

Agenda Item	7.3
Report No	PLN/064/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 14 September 2021

Report Title: 20/02989/FUL : Mr George Henderson
Land 105M NE of Northwood, Urquhart, Alcaig

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of two agricultural buildings and formation of hardstanding

Ward: 09 - Black Isle

Development category: Local Development

Reason referred to Committee: More than five objections for individual addresses. Objection for statutory consultee – Ferintosh Community Council

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

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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 Planning permission is sought for the erection of two agricultural buildings and associated yard area and access track. Following the request for additional information the application also includes details of the surface water drainage scheme and landscaping proposals. The proposed sheds are of similar external appearance which will consist of green box profile roofs with the same cladding being used on three sides of the walls above 2m high concrete panels. The fourth side of both buildings will remain open. Proposed shed 1 has a footprint of 432 square meters. Proposed Shed 2 has a footprint of 108 square meters. Both buildings will have a ridge height of 5.94m. Hardstanding is proposed for the ground surrounding the sheds and the track leading up to the buildings from the public road. A details surface water drainage system has been designed that will take surface water from the hardstanding, access track and roof water run off via a combination of swales and two settlement ponds to an existing field drain with an final discharge to the coastal waters of the Cromarty Firth. The eastern boundary of the application site is to be landscaped with a 3m wide hedging strip consisting of native species plants and specimen trees.
- 1.2 The site is served by an existing agricultural access from the public road. In 2020 the applicant carried out illegal engineering operations which involved forming a second direct access onto the public road in the general vicinity of the access junction proposed. The applicant was contacted by the Planning Service and the Area Roads Team and the road verge has been reinstated.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: Drainage Statement, Masterplan. Traffic Information.
- 1.5 Variations: Drawing 2019 013-008 REV D received 25.01.2021, Drawing 2019 013-008 REV C received 14.01.2021. Drawing 2019 013-008 received 27.08.2020. Drawings 2019 013 - 005 REV A and 2019 013 - 006 REV A received 14.08.2020. Drawings CTCH-J3851-006, CTCH-J3851-007 and CTCH-J3851-008 CTCH-J3851-002 REV A, CTCH-J3851-003 REV A and CTCH-J3851-005 REV received 07.04.2021. Drawings CTCH-J3851-002 REV B, CTCH-J3851-003 REV B and CTCH-J3851-005 REV B submitted 28.05.2021.

2. SITE DESCRIPTION

- 2.1 The application site consists of 0.98h of arable land. Prior to the application being submitted the applicant initiated ground works to form a platform for the proposed sheds and the shed that benefits from prior approval (20/00508/PNO) see section 3 below. The ground works have resulted in the formation of a large step in the field which is approximately 50 meters wide, at its' widest point and in places over 2 metres lower than the original ground level. The topsoil which has been removed forms a large bund along the southern boundary of the field. The site lies immediately to the east of semi mature woodland which forms part

of the extended curtilage of the property known as Northwood. The property Northwood lies 105m, or thereby to the east of the site. The surrounding agricultural land forms part of the applicant's land holding.

3. PLANNING HISTORY

- 3.1 08.04.2022 20/00508/PNO Erection of agricultural building Grant Prior Approval
- 20/02675/FUL Erection of two storage buildings Withdrawn
- 3.2 Associated applications with land holding
- 20/02674/PIP Erection of House Pending Decision
- 20/02677/FUL Erection of house Refused

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 28.08.2020

Representation deadline: 11.09.2020

Timeous representations: Objections
10 representations from 8 households
Supporters
9 representations from 9 households
Neutral
3 representations no address details provided.

Late representations: Objections
9 representations from 9 households

- 4.2 Material considerations raised are summarised as follows:

- a) Road traffic safety due to condition of the public road and the increase in traffic, particularly HGV's that will be generated by the development.
- b) The masterplan proposals are over development for the location.
- c) Surface water run off causing flooding on the public road.
- d) Impact on neighbouring properties from noise, smell, loss of privacy.
- e) Buildings will be visually intrusive and do not appear to be designed for housing animals.

- 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 Ferintosh Community Council – Object

- Scale of proposed buildings is excessive of a 70 acre holding
- Road traffic safety due to condition of the public road and the increase in traffic, particularly HGV's that will be generated by the development.
- Surface water run off causing flooding on the public road.
- Lack of information regarding slurry

5.2 Flood Risk Management Team - Initial objection due to lack of information removed.

- The drainage discharge will ultimately be to coastal waters, via an existing drain within the applicant's land, and so there would be no set limit on the discharge rate. Attenuation will be required for treatment purposes and to prevent surcharging of the downstream pipe network.
- Request that final drainage design including the condition of the existing 375mm diameter field drain which will convey water to the discharge point on the coast is submitted for review and further approval.
- Transport Planning Team will need to confirm that proposals to install new section of pipe under the public road is acceptable

5.3 Transport Planning Team – Initial objections due to lack of information removed.

- Assessed speed on the B9164 is 30mph at this location due to the vertical and horizontal alignment and nature of the road.
- The slight shortfall in visibility of 4.5m x 80m in a northly direction is acceptable given the nature of the road and frequency of other access points.
- Existing field access to be stopped up by grass bund.
- All works affecting the public road will require separate approval under the Road Scotland Act.
- The following should be subject of conditions – visibility splays , no connection to the existing roadside ditch will be allowed, all drainage ponds or infiltrations features to be set back a minimum of 5m form the public road and traffic management plan required.

5.4 Agricultural Consultant - No objection

- The combined total of the three new agricultural buildings is 972 meters squared which gives a large area of covered shed space for an agricultural enterprise of this nature. It should be noted however when building new steadings suitable for large modern machinery, storage of grain and implements and to cater for increasingly wet winters where livestock are housed for longer periods, it is not uncommon to see substantial investment in agricultural buildings to operate a modern and efficient farming business. It is also relevant to note the upcoming revision to the allowance for agricultural buildings permitted to be erected on prior notification grounds, is increasing to 1,000 meters squared as of 1 April 2021. (extract from consultation response for 20/02677/FUL dated 16.02.2021)

- Given the stocking density of the holding, the proposed HGV activities, detailed in the "applicants response to transport planning comments" (ARTPC) on, and off the holding of 1 per fortnight with feed concentrate would appear high. Generally, feed is delivered on a rigid HGV with a payload of 16 tonnes. From the table below, based on stocking density details within the ONA, there should be little need for a delivery of concentrate feed to the holding less than every 6-7 weeks.

	<u>Per Cow KG</u>	<u>No. Cows</u>	<u>Total</u>	Per 14-day period KG
Daily Feed Ration	3.5	35	122.5	1715
	<u>Per Calf KG</u>	<u>No. Calves</u>	<u>Totals</u>	Per 14-day period KG
	0.6	35	21	294
Total Hard Food Requirement (KG) 14-day period				2009
Full Load delivery (Rigid HGV)				16,000KG

- The ATRPC also provides details of the use of draught for feeding, Draught is a by-product of the whisky distilling process and consists of the barley mash residue following use in spirit making. It is often used a supplementary bulker in the cattle feed process. Dependant on its use, there may be a need for regular deliveries, but again this depends on storage capacity on the farm holding. It is not uncommon to feed draught alongside a protein concentrate at levels of around 10kg per day per cow. 35 cows to consume a tonne every 3 days, with calves consuming smaller amounts. A full lorry load (16 tonne) could potentially be sufficient for 35-40 days of feeding.(extract from consultation response for 20/02677/FUL dated 07.07.2021)

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
 36 - Development in the Wider Countryside
 56 - Travel
 65 - Waste Water Treatment
 66 - Surface Water Drainage
 72 – Pollution

6.2 Inner Moray Firth Local Development Plan 2015

No site specific policies apply

6.5 Highland Council Supplementary Planning Policy Guidance

Flood Risk and Drainage Impact Assessment (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

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) Siting and Design
 - c) Road Safety
 - d) Surface water drainage
 - e) Impact on individual and community residential amenity

Development plan/other planning policy

- 8.4 The site is located within wider countryside and so Policy 36 of the Highland-wide Local Development Plan (HwLDP) applies. Policy 36 supports development proposals if they are not judged to be significantly detrimental in terms of the following matters: siting and design, pattern of development, landscape character and servicing, particularly roads. Policy 28 and 29 repeat the emphasis on sensitive siting and high-quality design and servicing. Policy 28 also requires proposed developments to be assessed with regards to their impact on individual and community residential amenity.

