

Agenda Item	6.5
Report No	PLN/030/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 April 2021

Report Title: 20/04824/PIP, 20/04825/PIP, 20/04826/PIP: Mr Ross Lambie
Land SW Of Tigh Na Greine, Broadford

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 **Description:** Erection of a House

Ward: 10 - Eilean A' Cheò

1.2 **Development category:** Local

Reason referred to Committee: Number of Objections exceeds 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. 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 Each of the three applications covered by this report seek planning permission in principle for the erection of a house, a new access to the public road and a foul drainage treatment plant.

3.3 Pre-Application Consultation: None

3.4 Supporting Information: None

3.5 Variations:

- a) Amendment to enlarge site boundary to application 20/04824/PIP following the withdrawal of the neighbouring proposal - 20/04822/PIP
- b) Addition of streetlighting on the B8083
- c) Proposed extension of the 30mph speed limit area
- d) Provision of footpath extension to end of third house frontage

4. SITE DESCRIPTION

4.1 The three sites consist of areas of rough agricultural land located to the western side of the B8083 single track public road. The sites lie on the outskirts of the village of Broadford with existing residential properties located to the northern boundary to the site. There is a semi mature hedgerow located between the sites and the public road.

5. PLANNING HISTORY

5.1 04.12.2020 20/04822/PIP Erection of a house Withdrawn

6. PUBLIC PARTICIPATION

6.1 Advertised: Unknown Neighbour

Date Advertised: 15.12.2021 (20/04084/PIP re-advertised 01.03.21)

Representation deadline: 01.01.21

Timeous representations: 7 objections from 6 households

Late representations: 1 further comment from 1 household

6.2 Material considerations raised are summarised as follows:

- a) The proposal does not represent rounding off and would result in ribbon development on undeveloped agricultural land.
- b) Sites located outwith the settlement development area,
- c) The sites are regularly flooded,
- d) Inadequate visibility from the proposed accesses,
- e) Proposed accesses enter the 60mph zone,
- f) Loss of agricultural land,

- g) Effect of the development on the proposed BF03 housing allocation and distributor road,
- h) Loss of protected species habitat,
- i) Archaeological interest in the site,
- j) Loss of amenity and light into the neighbouring property
- k) Concerns regarding servicing and infrastructure for foul drainage
- l) Land ownership concerns
- m) The existing hedgerow and dyke should be retained
- n) Impact on geological features
- o) Misleading information in the supporting statement

The community council also made comment. Whilst not objecting they reiterated several of the above points.

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 Development Plans: No objections

- a) Confirmation required that the proposal does not affect the proposed distributor road running through allocation site BF03,
- b) Protection of a right of way through the site,
- c) Provision of a footpath adjacent to the B8083,
- d) Extension of the 30mph speed limit area required,

No developer contributions are sought.

7.2 Housing: No response was required from housing as the fourth site (20/04822/PIP) was withdrawn meaning there was no requirement for any developer contributions for affordable housing.

7.3 Scottish Water: no objection but advise this does not confirm that the proposed development can currently be serviced.

7.4 Archaeology: No objections - The application lies within an area of archaeological potential. It is considered that there remains the potential for buried features or finds to be impacted by this development. While the risk of encountering buried deposits is not such as to warrant a full excavation, it is important that the nature and extent of any features is identified and recorded before destruction. Site clearance work should be done under archaeological supervision so that if necessary, any recording can be done without causing undue delay or inconvenience for the development. This can be controlled by condition.

7.5 Transport Planning: no objections but advise;

- a) Confirmation required that the proposal does not affect the proposed distributor road running through allocation site BF03,
- b) Extension of the 30mph speed limit area required,
- c) Demonstration required that the road verge on the opposite side of the road will not be overrun by cars exiting the new accesses
- d) Additional streetlighting required,

Details of proposed footpath extension to serve these proposals

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 & Place-making
36 - Development in the Wider Countryside
47 - Safeguarding Inbye/AppORTioned Croftland
65 - Waste Water Treatment
66 - Surface Water Drainage

8.2 West Highland and Islands Local Development Plan (2019):

Placemaking Priorities include;

- Promote active travel links to the village centre.

8.3 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Housing in the Countryside and Siting and Design (March 2013)

Draft revised Housing in the countryside guidance

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 the public consultation process and further scrutiny of any revision to the draft revised guidance following the public consultation is yet to take place. The application will therefore be considered against the current adopted guidelines.

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 Scottish Government Planning Policy and Guidance

Promoting Rural Development

Paragraph 75 states that the planning system should:

- in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality;

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) Design, Appearance and Street-scene Impact
- c) Flood Risk
- d) Ecology
- e) Public Right of Access
- f) Neighbour amenity
- g) Access and parking
- h) Road safety
- i) any other material considerations.

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.

10.5 The Principle of Development

Policy 28 requires sensitive siting and high-quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity.

Policy 29 repeats this emphasis on good design in terms of compatibility with the local landscape setting.

Policy 35 has been raised by third parties but is not applicable to these applications because the sites do not fall within a designated Hinterland area.

The sites fall outwith any Settlement Development Area and so Policy 36 of the Highland-wide Local Development Plan applies. Policy 36 supports development proposals which are not significantly detrimental in terms of their siting and design, sympathy to existing patterns of development, compatibility with landscape character, contribution to the existing mix of development types,

avoidance of the loss of locally important croftland and which can be adequately serviced without undue public expense or incongruous development in a rural area.

Policy 47 requires developments to, where possible, avoid siting on croft land of higher agricultural value and/or impeding access to the remaining croft land.

Policies 65 and 66 require foul and surface water drainage to meet standards that minimise the risk of pollution and flooding.

The site is on the opposite side of the B8083 from the western boundary of long-term housing allocation site BF03

For the reasons laid out below, the proposals are considered to comply with these policy requirements and to be acceptable in principle.

10.6 **Design, Appearance and Street-scene Impact**

In terms of general location these sites represent a continuation of existing residential development on the western side of the B8083 which is already beyond the settlement development area (SDA) boundary. As such there is some conflict with development plan policies promoting more sustainable locations closer to the village centre. However, it must be recognised that these sites are opposite a large area of land allocated for long-term housing development round which the SDA boundary on this side of the road has been drawn. Once developed, this allocation will have the effect of moving the built development area of the village to a point beyond the southern boundary of the application sites. In this context it is not considered that any great a weight can be given to any conflict with policy in this regard.

As these are planning in principle applications no details of the design, finish or final siting have been submitted for the houses. However, the plots are considered to be visually well spaced from neighbouring properties and continue the spacing exhibited by the nearest neighbouring properties.

Equally, like their existing neighbours, the proposed sites are situated adjacent to and fronting the settlement road. Indicative site layout plans have been submitted which show houses which are close to the public road and with ridges which run parallel to that road.

All of the above details are considered to accord in principle with the development pattern of the locality, allowing these additional sites to be read as an extension to the current residential area. Subject to conditions controlling the design and scale of the development, it is considered that an appropriate scheme can be brought forward through MSC planning applications which would not undermine the visual character of the surrounding landscape or residential street scene.

