

Agenda Item	6.9
Report No	PLS 074/17

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 12 December 2017  
**Report Title:** 17/02238/PIP: Mr J Fraser  
Land 60m West of Millcroft, Nethy Bridge  
**Report By:** Area Planning Manager – South/Major Developments

### Purpose/Executive Summary

**Description:** Erection of house, installation of septic tank and soakaway.  
**Ward:** 20 - Badenoch and Strathspey  
**Development category:** Local  
**Reason referred to Committee:** 5 or more objections.

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** planning permission in principle as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The application is for planning permission in principal for the erection of a house. This will include the installation of a septic tank and soakaway.
- 1.2 The house is to be built on the north side of the Allt Mor (burn) broadly in line with the two adjacent properties (Mill Croft of Garlyne - a second home and The Maltings (formerly The Old Mill) - a self-catering holiday let property) all within a cluster of housing and farm buildings in the locality. In this fashion the house would utilise the higher ground of the plot which is approximately the same level as Mill Croft of Garlyne. The existing telephone pole on the site is to be relocated and the house will link into the existing nearby mains electricity supply and public water supply.
- 1.3 The site is accessed via an existing private access track which has two extended routes from the Nethy Bridge –Tomintoul road that lies on the south western side of the Allt Mor. It is proposed that the site would be developed using the eastern access track from the public road. The first part of this track from opposite Blairgorm Farm descends down an escarpment to the new bridge over the Allt Mor, which together with the left dogleg turn is in the ownership of RSPB. The remainder of the access track that leads westward to the site is in the applicant's ownership.
- 1.4 The applicant's access track runs immediately adjacent to the northern boundary of the application site, extending westward (approximately 800m) to connect with the public road. The post van currently uses this western access track, much of which is in the applicant's ownership, to deliver post to the three properties close to the proposed house site. It is envisaged that a similar arrangement would apply for the proposed new house. It is via the latter route that residents access the domestic waste collection area close by the track's bell-mouth with the public road.
- 1.5 **Variations:**
- 4 September 2017: Flood Risk Assessment (FRA).
- 26 October 2017: Clarification of Access Issues.

## **2. SITE DESCRIPTION**

- 2.1 The site extends to 0.31 hectares of rough ground. It forms part of a larger area (38ha) purchased as one of two parts of the former 81ha holding at Croftmaquien. The site lies between Mill Croft of Garlyne on the east and The Maltings and Mill of Garlyne on the west.
- 2.2 The plot lies close to the 260m contour Above Ordnance Datum (AOD) set between an existing access track to the north and the Allt Mor to the south. It is generally set low in the wider landscape in a watercourse cutting, with 10 – 20m escarpments set back from the Allt Mor to the north and south. The Allt Mor has a history of flooding, including upon land contained within the site of this application. The site carries no ecological designations but lies in the Cairngorm National Park.

- 2.3 There are two means of access to the site from the Council's road that connects Tomintoul from Nethy Bridge. Both accesses are just over a mile east of Nethy Bridge. The plot is approximately 600m in length from the eastern access point opposite Blairgorm Farm. An alternate western access serving The Mill of Garlyne is also available and more commonly used by local residents as described earlier. Both access routes use private bridges over the Allt Mor.
- 2.4 The buildings adjacent to the site comprise a mix of styles. The Mill of Garlyne is a one and a half storey farmhouse and The Old Mill (Maltings) is a converted oat mill also one and a half storey in height in a traditional steading style. Mill of Croft Garlyne is a single storey cottage with a pitched roof that incorporates an out-house which backs onto the proposed housing plot. There are some other former farm buildings in the cluster including a former byre with a pitched roof which is now used as a garage and a large timber shed that was previously used for tractor storage.
- 2.5 On the opposite (southern) side of the Allt Mor there lies a cluster of 7 properties, around Blairgorm Croft, which comprise a mixture of traditional cottages and modern bungalows.

### **3. PLANNING HISTORY**

- 3.1 None.

### **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Neighbour Notification : 01.06.2017

Representation deadline: 15.06.2017

Representations: 13 representations including 6 objections and 7 in support.

- 4.2 Material considerations raised in objection are summarised as follows:

- This is not a gap site but a field that recently supported cattle.
- A modern house would be out of place to the local vernacular.
- Development would spoil the natural character of this valley.
- Flood risk to the house site and the access track.
- The applicant's claim of a building cluster is unfounded.
- Access track is unsuitable and is entered via a farm yard.
- Conflict with local habitat.
- Development will disturb the current peace and tranquillity of the area.
- Conflict with nearby tourist business / accommodation.