Siting and Design

- 8.5 Agricultural buildings of the scale and design proposed are becoming more common across the countryside as agricultural practices and permitted development rights for agricultural holdings change and develop. The comments from the agricultural consultant as set out in Section 5.4 above are considered particularly relevant in that when making a substantial investment in an agricultural building, the building requires to be designed suitable for large modern machinery, storage of grain and implements and to cater for increasingly wet winters where livestock are housed for longer periods. The supporting

information contained within the Operational Needs Assessment produced in support of planning application (ref 20/02677/FUL) indicates that the applicant intends to use the buildings for over wintering cattle as well as storing grain and machinery to support his proposed agricultural business. The functional design of each of the buildings lends itself to these agricultural purposes.

- 8.6 The proposed buildings are to be sited on an area of arable land which saw significant ground works undertaken in 2020 to form a level platform. These works did not require planning permission, by virtue of the extensive permitted developments rights afforded to agricultural holdings. As a result of the changes in ground levels, as described in section 1.1 above, the proposed buildings and hardstanding along with the building agreed under prior approval (ref 20/00508/PNO) will be seen as a cluster of built development set back from the public road, flanked by embankments to the south and east and woodland to the west. To the south, beyond the site boundaries, the land continues to rise with the mature woodland which edges the Urquhart Burn visible in the distance. The proposed site layout plan, as amended, includes landscaping proposals for the eastern boundary consisting of a hedge with specimen trees. It is considered whilst bringing changing into the area the buildings, which will be no greater than 6.m in height, the access track and yard area will not have such a detrimental impact on the landscape character and visual appearance of the area to warrant refusal of the development. From the public road the cluster of development will only be visible when travelling in a westerly direction, as the woodland that lies to the west will screen the development when travelling in the opposite direction. Seen from the roadside the development will be viewed in the context of the surrounding farmland and against a backdrop of rising land with woodland to the west and north. It is recognised that large buildings are part of the landscape character of an agricultural landscape. There are a number of farm building complexes and as well as houses along the B9164 from the junction with the A9 in the east to Alcaig in the west many of which are similarly isolated development in the open countryside.

Road Safety

- 8.7 The applicant carried out unauthorised works to form a new access as described in paragraph 1.2. These works coincided with the ground works referred to earlier. Following the intervention of the Planning Service and the Local Roads Team the entrance has been stopped up.
- 8.8 There is an existing field entrance which is located at the western extremity of the road frontage of the field. The junction has very poor visibility splays and therefore the need for a new access point design to accommodate large agricultural vehicles is recognised. The initial plans which included the retention of the existing access, as well as the formation of a new access have been updated to indicate a single point of access only. The existing access will be stopped up.
- 8.8 The Transport Planning Team sought further information from the applicant to ensure that sufficient visibility can be achieved at the location of the new junction and the junction is design to the appropriate guidelines standards to accommodate HGV's. The national speed limit applies on the B9164. The

assessed speed of traffic, following a site visit by the Transport Planning Team is 30mph. As such visibility splays of 4.5m x 90m are generally required in both directions. Given the vertical alignment of the road in an easterly direction there is a shortfall in visibility of 10m in this direction. The Transport Planning Team consider that a splay of 4.5m x 80m is acceptable on this occasion given the nature of the road and the frequency of accesses.

- 8.9 Information was also sought from the applicant regarding vehicle numbers to allow the Transport Planning Team to assess the potential increase in the volume of traffic using the B9164. In response the applicant indicated that he expected the following traffic movements, would take place via the A9 to the east.
- In the winter months between October and April, vehicle movements will roughly be a cattle float (HGV) taking fat stock to market once per week, along with an (HGV) vehicle of draft for feedstock and a lorry (HGV) of hard feed (Harbro feed lorry) one delivery per fortnight each.
 - Weekly or fortnightly deliveries of straw silage/hay transported by tractor and large trailer or again an artic lorry. Dependent on requirements.
- 8.10 Notwithstanding that the Transport Planning Team offered no objections it was considered appropriate particularly given the concerns regarding road safety raised by third parties and the community council to seek the views of the Council's independent agricultural advisor about HGV activities based on the stocking density of the holding, as set out in the Operation Needs Assessment (ref 20/02677/FUL). The agricultural consultant's comments are set out in paragraph 5.4 above. These indicate that frequency and volume of traffic movements associated with the applicants proposed agricultural business can be anticipated to be somewhat less than he has indicated.

Surface water drainage

- 8.11 Detail surface water drainage proposals have been provided by the applicant. These have been considered by the Flood Risk Management Team as well as the Transport Planning Team, the latter to ensure that the risk of surface water discharging onto the public road has been properly addressed. The proposals are set out in paragraph 1.1 above and are detailed on the drawings submitted in May 2021. The consultees are content with the proposals, subject to further information regarding the condition of an existing 375mm diameter field drain which will convey waters to the final outlet at the Cromarty Firth. This matter can be dealt with by way of condition. A Road Opening Permit under the Road Scotland Act will also be required for the new section of pipe that will require to be laid under the B9164.

Impact on individual and community residential amenity

- 8.12 The application has attracted comment from a number of individuals and the Community Council who have submitted the same comments across all of the applications lodged by the applicant (See Section 3 above). For this reason, not all of the points raised are relevant to this application, although it is recognised that the applicant has submitted a 'masterplan' which links the applications.

- 8.13 The concerns regarding the impact of additional traffic have been dealt within the section on Road Safety above.
- 8.14 The closest residential property Northwood lies to the west of the site. This property owns the woodland adjacent to the western site boundary. Given this intervening woodland there will be no overlooking or overshadowing from the development that will impact on the amenity of the property.
- 8.15 It is acknowledged that there will be noise associated with the proposed agricultural uses of the buildings and other agricultural related activities. On occasion some may be audible at Northwood. This property was built approximately 20 years ago. The land to the east has been farmed during this time. Although the applicant proposes a new form of agricultural business which focuses on cattle as well as arable operations the noise associated with these activities should not be unexpected in this agricultural landscape. Should noise levels become a significant issue the Control of Pollution Act, which is administered by Environmental Health, is the appropriate mechanism for handling noise complaints. The applicant is encouraged to ensure that he employs best practice to reduce the impact of noise particularly on this neighbouring property.

Non-material considerations

- 8.16 The majority of third party submissions make comment, in addition to those on this application, to the proposals which are the subject of other applications set out under section 5 above. These are dealt with separately in the relevant reports of handling. There is however a considerable degree of speculation by those parties that object to the application(s) about the applicant's true business intentions at Urquhart Farm as he operates a firewood business from premises near Muir of Ord and to date, other than carry out significant earthworks within the field to the east of the Urquhart Burn, no agricultural activities have taken place on site. It is the view expressed by third parties objecting to the application(s) that it is the applicants intention to move the firewood business to Urquhart Farm with what are considered to be the undesirable consequences. The current application and those also associated with the applicant require to be assessed on their own merits. Determination of the application(s) requires to be based on the evidence that has been provided in support of the application(s) not speculation. None of the supporting information refers to the relocation of the firewood operations.
- 8.16 Furthermore, the provisions of the relevant planning legislation restricts use and activities to those related to agricultural, as defined by legislation. Therefore, whilst it is accepted that the scale and design of the buildings lend themselves to other activities beyond what the applicant has set out, use of the buildings for any other activity which does not benefit from planning permission is liable to result in enforcement action being initiated.
- 8.17 During 2020 the applicant carried out works to a culvert over the Urquhart Burn where it runs through his landholding. Concerns were raised by third parties with SEPA and the Planning Authority regarding the manner in which the works had

been undertaken and the potential risk to their property which lies below the location of the culvert. SEPA undertook their own investigation and required remedial works to be carried out to prevent pollution of the watercourse. A thorough assessment of these works was carried out by the Planning Service with an input from Legal Services. It was concluded that the works fall within the scope of permitted development rights associated with the improvement or maintenance of watercourses and therefore no further action was available to the Planning Authority.

- 8.18 Comment has been made that the drainage plans do not include information about the storage and discharge of slurry. These matters are dealt with under separate and dedicated legislation administered by SEPA.