10.7 **Flood Risk**

Comments have been received with regards to the sites being at risk of flooding. Only the withdrawn site 20/04822/PIP was located within the fluvial and coastal flood zones and so there was no requirement by the planning authority to consult with the Council's Flood Team or SEPA in regard to flooding on the remaining three sites. Comments also suggest that the sites are subject to pluvial flooding

and could compromise roadside drainage. The issues of pluvial flooding and roadside drainage can be addressed through drainage infrastructure. This will be dealt with during any subsequent MSC application and Building Warrant.

10.8 **Ecology and Geology/Palaeontology**

The site is bound on the eastern (roadside) boundary by a row of semi mature trees and bushes. Sections of this hedgerow will be required to be removed to allow for the site accesses to be constructed and the provision of sightlines. Comments have been received with regards to the hedgerow providing valuable habitat for local wildlife. It is, however, noted that these trees and bushes do not benefit from any statutory protection in their own right and could be removed at any time without prior consultation with the planning authority.

Comments have also been made about geological and palaeontological interest in the wider land holding. However, there is no statutory designation in respect of these matters on this land and it is not considered that the building of the houses would physically hinder any further investigation in the future.

10.9 **Public Right of Access**

Comments have been received suggesting that the proposals will block-off a public footpath that currently passes through the sites down to the river. The Access Officer has advised there is no recognised public right of way across this area of croftland. Consequently, it is not considered that there are reasonable grounds to require that the applicant maintain public accessibility across or adjacent to the application sites. There are alternative access points to the river available. Whilst there is a stone dyke beyond the site heading to Torrin there is none clearly visible along the frontages of the sites.

10.10 **Neighbour Amenity**

The nearest neighbouring properties Tigh na Greine and Beinn Li are located immediately to the north of the most northerly site (ref 20/04824/PIP). Given the separation distances involved and the relationships between the properties and the sites there is no reason to believe that neighbour amenity cannot be satisfactorily protected by good design and the careful placement of window openings in subsequent detailed MSC applications.

A concern has been raised about the loss of light. However, in view of the achievable separation distances between the nearest plot and the adjoining houses it is not considered this will occur.

An objection comment has been received from the occupants of Tigh na Greine with regards to the potential for the loss of views from their property. The right to a private view is not a material planning consideration and this is explained in Annex A of Planning Circular 3/2013.

10.11 **Water Supply and Foul Drainage**

Connection will be made to the public water supply. Scottish Water have no objection to the scheme but are unable to confirm capacity without the submission of a pre-development enquiry form directly to Scottish Water. It will be for the developer to ensure that a connection is forthcoming. If it is not, then planning permission would be required for a private water supply.

The foul drainage is to be via an individual septic tank and land soakaway for each site. This is considered to be acceptable in principle and the technical details will be controlled through the subsequent MSC planning application and Building (Scotland) Regulations. Although a public sewer connection is the preferred solution in policy terms, the choice of a private system is not grounds for refusal of the application.

10.12 **Access and Parking**

The sites are proposed to be accessed via a separate access to each. An SDB1 standard design with service bay has been proposed for each access. The land level difference between the road and the site is such that a degree of engineering works would be required to ensure a level entry to the public road. There is also a drainage ditch immediately adjacent to the public road. The site accesses are proposed to cross this ditch and so details with regards to bridging and piping the ditch will be required. These details will be required at the subsequent MSC application and so are considered acceptable in principle and can be dealt with via condition.

10.13 **Road Safety**

The transport planning team have requested that the proposals provide additional street lighting, extended public footpaths adjacent to the B8083 and an extension to the 30mph speed limit area to mitigate their impact. These requirements have been accepted by the applicant.

A plan has been submitted by the applicant showing how these proposals can be provided in a practical sense and they are the subject of a recommended condition. These works are all permitted development for the local roads authority and therefore could be carried out at the applicant's expense by the road's authority without any need for a further planning permission.

The movement of the speed limit boundary will require a Roads Order and a condition is recommended to require that this is in place before development to any of the plots takes place.

A concern was raised about multiple separate accesses however the Transport Planning Team have not raised a concern regarding this matter beyond their requirements identified above.

10.14 **Archaeology**

Following public comments received during the course of the application a consultation was sent to the council Archaeology team. The land in question has the potential to be an area of archaeological interest and so a condition is

recommended requiring an archaeological watching brief to be submitted to and approved by the council prior to any works commencing on site and then to be implemented during the course of construction.

Other material considerations

10.15 There are no other material considerations.

Non-material considerations

- 10.16
- No pre-consultation with the local community
 - Absentee landowner
 - Affordability of the proposed plots for locals
 - Misleading statements made in support of the application

Matters to be secured by Section 75 Agreement

10.17 None

11. CONCLUSION

11.1 These sites lie just outwith the settlement development area of Broadford however with a housing allocation on the eastern side of the road there is a clear rationale for allowing the development of these site for the erection of three additional houses in this location.

11.2 The applicant has worked with the Planning Authority and consultees to bring forward modifications to the scheme including delivery of an extension to the 30mph speed limit zone, additional streetlighting and footpath extensions.

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

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be **Granted for planning applications 20/04824/PIP, 20/04825/PIP and 20/04826/PIP** subject to the following:

Conditions and Reasons

1. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements; and
 - v. details of the proposed water supply and drainage arrangements.

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

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:
 - i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
 - iii. a roof covering of natural slate;
 - iv. single storey or 1½ storeys in height;
 - v. windows with a strong vertical emphasis;
 - vi. a roof symmetrically pitched of not less than 35° and not greater than 45°; and
 - vii. predominantly rectangular in shape with traditional gable ends.

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

3. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 22.03.21), with:
 - i. the junction formed to comply with drawing ref. SDB1; and
 - ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

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

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

Reason: In order to ensure that the level of off-street parking is adequate.

5. Prior to first occupation of the house hereby approved a footpath, as shown on approved plan 2020 DR 02 95 P0, shall be constructed across the full frontage of this site and as far to the north as necessary to create a physical continuation of the existing footpath. It shall be constructed to the same standard as that already in place to the front of the neighbouring property known as Tigh na Greine. The footpath shall be retained for public use thereafter.

Reason: To enable pedestrians to keep outwith the public road and the path of oncoming traffic; in the interests of road safety.

6. 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.

7. The hedgerow running along the eastern boundary to the site shall not be altered, trimmed or removed during the months of March to August inclusive.

Reason: In order to protect the nesting habitat of birds

8. Prior to first occupation of the house hereby approved, the street lighting as shown on approved plan 2020 DR 02 95 P0 shall be erected and made operational.

Reason: In the interests of road safety

9. No development shall commence until a Traffic Order has been made which will extend the 30mph speed limit from its current position to the new location shown on approved plan 2020 DR 02 95 P0. The signage for the new limit shall be provided at the expense of the developer.

Reason: The development would not be acceptable without the extension of the 30mph speed limit as there would be a danger to road traffic as a result of the intensification of use due to the development.