4.3 Material considerations raised in support are summarised as follows:

- Welcome the positive investment to this hidden / secluded valley.
- Amenity of existing properties will be maintained.
- This would consolidate the building group at Mill of Garlyne.
- This would bring welcome investment / maintenance to the private access track.
- This is an area of scrub land with no farming value.

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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 5. CONSULTATIONS

5.1 **Transport Planning** has no objection to this application. Development must be accessed from the public road via a junction that complies with the requirements of standards advised for "access to single houses."

5.2 **Flood Risk Team (FRT)** has no objection to the application. An initial objection was withdrawn following the submission of a detailed Flood Risk Assessment. Conditions have been recommended should the proposals be approved.

5.3 **Scottish Environmental Protection Agency (SEPA)** has no objection to the application. An initial objection was withdrawn following the submission of a detailed Flood Risk Assessment. Conditions are requested with any grant of planning permission.

5.4 **Scottish Water (SW)** has no objection to this application.

## 6. DEVELOPMENT PLAN POLICY

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

6.1 **Cairngorm National Park Authority (CNPA) Local Development Plan (2015)**

Policy No. - 1 New Housing Development.

Policy No. - 3 Sustainable Design.

Policy No. - 4 Natural Heritage.

Policy No. - 5 Landscape.

Policy No - 11 Developer Contribution.

## 7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Cairngorms National Park Supplementary Guidance**

The development plan policies have been supplemented with non statutory supplementary guidance, which provides further information and guidance on how to comply with Development Plan Policy. It provides no additional tests.

## 7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014). The advice from Scottish Government advocates development which is consistent with a number of themes including for example: -

- Sustainable development.
- Creating places.
- Valuing the natural environment.

## **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) Compliance with the Development Plan and other planning policy;
- b) Access;
- c) Flood risk;
- d) Water supply and drainage;
- e) Design and layout; and
- f) Construction Impacts.

### Development Plan / other planning policy

8.4 The site is outwith the main settlement of Nethy Bridge and is unallocated for any particular purpose in the Development Plan.

8.5 Development Plan Policy 1 is the principal policy upon which the application needs to be assessed. The policy is supportive - "of proposals for new housing which adds to an existing rural group (three or more buildings) where:

a) they connect to reinforce and enhance the character of the group integrating with existing built form, pattern of existing development; and

b) do not add more than one third to the existing number of buildings in the group within the plan period (based on the size of the group on the date of plan adoption)."

- 8.6 Other policies of the Development Plan are also relevant and the application must be assessed against them for example Policy 4 Natural Heritage. A number of these matters are picked up later in the assessment of material considerations. Of particular note is that under Policy 11 a contribution towards affordable housing within the Cairngorm National Park Authority area is required to accord with the Development Plan. Such payment is collected in advance of any supportive decision notice being issued.
- 8.7 The proposal clearly sits within an existing rural group of three or more buildings on the north side of the Allt Mor, set within the river valley and is generally consistent with run of housing west to east with a half dozen or so houses at Blairgorm on the south side of the water course, but above the escarpment.
- 8.8 If the Council is satisfied on these policy matters then the application will accord with the Development Plan.

#### Access

- 8.9 There are two accesses from the public road to an extensive track which serves the site. There are no concerns with the access junctions with the public road, which can serve the proposed development, including the construction works.
- 8.10 The track serving the site is partly in the ownership of the applicant with the remainder where the applicant and other householders / landowners have access rights. The state of the existing access track is not of a high standard, although there is a history of investment in sections of the track which is notable. There are no clear laybys to allow vehicles to pass.
- 8.11 The proposed principal vehicular and pedestrian access to the site is via the track approaching from the east. Legally this is currently shared by two households and RSPB who manage Craigmore Wood. The intention would be to build into any housing plot sale a legal requirement to meet a share of any ongoing access maintenance costs. The applicant is also willing to provide the land for an additional layby on this route, set by condition, to allow for vehicle passing.
- 8.12 On this access route the bridge over the Allt Mor is relatively new following investment by RSPB. However the access track leading down to the bridge from Blairgorm, particularly the steep brae, is in need of improvement, as is the stretch of single track leading to the proposed house site. The applicant has advised that RSPB will be undertaking some forestry thinning early in 2018 and it intends to reinstate the track after the timber removal works are completed. Works would include the dressing the brae with "tar-planings" to provide a better grip for vehicles using this road.
- 8.13 The applicant has further agreed to provide an additional passing place on the western access track, which is also used by residents / service vehicles (Post-van). Furthermore the applicant has recognised that there is a cluster of large commercial and smaller domestic waste bins at the western access entrance to the site for various properties, although outwith the applicant's landholding. All the property owners require access through the applicant's landholding to deposit

waste in these bins and some have legal access rights while others don't. As the cluster of bins is fairly unsightly the applicant has proposed to create some screening using timber cladding and a compound area. It is proposed that this is where any waste from the proposed new house is stored for uplift. These matters are welcomed, have raised no objection from consultees and can be secured by planning condition.

