

Agenda Item	6.3
Report No	PLN/092/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 7 December 2021
Report Title: 21/02750/FUL : Mr Andrew Forrest
Land 110M NW Of Armadale
Parkview
Auckengill

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Formation of caravan site for touring caravans and campervans, site office and toilet/shower block, erection of house, siting of temporary caravan, installation of septic tank and soakaway and formation of 2no access

Ward: 03 - Wick And East Caithness

Development category: Local

Reason referred to Committee: number of 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 proposal is for a caravan and motorhome parking facility in conjunction with a single-storey private house on land at Auckengill near Wick. The development of the camping ground will entail the formation of a new access track and access junction, the installation of 15 formal pitches (9no motorhome pitches and 6no tent pitches, and the erection of a site office as well as a toilet/shower block.
- 1.3 The single-storey house is of a simple traditional cottage design with a south facing porch finished with Caithness Stone, a 40° pitch roof finished in Anthracite Marley Edgemere slate effect tiles, while the house will have a footprint of 130sqm and is otherwise finished in Sandstone roughcast render. Windows and doors are white uPVC. The house will be served by an upgraded private access track and junction, while private foul treatment arrangements will be installed to serve both the house and the camping ground. There is a ruined crofter's cottage as well as a disused stone barn in the site's eastern corner. The Design Statement moots ideas to repair and eventually repurpose the barn however there are no details of this proposal included with the submission and therefore the barn's development does not form a part of this proposal.
- 1.3 The applicant received pre-planning application advice (ref. 21/00515/PREAPP), in which they were advised that there is broad policy support for the development to provide tourist accommodation in the Wider Countryside and for the proposed house. The submitted details of the PREAPP appeared generally acceptable in terms of scale, and siting and design considerations although the camping site has shifted further north in the current application. the applicant was also advised that the development should not have a detrimental impact on local residential amenity or the public road network (for which Transport Planning provided feedback on the proposal), and should address site servicing constraints and drainage issues.
- 1.4 The application is supported by a Design Statement, which sets out the rationale for the development, provides some site analysis and the design principles of the development, as well as a Site Management Plan for the camping ground.
- 1.5 During the course of the application's assessment the proposal was amended to: 9no motorhome/touring caravan pitches from 10no.; include a separate access to the proposed house; and, upgrades to the public road.

2. SITE DESCRIPTION

- 2.1 The application site forms approximately 1ha of agricultural grazing ground on the north corner of the looping single track Auckengill Township Road, from which the site will take two separate accesses, and which connects to the A99 at two locations. There is a ruined crofter's cottage as well as a disused stone barn in the site's eastern corner. Ground levels generally drop west to east towards the coast, with the site adjacent to open moorland to the north and west, a section of which forms part of the Caithness and Sutherland Peatlands Special Area of Conservation (SAC), and Special Protection Area (SPA). The east and south of the application and is characterised by settled farmland. Auckengill Township Road is sporadically developed with residential and agricultural development as

well as rural businesses, with development denser along the western and northern lengths. The nearest properties to the proposal site are Armadale approximately 160m SW, Ceol Na Mara approximately 225m SE, and Caith Cottage approximately 285m NW.

3. PLANNING HISTORY

- | | | | |
|-----|----------------|--|-----------------------------|
| 3.1 | N/A | 04/00404/FULCA: Renovation of derelict croft house, installation of aquatron composting unit, reed bed, small wind turbine and photovoltaic cells in roof. | APPLICATION WITHDRAWN |
| 3.2 | 08 June 2004 | 04/00219/AGRCA: Erection of general purpose agricultural storage building. | PRIOR APPROVAL NOT REQUIRED |
| 3.3 | 01 August 2017 | 17/00669/FUL: Erection of house, installation of septic tank and mound soakaway | APPLICATION REFUSED |
- 3.4 Despite a generally positive response to a previous PREAPP request, the 2017 application referred to in Section 3.3 was refused under Regulation 24 of the Town and Country Planning (Development Management) Regulations 2008 on the grounds that there was insufficient information included with the proposal including the proposed site layout and elevations to complete the assessment.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour and Schedule 3 Development.
Date Advertised: 25 June 2021
Representation deadline: 15 July 2021
- 4.2 Timeous representations: 20no. representations from 11no. households
- 4.3 Late representations: 0
- 4.2 Material considerations raised are summarised as follows:
- Concerns with the accuracy of the submission.
 - Impact on the rural and residential character of the area.
 - Impacts on residential amenity including from noise and light pollution.
 - Road safety concerns including conflicts with other road users (pedestrians, cyclists, school children, school buses, horse riders, and farm vehicles) and the safety and free flow of traffic on the A99.
 - Road condition and capacity concerns of the Auckengill Loop Road including the proposed use of service bays as passing places.
 - Site access concerns including visibility looking south.
 - Flooding concerns.
 - Water supply concerns.

- Drainage concerns including environmental and public health impacts from chemical toilet waste.

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 **Dunnet and Canisbay Community Council** did not respond to the consultation request.

5.2 **Environmental Health Officer** does not object to the application however required additional information in the form of a noise management plan to demonstrate how any resulting noise impacts on neighbouring properties will be managed. Environmental Health also require a condition to ensure that the development will not result in excessive light pollution, and advise the applicant to contact Environmental Heal directly regarding any site licencing requirements.

5.3 **Transport Planning** required further information regarding the upgrading of the public road including road and side verge geometries as well as existing and proposed additional passing places. Transport Planning also required additional information regarding the geometry and construction of the of the site accesses. In consultation with the Local Roads Office, the applicant has subsequently submitted an Access and Road Layout Plan (drawing ref. AF-2b), which satisfies Transport Planning's requirements.

5.4 **Scottish Water** does not object and advises that fresh water will be supplied from the public supply, and that private arrangements are required for foul drainage. The applicant is advised that SUDS is required for surface water drainage.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012 (HwLDP)**

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 31 - Developer Contributions

Policy 36 - Development in the Wider Countryside

Policy 44 - Tourist Accommodation

Policy 56 - Travel

Policy 58 - Protected Species

Policy 61 - Landscape

Policy 64 - Flood Risk

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

6.2 **Caithness and Sutherland Local Development Plan 2018 (CaSPlan)**

There are no site specific policies, Auckengill is within the Wider Countryside designation of the CaSPlan, and therefore the application is assessed against the general policies of the HwLDP.

6.3

Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Sustainable Design Guide (Jan 2013)

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (as amended December 2020)

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

Development plan/other planning policy

8.4 The application is principally assessed against HwLDP Policies 36 for Development in the Wider Countryside, and 44 for Tourist Accommodation, with Policies 28 and 29 for Sustainable Design, and, Design Quality and Placemaking carrying their due weight. The policies express the Council's support for single house development as well as proposals for tourist accommodation within the Wider Countryside provided the proposal shows sensitivity in terms of scale, siting and design so that it is compatible with the existing pattern of development, as well as the surrounding landscape, local character, and approved adjacent land-uses, while not having a detrimental impact on local residential amenity. The development's impacts on the public road network is also a key consideration

(Policy 56), while the applicant's Design Statement includes market research that demonstrates a need for additional tourist accommodation facilities as they relate to the NC500 tourist route, as is required by Policy 44. The application is assessed against the remaining policy considerations below. The proposals are not considered to be an EIA development.

8.5 **Siting and Design**

There is scope for the proposal at the location to be compatible with the existing pattern of development given the ruined agricultural buildings on the application site and its general alignment with an agricultural business to the southeast. Additionally, the site is removed from the main residential properties along the Auckengill Township Road and is in the adjacent field from Armadale and as such the location does not lead to concerns that the development will disrupt the rural residential character of the area or result in backland development. The site's layout is rational in relation to existing physical features such as field boundaries and the public road. All new built components are single storey, modestly sized, and finished in appropriate material and colour finishes. The house's design is reflective of the Highland vernacular and as such the proposal is not considered to be detrimental to the surrounding rural landscape and local character. The application is therefore considered acceptable in terms of siting and design. Notwithstanding, a condition is proposed to ensure the applicant provides a plan showing the defined curtilage of the proposed house along with boundary treatments and garden ground layout as is ordinarily required for housing proposals. The temporary caravan should be removed from the site once the house is built, and the camping site reinstated to its original state in the event it is no longer operational, which should also be controlled by condition. A further condition is suggested to ensure the applicant submits details of site signage prior to its installation so that any impacts on road safety and amenity can be controlled.

8.6 **Amenity**

A Site Management Plan is included with the Design Statement that demonstrates the development will be effectively managed to maintain guest and neighbouring residential amenity favourably. The submission proposes that the site will be in use for up to 10 months each calendar year to coincide with the tourist season, however it is not considered reasonable or appropriate to control this through condition. The use of the site by travelling caravans and motorhomes only, along with the length of visitors' stay (maximum three months cumulative in a calendar year), should be controlled through condition in accordance with the use applied for. It is proposed that the applicant will live on site and manage the business from a working site office located adjacent to the access driveway. A condition is proposed to tie the ownership of the site to the applicant and future owners/occupants of the proposed house to ensure continued good management of the site and to protect the future amenity of the house's occupants. The site's separation distances from existing occupied properties coupled with its relatively modest scale are sufficient to not raise significant concerns that the development will impact on neighbouring residential amenity. Nevertheless, Environmental Health, who have not objected to the application, have requested conditions for both a Noise Management Plan and a Lighting Strategy to be submitted and

approved prior to development commencing on site to ensure noise and light pollution are appropriately managed and mitigated in the interests of residential amenity. Some limited disruption may be expected during the construction phase of development however, developers must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, which would subsequently be controlled through Environmental Health. Finally, the scale and location of the development is such that it is not considered to have an unacceptable impact on surrounding farming while some landscaping is proposed in the form of additional planting to screen the site.

8.7 Protected Species

The applicant has included a Bat Survey Report with the submission in relation to the disused barn on the application site and the mooted plans for its refurbishment and repurposing. The building was assessed as having low roosting potential in December 2020, while subsequent Bat Activity Surveys undertaken in Summer 2021 concluded that the building is not used by roosting bats. Consequently, any works to the building within the 18month lifetime of the report will not require an European Protected Species Licence. It is noted here however that there are no details of the planned works to the building included with the submission and any proposals for the barn may therefore require a separate application and an updated bat survey. The site is close to Natura2000 protected sites however is not expected to impact their qualifying interests however additional Protected Species informatives are suggested to remind the developer of their obligations in respect of the same.

