

Agenda Item	6.1
Report No	PLN/025/22

HIGHLAND COUNCIL

SUPPLEMENTARY REPORT – DEFERRED ITEM

Committee: North Planning Applications Committee

Date: 26 April 2022

Report Title: 21/04050/PIP: Mr Clarck Nussey
84 East Helmsdale, Strath Road, Helmsdale, KW8 6JL

Report By: Acting Head of Development Management

Purpose/Executive Summary

Description: Erection house and formation of access

Ward: 3 – Wick and East Caithness

Development category: 04 – East Helmsdale and Edderton

Reason referred to Committee: More than 5 objections (deferred item from December 2021 NPAC)

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. BACKGROUND

- 1.1 Members will recall this planning application was presented at the North Planning Applications Committee in December 2021 where it was agreed to defer the application to establish whether Transport Planning's objection (on the grounds that the development would have an unacceptable impact on the public Golf Course Lane) could be resolved.

2. UPDATED POSITION

- 2.1 Following the deferral of the application discussions took place with Transport Planning that have resulted in an amended Site Layout Plan showing improvements to the turning head at the end of Golf Course Lane.
- 2.2 As noted in the Committee Report to NPAC in December, the application site is accessed from Golf Course Lane, which is a narrow single track public cul-de-sac itself accessed from Golf Road via a steep incline. Transport Planning's initial objection related to the Local Roads Office receiving complaints from local residents regarding parking within the turning head and lack of passing places.
- 2.3 The amended plans demonstrate that the road's condition can be improved at the currently substandard turning head at the end of the road with the provision of an upgrade utilising ground the applicant owns at 84 Helmsdale. In addition, the applicant has proposed a new access to the rear of 84 Helmsdale with off street parking and turning provision. The amended proposal has been assessed as acceptable by Transport Planning with the objection now withdrawn. These proposals will require the removal of sycamore trees, and potentially the decrofting of an additional small area of land within 84 Helmsdale. The Site Layout Plan also indicates that there is sufficient scope for adequate off-street parking and turning provision for the new house within its garden ground. Consequently, subject to the mitigation as proposed being secured by amended conditions, the proposal is not considered to result in unacceptable impacts on Golf Course Lane and is acceptable in access and parking considerations.

3. CONCLUSION

- 3.1 Transport Planning's objection has been resolved. Additionally, Members will recall that the application site is within Helmsdale's Settlement Development Area where there is an presumption in favour of development, and, that it is considered that the application site can accommodate an appropriately positioned and designed house to fit the settlement pattern and not be detrimental to amenity. As such, the proposal is considered acceptable in siting, amenity, access, and parking, and drainage considerations subject to the mitigation as proposed being secured by amended conditions, which are suggested below.
- 3.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

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

1. The size, orientation and location of the dwellinghouse as shown on the approved plans is indicative only and no development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development, showing the house sited in a manner that is compatible with the local settlement pattern fronting or siding the public road in the southwest section of the site (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of road improvements, access, and parking arrangements;
 - v. details of the proposed water supply, flood mitigation measures, and both surface and foul drainage arrangements; and,details of the extent of residential curtilage to be associated with the development.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing in order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:
 - i. walls finished predominantly in a white/off-white wet-dash render or natural stone;
 - ii. a roof covering of natural slate or good slate substitute;
 - iii. single storey or 1½ storeys in height;
 - iv. windows that do not face the windows of existing properties within 18 meters;
 - v. windows with a strong vertical emphasis;
 - vi. a roof symmetrically pitched of not less than 40° and not greater than 45°; and,
 - vii. predominantly rectangular in shape with traditional gable ends.

Reason: In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting.

3. Any details pursuant to condition 1 above, shall show a minimum of two cross sections through the site running north west to south east, showing the existing land contours and the proposed finished levels of the ground, the floor levels of the proposed house and its exposed underbuilding which shall be no more than 450mm, the associated garden area and car parking/turning area, and public road, all relative to a fixed datum point, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed in strict accordance with such details as are approved.

