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REV. NOTES
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PROJECT
**RESIDENTIAL DEVELOPMENT
HOME FARM, PORTREE
LOCHALSH & SKYE HOUSING
ASS & ROBERTSON HOMES**

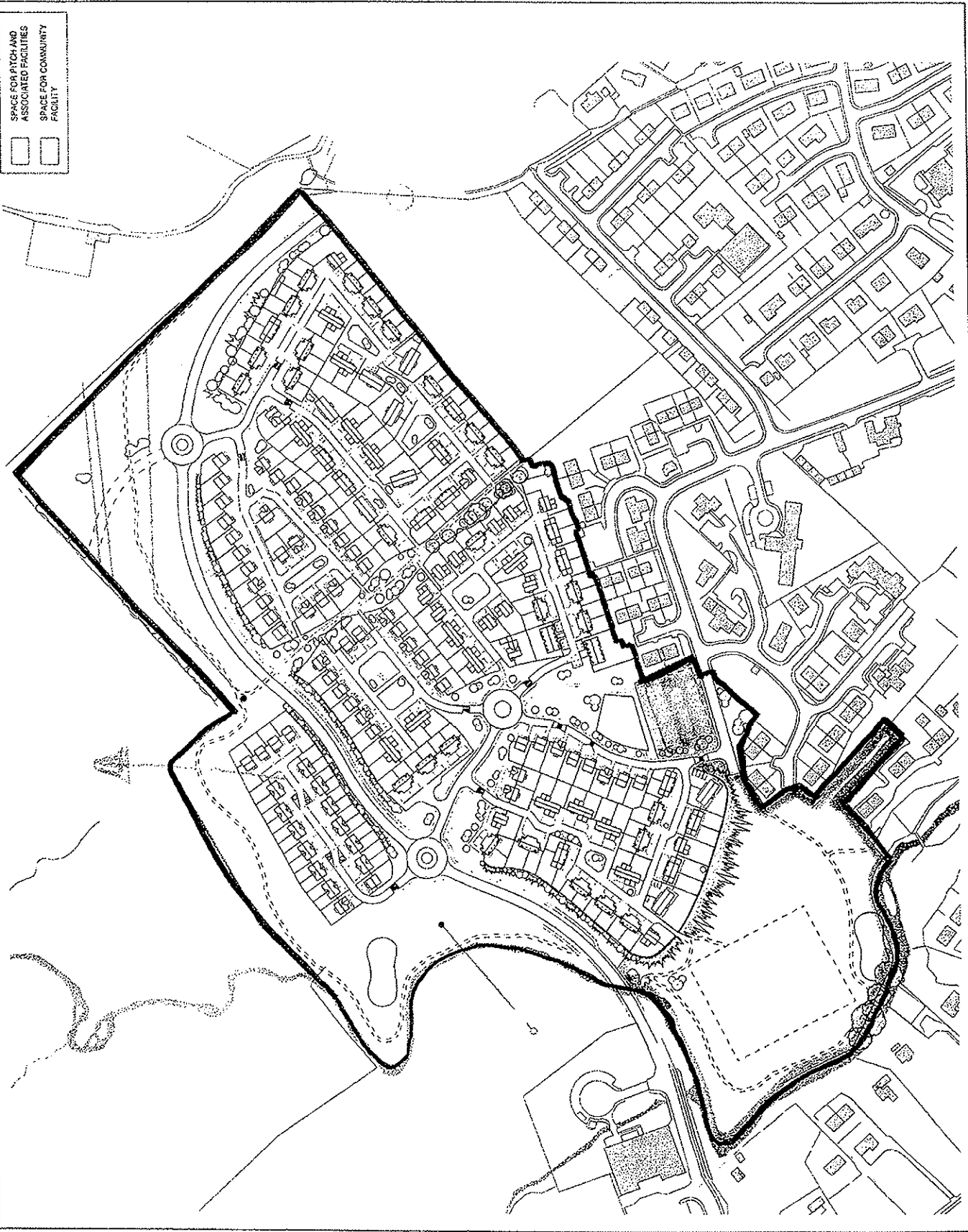
DRAWING
**FELI PLAN FOR LANDS GIFTED
FOR COMMUNITY USE UNDER
SECTION 75 AGREEMENT**

SCALE DRAWN CHECKED DATE
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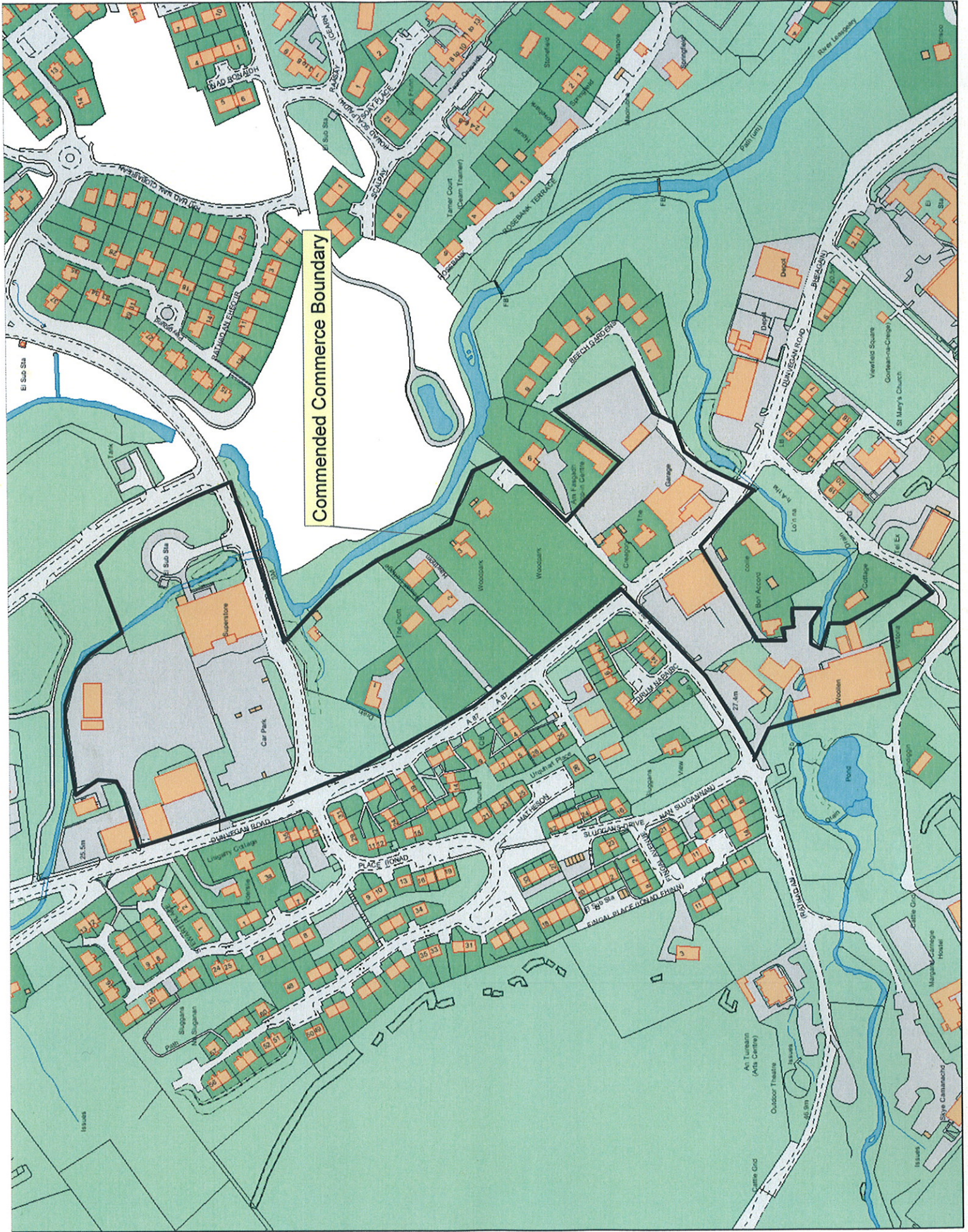
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SPACE FOR PITCH AND
ASSOCIATED FACILITIES