9. CONCLUSION

- 9.1 Policy 36 requires development to be judged in terms of siting and design, pattern of development, landscape impact and impact on servicing. Following the submission of additional information regarding, traffic movements, drainage proposals the objections initially lodged by consultees have been removed.

- 9.2 The applicant has chosen to submit a single application for two buildings, which he considers are necessary in addition to the building (ref 20/00508/PNO) approved under the prior notification procedures, to successfully operate his proposed agricultural business. The larger of the two sheds appears to be designed to house cattle. The ONA submitted with the associated application (20/02677/FUL) and the masterplan for the landholding envisage that over wintering will be required for 35 heads of cattle. The smaller of the sheds has the appearance of a general agricultural store. The application has confirmed that he has machinery and equipment and will also require facilities to store feed stuff. It is accepted that at this point in time when there appears to have been little agricultural activity on the holding, the need for three buildings seems questionable. However, whilst the granting of the prior approval and the planning permission would allow the applicant to construct all three sheds there is no statutory requirement for the permission to be implemented immediately and in full. Therefore, whilst the applicant hopes to secure permission to build three sheds, depending on how the agricultural business develops he may decide that he does not require to build them all immediately. By securing planning permission the applicant has the option of providing the facilities that he considers necessary in the long run without seeking further approval from the Planning Authority in the future.

- 9.3 Buildings of the scale and design proposed are now common place in agricultural landscapes. The need for hardstanding to provide safe access as well as turning spaces for machinery and vehicles is understood. The site chosen is considered capable of absorbing the development proposed. Overall the development is considered to be in conformity with Policy 36 of the HwLDP.

- 9.4 Finally, the Planning Service does not condone the actions of the applicant which resulted in works to the road verge. It is the applicants responsibility to ensure that he has all the necessary consents in place before carrying out any development as he takes the proposals for this landholding forward. The

Planning Service encourages use of the pre application advice service. It is hoped that the applicant takes steps to secure the trust of the local residents most of whom have resided at Urquhart for many years.

- 9.5 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 N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Road Guidelines for New Development, with the visibility splay of 4.5m x 90 to the west and 4.5m x 90m to the east. (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: In the interest of road safety.

2. The existing field entrance from the B9164 shall be stopped up, at the same time as the works required under condition one are implemented. Prior to any development commencing a detailed specification of the manner in which the access shall be stopped up shall be submitted for the consideration and written agreement of the Planning Authority, in consultation with the Road Authority. Thereafter the works shall be carried out in accordance with the agreed specification

Reason: In the interest of road safety to ensure that the existing field entrance is stopped up timeously.

3. Prior to any works commencing a full set of plans supported by a written statement of the surface water drainage scheme shall be submitted for the consideration and written agreement of the Planning Authority, in consultation with the Road Authority. The details shall include;

- a full network simulations demonstrating that the surface water drainage network will manage a 1 in 200 year plus climate change return period storm event without flooding.
- details on the condition of the 375mm diameter field drain which will convey water to the discharge point on the coast.
- details that demonstrate that no drainage from the site (whether surface water or land drainage) connects to the existing public road or its drainage (including the existing roadside ditch.)
- details that demonstrate that any drainage pond or infiltration feature is set back a minimum of 5m from the edge of the public road.

Thereafter the surface water drainage scheme shall be installed in accordance with the agreed details prior to first use of the hardstanding and or buildings hereby approved.

Reason: To ensure that surface water drainage is provided timeously, to reduce the risk of flooding occurring outwith the application site and in the interests of road safety

4. No development or work shall commence on the construction of the buildings and hardstanding hereby approved 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: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity

5. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the 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 the interest of visual amenity.

6. The agricultural buildings and yard area hereby approved shall be used solely for purposes associated with agricultural operations undertaken on the holding registered under farm code number 91/761/0184, only and for no other purpose.

Reason: In the interest of road safety and to allow the Planning Authority to control any future use of 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.

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.

Local Roads Authority Consent

In addition to planning permission, you will require one or more separate consents from the Area Roads Team to install the drainage pipe under the B9164 and form the access onto the B9164 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 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 NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

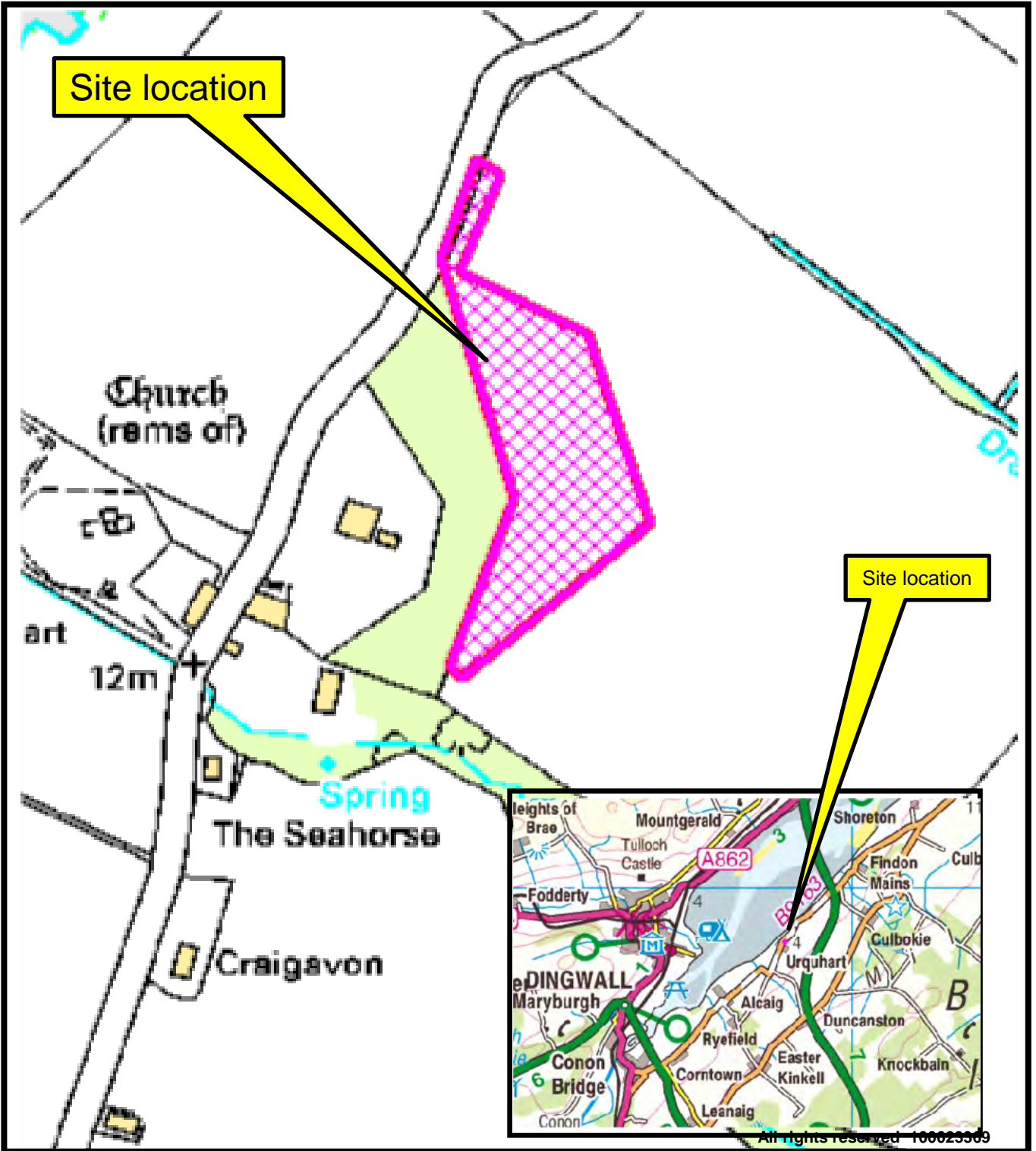
Designation: Area Planning Manager – North

Author: Erica McArthur

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

Relevant Plans:

