

Agenda Item	6.2
Report No	PLN/039/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 June 2021

Report Title: 20/01682/FUL: Pat Munro (Alness) Ltd and Broadland Properties Ltd
Land 100m East of Rogie Hill Park Brae Munloch

Report By: Acting Head of Development Management

Purpose/Executive Summary

Description: Erection of 32 houses

Ward: 09- Black Isle

Development category: Local

Reason referred to Committee: More than five objections.

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.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

1.1 The application proposes the erection of 32 houses comprising 3 pairs of semi-detached units and 26 detached houses. The site consists of the final phase of development at Brae Farm Munloch. The houses will be served by a continuation of Hill Park Brae. A temporary construction access is proposed which will be formed directly off Station Road Munloch, opposite Brae Park. Following completion of the development the construction access would be retained as an emergency access and as a pedestrian route securing an active travel route into the centre of the village.

The houses which are a mix of single and two storey are of fairly traditional design with pitched roofs finished in dark grey flat tiles, with white roughcast walls. The design is enhanced by the additional of entrance canopies on a number of the house designs and the use of a range of colours for the front and garage doors.

The layout secures the retention of the health mature trees that edge the southern boundary of the site. A single mature cherry tree which lies in the middle of the site and which has been surveyed and found to be in decline will be removed.

The application includes proposals for off site works to provide a footway along a section of Station Brae as well as the alterations to the road layout to provide a one way system into the village.

1.2 The site will be served by the existing public water and waste water system. Surface water drainage will be taken to an existing SuDS basin which serves the existing houses on Hill Park Brae, Wellside Place and Stables Court. Works to upgrade the SuDS basin will be required to ensure that there is sufficient capacity to accommodate a 1 in 200 year plus climate change storm event.

1.3 Pre Application Consultation: None

1.4 Supporting Information:

Drainage Statement 30.04.2020 and 16.04.2021

Tree Survey 16.04.2021

External Finishes Schedule 01.05.2020 and 25.03.2021

Affordable housing Statement 01.05.2020

1.5 Variations:

25.03.2021

000001 Tree Protection Plan

PL009 General Plan

PL021 General Plan PL022 Site Layout Plan

PL002 Rev H Site Layout Plan

PL004 Rev E Landscaping Plan

PL005 Rev B General Plan – Fence Details

PL008 Rev C Traffic Management Plan
PL10 Rev B Floor- Elevation Plan – Cromarty
PL11 Rev B Floor-Elevation Plan – Chanory
PL12 Rev B Floor- Elevation Plan – Eathie
PL13 Rev B Floor-Elevation Plan – Rosehaugh
PL14 Rev B Floor- Elevation Plan – Gairich
PL15 Rev B Floor- Elevation Plan – Whyvis House

16.04.2021

200393-901 Rev A General Plan- Off site works to Station Brae
200393-910 Rev E Road Layout
200393-911 Rev A Road Longitudinal Sections
200393-912 Rev D Road Adoption Plan
200393-913 Rev D Kerb Layout Plan
200393-914 Rev D Road Contours
200393-915 Rev C Swept Path Analysis
200393-916 Rev C Road Construction Details
200393-920 Rev B Drainage Layout x 2
200393-921-1 Rev A Sewer sectional plan
200393-921-2 Rev A Sewer sectional plan
200393-922 Rev A Drainage manhole schedule
200393-923 Drainage construction details
200393-924 SuDS Layout
2632-930 Rev B Finished site levels and gradients
3199:152 Rev A General Plan – Hydro Brake
PL002 Rev I Site Layout Plan
PL004 Rev F Landscape Plan
PL009 Rev A General Plan
PL021 Rev A General Plan
PL022 Sie Layout Plan

2. SITE DESCRIPTION

- 2.1 The site is bounded to the north and east by Station Brae; detached two storey properties on Hill Park Brae to the west, the mix of single and two storey properties that form Stables Court to the north west and ancient woodland on the southern boundary. In the southern corner of the site is the existing SuDS basin that serves the existing houses which collectively cover the area known as Brae Farm.

- 2.2 A short section of surface road and a turning head are present in the north west section of the site. The land raises on either side of this road which reduces to the width of a footpath as it crosses the site from west to east. The topography of the land on the north side of the road/path is mainly level with the ground levels gradually dropping towards the northern boundary with Station Road. On the southern side of the road/path the ground levels are maintained in an east west direction, other than in the southern corner where the SuDs basin lies at a lower level.

3. PLANNING HISTORY

- 3.1 20.11.2006 06/00201/FULRC Formation of 41 House Plots, Road Layout and Drainage (Detail) Granted

Associated Permissions within the Brae Farm allocation

02.06.2003 03/00100/FULRC Formation of Open Space Amenity Play Area. Granted

06.01.2004 03/00894/REMRC Erection of Twelve Houses (ARM) Plots 12-23 Granted

23.08.2004 04/00706/FULRC Erection of Twelve Houses with Associated Roads and Parking Granted

10.09.2010 10/02390/FUL Erection of thirteen housing units (nine houses and four flats) Granted

15.12.2016 15/04394/FUL Erection of 20 houses Granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 15.05.2020

Representation deadline: 03.06.2020

Timeous representations: 14 representations from 14 households

Late representations: 1 from one household

- 4.2 Material considerations raised are summarised as follows:

- a) Access – Hill Park Brae and Station Road junction is poorly constructed; the junction of Hill Park Brae and The Stables are very close together. Vehicles from another 32 households will put additional pressure on these junctions. A new junction for the development should be formed from Station Road, with closure to vehicles at the existing end of Hill Park Brae.
- b) Station Brae is not suitable for pedestrian access to the village, due the road configuration and lack of dedicated footways. The additional houses proposed will increase traffic movement and resulting in additional risk to pedestrians particularly children accessing the primary school.

- c) Concerns related to additional traffic using the Station Brae/ A832 and the B9161/A9 Munloch Junction.
- d) Noise and air pollution from additional traffic
- e) Lack of community play area within development.
- f) Lack of accommodation with Munloch primary school for additional pupils.
- g) Lack of commercial and community facilities in the village.
- h) Number of houses proposed does not comply with previous approval or the density of the existing houses at Hill Park Brae.
- i) House design to not reflect and respect that character of Hill Park Brae.
- j) Impact on local flora and fauna.
- k) Loss of privacy to neighbouring properties and their gardens.

4.3 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.

5. CONSULTATIONS

5.1 **Knockbain Community Council** – Neither object or support. Highlight the impact that any increase in traffic will have on the B9161/A9 Munloch Junction and the Tore Roundabout.

Request that access to the development is taken directly from Station Road rather than Hill Park Brae, with collapsible bollards in place between the existing housing and this phase to allow for emergency access.

One way system should be put in place on Station Brae, to allow for improved pedestrian routes, as this route has been identified as a safer route to school.

Developer contribution for community facilities should be put towards the Munloch 'old tennis courts' project rather than the Black Isle Leisure Centre.

Development Plans: No Objection- Comments regarding affordable housing provision updated 25.05.2020

Highland-wide Local Development Plan (HwLDP) (Adopted April 2012)

HwLDP set out general policies which any application will be assessed against. Policies listed below are particularly relevant, however a number of other general policies and Supplementary Guidance will apply

- Policy 28 Sustainable Design
- Policy 29 Design Quality and Placemaking
- Policy 31 Developer Contributions and Policy 32 Affordable Housing and their related Supplementary Guidance
- Policy 51 Trees and Development
- Policy 56 Travel
- Policy 75 Open Space

Statutorily Adopted Supplementary Guidance

Most relevant are the statutory supplementary guidance on Developer Contributions (including Affordable Housing) and Open Space.

Inner Moray Firth Local Development Plan (IMFLDP) (Adopted July 2015)

The application site is zoned for housing development as part of a two parcel allocation on the Munloch settlement map. The indicative capacity of both sites is stated as 70 units. The application's proposed capacity is in line with this figure and acceptable given the close proximity to the village centre and primary school. The allocation's developer requirements reflect those in the previous planning permission. It is presumed that this permission is still extant but this should be clarified in the assessment of the site's planning history. There is a high degree of conformity with the IMFLDP in terms of use, boundary and capacity.

Developer Contributions

Affordable housing – updated comment received 25.05.2020

The planning history demonstrates that at least 25% affordable housing has been delivered whether that is assessed against the original whole site boundary (and capacity) or the planning permission ref 06/00201/FULRC.

Education

Within catchment area for Munloch Primary and Fortrose Academy both of which have sufficient capacity within the School Roll Forecast 2020/21, as of 25.03.2021. No contributions toward education are required.

Community Facilities

All housing development with the Fortrose Academy catchment are required to contribute towards the Black Isle leisure Centre (its expansion to include a dance studio and extended gym). The community facilities is set at £1,019 per home.

Public Art

Given the site's lack of public prominence a contribution is not essential.

Waste

No contribution required

Green Infrastructure

The application offers no significant public greenspace provision. Unless the previous permission or related developments have already secured off site provision then either on-site or off site provision should be secured.

- 5.2 **Transport Planning Team** -Originally objected, further information required to enable detailed consideration of roads and transport related matters.

20.05.2021: Objection withdrawn, subject to conditions

A conventional road layout with contiguous footways is required for the section of new road identified as Road 1 on the submitted plan. This matter can be dealt with by condition.

The revised Transport Statement dated 15.04.21 is generally satisfactory.

The Station Brae upgrade works to improve pedestrian safety, as now proposed are acceptable in principle and welcomed; however, the final details will be subject to wider consultation and the promotion and making of the necessary Traffic Regulation

Order. A suspensive condition requiring detailed agreement of the works and successful completion of the Order making process prior to any other works commencing should be attached to any planning permission granted.

The provision of a 20mph speed limitation will be dealt with by the Road Construction Consent process.

The submission and approval of a Construction Traffic Management Plan can be dealt with by condition. The following matters require to be covered:

- A road construction programme in relation to house building.
- An estimate of the number and type of vehicle movements that will be generated during the construction period.
- Details of arrangements for the delivery and storage of plant and materials.
- Proposed measures to mitigate the impact of construction traffic on the routes to the site following assessment of the affected roads.
- Measures to avoid conflict with school opening/closing times and any planned local events.
- Details of appropriate traffic management measures to be established and maintained for the duration of the construction period.
- Measures to ensure that all affected public roads are kept free of mud and debris arising from construction traffic.
- Details of a site compound, including welfare facilities.
- Details of car parking arrangements for staff and visitors.

Maintenance of the landscape area within and around the Suds basin will require to be included within the private management and maintenance arrangement for the communal landscaped areas. The Council, as road authority will remain responsible for the drainage functionality of the SuDs basin only.

5.3 **Flood Risk Management Team** – originally objected- further information required.

20.05.2021: Objection withdrawn, subject to a condition(s) covering the following matters.

- The final drainage design is submitted for review prior to work commencing on site.

5.4 **Forestry Officer** - originally objected – further information required.

25.05.2021: Objection withdrawn, subject to a condition requiring the submission of a revised and detailed landscaping plan with a maintenance schedule (prepared by a qualified landscape consultant) and factoring arrangement .

Housing Manager – No objection - review of previous planning permissions confirm that in excess of 25% affordable housing has been provided at Brae Farm and thus no affordable units are required to be delivered as part of this development proposal.

Scottish Water- No objection – currently sufficient capacity in water and waste water treatment works but further investigations may be required once formal application submitted to SW , unable to reserve capacity. Surface water will not be accepted to combined sewers. Applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.

Transport Scotland- No objection- advise that the following condition(s) is attached to any planning permission given.

Prior to the occupation of the development an agreement under Section 48 of the Roads (Scotland) Act 1984 between the developer and the Trunk Roads Authority, Transport Scotland for an agreed proportionate contribution to the cost of the vehicle queue detectors and signage installed at the A9/B9161 Munloch junction shall be concluded and the contribution paid.