8.8 Travel, Road Safety, Access, and Parking

The development will be accessed from the unclassified Auckengill loop road, which is a relatively poor quality single-track road with limited passing places, although there are no weight restrictions to preclude caravans and motorhomes using the road, which is already used by pedestrians, cyclists, horse riders, cars, lorries, and farm vehicles. The peak usage of the site is expected to coincide with school summer holidays however an informative is suggested to advise the applicant to request guests avoid accessing the site during travel to school times, while the indicative guest check-in and check-out times allow scope for this. The Council understands that similar facilities in the area usually operate at around 80% capacity at peak times during May and August averaging to between 30-40% over the year. Transport Planning acknowledge the road safety and capacity concerns due to the expected increase in traffic generated by the development, which is reflected in their requirement for new or improved passing places along the unclassified road, and for appropriate visibility splays at both new junctions. The applicant has worked with the local Roads Office to agree measures to mitigate the development's impact on the public road network, which include:

- the formation of a 12m layby at the entrance to the new house, which should be installed at the commencement of development;
- the first 12m of the caravan site access installed with a width of 5.5m to allow two larger vehicles to pass at the entrance;

- the installation of a passing place directly across from the entrance to Rowan cottage to improve road safety at a section of rising road;
- widening of the first 12m of Auckengill Township Road from its junction with the A99 to 5.5m within the public carriageway to allow two larger vehicles to pass each other.

The above improvements are considered appropriate and reasonable for the scale of the development and should be secured by condition, while the use of the site's facilities could be restricted to guests only to further reduce the development's impact on the public road.

8.9 Water, Flooding, and Drainage

A representation has questioned the capacity of the public fresh water supply to serve the development however Scottish Water have confirmed that the development will be supplied from the Loch Calder Treatment Works. The site has no known flood risks, nevertheless the access roads and pitches will be formed of permeable hardstanding while the majority of the site will be left in its current state, which should ensure surface water drainage will be as extant. However an appropriate SUDS solution will be required for new built elements, which should be secured by condition. The new access junctions will be formed with appropriate drainage measures to ensure that the development does not increase the risk of flooding elsewhere. Foul drainage from both the campsite and house will be via septic tank and soakaway, no percolation tests results have been included with the application however there are no known drainage issues in the area and the site is large enough to accommodate an adequately sized soakaway, which will require a CAR License from SEPA and be given further consideration during the building warrant stage of development.

Other material considerations

- 8.10 A developer contribution of is required for the house towards a major expansion of Wick High School as set out in the table below.

Summary of Developer Contributions		
Infrastructure / Service Type	Select Answer	Contribution Rate Per Home (a small scale housing discount has already been applied)
Number of Homes Proposed	1	
Keiss Primary School		
Build Costs	None - No capacity constraints	£0
Major Extension / New School - Land Costs	None - No land costs required	£0
Primary Total		£0

Wick High School		
Build Costs	Major extension / new school	£796
Major Extension / New School - Land Costs	None - No land costs required	£0
Secondary Total		£796
Affordable Housing		
CNPA	No	£0
Cumulative Transport		
Development Brief / Agreement Area	None - No cumulative transport costs required	£0
<i>Breakdown</i>	N/A	N/A
	N/A	N/A
	N/A	N/A
Total Per Home		£796
Total for Development		£796
All costs are subject to indexation (BCIS All-In TPI) and have been indexed to the appropriate quarter.		

The applicant has 28 days from the date that the Council send the invoice for developer contributions to be paid to make a payment of the developer contributions set out in this report. Should a payment not be made with 28 days, the application shall be refused under delegated powers unless there is written agreement for an extension.

Non-material considerations

8.11 The following issues are not material to the planning assessment:

- The site's exposure to the wind.
- Photographs of private property taken from public spaces.
- The development's potential to detrimentally impact on farm animals.
- Opinions expressed regarding visitors including speculation of specific visitor behaviours.
- The availability of alternative facilities at other locations and a preference for visitors being directed to them.
- Competition with existing businesses providing tourist accommodation in the area.
- The mental health of residents is also not a material planning consideration.

Matters to be secured by Section 75 Agreement

- 8.12 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) None

9. CONCLUSION

- 9.1 The proposal is considered appropriate in terms of siting and design considerations and is therefore supported in Highland-wide Local Development Plan Policies 36 and 44 for Development in the Wider Countryside, and, Tourist Accommodation subject to the applicant providing additional information and clarification on noise management and light pollution as secured by condition. The concerns of local residents regarding road safety and capacity are understood and the applicant has worked closely with the Council's Local Roads Office to secure improvements to the Auckengill Township Road such that development's impact on the public road network is considered to be within acceptable limits.
9. 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

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

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

- 1 Planning permission is hereby granted for the operation of a touring caravan, motorhome, and camping ground of not more than 9no caravans or motorhomes, and not more than 24no guests using tents being used for recreational purposes where the length of stay by any one caravan does not exceed 28 days consecutive or 3 months cumulative in any one calendar year. The permission includes the formation and installation of associated infrastructure and services in accordance with the approved plans and supporting information. No development of the barn is authorised through this permission. Should the Caravan Site hereby approved cease to operate as such for a continuous period of 18 months, it shall be deemed to have ceased to serve its intended purpose and unless otherwise agreed in writing by the Planning Authority, within a period of 6 months all associated development, services, fixtures and fittings shall be removed from the site and the ground shall be reinstated to a condition comparable with that of the adjoining land.

Reason: In order to clarify the terms of the permission. To ensure that any development that has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity and in accordance with the use applied for.

- 2 Notwithstanding the provision of Article 3 and Schedule 1 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 a Site Layout Plan showing details of the extent of residential curtilage to be associated with the house hereby approved and details of landscaping, car parking spaces which shall be for a minimum of 2no. vehicles, and vehicle turning provision are submitted to, and approved in writing by, the Planning Authority. Thereafter, the whole site shall be laid out, maintained, and operated in accordance with the details approved by the Council. For the avoidance of doubt, no amendment or addition to the touring caravan, motorhome, and camping ground site, its layout, or buildings, including the stationing of permanent residential caravans, on the site shall take place without the prior approval of the Planning Authority.

Reason: In the interests of amenity, to ensure an adequate level of off-street parking is provided for the house, and in order to enable the Planning Authority to retain Effective control over future development within the application site so that it is carefully managed and does not result in over-development or an adverse impact on the amenity of the area.

- 3 The touring caravan, motorhome, and camping site shall be operated by the owner or occupier of the house hereby approved unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the continued adequate management of the site and in the interests of safeguarding neighbouring residential amenity.

- 4 No development shall commence until a Noise Management Plan detailing how the touring caravan, motorhome, and camping ground site will be managed to reduce noise and noise impacts arising from the development hereby approved. Thereafter, the approved noise mitigation measures shall be implemented prior to any part of the development being occupied and maintained in perpetuity.

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

- 5 No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

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

- 6 No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

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

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

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

- 7 No other development of the touring caravan, motorhome, and camping ground shall commence until the site access has been upgraded in accordance with the junctions formed to comply drawing ref. AF-2b fig. LAY-BY-1.

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

- 8 No other development of the house shall commence until the site access has been upgraded in accordance with the junctions formed to comply drawing ref. AF-2b fig. LAY-BY-2.

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

- 9 Prior to the first occupation of the touring caravan, motorhome, and camping ground hereby approved, all agreed and approved upgrades to the Auckengill Township Road shall be installed and upgraded in accordance with the approved drawing ref. AF-2b figs. LAY-BY-3 and JUNCTION to the satisfaction of the Roads Authority at the developer's expense.

Reason: In the interests of road safety and amenity.

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0 Prior to the first occupation of the touring caravan, motorhome, and camping ground hereby approved, all approved services and infrastructure detailed on drawing ref. AF-2 REV A and AF-2b including access driveway, car parking and turning areas, caravan and motorhome pitches, electricity connection points, water connection, chemical waste equipment, bin storage area, and screening, shall be installed and completed in full, and made available for use by occupants and guests only, and thereafter maintained for this use in perpetuity. The site shall at all times be maintained in a neat and tidy manner.

Reason: To ensure that the development is completed in full and that the works involved comply with applicable standards in the interests of road safety and amenity.

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1 No advertisement or signage shall be installed until details of the sign design, dimensions, materials and how/where it will be displayed and installed are submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt, signage shall at no times be illuminated.

Reason: In order to enable the planning authority to consider this matter in detail prior to the installation of advertisement and signage; in the interests of amenity.

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The residential caravan within the application site is permitted solely for the use of the applicant or developer for the duration of construction works associated with the development hereby approved. Within one month of the completion of the development or first occupation of the dwellinghouse, whichever is the sooner, the caravan shall be removed permanently from the application site, along with all associated fixtures and fittings.

Reason: To ensure that any development which has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity.

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.