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

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of

development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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 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

Designation: Acting Head of Development Management – Highland

Author: Chris Hallas

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

Relevant Plans: 20/04824/PIP

Plan 1 - Location Plan 01 Rev P3

Plan 2 - Site Layout Plan 10 Rev P2

Plan 3 - Streetlighting, Speed Limit and Footpath Plan 95 Rev P0

20/04825/PIP

Plan 1 - Location Plan 01 Rev P2

Plan 2 - Site Layout Plan 10 Rev P1

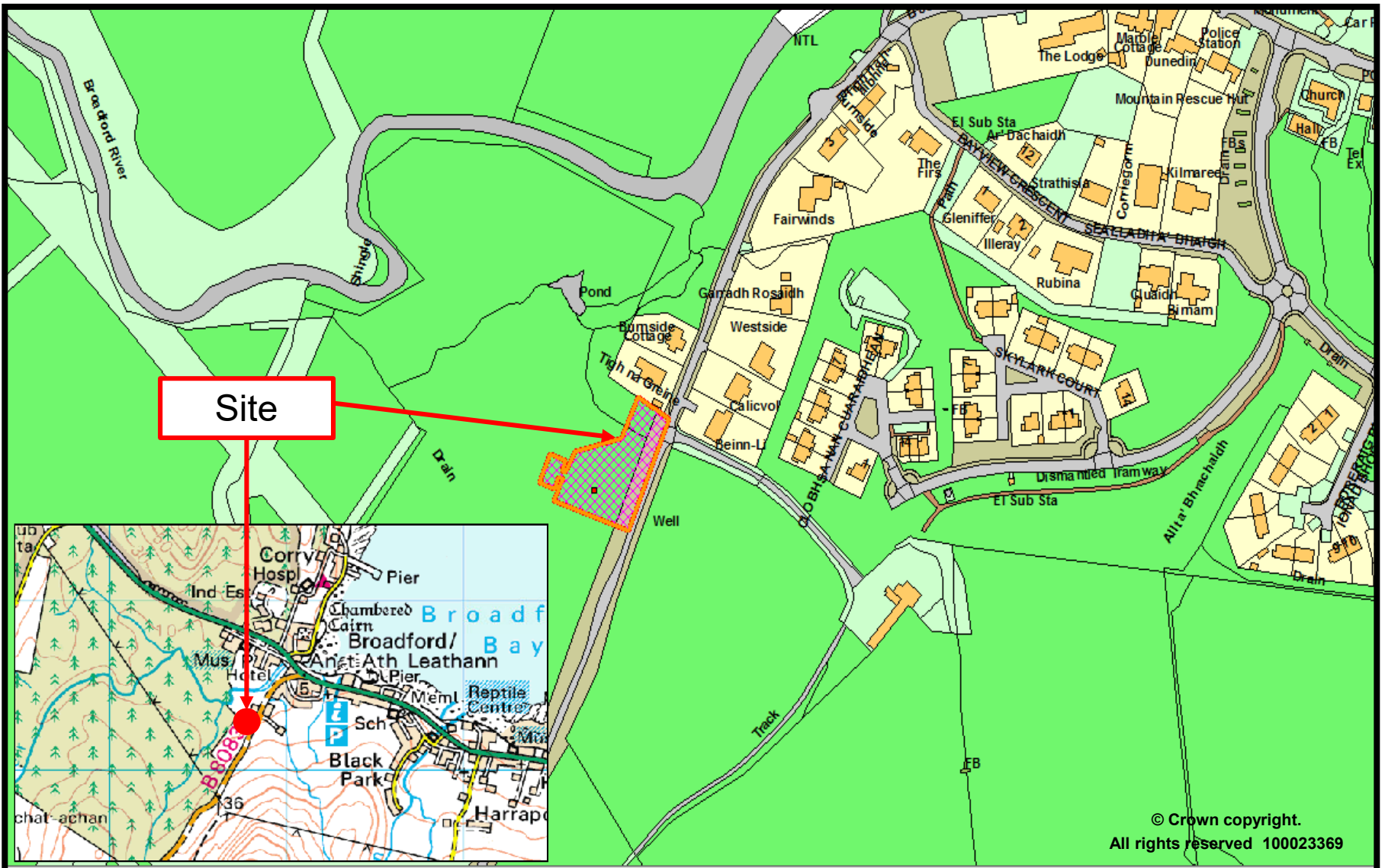
Plan 3 - Streetlighting, Speed Limit and Footpath Plan 95 Rev P0

20/04826/PIP

Plan 1 - Location Plan 01 Rev P2

Plan 2 - Site Layout Plan 10 Rev P1

Plan 3 - Streetlighting, Speed Limit and Footpath Plan 95 Rev P0



© Crown copyright.
All rights reserved 100023369



Planning and
Development Service

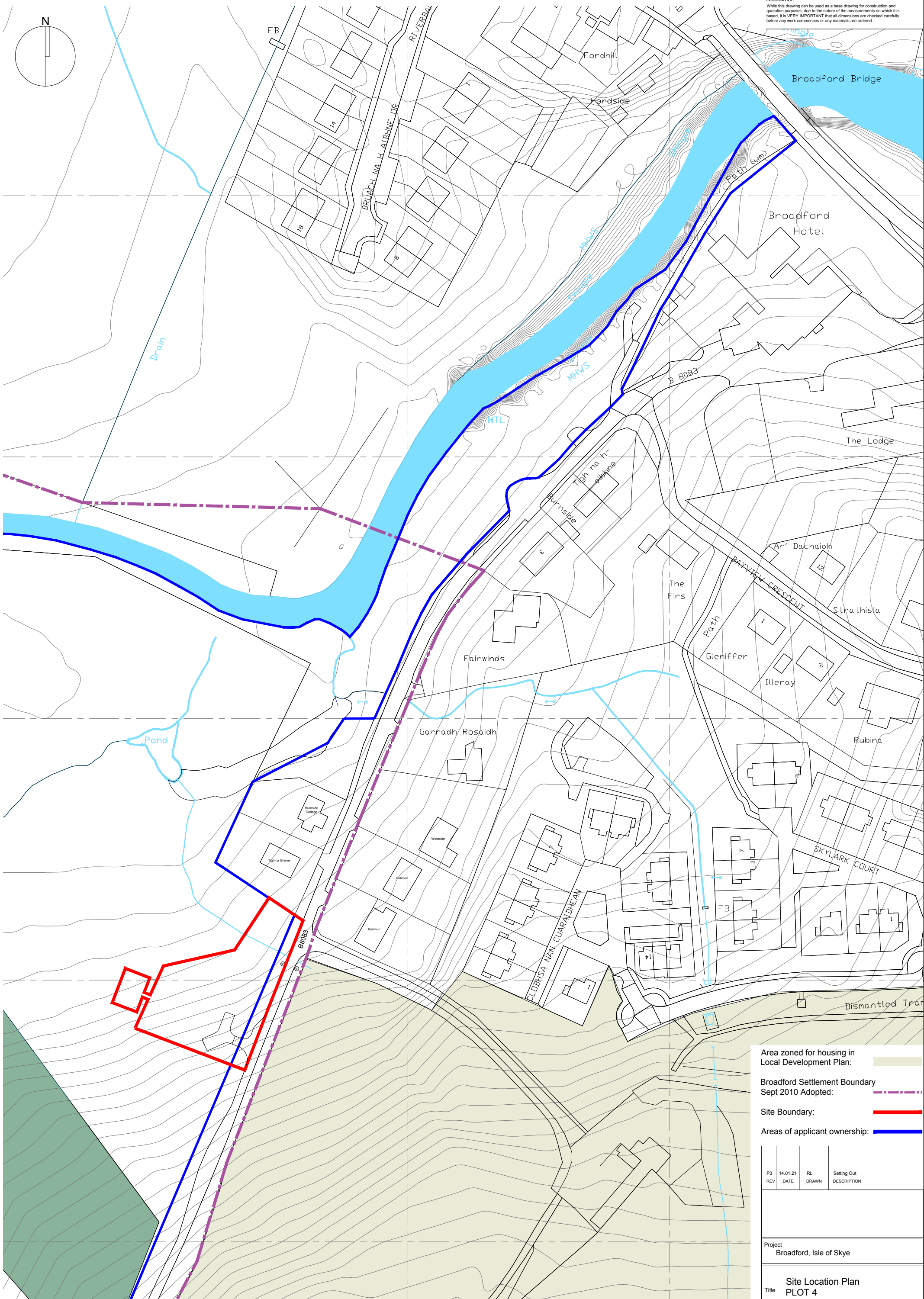
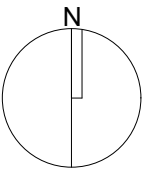
Location Plan
20/04824/PIP
Erection of a House