Reason: The vehicle queue detectors and signage have been installed at the A9/B9161 Munloch junction to secure the safety and free flow of through traffic and in recognition of the impact of additional traffic turning right from the A9, which will be exacerbated by this and other housing developments, identified in the Inner Moray Firth Local Development Plan, on the south side of the Black Isle.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 51 - Trees and Development
- 56 - Travel
- 59 - Other important Species
- 60 - Other Importance Habitats
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 73 - Air Quality
- 75 – Open space

6.2 Inner Moray Firth Local Development Plan (2015)

ML2 Brae Farm – identified for housing development (3.4Ha for 70 units). Development in accordance with 06/00201/FULRC planning permission including: setback from A832; houses to be designed to respect the scale and height of existing adjacent houses in particular new housing to the north of the site shall reflect scale and character; privacy and amenity of existing houses; Landscape Plan for the northern paddock areas (including the landscape provisions for the area east of Brae road); and the small watercourse considered as part of the drainage, site design and layout.

6.5 Highland Council Supplementary Planning Policy Guidance

- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Open Space in New Residential Developments (Jan 2013)

Public Art Strategy (March 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

National Planning Framework 3

Designing Streets

Creating Places

8. PLANNING APPRAISAL

- 8.1 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

- 8.2 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

- 8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Impact on infrastructure and services and proposed mitigation (developer contributions)
- c) any other material considerations
- d) representations

Development plan/other planning policy

- 8.4 The site forms the final phase of development at Brea Farm Munloch. The IMFLDP allocates the site for housing under policy ML2; the principle of housing development on the site is therefore acceptable. The local plan allocation refers to two separate areas of land which are covered by a planning permission granted in 2006. Planning permission 06/00201/FULRC approved a development of 41 house plots, the road layout and drainage details. This historical planning permission was implemented in so far as the road off which the northern part of the approved site was to be served by, was completed to base course level and a small section of the road within the part of the site, which is subject to the current application was also constructed. No houses were built under this permission.

- 8.5 In 2015 planning permission 15/04394/FUL was granted for the erection of 20 houses. This development related solely to the northern area of the site which was covered by planning permission 06/00201/FULRC utilising the partially completed road. At the time of determining planning application 15/04394/FUL it was highlighted that there is an ambiguity in the wording of the local plan written statement as it indicates that the land should be developed in accordance with planning permission 06/00201/FULRC but site ML2 Brae Farm has a capacity for 70 houses. There is therefore a tension with the housing figures.
- 8.6 It is a feature of the local plan written statement that reference is made to a previous planning permission, either extant or otherwise. When clarification has been sought regarding this matter from the development plans team it has been confirmed, that references to previous permissions generally relate to the principals behind the permission such as masterplan layouts rather than the numbers of units. Taking together the 20 houses built under planning permission 15/04394/FUL and the current proposals for 32 houses the total number of units within the remaining phase of Brae Farm as identified in the IMFLDP is less than the suggested capacity of 70 units as set out in the IMFLDP. In their response to a consultation the Development Plans Team have confirmed that they are satisfied with the intended capacity is in line with the development plan.
- 8.7 Policy 28 Sustainable design aims to ensure development is sustainable and lists criterion against which proposals shall be assessed. The parts of the policy of particular relevance to this proposal state that proposals should be assessed on the extent to which they compatible with “public service provision, are accessible by public transport, cycling and walking as well as car”, “demonstrate sensitive siting and high quality design...” and impact on individual and community residential amenity”. Policy 29 Design Quality and Placemaking – requires new development to be designed to make a positive contribution to architectural and visual quality of place in which it is located. It also emphasises design should incorporate all six of the qualities of successful places (distinctive; safe and pleasant; easy to get around, welcoming, adaptable and resource efficient.) It is considered that the proposals meet these requirements.
- 8.5 Policy 31 Developer contributions sets out that developer contributions may be sought when a development would result in a deficiency in public services. Contributions can be sought to address such deficiencies, for example toward increased education capacity, transport and infrastructure. Taking the projected school rolls for both primary and secondary education at Munloch and Fortrose, respectfully no capacity issues are present or forecasted and therefore no contribution towards education are sought.
- 8.6 The Transport Planning Team have highlighted the need for considerable off-site infrastructure works to deal with the increase in traffic that will be generated by the development. These works are directly related to the development proposed and are necessary to make the development acceptable and can appropriately be delivered through the use of suspensive conditions. No additional public infrastructure contributions are required which requires a developer contribution.

- 8.7 The adopted supplementary guidance for Developer contribution requires a financial contribution of £1,019 to be collected for each housing unit. The facility earmarked for this contribution is the Black Isle leisure centre in Fortrose. The Community Council have suggested that residents of Munloch do not use the Black Leisure Centre and that the applicant should make the financial contribution towards their intended funding application for development of the 'old tennis courts' which they plan to turn into a multi-use area for the use of both Munloch Primary School and the general public. The applicant acknowledges the need for this contribution and has requested that a Section 75 Agreement is concluded to secure the payment. The use of a Section 75 Agreement allows for a degree of flexibility in this instance, although the preference in line with the adopted supplementary guidance will be that the contribution is made towards the Black Isle Leisure Centre, as there is a lack of certainty about delivery of 'old tennis court' proposals.
- 8.8 Policy 32 Affordable Housing requires a contribution of 25% affordable housing for all developments of four or more houses. This site represents the final phase of development at Brae Farm. A development of 32 houses requires 8 affordable units. An examination of the planning history for the Brae Farm development site indicates that there are currently more than 25% affordable housing units provided.
- 8.9 As part of the first phase of development 12 affordable units were delivered which form Stables Court. 04/00706/FULRC A further 13 affordable units were delivered under planning permission 10/02390/FUL – Wellside Place. To date a total of 68 houses in total have been built out within the Brae Farm development site, 25 of which are affordable units.
- The 8 units required as part of this final phase of development have therefore been delivered within the wider Brae Farm development site through the two completed and occupied Cairn Housing Association developments. No further contribution towards affordable housing is therefore required. The Housing Manager and the Development Plans Team agree with this position.
- 8.10 Policy 51 requires new development to promote the protection of existing hedges, trees and woodlands on and around development sites. The application site is bound to the south by ancient woodland. The proposed site layout maintains a 20 metre set back between the houses and the woodland. It is considered that this is sufficient to minimise future concerns over restricted light and the perceived or real threat from falling trees or branches and is sufficient to ensure that all development is outwith the root protection areas of the closest trees. Retention of the mature Cherry Tree which is located between proposed plots 16 and 17 was initially sought by the Planning Service as it was considered to contribute to the landscape quality of the development. Following the submission of a detailed tree survey and appraisal report which concludes that the tree has severe decay at the stem base and is therefore in a poor condition its removal has been accepted.
- 8.11 Policy 56 Travel requires sufficient information to be provided to allow assessment of transport implication of development and for proposals to be served by sustainable modes of transport. The location of this site within the village of Munloch means that it is well located to connect to existing infrastructure. However, there is an obvious gap in safe and suitable pedestrian provision on Station Brae, due to the lack of a pedestrian footway for over 90m from the junction of Station Road to the junction with Surgery Brae. There is a need for details proposals to be brought

forward to address this deficiency. The applicant has submitted plans setting out proposals to introduce a one-way system involving Station Brae, Station Road and Surgery Road allowing the introduction of a footway down the southern side of Station Brae and within the highway. Knockbain Community Council promote the principle of these proposals as does the Transport Planning Team. However, such works will require separate approval under the Roads Scotland Act, including a statutory public consultation exercise and approval under the Road Construction Consent regime. Therefore, the final details of the road works will require to be the subject of a condition. Given the need for these off site works to be undertaken to improved pedestrian safety it is considered acceptable to secure the works through suspensive conditions.

8.12 Policy 75 Open Space presumes against loss of existing open space with amenity value and requires development of four or more houses to provide publicly accessible open space at a ratio of 40sq m per person. The site benefits for a planning permission 06/00201/FULRC and therefore cannot be considered open space available for public use. The site represents the final phase of the development at Brae Farm which was initiated in the late 1990's with the first houses being constructed around 2003/2004. At the same time as the first phase of development a large area of open space including a play area was laid out to the north of the houses Nos 1- 8 Hill Park Brae. This open space provision, which extends to approximately 16,000m² is accepted as serving the whole Brae Farm development including this final phase.

8.13 The development is considered to generally accord with policies of the development plan.

8.14 **Other material considerations/representations**

Access and road layout

8.15 Third party concerns have been expressed about the geometry and increase use of the existing Hill Park Brae/ Station Road junction as well as the Station Brae/ A823 junction. Transport Planning have accepted that the existing local road network is capable of accommodating the additional traffic associated with the development. Amendments to the original road layout have been made to address the need for emergency vehicles access directly from Station Brae. Transport Planning Team have requested that the section of new road that will form the extension to Hill Park Brae is designed with conventional footways on both sides of the road, rather than the shared access arrangements currently proposed. It is considered that the inclusion of footways provides a safer and more attractive environment for all pedestrians, particularly children. It is recognised that this route will form a main pedestrian route into the village and school and therefore it is considered that the inclusion of footways is justified. The general width of the roadway will not alter from that currently shown on the plans and as no fundamental alterations to the proposed layout will be required the need to revised the plans to include footways can be dealt with by condition.

B9161/A9 Munloch Junction

- 8.16 The community council and other representees have commented that this development will add to traffic using the B9161/A9 Munloch Junction. Transport Scotland were initially consulted as part of the statutory process in the preparation of the IMFLPD and the proposal to allocated the remains phase of Brae Farm with an anticipated capacity of 70 units. In accordance with current protocol Transport Scotland have also been consulted on this application. In response they have offered not objections, requested a financial contribution towards the vehicle queue detectors and signage which have been installed is secured by a planning condition. It is noted that there is an ongoing study commissioned by Transport Scotland in 2020 into the A9 corridor including the Munloch junction and the Tore Roundabout. The conclusions of this study are expected later in 2021.

Noise and air pollution

- 8.17 A representation has been submitted regarding the impact that additional traffic will have on noise and air pollution. It is not considered that the volume of traffic that will be generated by the development will result in a noticeable increase in noise and air pollution to warrant refusal of the development. Air source heat pumps that are proposed as a form of heating for the houses will require to comply with MCS 020: Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises. A standard informative will be added to any planning permission issued.

Lack of community play area within development

- 8.18 A representation has referred to the lack of on-site play area. Whilst this is acknowledged the existing play area and open space provision to the rear of Nos 1-8 Hill Park Brae is considered to adequately compensate for the lack of facilities within this final phase of development. The area of open space, which extends to over 16,000m² includes a play area is covered by a separate planning permission 03/00100/FULRC. As the open space provision for the whole of the Brae Farm development site, this land is significant and is considered to be safeguarded from future development. The play area and open space is accessible from the development site via existing and proposed pedestrian links. It is also recognised that the house plots have a reasonable level of private greenspace.

Primary schools capacity

- 8.19 Residents have referred to a lack of space at Munloch Primary School. The development has been considered against the most up to date school roll forecasts. Development Plans confirmed in their consultation response that published 2019/20 School Roll Forecasts (SRFs), which was updated in March 2021, this indicates that the roll will stay within the 90% capacity for the whole of the forecasting period until 2034-35. Similarly, there is considered to be sufficient capacity within Fortrose Academy. Consequently, no developer contributions toward education accommodation are required in this instance.

Lack of commercial and community facilities in the village.

- 8.20 A representation has referred to what is perceived as a lack of facilities within the village suggesting that part of the site should be developed for commercial purposes. The development proposal accords with the housing allocation as set out in the IMFLDP.

Non compliance with previous planning permission

- 8.21 Comments have been received that the proposed development fails to comply with the previous planning permission. This matter has been addressed earlier in the report at paragraph 8.6. For clarity it is a feature of the local plan written statement that reference is made to a previous planning permission, either extant or otherwise. When an explanation has been sought regarding this matter from the development plans team it has been confirmed, that references to previous permissions generally relate to the principals behind the permission such as masterplan layouts rather than the numbers of units. Taking the 20 houses built under planning permission 15/04394/FUL, which was for the northern section of the site covered by planning permission 06/00201/FULRC and the current proposals for 32 houses the total number of units is less than the suggested capacity of 70 units as set out in the IMFLDP.

House Design

- 8.22 A representation has been received referring to the house designs not reflecting the character of the surrounding houses. There is a wide range of house styles within the wider Brae Farm site, ranging from two storey flats, 1 ½ storey houses to single storey bungalows at the entrance to Hill Park Brae. It is good practice to introduce a variety of houses design into a residential area to meet various housing needs whilst two storey and semi-detached properties are more efficient use of housing land.

