

Agenda Item	7.7
Report No	PLN/045/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 7 June 2023
Report Title: 23/00896/S42 : Cromartie Estate
Land 160m West of Nutwood Strathpeffer
Report By: Area Planning Manager- North

Purpose/Executive Summary

Description: Application under Section 42 to remove condition 1 of Planning Permission 18/01017/PIP Erection of 15 houses (renewal of 14/02773/PIP)
Ward: 05 - Wester Ross, Strathpeffer And Lochalsh

Development category: Major Development

Reason referred to Committee: Major Development and representations from 5 individual addresses, include the Community Council

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

Plan and is unacceptable in terms of 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 This application is for the same development which was granted planning permission in 2018. The development comprises of planning permission in principal for the erection of 15 houses. The application has been made under Section 42 of the Town and Country Planning Act 1997 (as amended) and seeks planning permission in principal for the erection of 15 houses without complying with the conditions subject to which the previous planning permission was granted. In particular the applicant seeks consent for the development without condition one, as previously imposed.

1.2 Condition one of planning permission 18/01017/PIP is worded as follows

- No development shall commence until a Traffic Order has been made which will extend the 30mph speed limit north east of the proposed access junction. The traffic calming scheme and street lighting along the A834 associated with the extension of the 30mph zone, including signage of the new limit shall be provided at the expense of the developer.

The following reason for condition one was attached to the decision notice for 18/01017/PIP

- The development would not be acceptable without the extension of the 30mph speed limit as there would be a danger to road traffic as a result of the intensification of use of the access due to the development

1.3 Pre Application Consultation: No preapplication discussions in relation to the current application.

1.4 Supporting Information: The applicant has set out a justification for the removal of condition one which can be summarised as follows

- The condition can be covered by an informative attached to the planning permission.
- The condition fails to meet all of the tests as set out in Circular 4/1998- The use of Conditions in Planning. It is acknowledged the road requirement presented by the condition is necessary, relevant to the development permitted and precise however it places an unreasonable burden on the applicant or its inheritors in title to instigate a process that is wholly out with its control over which it has neither the power or control to influence and requires the full co-operation of a third party (i.e. The Highland Council as Local Road Authority).
- Furthermore, the process of instigating a Traffic Order relates solely to legislation under the Road Act as opposed to the Planning Act . In this respect the condition is not relevant to planning.

1.5 Variations: None

2. SITE DESCRIPTION

2.1 The land to which this and the previous applications relate lies on the northern edge of Strathpeffer village, between the properties at Nutwood and houses on the southern boundary which take access from and lie to the east of Golf Course Road. To the north, west and east of the development site is long established woodland. The access

which forms part of the development site consists of the existing surfaced private driveway. The driveway has a junction with the A834 and lies outwith the 30mph speed limit for Strathpeffer village. The driveway currently serves Nutwood House, Nutwood Cottage and Nutwood Steading. Nutwood Steading benefits from planning permission for its conversion to a house, with a short term holiday letting annex (planning permission 21/01687/FUL). This permission has not been implemented to date.

3. PLANNING HISTORY

3.1	13 April 2015	14/02773/PIP	Erection of 15 houses	PERMISSION GRANTED
3.2	2 October 2018	18/01017/PIP (renewal 14/02773/PIP)	Erection of 15 houses	PERMISSION GRANTED
3.3	1 October 2018	18/03956/S75M planning obligation to planning permissions 14/02773/PIP & 18/01017/PIP (Erection of 15 houses)	Modification of S75	GRANT SECTION 75 (MODIFY OBLIGATIONS)

4. PUBLIC PARTICIPATION

4.1 Advertised: No

Date Advertised: N/A

Representation deadline: 25.03.2023

Timeous representations: 6 representation from a total of 5 addresses, including a comment from Strathpeffer and District Community Council

Late representations: One representation from one address

4.2 Comments were received from 6 individual addresses, including a representation from the Community Council. The comments can be summarised as follows:

Material considerations raised are summarised as follows:

- a) Condition one remains relevant and reasonable. It is required to improve safety at the junction with the A834 and to protect the roadside trees and mature hedge, as the visibility splays currently achievable are not sufficient for the current 60mph speed limit.
- b) Unreasonable to expect the Council to cover the cost of the Road Order.
- c) Traffic volume on the A834 have increased since the date of the original permission justifying the need to extend the 30mph limit.
- d) Loss of green field.

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 **Strathpeffer and District Community Council:** See comment in section 4.2 above .

5.2 **Transport Planning Team :**

The principle of the need for an extension to the existing 30mph limit remains.

There is no reason why the development covered by planning consent 18/01017/PIP should now be considered any differently from a roads perspective.

Responsibility for the Order making process associated with extension of the 30mph limit currently rests with the Area Roads office. The developer will be required to make a formal request to Area Roads for extension of the existing limit. All legal, administrative and engineering costs associated with the speed limit extension shall be met by the developer. A commitment to meet these costs, and possibly an upfront payment, will be required from the developer to allow the Order making process to commence.

5.3 **Development Plans:** The Inner Moray Firth Local Development Plan 2 (IMLDP2) Proposed Plan shows the site as an allocation for housing partly due to the fact it has Permission in Principal for 15 houses. The allocation is the settled view of the Council which will be defended when the outstanding objections to the IMFLDP2 are subject to Examination by the Scottish Government Reporter (likely to commence in Spring 2023).

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

National Planning Framework 4 (NPF4)

01- Tackling the climate and nature crises

02- Climate mitigation and adaptation

03- Biodiversity

13- Sustainable Transport

16 – Quality Homes

17- Rural Homes

6.1 **Highland Wide Local Development Plan 2012**

28 - Sustainable Design

29 - Design Quality & Place-making

31 – Developer Contributions

35 – Housing in the Countryside

56 – Travel

6.2 **Inner Moray Firth Local Development (2015)**

No specific policies apply

6.3 **Inner Moray Firth Local Development Plan 2 (Proposed Plan – March 2022)**

Strathpeffer is a main settlement

Policies : Development Site SP02 : Nutwood – Indicative housing capacity 15

6.5 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2018)

Highland Historic Environment Strategy (Jan 2013)

Open Space in New Residential Developments (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 Not Applicable

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) Process for determining an application lodged under Section 42 of the Act.
- b) Compliance with the development plan and other material considerations.
- c) The six tests as set out in circular 4/1998 Circular 4/1998- The use of Conditions in Planning; necessary, relevant to planning enforceable, precise, reasonable in all other aspects and relevant to the development permitted, and how they relate to condition one of planning permission 18/01017/PIP.
- d) Third party comments

Process for determining an application lodged under Section 42 of the Act

8.4 Section 42 allows for applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. In this instance the applicant seeks a further permission for the development previously approved under planning permission 18/01017/PIP with condition one removed. It is applicants' contention that the wording of condition one does not meet

the 'tests' as set out in Planning Circular 4/1998: The use of conditions in planning permissions, and that the road requirements referred to in condition one as previously attached to planning permission 18/01017/PIP would be more appropriately covered by an informative attached to a planning consent.

- 8.5 In processing an application lodged under section 42, the 1997 Act states that in relation to such applications "...the planning authority shall consider only the question of the conditions subject to which planning permission should be granted..."

The Scottish Government Planning Circular (3/2013) Development Management Procedures repeats the statutory provision quoted above and continues when dealing with section 42 applications....."However, in some cases this does not preclude the consideration of the overall effect of granting a new planning permission, primarily where the previous permission has lapsed or is incapable of being implemented".

As the grant of permission under section 42 of the 1997 Act amounts to the grant of a new permission it follows that any decision whether to grant the application must be in accordance with the current development plan "...unless material considerations indicate otherwise" as set out in section 25 of the 1997 Act.

Compliance with the development plan and other material considerations.

- 8.6 The Covid Act had the effect of extending the life of any planning permission or planning permission in principle, that would have expired during the 'emergency period' between 7 April 2020 and 30 September 2022, extending it until 31 March 2023, unless work has already commenced on the development. Planning permission 18/001017/PIP was in effect still live in February 2023 and thus allowed the applicant to lodge the current application under section 42 of the 1997 Act. However, as the previous planning permission 18/001017/PIP has now lapsed and is therefore incapable of being implemented, there is clearly a need, as set out above in paragraph 8.5 to consider the development against the current development plan and any other material considerations.

- 8.7 The site to which this application relates has a planning application history that stretches back to 2014, when an application for planning permission in principal ref 14/02773/PIP was submitted for the erection of 15 houses. At the time of the application being lodged and then determined in November 2014 the site was identified as a housing allocation for 15 houses in the then adopted Ross and Cromarty East Local Plan. The application was approved, and consent granted subject to the prior conclusion of a Section 75 Agreement regarding the provision of affordable homes.

- 8.8 It is noted that at the time of determination of the 2014 application the current IMFLDP was in draft form and that the site was not identified as a development site, due to an alternative access point being suggested by the landowner through the development plan consultation process which would have required part of the access to be formed through a stand of ancient woodland and that there was an illustrated site capacity of 40-50 units. As such when the IMFLDP came to be adopted in 2015 the site was excluded from the settlement development area defined for Strathpeffer. In 2018 a timeous application ref 18/01017/PIP was submitted for the same development as that approved under planning permission 14/02773/PIP. In determining to issue a further permission it was acknowledged that the proposal was not consistent with the IMFLDP

however there was an extant planning permission within which the proposed layout, particularly the means of access, addressed the reasons why the site allocation was removed from the IMFLDP. As referred to above in paragraph 8.6 planning permission 18/01017/PIP remained extant until the 31 March 2023 as a result of the Covid Act. The presence of this live planning permission ref 18/01017/PIP at the time the current application ref 23/00896/S42 was registered is a material consideration which carries significant weight. In addition, it is noted that the site is once again identified as a development site -SP02 in the emerging IMFLDP 2. The inclusion of the site in the IMFLDP is the settled view of the planning authority and therefore the current application, is considered to reflect the emerging development plan. The emerging local plan has been agreed by Members of the Economy and Infrastructure Committee and has now been passed to Scottish Ministers for Examination.