April 2021



Scale:

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.



- Area zoned for housing in Local Development Plan:
- Broadford Settlement Boundary Sept 2010 Adopted:
- Site Boundary:
- Areas of applicant ownership:

REV	DATE	DRAWN	BY	DESCRIPTION
P3	14.01.21	RL		Setting Out

Project
Broadford, Isle of Skye

Title
Site Location Plan
PLOT 4

Scale 1:1250 @ A3



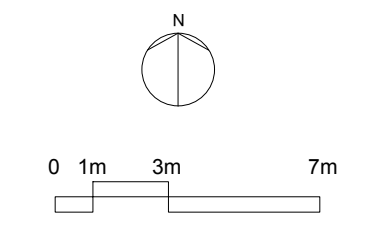
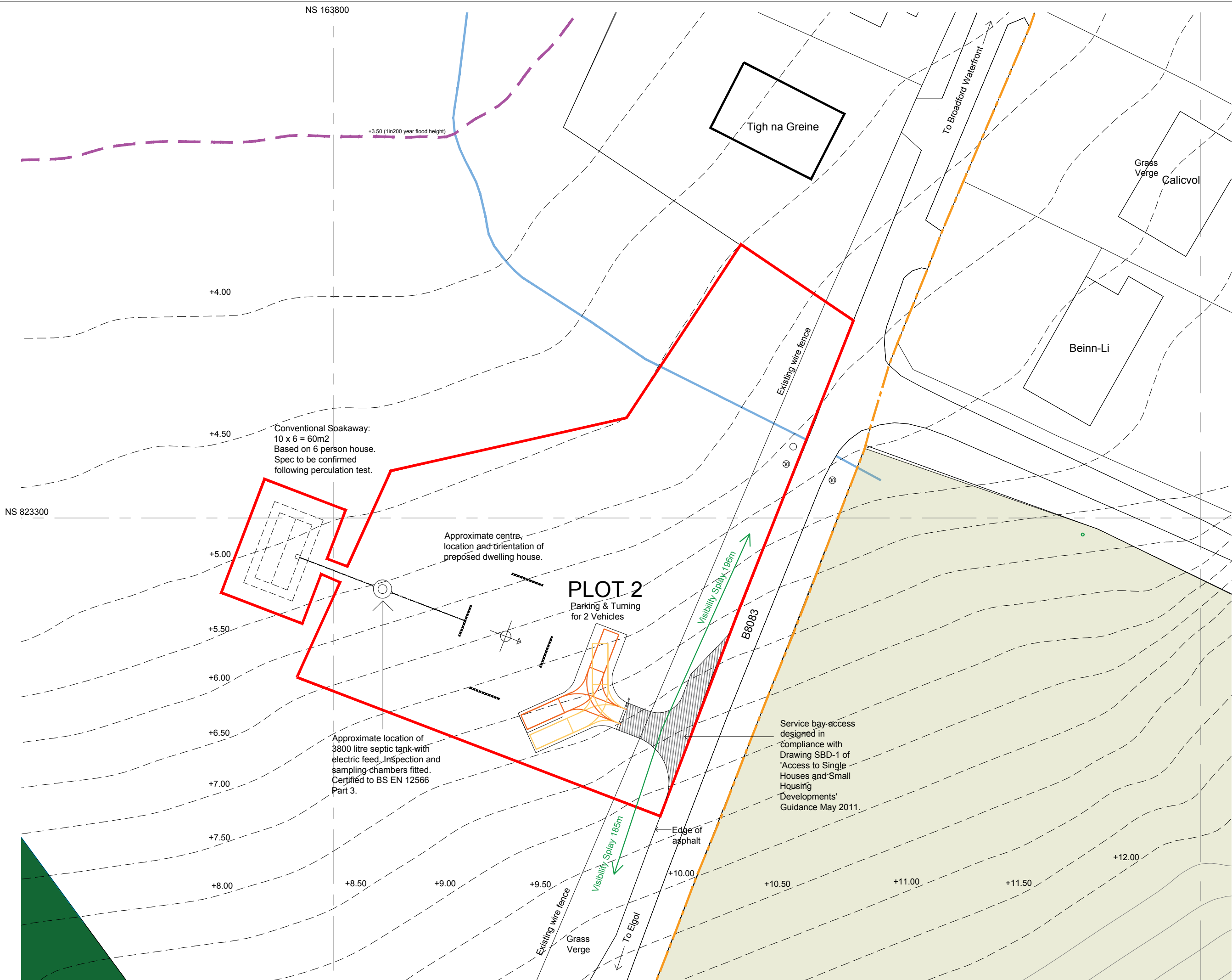
Job	Document Type	Series	Number	Revision
2020-P4	DR	02	01	P3

NS 163800

NS 823300

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

- KEY:
- Site Boundary: —
 - Total Site Area: 2,168m²
 - Area zoned for housing in Local Development Plan:
 - Broadford Settlement Boundary: Sept 2010 Adopted - - -
 - 30 MPH Speed limit: 30



REV	DATE	FS DRAWN	Setting Out DESCRIPTION
P2	14.01.21	FS	Setting Out

Project: Broadford, Isle of Skye

Title: Site Plan Proposed

Scale: 1:400 @ A3

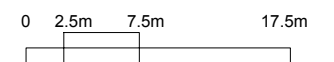
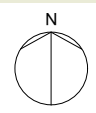
Job	Document Type	Series	Number	Revision
2020-P2	DR	02	10	P2