Impact on local flora and fauna.

- 8.23 Concerns has been expressed about the loss of the natural vegetation that covers the site and the impact that additional houses will have on local flora and fauna. The site is not covered by any designation and an examination of the National bio diversity Network Atlas for Scotland confirms that there have been no recordings of protected species being observed. The developer will require to take all necessary steps when preparing the site for development to ensure that they comply with the statutory legislation regarding all protected species. A standard informative will be added to any planning permission issues regarding this matter.

Loss of privacy

- 8.24 Concerns are expressed regarding loss of privacy in terms of houses and garden being overlooked. This land has been allocated for housing through a series of development plans stretching back to the late 1990's and therefore has been expected to be developed at some point. The layout of this site and the orientation

of the houses that bound any of the existing properties ensures that there is no direct overlooking from habitable windows of the neighbouring properties. Window openings on the gable elevation of the proposed houses serve hallways, only.

Landscaping Scheme

- 8.25 The forestry officer has requested that road side trees are include along Station Brae. Whilst this is will not be possible for the full length of the northern site boundary a revised landscaping plan will be sought to allow the provision of a specimen tree(s) within the verge at the emergency entrance point onto Station Brae, ensuring that the tree will not restrict visibility from this junction. There is also scope to enhance the area surrounding the SuDs basin, which will be maintained through a factoring agreement. This will benefit the landscape quality of the development and wildlife. A detailed landscaping plan with a maintenance schedule (prepared by a qualified landscape consultant) and factoring arrangement will therefore be secured by condition

Surface Water Drainage Strategy

- 8.26 The application was accompanied by drainage statement and plans which set out the surface water drainage strategy will utilise the existing SuDs basin. Since the Suds basin was formed as part of the first phase of development at Brae Farm the requirements to address 1 in 200 year plus climate change storm events have been updated. The existing design of the basin will require to be modified. The Flood Risk Management Team have reviewed the information that has been submitted and the proposal to modify the basin, and are satisfied that these are acceptable in principle however there is a need for the final drainage design for the site to be submitted for further consideration. This matter can be dealt with by condition.

Non-material considerations

- 8.27 Comments have been received that the development of this site will result in delivery drivers being confused over street numbering. Street naming and numbering is the responsibility of the Corporate Gazetteer Team and it is expected that this will be done in such a manner to avoid such concerns. The matter of street numbering is not a material consideration in the determination of the planning permission.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.28 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) Financial contribution towards community facilities (Black Isle Leisure Centre) within the catchment area of Fortrose Academy in line with the statutory adopted supplement guidance.
- 8.29 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement.

Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers for the following reason:

The proposed application has failed to conclude a legal agreement required to secure reasonable and proportionate contributions to secure mitigation for the impacts of the proposed development. As such the application is contrary to the provisions of Policy 31 Developer Contributions of the Highland-wide Local Development Plan and Policy 2 (Delivering Development) of the Inner Moray Firth Local Development Plan.

9. CONCLUSION

- 9.1 The application represents the final phase of development at Brae Farm Munloch. It is considered that the density, layout and the design of the development is acceptable. Further information is required in relation to the landscaping and final drainage proposals for the site, these matters will be dealt with by conditions. In addition there is a need to secure vital off site works on Station Brae to improve pedestrian safety. These works will require to be the subject of further detailed design as well as public consultation through the statutory requirements of the Road Scotland Act. It is therefore appropriate to also secure these matters through conditions. The applicant has requested that the developer contributions towards community facilities are dealt with by a Section 75 Agreement.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Conclusion of Section 75 Obligation Y

Subject to the above actions, it is recommended to

GRANT the application subject to the following conditions and reasons:

1. No development shall commence until a scheme for the delivery of the following mitigation, in line with timescales for delivery set out in this condition, and detailed design of the mitigation has been submitted to and approved in writing by the Planning Authority:

- a) A scheme of upgrade works to improve pedestrian safety on Station Brae, these works shall include, but are not limited to the provision of a pedestrian footway on the south side of Station Brae over the section of the public road identified in red on drawing No 200393-901.

Thereafter the submitted and approved scheme set out under a) above shall be implemented before occupation of any units within the development.

Reason: To ensure that the consequences for pedestrian safety as a result of the proposed development are addressed.

2. No development shall commence until an updated plan indicating a conventional road with footways on either side, for the road identified as Road 1 on the approved plans has been submitted for the consideration and written approval of the Planning Authority. Thereafter the development shall be implemented in accordance with the agreed details.

Reason: In the interest of pedestrian safety.

3. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority. The CTMP, which shall be implemented as approved during all period of construction, shall include:

- A road construction programme in relation to house building.
- An estimate of the number and type of vehicle movements that will be generated during the construction period.
- Details of arrangements for the delivery and storage of plant and materials.
- Proposed measures to mitigate the impact of construction traffic on the routes to the site following assessment of the affected roads.
- Measures to avoid conflict with school opening/closing times and any planned local events.
- Details of appropriate traffic management measures to be established and maintained for the duration of the construction period.
- Measures to ensure that all affected public roads are kept free of mud and debris arising from construction traffic.
- Details of a site compound, including welfare facilities.

- Details of car parking arrangements for staff and visitors.

Reason: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

4. No development shall commence until an updated, plan detailing the communal hard and soft landscaping works and prepared by a suitable qualified person have been submitted to and approved in writing by, the Planning Authority. Details of the scheme shall include:

- All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- A plan showing existing landscaping features and vegetation to be retained;
- The location and design, including materials, of any existing or proposed walls, fences and gates;
- 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
- A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.
- The landscaping proposals for the suDs basin
- The addition of a specimen tree(s) in the verge to the south of the emergency access point.

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.

5. No development shall commence until the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development has been submitted to and approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: In the interests of visual amenity and to ensure that these matters can be considered in detail to ensure the character and identity of the development is maintained.

6. No development shall commence until a scheme has been submitted detailing the provision of electric car charging points for each individual property with private driveways. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

7. No development shall commence until final details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

8. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with, its context.

9. Notwithstanding the provisions of Article 3 and Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of any temporary site compounds and storage areas (including their location, scale and means of enclosure) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. Furthermore, all site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development being completed.

Reason: In the interests of amenity.

10. None of the houses shall be occupied until a scheme for the maintenance, in perpetuity, of all trees, on-site green spaces, including the suDs basin, communal parking areas that are not the exclusive property of an identifiable individual home owner have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein

Reasons: To ensure these communal areas and features are properly managed and maintained in the interests of community residential amenity. .

11. Prior to the first occupation of each house within the development car parking spaces shall be provided in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all car parking shall be maintained for this use in perpetuity.

Reason: To ensure that appropriate levels of car and cycle parking are available for each plot.

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.

INFORMATIVES

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.

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.

Air source Heat Pumps

Air source heat require to comply with MCS 020: Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

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 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

Signature: Dafydd Jones
Designation: Acting head of Development Management
Author: Erica McArthur
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 200393-901 REV A GENERAL PLAN - OFFSITE STATION
BRAE UPGRADE
Plan 2 - PL002 Rev I Site Layout Plan
Plan 3 - PL004 Rev F Landscaping Plan
Plan 4 - PL022 REV A Site Layout Plan Over all Open Space
Plan 5 - PL10 Rev B Floor- Elevation Plan – Cromarty
Plan 6 - PL11 Rev B Floor-Elevation Plan – Chanory
Plan 7 - PL12 Rev B Floor- Elevation Plan – Eathie
Plan 8 - PL13 Rev B Floor-Elevation Plan – Rosehaugh
Plan 9 - PL14 Rev B Floor- Elevation Plan – Gairich
Plan 10 - PL15 Rev B Floor- Elevation Plan – Whyvis House

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Community Facilities	Black Isle Leisure Centre	£1.019	N/A	£32.608	BCIS	Q2 2018	TOC/CC	Single one off payment for total amount to be made on occupation of the first unit.	20

*¹ Adjust total to take account of flat exemptions

*² Base Date – Set out in Supplementary Guidance on Developer Contributions

*³ TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*⁴ Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*⁵ Clawback – 15 years for Major development; 20 years for Local development

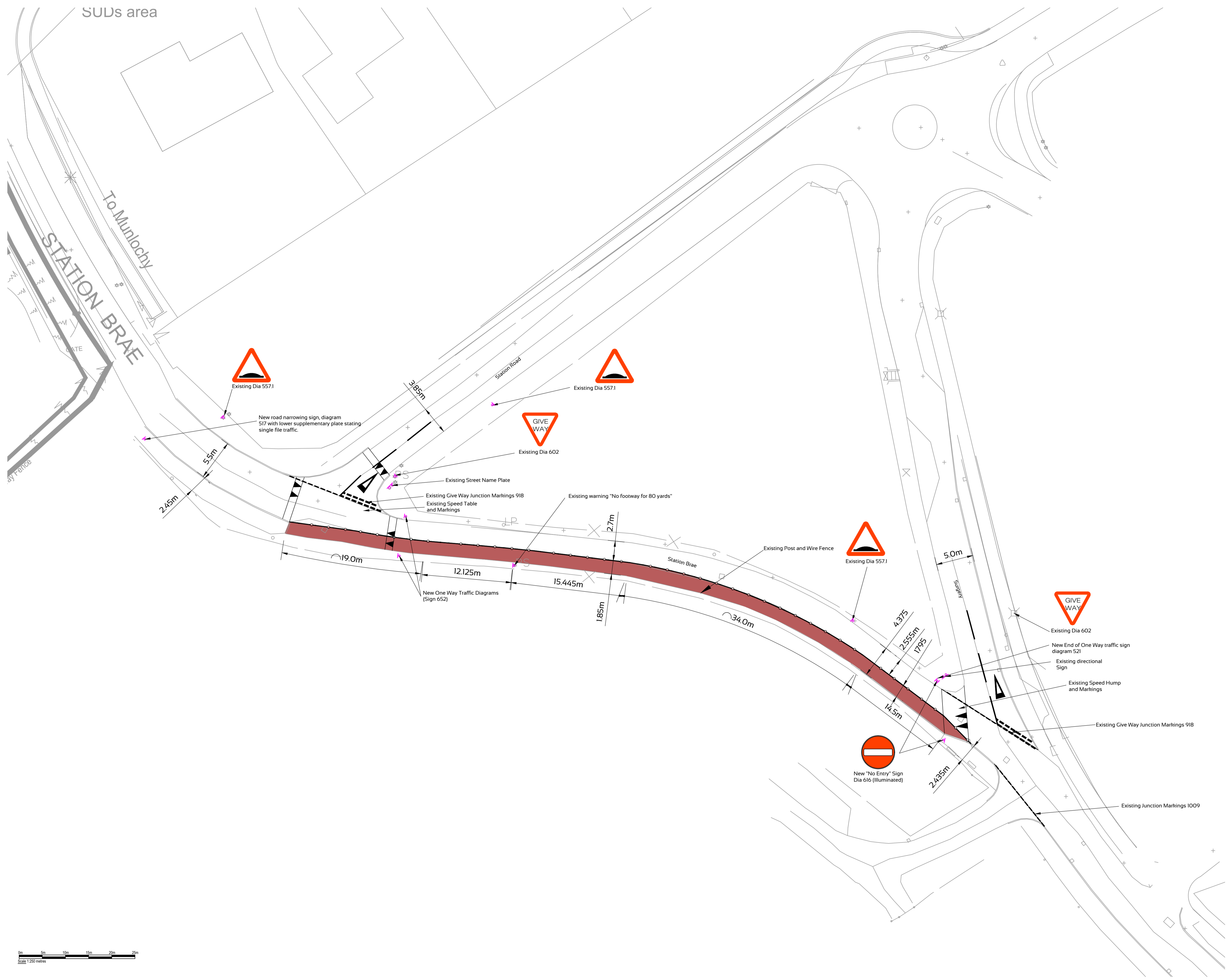
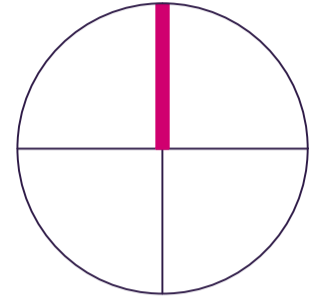
¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

Notes:

Extent to be segregated footway currently surface painted blue by the Council to highlight the safe route to school.