- Plan 1 - Location Plan – Highland Council
- Plan 2 - Location and Site Layout Plan Ref 2019 013-008 REV D
- Plan 3 - Site Access and Visibility Splays Ref CTCH-J3851-005 REV B
- Plan 4 - Drainage Layout Ref CTCH-J3851-003 REV B
- Plan 5 - General Plan Shed One Ref 2019 013 - 005 REV A
- Plan 6 - General Plan Shed Two Ref 2019 013 - 006 REV A
- Plan 7 - Masterplan – Supporting Information

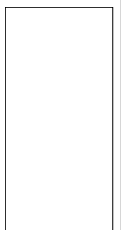


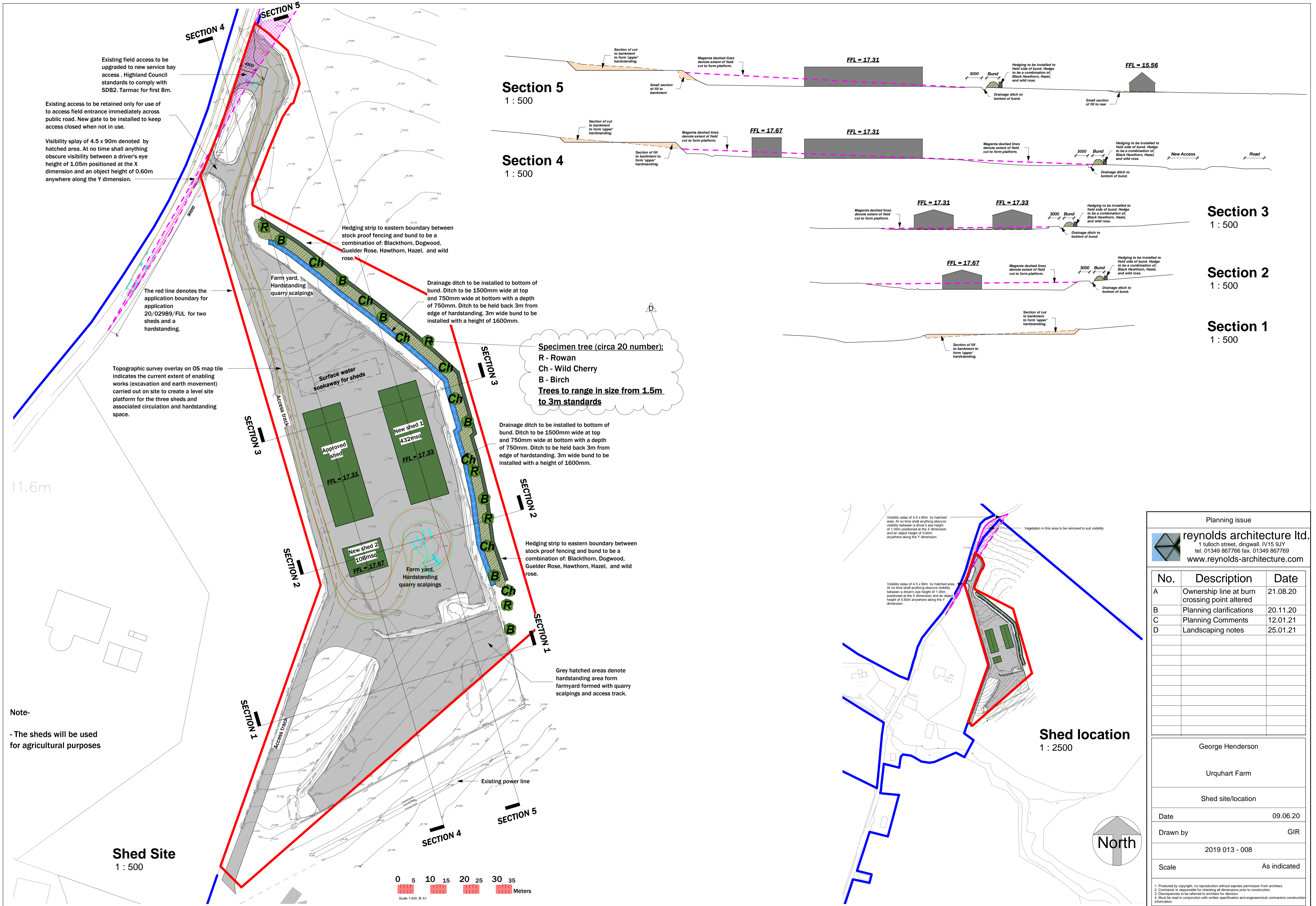
The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure Service

20/02989/FUL

Erection of two agricultural buildings
and formation of hardstanding
at Land 105M NE Of Northwood, Urquhart
Alcaig, Conon Bridge
September 2021





Existing field access to be upgraded to new service bay access. Highland Council standards to comply with SDB2. Tarmac for first 8m.

Existing access to be retained only for use of to access field entrance immediately across public road. New gate to be installed to keep access closed when not in use.

Visibility splay of 4.5 x 90m denoted by hatched area. 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.

The red line denotes the application boundary for application 20/02989/FUL for two sheds and a hardstanding.

Topographic survey overlay on OS map tile indicates the current extent of enabling works (excavation and earth movement) carried out on site to create a level site platform for the three sheds and associated circulation and hardstanding space.

Hedging strip to eastern boundary between stock proof fencing and bund to be a combination of: Blackthorn, Dogwood, Guelder Rose, Hawthorn, Hazel, and wild rose.

Drainage ditch to be installed to bottom of bund. Ditch to be 1500mm wide at top and 750mm wide at bottom with a depth of 750mm. Ditch to be held back 3m from edge of hardstanding. 3m wide bund to be installed with a height of 1600mm.

Specimen tree (circa 20 number);
 R - Rowan
 Ch - Wild Cherry
 B - Birch
Trees to range in size from 1.5m to 3m standards

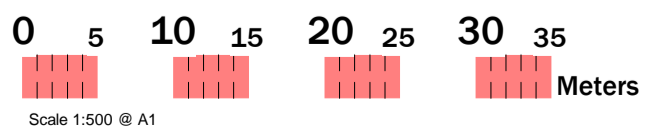
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Hedging strip to eastern boundary between stock proof fencing and bund to be a combination of: Blackthorn, Dogwood, Guelder Rose, Hawthorn, Hazel, and wild rose.

Grey hatched areas denote hardstanding area form farmyard formed with quarry scalplings and access track.

Note - The sheds will be used for agricultural purposes

Shed Site
1 : 500



Section 5
1 : 500

Section 4
1 : 500

Section 3
1 : 500

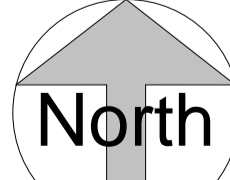
Section 2
1 : 500

Section 1
1 : 500

Visibility splay of 4.5 x 90m by hatched area. 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.

Visibility splay of 4.5 x 90m by hatched area. 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.