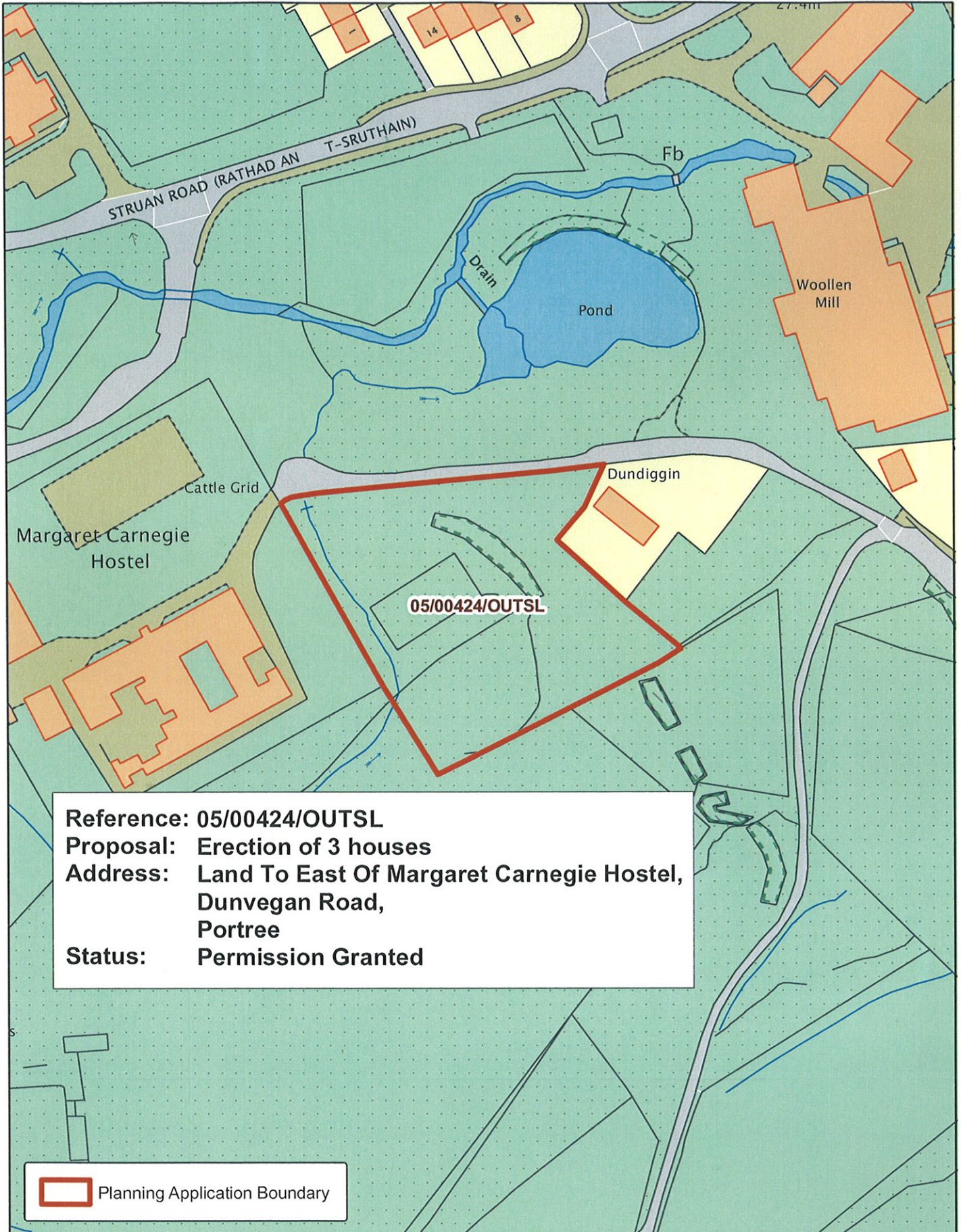
SPACE FOR COMMUNITY
FACILITY



ISSUE 95 PORTTREE DUNVEGAN ROAD COMMERCE BOUNDARY



Commended Commerce Boundary



Reference: 05/00424/OUTSL
Proposal: Erection of 3 houses
Address: Land To East Of Margaret Carnegie Hostel,
Dunvegan Road,
Portree
Status: Permission Granted

 Planning Application Boundary

SKYE & LOCHALSH – 12TH MARCH 2007

PLANNING & DEVELOPMENT SERVICE

Agenda Item	3.3.10
Report No	SL-48-07

Campbell's Farm, Phase 2A, Broadford

Report by Area Planning & Building Standards Manager

SUMMARY

Permission is recommended for a 28 house 4th phase at Campbell's Farm, despite neighbours' concerns. Provision of land for a link to the south-west is a pre-requisite.

1.0 **PROPOSAL** 06/00510/FULSL

- 1.1 Development: Erection of 28 Houses
- 1.2 Location: Campbell's Farm, Phase 2A, Broadford
- 1.3 Applicant: Tulloch Homes Express
- 1.4 Received: 13th December 2006

2.0 **SITE DETAILS**

2.1 Description:

Open, grassy area at western end of previously approved Campbell's Farm development, to south of Bayview Crescent and east of houses fronting Torrin Road. Former Skye Marble railway line runs through site, which is better drained than remainder of Campbell's Farm allocation.

3.0 **PUBLIC PARTICIPATION**

3.1 Advertised: Section 34 of Act
Expiry Date: 17th January 2007

3.2 Representations:

Dr & Mrs A Humphrey, Mr & Mrs D Gould, Mr & Mrs B Ramsbottom, Mr & Mrs C Macarthur, P Morrison, Mrs C MacLeod, Mrs A O'Lone, Ms D Cullinane (all residents of Bayview Crescent) object to increased traffic in Bayview Crescent, using unmade private road to detriment of road safety. Such use has resulted from Phases 1A and 1B and is contrary to Housing Association's traffic impact assessment and has contributed to deterioration of that road. They point out Council has refused further development in Bayview Crescent pending its improvement. Dr & Mrs Humphrey, Ms Cullinane and Mrs MacLeod also query adequacy of water supply.

Mr & Mrs MacArthur contend that roundabout junction is hazardous and increased development will worsen problem.

Ms Cullinane, expresses concern:

- At loss of privacy and lack of effort to remedy with landscaping;
- Light pollution;
- Promised access onto Torrin Road is not proposed;
- Mixed tenure development was promised;
- Suggests old railway should be used as a road, thereby keeping housing further from Bayview Crescent/Torrin Road.

Mr & Mrs P Roberts (Torrin Road) voice concern;

- i) Site is higher than Torrin Road properties which will suffer loss of amenity.
- ii) Plots 2-7 should be single storey.
- iii) Insufficient information in respect of landscaping and fencing.
- iv) Development will detract from their Bed and Breakfast business.

Lochalsh & Skye Housing Association confirm that they have a “design and build” contract with applicants who are to provide affordable rented houses.

3.3 Views of Applicant:

Submit design statement which, in particular, confirms layout is based on home zone principle, and specifies materials.

4.0 CONSULTATIONS:

4.1 Director of Planning:

- 1. Queries large area left open in north-west corner of site.
- 2. Maintenance arrangements for open space should be required.
- 3. No objection to layout.
- 4. Understands Bayview Crescent issue may be raised.
- 5. Suggests better pedestrian links to neighbouring land.

4.2 SEPA:

No objections in principle to SUDS. Further advice awaited on detailed submission.

4.3 Archaeologist:

Recommends watching brief.

4.4 Scottish Water:

No objection but advise insufficient capacity at water works. Further advice awaited in respect of SUDS.

4.5 T.E.C Services (Roads):

Awaited. Advise verbally that submitted design standard of road is inadequate to provide a through link to Torrin Road.

4.6 Community Council:

Awaited.

5.0 **POLICIES**

5.1 Policy Background:

i) Skye & Lochalsh Local Plan:

Part of larger residential allocation. A Master Plan is to be approved showing elevation, orientation of plots, services, footpaths, landscaping, open space and phasing. Consideration is to be given to alternative road layouts. Tree planting is required on southern boundary. Development is to await upgrading of water supply.