Reason: In the interests of visual amenity in order to integrate the proposal into its landscape setting.

4. Any details pursuant to condition 1 above shall show the road improvements to the satisfaction of the Local Roads Authority and the approved drawing ref. PA 02 REV B, with:

- the turning head formed to comply with approved drawing ref. PA 02 REV B;
- the new access driveway formed to comply with approved drawing ref. PA 02 REV B;
- car parking spaces for a minimum of two cars and vehicle turning provision formed within the curtilage of 84 Helmsdale.

Thereafter, no other development shall commence until the road and turning head improvements and access and parking arrangements for 84 Helmsdale have been constructed in full, made available for use, and maintained as such in perpetuity.

Reason: To ensure that an adequate level of access and off-street parking is timeously provided for 84 Helmsdale to ensure the safety of users of the public road, to facilitate servicing, and in the interests of road safety and amenity.

5. Any details pursuant to Condition 1 above shall show the site access constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the approved Site Layout Plan PA 02 REV A (dated 07.03.2022, received 07.03.2022). Thereafter, no other development shall commence until the junction has been constructed in full.

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

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

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

Reason: In order to ensure that the level of parking is adequate for the development.

7. Any details pursuant to condition 1 above shall show a vehicle turning area within the application site formed in accordance with The Highland Council's Road Guidelines for New Developments. The turning area shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

Reason: In order to ensure that sufficient vehicle manoeuvring space is contained within the development site.

8. Any details pursuant to Condition 1 above shall show a scheme of hard and soft landscaping works, which 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, which shall include adequate planting or fencing to screen the application site from the property to the rear and southwest;
 - 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, and in the interests of amenity.

9. Any details pursuant to Condition 1 above shall show the development connected to the public sewer network for foul water drainage.

Reason: In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

10. details pursuant to condition 1 above shall show surface water drainage provision within the application site which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Fourth Edition (or any superseding guidance prevailing at the time).