Shed location
1 : 2500







Planning issue		
reynolds architecture ltd. 1 tulloch street, dingwall, IV15 9JY tel. 01349 867766 fax. 01349 867769 www.reynolds-architecture.com		
No.	Description	Date
A	Ownership line at burn crossing point altered	21.08.20
B	Planning clarifications	20.11.20
C	Planning Comments	12.01.21
D	Landscaping notes	25.01.21
George Henderson		
Urquhart Farm		
Shed site/location		
Date	09.06.20	
Drawn by	GIR	
2019 013 - 008		
Scale	As indicated	
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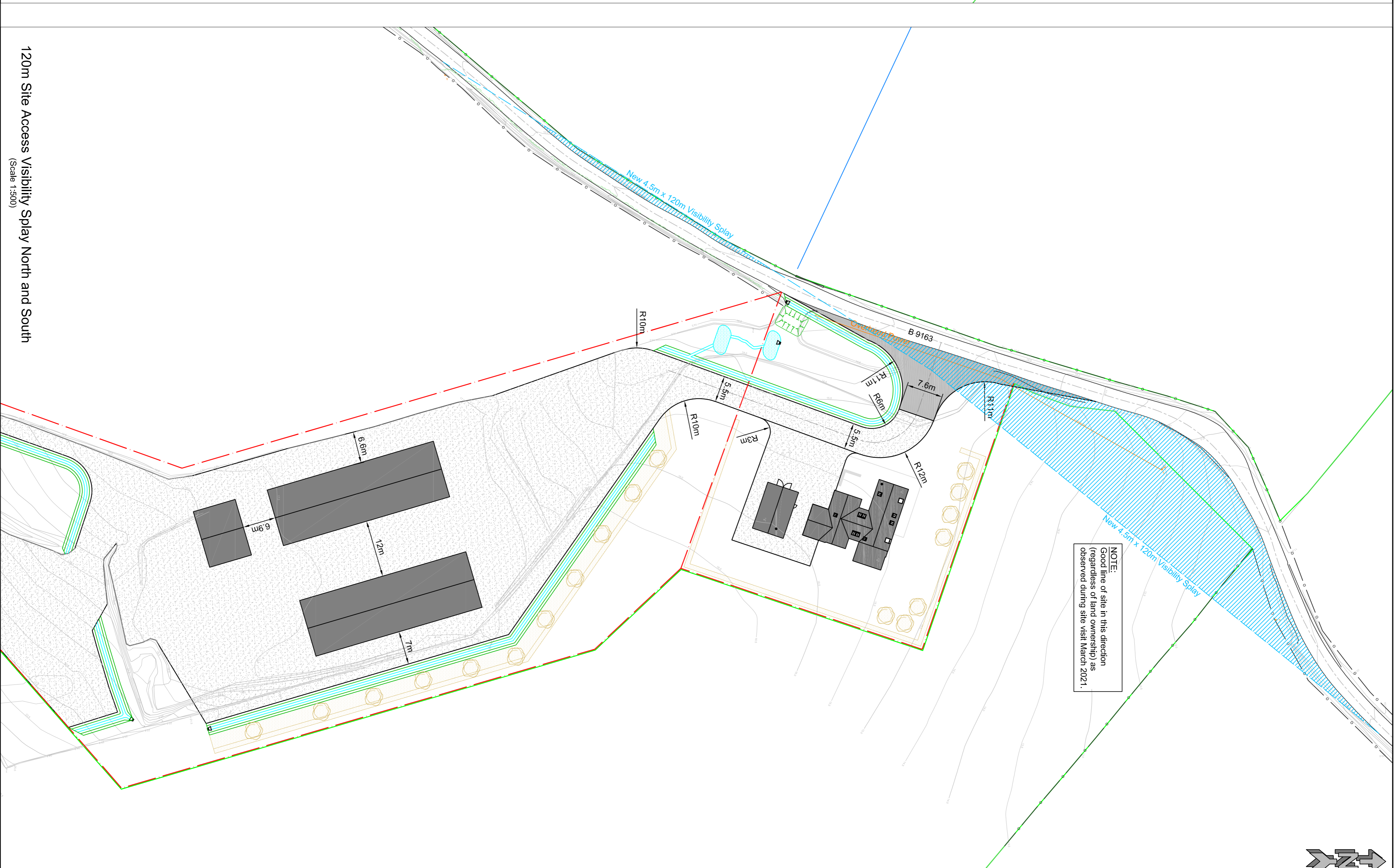
NOTES:-

1. Refer to Cairtech Ltd. drawing J3851-002 & 003 for Drainage Layout Plan - sheets 1 & 2.
2. Refer to Cairtech Ltd. drawing J3851-006 for sections through the site access visibility splays.
3. Refer to Cairtech drawing J3851-007/008 for vehicle swept path analysis.
4. Position of any existing services must be accurately located on site prior to construction work commencing.

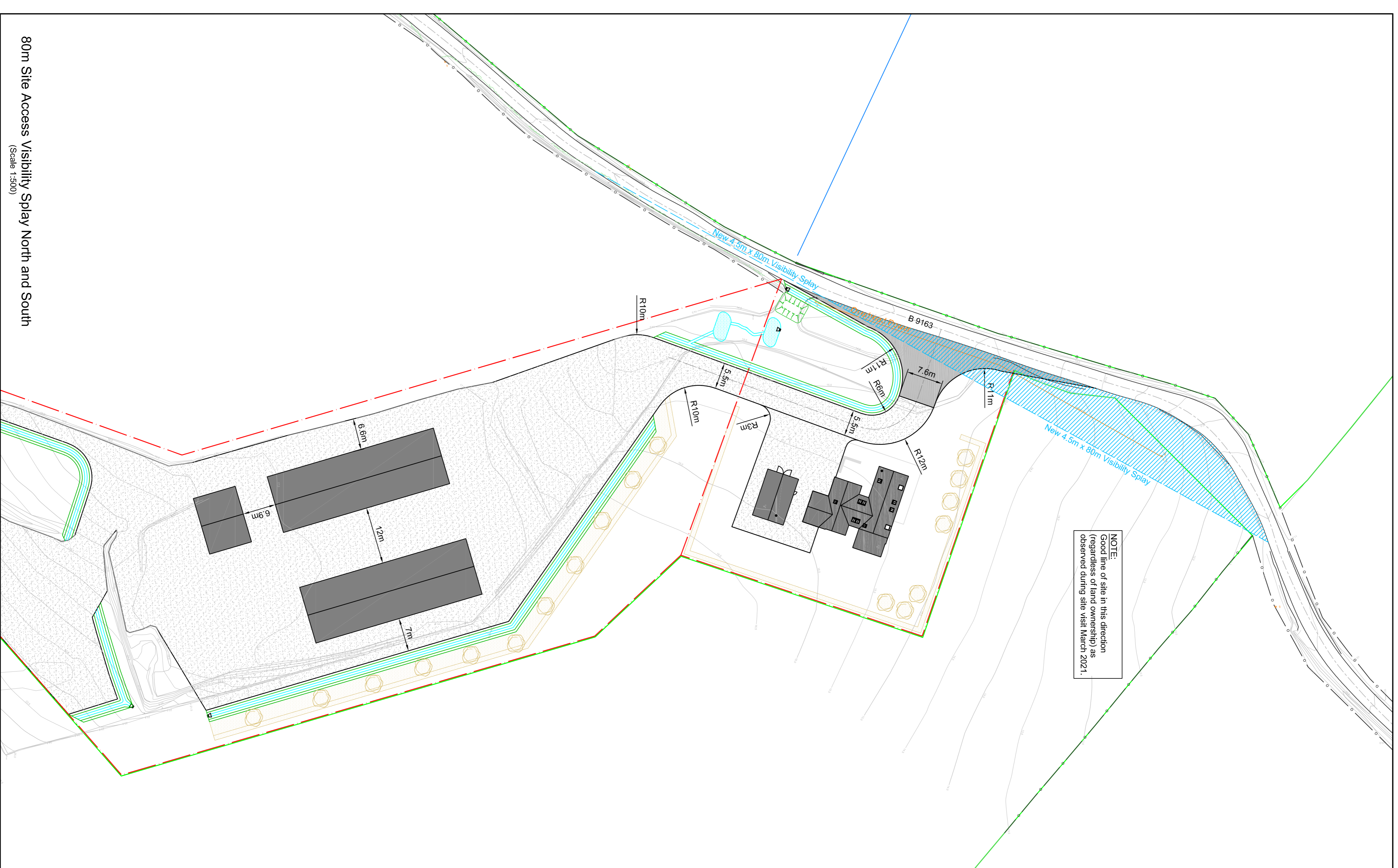
LEGEND:-

-  Denotes area of asphalt road construction
-  Denotes area of granular road construction
-  Approximate extents of development boundary
-  Approximate extent of land ownership

NOTE:
Good line of site in this direction (regardless of land ownership) as observed during site visit March 2021.



