

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE – 28 AUGUST 2007**

Agenda Item	4.5
Report No	PLC-11-07

**07/00120/OUTSU – Erection of house (In Outline) at
land to east of Rosslyn House, Main Street, Lairg**

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in outline for the erection of a house on land to the east of Rosslyn House, Main Street, Lairg. The application is being reported to Committee as the proposal is a departure from the development plan.

The recommendation is to GRANT outline planning permission subject to conditions.

Applicant – Lairg Estate Per Bell Ingram, Estate Office, Bonar Bridge

Ward Number 1 – North, West and Central Sutherland

A Hearing has been requested.

1. PROPOSAL

- 1.1 The site lies on the north side of Main Street, between 'Rosslyn House' to the west and 'Hawthorn Cottage' to the east. 'Viewfield' stands to the south on the opposite side of the street. The land is currently a derelict gap site, overgrown with long grass. A small block-built shed stands to the north, surrounded by further derelict land and the former laundry buildings beyond. An unsurfaced footpath runs along the northern boundary of the site, from Clash Breac to Laundry Road. The proposal seeks to establish the principle of building on the site.

2. PLANNING HISTORY

- 2.1 The site has no relevant planning history.

3. PUBLIC PARTICIPATION

- 3.1 The application was advertised as a departure from the provisions of the development plan for a period of 21 days, expiring on 10 August 2007.

- 3.2 One representation has been received and while it is not an objection to the principle of building on the site, it does raise the issue of poor drainage on and around the site.
- 3.3 The letter of representation is available in the Area Office and will be available at the Committee meeting. The name of the person making representations is noted at the end of this report.

4. CONSULTATIONS

4.1 Internal Consultees:

- TEC Services – No objections.
- Contaminated Land Unit – No objections.

4.2 External Consultees:

- Scottish Water – No objections. There may be issues within the Water Network.
- Access Officer – The access route from Clash Breac to Laundry Road should be left in its current state and open for use throughout any development of the site. A minimum width of 3 metres should be kept free for this purpose. The vehicle track to the east of the site should also be left clear of any materials or machinery during development of the site.

5. POLICY

- 5.1 The following policies are relevant to the assessment of the proposal:

Highland Structure Plan:

- G2: Design for Sustainability

Golspie and Lairg Local Plan:

- IN44 allocates approximately 1.8 hectares (including existing uses) at the Laundry for industrial estate purposes.
- CO44 allocates a site at Rosslyn House for craft, similar light industrial or commercial purposes.

- 5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policy (SPP) and Planning Advice Note (PAN):

- SPP 3 – Planning for Housing
- PAN 67 – Housing Quality

6. PLANNING APPRAISAL

- 6.1 **Determining issues** – 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.
- 6.2 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance, and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:
- whether the principle of development is appropriate in terms of policy
 - whether the layout of development is appropriate
 - the impact on the amenity of the area and residents
 - other material issues raised by the objector
- 6.3 The proposed development would be located on a derelict gap site on the north side of Main Street, between 'Rosslyn House' and 'Hawthorn Cottage'. This would be a logical infill site and would also help to reinforce the established streetscape. A neighbour has raised the issue of poor drainage on and around the site and expressed concern that any development may exacerbate the problem. However, surface drainage would have to be appropriately addressed at the stage of a detailed planning application in order to comply with the current Building Regulations.
- 6.4 There are no technical difficulties with the proposal.
- 6.5 Policy – In my assessment the proposal meets with the requirements of Policy G2: Design for Sustainability, as it does not significantly impact on habitats, species, landscape or scenery. It also demonstrates sensitive siting in keeping with the local character and historic and natural environment, as a single house of appropriate scale, design and materials could be accommodated on the site without impacting significantly on the amenity and privacy enjoyed by the houses to the east and west.
- 6.6 The proposal does conflict with Policies IN44 and CO44, as they allocate parts of the site for industrial and commercial uses respectively. However, Members should note that since the adoption of the Golspie and Lairg Local Plan in July 1983, no proposals have been brought forward for the development of an industrial estate at the former laundry. Furthermore, Rosslyn House has already been renovated into a private house, despite being covered by Policy CO44.

