

Agenda Item	7.6
Report No	PLN/085/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 29 October 2024
Report Title: 24/00894/MS : Miss Sarah Renwick
Land Adjacent to 3 Corntown Dairy, Conon Bridge
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Application for matters specified in conditions 1-5 of 22/00132/PIP (Erection of house)
Ward: 09 Black Isle

Development category: Local Development

Reason referred to Committee: Number of objection representations received from more than five households, in accordance with the Scheme of Delegation.

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

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks consent to address matters specified in conditions attached to planning permission in principle ref:22/00132/PIP. The proposed development was granted planning in principle for the erection of a house located at Corntown Dairy, Conon Bridge in March 2022. The original planning in principle (22/00132/PIP) was granted approval subject to a number of conditions.
- 1.2 Access is taken from the existing private road that shares a junction with the unclassified public road identified as Lenaig Crossroads, Corntown. The private access is shared by the four other dwellings at Corntown Dairy.
- 1.3 Pre-Application Consultation: None.
- 1.4 Supporting Information: Certificate of Ownership
- 1.5 Variations:
02/10/2024 - Amended site layout plan was submitted to show Tree Protection Plan.
Drawing - 2023 073 - 000 REV D
02/10/2024 - Amended designs (floor plans and elevations) submitted with change in glazed gable on southwest elevation to minimise potential for overlooking.
Drawings - 2023 073 - 010 REV B and 2023 073 - 011 REV B

2. SITE DESCRIPTION

- 2.1 Corntown Dairy is a small housing group comprised of four dwellings on decrofted land to the east of Conon Bridge. Access as noted above is taken from an Unclassified Road off the B9163, which connects to the A835. There is a small private road that accommodates 1-3 and 5 Corntown Dairy. It is proposed that a further private access will be created linking the site to the private road then onto the public road.
- 2.2 There is a small bungalow at number 5 Corntown Dairy, across the private access road from the proposed development to the northwest and slightly downhill. Numbers 1-3 are all substantially larger 1 ½ storey homes to the northeast of the site on higher ground. Numbers 2 and 3 form a semi-detached unit with 1 fully detached, all on the site of the former farm steading that was decrofted two decades ago. Together, these homes form a small housing group with a slight gap where the proposed development is sited, which would connect them as both infill and rounding off the housing group at its natural barrier, the existing unclassified road to the southwest of the housing group.
- 2.3 The site is bound to the northeast by number 3, to the northwest by the private road, and to the southeast by timber fencing that separates it from an agricultural field. The southwest boundary is marked by fencing, trees, and hedges, with the unclassified public road on the other side of the greenery.

3. PLANNING HISTORY

3.1	29.08.2005	05/00587/FULRC - Redevelopment of farm steading to form three linked houses	PERMITTED
3.2	09.03.2022	22/00132/PIP - Erection of house	PERMITTED

4. PUBLIC PARTICIPATION

4.1 Advertised: Ross-shire Journal

Date Advertised: 05 April 2024

Representation deadline: 19 April 2024

Timeous representations: 5

Late representations: 1

4.2 Material considerations raised are summarised as follows:

- a) The original decrofting notice of 2003 and planning application of 2005 state that the land is for three homes, not four.
Officer response : The original decrofting notice included this site, which is no longer classified as croftland. This does not preclude consideration of the suitability of the site for another house, the principle of which was established with the granting of 22/00132/PIP.
- b) Inaccuracies and discrepancies of both the ownership of the site as indicated by the red line boundary and whether it has all been decrofted.
Officer response : Inaccuracies and discrepancies in ownership of the site and access as indicated by the red line boundary have been allayed by the production of a land ownership certificate which has been accepted as the legal boundary.
- c) Overlooking onto the bungalow at number 5, Corntown Dairy
Officer response : The glazed gable windows on the principal elevation looking down toward the house to the north at number 5 has been halved with the eastern half fully rendered. This ensures the principal outlook and orientation is directed away from this property. Accordingly given the 33 m separation, including its separation by the existing access to the adjoining houses at Corntown it is considered this will not significantly diminish from the privacy and amenity of the adjoining property to its detriment.
- d) The bin uplift point currently serves four houses and does not have capacity for an additional bin storage.
Officer response : There would appear to be sufficient land to accommodate a fifth bin on land available to the applicant.
- e) Low water pressure in the area will be exacerbated.
Officer response : Scottish Water have not objected.
- f) Increased flood risk from drainage and septic tanks.
Officer response : Scottish Water have not highlighted any increased potential for flooding due to the addition of one connection to the water supply, as there is sufficient capacity, and this will not cause an overrunning of the connections. SEPA maps show that this site is outwith any identifiable flood risk area, and the principle of the soakaway connecting to the field drainage to the north of the site is acceptable.

- g) Impact on mature trees and root systems surrounding the site
Officer response : Root protection areas have been indicated on the site layout plan as required, so that no damage will come to the roots of mature trees on the adjacent site.
- h) The scale of the home is disproportionate to the surrounding area.
Officer response : While it is noted that the proposed development is larger than the existing bungalow at number 5, this was considered in the determination of the original permission, 22/00132/PIP, and conditioned the size of the house to be built at a maximum of 1 ½ storeys. The proposed house is 1 ½ storeys in height, as the eaves of the first floor is halfway between the floor level and ceiling height. Furthermore, the size and materials are the same as or very similar to the existing dwellings at numbers 1-3 Corntown Dairy, and accord with the conditions applied to the PIP permission in 2022.
- i) Road safety and traffic generation.
Officer response : One house added to a grouping of four is below the Council's threshold for consultation with both the Highland Council Transport Team as well as Transport Scotland. While road safety concerns and issues with visibility splays is considered a material consideration in the determination of an application, the presence of one additional dwelling off this road has not been assessed as an additional risk. This was considered at the time of the 22/00132/PIP.
- j) Loss of communal amenity space.
Officer response : Condition 4 of the permission granted with reference 05/00587/FULRC stated the following

“The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Planning Authority before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted, and shall ensure:-

- a) Completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Planning Authority.
- b) The maintenance of the landscaped areas for a period of five years or until established, whichever ever may be longer. Any trees or shrubs removed, or which in the opinion of the Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.”