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

- Street Lighting
- ▨ Proposed Footpath
- 30 Proposed 30mph limit sign



Area zoned for housing in Local Development Plan:



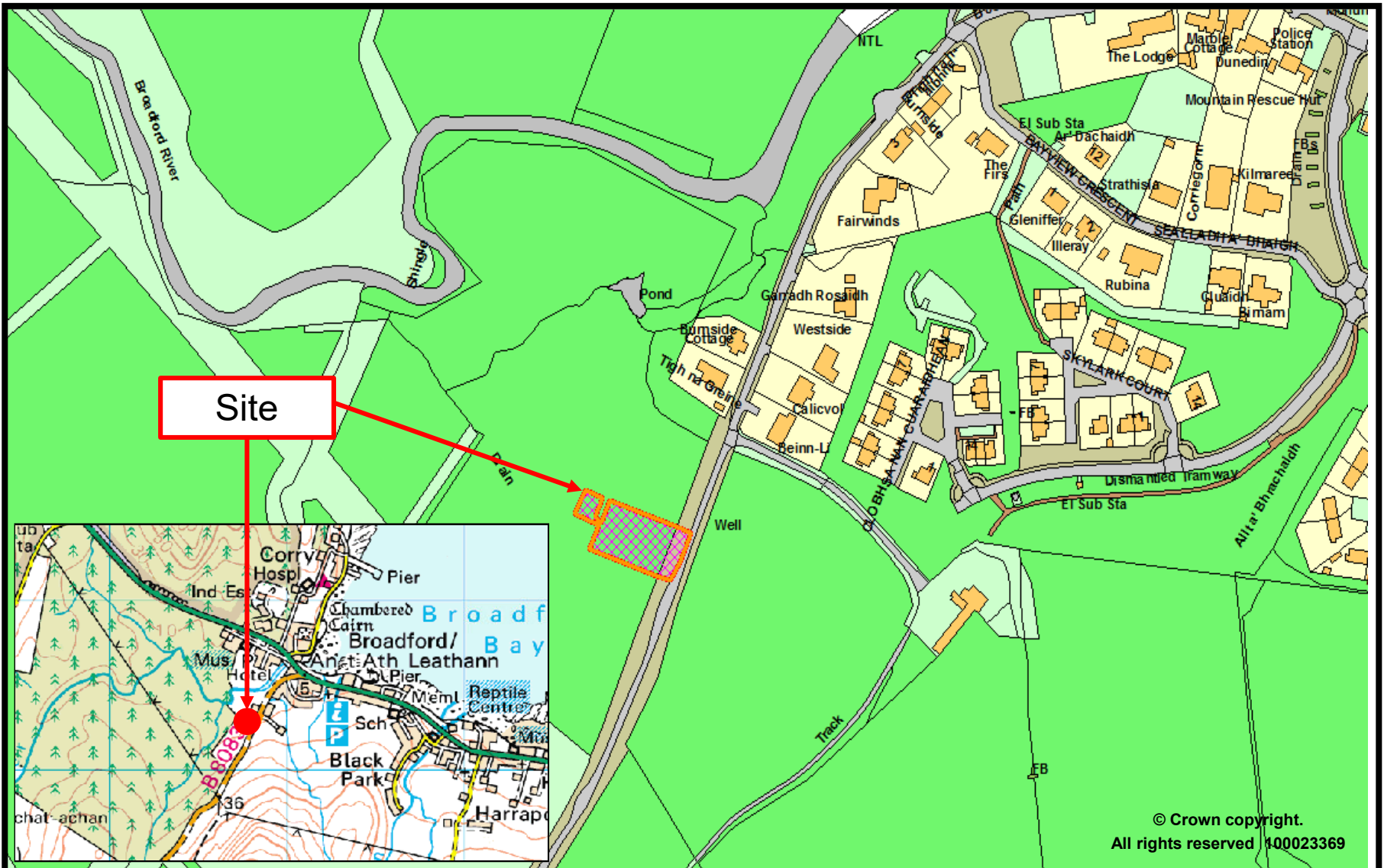
REV	DATE	DRAWN	DESCRIPTION
P0	22.02.21	FS	Setting Out

Project
Broadford, Isle of Skye

Title
Streetlighting, 30mph Limit, & footpath proposed.

Scale 1:500 @ A3

Job	Document Type	Series	Number	Revision
2020	DR	02	95	P0



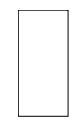
© Crown copyright.
All rights reserved 100023369



Planning and Development Service

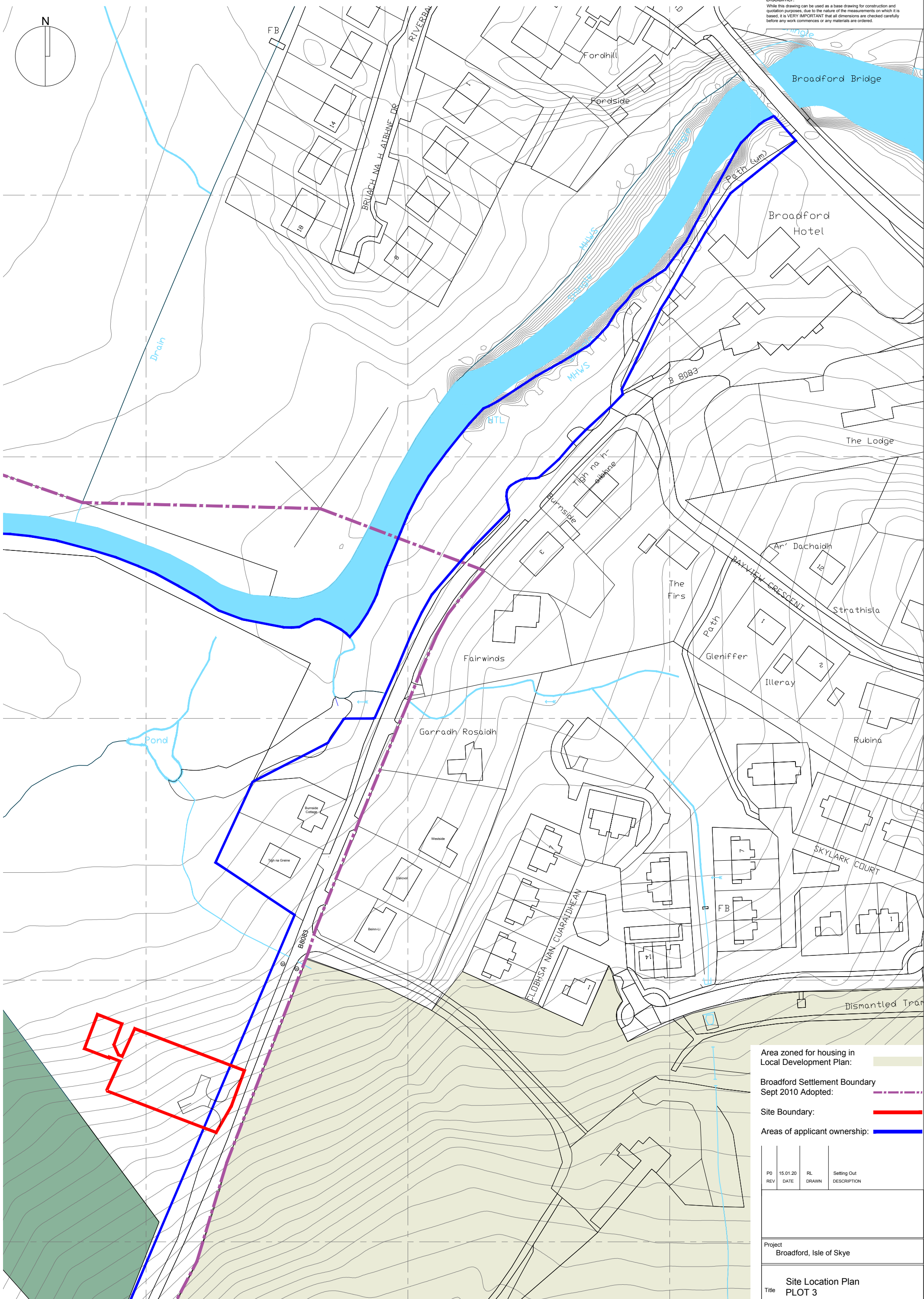
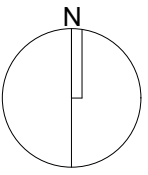
Location Plan
20/04825/PIP
Erection of a House