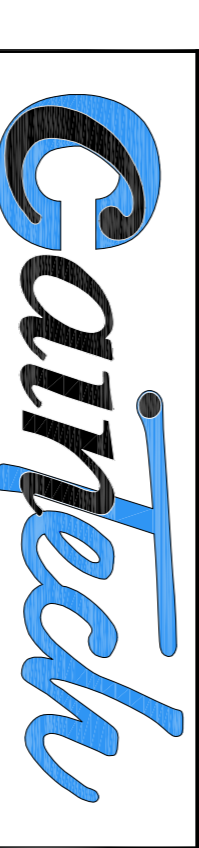
120m Site Access Visibility Splay North and South
(Scale 1:500)



80m Site Access Visibility Splay North and South
(Scale 1:500)

B	13/03/21	Final layout changes to address planning comments received from Highland Council.	CM	KGT
A	30/03/21	Scale slopes altered to 1:1. Stalling ponds added. Note added on visibility following site visit.	CM	KGT

Site Layout:
New House & Agricultural Sheds at
Urqhart Farm, Alcaig
Site Access Visibility Splay Plan



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APPROVAL CONTACTS:
Email: design@cairtechltd.com
Phone: 01463 809999
Fax: 01463 545000
<http://www.cairtechltd.com>

Client: **Mr. G. Henderson**

Drawn By:	Checked By:	Survised By:	Survised Date:
CM	KGT	ZC	10/02/2021

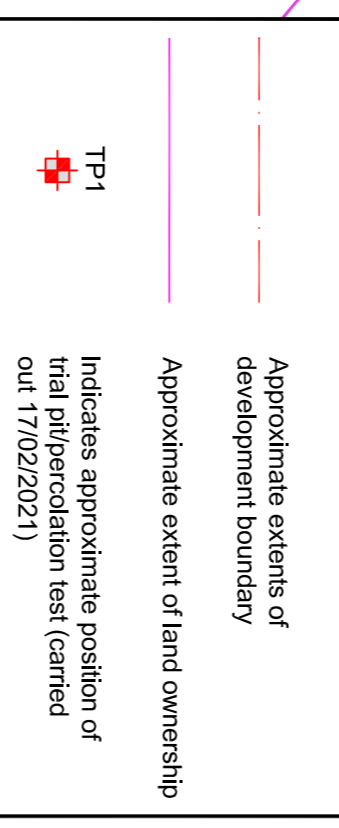
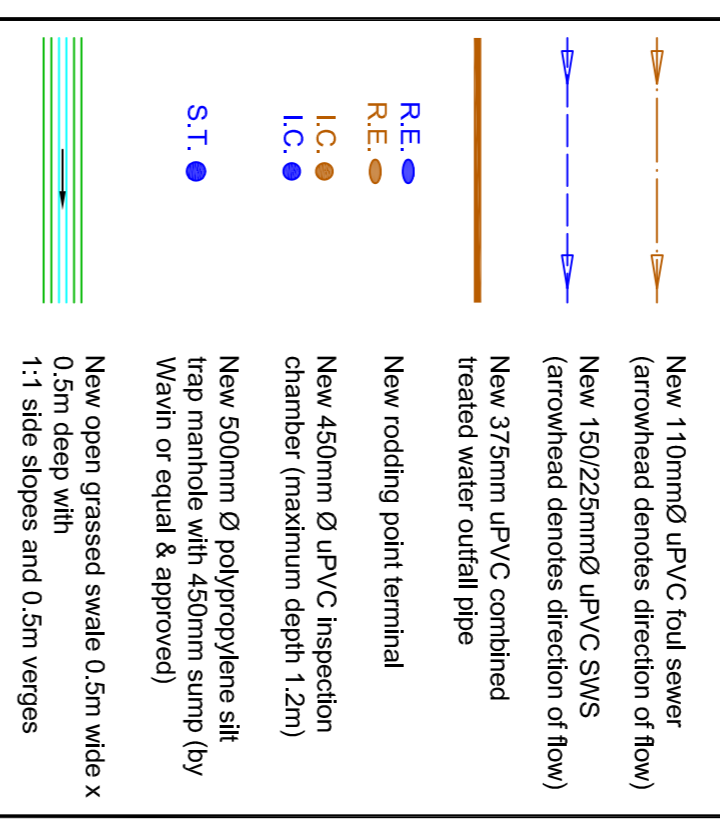
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<input type="checkbox"/> FOR APPROVAL	
<input type="checkbox"/> WARRANT	
<input type="checkbox"/> CONSTRUCTION	

Drawing Scale:	Drawing No:
1:500 @ A1	CTCH-J3851-005

Out_Aid Ref:	Rev:
J3851	B

1. Refer to Cairotech drawing no. CTCH-J3851-002 for sheet 1 of 2.
2. Refer to Cairotech drawing no. CTCH-J3851-004 for construction details.
3. Refer to Cairotech drawing no. CTCH-J3851-005 for site access and visibility splay layout.
4. Drainage to be constructed, installed & tested in accordance with the standards as set out in BS EN 752:2017 BS EN 1610:2015, CRRA C753, SEPA Regulatory Method WA1-FM-03/04 and SEPA GBR110.
5. A minimum of 600mm cover to be provided to all pipework within garden/landscaped areas, a minimum of 900mm below any parking area and a minimum of 1200mm below any road. Concrete slab protection to be provided where minimum cover below road is not achievable.
6. The functionality of any gravity drainage shown is dependant on achieving the minimum allowable gradients. A level survey of the entire route should be carried out prior to construction work commencing on site to confirm this is feasible.
7. Refer to the Architect's drawings for the position of the roof water downpipes and internal foul drainage outlets.
8. Foul drainage discharge shown is subject to final approval from SEPA.
9. Road crossings subject to permission from Highland Council Roads department.

LEGEND:-



B	13/05/21	Proposed 450mm road layout, amended as per TMC comments. Outfall pipe reworked to 375mm.	CM	KGT
A	30/03/21	Swale slopes altered to 1:1. Chambers removed where possible. Spilling points added.	CM	KGT

Site Layout

New House & Agricultural Sheds at Urquhart Farm, Alcaig

Drainage Layout Plan - Sheet 2 of 2

LAND & BUILDING SURVEYING
SETTING OUT ENGINEERS
CIVIL ENGINEERING DESIGN
LASER SCANNING SERVICES

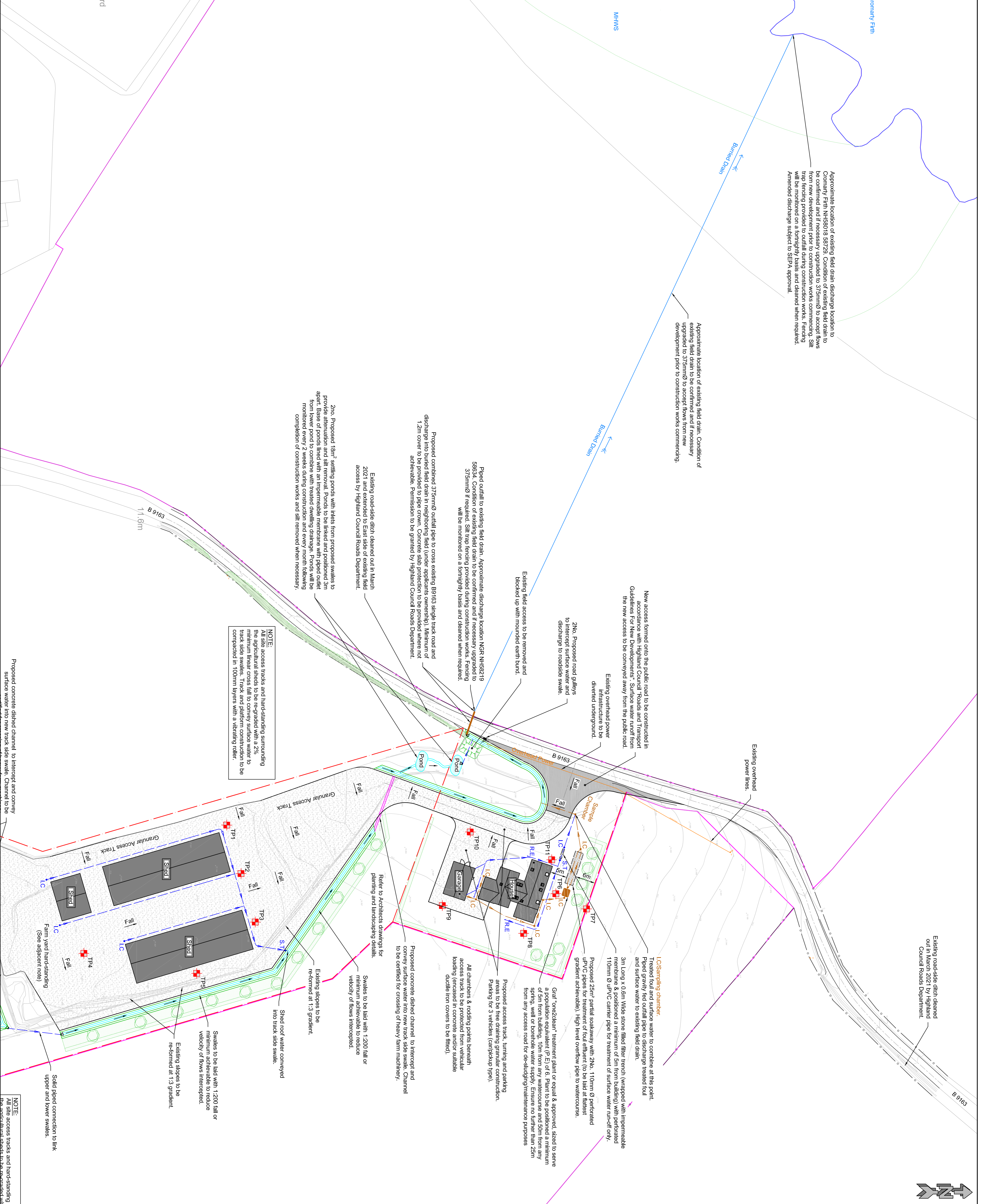
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Mr. G. Henderson