The above condition does not state that the application site is to be maintained for amenity purposes. The fact that it has been enjoyed as amenity space is not equal to its designation as such, and the amenity garden space of the homes at 1-3 Corntown Dairy were considered by the Case Officer of the PIP and found to be sufficient.

- k) Neighbours were not notified of the original 22/00132/PIP application.
Officer response : Neighbours were notified in accordance with planning legislation for Neighbour Notification at the time of the 22/00132/PIP. The Highland council, as Planning Authority, followed this statutory procedure and notified neighbours within a 20-metre boundary of the land of the proposed development. The application was also advertised.

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 Scottish Water - No Objection

- i. Water Capacity Assessment: There is sufficient water to service this development
- ii. Waste Water Capacity Assessment: There is no public Scottish Water, Waste Water infrastructure in the vicinity of this development and the applicant should investigate private treatment options.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application:

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 12 - Zero Waste

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 17 - Rural Homes

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

35 - Housing in the Countryside (Hinterland Areas)

51 - Trees and Development

55 – Peat and Soils

56 - Travel

58 - Protected Species

65 - Waste Water Treatment

66 - Surface Water Drainage

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policies:

1 – Low Carbon Development

2 – Nature Protection, Preservation and Enhancement

8 – Placemaking

9 – Delivering Development and Infrastructure

14 – Transport

Spatial Strategy – Rural Housing – Hinterland Area

These are the areas of land around settlements that have been identified as experiencing the greatest pressure for housing development. There is a general presumption against new housing development within these hinterland areas.

6.4 **Highland Council Supplementary Planning Policy Guidance**

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

Biodiversity Enhancement Planning Guidance (May 2024)

Developer Contributions (November 2018)

Highland's Statutorily Protected Species (March 2013)

Rural Housing (December 2021)

Managing Waste in New Developments (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Creating Places

PAN 61 - Sustainable Urban Drainage Systems

PAN 67 - Housing Quality

PAN 2/2011 - Planning and Noise

8. **PLANNING APPRAISAL**

- 8.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

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) The application seeks to address matters specified in conditions 1 to 5 of planning permission in principle, 22/00132/PIP, which was granted in March 2022 for the erection of a house at Corntown Dairy. While the policy context has been updated since the PIP was granted in that the National Planning Framework 4 has been adopted and embedded in the development, the nature of the application is that it is concerned with addressing matters

specified in conditions and therefore the principle of the development does not need to be re-considered. Each of the conditions is taken in turn below and followed by the relevant information submitted with the MSC application meeting with the requirements of each condition.

8.4 Condition 1:

No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:

- i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
- ii. the design and external appearance of the proposed development;
- iii. landscaping proposals for the site of the proposed development (including boundary treatments);
- iv. details of access and parking arrangements; and
- v. details of the proposed water supply and foul/surface water drainage arrangements.

8.5 Submitted MSC requirements for Condition 1:

- i. Detailed plans have been submitted, along with site sections submitted at a later date (see section 1.5, Variations).
- ii. The design and external appearance of the proposed development have been submitted.
- iii. The landscaping proposal includes wildflowers and the retention of the hedges, trees, and existing fencing around the site boundary, as per the plan submitted.
- iv. There is access, turning, and parking for three vehicles indicated on the plans.
- v. As per the conditions of the planning in principle, and following comments and consultation with Scottish Water, the applicant has provided for private waste water treatment. Drainage will connect to the existing field drain, with foul water connecting to treatment plan, partial soakaway and then discharging into the watercourse. A septic tank and soakaway will be installed a minimum of 5m from buildings and boundaries.

8.6 Condition 2:

The size, orientation and location of the dwellinghouse as shown on the approved plans is indicative only and no development shall commence until these matters have been approved on application to the Planning Authority.

8.7 Submitted MSC requirements for Condition 2:

The plans submitted are for a four bedroom, predominantly 1 ½ storey dwelling with the principal elevation facing the northwest, all of which are appropriate and in keeping with the surrounding development of Corntown Dairy.

8.8 Condition 3:

Any details pursuant to Condition 1 above shall show a development featuring the following elements:

- i. Walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
- ii. A roof covering of natural slate;
- iii. Single storey or 1½ storeys in height;
- iv. Windows with a strong vertical emphasis;
- v. A roof symmetrically pitched of not less than 40° and not greater than 45°; and
- vi. Predominantly rectangular in shape with traditional gable ends.

8.9 Submitted MSC Requirements for Condition 3:

- i. The submitted drawings confirm that the house will be finished in white render, with some stonework on the gable end at the northwest, road-fronting elevation
- ii. The main roof and front gable end are both finished in slate, with the lean-to at the rear of the property finished in tin
- iii. The plans and elevations show a predominantly 1 ½ storey design, as the eaves comes to half the height of the first floor. However, the slight change in height is considered to reflect others at 1-3 Corntown Dairy.
- iv. The windows are assessed as having an overall vertical nature.
- v. The roof pitch is 45°, with the exception being the small lean-to at the rear of the property, which is considered acceptable.
- vi. The main part of the dwelling is rectangular with gable ends, a smaller rectangular gable end facing the road, and a small rectangular lean-to at the rear of the property.

8.10 Condition 4:

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

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

8.11 Submitted MSC requirements for Condition 4:

Pursuant to the terms of condition 4, there is turning and parking spaces for three cars indicated on the plans, with hardstanding permeable material for the drive, as is acceptable.