April 2021



Scale:

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.



- Area zoned for housing in Local Development Plan:
- Broadford Settlement Boundary Sept 2010 Adopted:
- Site Boundary:
- Areas of applicant ownership:


REV	DATE	DRAWN	SETTling	DESCRIPTION
PO	15.01.20	RL	Settling	Out
Project Broadford, Isle of Skye				
Title Site Location Plan PLOT 3				
Scale 1:1250 @ A3				
Job	Document Type	Series	Number	Revision
2020-P3	DR	02	01	P2




Conventional Soakaway:
10 x 6 = 60m²
Based on 6 person house.
Spec to be confirmed
following percolation test.


Disclaimer:
While this drawing can be used as a base drawing for construction and
quotation purposes, due to the nature of the measurements on which it is
based, it is VERY IMPORTANT that all dimensions are checked carefully
before any work commences or any materials are ordered.


KEY:

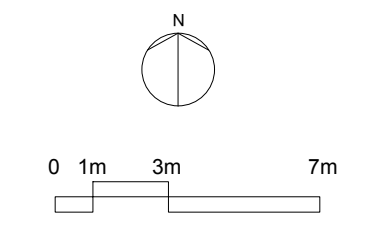
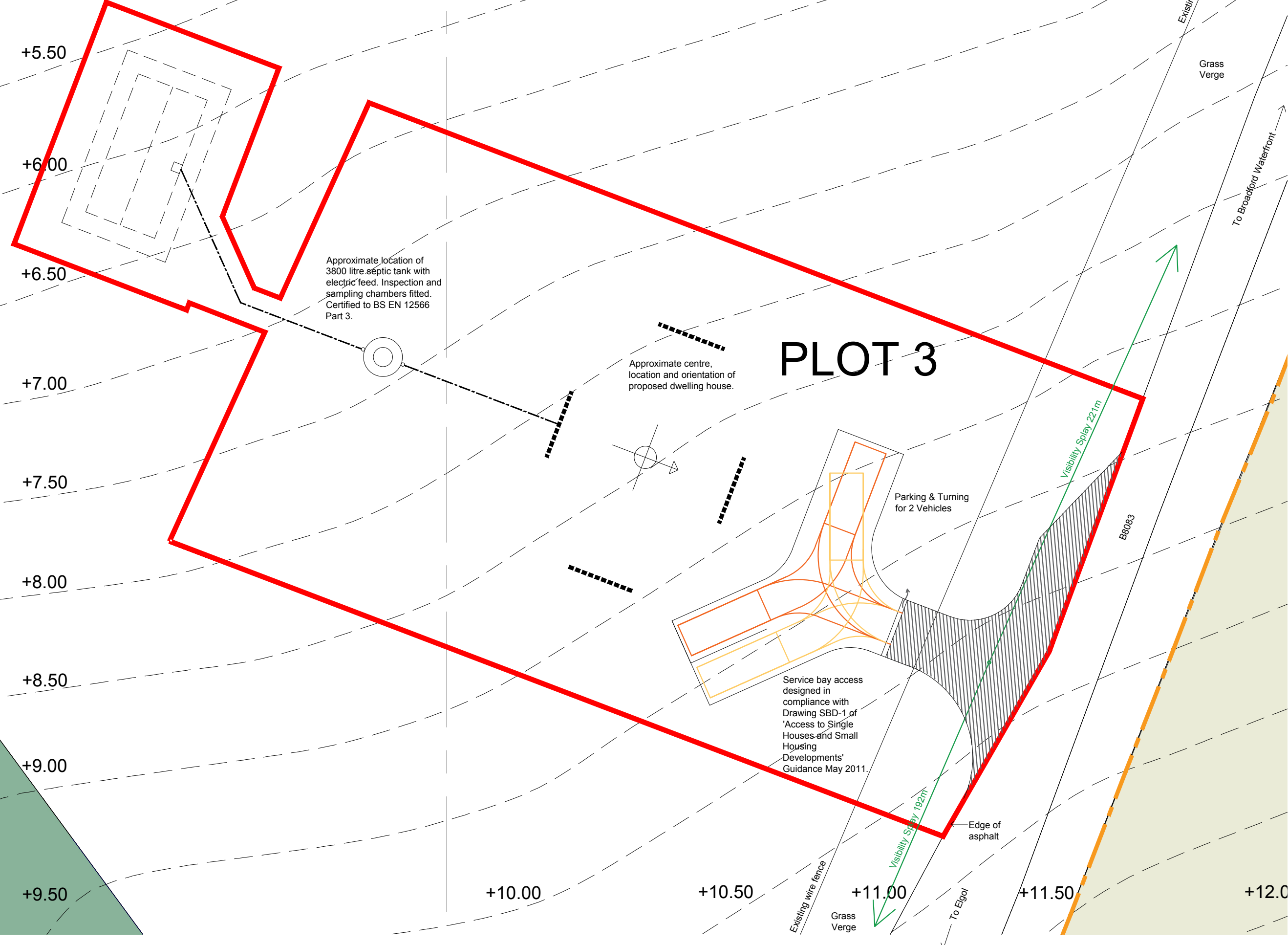
Site Boundary: 

Total Site Area: 1,330m²

Area zoned for housing in
Local Development Plan: 

Broadford Settlement Boundary:
Sept 2010 Adopted. 