Septic Tanks & Soakaways

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

Local Roads Authority Consent

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

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

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

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

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

Mud & 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>

Protected Species - Ground Nesting Birds

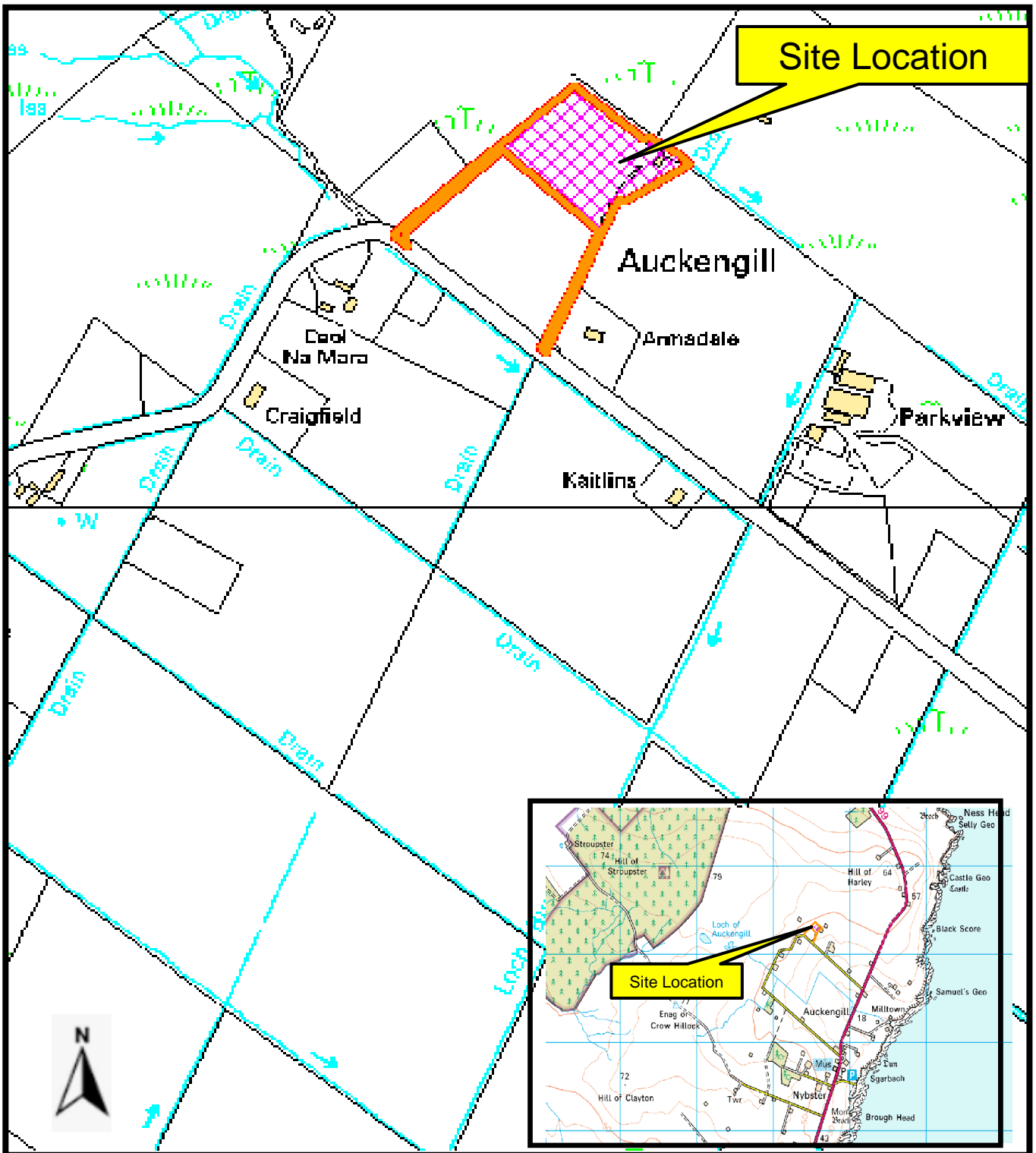
Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on

schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdsegg.asp

Guest Arrival and Departure

You are advised to recommend guests avoid accessing and departing the facility during travel to school times to avoid conflicts with other road users and improve road safety on the Auckengill Township Road.

Designation: Area Planning Manager - North
Author: Mark Fitzpatrick
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - AF-1 REV A Location Plan
Plan 2 - AF-2 REV A Site Layout Plan
Plan 3 - AF-3 Floor-Elevation Plan – Toilet Block
Plan 4 - AF-4 Floor-Elevation Plan – Site Reception Office
Plan 5 - AF-H3 Floor Plan House
Plan 6 - AF-H4 Elevations House
Plan 7 - AF-H5 Section Plan House
Plan 8 - AF-2b Access and Road Layout Plan



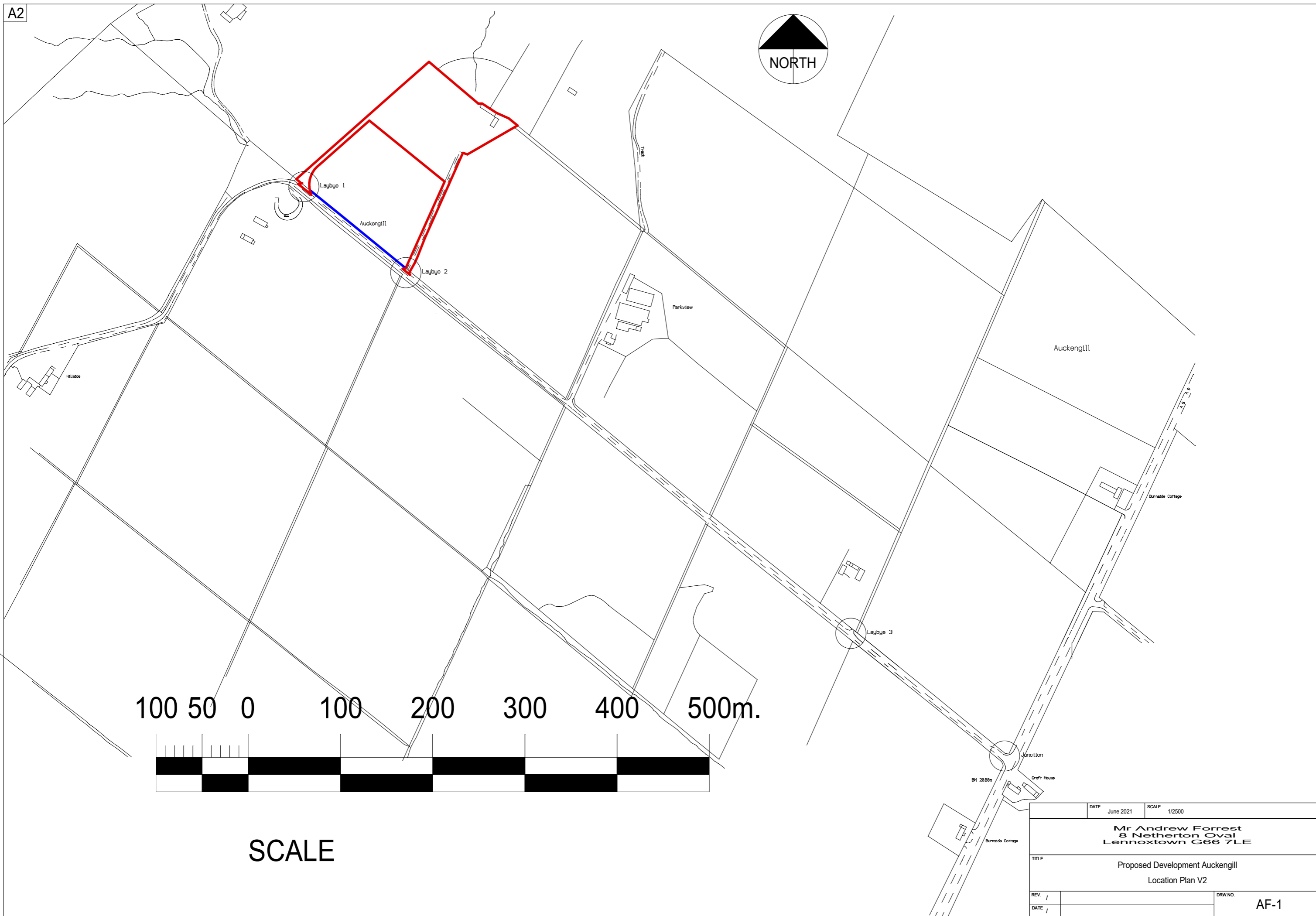
The Highland Council
Comhairle na Gàidhealtachd

Infrastructure & Environment Service

21/02750/FUL

Formation of caravan site for touring caravans and campervans, site office and toilet/shower block, erection of house, siting of temporary caravan, installation of septic tank and soakaway and formation of 2no accesses at Land 60m west of Whatsemijigger, Auckengill.

November 2021

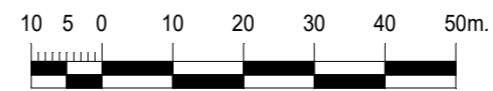
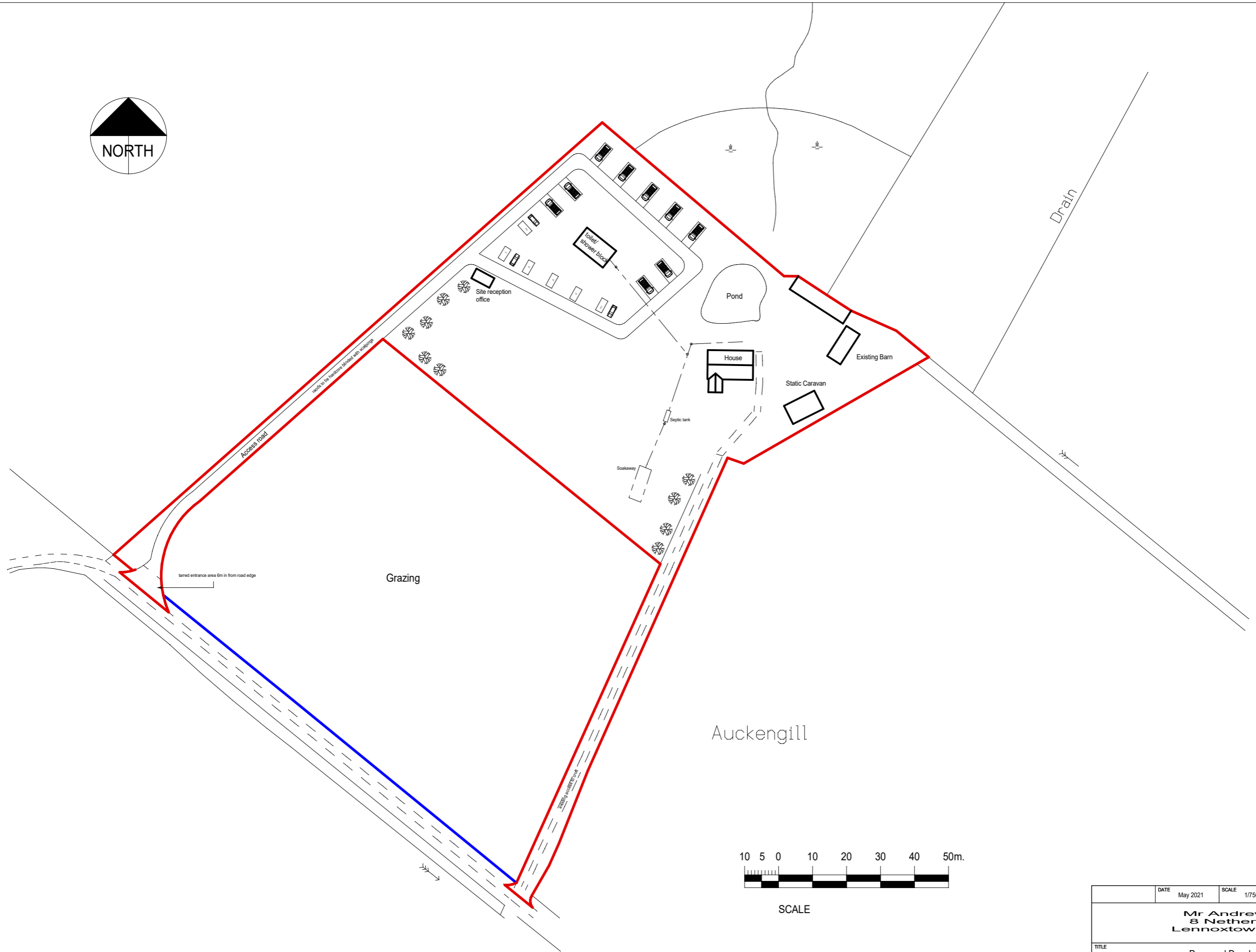


100 50 0 100 200 300 400 500m.