8.12 Condition 5:

Surface water drainage provision within the application site shall accord with the principles of Sustainable Drainage Systems (SuDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition (or any superseding guidance prevailing at the time).

8.13 Submitted MSC requirements for Condition 5:

The SUDS will drain into a field drain and into the local watercourse. This will be further scrutinised under the Building Warrant Procedure and will be subject to a CAR Licence from SEPA.

8.14 It is considered that all of the conditions of the 22/00132/PIP application have been addressed appropriately.

9. CONCLUSION

9.1 After thorough consideration, the objection comments have been reviewed and determined not to raise valid concerns in regard to this MSC, as the principle of development has already been established. The PIP was assessed in accordance with the policies in place at the time of submission, along with all relevant material considerations, thereby reinforcing the principle of development. This MSC application is focused solely on ensuring compliance with the conditions set forth in the PIP. Consequently, this MSC application, along with the submitted information, is deemed to fully satisfy the conditions associated with the 2022 PIP.

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 N

Subject to the above actions, it is recommended to **GRANT** the application

1. The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

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

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.

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 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: Claire Farmer-McEwan

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

Relevant Plans: Plan 1 - Location/Site Layout Plan - 2023 073-000 REV D

Plan 2 - Floor Plans/Elevations - 2023 073-010 REV B

Plan 3 - Elevations - 2023 073-011 REV B

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
Schools²									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

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

² Indicate whether or not 1 bed houses/flats are exempt

³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	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
Transport									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