7. CONCLUSION

- 7.1 The proposal is a departure from the development plan. However, it is considered that it is a minor and acceptable departure, as it reflects the established streetscape and accords with Policy G2: Design for Sustainability.

RECOMMENDATION

Grant outline planning permission subject to the following conditions:

- 1 That a further application shall be submitted to the local Planning Authority, together with the requisite detailed plans to include:-
 - a) Plans, sections and elevations of the proposed building, and colour and type of materials to be used externally on walls and roof;
 - b) Detailed layout of the site as a whole, site levels existing and proposed, including provision for car parking, details of accesses and details of all fences, walls and hedges;
 - c) Landscaping proposals including existing trees to be maintained and proposed tree and shrub planting to be carried out.

These are RESERVED MATTERS to this Outline Application and no work on the site shall commence until the written approval of the Highland Council, as Planning Authority has been given.

Reason: Permission is hereby granted in outline only.

- 2 Notwithstanding design and external appearance are reserved matters under condition 1 above, the house shall reflect building styles and use of materials traditional within the area.

Reason: In the interests of amenity.

- 3 Notwithstanding design and external appearance are reserved matters under condition 1 above, the roof shall have a minimum pitch of 40°.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policy G2.

- 4 Notwithstanding external appearance is a reserved matter under condition 1 above, the roof of the house shall be finished with natural slate, or an alternative of similar size, colour, texture, profile and thickness, or as otherwise may be agreed in writing with the Planning Authority. For the avoidance of doubt suitable alternative non slate tiles are:

- Marley 'Monarch', 'Clansman', 'Marquis', 'Melbourn', 'Birkdale', 'Edgemere'
- Redland 'Richmond', 'Lakeland', 'Cambrian', 'Saxon'

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policy G2.

- 5 Notwithstanding exact siting is a reserved matter under condition 1 above, the position of the house shall be pegged out on site for the prior approval of the Planning Authority, in writing, and any application for approval of reserved matters shall be accompanied by cross sections and levels showing the finished floor level in relation to an agreed and fixed datum.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policy G2.

- 6 Notwithstanding landscaping is a reserved matter under condition 1 above, 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 the completion of the house.

Reason: In the interests of amenity and for the avoidance of doubt.

- 7 Notwithstanding access is a reserved matter under condition 1 above, prior to the commencement of any other aspects of the approved development, the access from the public road to the site shall be constructed to base course level in accordance with the attached Standard Access Specification. The access shall be fully completed in accordance with the Specification prior to occupation of the development.

Reason: In the interests of road safety and for the avoidance of doubt.

- 8 All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Water Authority and Building Standards Authority.

Reason: In the interests of amenity.

- 9 The access route running from Clash Breac to Laundry Road along the northern site boundary shall be left in its current state and open for use throughout development of the site. A minimum width of 3 metres shall be kept free for this purpose. The vehicle track to the east of the site shall also be kept clear of any materials or machinery during development of the site.

Reason: In order to ensure that access is not impeded on the well used access routes from Clash Breac to Laundry Road and Main Street.

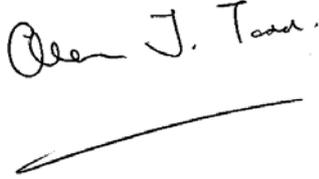
Informatives

- 1 Scottish Water would review any comments regarding the provision of infrastructure for this proposal on submission of a detailed application. In the period between submission of outline and detailed applications, available capacity may have altered as a result of changes in legislation or subsequent development. Therefore, connections are not guaranteed at this time.

If the applicant requires any further information regarding the above, he/she must not hesitate to contact Scottish Water (Tel: 0845 601 8855).

- 2 If a new access is to be formed, the applicant must apply to TEC Services for a license to lower the pavement and install a dropped-kerb.

