

Agenda Item	9.9
Report No	PLS-53-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 23 June 2022

Report Title: 21/02145/FUL: Paul McFatridge
Land To East of Aldersyde, Kentallen

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 4 flats (short term lets) and associated works

Ward: 21 – Fort William and Ardnamurchan

Development category: Local Development

Reason referred to Committee: Community Council objection and 5 or more representations against the application

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 Planning permission is sought for 4 holiday letting flats on land opposite The Holly Tree Hotel in Kentallen. The building comprises 2 flats on the ground floor and 2 above, with a terrace and balconies at the front facing onto the main road and across the road towards the hotel and shore. The building measures approx. 8.8m from front to back plus a 2m wide deck. It is 20.7m across. It will be approx. 4m high to the eaves and 7m to the ridge. A separate entrance leading to a staircase within each gable would serve each of the upper floor flats, and the roof over these elements would be stepped down from the main ridge. The openings on the front elevations are full height opening doors leading onto a deck at the ground floor and a balcony for the upper floor flats. There are dormer windows with hipped fronts over the upper floor windows on the front. Privacy screens separate the decks and balconies to the pairs of flats.
- 1.2 The rear elevation has four dormer windows with hipped roofs partly in the roof, plus 2 small rooflights. The gables are blank.
- 1.3 The siting and design has been amended from that initially submitted to reduce the size of the building and to rotate it anti clockwise to bring it into line with the frontage of the adjacent property, Aldersyde. The principal elevation would therefore face NNW.
- 1.4 10 car parking spaces are proposed; 3 along the eastern boundary of the site, 3 against the rear of the building, 2 in between the proposed flats and Aldersyde, and 2 immediately to the rear of Aldersyde to serve that property. An existing garage serving that property is to be demolished to facilitate the development. Aldersyde is within the applicant's ownership.
- 1.5 The site is accessed from Cameron Brae to the rear, which is a minor road leading to a cul-de-sac, serving 10 houses plus Station Cottage and Aldersyde which are a pair of semis adjacent to the site, and The Old Post Office which is accessed off the A828 at the front.
- 1.6 The water supply is from the mains, foul drainage to the public sewer, and a sustainable surface water drainage scheme is proposed.
- 1.7 Pre Application Consultation: None
- 1.8 Supporting Information: Private Access checklist
- 1.9 Variations: footprint reduced by 40sqm, the ridge is 1m lower, the gables reduced in height by 600mm, the frontage reduced in width by 800mm and the building rotated to bring it into line with the frontage of the adjacent property, Aldersyde.

2. SITE DESCRIPTION

- 2.1 The site is in the centre of Kentallen, fronting onto the A828 and directly opposite the Holly Tree Hotel. To the south west is Aldersyde, a single storey property with a detached garage building at the rear. The other half of this semi is Station Cottage. Both properties are white rendered cottages with hipped slate roofs and a

central chimney. They each have a small peak in the eaves line on the front elevation. Beyond this pair of semis are larger detached houses, one and a half storeys high with hipped dormer windows in the roofs. There is a footpath down the NE boundary of the site and NE of it is The Old Post Office, which is a two storey dwelling house with a single storey extension on the front towards the NE end of the building. It is a white rendered house with a slate roof. To the rear are a row of large detached houses; one and a half storeys high with hipped dormer windows in the roof – all built as part of the development at Cameron Brae. The houses to the south side of Cameron Brae are elevated in relation to the road and development site.

- 2.2 Cameron Brae is a small cul-de-sac leading off the south side of the A828 serving 12 houses (the Old Post Office is accessed directly off the A828). There is a cattle grid at the corner just beyond the Old Post Office, though it is apparently redundant. A long distance cycle route leads off the turning head to the SW of Cameron Brae – part of the Oban – Ballachulish national Cycle path – route 78.
- 2.3 The site is gently sloping from south to north, open with no trees. It has been cleared of scrub vegetation at some point relatively recently. The footpath down the eastern boundary provides a short cut from the houses at the rear to the hotel and sea shore. There is a small pier and slipway in front of the hotel. There are existing holiday chalets either side of the hotel fronting onto the sea shore.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|-----------------------------|
| 3.1 | 17.12.2014 | 14/04326/FUL Erection of house (renewal of 12/00011/FUL and 07/00080/FULLO) | Planning Permission Granted |
| 3.2 | 01.06.2018 | 18/00734/FUL Erection of house – 4 bed detached (renewal of 14/04326/FUL) | Planning Permission Granted |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown neighbour

Date Advertised: 14.06.21

Representation deadline: 01.07.21

Further period of neighbour notification from 30.05.2022 to 15.06.2022.