Drawn By:	Checked By:	Surveyed By:	Surveyed Date:
CM	KGT	ZC	10/02/2021
Drawing Status:		Drawing Date:	
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Drawing Scale:		Drawing No.:	
1:500 @ A1		CTCH-J3851-003	
Level in meters and up to Ordnance Datum. Coordinates are to National Grid. (GPS Network)		Our Job Ref.:	Rev.:
		J3851	B



Approximate location of existing field drain discharge location to Cromarty Frith NH58018 580726. Condition of existing field drain to be confirmed and if necessary upgraded to accept flows from new development prior to construction works commencing. Silt trap fencing provided to outfall during construction works. Fencing will be removed when construction works are completed. Approved discharge subject to SEPA approval.

Approximate location of existing field drain. Condition of existing field drain to be confirmed and if necessary upgraded to 375mmØ to accept flows from new development prior to construction works commencing.

Proposed combined 375mmØ outfall pipe to cross existing B9163 single track road and discharge into buried field drain (under applicants ownership). Minimum of 1.2m cover to be provided to pipe crown. Concrete slab protection to be provided where not achievable. Permission to be granted by Highland Council Roads Department.

Piped outfall to existing field drain. Approximate discharge location NGR NH58219 58634. Condition of existing field drain to be confirmed and if necessary upgraded to 375mmØ if required. Silt trap fencing provided during construction works. Fencing will be monitored on a fortnightly basis and cleaned when required.

2No. Proposed 18m² settling ponds with inlets from proposed swales to provide attenuation and silt removal. Ponds to be linked and positioned 3m apart. Bases of ponds lined with an impermeable membrane with piped outlets to convey surface water to the 375mmØ outfall pipe. Ponds to be monitored every 2 weeks during construction and every 4 weeks following completion of construction works and silt removed when necessary.

Existing road-side ditch cleaned out in March 2021 and extended to East side of existing field access by Highland Council Roads Department.

NOTE:
All site access tracks and hard-standing surrounding the agricultural sheds to be re-graded with a 2% minimum linear cross fall to convey surface water to track side swales. Track and platform construction to be compacted in 100mm layers with a vibrating roller.

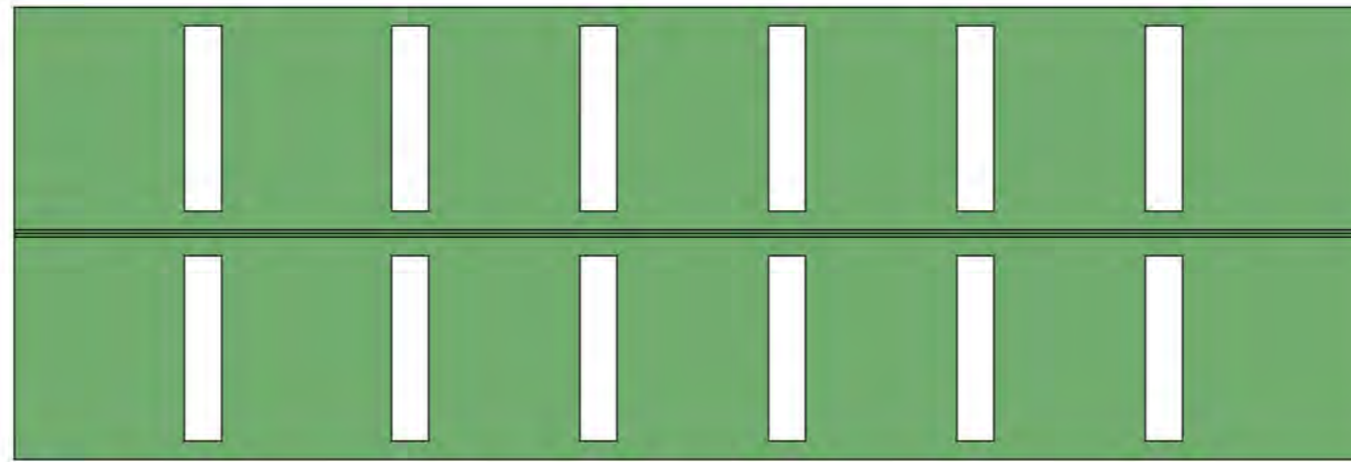
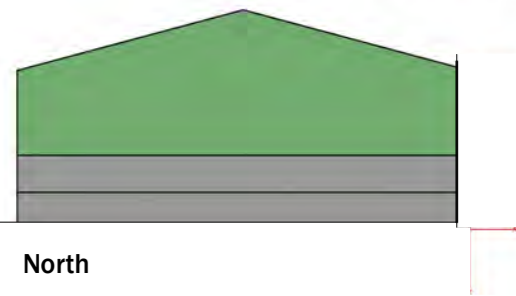
Proposed concrete ditch channel to intercept and convey surface water into new track side swale. Channel to be



STEEL BUILDINGS, FABRICATION, CLADDING & GROUNDWORKS
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CLIENT
GEORGE HENDERSON
PROJECT
URQUHART FARM
CONON BRIDGE

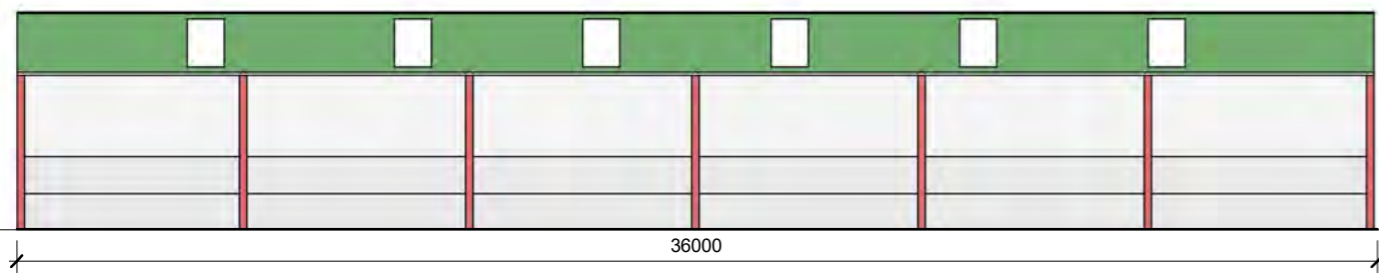
ROOF
GREEN BOX PROFILE
WALLS
GREEN BOX PROFILE & 2M
HIGH CONCRETE PANELS ON
3 SIDES ONLY