Station Brae to become a one way system new "No Entry" Signs to be located and traffic diverted up Surgery Road.

North



Issue	Revision	Initial	Date
A	Additional dimensions added, hatch note amended to state the current safe route to school extent. Additional notes added.	JLF	15/04/21

Cameron + Ross
 CIVIL + STRUCTURAL ENGINEERING
 Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
 t 01224 642 400 | w cameronross.co.uk
 Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
 t 01463 570 100 | w cameronross.co.uk

Client:
 Pat Munro

Project:
 Brae Farm, Phase 2
 Munloch

Drawing Title:
 Offsite Station Brae
 Upgrade Works

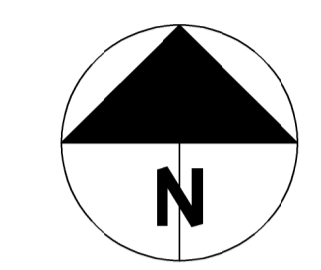
Status:
 Planning

Scale: 1:250 @ A1 Date: 08/04/21
 By: JLF Checked: GRD Approved: RAG

Dwg. No. 200393-901 Rev. A

CHILDRENS PLAY AREA
pond

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HOUSE LEGEND				
House Type	House Name	No. of Bedrooms	Internal Floor Area	No. of houses
	Chanonry	3	83m ²	4
	Cromarty	4	127m ²	4
	Eathie	2	67m ²	5
	Gairich	4	128m ²	7
	Rosehaugh	3	86m ²	6
	Wyvis	3	108m ²	6
TOTAL				32

SITE LEGEND	
	Site Boundary
	Tree Holdback Line
	New Tarmac Road
	Porous Tarrad Driveways
	2m Service Strip at edge of road
	Air source heat pumps

Site Area :
19848m² / 1.985ha / 4.905 acres

PLANNING APPLICATION

REVISIONS			
Rev.	Description	Drawn	Date
A	Paths, bins & dryers added	SR	07.04.20
B	Survey Station point added	SR	10.04.20
C	Road & Plots 1,2,31 & 32 amended	SR	21.04.20
D	Road & Plots 1,2,31 & 32 amended	SR	21.04.20
E	Road and plots adjustment	CL	22.10.20
F	Traffic calming, tree remove & minor alterations	CL	19.01.21
G	Traffic calming alt. verge & fencing/ pillars at Station Brae	CL	10.02.21
H	Tree Survey added	CL	16.03.21
I	3m servitude strip next to plot 12	CL	07.04.21

Client
Pat Munro (AIness) Ltd.

Project
Proposed Housing Development at Phase 2 Brae Farm Munlochry

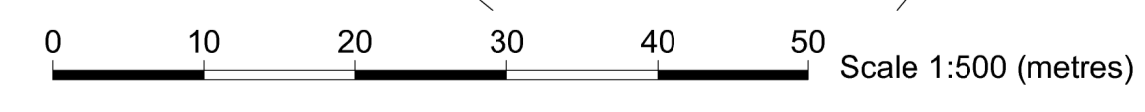
Drawing
Site Layout Plan

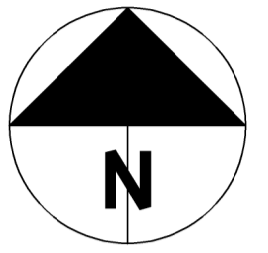
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Project no 2632	Dwg no PL002	Rev I

G.H. JOHNSTON
BUILDING CONSULTANTS LTD

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

TEL (01463) 237229





T1 to T9 Mature Oak Trees.
 T1 has severe decay at stem base. T5 is dead.

LANDSCAPING LEGEND	
	Site Boundary
	New Tarmac Road
	Porous Tarred Driveways
	2m Service Strip at edge of road
	Proposed open spaces & 600 mm verge : top-soiled, stone picked, cultivated & grass seeded
	Proposed garden space/service strips: top-soiled, stone picked, cultivated & turfed
	1.8m High Scalloped Fencing
	1.8m Screen Fencing
	0.9m slatted fence
	position of 440 x 440mm pillars
	Proposed large trees, 2.5 - 3m tall, Birch, Allder and Rowan species
	Private access paths including bins & rotary drying areas see Drawing PL006
	Pedestrian cycle path, min 2.5m wide

PLANNING APPLICATION

REVISIONS			
Rev.	Description	Drawn	Date
A	Road and plot adjustment	CL	22.10.20
B	Traffic calming, tree remove & minor alterations	CL	19.01.21
C	Traffic calming alt. verge & fencing/ pillars at Station Brae	CL	10.02.21
D	Fencing adjustment	CL	05.03.21
E	Tree survey added	CL	16.03.21
F	3m Servitude next to plot 12	CL	07.04.21

Client
 Pat Munro (AIness) Ltd.

Project
 Proposed Housing Development at Phase 2 Brae Farm Munloch

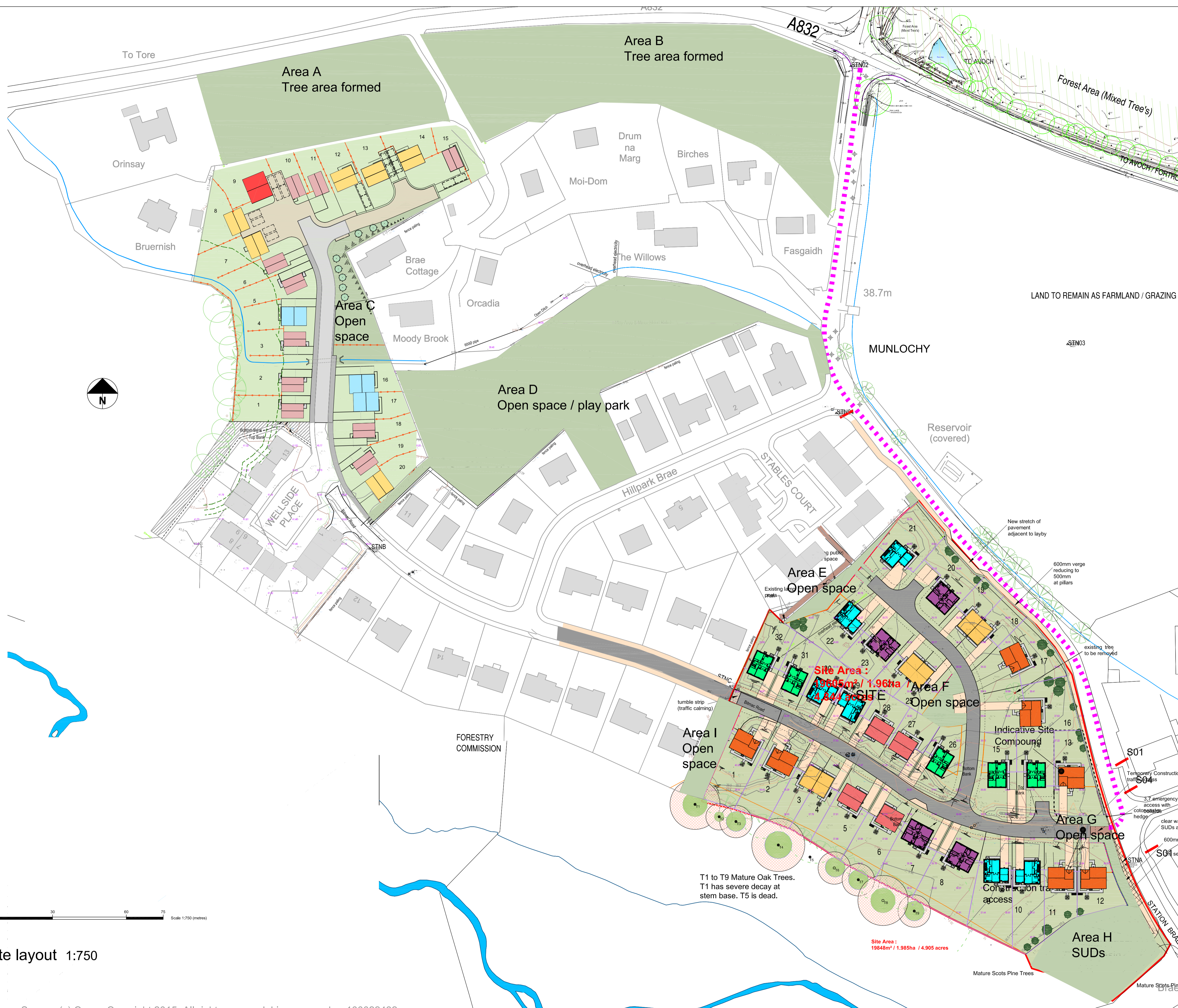
Drawing
 Landscaping Plan

Scale 1:500@A1	Date March 20	Drawn by SR
Project no 2632	Dwg no PL004	Rev F

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 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL: (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk



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Formed Open Spaces

Area Ref	Area sqm
A	3435
B	6621
C	915
D	6375
E	264
H	130
I	41
Total	17781sqm

Proposed Open Spaces

Area Ref	Area sqm
F	449
G	194
Total	643 sqm

PLANNING APPLICATION

REVISIONS

rev.	description	date
A	Area G increased by 104 sqm	07.04.21

Client
Broadland Properties Ltd

Project
**Housing Development
 Phase 4
 Munloch**

Drawing
Overall Open Space

Scale 1:750@A1	Date 03.2021	Drawn by CL
Project no 2632	Dwg no PL022	Rev A

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 BUILDING CONSULTANTS LTD

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

TEL (01463) 237229
 FAX (01463) 243258

site layout 1:750

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General materials & finishes

Refer to finishes Schedule

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Dimensions Added	SR	24.04.20
B	Air source heat pump added	CL	22.03.21

Client
Pat Munro (Aness) Ltd.

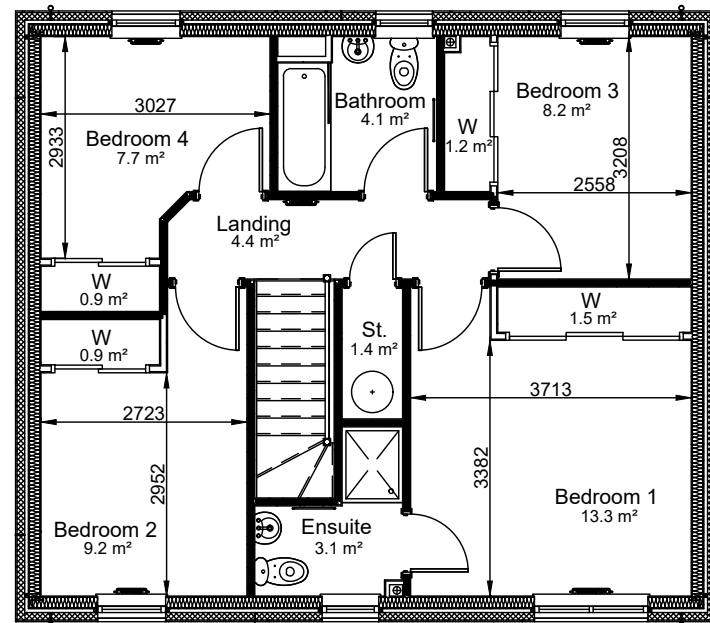
Project
Proposed Housing Development at Phase 2, Brae Farm Munloch, Black Isle

Drawing
Cromarty House Type - 4no Proposals

Scale	Date	Drawn by
1:100@A3	March 20	SR
Project no	Dwg no	Rev
2632	PL10	B

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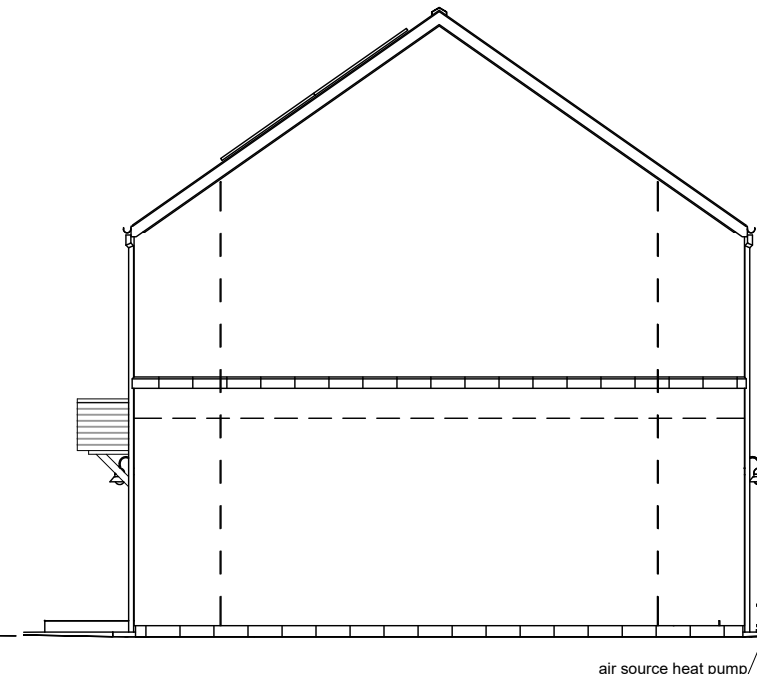
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@gjohnston.co.uk