Timeous representations: 5

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- Use for commercial purposes rather than private residential dwellings – change in character of the area
- The development would result in a reduction in value of the neighbouring property, Station Cottage

- The intended use for holiday letting purposes is not clear from the application
- There is a need for small family sized housing in the area rather than flats for tourists' use
- There should be a planning condition preventing the flats' use as short term lets
- Adverse impact on amenity – noise and disturbance from additional traffic and people using the hot tubs on the balconies
- Disturbance from construction activities including works already undertaken to clear the site
- Impact on environment – native tree planting sought along rear of site to soften view from properties behind
- Proposed development is not in keeping with the locality – does not match the housing on Cameron Brae; no details of materials - should match existing houses - and landscaping
- Inadequate details of land re-profiling
- Adverse impact on the safety of Cameron Brae
- Significant increase in traffic (objector suggested 40% increase) – onto a road which has no public footpath on the development side, and it is also an active travel route; need for a traffic and parking assessment
- The cattle grid at the entrance to the estate would prove a problem – suggest it is removed as it no longer serves any practical purpose – and is a hazard to cyclists especially
- More lighting would add to light pollution in the area – suggest time sensitive sensors are required on any lighting at the rear of the property
- Any parking on the road by the site makes it difficult to access/egress the driveway opposite and is dangerous to cyclists – double yellow lines suggested
- Neighbour claims two of the parking places proposed are on their land
- Need for a flood risk assessment and drainage impact assessment
- Site should be developed instead for public tennis courts for use by hotel residents and the local community; or a community garden to grow produce for the hotel and community – these would be a better use of the land given the climate crisis

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 **Duror and Kentallen Community Council:** Objects: small scale additional housing would be welcome in the village – however are concerned these are holiday lets. Cameron Brae has been developed as private housing and its

character will be adversely affected. The development will be accompanied by traffic, noise and movement. Over-development of the site. The NCN78 runs through the brae and the extra traffic and congestion will increase the risk to people using the route.

- 5.2 **Transport Planning Team:** No supporting information on traffic impact provided. Cameron Brae is a 2 lane cul-de-sac with a pinch point and cattle grid, it terminates at a turning facility. The road serves 13 properties approx. and forms part of the National Cycle Route 78. This development will increase the number of properties being serviced from Cameron Brae to approx. 17.

This development will slightly increase the level of vehicle movements on Cameron Brae. However, do not consider the increase in traffic movements will significantly increase the risk to pedestrians and other road users.

Other than during the construction phase the Transport Planning Team consider it unlikely the proposals will have any significant impact on the condition of the local road network or the Cameron Brae cattle grid.

- 5.3 **Transport Scotland:** Conditions recommended to prevent any direct vehicular access to the A828 trunk road; no drainage connections to the trunk road drainage system, and details of the boundary treatment along the trunk road frontage to be submitted to and agreed by Transport Scotland

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 & Place-making

36 - Development in the Wider Countryside

44 - Tourist Accommodation

56 - Travel

65 - Waste Water Treatment

66 - Surface Water Drainage

78 - Long Distance Routes

6.2 West Highland and Islands Local Development Plan 2019 (WestPlan)

No relevant policies

6.3 Highland Council Supplementary Planning Policy Guidance

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

Flood Risk and Drainage Impact Assessment (Jan 2013)

Rural Housing (Dec 2021)

Sustainable Design Guide (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

Creating Places

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting and design
 - c) impact on amenity
 - d) access and parking
 - e) impact on services
 - f) any other material considerations.

Development plan/other planning policy

- 8.4 Kentallen lies within an area identified as Wider Countryside within the Development Plan. Policy 36 states that in such areas development will be assessed as to the extent to which it is acceptable in terms of siting and design; is sympathetic to existing patterns of development; compatible with landscape character and capacity; avoids incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix; and avoid, where possible, the loss of locally important croft land. Policy 28 – Sustainable Design lists several criteria against which all developments are assessed. Of relevance to this proposal is the impact upon individual and community residential amenity and the need to demonstrate sensitive siting and high-quality design which is in keeping with local character and historic and natural environment and that makes use of appropriate materials.
- 8.5 Kentallen is a “group” as defined in the Rural Housing SG and the proposal would constitute an infill development. Proposals for tourist accommodation are

assessed against Policy 44 of the Highland wide Local Development Plan which states that it will be supported in the open countryside where demand exists for this type of accommodation, that it can be achieved without adversely affecting the landscape character or the natural, built and cultural heritage features of the area. In these circumstances, where it is not within a defined settlement, the Council will generally attach a condition to permissions in order to control occupancy and use of the accommodation. Subject to an occupancy condition the proposal would accord in principle with Policy 44.

- 8.6 In addition, Policies 29 – Design Quality and Policies 65 and 66 of the Highland wide Local Development Plan relating to surface and waste water must be given due consideration.
- 8.7 Whilst there has previously been a permission for a residential dwelling house on this site, there is no planning reason to resist a commercial development subject to the details of its siting, design and amenity issues being acceptable.