Area of adjacent native broadleaf planting: 



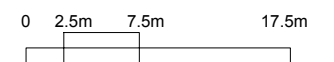
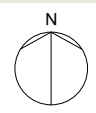
PO	REV	DATE	FS	DRAWN	Setting Out	DESCRIPTION
		02.12.20				
Project Broadford, Isle of Skye						
Title Site Plan Proposed						
Scale 1:200 @ A3						
Job	Document Type	Series	Number	Revision		
2020-P3	DR	02	10	P1		

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

- Street Lighting
- Proposed Footpath
- 30 Proposed 30mph limit sign



Area zoned for housing in Local Development Plan:



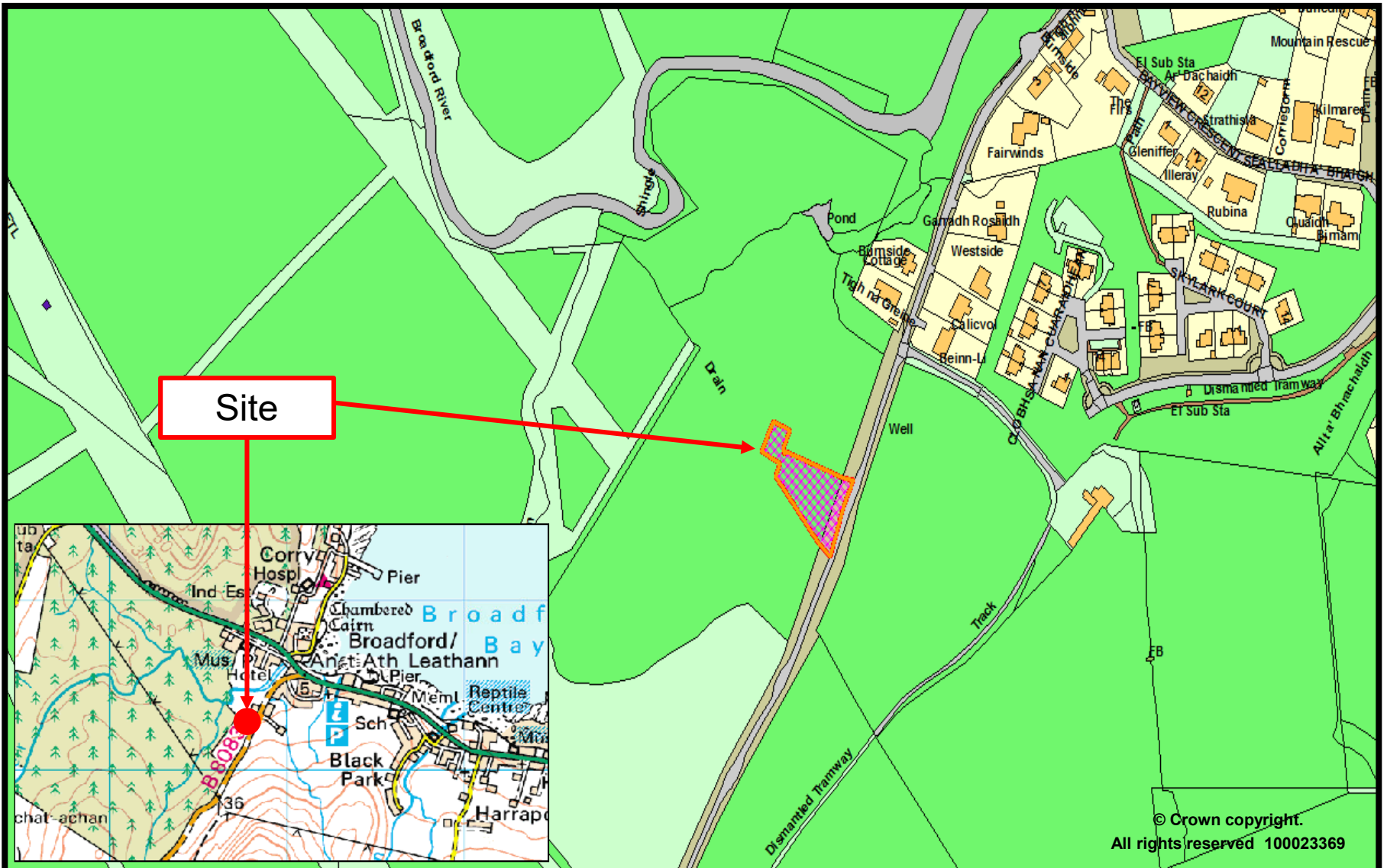
REV	DATE	DRAWN	DESCRIPTION
P0	22.02.21	FS	Setting Out

Project
Broadford, Isle of Skye

Title
Streetlighting, 30mph Limit, & footpath proposed.

Scale 1:500 @ A3

Job	Document Type	Series	Number	Revision
2020	DR	02	95	P0



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

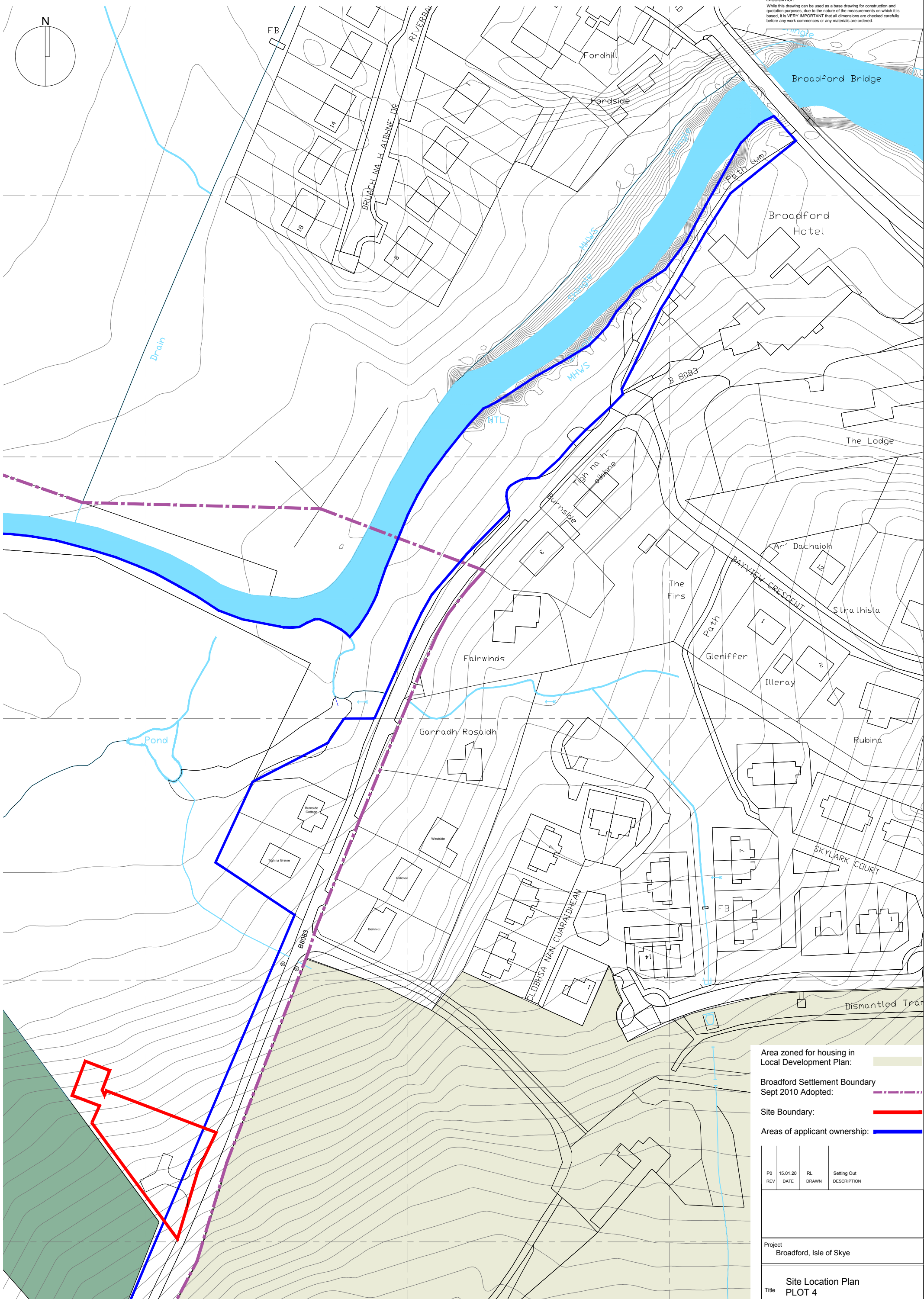
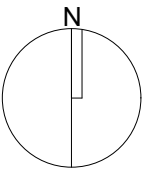
Location Plan
20/04826/PIP
Erection of a House

