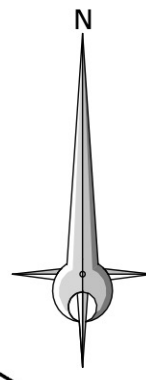
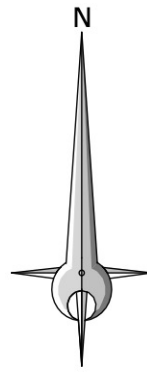
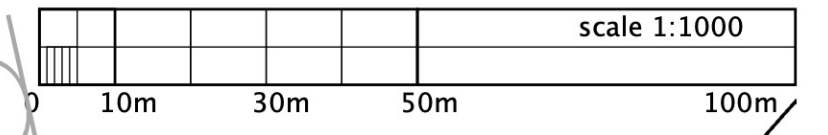
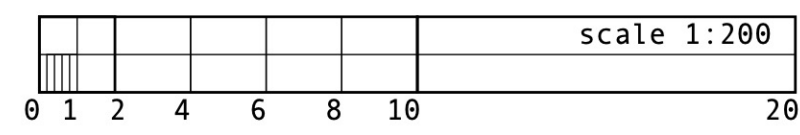
property boundary shown in RED

**SUTHERLAND
DRAWING
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House plot at Brae of Kinkell Conon Bridge IV7 8HZ
LOCATION PLAN
 (REF: 20 - 048) - 23-3-21

20-048 - Brae of Kinkell Conon Bridge IV7 8HZ



site plan 1:1000



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site plan 1:200

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Project:
House plot at
Brae of Kinkell
Conon Bridge
IV7 8HZ
Grid reference: E:257764 N:855339

Drawing: plans

Sheet: A1 / PL01 Date: 23rd March 2021

Scale: 1:200 / 1:1000 Ref: 20-048 Rev: -

PROPOSED HOUSE
Shall be 1.5 storey with traditional roof pitch and slate or slate like planning approved roof finish. External finishes to be agreed at detailed planning stage. Full landscaping design and maintenance plan to be submitted at full application stage. Each house to have parking and turning for minimum 2 cars within the plot. Site levels and positions to be pegged and agreed with the planning authority at detailed stage and prior to commencing any works.

DRAINAGE
Houses to be served by individual Balmoral CAP 6 water treatment plant with sampling chambers (for foul) and discharge to twin 'Puraflo' secondary treatment units as engineer' designed at full planning stage.
Surface water to discharged on site to surface water soak away (SUDS) as shown on plan 5m x 1m x 1m.

WATER
Mains water to be applied for from local water network.