### Flood Risk

- 8.14 The site borders at its southern end the Allt Mor and includes a smaller watercourse that feeds into the burn from the east. Proximity to the watercourse gives rise to issues of flood risk, a key issue raised in letters of objection to this application. Such risks are highlighted not only in respect of the application site but also the access track that serves the locality. In view of these concerns the applicant has undertaken a Flood Risk Assessment (FRA) to inform decision making, particularly to address the interests of the Council's Flood Team (FT) and SEPA.
- 8.15 The FRA concludes that a 1 in 200 year plus climate change flood event would result in water levels of 259.21m AOD adjacent to the development. This would result in the flooding of a small part of the site adjacent to the watercourse. However as the majority of the application site is above this level the FT is satisfied that a house could be accommodated within the proposed house plot. Should the proposal be supported it has requested that two conditions attached to any permission to ensure development setback from the Allt Mor and the estimated 1:200 year flood event risk level.
- 8.16 In a similar fashion SEPA has also welcomed the FRA supporting this application. In particular it welcomes the conservative approach to the assessment which used the worst case (higher) flow estimates. The assessment estimation that the 1 in 200 year (plus climate change) flood level for the Allt Mor watercourse, closest to the development site is 259.21m Above Ordnance Datum (AOD) is accepted, noting that the proposed site level is 1.63m higher at 260.84m AOD.
- 8.17 SEPA has also recognised from the assessment that the risk of blockage of two structures on the Allt Mor watercourse upstream of the site and one downstream was commented on. The access track bridge crossing east of the site has a soffit 3m above the water level during a site walkover and it was judged that it would not act as a restriction to flow. SEPA has requested that if the access track, which includes this bridge, was to be improved such works must comply with its guidance and ensure the accommodation of a 1 in 200 year flow. This can be addressed by condition should the application be supported.
- 8.18 A second smaller crossing is located approximately 100m upstream of the development site. This is a small single span footbridge which in times of high flow would just be overtopped if the soffit level was exceeded and would have a minimal impact on flow. The western access track bridge is approximately 500m downstream is recognised by consultees as unlikely to have a back water effect to the Allt Mor and impact on this site.

### Water Supply and Drainage.

- 8.19 The application proposes that the house would connect to mains water. Public representations have highlighted that there are limitations to the service in this locality. However, Scottish Water (SW) has advised that there is capacity in the Aviemore Water Treatment Works but notes that further investigations may be required to be carried out once a formal application has been submitted to SW.
- 8.20 The Council's Flood Team has confirmed that at this stage it is satisfied that satisfactory drainage could be achieved on the site. Its preference would be for all surface water and treated foul effluent to be discharged via soakaways. Should the proposal be supported it has requested that a condition be attached to any permission to ensure that the drainage design is provided for review and approval. Furthermore that if soakaways are proposed the drainage design shall include percolation tests to demonstrate that they are suitable for use at this location.

### Design and layout

- 8.21 The site is located within a hidden valley and would not be readily visible from the public road. That said given its location in the Cairngorm National Park it is important that the design and layout of a house on this plot is of a high standard, and reflects its context and setting within a small hamlet, which has particular characteristics (single/ one and a half storey, low under-building, out-housing, set back from the watercourse) and attractive design features (stone walls, slates and pitched roofs).
- 8.22 The application is in principal and sets out the provision of a generous single plot, which is consistent with its neighbours. The final layout and design, to fit with the landscape and the amenity of surrounding residents can be addressed at the Matters Specified by Condition (MSC) stage. However general parameters need to be set out by condition, should the application be supported.

### Construction Impacts

- 8.23 It is acknowledged that the construction phase of development has the potential to have an adverse impact on the amenity of occupiers of buildings within the vicinity of the site. This in particular recognises the limited traffic and general peace and tranquillity of the location as highlighted within public representations. However this could be mitigated and controlled through the use of appropriate planning condition or Environmental Health enforcement procedures.
- 8.24 As with most sites in rural Highland, there is the potential for protected species, local to the area, to access the site. Given this situation, it is important that during construction appropriate mitigation is implemented by contractors to mitigate conflict with valued protected species.

### Other material considerations

- 8.25 There are no other material considerations.