- 8.9 As regards National Planning Framework 4, Policy 16 and 17 supports new homes on sites that are allocated within the LDP. As noted above the emerging IMFLDP2 is considered to be a material consideration and the site is identified as one of two housing allocation in Strathpeffer. It is considered that the principal of development is supported by the emerging development plan and the presence of an extant planning permission at the time the current application was submitted. These material considerations carry significant weight which support the issuing of a further planning permission in principal notwithstanding the non-allocated status of the site in the current development plan.

The six tests as set out in Circular 4/1998 Circular 4/1998- The use of Conditions in Planning

- 8.10 The Scottish Government Circular 4/1998 sets out that planning conditions should only be imposed where they are:
- necessary
 - relevant to planning
 - relevant to the development to be permitted
 - enforceable
 - precise
 - reasonable in all other respects.
- 8.11 The applicant has set out in their supporting statement, which is summarised at paragraph 1.4 above that although it is acknowledged that the roads requirement presented by condition one of 18/001017/PIP is necessary, relevant to the development permitted and precise, it is not considered to be relevant to planning, is arguably unenforceable and is not reasonable in all other respects.
- 8.12 The planning service acknowledges that condition one as presented on planning consent 18/001017/PIP by referring to the making of a Traffic Order, which is a statutory process governed by separate legislation, the Roads (Scotland Act) the condition does not accord with the test of enforceability, and being reasonable in all other respects. It is therefore accepted that in considering only the question of the conditions to which a new permission should be granted condition one should not be re-imposed.

- 8.13 It is recognised by the applicant that the road requirements which involve extending the 30mph speed limit so that it is beyond the entrance junction on the A834 are required to make the development acceptable. Their suggestion that this matter can be dealt with by an informative only is not considered sufficient to ensure that the necessary works are delivered prior to any development commencing. Therefore, it is considered necessary, relevant to the planning and the development to be permitted that a new condition regarding the extension to the 30mph speed limit is imposed. In response to a consultation on the application the Transport Planning Team have confirmed that the principle of the need for an extension to the existing 30mph limit remains and there is no reason why the development covered by planning consent 18/01017/PIP should now be considered any differently from a roads' perspective. As the need for the extension of the 30mph speed limit is directly connected with the development proposed is it reasonable and proportionate that the developer makes a financial contributions towards the making of the Order. This matter can be highlighting through an informative.
- 8.14 It must also be noted that by extending the 30mph speed limit beyond the entrance junction there will be minimal impact on the existing hedge and trees which bound the public road, as the visibility splay to the south, towards the village will require to be no greater than 90m with a 2.4m set back from the edge of the road for a 30mph speed limit. Retention of these features is in line with NPF4 policy 3 intent regarding the protection of biodiversity and strengthen/maintaining nature networks.
- 8.15 The suggested revised wording is set out below and is considered to satisfy the six tests referred to in paragraph 8.7 above
- No development shall commence until the current 30mph speed limit on the A834 has been extended in a north easterly direction from its present location to include within the 30mph speed limit the junction with the A834 which is to serve the proposed development as identified on drawing No 2154-GIS – 01A.
- Reason: In the interests of road safety to reduce vehicle speeds on the A834, as the sightlines at this junction are substandard for the current 60mph speed limit and the proposed development will result in a significant intensification of use of the junction and to protect the existing hedge and trees which bound the public road.
- 8.16 It is noted that the previous condition referred to the need for street lighting. As this is a matter that will would be addressed through the processing of the Traffic Order, it is considered not reasonable or necessary to make specific reference to this matter in the re-worded condition.
- 8.17 Planning consent 18/01017/PIP included a schedule of conditions which covered the need for the following matters to be the subject of further applications before development can commence on site;
- A detailed layout of the site which includes the 15 house plots and communal areas.
 - Detailed layout and design of the reconstruction works to the existing driveway together with the details and design of the new road to service the houses, access to each plot and parking arrangements.
 - Detailed layout and design of a footpath from the start of the new road to the footpath on the A835.

- The design and external appearance of the 15 houses and any domestic outbuildings.
- Landscaping proposals for the whole site.
- Details of the proposed water supply and drainage arrangements.
- Details of a public art installation.

The schedule of conditions included further conditions to ensure that the following matters are addressed in any future submission for approval of the matters specified above;

- Provision of a play area, and landscaping of the development including an avenue of trees from the junction with the A834 and the entrance to the housing development, specimen trees within the field to the west of the Eagle Stone.
- 20m green buffer between the boundaries of the plots and the red line boundary of the development site.
- A road designed to adoptable standards which complies with 'Designing Streets' and the Councils 'Roads and Transport Guidelines for New Developments' with visibility splays of 2.4m x 215m to the north and 2.4 x 90m to the south from the centre line of the junction with the A835.
- Improvements to the section of existing core footpath RC45.10 Eagle Stone Path from the field boundary to the A835 to an all abilities surfaced footpath.
- Details of surface water drainage proposals.
- Submission of a Tree Protection Plan.
- Submission of a Construction Management Plan.
- Submission of an Archaeological Watching Brief.
- Submission of Factoring Agreement, and
- Submission of a bat survey

In considering these conditions through the section 42 process the wording of some of the conditions has been updated and a time limit condition has been attached as now required by statute.

Third party comments

- 8.18 The third party comments have been summarised above. It is noted that views regarding the need to maintain the requirement for the 30mph speed limit to be extended past the entrance junction on the A834 concur with the assessment by the planning service, in consultation with the Transport Planning Team.
- 8.19 Comment has been made about the loss of countryside as a result of the development. It is noted that this the application site is greater than 2 hectares in size which allows an opportunity for the site to be fully landscape with large amounts of open space. Full details of which will be dealt with through consideration of further applications of the details set out in the conditions to be attached to the section 42 consent.

Non-material considerations

8. 20 Comment has been made through the third party comment that any further permission should be conditioned that work must commence within a short period of time, if this does not occur the permission should be withdrawn, as no progress on the site has taken place for many years. These comments are noted however the applicant has followed a statutory process to seek a further planning permission in principle which

does not on its own allow development to commence. Furthermore, the planning authority does not have the necessary powers to require a development to commence and whilst there is a process by which a planning consent can be revoked, with the agreement of Scottish Ministers, there would need to be clear and reasonable grounds for pursuing such action. It is not considered that lack of activity on a site would be sufficient justification to initiate such a process.

- 8.21 Comment is also made about young person's getting 'pushed' out of the housing market by the second home and short term holiday letting sector and communities being 'ruined' by empty homes, but with new housing schemes on all sides and a lack of local services. These matters are determined by wider economic matters, however it must be noted that the Section 75 Agreement attached to the previous permission relates to the provision of affordable housing which must be delivered at a rate of 25% of the total number of houses and that this requirement will be carried forward through a modification to the Agreement.

Matters to be secured by Legal Agreement

- 8.22 A Section 75 Legal Obligation is already in place in relation to 18/01017/PIP and secures a minimum of 25% affordable housing. The legal agreement will require to be modified to reflect the section 42 consent and also to secure developer contributions towards community facilities because the Supplementary Guidance on Developer Contributions states that in the case of section 42 applications, proposals will be reassessed to ascertain the impacts of the development and where necessary, developer contributes requirement will be re-established by applying the most up to date provisions of the development plan, including the Supplementary Guidance. An assessment of the proposed development does not require a contribution towards education accommodation based on current school roll forecasts therefore the contributions requires relates to affordable housing provision and community facilities, only. It must be noted that the increased rate towards community facilities approved by the Economic and Infrastructure Committee on 4 May 2023 will not apply as the decision of the committee was that these new rates apply to application received after 4 May. Therefore, the rate as identified in the Supplementary Guidance for Developer Contributions will be applied as the application lodged under section 42 was made in February 2023.

- 8.23 Prior to the issuing of a further planning permission a formal application to modify the legal agreement will require to be lodged by the applicant to address the above matters. It is considered reasonable to allow the applicant four months from the date that the application is determined to submitted the necessary application so that the existing Section 75 Obligation can be modified or that another appropriate mechanism is agreed. Should no application be forthcoming and/or an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers for the following reason:

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

9. CONCLUSION

- 9.1 In handling an application lodged under Section 42 the planning authority requires to consider the terms of the current development plan and any other material considerations, which in this instance are considered to include the emerging Inner Moray Firth Local Development Plan 2 as well as the status of the previous permission at the time the application under Section 42 was lodged. It is open to the planning authority to grant planning permission under Section 42 with the same conditions as previously imposed, with amended conditions, or to refuse the application. For the reasons set out in the assessment above the site is considered to have development potential particularly as it is the settled view of the planning authority that it should be included as an allocated site in the Moray Firth Local Development Plan 2. As regards the applicants request that approval should be forthcoming without imposing a condition regarding the extension to the 30mph speed so that it is beyond the entrance junction off the A834, this request is denied as the development would not be acceptable on the grounds of road safety and the biodiversity policy intent of NPF4.
- 9.2 It is considered that the presence of a valid planning permission for the same character of development as now proposed at the time the current application was lodged is a material consideration which along with the sites identification as one of only two housing allocations for Strathpeffer in the Inner Moray Firth Local Development Plan 2, which has now been submitted to Scottish Ministers following agreement by Members of the Economy and Infrastructure Committee outweigh the current unallocated status of the site in the currently adopted Inner Moray Firth Local Development Plan. These matters are material considerations which support the granting of a further permission subject to the schedule of conditions set out below which includes a condition that requires the 30mph speed limit to be extended beyond the entrance junction from the A834.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued Y

Conclusion of Section 75 Obligation Y Modification of existing Section 75 Agreement required

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

1. An application or applications for the approval of matters specified in conditions attached to this Section 42 Planning Permission in Principle must be made no later than whichever is the latest of the following:
 - i. The expiration of THREE YEARS from the date on this decision notice;
 - ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
 - iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained)., whichever is the later. If development has not commenced within this period, then this planning permission in principle shall lapse.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997(as amended)

2. No development shall commence until the current 30mph speed limit on the A834 has been extended in a north easterly direction from its present location to include within the 30mph speed limit the junction with the A834 which is to serve the proposed development as identified on drawing No 2154-GIS – 01A.