5.2 Previous Decisions:

00/00318/OUTSL – outline permission for residential development of an 8 hectare site, including the site of the current application, was granted conditionally on 4.4.2001. Conditions included requirement for a master plan. In particular, this was to cover layout, phasing, open space, density, pedestrian network, structural landscaping and surface water drainage. A further condition required approval of a scheme of open space maintenance, while another required a T.I.A. to inform the design of the A87 access.

In April 2003, the Committee approved a master plan. This showed a traffic calmed, 5.5m carriageway distributor road extending to the south-west boundary of the western part of the site. Construction of the road was to be carried out concurrent with the first phase of development it was to serve.

It was subsequently agreed that the requirement for a play area should be met in this part of the site and that provision should be concurrent with the 4th phase of development.

02/00359/FULSL – erection of first phase of 10 houses – approved conditionally 29.4.03.

04/00596/REMSL – erection of second phase of 10 houses – granted conditionally 11.1.05. The Committee then considered representations from Dr Gould regarding the Bayview Crescent issues which have again been raised by objectors. The Committee, while urging the developer to require contractors to avoid using Bayview Crescent, did not regard this as a reason for delaying the development. It was also agreed that provision of the play area could be delayed until the 4th phase.

06/00479/FULSL – erection of 15 houses (current) – in January 2007, Committee resolved to grant conditional planning permission provided land necessary to extend road to eastern boundary of site is first transferred.

6.0 APPRAISAL

- 6.1 The proposed development accords with the Local Plan and is the subject of a valid outline permission.
- 6.2 Much as I am keen to find a solution to the problem of the incomplete state of Bayview Crescent, I would reiterate that neither the local plan nor the permission requires improvement of Bayview Crescent as a prerequisite to this development. In addition, I would advise that I do not consider that issue to be relevant to the merits of this application, except insofar as construction and other traffic could worsen the state of the incomplete road. Despite assurances by the Housing Association, there have continued to be expressions of concern by residents, particularly in respect of construction traffic, and these have culminated in the present representations. While I have monitored activity as best as I am able, I have not observed abuse by inappropriate traffic, but I recognise only a small amount of construction traffic might cause significant deterioration. In my view, the solution to Bayview Crescent, to be achieved outwith the context of this application, should include its closure at the western end, where the access onto Torrin Road suffers from poor visibility, and include provision of a turning head.
- 6.3 As with the previously considered phase, I regard transfer of an area of land, sufficient to allow continuation of the access road to the south-western boundary, as a pre-requisite to development, even though future discussion may not, in this case, decide a link to Torrin Road on this line is crucial.
- 6.4 Otherwise, I have no fundamental objection to the submitted layout, which is based on the home zones principle.
- 6.5 Full details of the proposed open space, including the play area and walkway along the old railway line, are required.
- 6.6 An extensive area is set aside for SUDS and drainage agencies have not voiced concern at these proposals. There is ample scope for peripheral screening of properties in Torrin Road and Bayview Crescent. A pedestrian link, through Bayview Crescent to the village centre, would be desirable.
- 6.7 The Scottish Water response is highly unsatisfactory given that they raised no objection either to the Local Plan or previous applications and all other agencies have been working together to provide much needed affordable housing on this allocated site. Their concern is no reason to withhold permission. After the last meeting, I wrote to Scottish Water voicing concern as instructed.
- 6.8 The submitted house designs are acceptable. Whereas previous phases were single storey, this phase is substantially 1½ storey. There is ample scope for screening Bayview Crescent properties. Due to levels and distance, the impact on the rear of Torrin Road will be greater, but remains satisfactory.

7. RECOMMENDATION

It is recommended that, subject to the landowner first transferring to the Council, at nil cost, land necessary to extend the road to the south-western boundary of the site, planning permission be GRANTED subject to the following conditions:-

1. All road works shown on the drawings hereby approved or as may be subsequently approved pursuant to Condition 2 hereof, shall be completed to base course level prior to initial occupation of any house within the development, and shall be fully completed prior to initial occupation of the penultimate house within the development.
2. Details of all external materials, including materials to be used in hard surfaced areas, shall be submitted to and approved by the Planning Authority prior to the commencement of the development.
3. Prior to the commencement of development, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following occupation of the development and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.
4. The landscaping scheme referred to in the previous condition should include provision for a footpath on the line of the former railway line through the site, measures to screen properties in Bayview Crescent and Torrin Road, and provision of a children's play area, at least 0.25 acres in extent. The play area shall be completed and available for use prior to initial occupation of the 14th of the houses hereby permitted.
5. No work shall be carried out on the site between 1900 hours and 0800 hours or at any time on Sundays.
6. Prior to commencement of development, details of a footpath, to provide a link from the development to the Bayview Crescent, shall be submitted to and approved in writing by the Planning Authority, and this link should be completed on the timescale for road completion defined in Condition 2 hereof.
7. The terms of outline permission reference 00/00318/OUTSL shall be applicable.
8. Prior to the commencement of development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, shall be submitted to and require the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the developer at his expense in accordance with the approved timetable for investigation.

Reasons:

1. In the interests of road safety.

- 2. In the interests of the visual amenity of the locality.
- 3. In the interests of visual amenity.
- 4. In the interests of the visual amenity of the locality, providing for recreation, and amenities of neighbours.
- 5. In the interests of residential amenity.
- 6. In the interests of safe pedestrian movement.
- 7. In the interests of achieving a co-ordinated and well serviced development, in the interests of road safety, for the avoidance of pollution and flooding, in the interests of the amenity of neighbours and occupiers of the proposed development, and in the interests of the visual amenities of the locality.
- 8. In order to preserve the archaeological and historical interest of the site.

N.B.1

The developer should obtain consent from Transport, Environmental and Community Services (Roads) for a Permit in accordance with Section 109 of the New Roads and Street Works Act 1991.

N.B.2

Please note that this approval is only for planning permission and does not grant consent from Scottish Water to connect to the public water supply.

Signature:



Designation: AREA PLANNING & BUILDING STANDARDS MANAGER

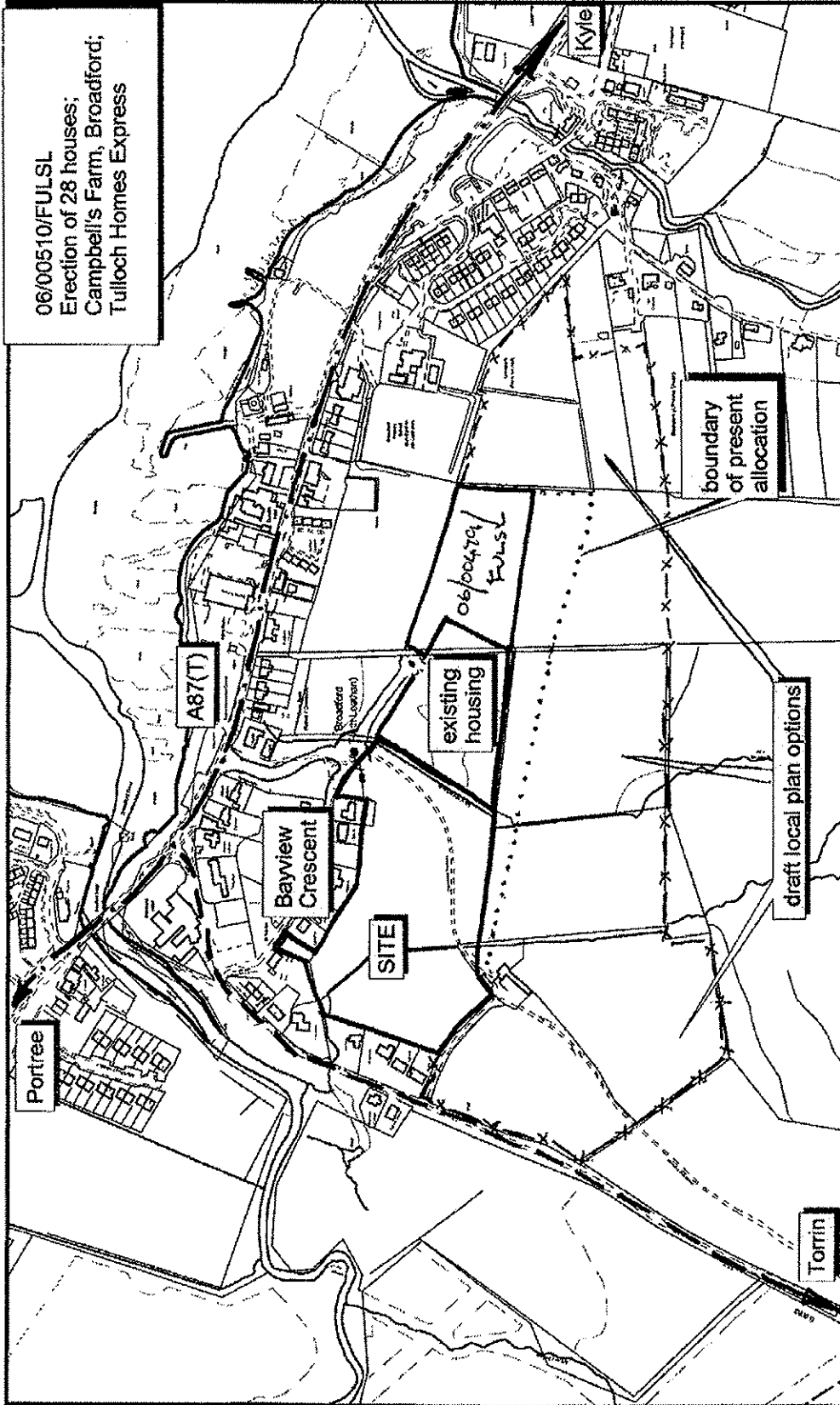
Author: SIMON FRASER


Telephone: 01478 612412

Local Government (Access to information) Act 1985

- 1. Skye & Lochalsh Local Plan
- 2. Document & Letters contained within files:- 06/00510/FULSL & 06/00479/FULSL

Financial Implications – this development is not expected to have direct financial implications for the Council.






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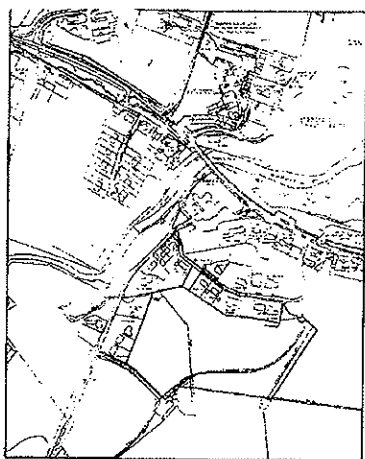
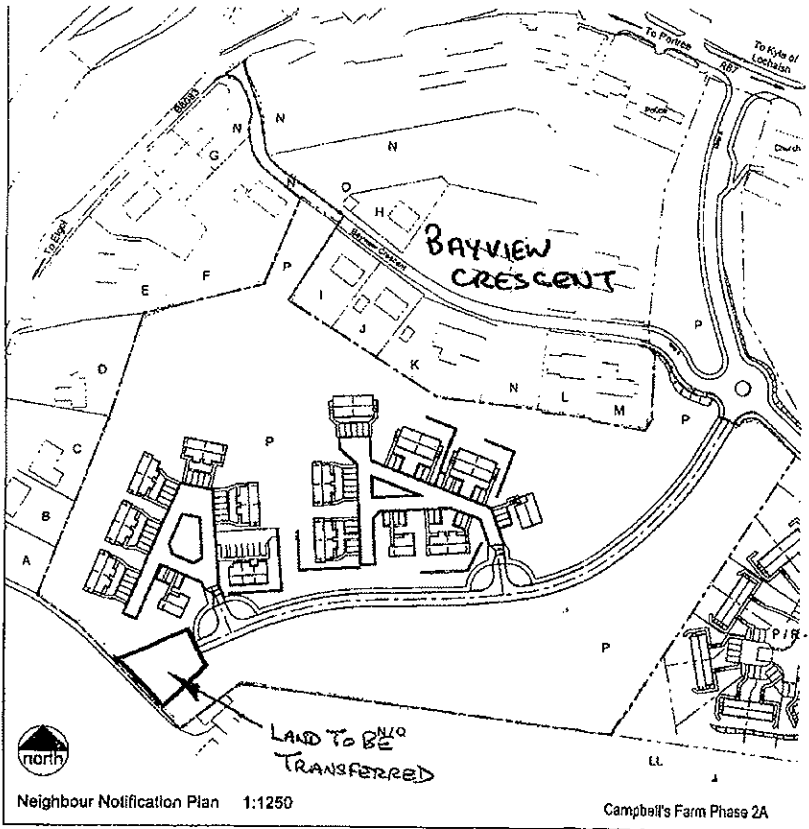
SUPPLIED BY THE HIGHLAND COUNCIL

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Date



 The Highland Council



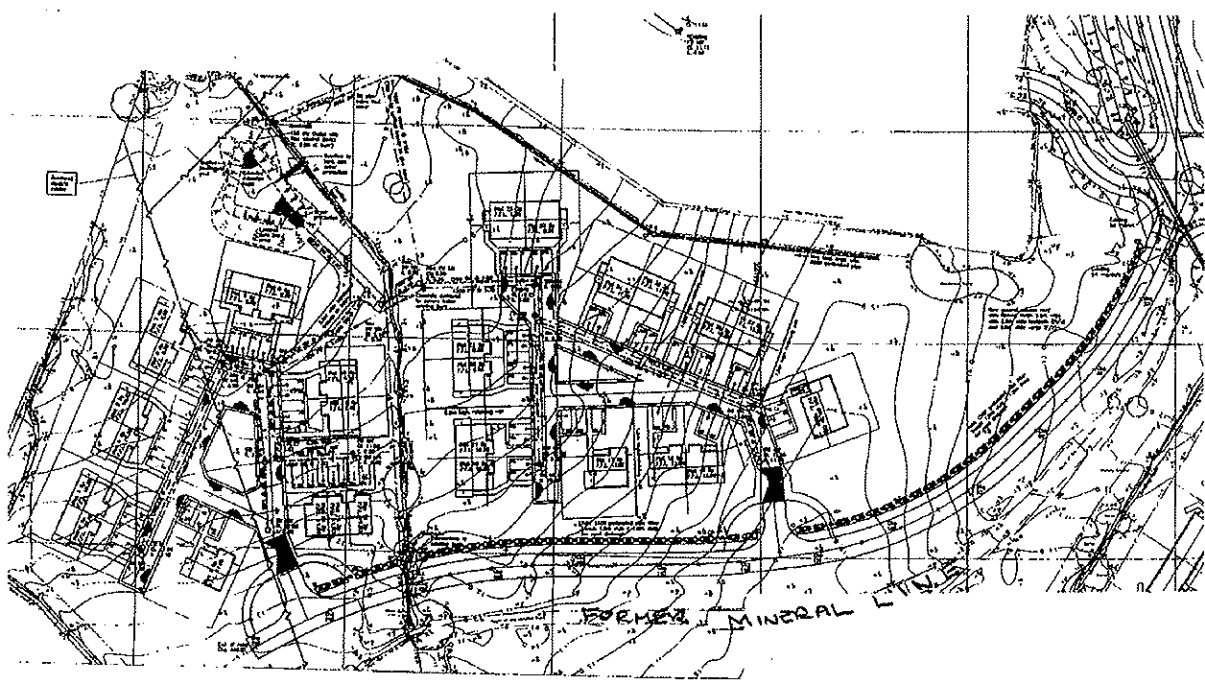
Letters indicate notifiable neighbours

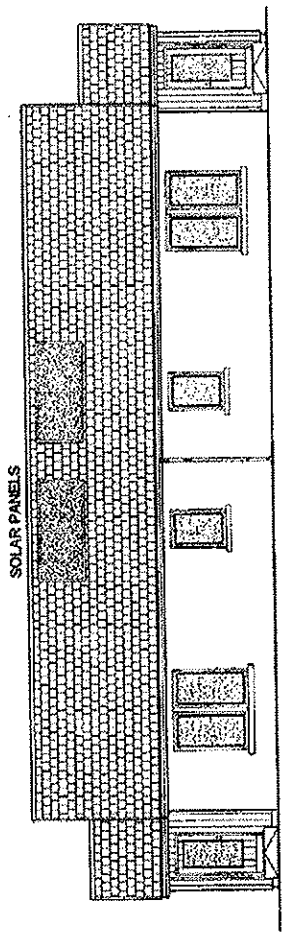
THE HIGHLAND COUNCIL
 PLAN 4 OF 10 OF APPLICATION REFERENCE
 06/00510/FULSL
 RECEIVED 13TH DECEMBER 2006