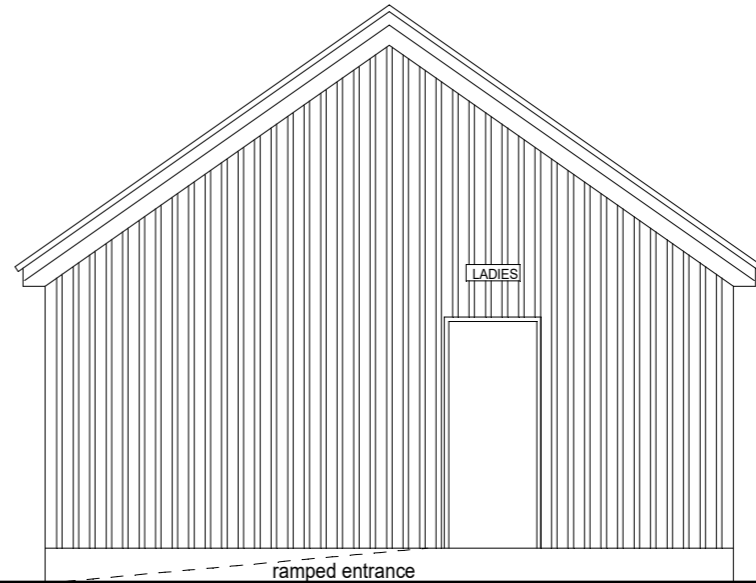
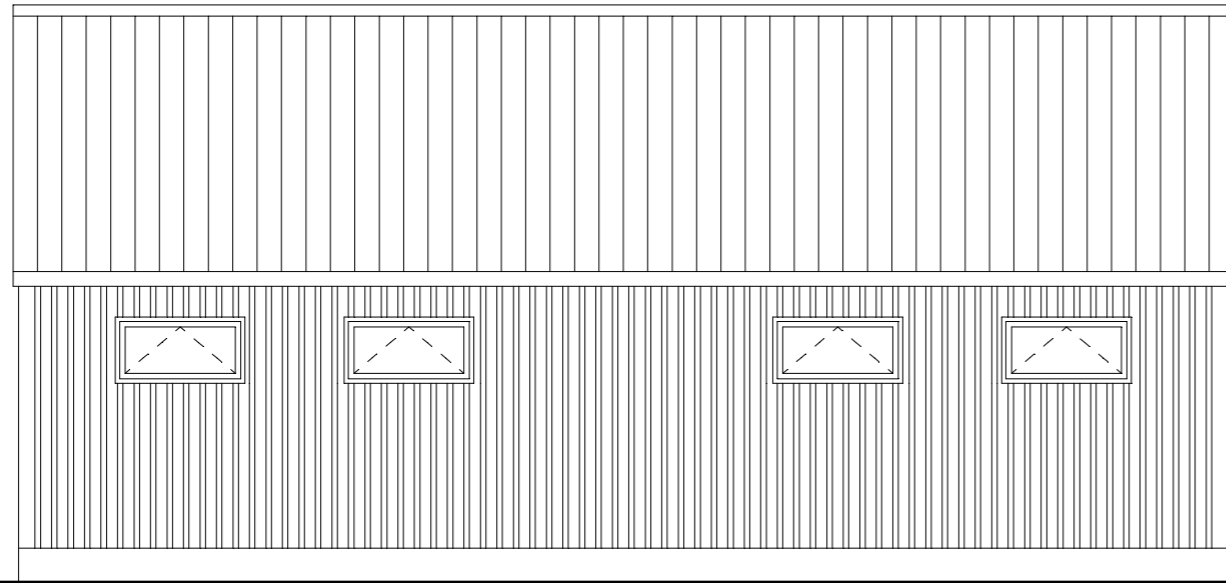
SCALE

DATE	June 2021	SCALE	1/2500
Mr Andrew Forrest 8 Netherton Oval Lennoxton G66 7LE			
TITLE Proposed Development Auckengill Location Plan V2			
REV. /		DRW.NO.	AF-1
DATE /			



SCALE

DATE	May 2021	SCALE	1/750
Mr Andrew Forrest 8 Netherton Oval Lennoxton G66 7LE			
TITLE Proposed Development Auckengill Site Plan V2			
REV.	/	DATE	/
			DRW NO. AF-2



EXTERNAL WALLS
 Timber framed panels manufacture and erection to follow recommendations of TRADA publication Timber Frame Construction (2nd Ed'n)

Structural timber
 All structural timber to be pressure impregnated against rot and fungal attack. All permanent exterior timber to be pre treated prior to delivery.

External Wall Panels

Structural External Panels
 47 x 95mm softwood framing at 600mm centres (2 No 47 x 145mm lintols to door and window openings. Ends supported on cripple studs.

9mm O.S.B. (sterling board) cladding.
 100x20mm vertical cedar boarding (25mm lap) on 45mm x 25mm horizontal runners on 45 x 13mm counterbattens at 600mm centres

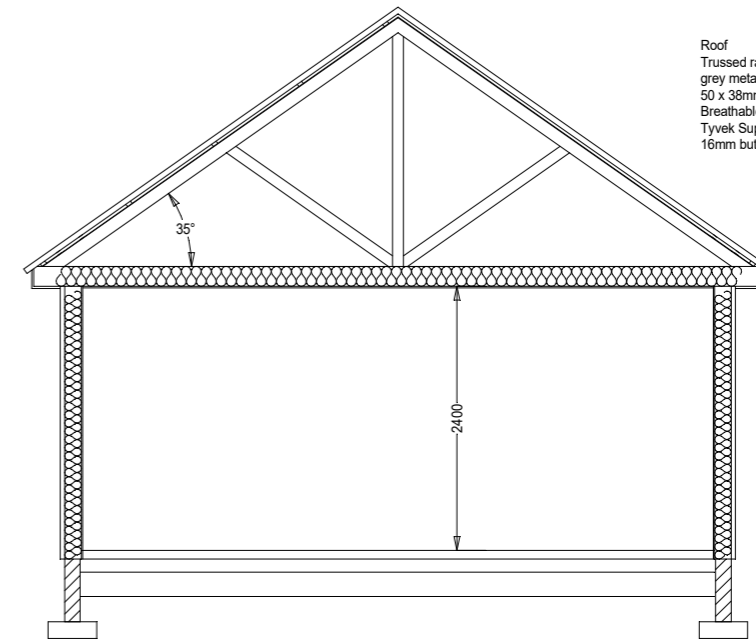
Cill Plates 22 x 95mm - random lengths
 Head Binder 47 x 95mm - random lengths
 Reflectashield TF breather membrane should be fixed to frames with austenitic stainless steel nails or staples at centres not more than 500mm. On areas where sheets are required to be lapped, the following dimensions must be adhered to:
 Vertical Laps - not less than 150mm
 Horizontal laps - not less than 100mm
 Ensure integrity of Reflectashield TF by overlapping upper layers over lower layers and staggering vertical joints. Protect timber at wall plate level and mark stud positions for wall tie fixings.

100 Knauf Earthwool Frametherm 35
 12.5mm foil backed plasterboard over 25mm Quintherm Insulation

Timber wall panels held down with proprietary galv. m.s. holding down straps (1200 x 30 x 2.5) at 1200 c/c fixed to studs.

GROUND FLOOR/FOUNDATIONS
 2 strip founds with 215 x 140mm block laid on flat DPC over block
 147 x 45 C24 treated joists @ 600mm centres
 22mm moisture resistant chipboard flooring
 100mm Quintherm between joists

Roof
 Trussed rafters @ 600mm centres with 45 degree pitch
 grey metal profile sheeting
 50 x 38mm battens @ 900mm centres max
 Breathable underslating membrane
 Tyvek Supro (BBA certificates: 94/3054) or equal
 16mm butt jointed pressure treated sarking