Reason: In the interests of road safety to reduce vehicle speeds on the A834, as the sightlines at this junction are substandard for the current 60mph speed limit and the proposed development will result in a significant intensification of use of the junction and to protect the existing hedge and trees which bound the public road.

3. No development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

4. 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 which includes the 15 house plots and communal areas.
- ii. Detailed layout and design of the reconstruction works to the existing driveway along with the details and design of the new road to service the houses, access to each plot and parking arrangements.
- iii. Detailed layout and design of a footpath from the start of the new road to the footpath on the A835.
- iv. The design and external appearance of the 15 houses and any domestic outbuildings.
- v. Landscaping proposals for the whole site.
- vi. Details of the proposed water supply and drainage arrangements.
- vii. Details of a public art installation.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing

5. Any details pursuant to Condition 4(i) above shall show a development featuring the following elements:
 - Full details of the location, form and programme for delivery of a fully-equipped play area within the application site. Thereafter, the play area shall be installed by, and at the expense of, the developer in line with these approved details and their on-going upkeep shall be included in a factoring agreement (or similar).
 - A 20m green buffer between the boundaries of the plots and the red line boundary of the development site

Reason: In order to ensure that there is suitable on site provision of open space and that the development takes cognisance of the setting of the site.

6. Any details pursuant to Condition 4(ii) above shall show a development featuring the following elements:
 - A road designed to adoptable standards which complies with 'Designing Streets' and the Council's 'Roads and Transport Guidelines for New Developments' with visibility splays of 2.4m x 215m to the north and 2.4 x 90m to the south from the centre line of the junction with the A834.
 - Car parking spaces provided within the curtilage of each of the dwellinghouses and formed in accordance with the Council's 'Road and Transport Guidelines for New Developments', prior to first occupation of the dwellinghouse to which it relates, thereafter being maintained for this use in perpetuity.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity and in order to ensure that the level of off-street parking is adequate

7. Any details pursuant to Condition 4(iii) above shall show a development featuring the following elements:

- Full details of the route and construction specification of a surfaced all abilities footpath between the houses, the Eagle Stone and the centre of Strathpeffer. Thereafter, the footpath shall be installed by, and at the expense of, the developer in line with these approved details and the on-going upkeep shall be included in a factoring agreement (or similar).
- Full details of the improvement to the section of existing core footpath RC45.10 Eagle Stone Path from the field boundary to the A834 to an all abilities surfaced footpath

Reason : In order to improve access to the Eagle Stone and between the development site and the village of Strathpeffer.

8. Any details pursuant to Condition 4(iv) above shall show a development featuring the following elements:

- The design and external appearance of the houses shall comply with the design statement, as approved.

Reason : In recognition of the requirements of the location of the site adjacent to the conservation area.

9. Any details pursuant to Condition 4(v) above shall show a development featuring the following elements:

- Proposals for all communal areas
- An avenue of trees from the junction with the A834 and the entrance to the housing development.
- The layout of specimen trees within the field which lies to the west of the Eagle Stone.
- Landscaping proposals for the footpath link, as referred to in condition 7 above.
- Boundary treatments for the 15 house plots and the communal areas
- A line of beech hedging and a row of trees on the south side of the access junction.
- Repairs to the existing retaining wall on the south side of the access.

All planting, seeding or turfing and repairs as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever

reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the site is suitably landscaped and to mitigate the loss of trees that will take places as a result of the formation of the new road and the reconstruction of the existing driveway and in the interest of biodiversity gain

10. Any details pursuant to condition 4(vi) 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: In order to ensure that an acceptable Suds scheme for the site is provided

11. No development shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and subsequently approved in writing by the planning authority, in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction (or any superseding document prevailing at the time).

A suitably qualified Arboricultural consultant shall be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision shall be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval.

With effect from the date of this permission, no trees are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the planning authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

12. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces, woodland, the play area and the footpath link from the new section of road to the A834 and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and thereafter maintained in perpetuity in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

13. No development shall commence until a bat pre-commencement survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover all of the trees identified for removal and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: To ensure that the trees that are affected by the development are surveyed and the development does not have an adverse impact on protected species or habitat.

14. Prior to commencement of development on any of the house plots hereby approved the visibility splays of 2.4m x 215m to the north and 2.4m x 90m to the south shall be provided and thereafter maintained in perpetuity to the satisfaction of the Planning Authority.

Reason : In the interest of road safety during and after construction.

15. No development shall commence until a management scheme for construction traffic has been submitted for the consideration and approval of the planning authority. The scheme shall include the number of HGV's, together with the route and strategy for maintaining access to the existing properties. Thereafter the approved scheme shall be implemented.

Reason: In the interest of traffic and pedestrian safety.

REASON FOR DECISION

A valid planning permission for the same character of development as now proposed was present at the time the application was lodged under section 42 of the 1997 Act. The settled view of the council is that the site is an acceptable development site for 15 houses as expressed in the Inner Moray Firth Local Development Plan 2.

INFORMATIVES

Road Order to extend 30mph speed limit as referred to in condition 2

It is important to note that whilst responsibility for the Order making process associated with extension of the 30mph limit currently rests with the Area Roads office. The developer will be required to make a formal request to Area Roads for extension of the existing limit. All legal, administrative and engineering costs associated with the speed limit extension shall be met by the developer. A commitment to meet these costs, including any upfront payment identified by the Area Roads office, will be required from the developer to allow the Order making process to commence.

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 and 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 and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place

outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature:

Designation: Area Planning Manager -North

Author: Erica McArthur

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

Relevant Plans: Plan 1 - Location Plan No 2154-GIS – 01A – as approved under 18/01017/PIP
Plan 2 - Proposed Site Layout Plan No 2154-GIS – 02A- as approved under 18/01017/PIP
Plan 3 - Site Section No 2154-GIS – 04A- as approved under 18/01017/PIP
Plan 4 - Proposed Site Layout Plan, affordable units No 2154-GIS – 02A- as approved under 18/01017/PIP
Plan 5 - Design Statement dated 06.03.2018 -as approved under 18/01017/PIP

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Community Facilities	Dingwall Leisure Centre – major expansion	£1,019			BCIS	Q2 2018	Commencement of development	Lump sum	15

*1 Adjust total to take account of flat exemptions

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

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

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

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

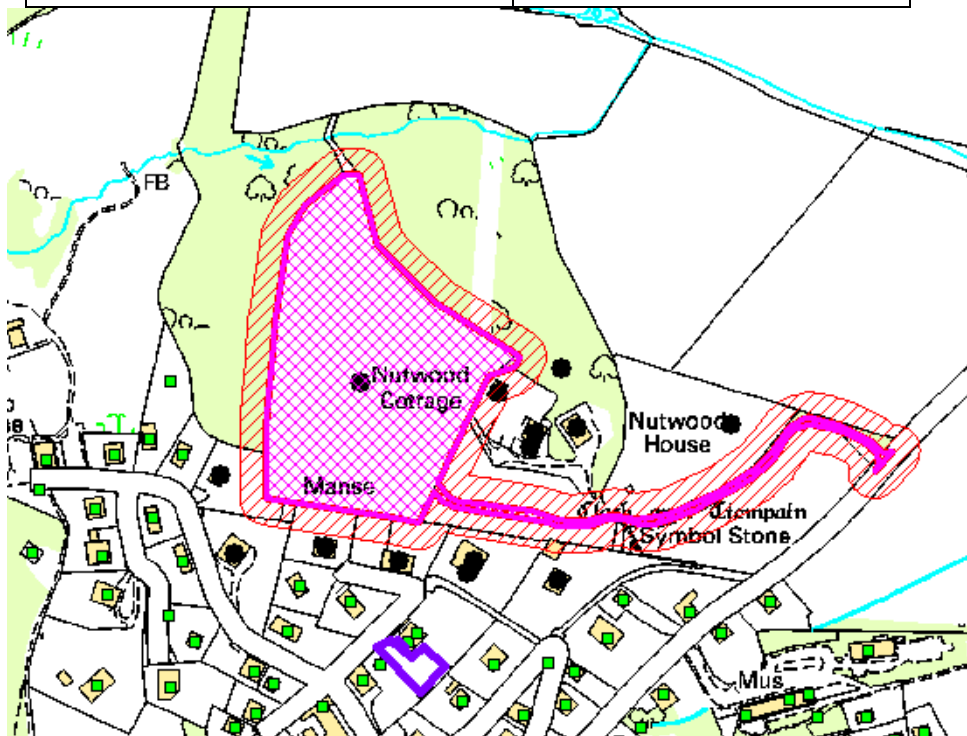
¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