WITTETS
 ARCHITECTS

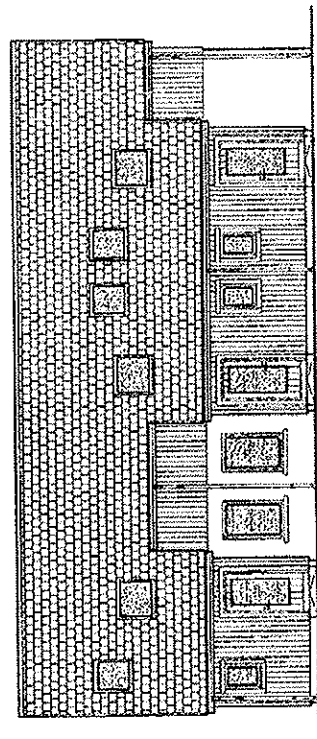
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 T 01471 82234 F 01471 82247
 www.wittets.co.uk

30 November 2006 06:65

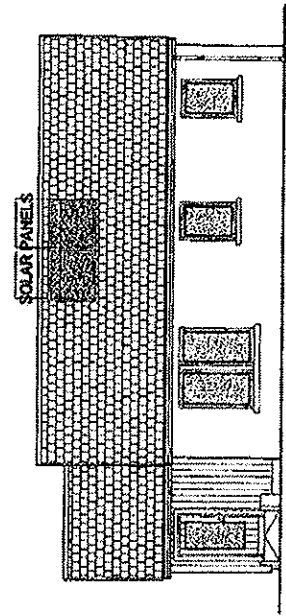




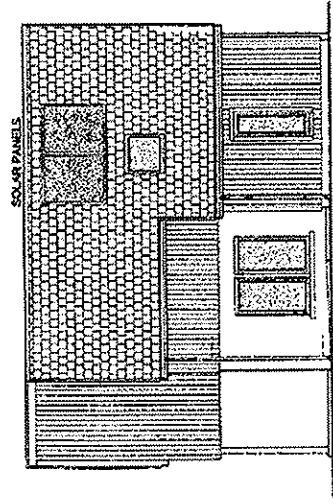
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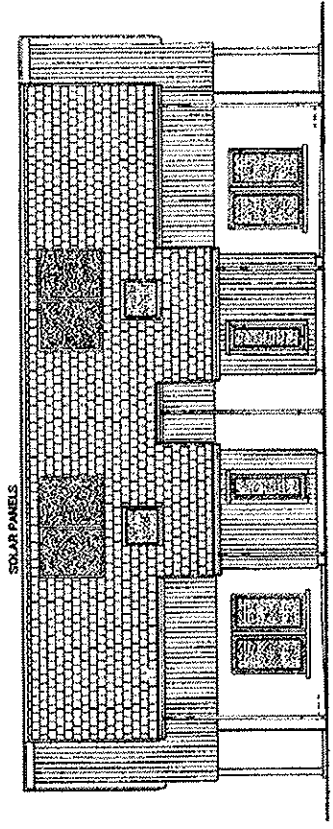
Front Elevation



Front Elevation



Front Elevation



Front Elevation

SKYE & LOCHALSH – 29th January 2007

PLANNING & DEVELOPMENT SERVICE

Agenda Item	3.3.13
Report No	SL-15-07

Campbell's Farm Phase 2B, Broadford

Report by Area Planning & Building Standards Manager

SUMMARY

Permission for a 15 house 3rd phase of affordable housing at Campbell's Farm, is recommended subject to prior approval of a satisfactory layout, and despite the representations of Bayview Crescent residents that the problem of their road should be resolved before development proceeds.

1.0 PROPOSAL 06/00479/FULSL

- 1.1 Development: Erection of 15 houses
- 1.2 Location: Campbell's Farm Phase 2B, Broadford
- 1.3 Applicant: Tulloch Homes Express
- 1.4 Received: 22.11.06

2.0 SITE DETAILS

- 2.1 Description:
Fairly level area of open, poorly drained ground to east of existing development of bungalows at Campbell's Farm (Glen Road). A distributor currently terminates at the entrance to phases 1A and 1B, to the west. To the north-east of the site are Broadford Primary School and playing field, currently accessed from the east, and to north, east and south are similar tracts of open, poorly drained ground. That to the north is allocated for community uses. 250m west of the site, accessed by a spur off the distributor, is the Bayview Crescent development, comprising 10 bungalows and 3 underdeveloped plots, which has suffered for many years from an incomplete access road.

3.0 PUBLIC PARTICIPATION

- 3.1 Advertised: Advertised under Section 34 of Act
- Expiry Date: 15.12.2006

- 3.2 Representations:
Dr & Mrs A Humphrey, Mr & Mrs D Gould, Mr & Mrs B Ramsbottom, Mr & Mrs C Macarthur, P Morrison, Mrs C MacLeod, Mrs A O'Lone (all residents of Bayview Crescent) object to increased traffic in Bayview Crescent, using unmade private road to detriment of road safety. Such use has resulted from Phases 1A and 1B and is contrary to Housing Association's traffic impact assessment and has contributed to deterioration of that road. They point out Council has refused further development in Bayview Crescent pending its improvement. Dr & Mrs Humphrey and Mrs MacLeod also query adequacy of water supply.

Mr & Mrs MacArthur contend that roundabout junction is hazardous and increased

development will worsen problem.

Lochalsh & Skye Housing Association confirm that they have a “design and build” contract with applicants who are to provide affordable rented houses.

3.3 Views of Applicant:

3.3.1 Do not consider that 110m length of distributor road from site access to eastern boundary is reasonably required in connection with their proposal, and therefore believe cost of construction should be borne by eventual developer of land which that road may serve. They are, however, prepared to convey the solum to Council.

Submit design statement, which, in particular, confirms design based on home zone principles and specifies materials.

4.0 **CONSULTATIONS:**

4.1 SEPA – No objection to SUDS submission. Advise quantitative aspects of submission should be assessed by Scottish Water and Local Roads Authority.

4.2 Archaeology – request archaeological monitoring condition.

4.3 Director of Planning (Policy):

- 1. Welcomes inclusion of distributor to north-east corner of site within scheme, as this will facilitate improved access to school and to other land with development potential to east.
- 2. Understands Scottish Water will allow 12 units to connect to public supply.
- 3. Maintenance arrangements for open space should be required.
- 4. No objection to layout.
- 5. Understands Bayview Crescent issue may be raised.
- 6. Suggests need for better pedestrian links to neighbouring land.

4.4 Scottish Water:

- 1. No objection, but do not guarantee connections.
- 2. Point out insufficient capacity at water treatment works.
- 3. No objection in principle to SUDS (though I suspect this response was given prior to receipt of detailed proposals).

4.5 Housing – No reply

4.6 Community Council – No reply

4.7 TECS (Roads) – No reply

5.0 POLICIES

5.1 Policy Background:

Skye & Lochalsh Local Plan:

1. Part of larger residential allocation. A Master Plan is to be approved showing elevation, orientation of plots, services, footpaths, landscaping, open space and phasing. Consideration is to be given to alternative road layouts. Tree planting is required on southern boundary. Development is to await upgrading of water supply.
2. Land to north is allocated for recreational and sports facilities.

5.2 Previous Decisions:

00/00318/OUTSL – outline permission for residential development of an 8 hectare site, including the site of the current application, was granted conditionally on 4.4.2001. Conditions included requirement for a master plan. In particular, this was to cover layout, phasing, open space, density, pedestrian network, structural landscaping and surface water drainage. A further condition required approval of a scheme of open space maintenance, while another required a T.I.A. to inform the design of the A87 access.