Siting and Design

- 8.8 The proposed development would infill a gap between existing development of a similar scale and height, and therefore it would fit in with the existing pattern of development. It would be compatible with landscape character and capacity in terms of the scale and type of development. There are a mix of private residential and commercial holiday letting units in Kentallen, with no one use dominating the other. The holiday lets are mostly in the form of chalets of varying sizes and styles on the other side of the main road, alongside the hotel. The site is not croft land.
- 8.9 The proposed development has been amended to bring it into line with the frontage of Aldersyde and Station Cottage adjacent. As originally submitted, it faced more due north, to provide a view across the car park of the hotel opposite and a sea view. The amended layout would ensure the building reflects the linear pattern of development fronting onto the road in Kentallen. There is a bigger gap separating the site from the Old Post Office on the east side, together with a public footpath and parcel of undeveloped ground. The distance and relationship between the position of these properties would be acceptable.
- 8.10 There is a small change in levels from the back of the site to the front. However, the extent of land re-profiling necessary will be minimal.
- 8.11 The size and design of the building has also been amended to reduce its height and footprint, and to provide dormer windows on the front elevation, rather than conventional windows in a 2 storey development. The dormer windows would be hipped to match others in Cameron Brae. Materials are shown as white rendered walls with grey coloured composite cladding, and grey coloured concrete tiles. To ensure the flats fit in with the existing buildings nearby a condition is recommended seeking a natural slate roof, together with final details/specification of the materials.
- 8.12 The site currently has permission for the erection of a one and a half storey, four bedroom detached house. The current proposal to change this to four, two bedroom flats has increased the size of the building, however, following the changes made to reduce and re-orientate the building, this form is considered to be

acceptable within this development of large detached houses. Although perhaps more suited to a single detached house, the introduction of a block of four flats in this location is considered acceptable given the mix of uses within Kentallen.

Impact on Amenity

- 8.13 The distance between the proposed development and Aldersyde is approx. 7m at its closest point at the back corner. The proposed building has a blank gable, except for door openings to each ground floor flat. A condition is recommended to ensure an appropriate boundary treatment is provided along this side. Although Aldersyde is within the same ownership at present, it should be treated as a separate property in terms of privacy and amenity standards. A fence or hedge would ensure privacy in the grounds of Aldersyde, which has several windows in this elevation (at ground floor level).
- 8.14 The distance to properties behind (1 and 2 Cameron Brae) is such that mutual amenity and privacy standards are acceptable. The public road also passes between these houses and the proposed development. Similarly, an acceptable distance separates the proposed development from The Old Post Office. The condition seeking details of the boundary treatments would also ensure that the footpath has an appropriate fence alongside it, and it does not become a narrow corridor between high solid fences. Landscape planting may also be secured by condition to mitigate views of the development from the houses to the rear in particular.
- 8.15 The development would face the elevation of the Holly Tree Hotel which contains the main entrance, and an area of hard standing that provides access to the chalets to the west and the car park to the east. There is a bus stop almost directly opposite, next to the car park entrance.
- 8.16 In amenity terms it can be argued that the properties within the Cameron Brae development should be limited to permanent residential development, with the commercial development contained on the shore side of the road, on each side of the hotel development. The applicant has confirmed the flats are intended for short term holiday letting and this is the basis on which the application must be assessed. Taking into account the commercial uses immediately opposite the site, the road side position within the village type setting, and the anticipated limited degree of increased disturbance from four holiday lets compared with the previously granted full time residence; the proposal is considered to be acceptable for holiday letting flats. The flats would also be likely to be acceptable for permanent residential use, however this is prevented at this stage as permanent residential use would necessitate the assessment of developer contributions towards services and facilities required to support permanent dwellings. Forthcoming legislation is being introduced which will require such short term letting accommodation to be licensed which will add an additional layer of control over any potential antisocial or amenity issues.
- 8.17 In response to representation received, the amenity of the users of the flats is considered acceptable as it is up to them whether, and how they use the decking and balconies including the hot tubs, which are in a relatively public situation. The flats' position fronting a main road would be obvious to anyone checking out a

potential rental.

- 8.18 Construction disturbance is an inevitable part of development, however it is short lived. Neighbours can take the matter up with Environmental health if antisocial hours are worked on a regular basis.
- 8.19 The provision of external lighting on the building is a matter for the developer and owner of the flats. It would not be unreasonable to have some lighting by the vehicular entrance and parking.

Access and Parking

- 8.20 Two parking spaces per flat are proposed, plus two spaces displaced from the garage that is to be demolished will be re-located immediately behind Aldersyde. This meets the Council's standards. No cycle parking is proposed however this may can be secured by condition. The site is in a location that is served by public transport (bus) and it is immediately adjacent to a long distance cycle path.
- 8.21 The access from Cameron Brae can achieve visibility splays of 76m to the west and 97m to the east. There is a 30mph speed limit going into Cameron Brae. The Access to Single Houses and Small Housing Developments would require minimum splays of 40m on such a minor residential street. The access is therefore acceptable in this respect.
- 8.22 The development can incorporate the necessary access and parking standards, and so there should be no reason for traffic associated with it to present a hazard to existing residents or to cyclists. The cattle grid is no longer needed, however there is no justification for its removal to be a requirement of this development. That is a separate matter for the Council as Roads Authority.
- 8.23 The additional traffic generated by 4 holiday flats will be more than might be expected from a single dwelling house, however the road does have capacity for this increase, and the additional disturbance to residents will not be such that it is unacceptable in planning terms.

Impact on Services

- 8.24 The development will be served from the public water supply and public foul sewer. The site is not within a Flood Risk Area, including from pluvial flows. A condition is recommended by Transport Scotland to ensure surface water drainage does not go into the road drain. It is otherwise for the developer to ensure surface water drainage is appropriately addressed on site.

Other material considerations

- 8.25 The issue of land ownership was taken up with the agent, with respect to the boundary with Station Cottage. The title deeds confirm that the applicant owns all of the land identified by the blue line in the planning application.