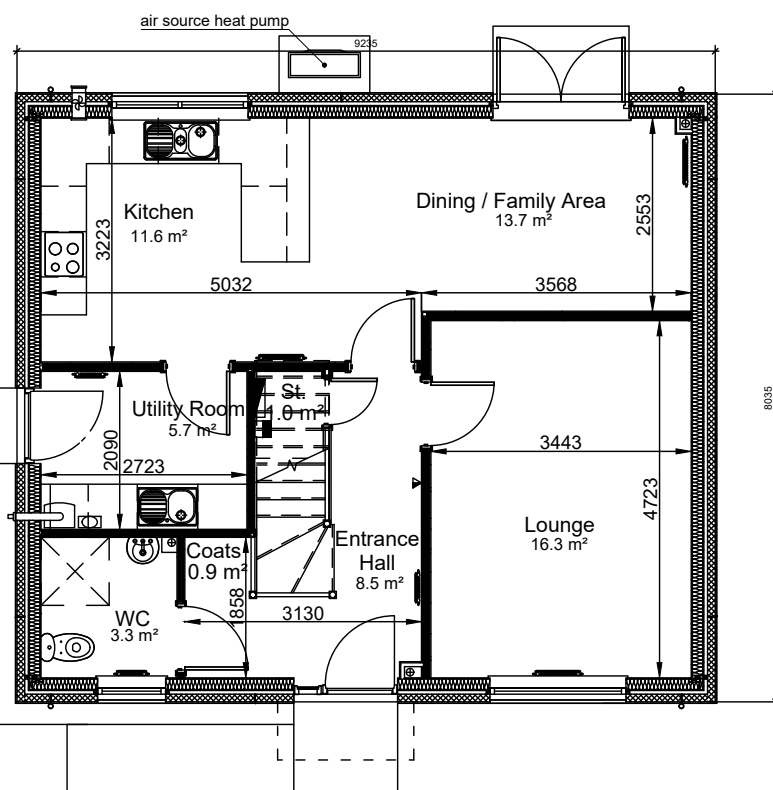
FIRST FLOOR PLAN



FRONT ELEVATION



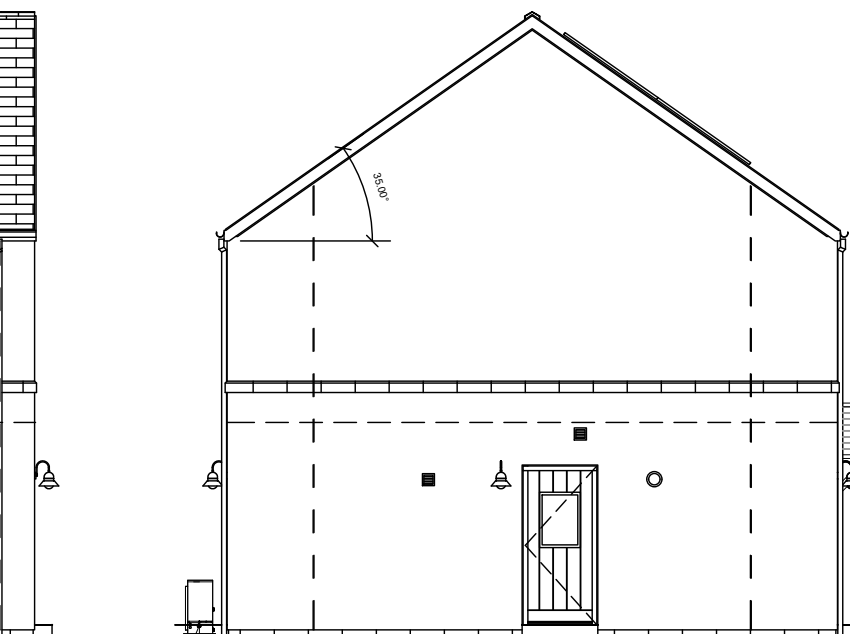
SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



DO NOT SCALE, IF IN DOUBT PLEASE ASK
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 G. H. JOHNSTON Building Consultants Ltd

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Dimensions added	SR	24.04.20
B	Air source heat pump added	CL	22.03.21

Client
Pat Munro (Aness) Ltd.

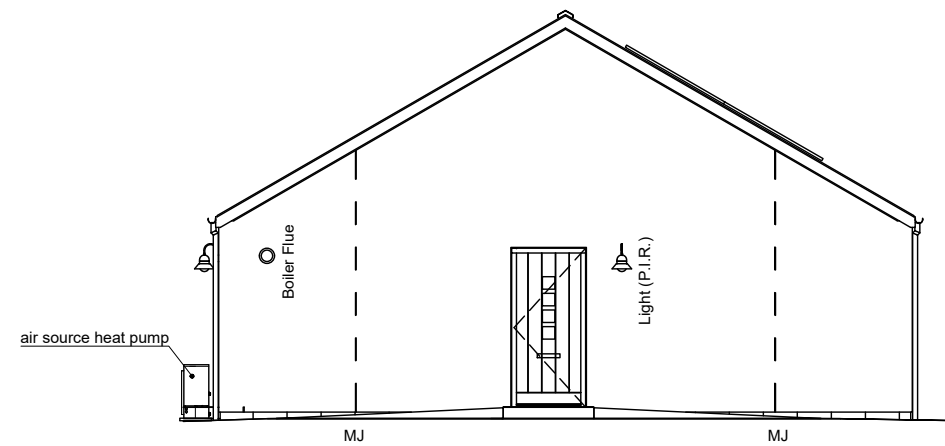
Project
Proposed Housing Development at Phase 2, Brae Farm Munloch, Black Isle

Drawing
Chanonry House Type - 4 No Proposals

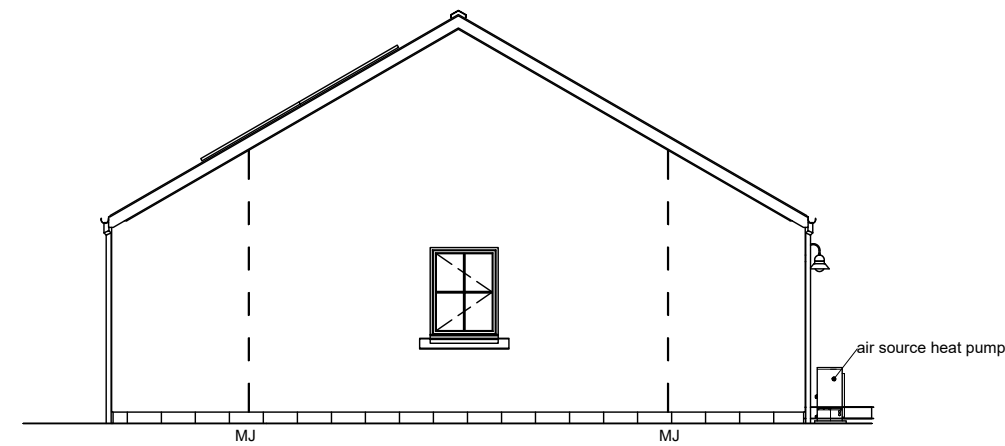
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Project no 2632	Dwg no PL11	Rev B

G.H. JOHNSTON 
 BUILDING CONSULTANTS LTD

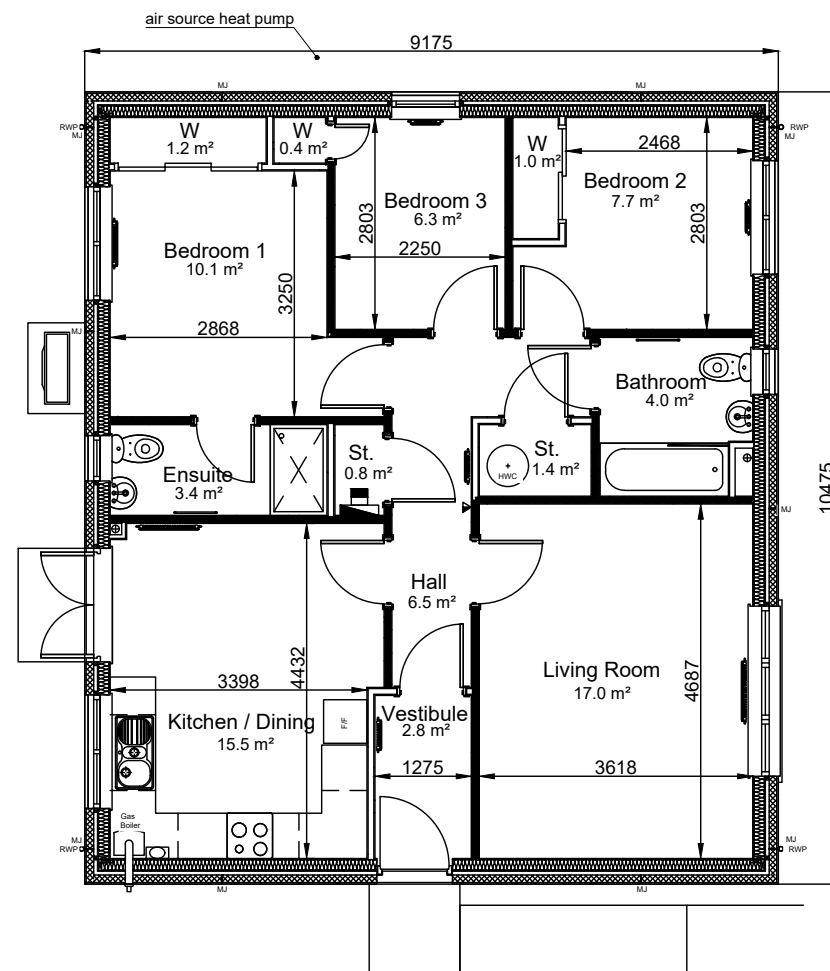
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk



SIDE ELEVATION



SIDE ELEVATION

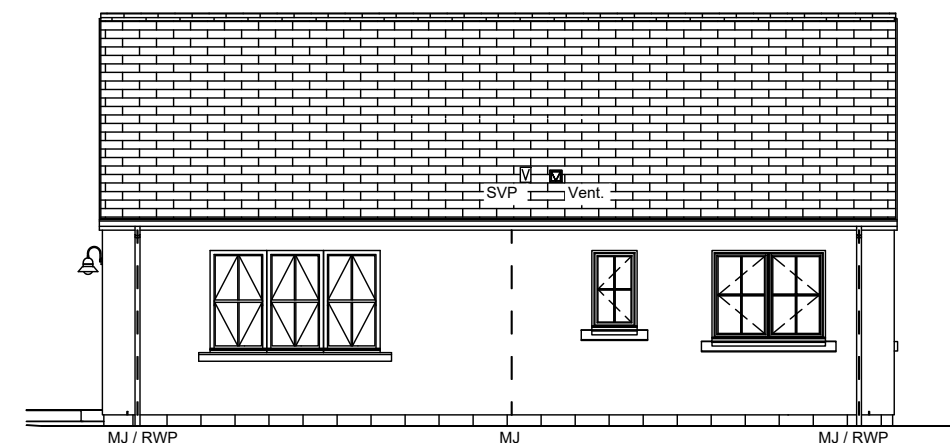


FLOOR PLAN

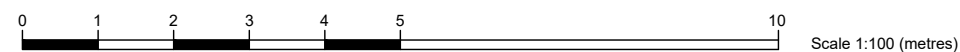
General materials & finishes
 Refer to finishes Schedule