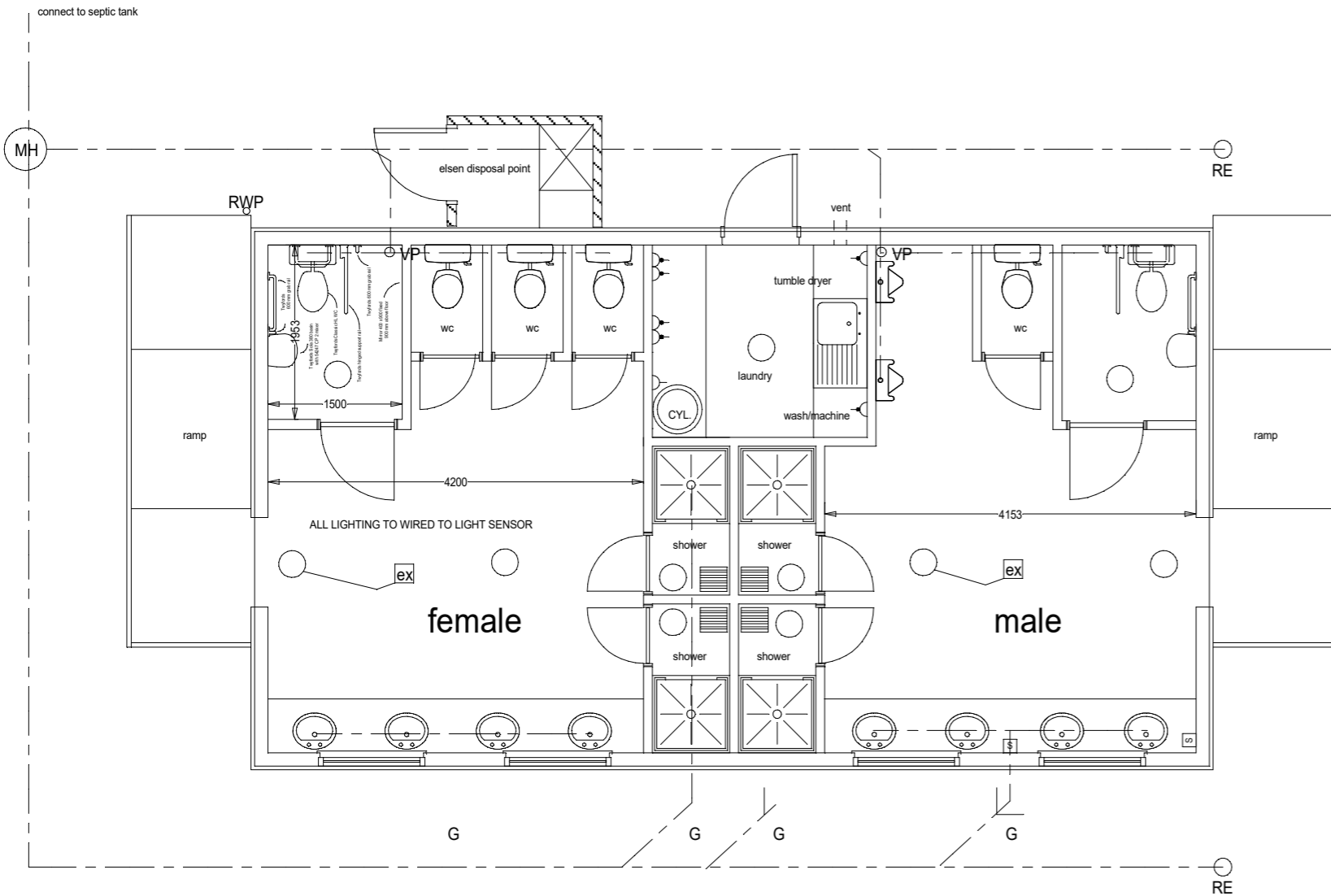


GROUND FLOOR

Excavate to reduced levels approx 420mm below FFL
 Hardcore: 220mm Granular material free from harmful matter and excessive dust or clay well graded. Thoroughly compacted
 Blinding to Hardcore: sand or fine gravel or other approved material to provide close smooth surface
 DPM: 1200 gauge membrane to PIFA standards or Agreement Certified folded neatly at corners and up stands.
 Sheets to be jointed with continuous strips of mastic between 150mm overlaps

80mm concrete screed
 120mm quintherm Insulation
 laid over well compacted hardcore

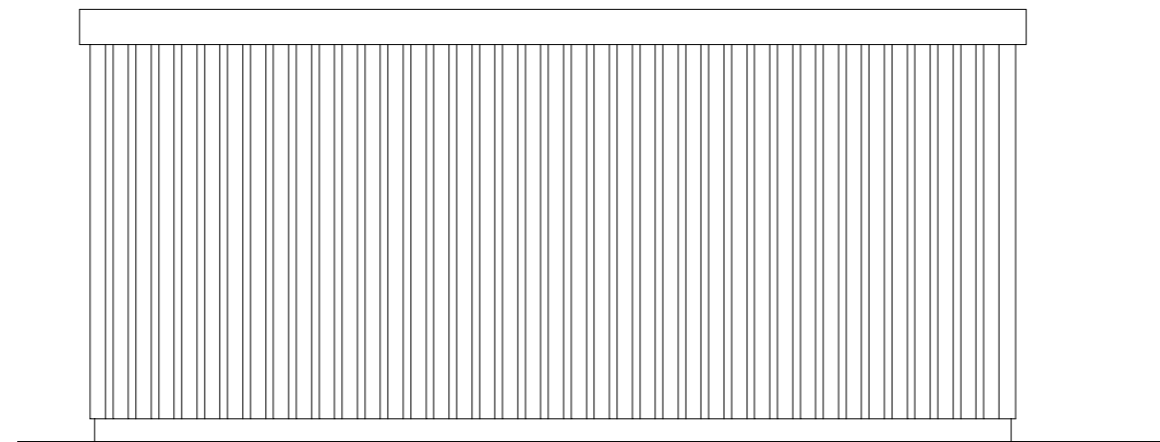
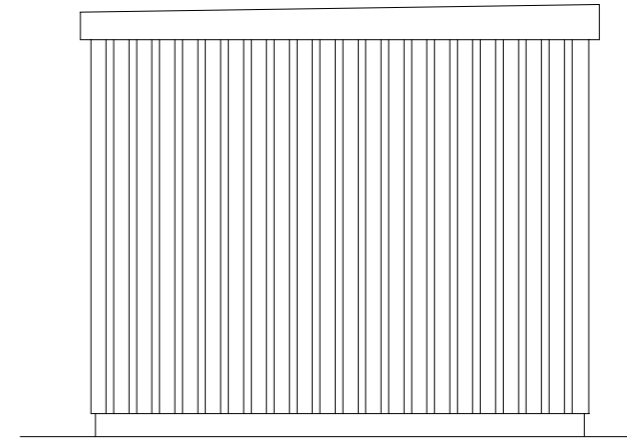
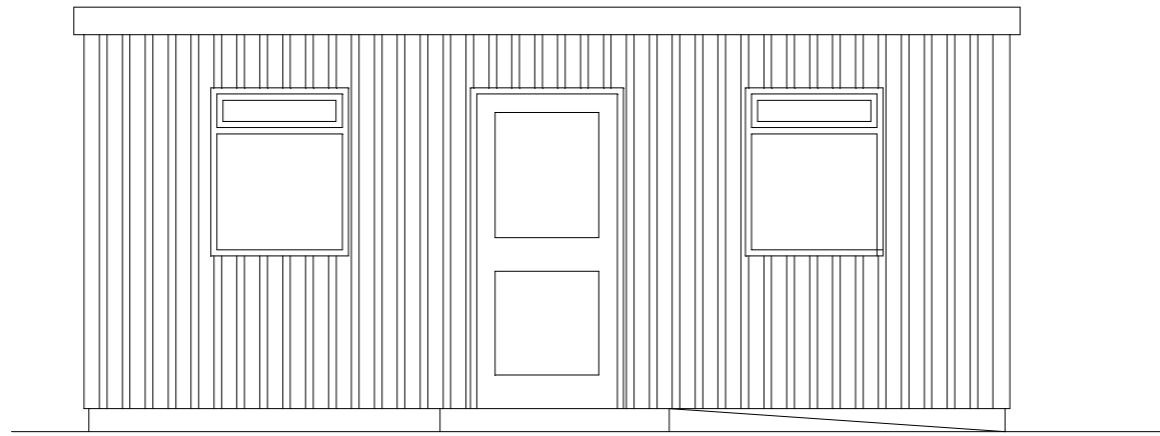
connect to septic tank



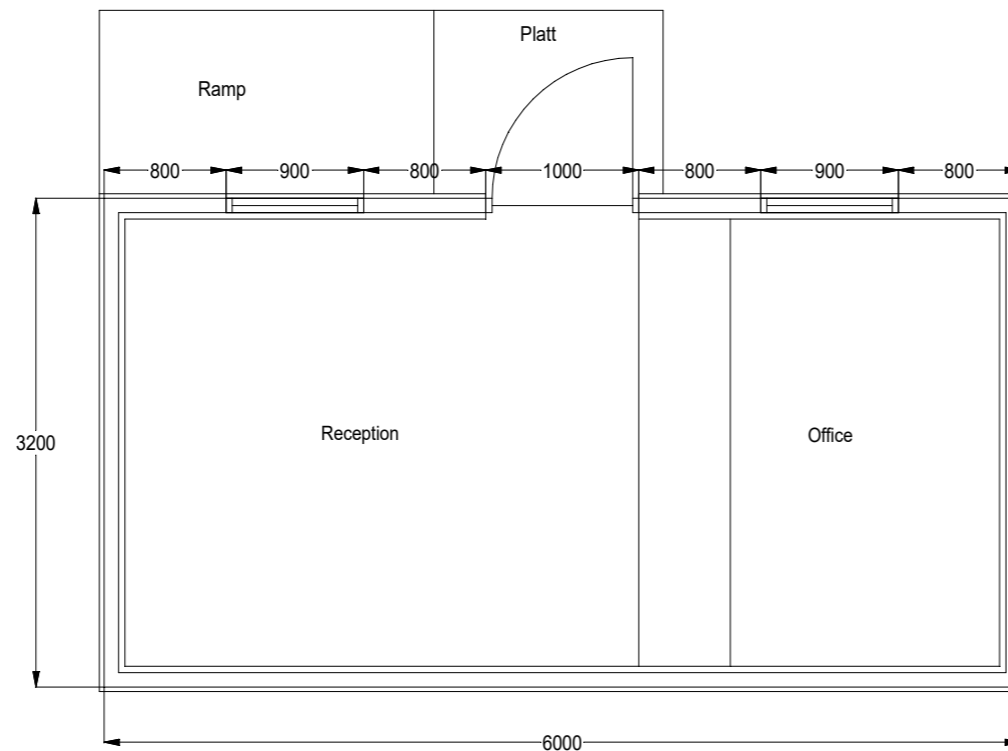
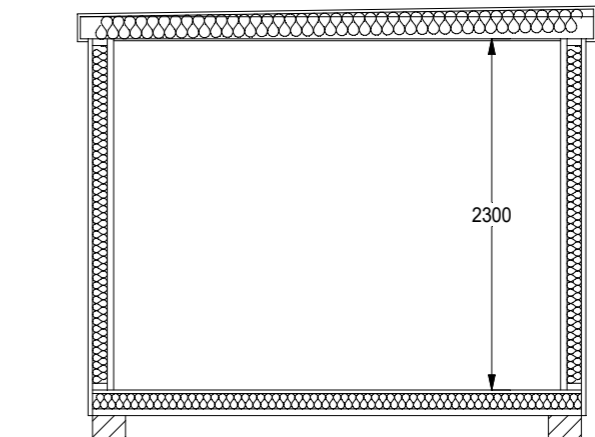
DATE	May 2021	SCALE	1/50
Mr Andrew Forrest 8 Netherton Oval Lennoxtown G66 7LE			
TITLE Proposed Development Auckengill Toilet- Block			
REV.	/	DATE	DRWNO
			AF-3

White UPVC Windows double glazed
 1.6 max U Value
 all windows to be fitted with
 trickle vents with area of 11000mm²
 per apartment at least 1.75m above ffl