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

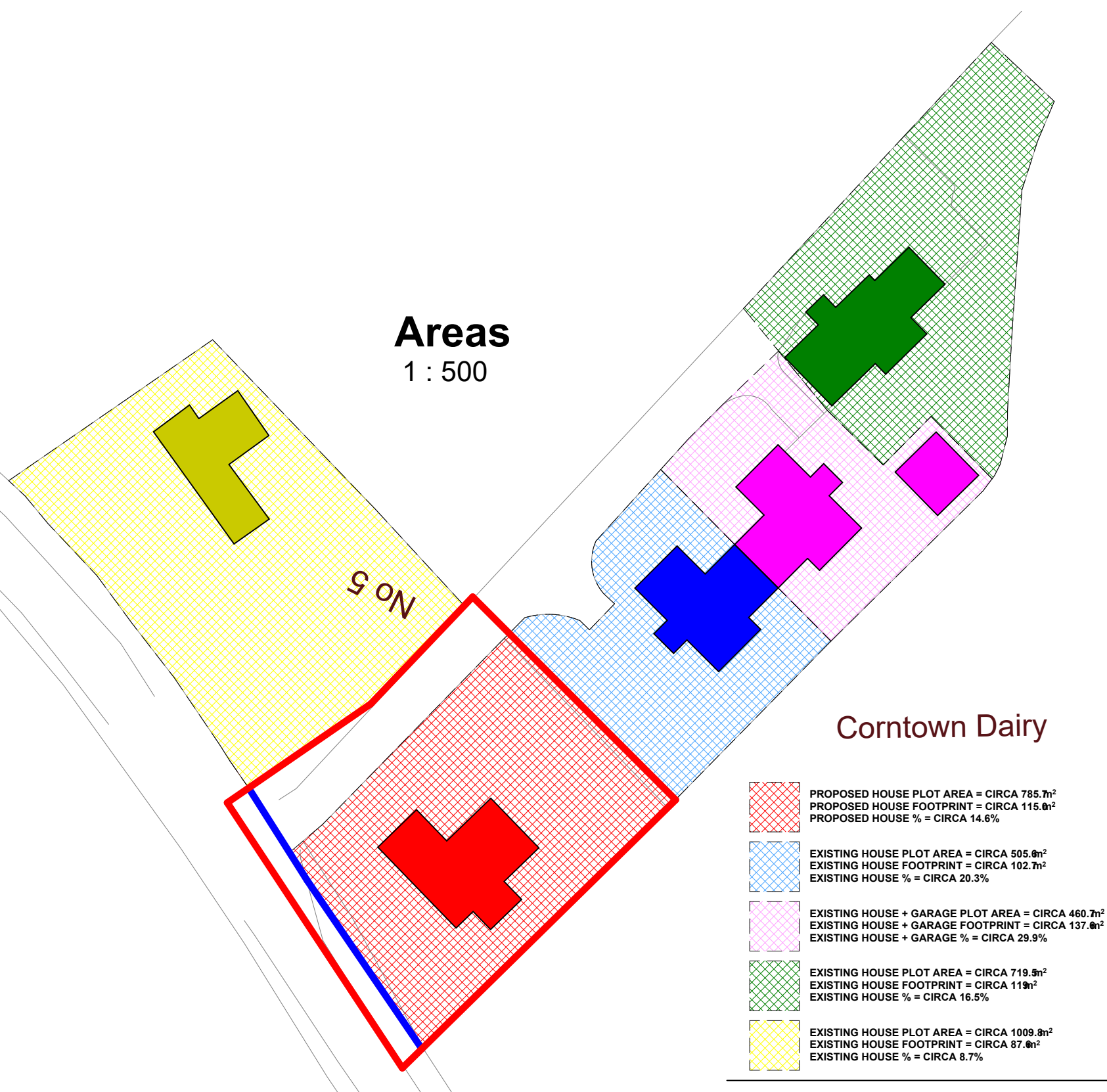
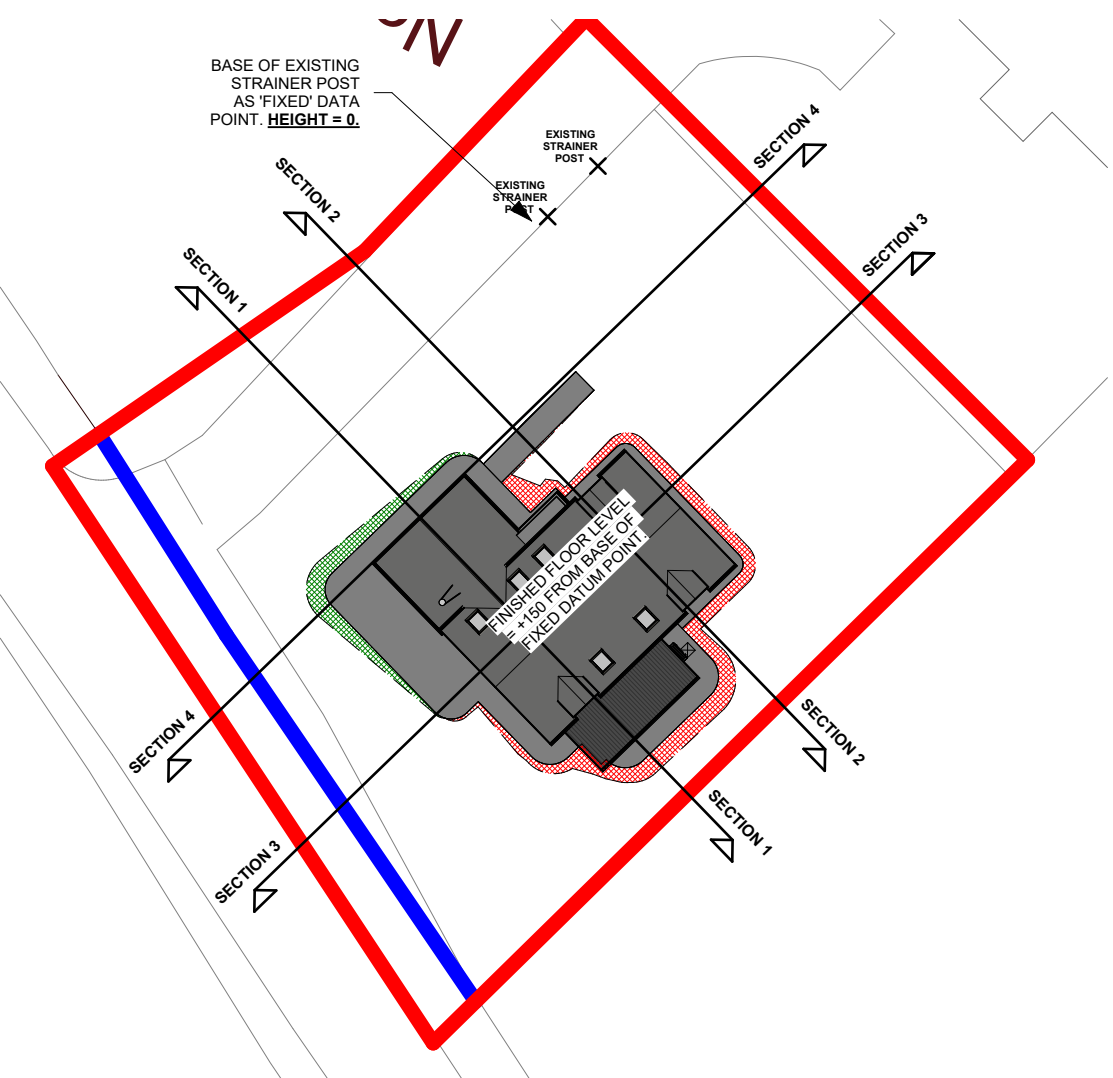
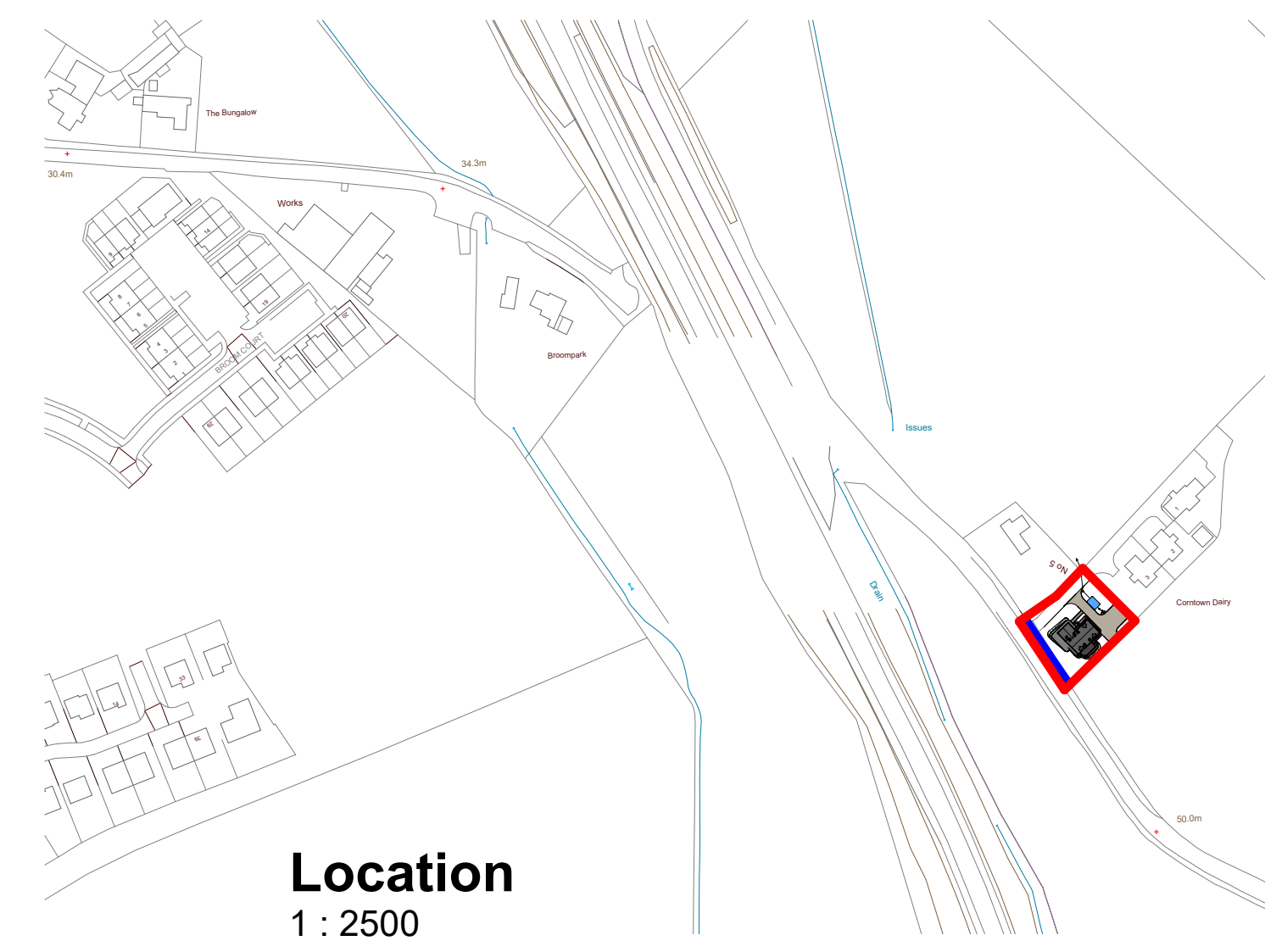
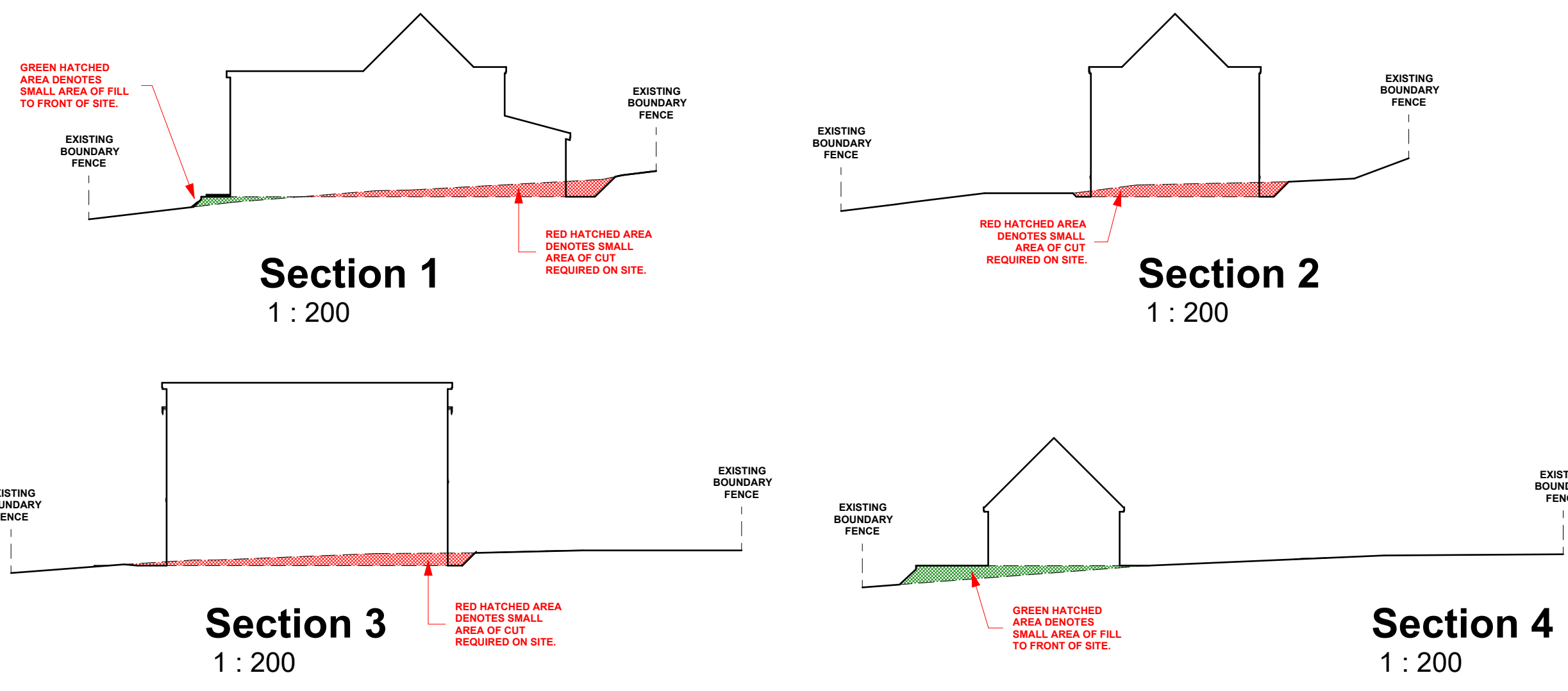
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*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