Reference Number - 23/00896/S42

Unknown Neighbour Advert required? - Yes

Date notices posted to neighbours	By SBS officer
Sent to RM for printing/posting – 02.03.2023	A Allan

Date notification checked on site	By case officer
Insert date	



- Rowanfield, Golf Course Road, Strathpeffer, IV14
- Dunraven Lodge, Golf Course Road, Strathpeffer,
- F C Manse, Strathpeffer, IV14 9DX,
- Broomside, Strathpeffer, IV14 9DX,
- The Craig, Strathpeffer, IV14 9DX,
- Windsor Lodge, Strathpeffer, ,
- 1 Windsor Lodge, Strathpeffer, IV14 9DX,
- 3 Windsor Lodge, Strathpeffer, IV14 9DX,
- 4 Windsor Lodge, Strathpeffer, IV14 9DX,
- Heather Cottage, 2 Windsor Lodge, Strathpeffer,
- Eaglestone, Strathpeffer, IV14 9DU,
- Caravan, Nutwood Steading, Strathpeffer, IV14
- Nutwood House, Strathpeffer, IV14 9DT,
- Nutwood Steading, Strathpeffer, IV14 9DT,
- Nutwood Cottage, Strathpeffer, IV14 9DT,

**LAND AT NUTWOOD
JANUARY 2018**

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1. **INTRODUCTION**

This statement accompanies an application to renew an extant planning permission in principle (Ref No. 14/02773/PIP) granted on 25 March, 2015 for 15 no. dwelling houses on land at Nutwood, Strathpeffer on behalf of Cromartie Estate.

Given that this is an application for planning permission in principle, the proposed layouts, details and designs are all indicative at this stage.

The site is outlined in red on the attached location and site plans.

2. **SITE AND AREA APPRAISAL**

The site lies to the north-east of Strathpeffer, adjacent to the boundary of the town's Outstanding Conservation Area.

To the north and west it is surrounded by woodland, which is listed in the SNH Inventory of Ancient Woodland as 2A - Long Establish Woodland of Semi-natural Origin. It appears as woodland on the 1st Edition Ordnance Survey maps dating back to the 1860s.

Policy 57: Natural Built and Cultural Heritage of the HWLDP considers this an important heritage feature of national importance. Paragraph 216 of Scottish Planning Policy published in June 2014 states that "*ancient and semi-natural woodland is an important irreplaceable resource..... that should be protected from adverse impacts resulting from development*".

A previous representation to the Council had indicated access through this woodland to the north-east of the site, however, the option of using the existing driveway has been re-explored and this proposal will not result in any loss of the ancient woodland.

3. **DESIGN PROPOSAL**

3.1 **Proposed Indicative Plans**

The indicative plans included in the application provide a conceptual layout and design for the proposed development of 15no. housing units. The proposals were developed through a PAN consultation which took place with the local community, prior to the granting of the extant planning permission and will be further detailed in the future.

3.2 **Potential Impact upon the Setting of the Conservation Area**

It is proposed to site a green landscaped buffer between the site and the Strathpeffer Conservation Area to help maintain the integrity and amenity of the neighbouring properties. The adjacent Conservation Area is characterised by many fine examples of Victorian and early 20th century architecture, with an attractive woodland background.

3.3 **Access and Transport**

Access is proposed from the main road via the existing avenue, with additional works to this driveway to provide passing places. This access driveway is within Cromartie Estate's ownership, prior to the point which gives access to the three dwellings to the east of the site and can be used into the Nutwood site for light vehicles only.

It is therefore proposed to divert the Nutwood field access through a field to the south of the existing section of the driveway.

Amendments are required to the junction to improve visibility and this avenue will be continued onto the site, providing the principal spine linking the development to the existing and new section of driveway. It is likely that consideration will be given to shared surfaces, allowing a softer landscape, whilst providing suitable and safe access.

Most importantly, it is designed to prioritise pedestrians over vehicles and the opportunity for links through the existing woodland and via the Eaglestone monument into the town centre. As illustrated in the attached indicative layouts, a footpath is proposed alongside the new section of driveway providing this access.

The adjacent Conservation Area has minimal road network, with large garden plots and landscaped areas. The suggested layout reflects this settlement pattern.

The improved driveway access and the internal site road layout will allow waste removal from the individual properties.

3.4 **Form and Layout**

The proposed residential development of 15 dwellings would be located to the centre of the site with landscape and protection zones of minimum 20m to offer amenity and compatibility with the surrounding uses.

The dwellings would be accessed from a single access taken from a new section of the existing driveway and, where possible, and subject to detailed design, a place making approach would be used with shared surfaces provided. Houses would be located near to the access road to provide safe and secure spaces with large rear gardens providing private amenity spaces.

The indicative layouts of the buildings utilise the existing land form to minimise earthworks on site.

The suggested mix and types of dwelling are indicative.

Energy efficiency design for the proposed development can be further detailed within the context of future MSC applications but, as seen on the indicative layouts, the housing units will be orientated to the south and west.

3.5 **Architectural Materials**

The new design will have regard to the fine examples of Victorian and early 20th Century architecture in Strathpeffer. Although many of the decorative elements are purely that and are no longer economically viable, the basic principles of Victorian architecture will be considered when designing the new dwellings –

- ◆ overhanging eaves and porches, giving protection to occupiers, as well as the walls below;
- ◆ use of timber sustainable material;
- ◆ use of pitched roofs;
- ◆ simple plan forms providing larger spaces, satisfying demand for modern living, with the possibility of working from home and greater expectations of comfort;
- ◆ variety of building heights, specific use of attics (room in the roof) reduces building height and the use of dormer windows gives height to these upper rooms; and,
- ◆ use of more glass in buildings and larger openings.

3.6 **Landscape**

A priority is to retain existing trees and landscape and, integrate the proposed development within its landscape setting with a protection zone of 20m between the plots and surrounding mature trees to protect the ancient woodland sites on the northern and western boundaries.

There will be a landscaping buffer between the proposed development and the site's southern boundary of minimum 20m depth, to help maintain the integrity and amenity of the adjoining Conservation Area properties. Proposed tree and shrub planting will be native species with trees such as blackthorn, hawthorn, hazel, holly, juniper, willow, birch, cherry, rowan and Scots pine and, areas of close mown including areas of long grass to promote biodiversity.

This will be outwith the proposed housing plots and be managed and maintained by separate ownership.

Green spaces can be provided at the entrance to the site and to the north and to the site boundaries.

3.7 **Drainage**

The site falls to the north and surface water will naturally flow towards this lower part of the site. This area of ground could accommodate a pond with a connection to a soakaway.

It is therefore proposed that the surface water drainage will either be by individual soakaways within the housing plots dictated by ground conditions or to a pond to the north.

This will create a sense of place for the new development itself surrounded by the ancient woodland and can be linked into wider open space biodiversity measures.

As noted above, the general fall within the site is from south to north. The generally sewered area of Strathpeffer is to the south. Dwellings located to the south of the proposed site can therefore connect into the public sewer system by pipework taken down and following the fall of the access driveway.

Properties to the north of the site may have to use private systems to avoid any damage through the surrounding ancient woodland.

Suitable flood management in the shape of SUDS drainage will be designed for the site.

The applicant proposes to mitigate run-off from the development with a SUDS designed system. At MSC application stages, individual house plots will be assessed to allow run-off to natural drainage systems using and minimising the use of non-permeable surfaces such as paving slabs.

The site has no significant risks of flooding and the natural fall of the land can be used to contain run-off on site rather than elsewhere.

**LAND AT NUTWOOD DEVELOPMENT
JULY 2014**

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The Highland Council
Planning & Development Service
APPROVED

LAND AT NUTWOOD DEVELOPMENT JULY 2014

1. INTRODUCTION

This statement accompanies an application for planning permission in principle for 15 no. dwellinghouses on land at Nutwood, Strathpeffer on behalf of Cromartie Estate.

Given the application's 'in principle' status, the proposed layouts, details and designs are purely indicative at this stage.

1.1 Site Details

The site outlined in red and illustrated on the submitted location and site plans, is specifically allocated for housing with a capacity of 15 no. dwellinghouses in the current adopted Ross & Cromarty East Local Plan 2007.

2. SITE AND AREA APPRAISAL

The site including the access road which extends to approx. 3.25ha, lies to the north of Strathpeffer adjoining the village's outstanding Conservation Area to the south.

To the north and west, the site is surrounded by woodland. This woodland is listed in SNH's Inventory of Ancient Woodland as 2A - Long Establish Woodland of Semi-natural Origin. This means that it appears as woodland on the 1st Edition Ordnance Survey maps dating back to the 1860s.

Policy 57: Natural Built and Cultural Heritage of the adopted HWLDP considers this an important heritage feature of national importance. Section 146 of Scottish Planning Policy published in February 2010 and updated in June 2014 states that "*ancient and semi-natural woodland is an important and irreplaceable natural resource that should be protected and enhanced, as should other native and long established woodlands with high nature conservation value*".

A previous proposal suggested taking access through this woodland to the north-east of the site. However, the option of using the existing driveway has been re-appraised and will not result in any loss of this ancient woodland.

3. DESIGN PROPOSAL

3.1 Proposed Indicative Plan

The application includes 2no. conceptual layout designs for the proposed development which have been developed following the PAN process with the local community. They will be the subject of amended detail in the future.

3.2 **Potential Impact upon the Setting of the Conservation Area**

A green landscaped buffer is proposed between the site and the adjoining Conservation Area to help maintain the integrity and amenity of the Area and associated properties.