In April 2003, the Council approved a master plan. When first submitted this showed development of the eastern part of the site being developed from east to west, with a distributor being constructed to the eastern boundary, as it was then anticipated that funding would be available to allow full construction of the distributor and SUDS as part of the first phase. The development recognised that this early provision would benefit provision of community facilities on land to the north. However, by the time of approval, the funding for front loading the infrastructure provision in this way had been withdrawn, and the area was to be developed from west to east. The master plan included improvement of the road leading to Bayview Crescent. It was also accepted that the road layout then envisaged did not necessitate remote pedestrian links. A play area location was subsequently agreed in the western part of the site, this to be provided concurrent with the second phase.

02/00359/FULSL – erection of first phase of 10 houses – approved conditionally 29.4.03.

04/00596/REMSL – erection of second phase of 10 houses – granted conditionally 11.1.05. The Committee then considered representations from Dr Gould regarding the Bayview Crescent issues which have again been raised by objectors. The Committee, while urging the developer to require contractors to avoid using Bayview Crescent, did not regard this as a reason for delaying the development. It was also agreed that provision of the play area could be delayed until the 4th phase.

06/00510/FULSL – erection of fourth phase of 28 houses (current)

6.0 APPRAISAL

- 6.1 The proposed development accords with the Local Plan and is the subject of a valid outline permission.

- 6.2 Much as I am keen to find a solution to the problem of the incomplete state of Bayview Crescent, and I am pleased to advise the Housing Association has organised a meeting to address the issue, I would reiterate that neither the local plan nor the permission requires improvement of Bayview Crescent as a prerequisite to this development. In addition, I would advise that I do not consider that issue to be relevant to the merits of this application, except insofar as construction and other traffic could worsen the state of the incomplete road. Despite assurances by the Housing Association, there have continued to be expressions of concern by residents, particularly in respect of construction traffic, and these have culminated in the present representations. While I have monitored activity as best as I am able, I have not observed abuse by inappropriate traffic, but I recognise only a small amount of construction traffic might cause significant deterioration. In my view, the solution to Bayview Crescent, to be achieved outwith the context of this application, should include its closure at the western end, where the access onto Torrin Road suffers from poor visibility, and include provision of a turning head.
- 6.3 The key issue in considering this case is the amendment to the layout, agreed in principle in the context of the brief, in the light of the hope value now attached to neighbouring land as a result of the current local plan review. Until now, it has been agreed that a distributor road should be constructed to the eastern boundary as part of this development. The present developer has both argued that he should be required to construct that road as it is not necessary to his proposal, and has devised a layout which has increased the length of road to be left to a subsequent developer from 25m, were he to adhere to the brief layout, to 100m. I am fearful that to leave this length of road to a future developer could seriously reduce the viability of development of the adjoining land. I have arranged a meeting to discuss this issue prior to the Committee meeting and will report verbally on progress.
- 6.4 Otherwise, I have no fundamental objection to the submitted layout, which is based on the home zones principle, allowing extension of the home zone to the south if neighbouring land becomes available. The submitted arrangement allows for future development of the land to the north for community purposes and construction of an access into the school. A pedestrian link, through the houses to the north-east corner of the site, would be desirable.
- 6.5 It has previously been agreed that the required play area, which falls within the site of current application ref 06/00510/FULSL, need not be constructed concurrent with this phase.
- 6.6 Even if there is limited capacity, the Scottish Water response is highly unsatisfactory given that they raised no objection either to the Local Plan or previous applications and all other agencies have been working together to provide much needed affordable housing on this allocated site. Their concern is no reason to withhold permission.
- 6.7 No objections have been received to the SUDS submission.
- 6.8 The submitted house designs are acceptable. Whereas previous phases were single storey, this phase is substantially 1½ storey. Landscaping details are required.

7. RECOMMENDATION

It is recommended that, subject to a satisfactory layout being first agreed by the Area Planning & Building Standards Manager, in consultation with the Chairman and Local Member, planning permission be granted subject to the following conditions:

- 1 All road works shown on the drawings hereby approved or as may be subsequently approved pursuant to Condition 2 hereof, shall be completed to base course level prior to initial occupation of any house within the development, and shall be fully completed prior to initial occupation of the penultimate house within the development.
- 2 Details of all external materials, including materials to be used in hard surfaced areas, shall be submitted to and approved by the Planning Authority prior to the commencement of the development.
- 3 Prior to the commencement of development, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following occupation of the development and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.
- 4 No work shall be carried out on the site between 1900 hours and 0800 hours or at any time on Sundays.
- 5 Prior to commencement of development, details of a footpath to provide a link from the development to the primary school, shall be submitted to and approved in writing by the Planning Authority, and this link should be completed on the timescale for road completion defined in Condition 2 hereof.
- 6 The terms of outline permission reference 00/00318/OUTSL shall be applicable.
- 7 Prior to the commencement of development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, shall be submitted to and require the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the developer at his expense in accordance with the approved timetable for investigation.

Reasons

- 1 In the interests of road safety.

- 2 In the interests of the visual amenity of the locality.
- 3 In the interests of visual amenity.
- 4 In the interests of residential amenity.
- 5 In the interests of safe pedestrian movement.
- 6 In the interests of achieving a co-ordinated and well serviced development, in the interests of road safety, for the avoidance of pollution and flooding, in the interests of the amenity of neighbours and occupiers of the proposed development, and in the interests of the visual amenities of the locality.
- 7 In order to preserve the archaeological and historical interest of the site.

Signature:



Designation: AREA PLANNING & BUILDING STANDARDS MANAGER

Date: 12th January 2007

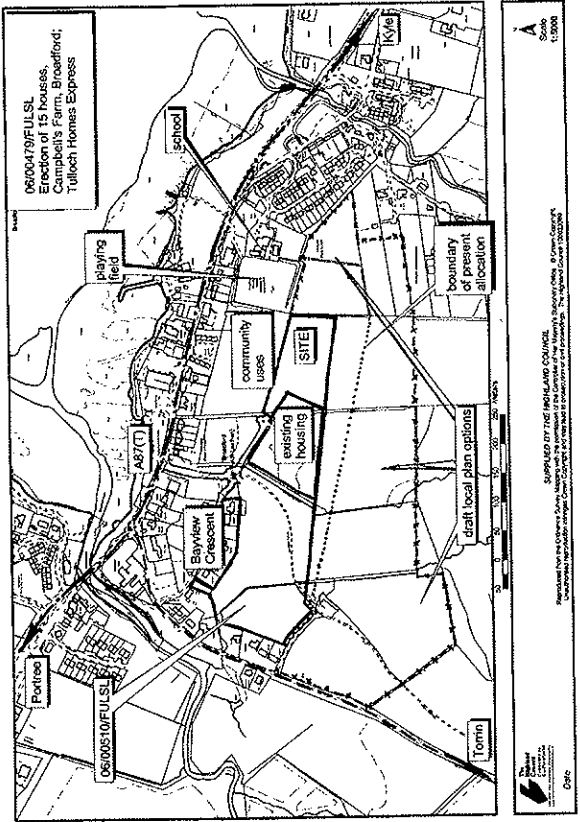
Author: SIMON FRASER

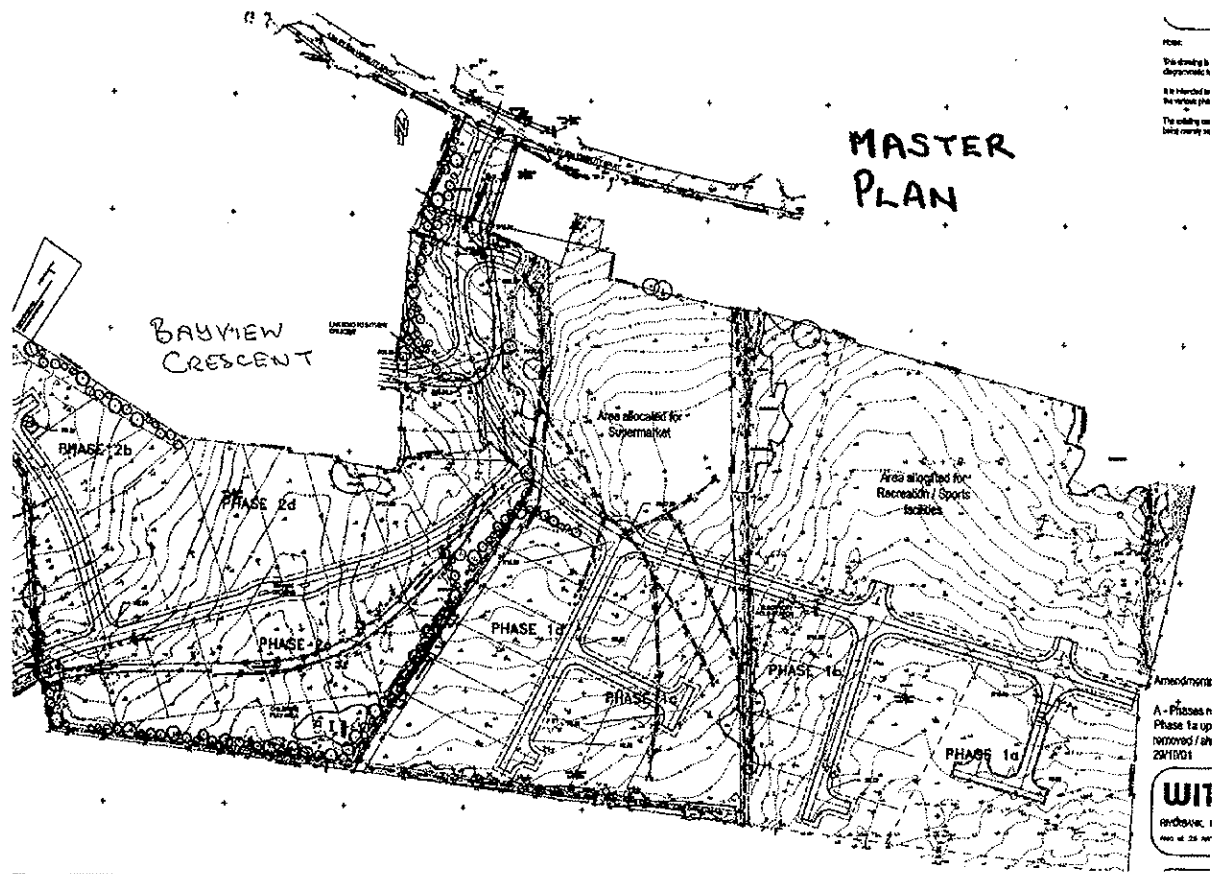
Telephone: 01478 612412

Local Government (Access to information) Act 1985

- 1. Skye & Lochalsh Local Plan
- 2. Document & Letters contained within files:- 00/00318/OUTSL
02/00359/FULSL
04/00516/REMSL
05/00479/FULSL
06/00510/FULSL

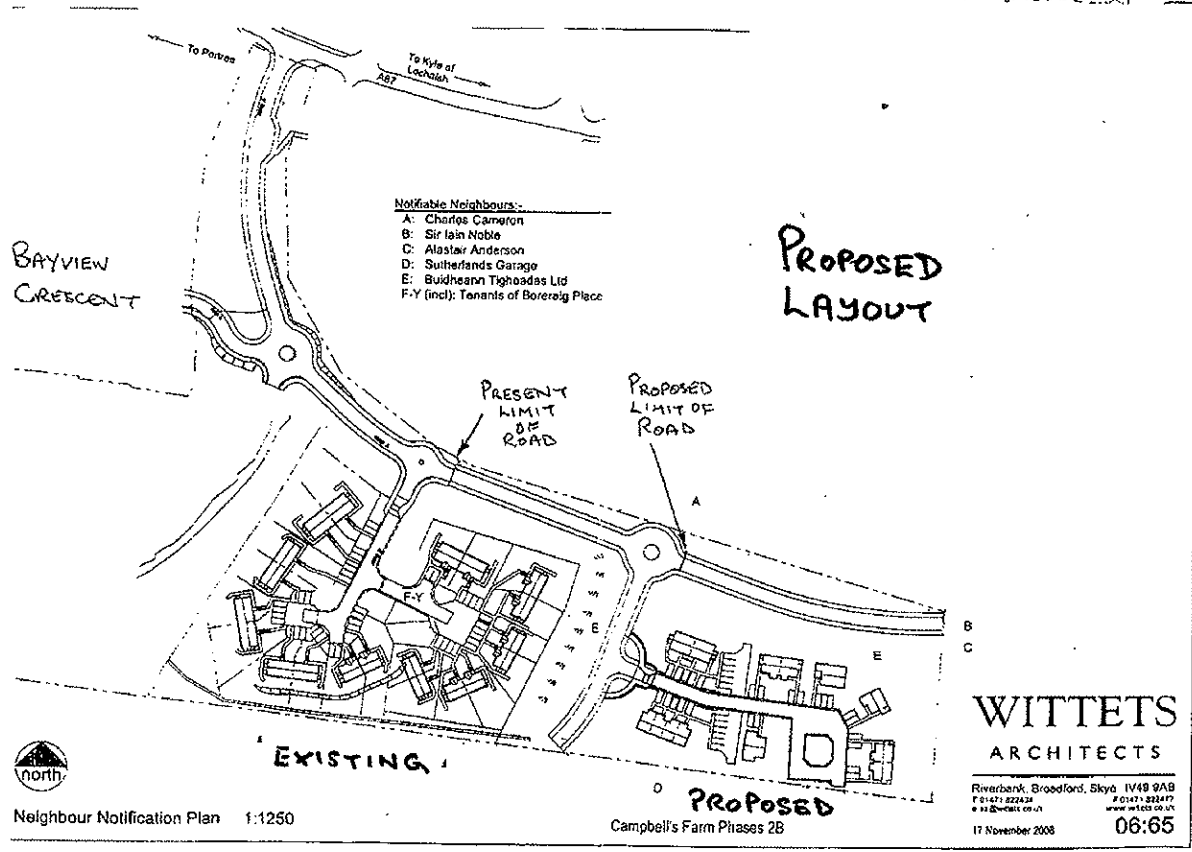
Financial Implications – this development is not expected to have direct financial implications for the Council.





NOTE:
 This drawing is a development plan
 It is intended to be used in conjunction with the relevant planning application
 The validity of this drawing is limited to the above

Amendments
 A - Phases n
 Phase 1a up
 removed / ah
 29/10/01



- Notifiable Neighbours:**
- A: Charles Cameron
 - B: Sir Iain Noble
 - C: Alastair Anderson
 - D: Sutherland's Garage
 - E: Buidheann Tighadaid Ltd
 - F-Y (incl): Tenants of Boreraig Place



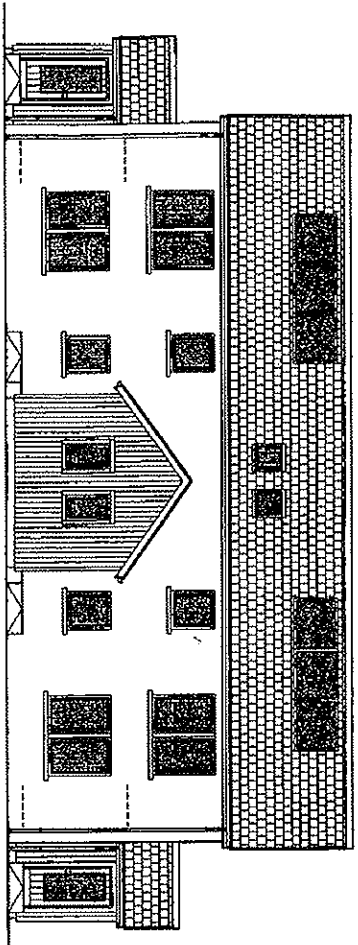
Neighbour Notification Plan 1:1250

Campbell's Farm Phases 2B

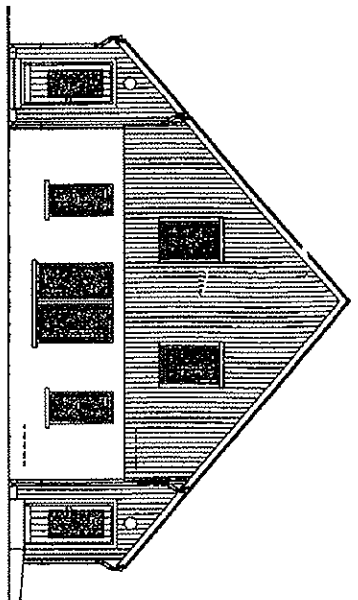
WITTETS
 ARCHITECTS

Riverbank, Broedford, Skye IV49 9AB
 Tel: 01471 822234
 Fax: 01471 822235
 www.wittets.co.uk