April 2021



Scale:

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

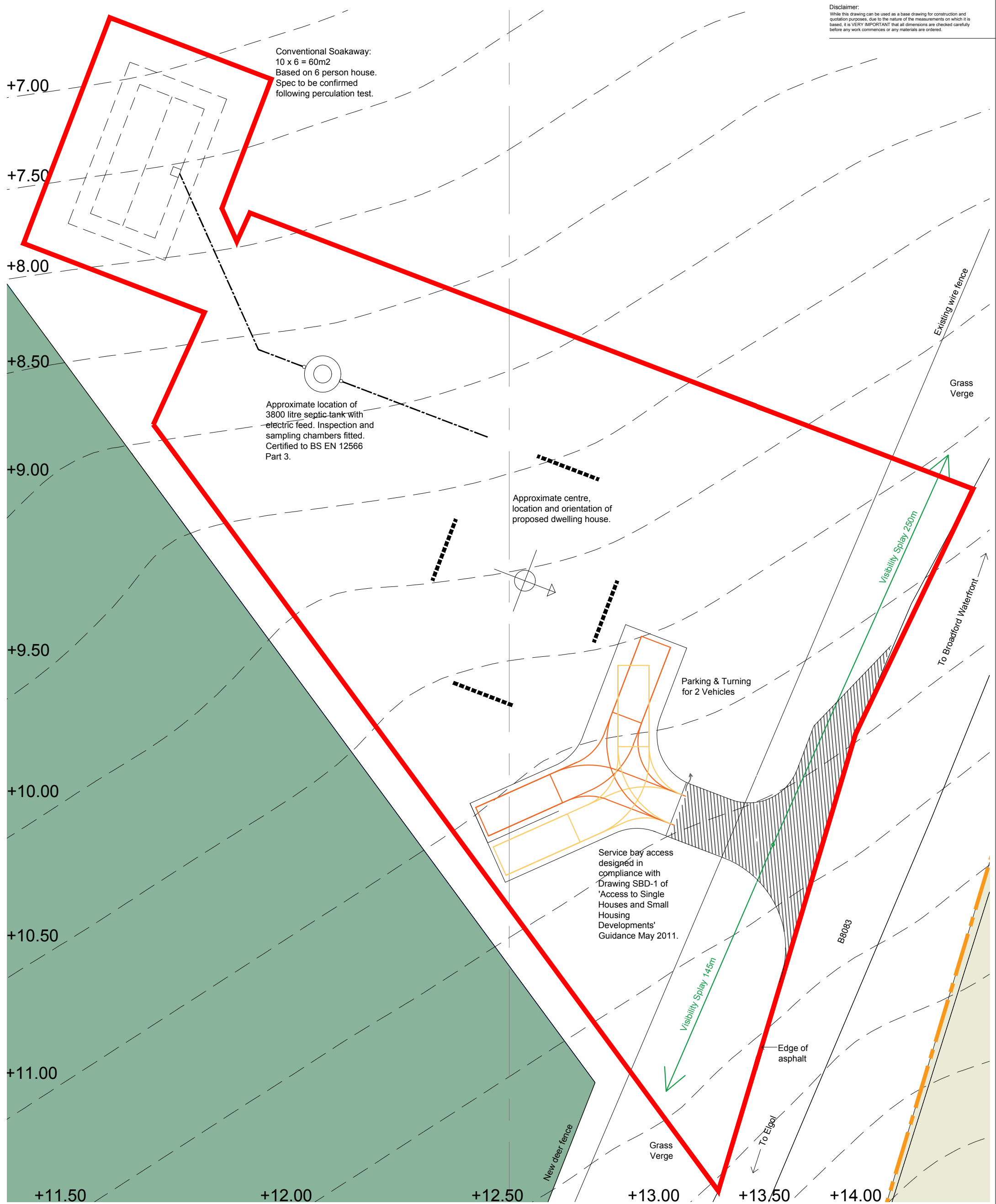


- Area zoned for housing in Local Development Plan:
- Broadford Settlement Boundary Sept 2010 Adopted:
- Site Boundary:
- Areas of applicant ownership:

PO	REV	DATE	RL	DRAWN	Setting Out	DESCRIPTION
Project Broadford, Isle of Skye						
Title Site Location Plan PLOT 4						
Scale 1:1250 @ A3						
Job	Document Type	Series	Number	Revision		
2020-P4	DR	02	01	P2		



Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.



KEY:

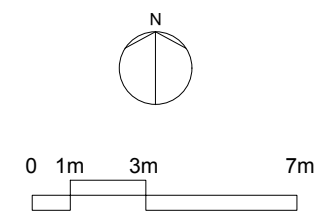
Site Boundary: —

Total Site Area: 1,407m²

Area zoned for housing in Local Development Plan:

Broadford Settlement Boundary: Sept 2010 Adopted. - - -

Area of adjacent native broadleaf planting:



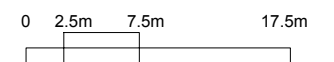
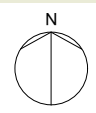
PO	02.12.20	FS	Settling Out
REV	DATE	DRAWN	DESCRIPTION
Project Broadford, Isle of Skye			
Title Site Plan Proposed			
Scale 1:200 @ A3			
Job	Document Type	Series	Number
2020-P4	DR	02	10
			Revision
			P1

Disclaimer:
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

- Street Lighting
- ▨ Proposed Footpath
- 30 Proposed 30mph limit sign



Area zoned for housing in Local Development Plan:



REV	DATE	DRAWN	DESCRIPTION
P0	22.02.21	FS	Setting Out

Project
Broadford, Isle of Skye

Title
Streetlighting, 30mph Limit, & footpath proposed.

Scale 1:500 @ A3

Job	Document Type	Series	Number	Revision
2020	DR	02	95	P0