3.3 **Access and Transport**

Access is to be taken from the main A834 road via the existing driveway which is to be amended to provide passing places.

The driveway is within Cromartie Estate's ownership up to the point which gives access to the three dwellings to the immediate south-east of the site, from where it falls within their respective frontage ownerships.

It is therefore proposed at this point to divert the driveway through a field to the south of the existing section of the driveway, to provide access to the site as per the drawings submitted by ECS Transport Planning Ltd (Ref Nos. B011_002 and B011_003).

Amendments are required to the existing access junction with the A834 to improve visibility. It is likely that consideration will be given to shared surfaces to provide for a softer landscape, whilst providing suitable and safe access.

It will be designed to prioritise pedestrians over vehicles and provide an opportunity for links through the existing woodland via the Eaglestone monument into the village. As illustrated on the enclosed indicative layouts, a footpath is proposed alongside the new section of driveway.

The adjacent Conservation Area has minimal road network, with large garden plots and landscaped areas. The suggested layout reflects this settlement pattern.

The improved driveway access and the internal site road layout will allow waste removal from the individual properties.

3.4 **Form and Layout**

The proposed 15 dwellings would be located to the centre of the site with landscaped and protection zones of a minimum of 20m around the edge to offer amenity and compatibility with surrounding uses/properties.

The dwellings would be accessed from a single access taken from a new section of the existing driveway and, subject to detailed design, a place making approach would be used with shared surfaces provided. Houses would be located near to the access road to provide safe and secure spaces with large rear gardens providing private amenity spaces.

The indicative layouts of the buildings utilise the existing land form to minimise earthworks on site.

The indicative mix and types of dwelling aim to cater for affordable needs and families. One of the indicative layouts illustrates the possible provision of 4 no. (25%) affordable housing units on the site as opposed to an off-site, financial contribution. The 25% is Council policy requirement.

Energy efficiency design for the proposed development will be detailed at a future MSC application stage.

3.5 **Architectural Materials**

Any future design will have regard to the fine examples of Victorian and early 20th Century architecture of Strathpeffer. Although many of the decorative elements are purely that and not economically viable now, the basic principles of Victorian architecture will be considered when designing the new dwellings –

- ◆ overhanging eaves and porches, giving protection to occupiers, as well as the walls below;
- ◆ use of timber sustainable material;
- ◆ use of pitched roofs;
- ◆ simple plan forms providing larger spaces, satisfying demand for modern living, with the possibility of working from home and greater expectations of comfort;
- ◆ variety of building heights, specific use of attics (room in the roof) reduces building height and the use of dormer windows gives height to these upper rooms; and,
- ◆ use of more glass in buildings and larger openings.

3.6 **Landscape**

A priority for the site is to retain, where possible, existing trees and integrate the proposed development within its urban fringe/countryside setting with a protection zone of 20m between the plots and surrounding mature trees to protect the ancient woodland on the site's northern and western boundaries.

There will also be a landscape buffer of minimum 20m depth between the proposed development and the site's southern boundary, to help maintain the integrity and amenity of the adjoining Conservation Area properties.

Proposed tree and shrub planting will be native species, with trees such as blackthorn, hawthorn, hazel, holly, juniper, willow, birch, cherry, rowan and Scots pine including areas of close mown and long grass to promote biodiversity.

This will be outwith the proposed housing plots and be managed and maintained separately by agreement.

3.7 **Water Supply and Drainage**

The public water supply to service the site would be extended from the 90mm HPPE water main which currently runs parallel to the A834 main road.

Connection to the existing water supply would be made in the vicinity of the amended access junction and taken to the site in connection with the improvements to and construction of the access road.

The general fall within the site is from south to north, away from the generally sewered area within Strathpeffer.

In order to be able to connect to the public system (i.e. the existing 675mm diameter foul sewer to the east of the railway station) a combination of off-site gravity sewers and a pump station would be required.

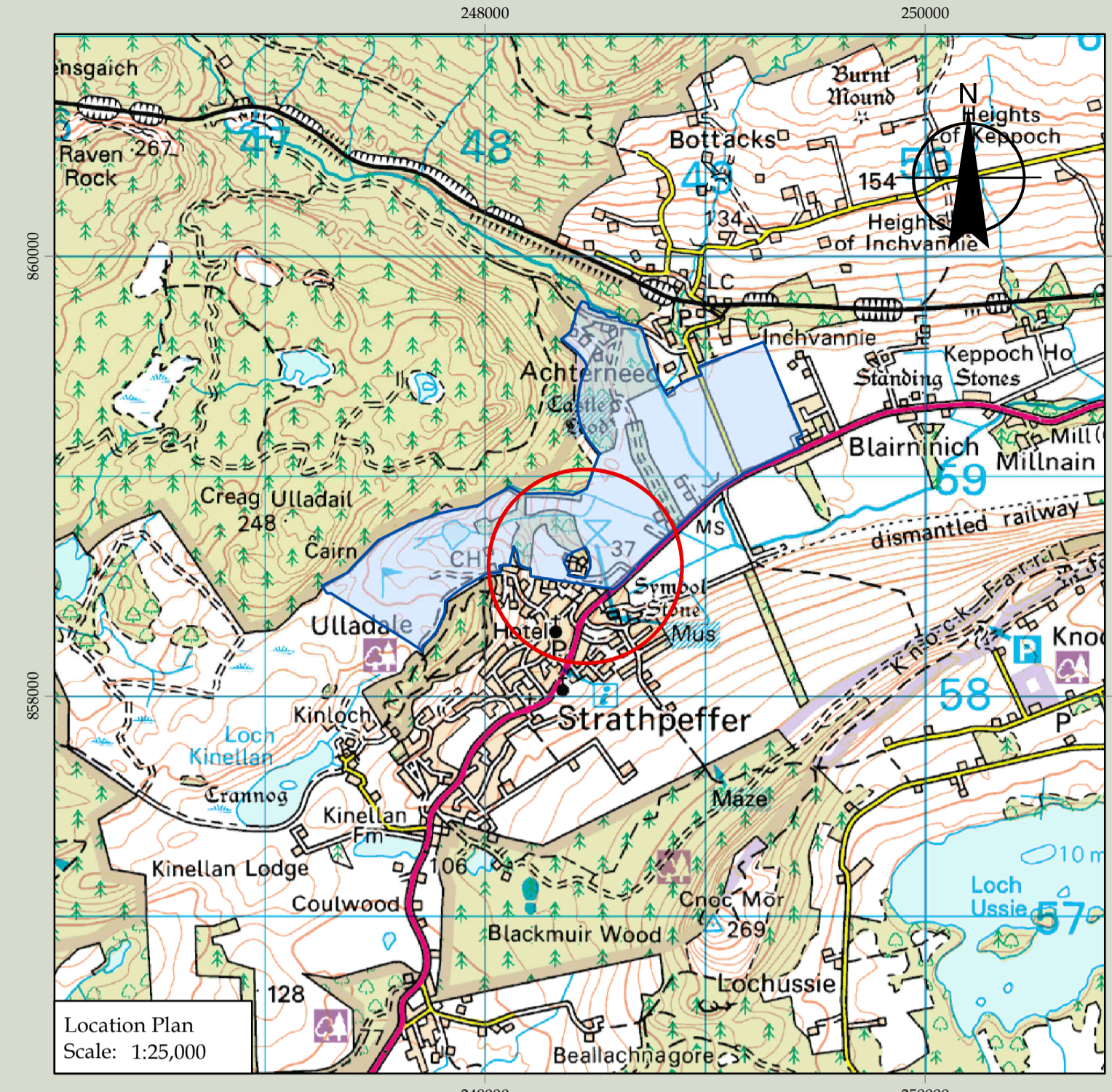
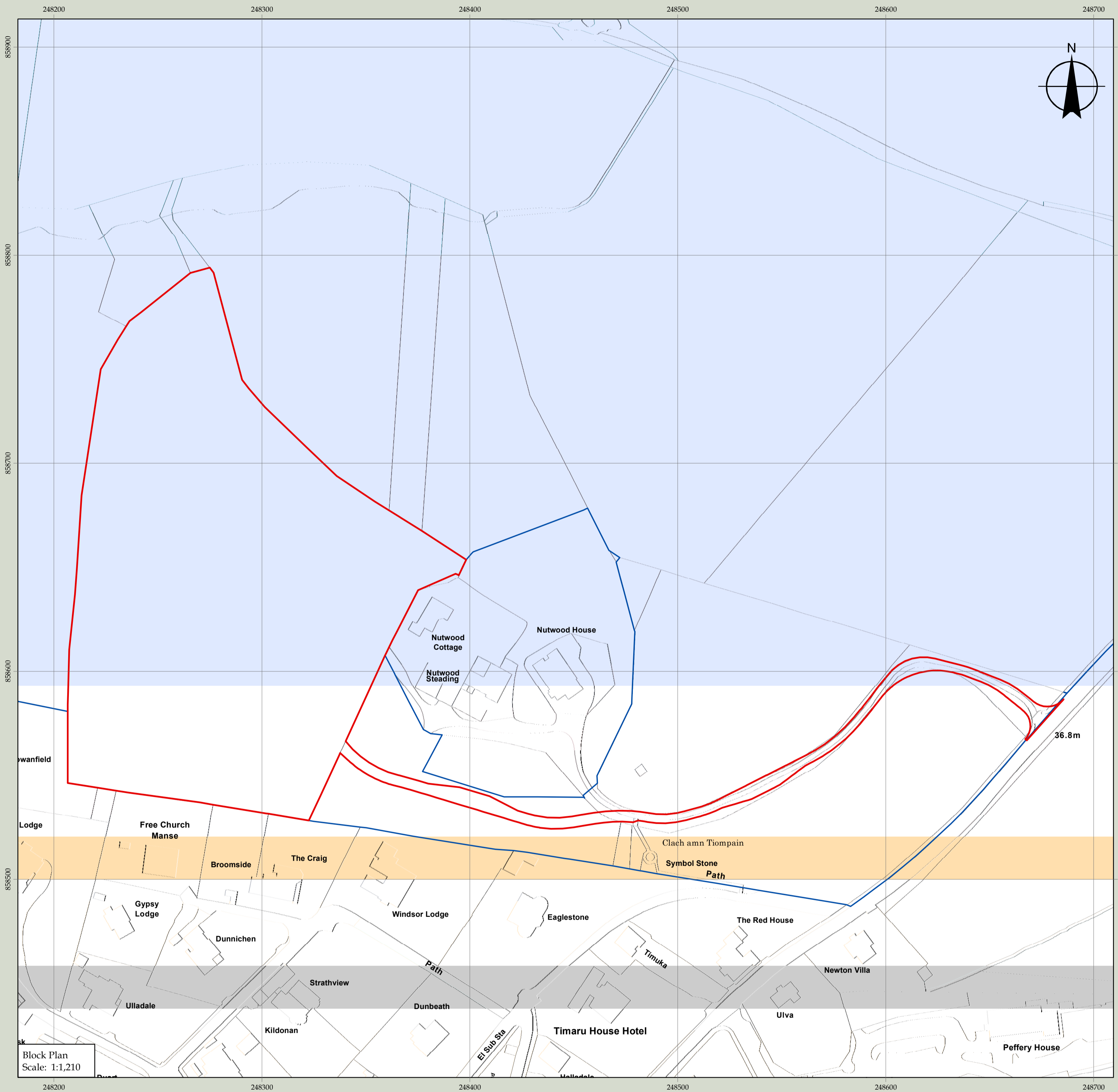
The pump station would likely be located within the area of the amended access junction, although this would require to be the subject of detailed consideration at a future Matters Specified in Conditions (MSC) application stage.