All window glazing below 800mm above
 FFL to be toughened
 All other Glazing below 1500mm above
 FFL to be toughened
 Doors and Windows to comply with
 BS PAS 24: 2007 for doorsets
 or BS 7950: 1997 for windows and in addition
 material used should meet product standard
 of BS 7412: 2007, for PVCu units
 Windows fitted with restricted to prevent collision
 max 100mm into areas of circulation
 All doors and windows secured by design
 A Manual controls to windows to be no higher than
 1.7m above FFL
 All windows and doors secured by design
 fixing of all doorset or windows should be in accordance with
 the recommendations given in section 8 of BS 8213-4: 2007



Roof
 EPDM RubberCover laid on
 18mmPlywood To BS EN 636, section 7
 (plywood for use in humid conditions) laid with 3mm gap
 95mm-0mm trimmer laid over 145 x 45 Ceiling Joist
 installed @600mm centres
 150mm Quintherm Insulation Laid between trimmers



DATE	May 2021	SCALE	1/50
Mr Andrew Forrest 8 Netherton Oval Lennoxton G66 7LE			
TITLE Proposed Development Auckengill Office-Reception			
REV.	/		DRW.NO.
DATE	/		AF-4

Internal Doors
 All internal doors to provide a minimum clear opening of 800mm in accordance with standard 4.2.6
Internal Partitions (95mm)
 70 x 45 Studs @ 600mm centres with 12.5mm plasterboard both sides
 Rockwool Sound insulation
Racking Partitions (131mm)
 97 x 47 Studs @ 600mm centres with 12.5mm plasterboard both sides
 9mm OSB to one side nailed in accordance with standard 1.E.18
 Rockwool Sound insulation

House to be wired to 17 edition IEE regulations and constructed designed installed and tested in accordance with BS 7671
 Power supply 2.5mm T&E
 Light Circuit 1.5mm T&E
 Cables to be protected where required especially in vertical drops where insulation may be present

Outlets and controls of electrical fixtures and systems should be positioned atleast 350 mm from any internal corner

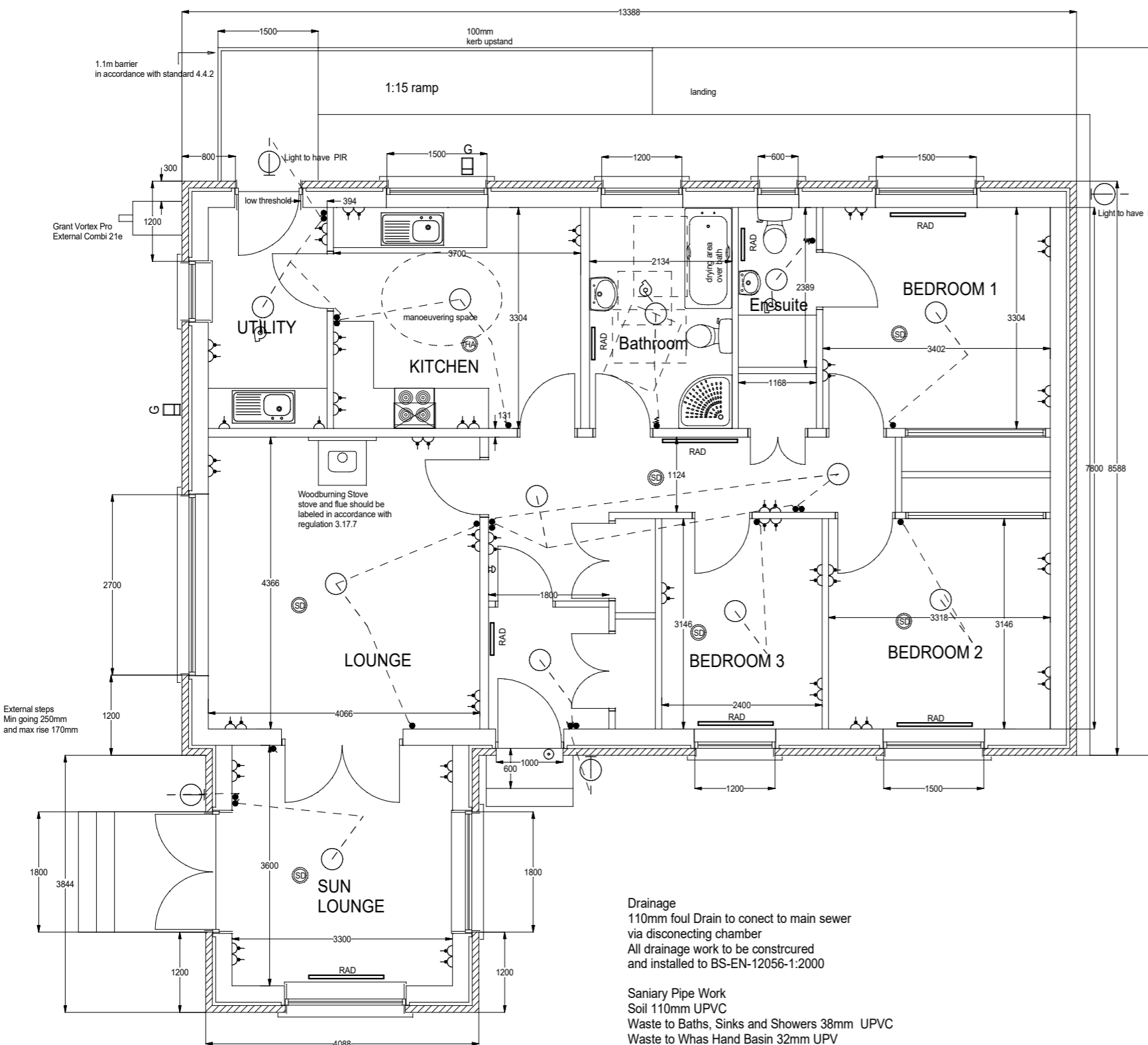
light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.
 standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level.
 Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.

ELECTRICAL SYMBOLS

- Light pendant
- Bulkhead light
- ⚡ 13 amp socket
- ⚡^H 13 amp socket (high level)
- ⚡ DP Switch
- ⚡ Light switch
- ⚡ 2 way light switch
- ☑ Cooker control unit
- ☑ Consumer unit
- Ⓜ Meter
- Ⓜ Smoke detector wired in to lighting circuit
 Lounge and Bedrooms to have
 Optical smoke alarms should conform to BS EN 14604: 2005
- Ⓜ Hall ways and circulation to have
 Ionisation smoke alarms should conform to BS EN 14604: 2005
- Ⓜ Heat alarms conforming to BS 5446: Part 2: 2003
- All detectors to be interconnected
- Ⓜ Mechanical Extracts
 - Bathroom 15 litres/s (intermittent)
 - utility mechanical extraction capable of at least 30 l/s intermittent operation.
 In all cases the fan should be connected through a humidistat set to activate when the relative humidity is between 50 and 65%;
 - kitchen 60 litres/s (intermittent) Via cooker hood

All hot water supplies to baths and showers fitted with thermostatic mixing valve (TMV) or fitting complying with BS EN 1111: 1999 or BS EN 1287: 1999, thermostatic valves