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

Designation: Acting Head of Development Management

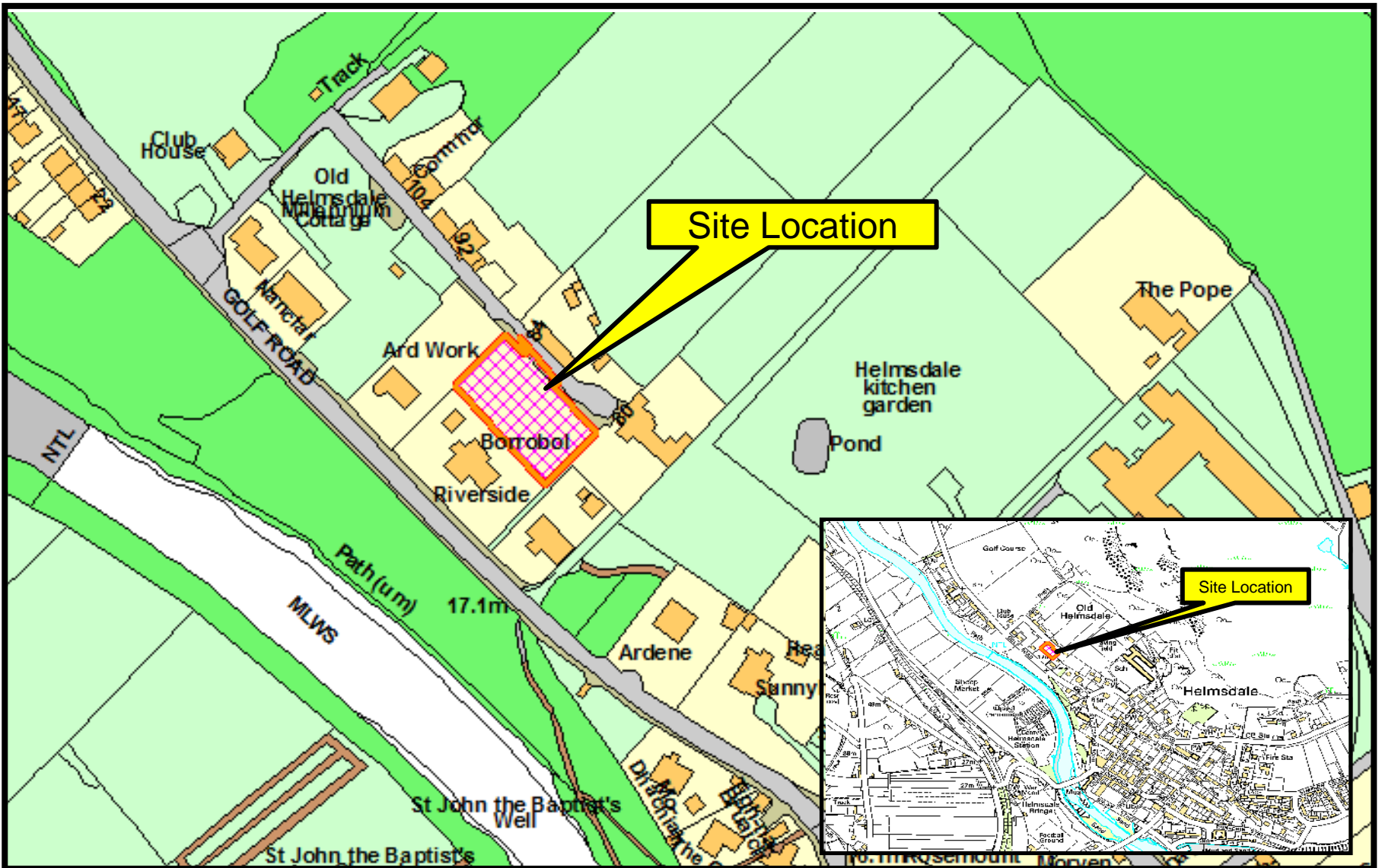
Author: Mark Fitzpatrick

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

Relevant Plans: Plan 1 - PA 01 REV A Location Plan

Plan 2 - PA 02 REV B Proposed Site Plan

Plan 3 - PA 03 Topographical Survey Proposed Site Section



The Highland Council
Comhairle na Gàidhealtachd

Infrastructure and Environment Service

21/04050/PIP
Erection house and formation of access at 84 East Helmsdale, Strath Road, Helmsdale.