A topographical survey of the area together with confirmation of sewer levels, will be required as part of the detailed design at this stage.

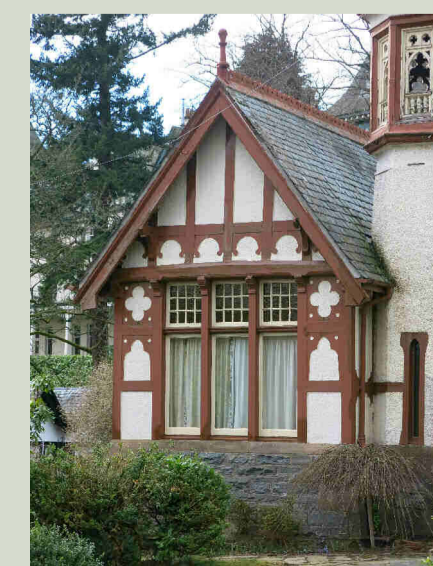
Disposal of surface water would be via a Sustainable Urban Drainage System (SUDS). Such matters will require further detailed consideration at the MSC stage but, it is likely that depending on underlying soils, soakway systems will be used on individual house plots and linear soakaways used for the access road.

In any event, the level of appropriate treatment as part of SUDS would require to be agreed with SEPA.

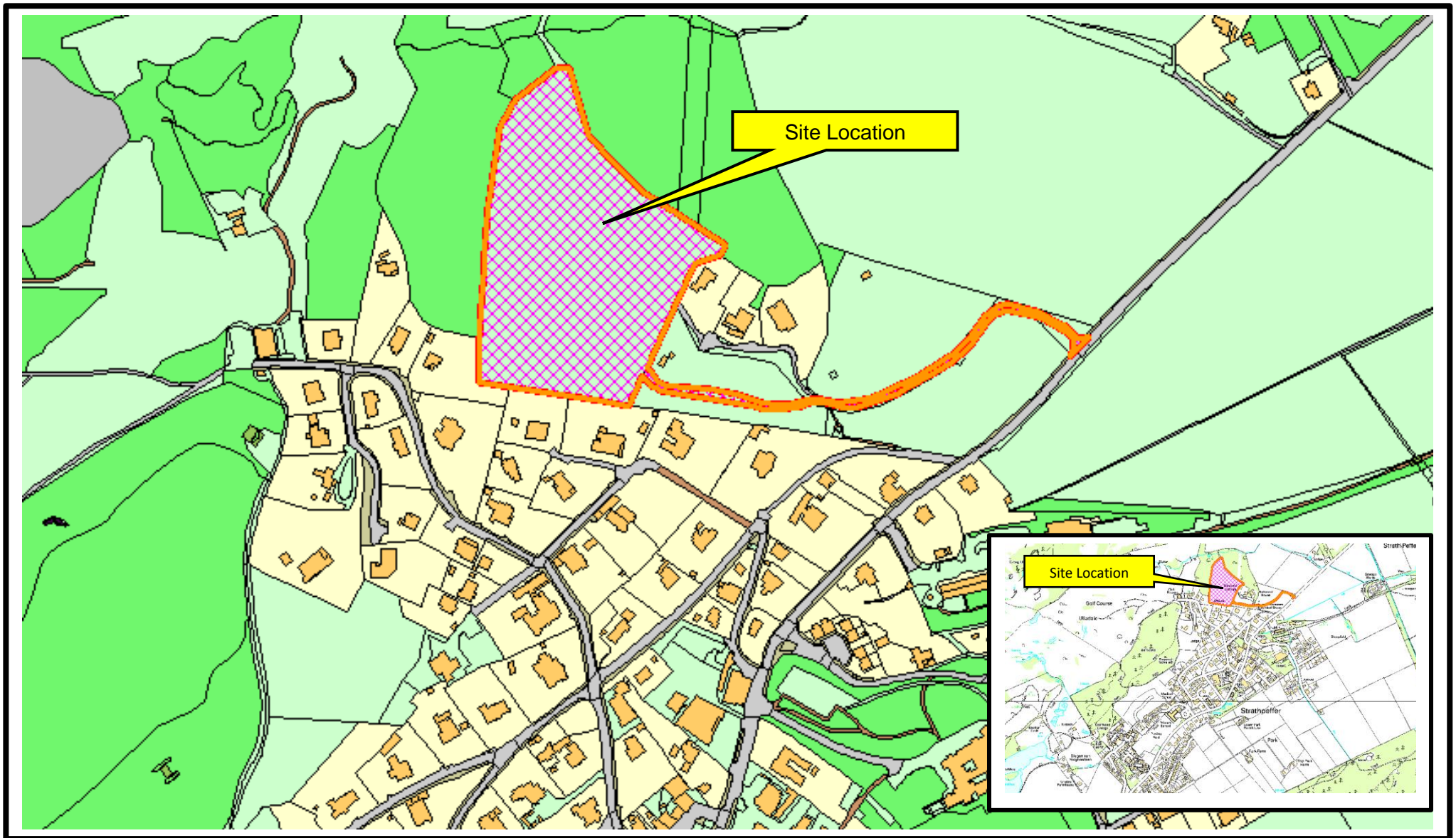
The site has no significant risks of flooding and the natural fall of the land can be used to contain run-off on site rather than elsewhere.