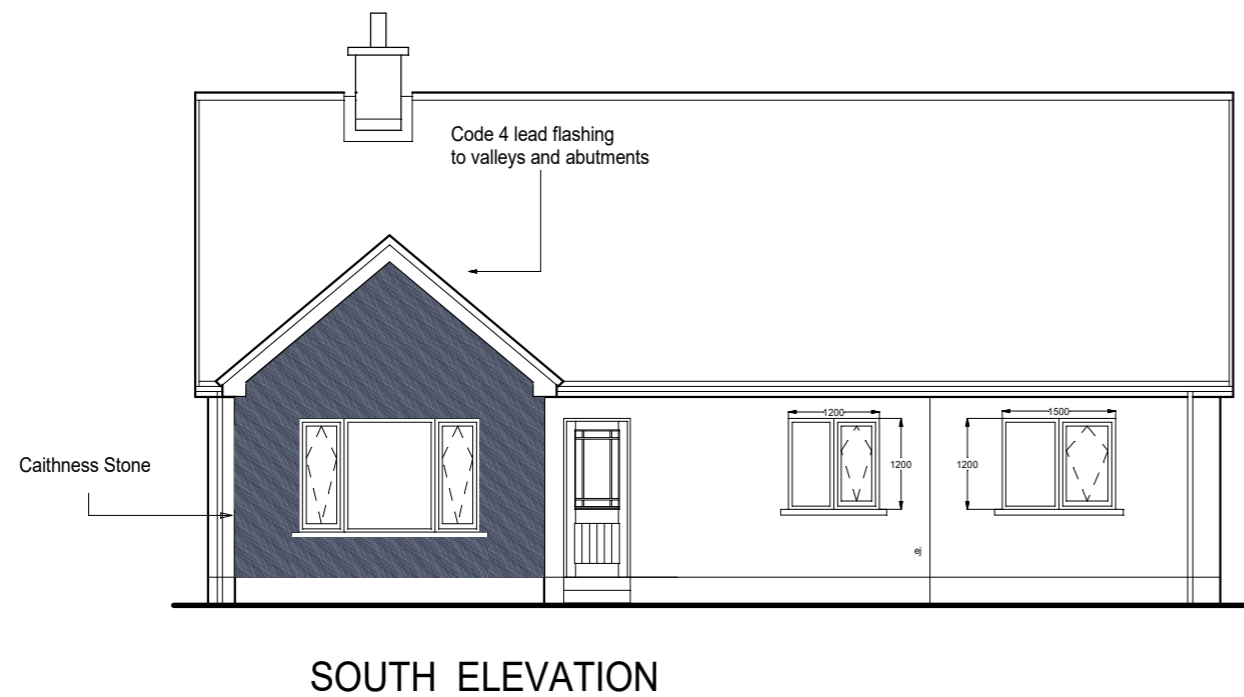
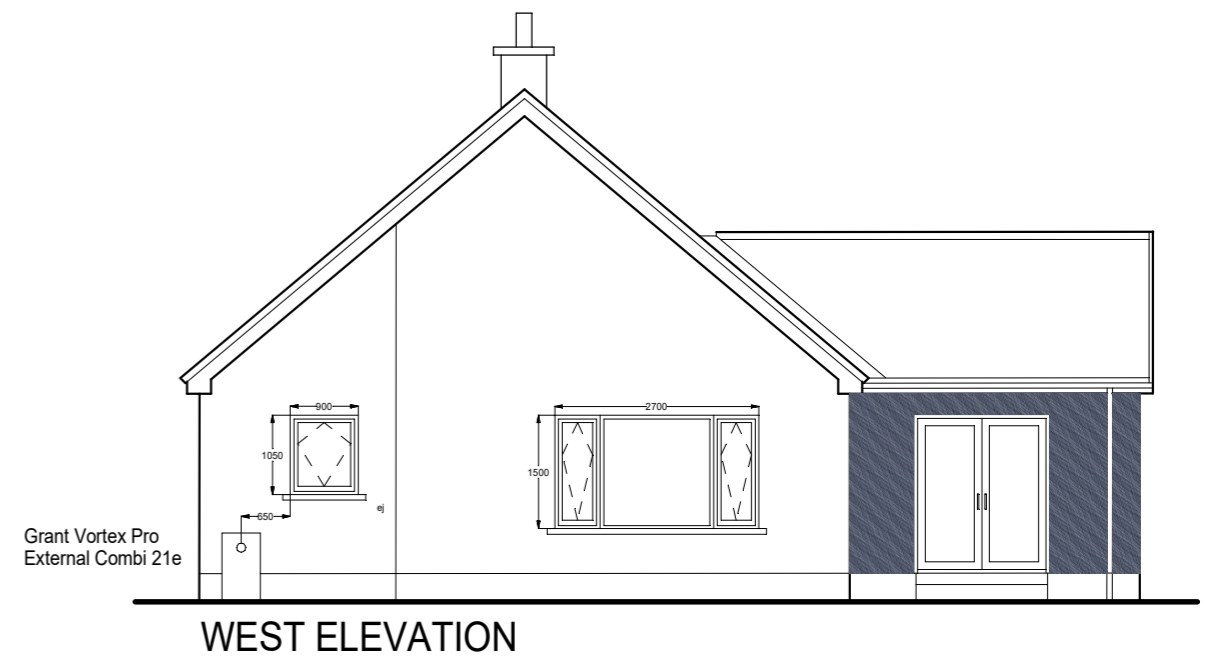
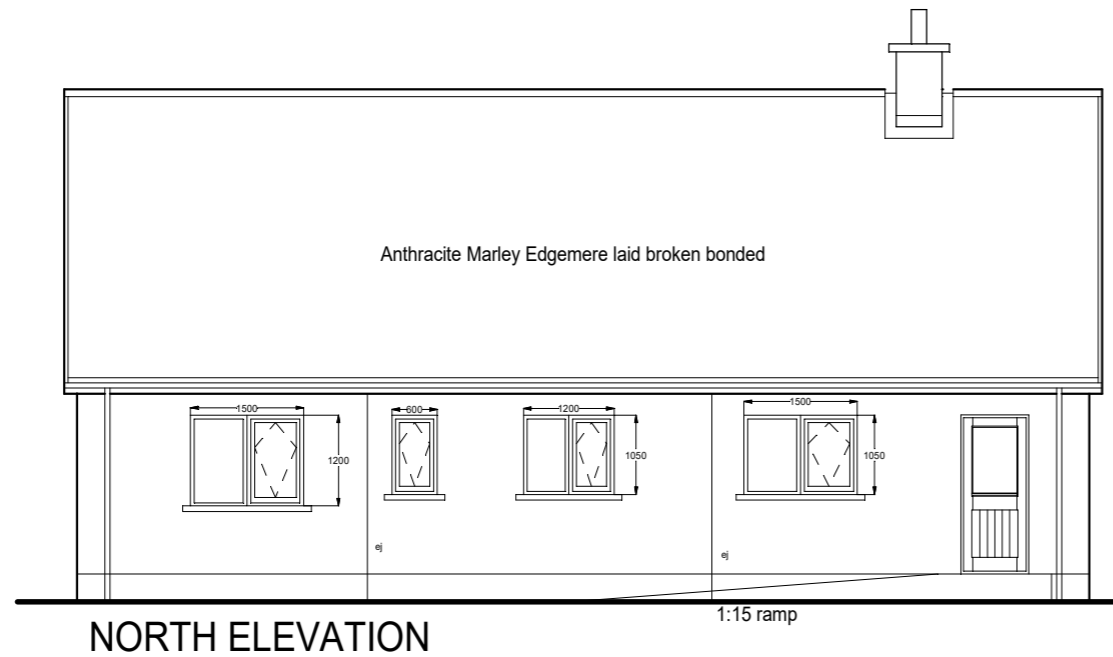
Heating
 Grant Vortex Pro External Combi 21e
 All pipe work to be fully insulated
 Stelrad Elite Radiators with TRVs to provide following temperatures
 Lounge/dining/kitchen 22 deg
 Bathroom & en-suites 24 deg
 all other areas 18 deg



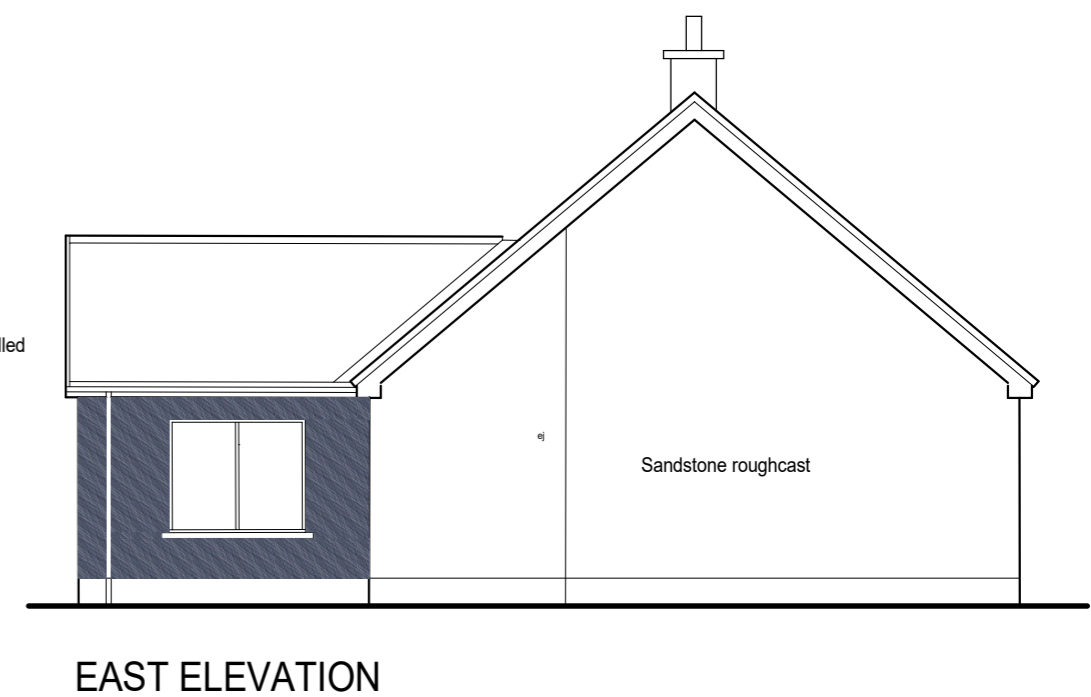
Drainage
 110mm foul Drain to connect to main sewer via disconnecting chamber
 All drainage work to be constructed and installed to BS-EN-12056-1:2000

Saniary Pipe Work
 Soil 110mm UPVC
 Waste to Baths, Sinks and Showers 38mm UPVC
 Waste to Whas Hand Basin 32mm UPV
 All designed and installed in accordance with BS-EN-12056-2:2000

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Mr Andrew Forrest 8 Netherton Oval Lennoxton G66 7LE			
TITLE New House Auckengill Floor Plan			
REV.		DRW.NO.	AF/H3
DATE	/		



White UPVC Windows soffits and verges.
 Rainwater goods black UPVC
 All rainwater good to be constructed and installed in accordance with BS-EN-12056-3:2000



White UPVC Windows double glazed
 1.3 max U Value
 all windows to be fitted with trickle vents with area of 11000mm² per apartment at least 1.75m above ffl

All window glazing below 800mm above FFL to be toughened
 All other Glazing below 1500mm above FFL to be toughened
 Doors and Windows to comply with BS PAS 24: 2007 for doorsets or BS 7950: 1997 for windows and in addition material used should meet product standard of BS 7412: 2007, for PVCu units
 Windows fitted with restricted to prevent collision max 100mm into areas of circulation
 All doors and windows secured by design
 A Manual controls to windows to be no higher than 1.7m above FFL
 All windows and doors secured by design

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Mr Andrew Forrest 8 Netherton Oval Lennoxton G66 7LE			
TITLE New House Auckengill Elevations			
REV.		DRW.NO.	AF/H4
DATE	/		

Timber Frame Specification
 Kit manufacture and erection to follow recommendations of TRADA publication Timber Frame Construction (2nd Ed'n)

Structural timber
 All structural timber to be pressure impregnated against rot and fungal attack. All permanent exterior timber to be pre treated prior to delivery.

External Wall Panels (Timber Frame)