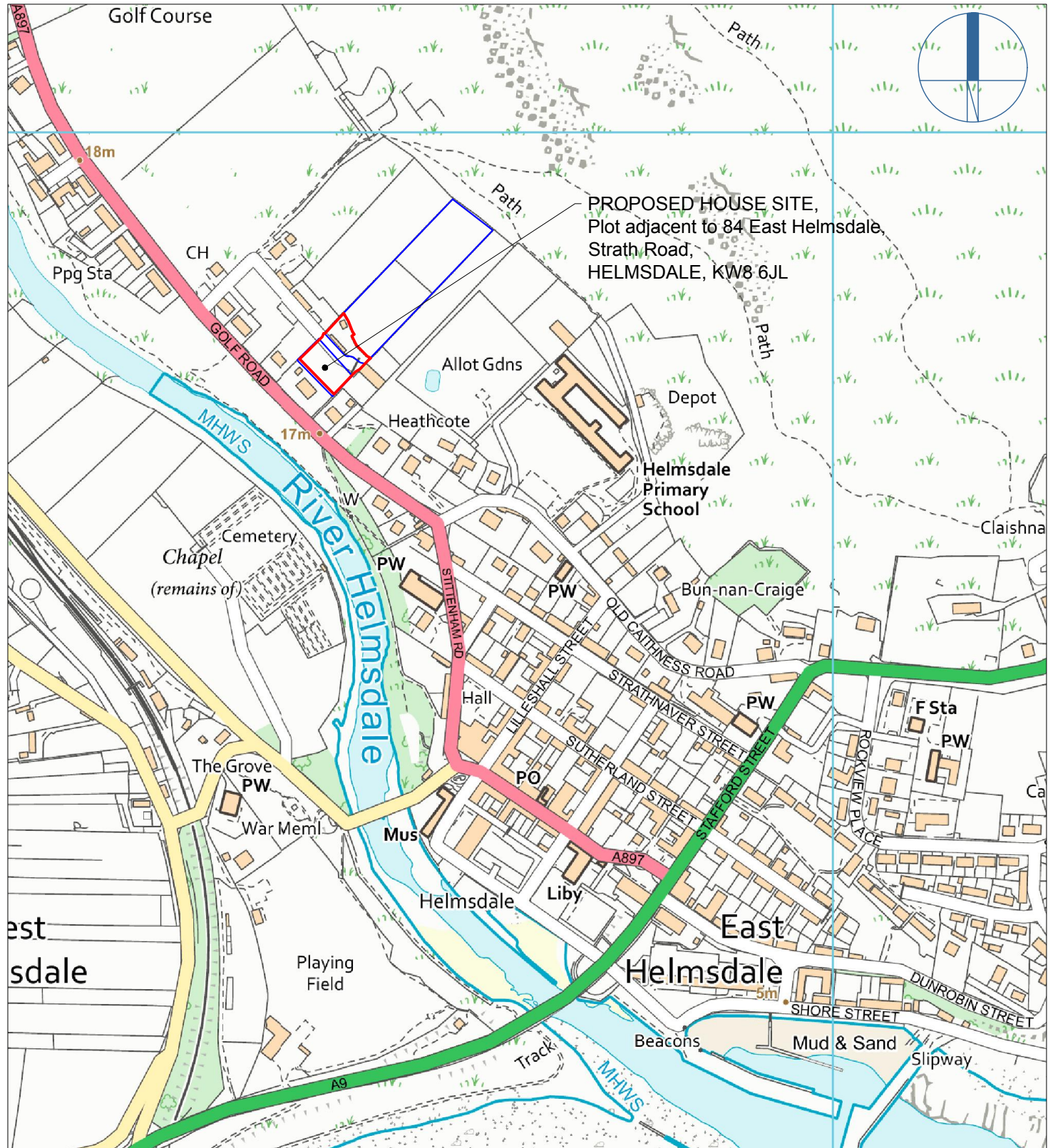
November 2021



STATUS: PLANNING APPLICATION

planning application ref. 21/04050/PIP

RED LINE denotes Application area.
 BLUE LINE denotes land owner by Applicant.
 SITE AREA 2320m².



LOCATION PLAN



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REVISIONS
 12/07/21 original issue
 07/03/22 rev A 'red line' application boundary and area revised

CLIENT
 Clark and Natalie Nussey

PROJECT
 Proposed house site,
 Plot adjacent to 84 East Helmsdale,
 Strath Road, HELMSDALE, KW8 6JL.

DRG TITLE PLANNING APPLICATION

LOCATION PLAN

SCALE
 1:5000 (A4)