LAND AT NUTWOOD



Rev:			
Client:	Cromartie Estate		
BOWLTS chartered surveyors			
<small>Burnhill, Plancadden, by Elgin, Moray IV30 9TZ Tel: (01463) 894800 - Fax: (01463) 899222 Also at Seafeld of Rogart, Inverness IV1 2PA Tel: (01463) 25723 - Fax: (01463) 25809 email: mail@bowlts.com - www.bowlts.com</small>			
Title:	Land at Nutwood Strathpeffer AS EXISTING		
Drawn:	CEC	Scale:	as noted
Checked:	SL	Dwg No.:	2154 - GIS - 01A
Date:	25th June 2014		
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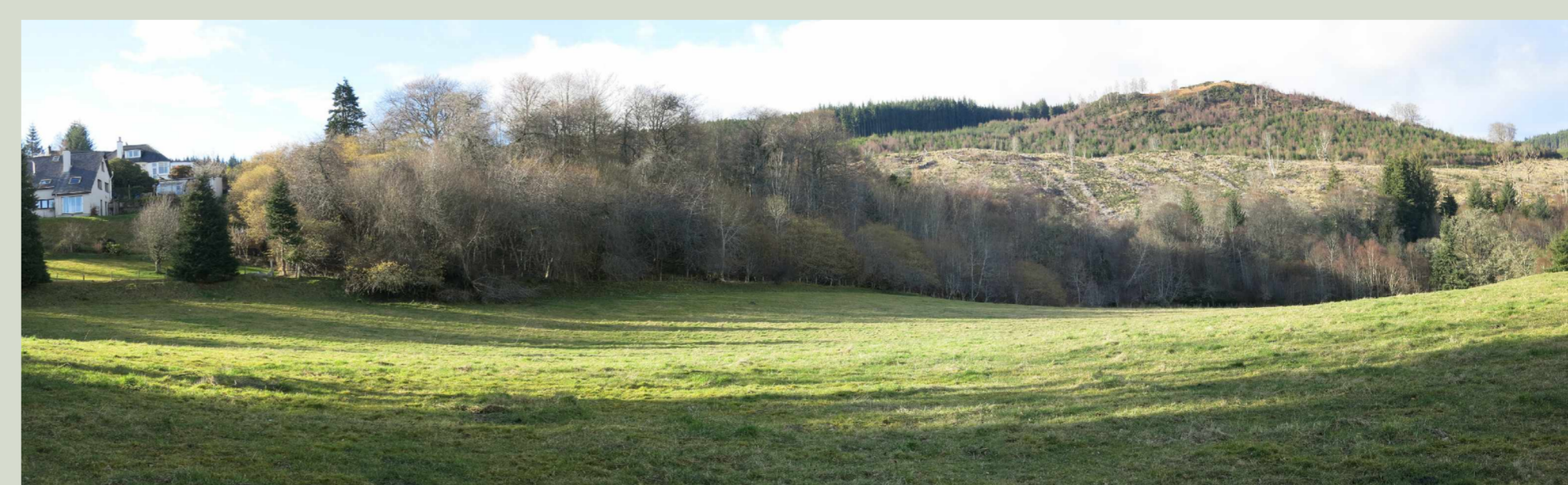
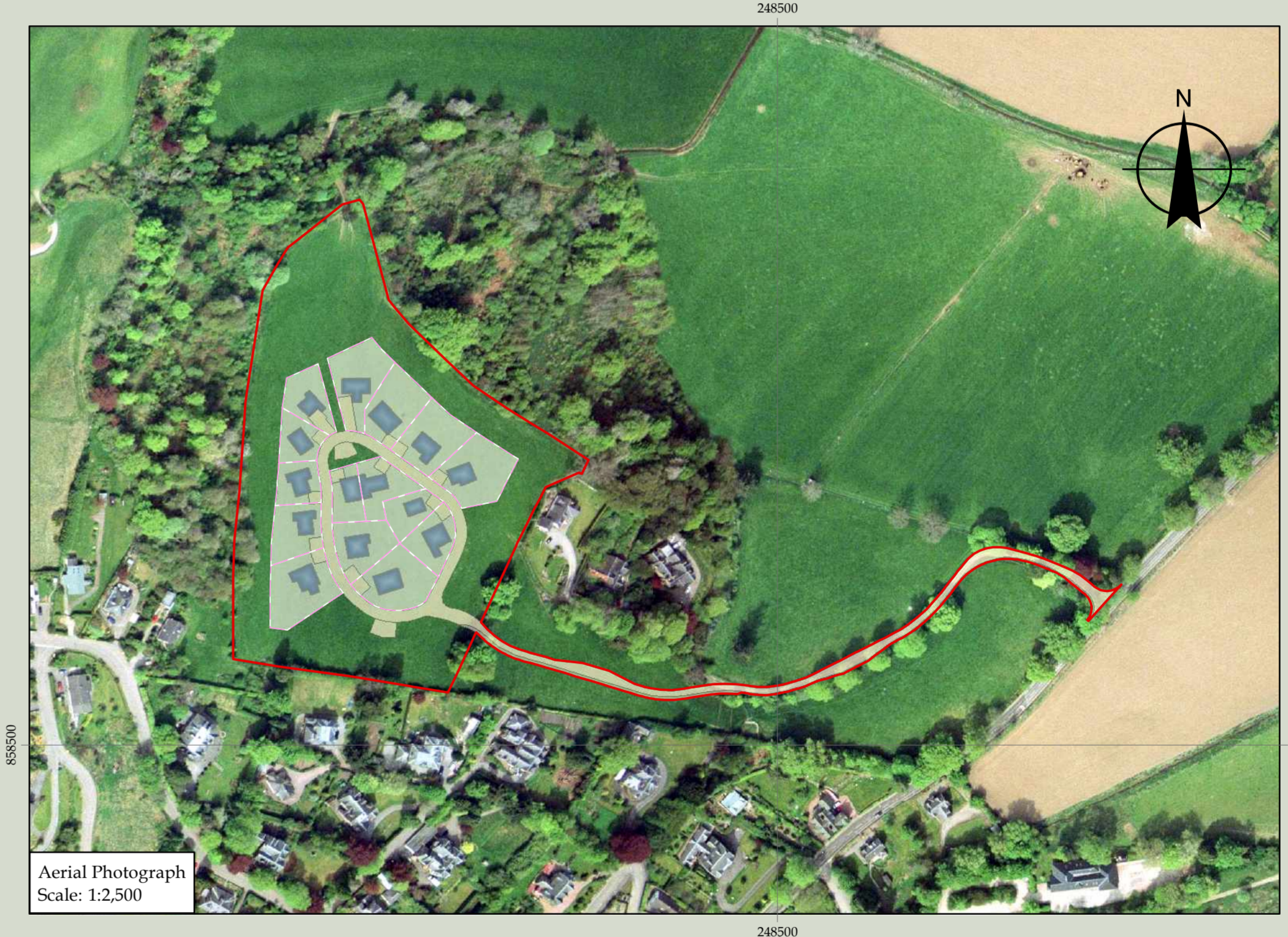


23/00896/s42

Application under Section 42 to remove condition 1 of Planning Permission 18/01017/PIP Erection of 15 houses (renewal 14/02773/PIP) at Land 160m West of Nutwood, Strathpeffer.