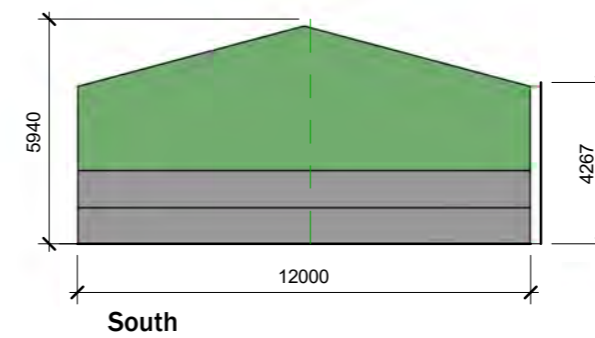
ROOF PLAN



West

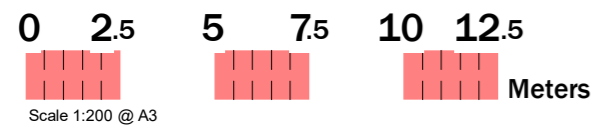


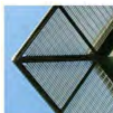
East
ELEVATIONS



Shed 1

1 : 200



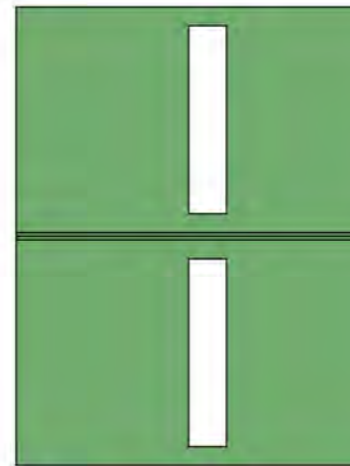
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No.	Description	Date
A	Shed dimensions altered	14.08.20
George Henderson		
Urquhart Farm		
Shed 1		
Date	09.06.20	
Drawn by	GIR	
Scale	1 : 200	
2019 013 - 005		
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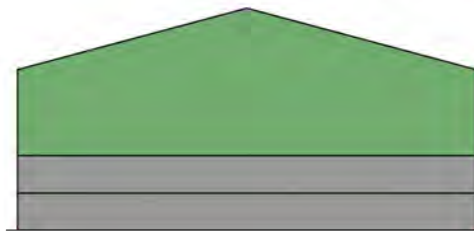
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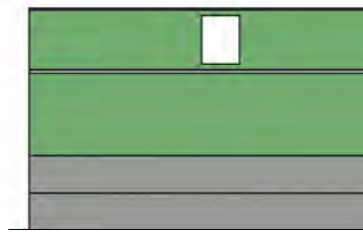
ROOF
GREEN BOX PROFILE
WALLS
GREEN BOX PROFILE & 2M
HIGH CONCRETE PANELS ON
3 SIDES ONLY



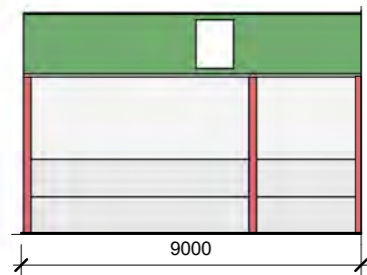
ROOF PLAN



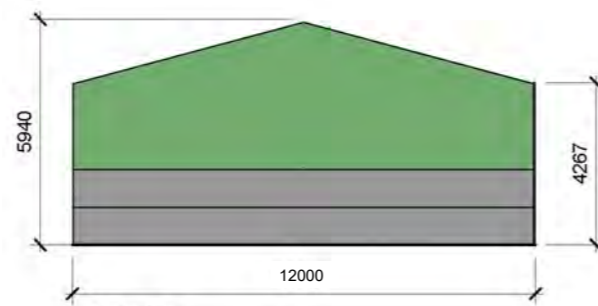
North



West



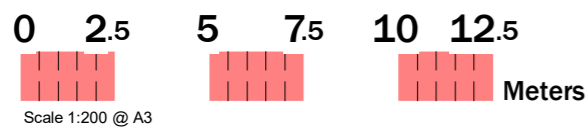
East
ELEVATIONS



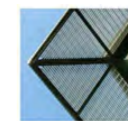
South

Shed 2

1 : 200



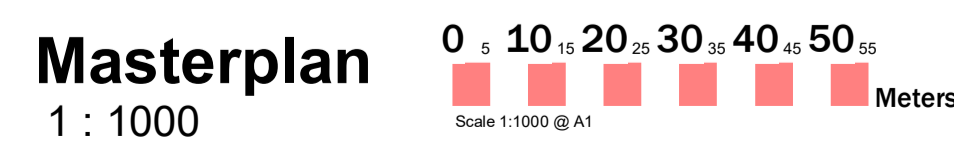
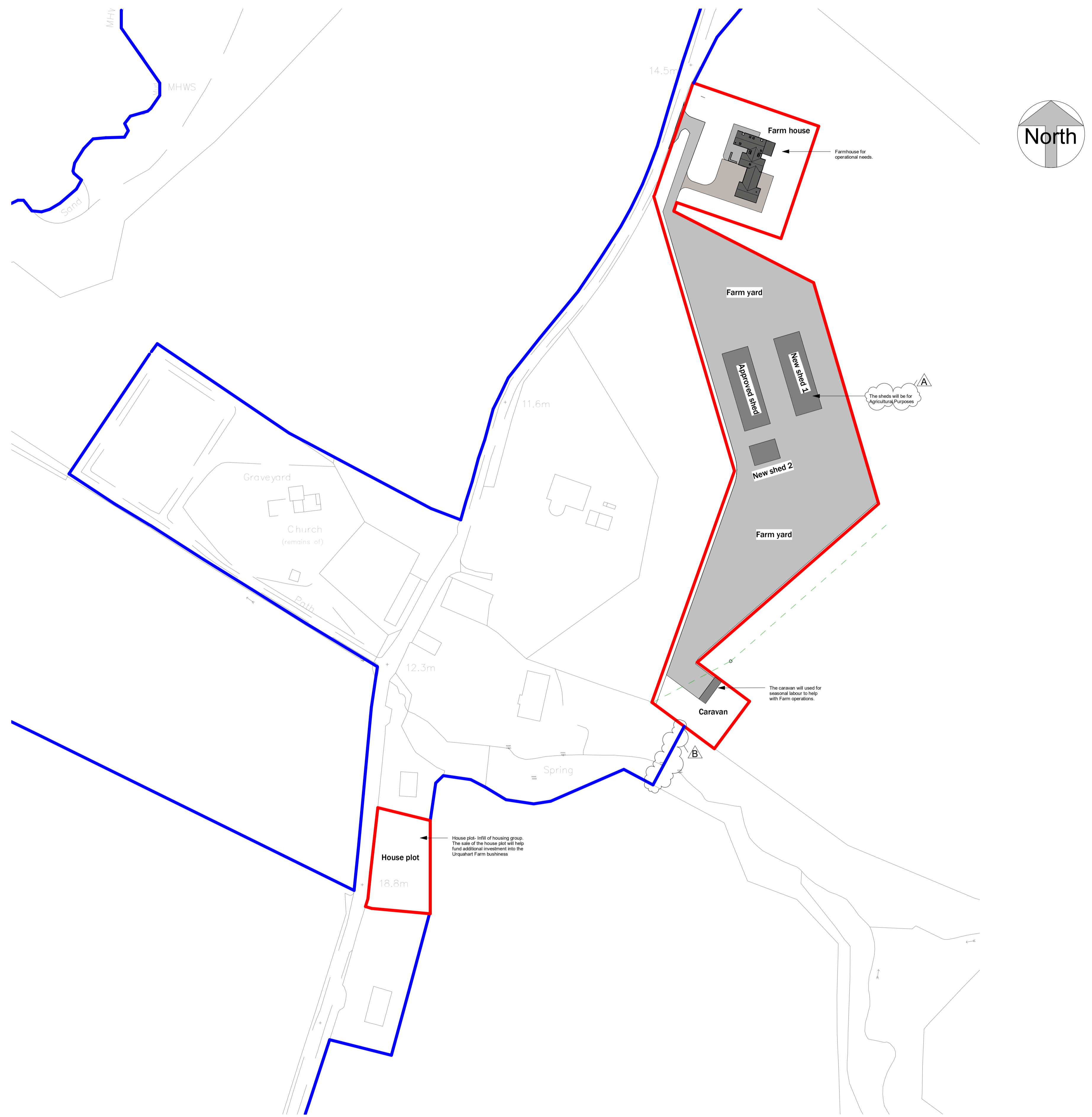
Planning issue



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No.	Description	Date
A	Shed dimensions altered	14.08.20

George Henderson	
Urquhart Farm	
Shed 2	
Date	09.06.20
Drawn by	GIR
Scale	1 : 200
2019 013 - 006	
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No.	Description	Date
A	Alterations	10.08.20
B	Ownership line at burn crossing point altered	21.08.20

George Henderson	
Urquhart Farm	
Masterplan	
Date	09.06.20
Drawn by	GIR
2019 013 - 004	
Scale	1 : 1000

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