Non-material considerations

- 8.26 The issue of property values being reduced is not a material planning consideration.
- 8.27 A decision must be made on this application as submitted and it is not reasonable to resist a proposal because an alternative use may be preferable, such as tennis courts or use as a garden ground as suggested in representations.

Matters to be secured by Section 75 Agreement

- 8.28 As the flats are for tourist accommodation and subject to an occupancy condition, no contributions are required.

9. CONCLUSION

- 9.1 The proposed tourist accommodation, within a housing group, at Kentallen is considered to accord with Policies 44 and 36 of the Highland-wide Local Development Plan. The siting and design of the building has been amended to reduce its size and re-orientate it to better fit in with the surrounding buildings. The impact of the development on residential amenity is acceptable and conditions are recommended to ensure details pertaining to materials, boundary treatments, landscape planting, parking and access meet the Council's standards and otherwise ensure the development respects its surroundings.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N

Obligation

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. The holiday letting units hereby approved shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any one family, group or individual for more than three months (cumulative) in any calendar year.

Reason: In accordance with the use applied for and to ensure the flats do not become used for permanent residential occupation without consideration of the impact on local services and facilities in accordance with Policy 31 of the Highland-wide Local Development Plan and the Supplementary Guidance on Developer Contributions.

2. No development or work shall commence until full details of finishes for the walls and roof (including samples where necessary) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. For the avoidance of doubt such details shall include a grey coloured natural slate for the roof, unless otherwise agreed in writing by the Planning Authority.

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

3. No development shall commence until details of the location and design, including materials, of any existing or proposed walls, fences and gates has been submitted to, and approved in writing by, the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenity of the neighbouring properties and wider visual amenity, in accordance with policy 28 of the Highland wide Local development Plan.

4. No development, site excavation or groundwork shall commence until a Landscape planting plan, including Trees and a Maintenance Programme has been submitted to, and approved in writing by, the Planning Authority. The approved Planting Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the approved Maintenance Programme.

Reason: In the interests of the visual amenity to integrate the proposal into its setting, in accordance with policy 28 of the Highland wide Local development Plan.

5. No development shall commence until full details of a covered and secure communal bicycle storage/racking system for six bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

Reason: In order to facilitate the use of a variety of modes of transport, in accordance with policy 56 of the Highland wide Local development Plan.

6. There shall be no means of direct access to the trunk road either pedestrian or vehicular.

Reason: To ensure that the movement of traffic and pedestrians is confined to the permitted means of access thereby lessening the danger to and interference with the free flow of traffic on the trunk road.

7. There shall be no drainage connections to the trunk road drainage system.

Reason: To ensure that the efficiency of the existing drainage network is not affected.

8. Prior to the commencement of development, details of the boundary treatment along the boundary of the site with the A828 trunk road shall be submitted for the approval of the Planning Authority after consultation with Transport Scotland. This shall include details of any proposed fencing.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents

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>

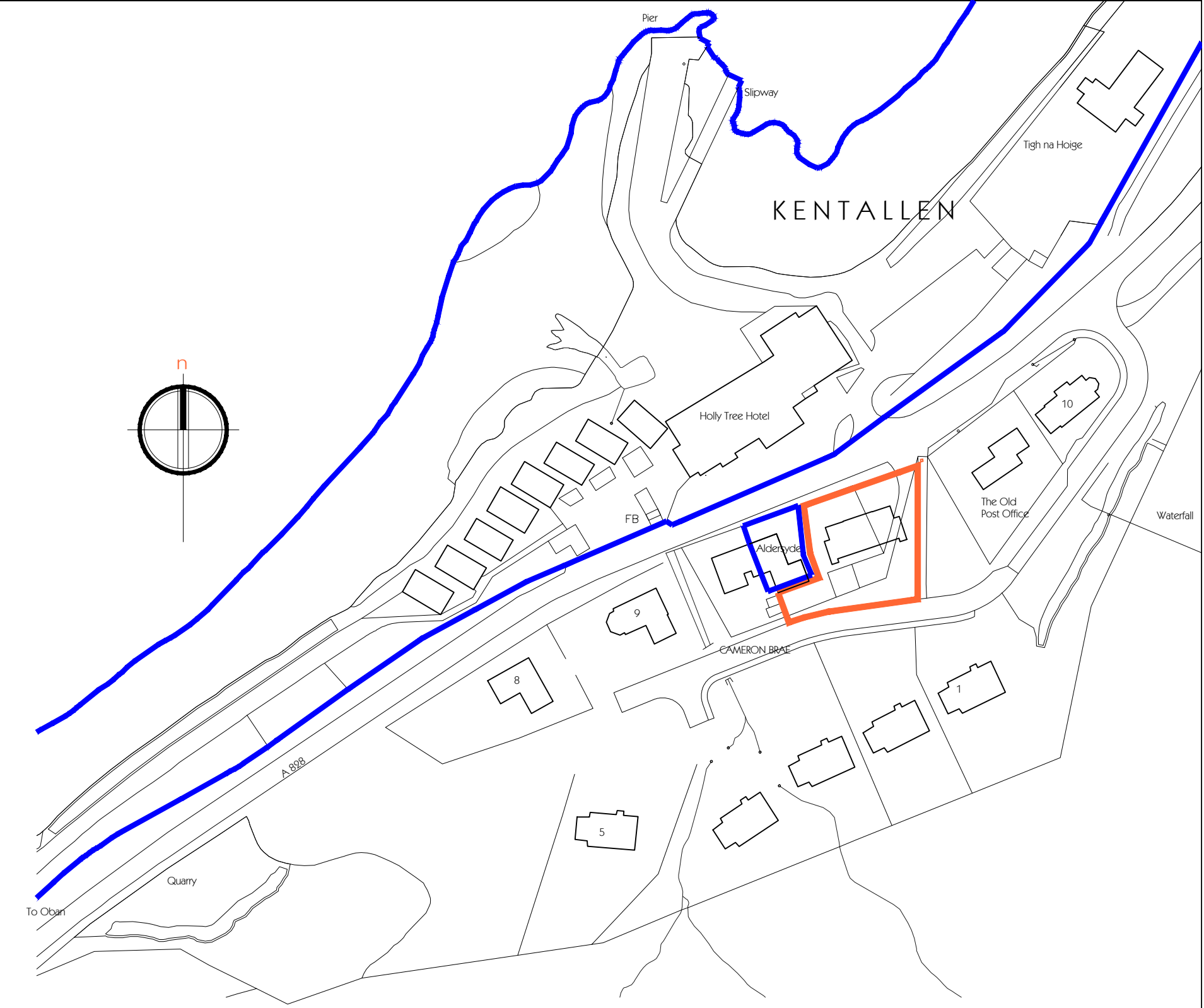
Signature: David Mudie

Designation: Area Planning Manager – South

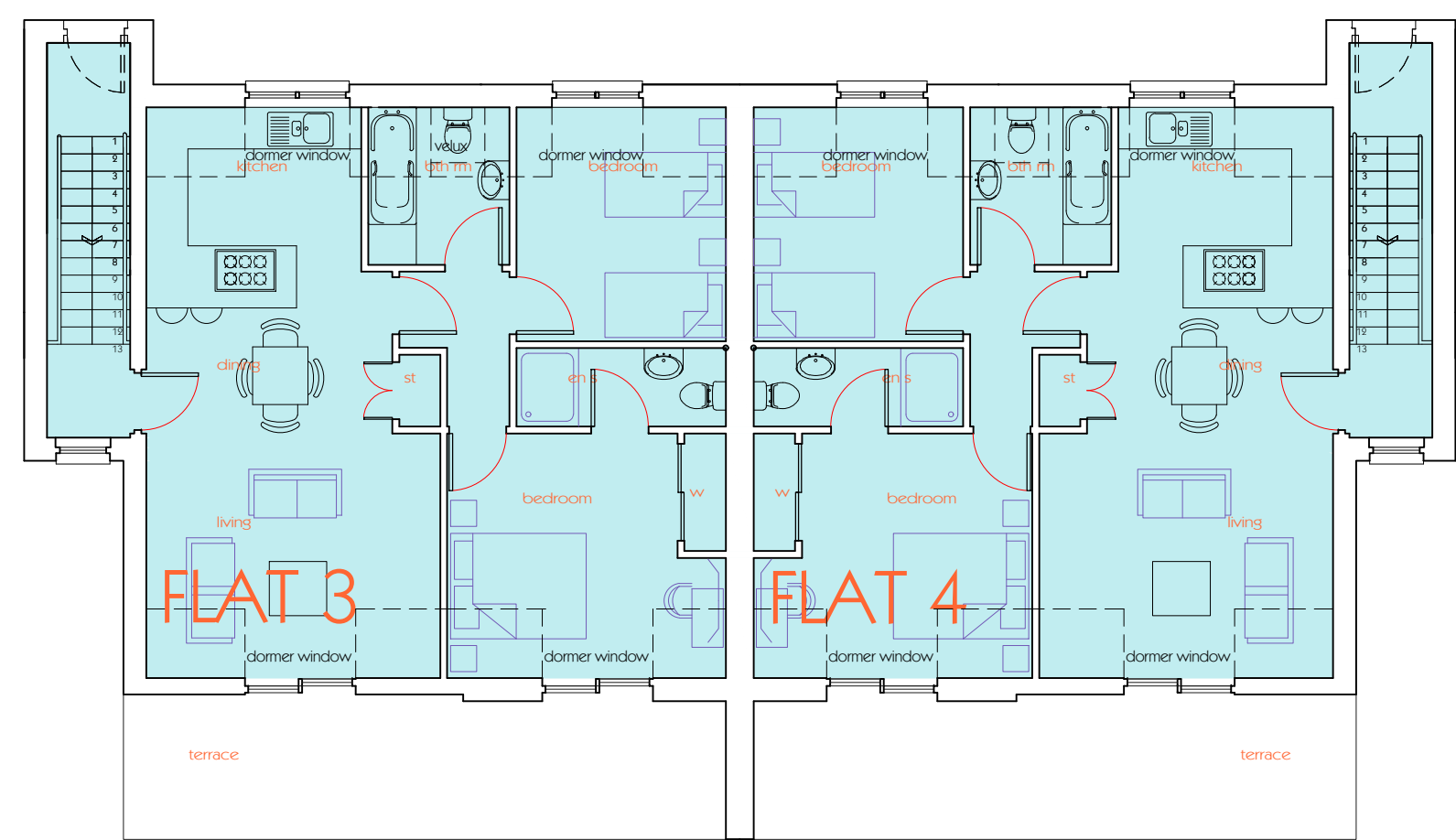