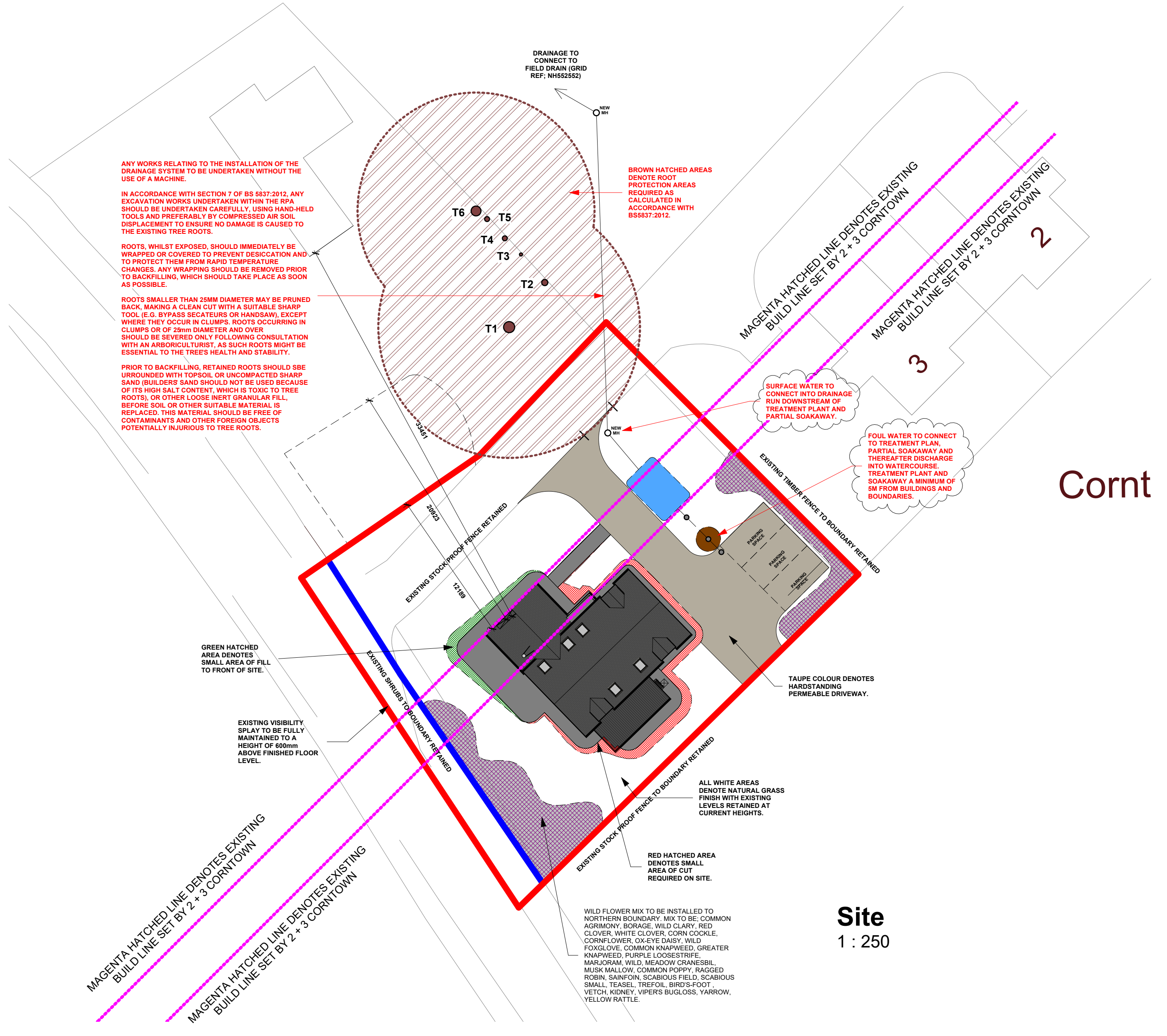
Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details