REAR ELEVATION

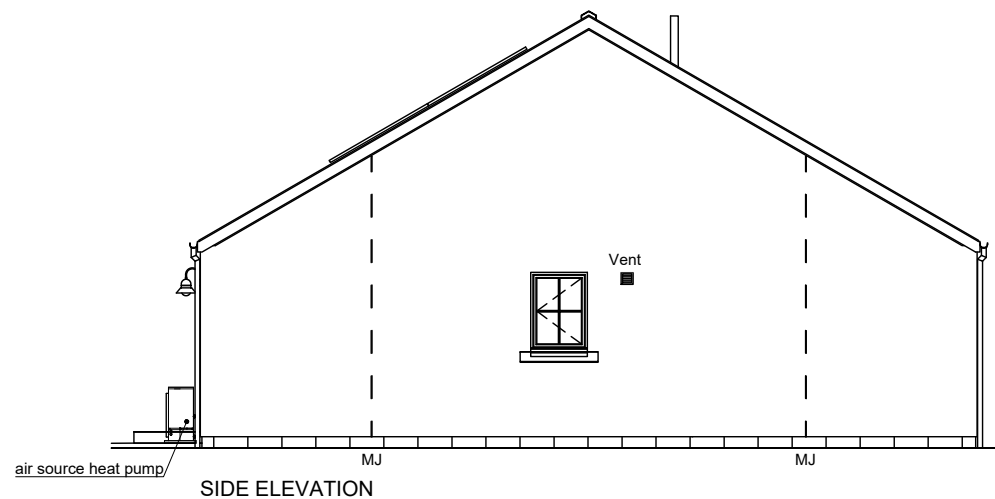
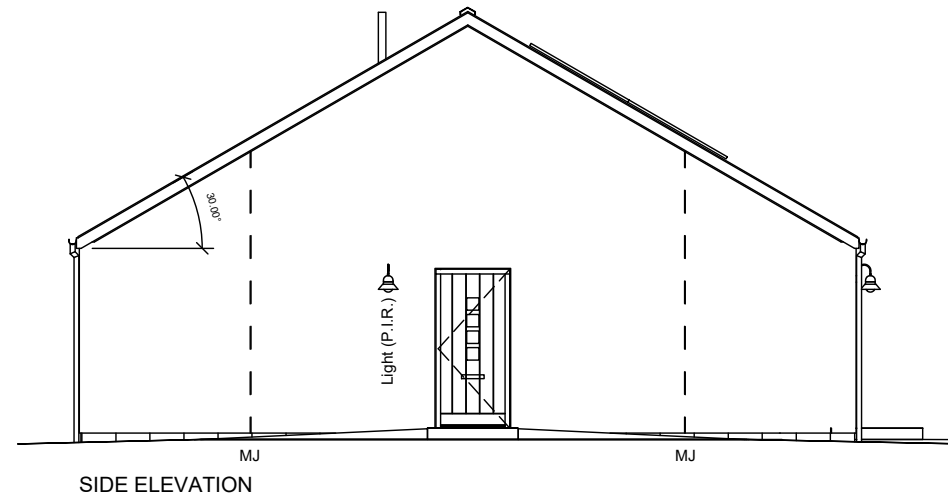
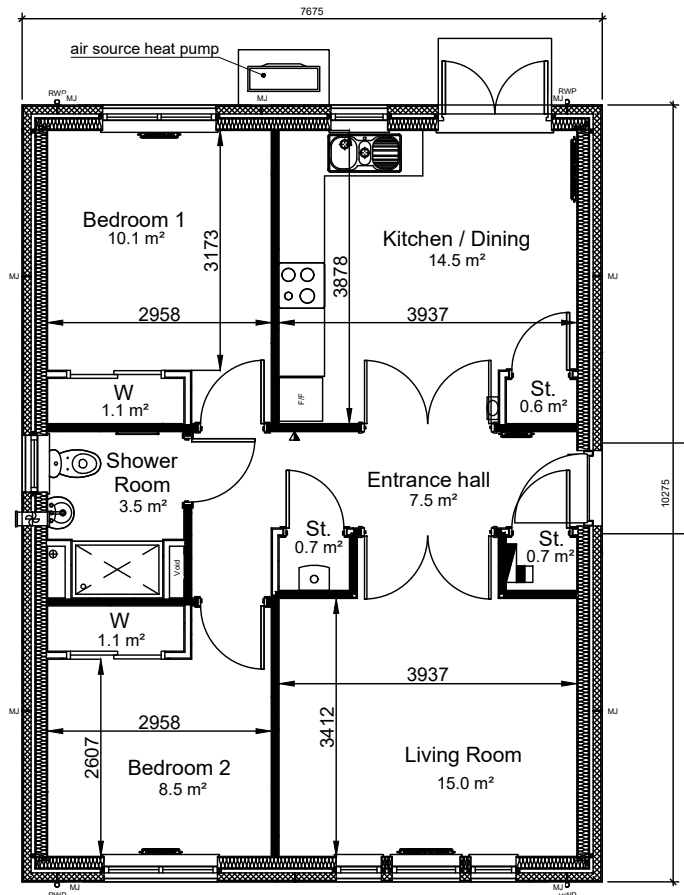
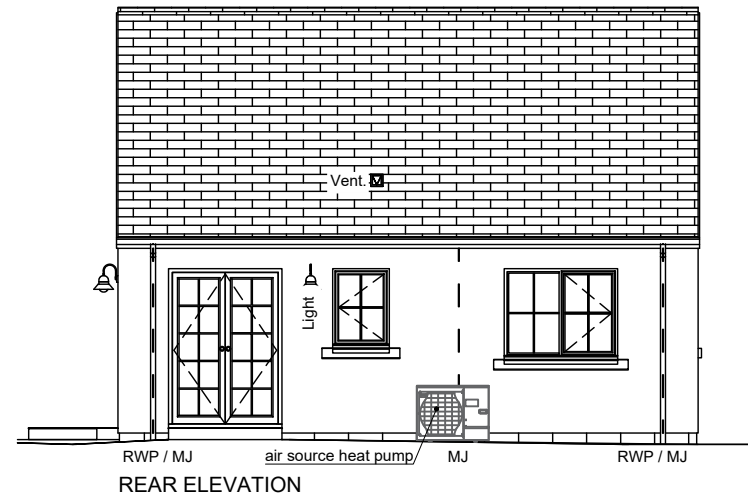
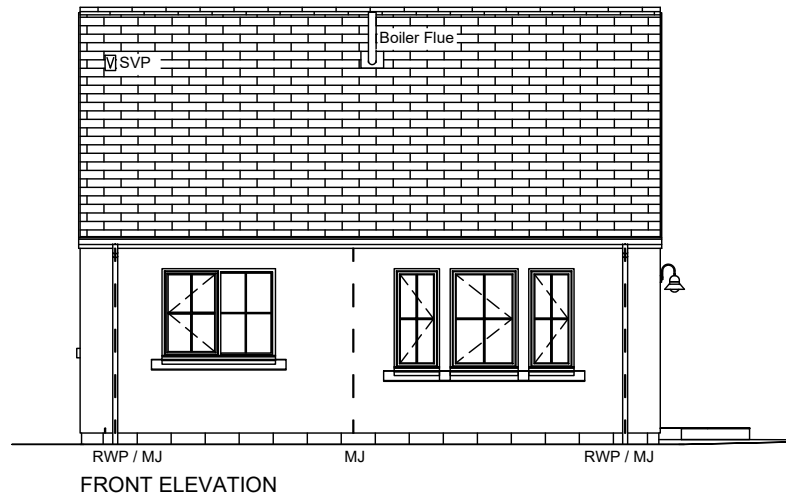


FRONT ELEVATION



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 G. H. JOHNSTON Building Consultants Ltd

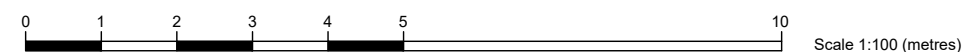
PLANNING APPLICATION



FLOOR PLAN

SIDE ELEVATION

General materials & finishes
 Refer to finishes Schedule



REVISIONS

Rev.	Description	Drawn	Date
A	Dimensions added	SR	24.04.20
B	Air source heat pump added	CL	22.03.21

Client
 Pat Munro (Aness) Ltd.

Project
 Proposed Housing Development at
 Phase 2, Brae Farm
 Munloch, Black Isle

Drawing
 Eathie House Type - 5 No
 Proposals

Scale	Date	Drawn by
1:100@A3	March 20	SR
Project no	Dwg no	Rev
2632	PL12	B

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 Email: technical@gjohnston.co.uk

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 G. H. JOHNSTON Building Consultants Ltd

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Dimensions added	SR	24.04.20
B	Air source heat pump added	CL	22.03.21

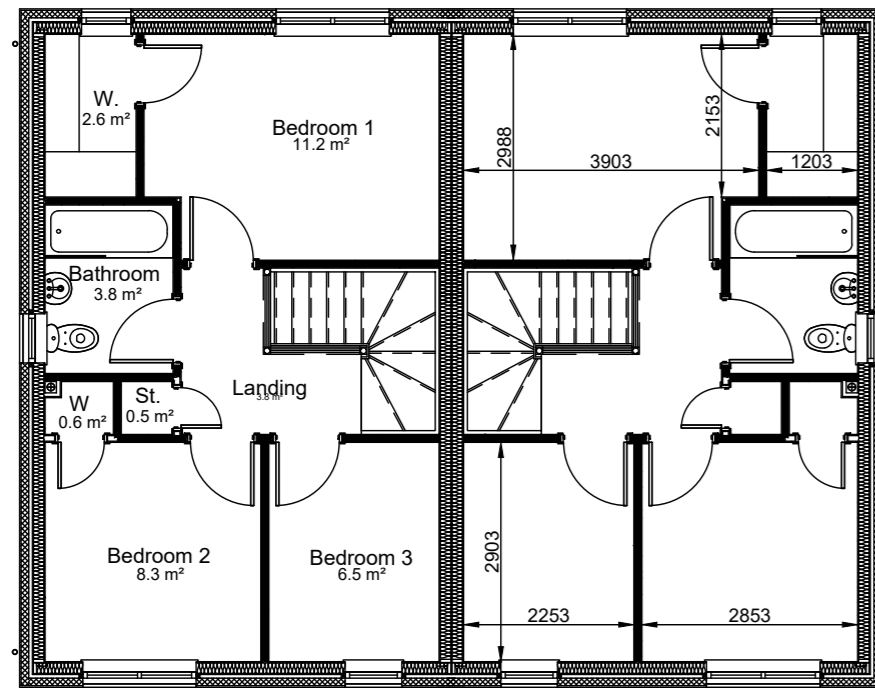
Client
 Pat Munro (AIness) Ltd.