DATE
 07/03/22

DRAWN
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JOB No
20/035

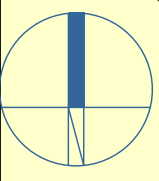
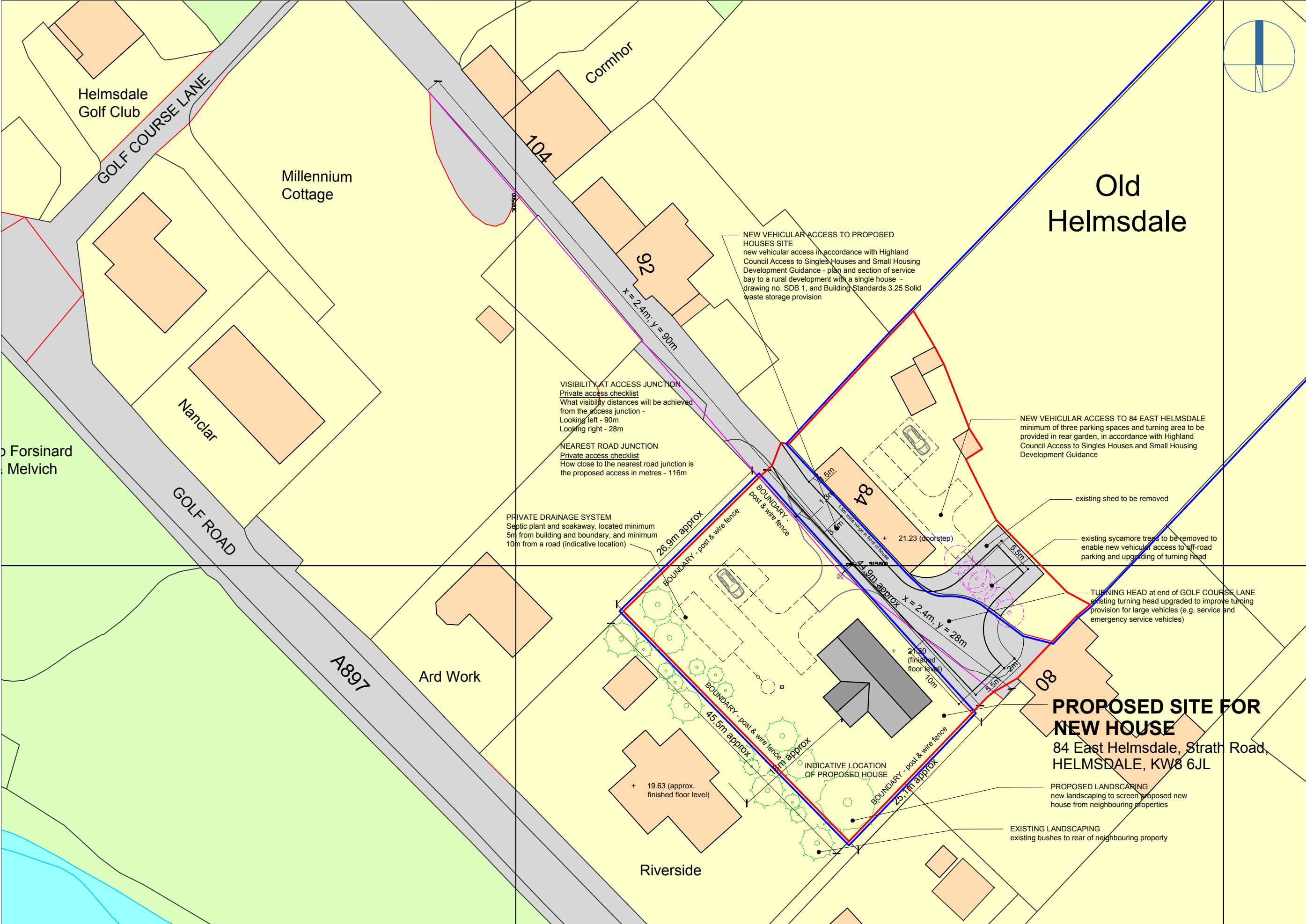
DRG No
PA 01

REV
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STATUS: PLANNING APPLICATION

planning application ref. 21/04050/PIP

RED LINE denotes Application area.
BLUE LINE denotes land owner by Applicant.
SITE AREA 2320m².