Author: Lucy Prins

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

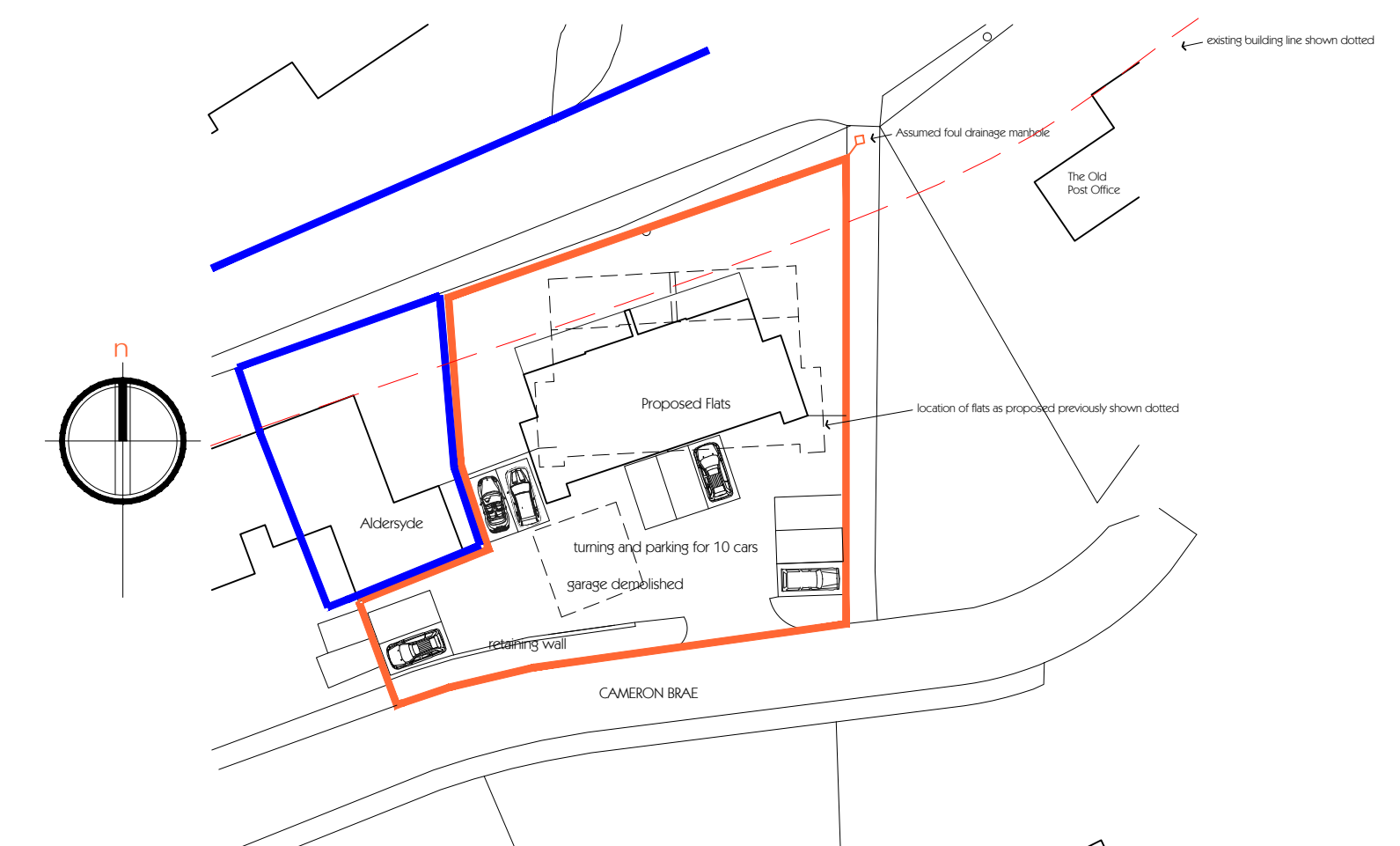
Relevant Plans: Plan 1 – General Plan - 2120 01 Rev D
Plan 2 – Section through Site – 2120 02