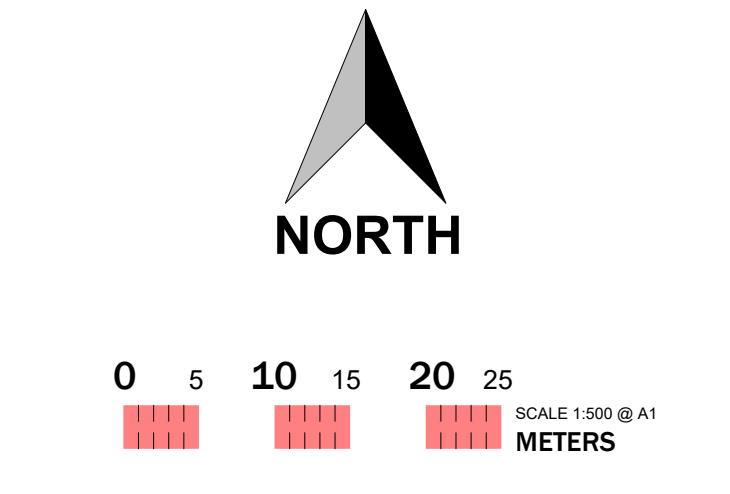


RPA CALCULATION IN ACCORDANCE WITH BS 5837:2012

- T1 - APPROX 900mm DIA / RPA = APPROX 10.6m
- T2 - APPROX 450mm DIA / RPA = APPROX 5.4m
- T3 - APPROX 250mm DIA / RPA = APPROX 3.0m
- T4 - APPROX 400mm DIA / RPA = APPROX 4.8m
- T5 - APPROX 400mm DIA / RPA = APPROX 4.8m
- T6 - APPROX 800mm DIA / RPA = APPROX 9.6m