June 2023





LAND AT NUTWOOD

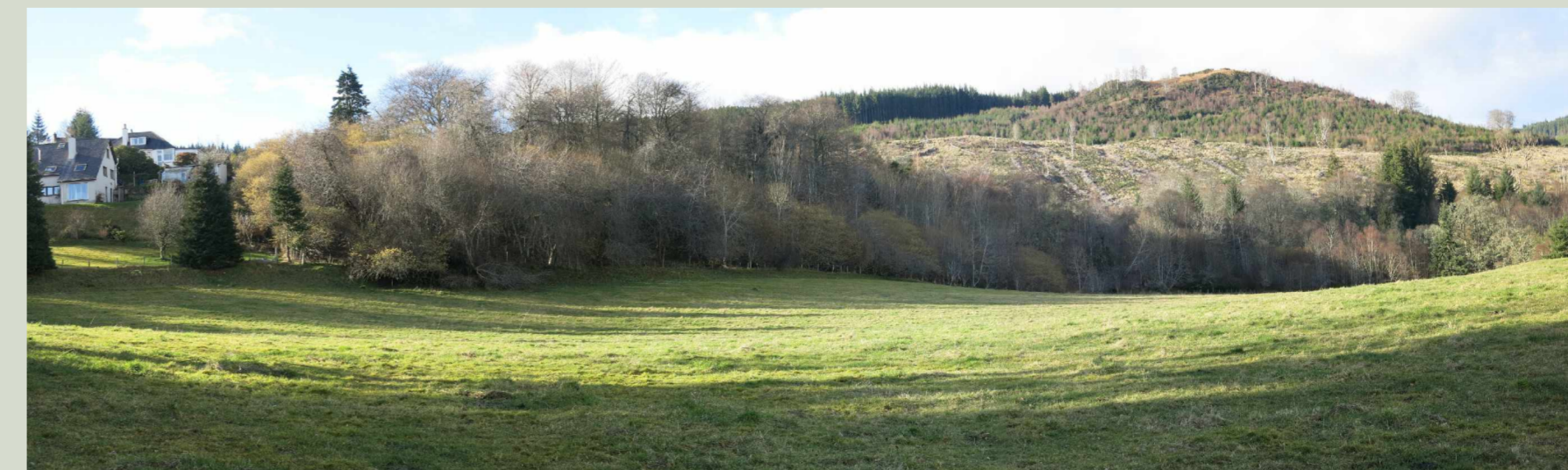
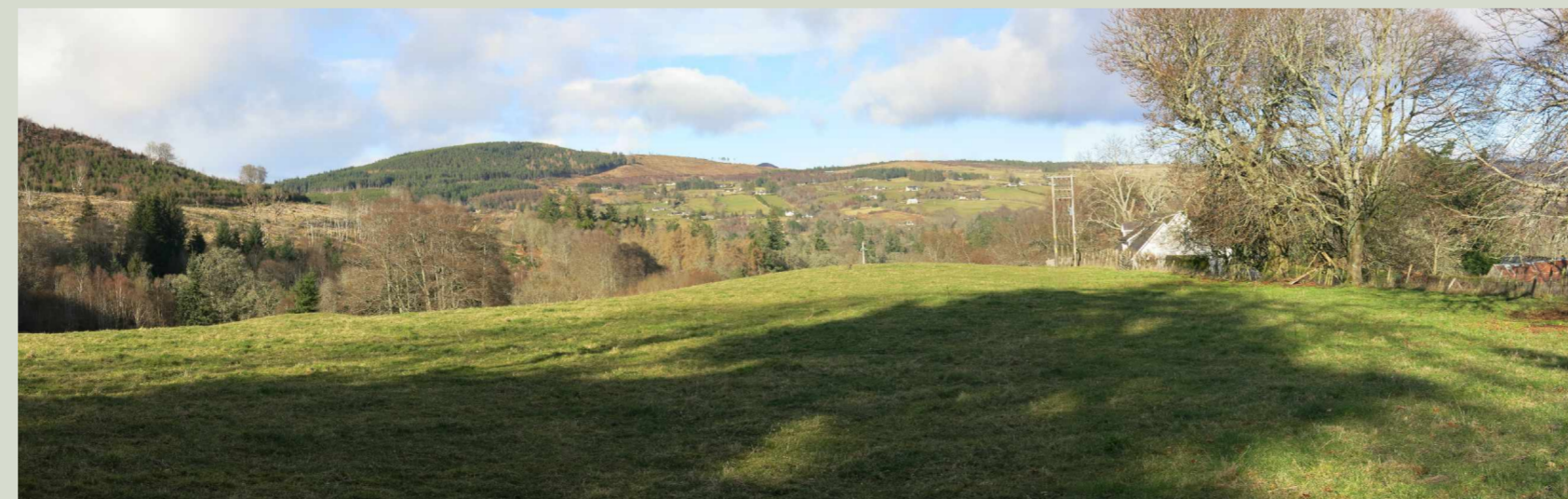
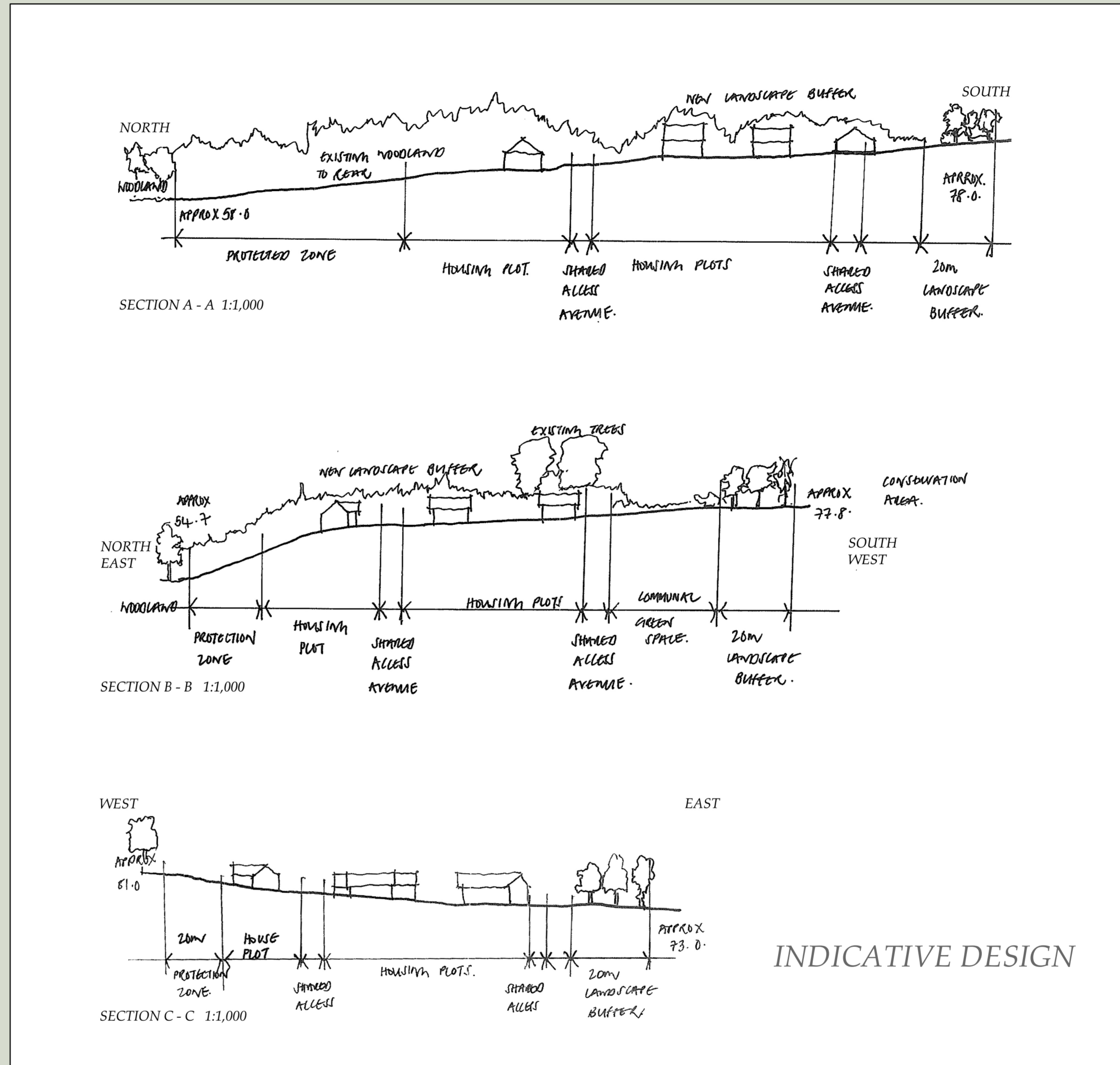
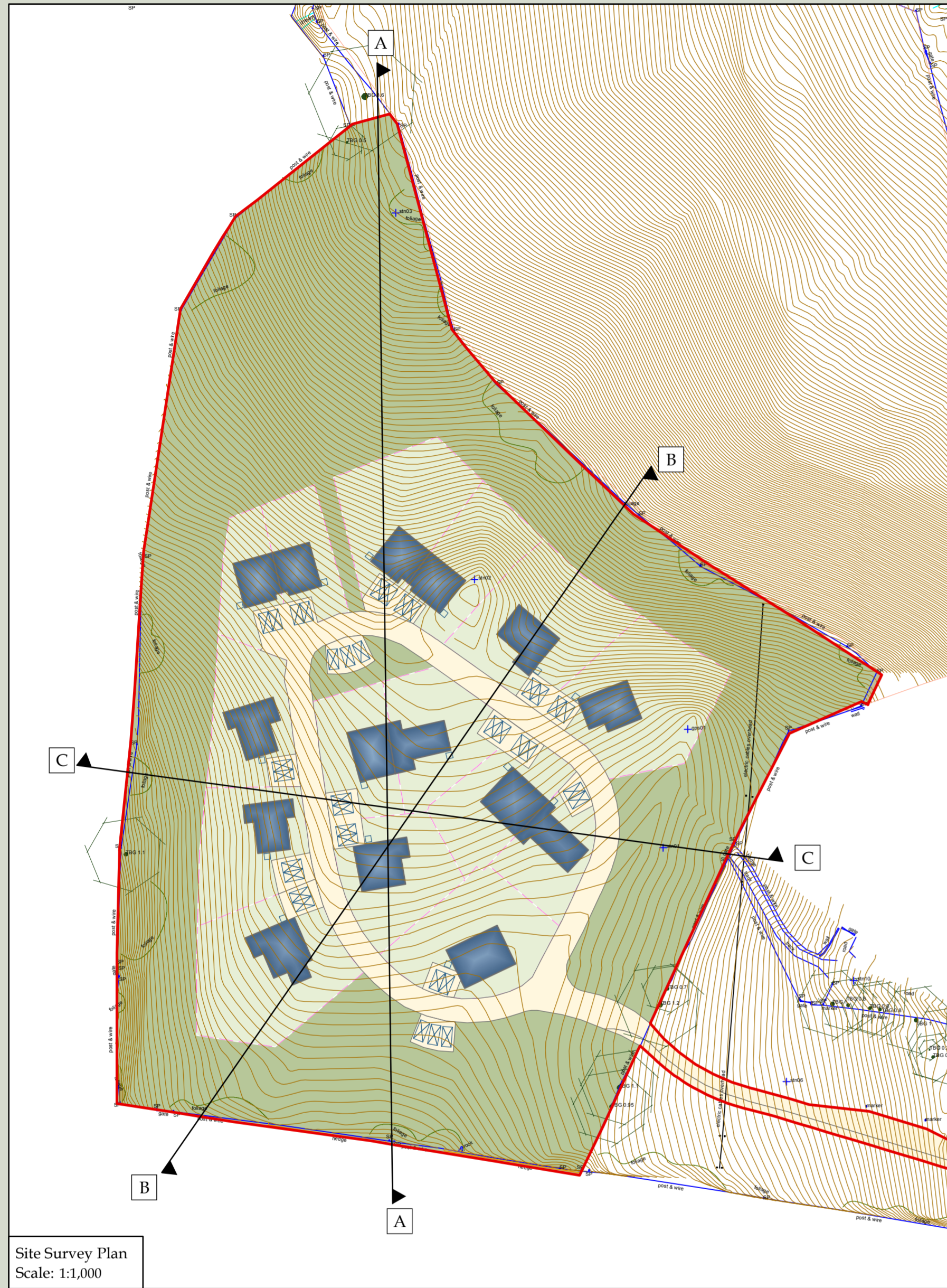
Rev:			
Client:	Cromartie Estate		
<p>Burhill, Plancadden, by Elgin, Moray IV30 8TZ Tel: (01463) 894839 : Fax: (01463) 890222 Also at Southside of Raigmore, Inverness IV1 2PA Tel: (01463) 235753 : Fax: (01463) 235836 email: mail@bowlts.com : www.bowlts.com</p>			
Title:	Land at Nutwood Strathpeffer AS PROPOSED - Indicative Design		
Drawn:	CEC	Scale:	as noted
Checked:	SL	Dwg No:	2154 - GIS - 02A
Date:	January 2018		
<small>File: C:\Users\Cromartie\Documents\Planning\Nutwood\2154_Nutwood_AIS.dwg This plan is based upon the Ordnance Survey Map with the new data of the Controller of the Ordnance Survey. © Crown Copyright Reserved. OS Licence No: 100017045</small>			




LAND AT NUTWOOD

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Title: Land at Nutwood Strathpeffer AS PROPOSED - Indicative Design	
Drawn:	CEC
Scale:	as noted
Date:	January 2018
Chk'd:	SL
Dwg No:	2154 - GIS - 02A
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Client:	Cromartie Estate	
		
<small>Bowlts, Plancadden, by Elgin, Moray IV30 8TZ Tel: 01463 904800 : Fax: 01463 900222 Also at South of Edinburgh, Inverness IV1 2PA Tel: 01463 235750 : Fax: 01463 235800 email: mail@bowlts.com : www.bowlts.com</small>		
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Drawn:	CEC	Scale: as noted Date: January 2018
CHK'd:	SL	Dwg No: 2154 - GIS - 04A
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