Project
 Proposed Housing Development at
 Phase 2, Brae Farm
 Munloch, Black Isle

Drawing
 Rosehaugh House Type - 6 No
 Proposals - Semi Detached

Scale	Date	Drawn by
1:100@A2	March 20	SR
Project no	Dwg no	Rev
2632	PL13	B

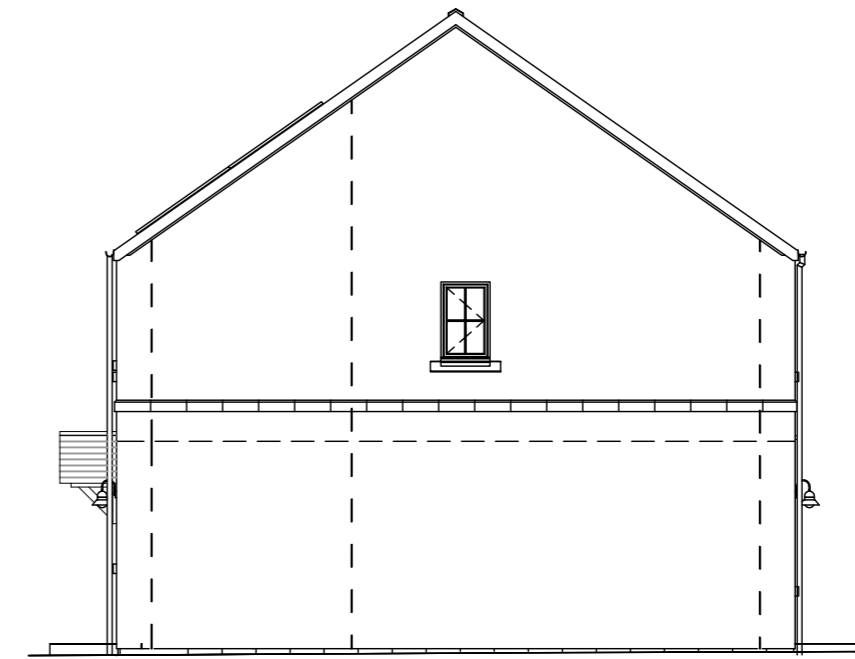
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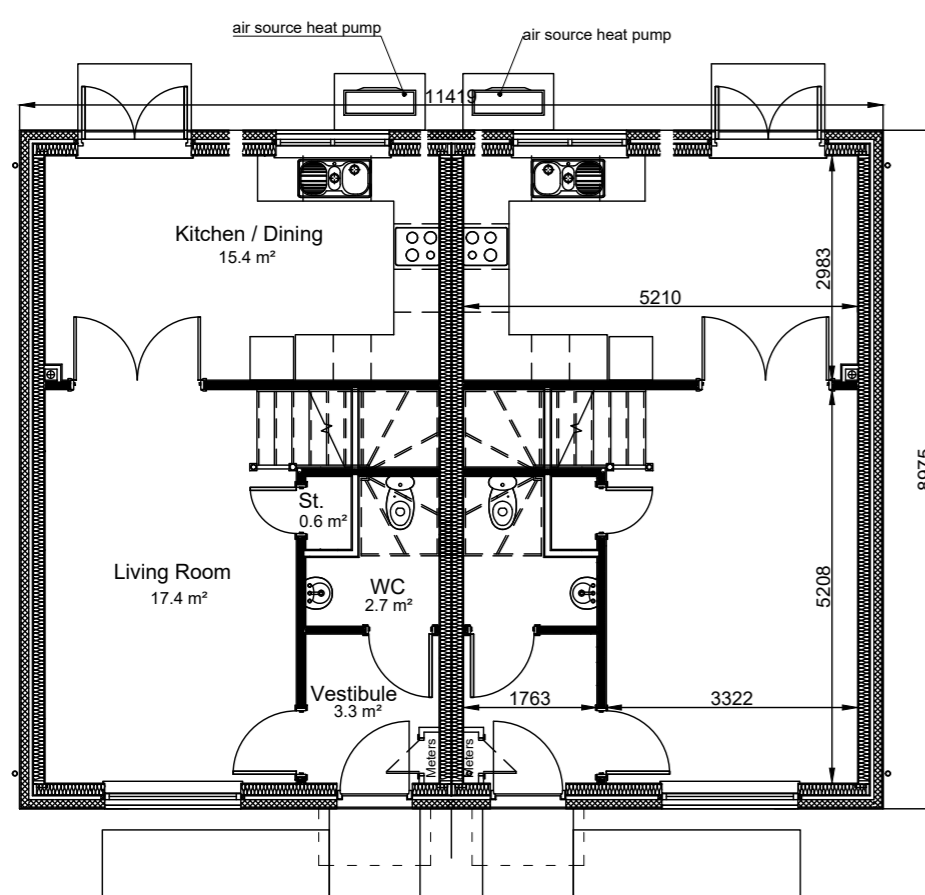
FIRST FLOOR PLAN