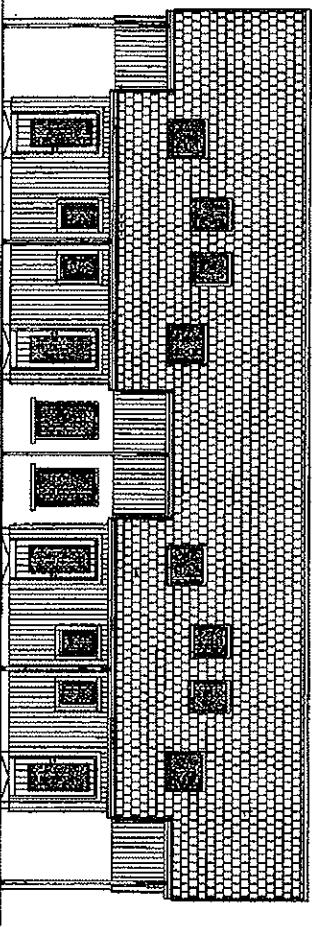
17 November 2008 06:65



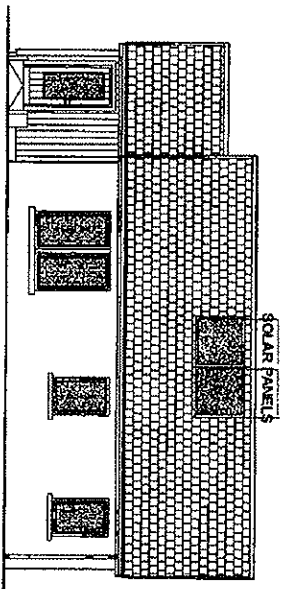
Front Elevation



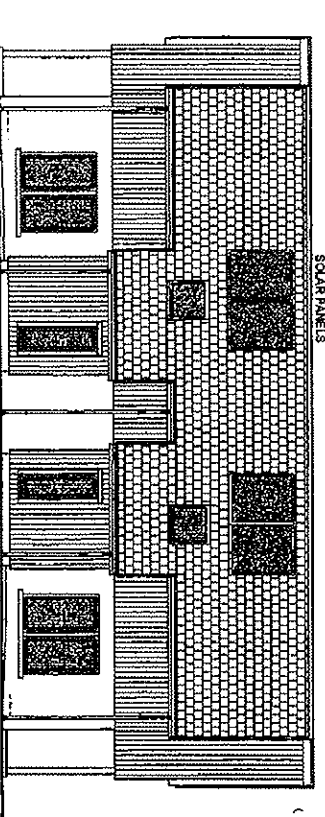
Gable Elevation



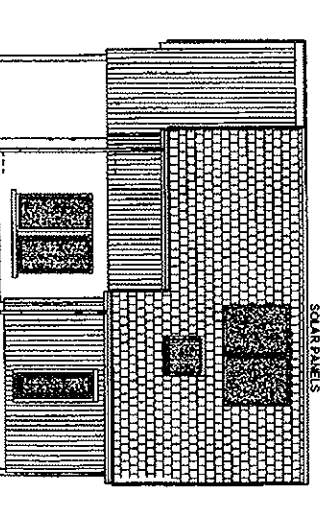
Front Elevation



Front Elevation

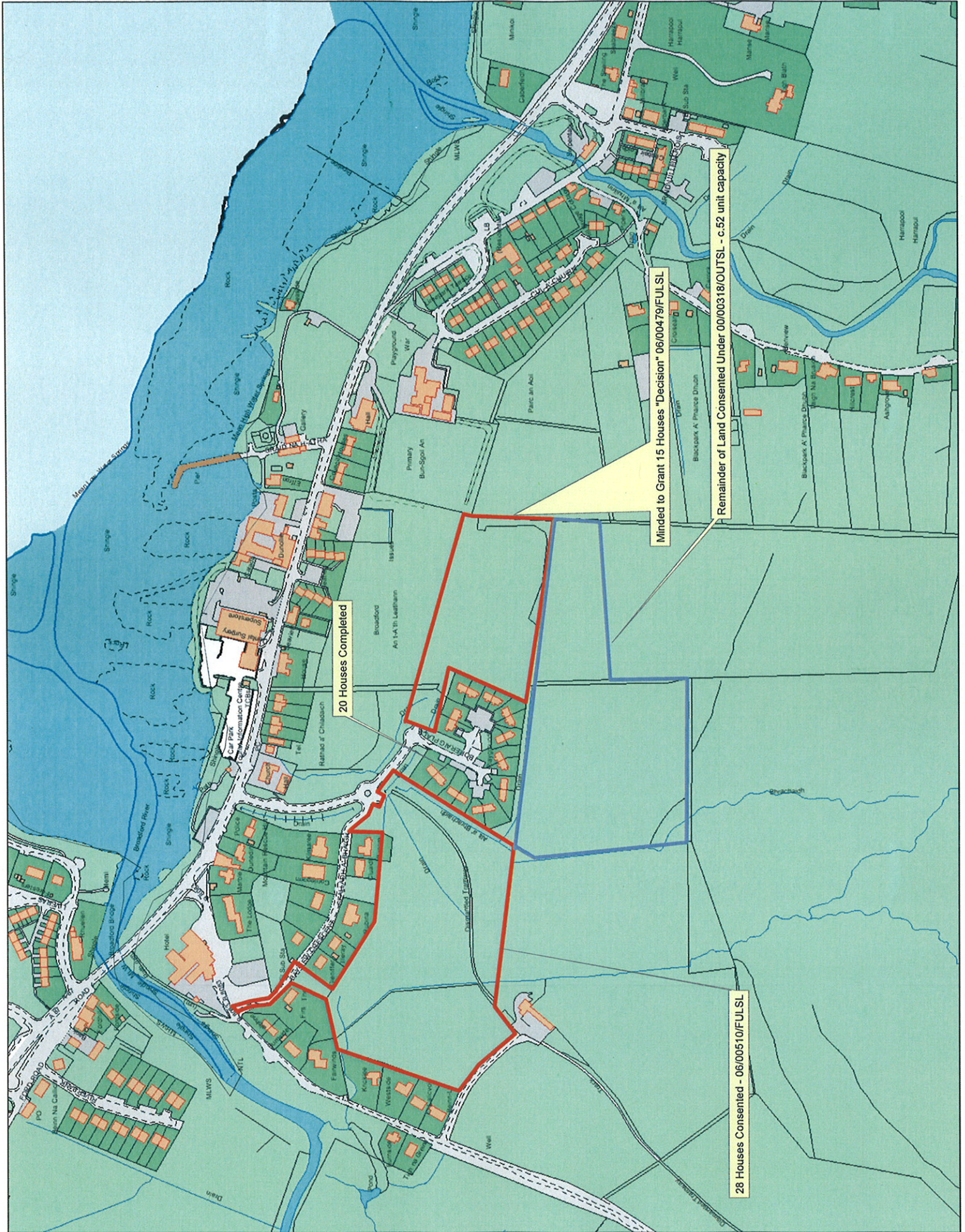


Front Elevation



Front Elevation

ISSUE 96 BROADFORD GLEN ROAD DEVELOPMENTS OVERVIEW



> 1 in 200 Year Fluvial Flood Risk Area

