

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING  
APPLICATIONS AND REVIEW COMMITTEE – 19 MAY 2009**

Agenda Item	4.3
Report No	24/09

**09/00022/OUTSU Erection of house and installation of septic tank and mounded  
soakaway at land 150 metres north of Inver Croft, Inver**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

The application seeks outline consent for the erection of a house on land 150 metres north of Inver Croft, Inver.

No letters of representation have been received.

The application is reported to Committee at the unanimous request of the Ward Members as it would otherwise have been refused under delegated powers.

**The Recommendation is to REFUSE outline planning permission.**

Ward Number 8 – Tain & Easter Ross

Applicant – Mr Andrew Skinner

**1. PROPOSAL**

- 1.1 The site is located on the western side of the Inver village road at the junction leading to Inver Primary School. The site is currently open grazing and there are no significant variations in levels. Playing fields with Inver Bay beyond lie to the north of the site and open fields to the east and south. The Primary School and an existing house lie to the west of the site. The site lies outwith the defined settlement boundary.
- 1.2 The proposal seeks outline consent for the erection of a house approx 150 metres north of Inver Croft. There have been two previous proposals for houses along the southern side of the road leading to Inver Primary School. The first application (plot 1) was given detailed permission in 2004 and has since been developed. A second plot located adjacent to the site currently under consideration was refused planning permission in 2006.

**2. PLANNING HISTORY**

- 2.1 03/01045/OUTRC - Plot 1, Inver Croft, Inver - Erection of House and Garage (outline) – outline consent granted.

04/01062/FULRC - Plot 1, Inver Croft, Inver - Erection of House and Garage (detailed) – planning permission granted.

06/00852/OUTRC - Plot 2, Inver Croft, Inver – Erection of House (outline) – application refused.

### **3. PUBLIC PARTICIPATION**

- 3.1 The application was advertised as a potential departure from the provisions of the development plan on 6 March 2009. The publicity period expired on 27 March. No letters of representation have been received in relation to this proposal.

### **4. CONSULTATIONS**

#### **4.1 Internal Consultees**

**TEC Services** – no objections.

**Contaminated Land Unit** - no objections.

#### **4.2 External Consultees**

**Scottish Water** – no response to date.

### **5. POLICY**

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

#### **Highland Structure Plan:**

- G2 Design for Sustainability
- H3 Housing in the Countryside

#### **Ross & Cromarty East Local Plan**

- BP2
- Settlement boundary policy

### **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

- 6.3 Relevant to the consideration of the proposal are Highland Structure Plan policies G2 and H3. Policy G2 (Design for Sustainability) states that proposals will be assessed on the extent to which they “impact on individual and community residential amenity” and “demonstrate sensitive siting and high quality design in keeping with local character”. Policy H3 (Housing in the Countryside) states that “housing development will generally be within existing and planned new settlements” and that elsewhere housing of an appropriate location may be acceptable where it supports communities experiencing difficulty maintaining population and services.
- 6.4 Also relevant to the consideration of the proposal is the Ross and Cromarty East Local Plan settlement boundary policy which states that “The Council will maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting or avoid adversely affecting their longer-term expansion”.
- 6.5 The proposal is considered contrary to the Highland Council Structure Plan policies and the Ross and Cromarty East Local Plan policies noted above. The flat, open site is prominently located adjacent to the main road into the village. The development is located immediately outwith the defined settlement boundary and is not considered to demonstrate sensitive siting in keeping with local character. The surrounding rural area is characterised by relatively isolated houses and farms. The proposal, if approved, would set an unacceptable precedent for further development outwith the settlement boundary and may encourage a linear, roadside development pattern which is uncharacteristic of the rural area. Furthermore, the site is prominently located which would exacerbate the inappropriate nature of the development.

## **7. CONCLUSION**

- 7.1 The proposal is located on a prominent site outwith the settlement boundary. If permitted, the proposal would set a precedent for further development outwith the settlement boundary and may establish a trend for a linear roadside development which is uncharacteristic of the surrounding rural area. Furthermore, the proposal is considered contrary to Highland Structure Plan Policies G2 and H3 and the Ross and Cromarty East Local Plan settlement boundary policy.

## **RECOMMENDATION**

### **Refuse outline planning permission for the following reasons:**

1. The proposal is contrary to Highland Structure Plan Policy G2 as it fails to demonstrate sensitive siting in keeping with local character.