FRONT ELEVATION



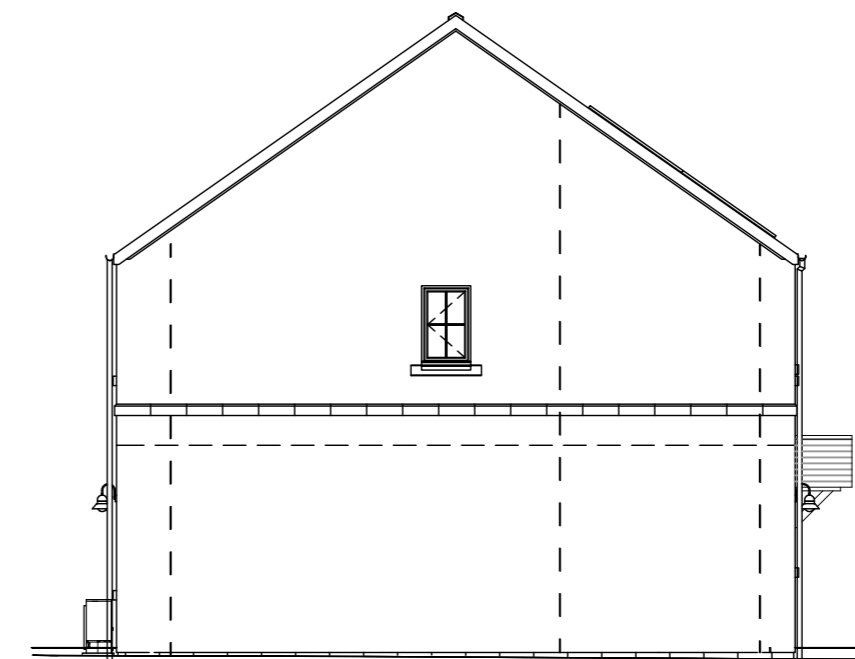
SIDE ELEVATION



GROUND FLOOR PLAN



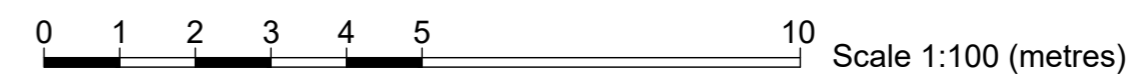
REAR ELEVATION



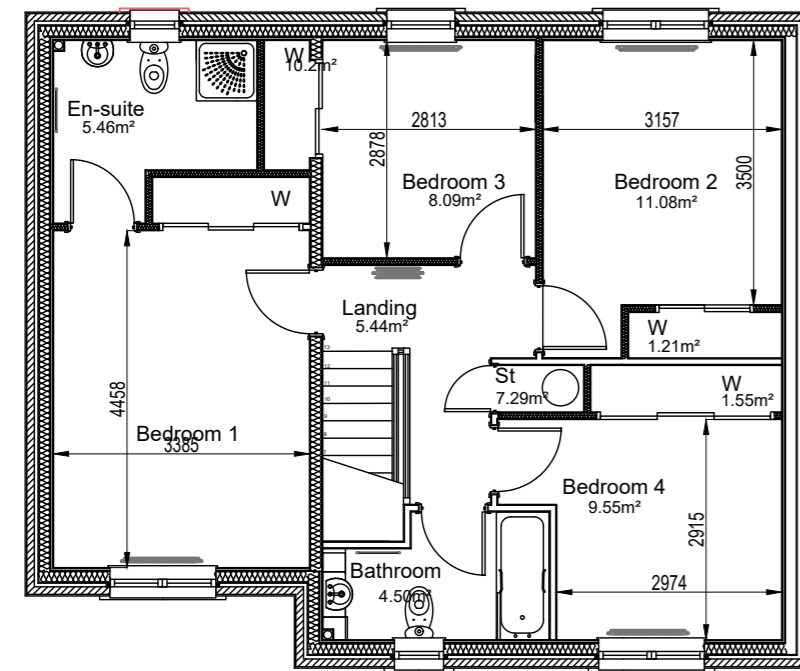
SIDE ELEVATION

General materials & finishes

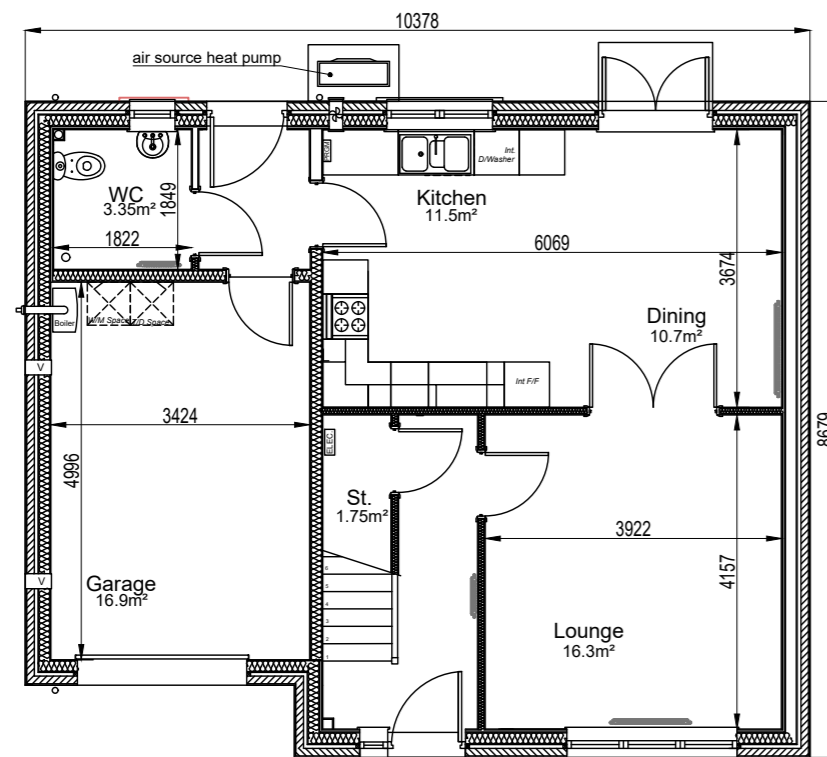
Refer to finishes Schedule



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FIRST FLOOR PLAN



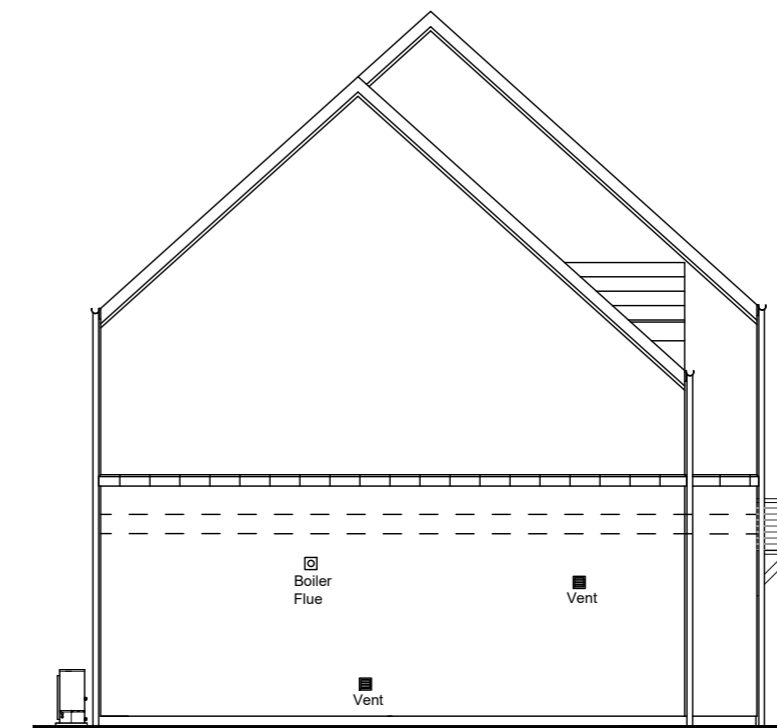
GROUND FLOOR PLAN

General materials & finishes

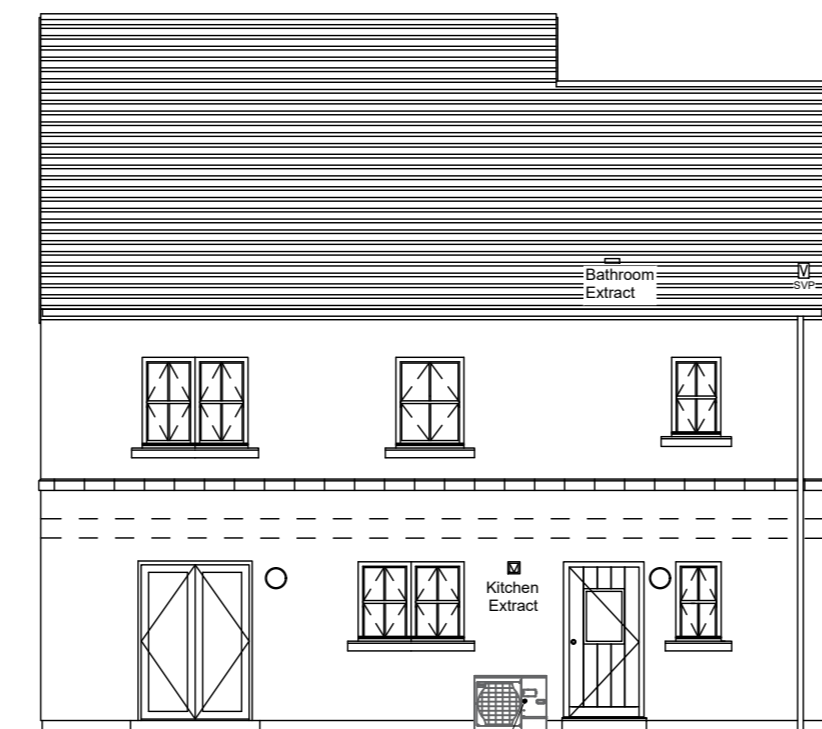
Refer to finishes Schedule



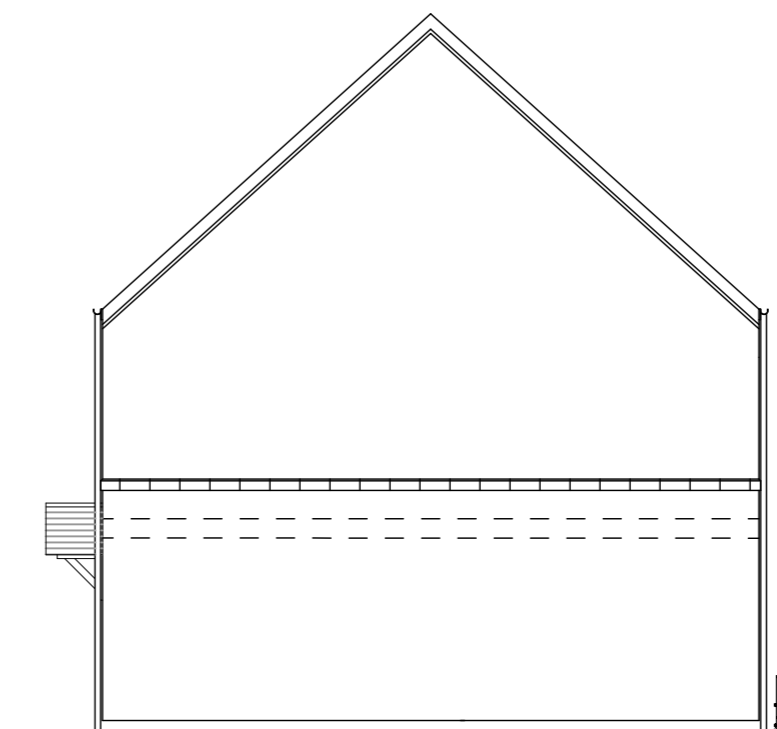
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PLANNING PROPOSAL

REVISIONS

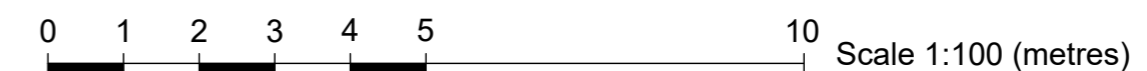
Rev.	Description	Drawn	Date
A	Dimensions added	SR	24.04.20
B	Air source heat pump added	CL	22.03.21

Client
 Pat Munro (AIness) Ltd.

Project
 Proposed Housing Development at Phase 2, Brae Farms Munloch, Black Isle

Drawing
 Gairich House Type - 7 No Proposals

Scale	Date	Drawn by
1:100@A2	March 20	SR
Project no	Dwg no	Rev
2632	PL14	B



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PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Dimensions added	SR	24.04.20
B	Air source heat pump added	CL	22.03.21

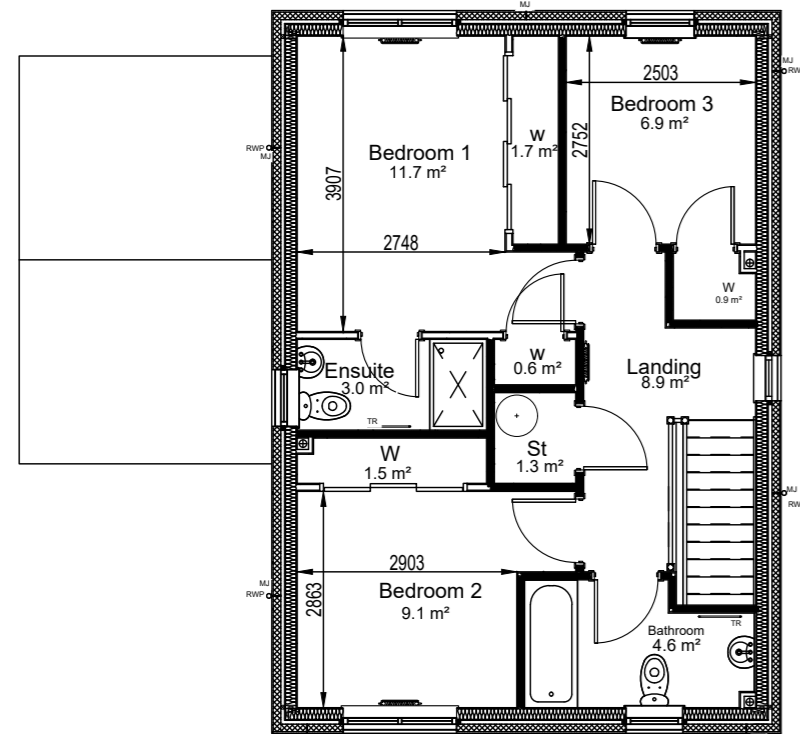
Client
Pat Munro (Ainess) Ltd.

Project
Proposed Housing Development at Phase 2, Brae Farm Munloch, Black Isle

Drawing
Wyvis House Type - 6 No Proposals - Detached with Garage

Scale	Date	Drawn by
1:100@A2	March 20	SR
Project no	Dwg no	Rev
2632	PL15	B

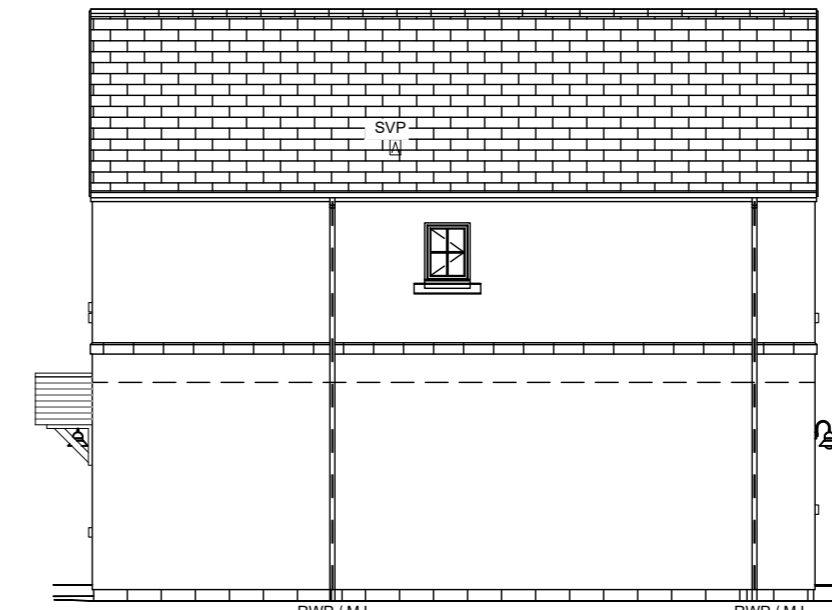
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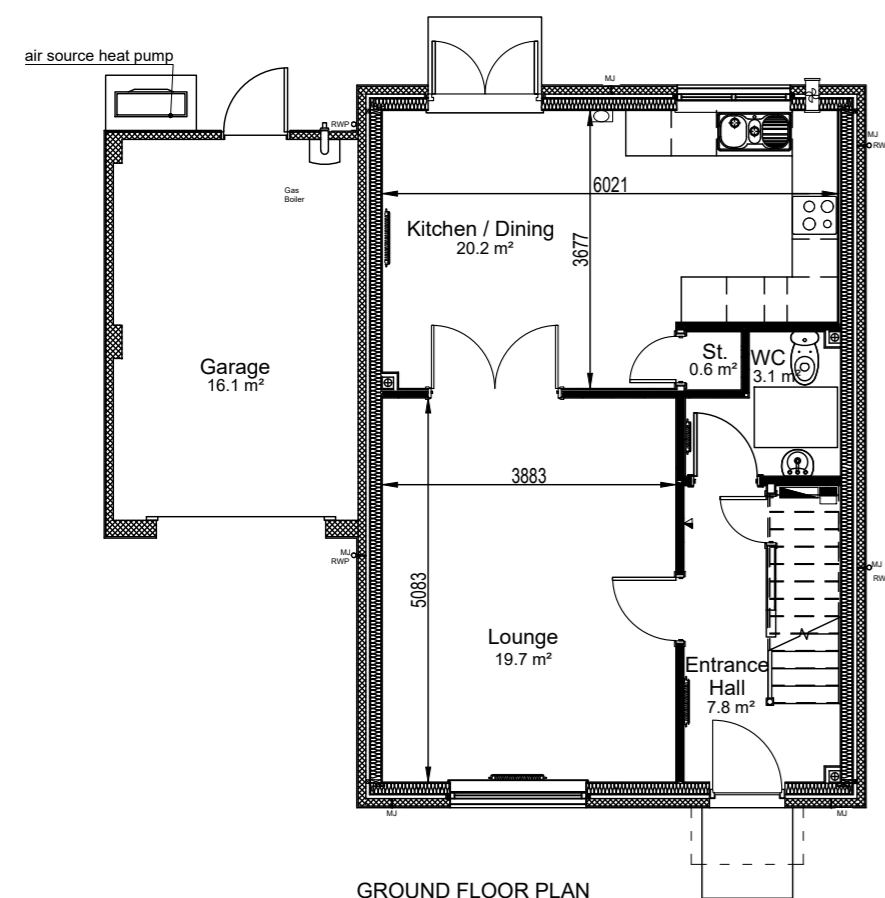
FIRST FLOOR PLAN



FRONT ELEVATION



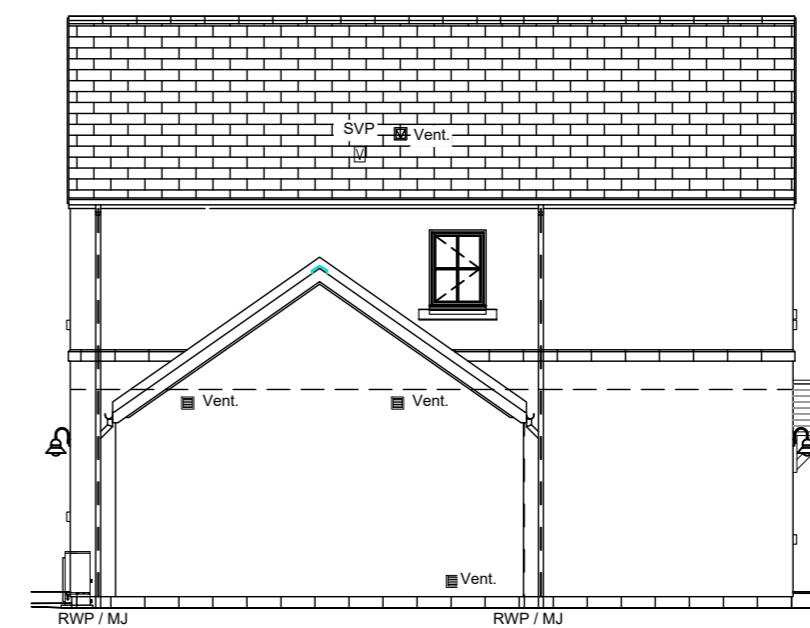
SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

General materials & finishes

Refer to finishes Schedule