3. ANY DETAILS PURSUANT TO CONDITION 1 ABOVE SHALL SHOW A DEVELOPMENT FEATURING THE FOLLOWING ELEMENTS:
- 1. WALLS FINISHED PREDOMINANTLY IN A WHITE/OFF-WHITE WET-DASH RENDER/SMOOTH COURED/ CONCRETE RENDER/NATURAL STONE;
 - 2. WALLS ARE FINISHED PREDOMINANTLY WITH WHITE RENDER AND NATURAL STONE. THIS COMPLIES WITH CONDITION 3 OF THE PIP.
- II. A ROOF COVERING OF NATURAL SLATE:
- ROOFS ARE FINISHED PREDOMINANTLY IN SLATE. THE LEAN-TO TO THE REAR IS FINISHED IN TIN THIS COMPLIES WITH CONDITION 3 OF THE PIP.
- III. SINGLE STOREY OR 1½ STOREYS IN HEIGHT:
- FIRST FLOOR IS RESTRICTED TO 1200mm HIGH (1½) STOREYS IN HEIGHT. THIS COMPLIES WITH CONDITION 3 OF THE PIP.
- IV. WINDOWS WITH A STRONG VERTICAL EMPHASIS:
- WINDOWS HAVE A STRONG VERTICAL EMPHASIS THIS COMPLIES WITH CONDITION 3 OF THE PIP.
- V. A ROOF SYMMETRICALLY PITCHED OF NOT LESS THAN 40° AND NOT GREATER THAN 45°; AND
- THE MAIN ROOF HAS A 45° PITCH. THE FRONT SECTION HAS A 40° ROOF PITCH. THIS COMPLIES WITH CONDITION 3 OF THE PIP.
- VI. PREDOMINANTLY RECTANGULAR IN SHAPE WITH TRADITIONAL GABLE ENDS.
- THE BUILDING MASS IS 3NO. RECTANGLES THIS COMPLIES WITH CONDITION 3 OF THE PIP.



FOR PLANNING

No.	Description	Date
A	Site Plan updated.	01.07.24
B	Areas and Site Plan altered	11.09.24
C	House moved 700mm to rear	13.09.24
D	Tree information added	02.10.24
E	Note added re drainage	10.10.24

Sarah Renwick
Erection of Dwelling House, Corntown, By Canon Bridge

Site & Location

Date	31/08/2023
Drawn by	MB
2023 073 - 000	
Scale	As indicated

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2. Contractor is responsible for checking all dimensions prior to construction.
3. Discrepancies to be referred to architect for decision.
4. Must be read in conjunction with written specification and engineers/sub contractors construction information.



S West
1 : 100



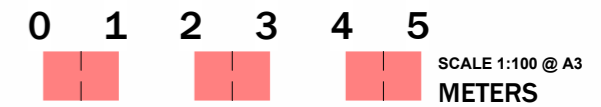
N West
1 : 100



S East
1 : 100



N East
1 : 100



FOR PLANNING

Rev	Description	Date
A	Design Amended	11.09.24
B	Design Amended	13.09.24

Sarah Renwick

Erection of Dwelling House, Corntown, By
Conon Bridge

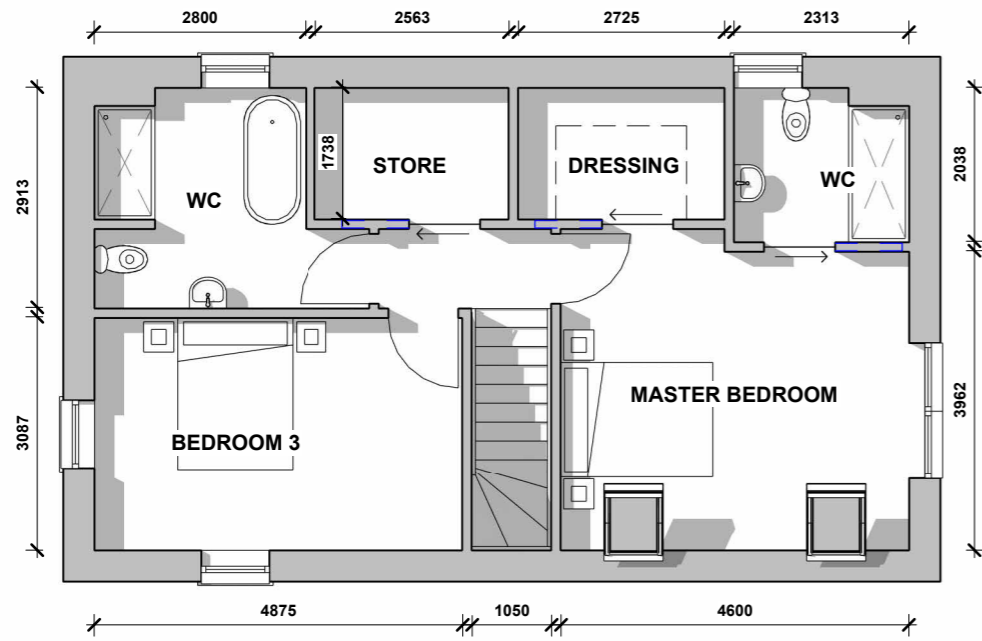
(proposed) Elevations

Date	31/08/2023
Drawn by	MB
Scale	1 : 100

2023 073 - 011

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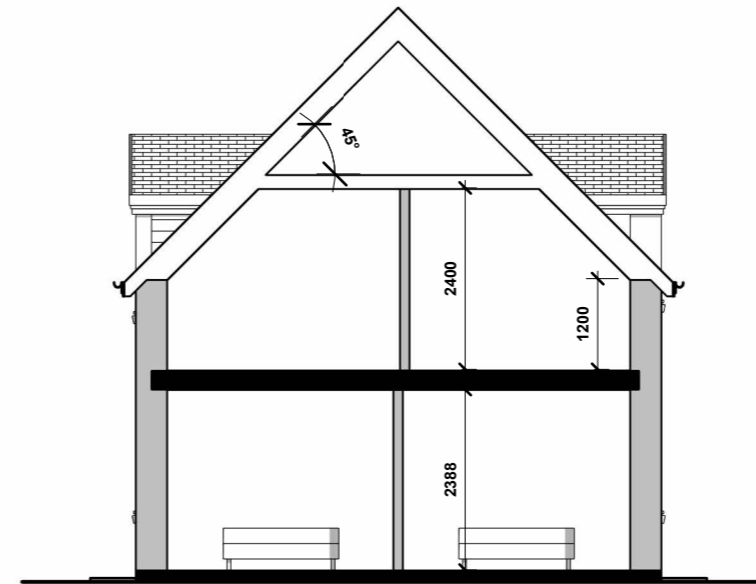