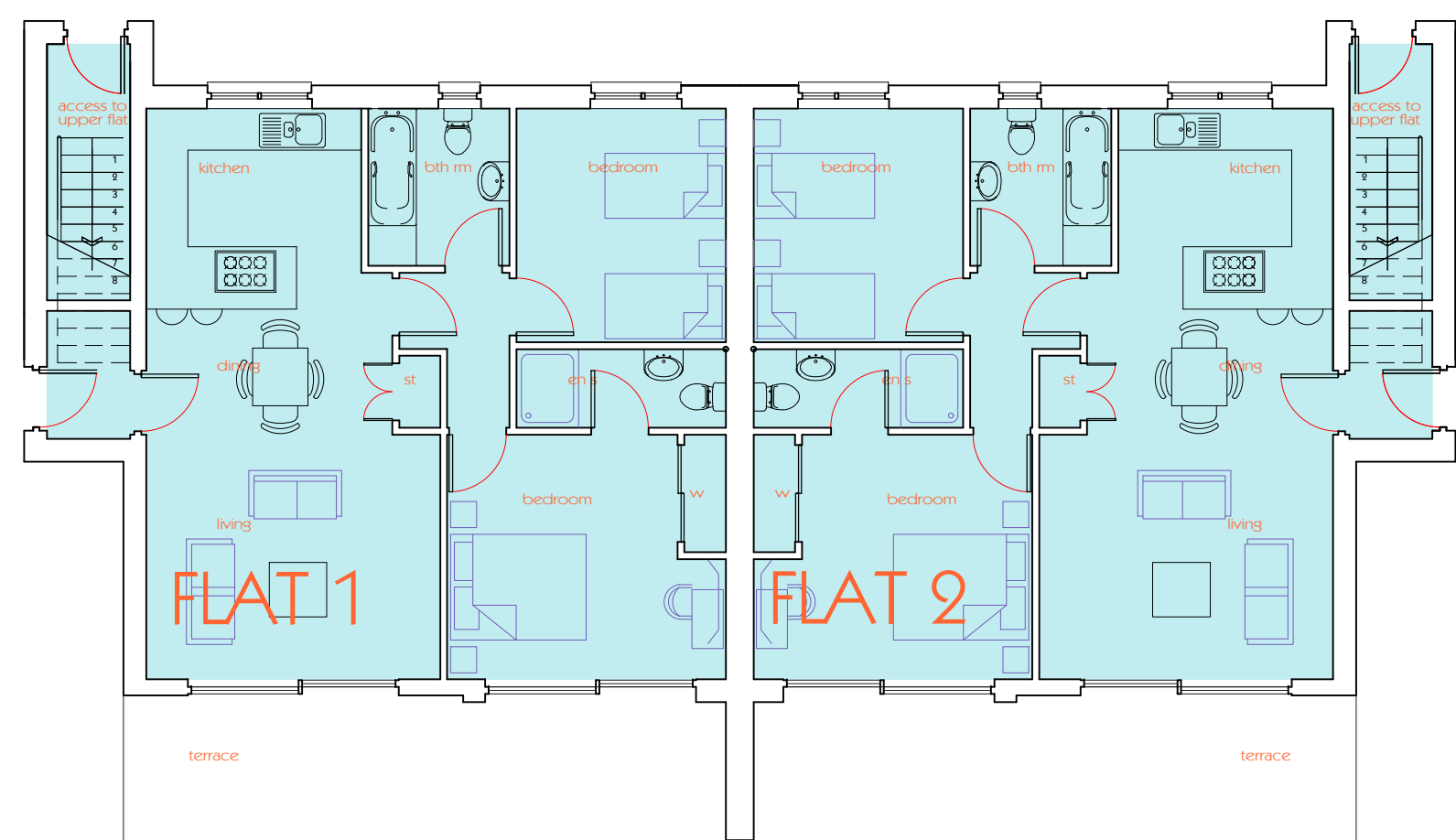
location plan 1 : 1250



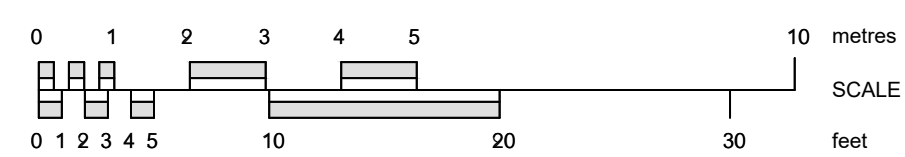
first floor plan



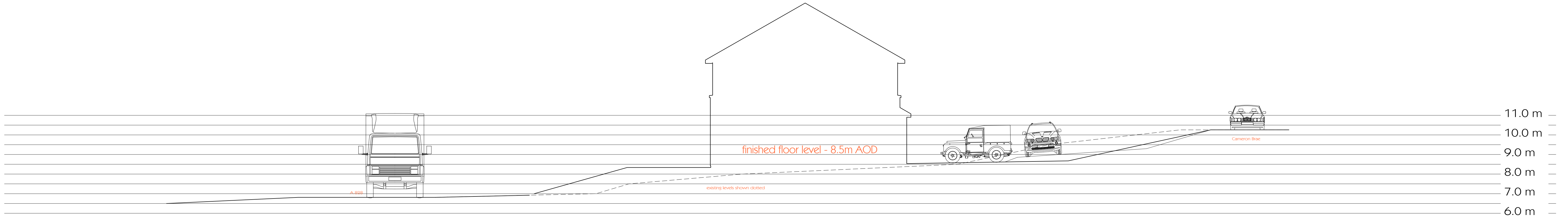
site plan 1 : 500



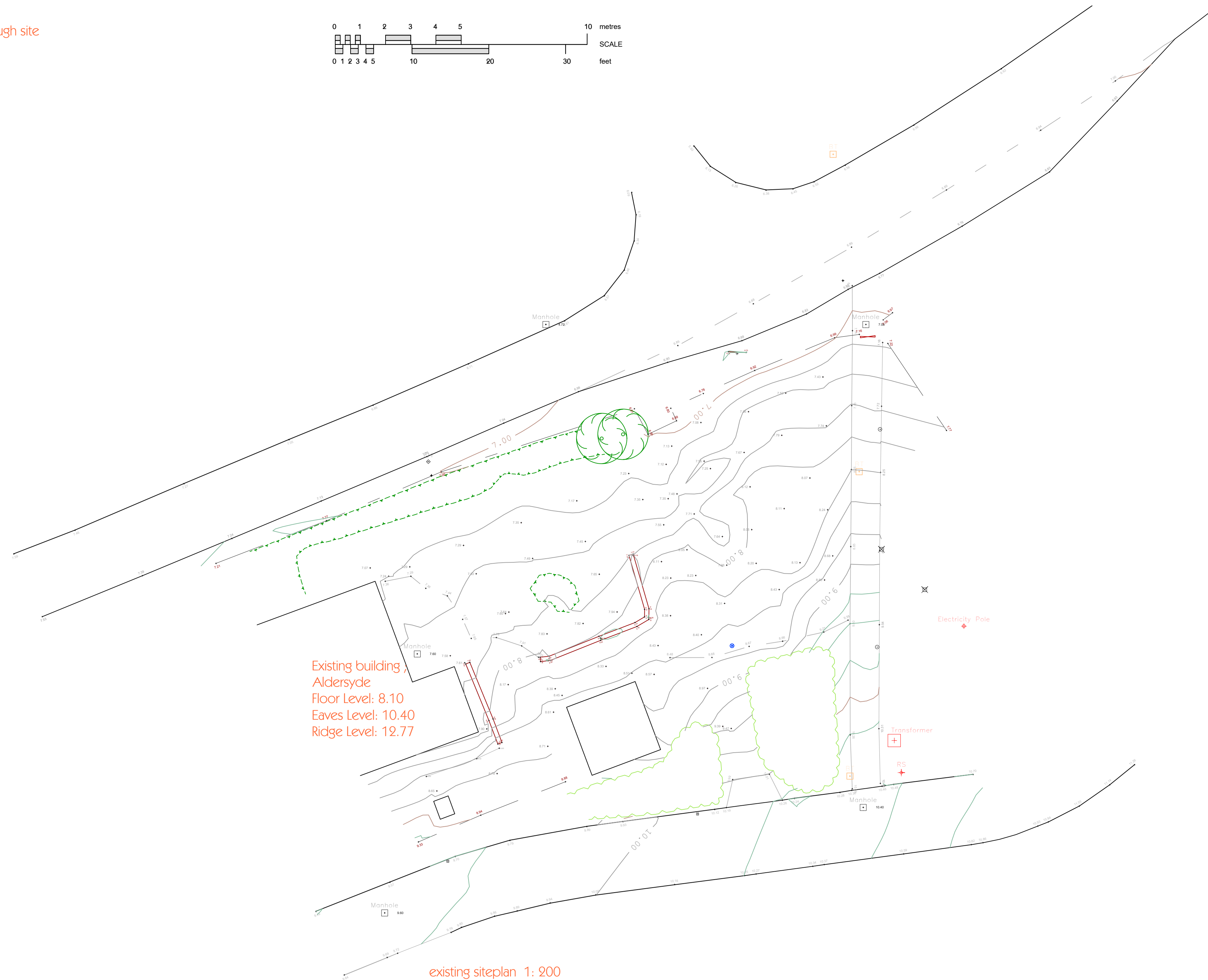
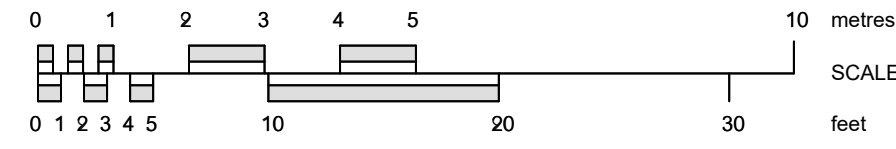
ground floor plan



Client	PAUL MCFATRIDGE
Project	FLATTED DEVELOPMENT AT SITE AT ALDERSYDE, KENTALLEN, DUROR, ARGYLL
Drawing	FLOOR PLANS + PERSPECTIVE VIEW
SCHEME DESIGN	
Drawn by	fkf
Date:	APRIL 21
Drawing Scale:	A1 @ 1: 100, 1: 1250
CAD Filename:	
Beaton + McMurchy	
architects	
the studio, tigh na glaic, toynhall, argyll. pa35 1jw	
tel - 01866 822350 fax - 01866 822320	
e-mail mail@beatonmurchy.co.uk	
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Drawing No.	2120
Revision	01 d



section through site



Client
PAUL MCFATRIDGE

Project
FLATTED DEVELOPMENT AT SITE AT
ALDERSYDE, KENTALLEN, DUROR, ARGYLL

Drawing
SECTION THROUGH SITE, SITEPLAN AS
EXISTING

SCHEME DESIGN

Drawn by fkb Date: JUNE 21

Drawing Scale: A1 @ 1: 100, 1: 200

CAD Filename:

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