2. The proposal is contrary to Highland Structure Plan Policy H3 as it is outwith an existing settlement and is considered inappropriate in terms of location.
3. The proposal is contrary to the Ross and East Local Plan Settlement Boundary policy which states that the Council will presume against sporadic development outwith settlement boundaries in order to protect their landscape setting or avoid adversely affecting their longer-term expansion.
4. The proposal, if approved, would set a dangerous and unwelcome precedent making it difficult to refuse applications of a similar nature in the future.

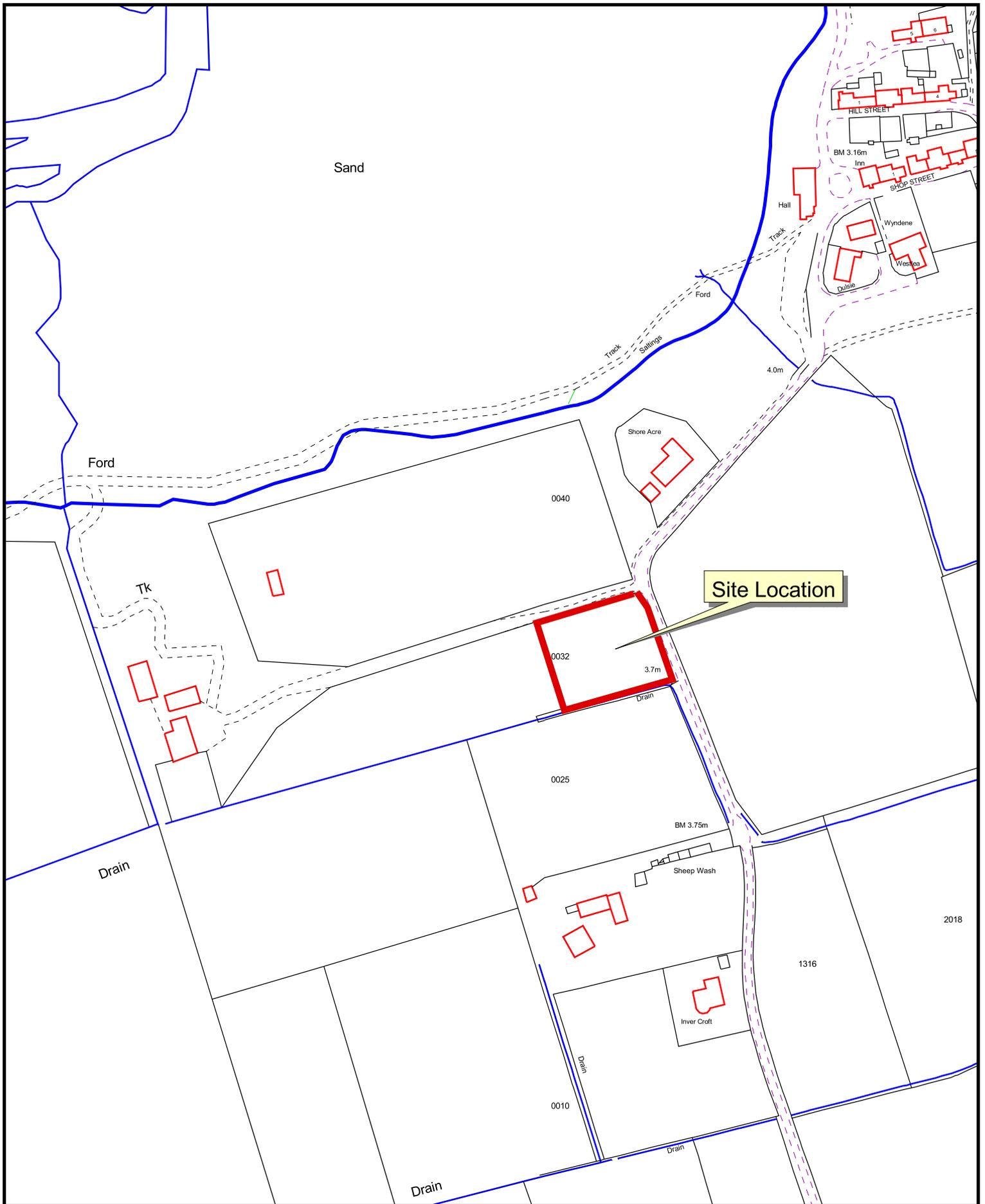
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

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Background Papers: As referred to in the report above and case file reference number 09/00022/OUTSU

Date: 7 May 2009



09/00022/OUTSU  
 Erection of House, Installation of septic tank and  
 mounded soakaway at plot 3, Land 150m North of Inver Croft, Inver.

Mr A Skinner  
 Inver Croft  
 Inver  
 Tain

Date: 07 May 2009

**SUPPLIED BY THE HIGHLAND COUNCIL**



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