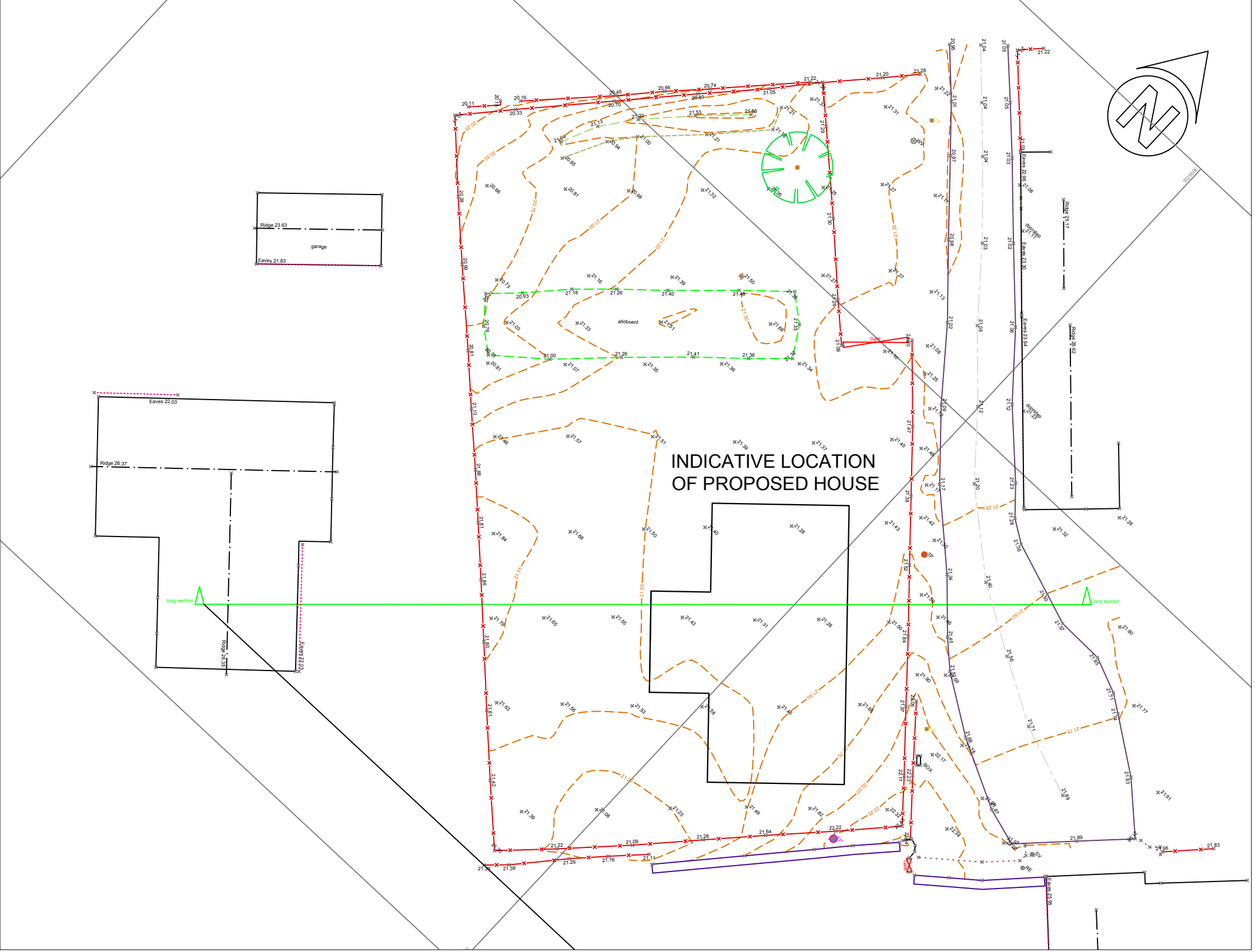


PROPOSED SITE PLAN

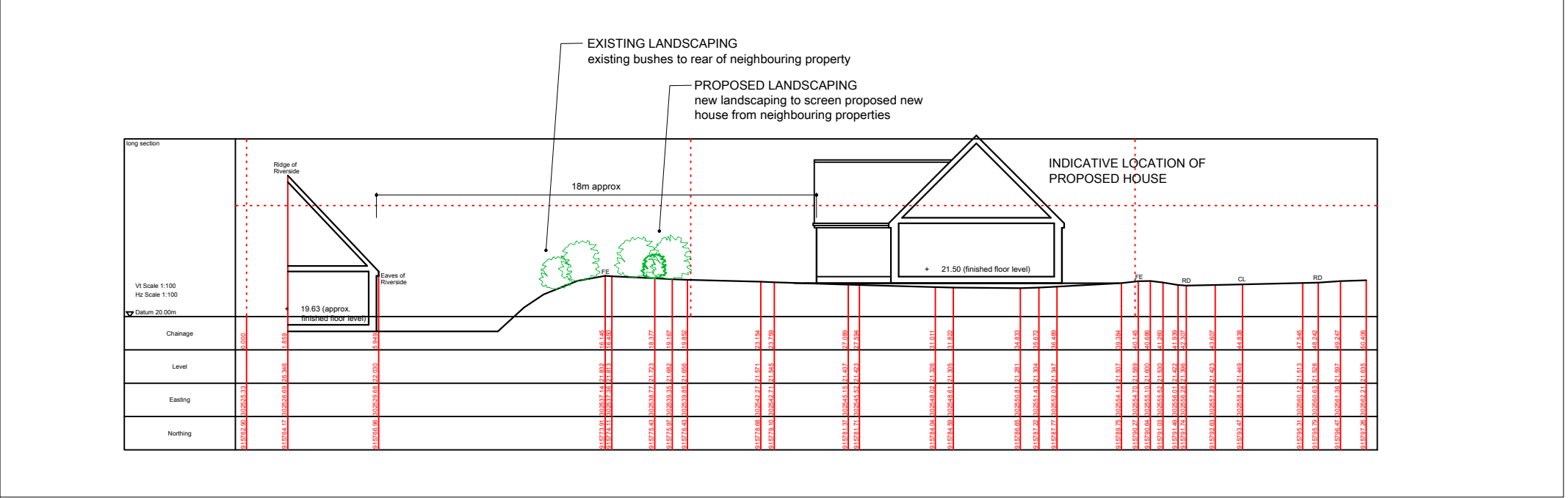


REVISIONS	12/07/21	original issue
	07/03/22	rev A 'red line' application boundary and area revised; proposed upgrading of turning area at end of Golf Course Lane added; removal of existing sycamore trees added; new vehicular access and off road parking for 84 East Helmsdale added.
DRG TITLE	PROPOSED SITE PLAN	
SCALE	1:500 (A3)	DATE 07/03/22
JOB No	20/035	DRAWN ic
CLIENT	Clarrk and Natalie Nussey	
PROJECT	Proposed house site, Plot adjacent to 84 East Helmsdale, Strath Road, HELMSDALE, KW8 6JL.	
DRG No	PA 02	REV --
		
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Rowan Cottage - 182 Evelix Dornoch - IV25 3NH 01862 811357 mail@miarchitects.co.uk www.miarchitects.co.uk		

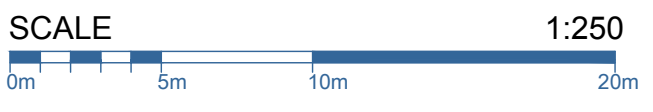
STATUS: PLANNING APPLICATION




TOPOGRAPHICAL SURVEY



PROPOSED SITE SECTION



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miarchitects Rowan Cottage · 182 Evelix Dornoch · IV25 3NH 01862 811357 mail@miarchitects.co.uk www.miarchitects.co.uk		CLIENT Clark and Natalie Nussey		DRG TITLE TOPOGRAPHICAL SURVEY PROPOSED SITE SECTION	
		PROJECT Proposed house site, Plot adjacent to 84 East Helmsdale, Strath Road, HELMSDALE, KW8 6JL.		SCALE 1:250 (A3)	DATE 12/08/21
		JOB No 20/035	DRG No PA 03	REV --	