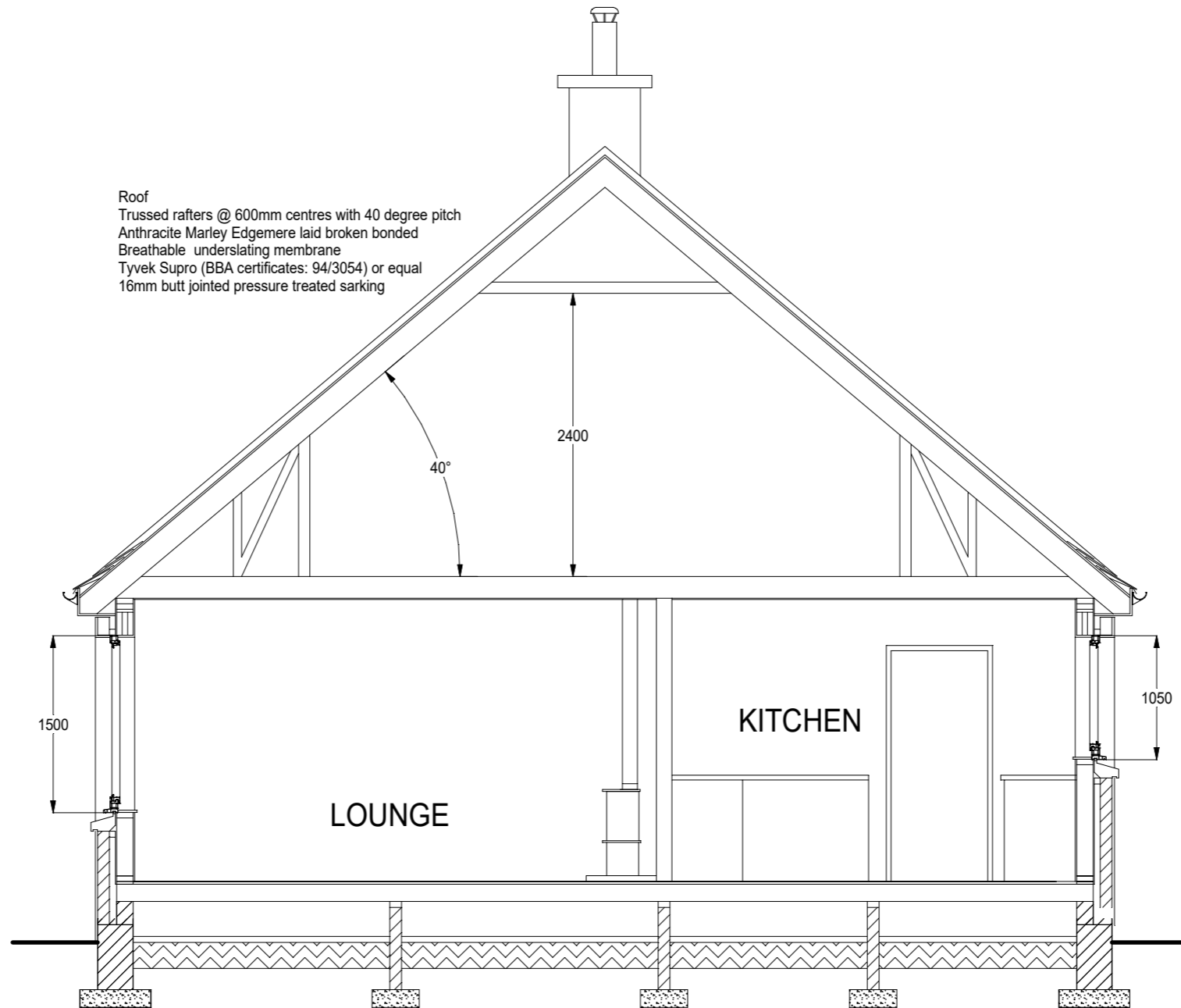
Structural External Panels
 47 x 147mm softwood framing at 600mm centres (135 x 220mm lintols to door and window openings. Ends supported on cripple studs. Longer spans to have fitch plate inserted as specified by engineer
 9mm O.S.B. (sterling board) cladding.
 Cill Plates 22 x 147mm - random lengths
 Head Binder 47 x 147mm - random lengths
 Reflectashield TF breather membrane should be fixed to frames with austentic stainless steel nails or staples at centres not more than 500mm. On areas where sheets are required to be lapped, the following dimensions must be adhered to:
 Vertical Laps - not less than 150mm
 Horizontal laps - not less than 100mm
 Ensure integrity of Reflectashield TF by overlapping upper layers over lower layers and staggering vertical joints. Protect timber at wall plate level and mark stud positions for wall tie fixings.

Fire Stops/Cavity Closers 38 x 47mm - random lengths at all doors windows, corners at max of 8m close cavity at wall head all stops fitted over breather paper paper with DPC fixed on outer face against blockwork Insulation: 140mm Crown FrameTherm Slab 32 12.5mm foil backed plasterboard over 50mm Quintherm Insulation

Timber wall panels held down with proprietary galv. m.s. holding down straps (1200 x 30 x 2.5) at 1200 c/c fixed to studs.

100mm concrete blockwork (7N/mm²) outer leaf tied to timber frame with stainless steel wall ties at 450 vertical c/c's and 600 horizontal c/c's., and every course at sides of openings.

Roof
 Trussed rafters @ 600mm centres with 40 degree pitch
 Anthracite Marley Edgemere laid broken bonded
 Breathable underslating membrane
 Tyvek Supro (BBA certificates: 94/3054) or equal
 16mm butt jointed pressure treated sarking



SECTION

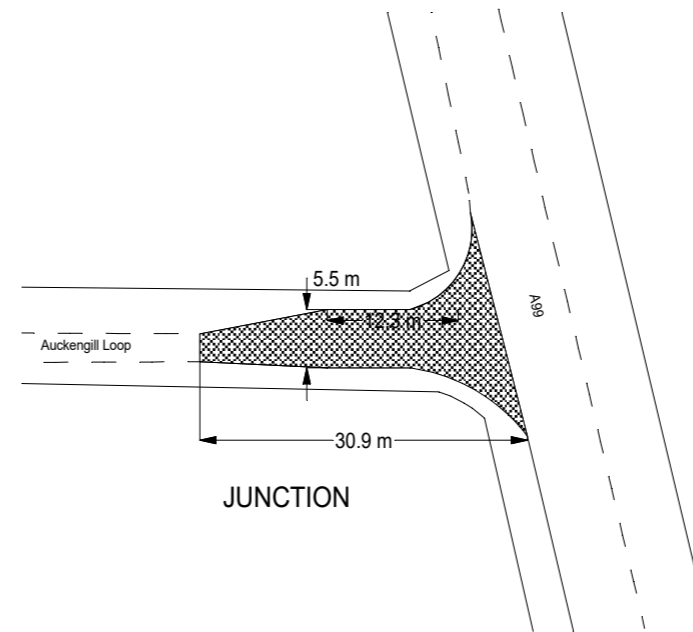
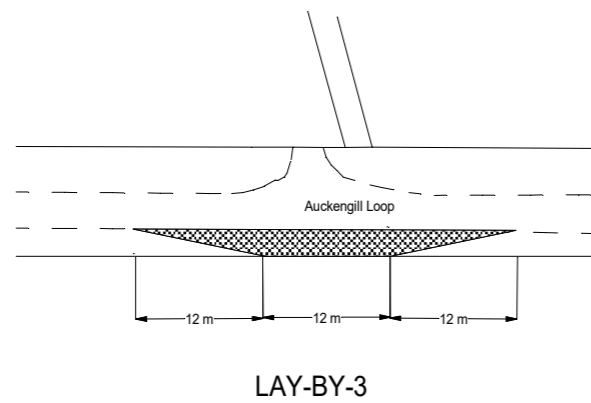
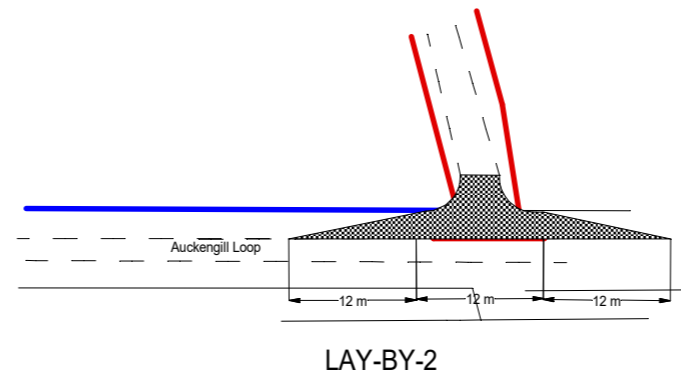
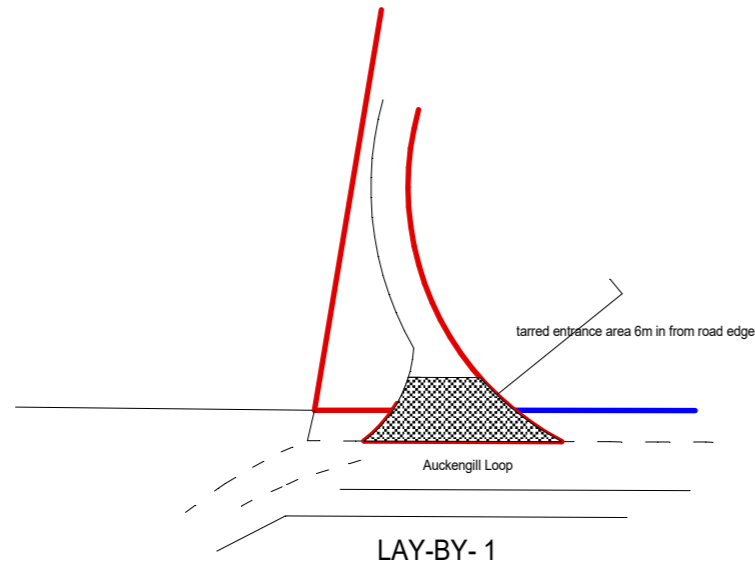
GROUND FLOOR

Foundations to be excavated to min 600mm below ground level or to the hard which ever is the greater.
 150mm deep concrete grade 30/N/mm² with min cement content to be 300Kg/m³
 Foundations reinforced with one layer A252 mesh with 75mm cover from the bottom and 400mm between laps
 Width of strips to be as shown on foundation drawing

Excavate to reduced levels approx 420mm below FFL
 Hardcore: 220mm Granular material free from harmful matter and excessive dust or clay well graded. Thoroughly compacted
 Blinding to Hardcore: sand or fine gravel or other approved material to provide close smooth surface
 Visqueen Membrane The product should be installed on a blinded or smooth surface allowing adequate overlap for jointing between the sheets and avoiding bridging (i.e. areas of unsupported membrane). In order to provide a continuous barrier the membrane must be joined to the Visqueen Zedex CPT High Performance DPC.

Joists: 147 x 47mm tanalised joists strength class C16 @ 600centres
 Insulation: 150mm Loftroll 40 held with netlon
 Flooring: 22mm V313 T & G chipboard flooring. Joints to be glued and 10mm expansion joint left at all perimeters or junctions with walls.
 Hatches left at appropriate locations for plumbing services

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Mr Andrew Forrest 8 Netherton Oval Lennoxton G66 7LE			
TITLE New House Auckengill Section			
REV.		DRW.NO.	AF/H5
DATE	/		



Lay-by Junctions

New Work
 40mm hot roalled ashphalt to CI 910
 60mm hot rolled ashphalt to CI 906
 70 dense macadam to CI903
 250mm sub-base to CI 803

Culverts provided in accordance with Highland Council Transport Services requirements where required



SCALE

DATE	Nov 2021	SCALE	1/500
Mr Andrew Forrest 8 Netherton Oval Lennoxtown G66 7LE			
TITLE Proposed Development Auckengill Site Plan -Laybyes			
REV.	/	DRW.NO.	AF-2b
DATE	/		