First floor

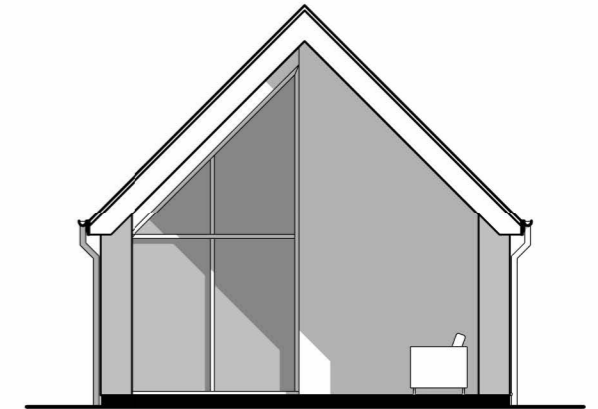
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AREA - 63sq/m



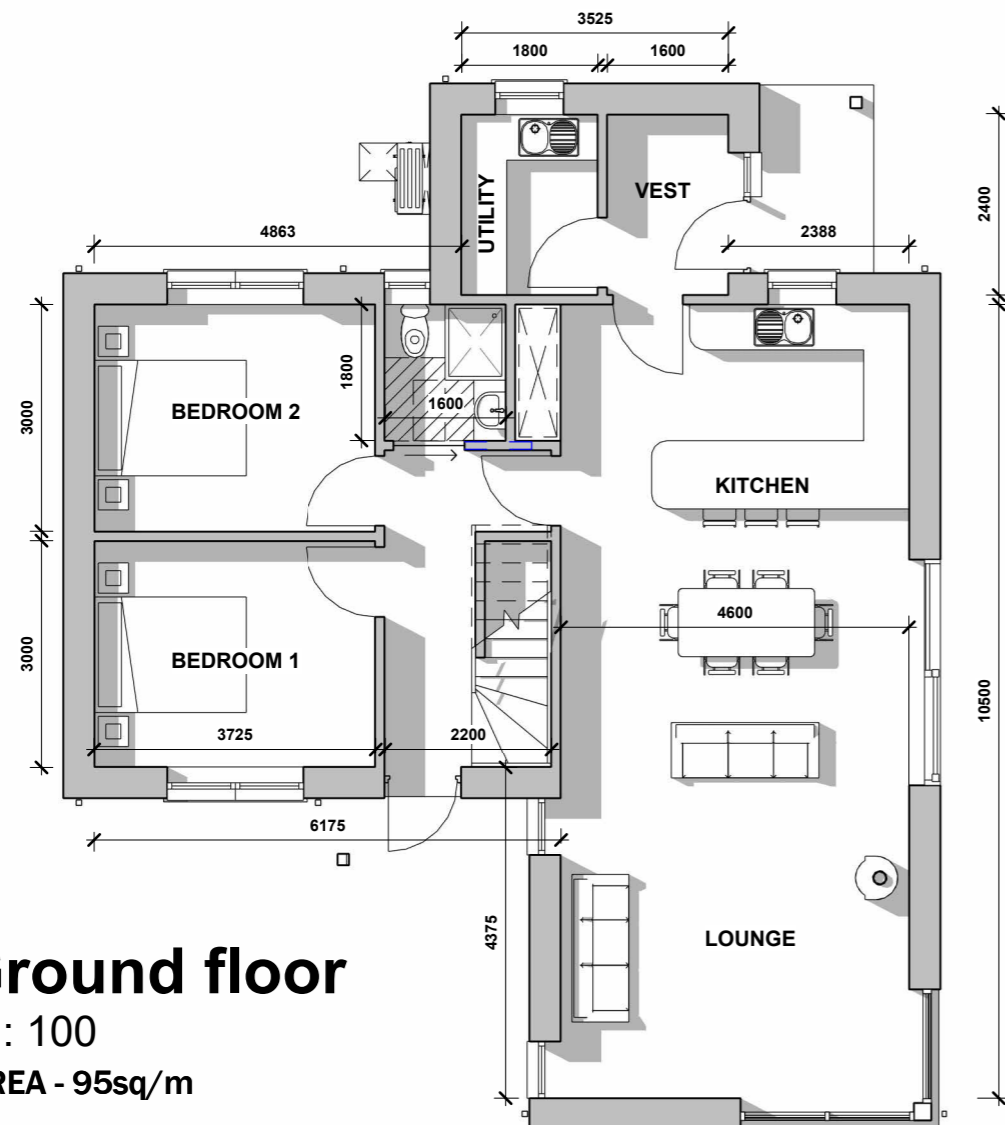
Section 1

1 : 100



Section 2

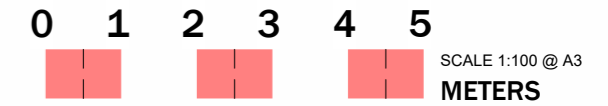
1 : 100



Ground floor

1 : 100

AREA - 95sq/m



FOR PLANNING

Rev	Description	Date
A	Design Amended	11.09.24
B	Design Amended	13.09.24

Sarah Renwick

Erection of Dwelling House, Corntown, By
Conon Bridge

(proposed) GA's

Date	31/08/2023
Drawn by	MB
Scale	1 : 100

2023 073 - 010

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