Signature:

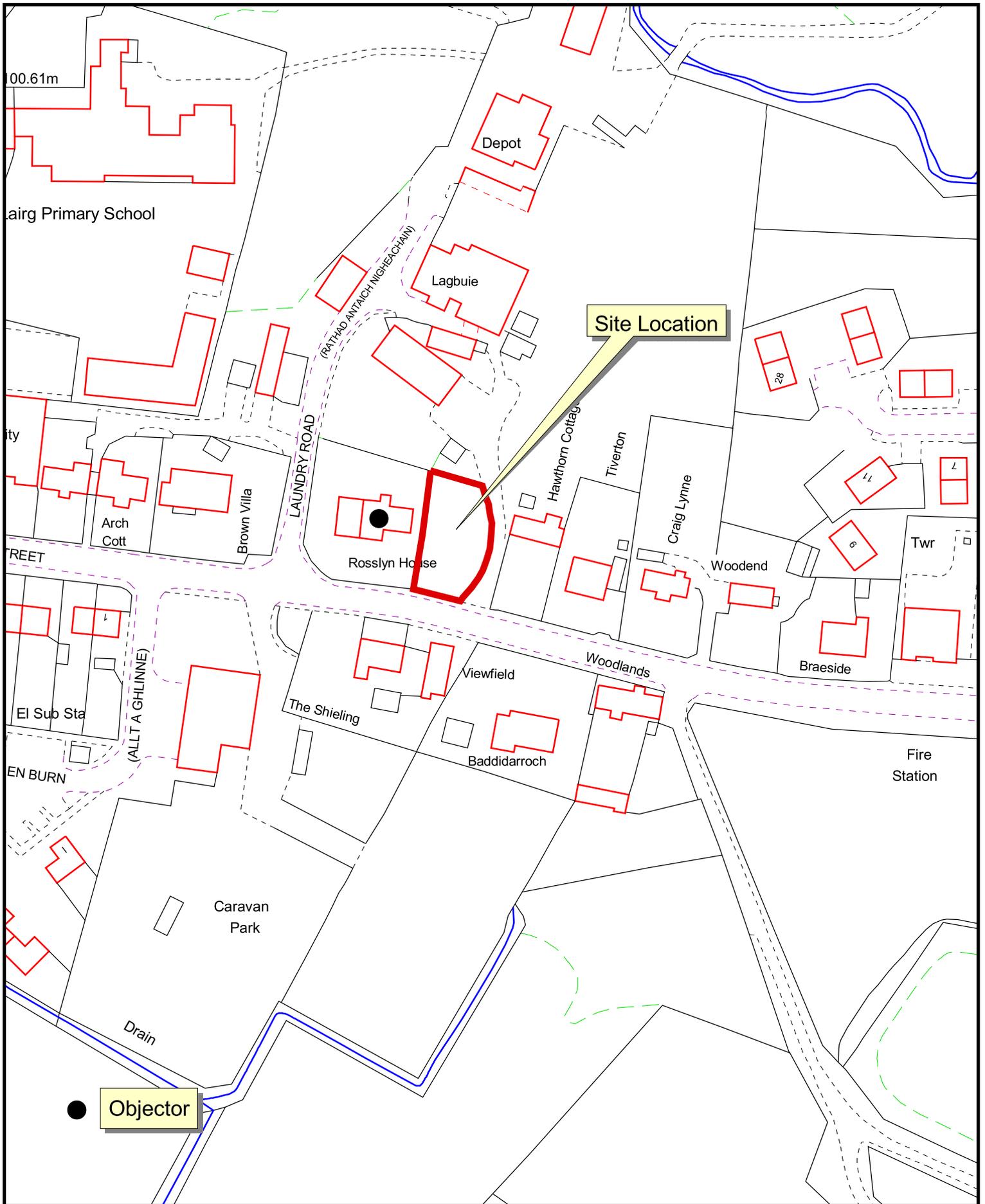
A handwritten signature in black ink that reads "Alan J. Tamm". The signature is written in a cursive style and is positioned above a long, thin horizontal line that extends to the right.

Designation: Area Planning & Building Standards Manager

Author: Craig McMurtrie – Graduate Planner 01862 812058

Background Papers: As referred to in the report above and case file reference number 07/00120/OUTSU

Date: 13/08/07



07/00120/OUTSU
 Erection of house (In Outline) at Land to East
 of Rosslyn House
 Main Street
 Lairg

Lairg Estate
 per Bell Ingram
 Estate Office
 Bonar Bridge

Date: 26 July 2007

SUPPLIED BY THE HIGHLAND COUNCIL

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 Scale
 1:1250

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