## **9. CONCLUSION**

- 9.1 The site is located within a cluster of local housing where existing infrastructure has capacity to provide for further development. It is also within a relatively secluded location given the topography of the surrounding land. For both these reasons the proposal presents a valuable development opportunity. However the site and its use for a single house is not without some constraints, all of which need to be addressed should the application be supported.
- 9.2 The identified concerns include requirements to:
- improve the access track and ensuring its future maintenance is well understood by future occupants;
  - recognising the flood risks over parts of the proposed site requiring development set back from the existing water course;
  - the general amenity and rural nature of the area into which local ecological interests may utilise; and
  - recognising the need to provide for roadside waste collection.
- 9.3 These are matters that can be taken into account through the development and construction processes and do not present a barrier to supporting this application in principal. It is particular noteworthy that Scottish Water have highlighted that there is capacity in the network to provide mains water services to the proposed development, but further investigation may reveal particular developer contribution should constraints be found. This will require the applicant / architect to pursue Scottish Water for information on service supply post any planning permission decision. From the Council's perspective, the application is not in conflict with the Development Plan.
9. 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

<b>Action required before decision issued</b>	Y –	Collection of Affordable Housing Payment.
Notification to Scottish Ministers	N	
Notification to Historic Scotland	N	
Conclusion of Section 75 Agreement	N	
Revocation of previous permission	N	

**Subject to the above**, it is recommended that planning permission in principle be **GRANTED** subject to the following conditions and reasons: -

1. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
  - a) a detailed layout of the site of the proposed development (including site levels as existing and proposed);
  - b) the design and external appearance of the proposed development;
  - c) landscaping proposals, including all boundary treatments, for the site of the proposed development;
  - d) details of access and parking arrangements for two cars; and
  - e) details of the proposed water supply and surface / waste water drainage arrangements.

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

2. Any details pursuant to Condition 1 above shall depict a development featuring the following elements: -
  - a) Walls finished predominantly in a white/off-white wet dash render/smooth coursed cement render/natural stone/timber;
  - b) No greater than 1.5 storeys in height;
  - c) Windows with a strong vertical emphasis;
  - d) Traditional "peaked" roof dormers and porches are encouraged;
  - e) A roof symmetrically pitched of not less than 35° and not greater than 45°;
  - f) A roof covering of natural slate or good quality slate substitute;
  - g) predominantly rectangular in shape with traditional gable ends.

**Reason:** In order to respect the vernacular building traditions of the area, to integrate the proposal into its landscape setting and in the interests of visual amenity.

3. Any details pursuant to Condition 1 shall be sited outwith the functional floodplain as identified in the application's supporting Flood Risk Assessment (FRA) and that, as recommended in the FRA, the finished floor level (FFL) of the house is set no

lower than 260.84mAOD.

**Reason:** To ensure development recognises and minimises the risk of flooding impacts from the Allt Mor watercourse.

4. Any development pursuant to Condition 1 shall ensure that a minimum 6m buffer measured from the top of the bank of the watercourses as highlighted with the applicant's supporting Flood Risk Assessment (FRA) is kept free of development. This 6m buffer zone shall be maintained in perpetuity.

**Reason:** To ensure the protection of the existing Allt Mor watercourse.

5. Any upgrading of the crossings over the Allt Mor as required for access to the development must utilise bridging solutions, or bottomless or arched culverts, that are designed to leave the bed and banks of the watercourse in a natural state and to accommodate the 1 in 200 year flow.

**Reason:** To protect the water environment and people and property from flood risk in line Scottish Planning Policy.

6. No development shall commence until a scheme for the storage of refuse at the junction of the access track serving Mill of Garlyne with the public road has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

**Reason:** - To ensure that suitable provision is made for the storage of waste.

7. No development shall commence unless details of the location, size and construction of at least 2 passing places to serve the existing access track have been submitted to and agreed in writing by the Planning Authority. Thereafter the passing places shall be constructed and completed in accordance with the approved details before development commences on the construction of the proposed house.

**Reason:** to ensure that traffic can travel safely to and from the site without obstruction.

8. No development shall commence until full details of all foul drainage infrastructure (including treatment plant and soakaway locations) have been submitted, to, and approved in writing by, the Planning Authority. This is expected to provide for all surface water and treated foul effluent to be discharged via soakaways. Thereafter, development shall progress in accordance with the approved details.

**Reason:** In order to ensure that the site is properly and adequately drained.

## **REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this 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.

## **FOOTNOTE TO APPLICANT**

### **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.

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.

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.

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development)

must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

### **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 & 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](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & 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](mailto:env.health@highland.gov.uk) for more information.

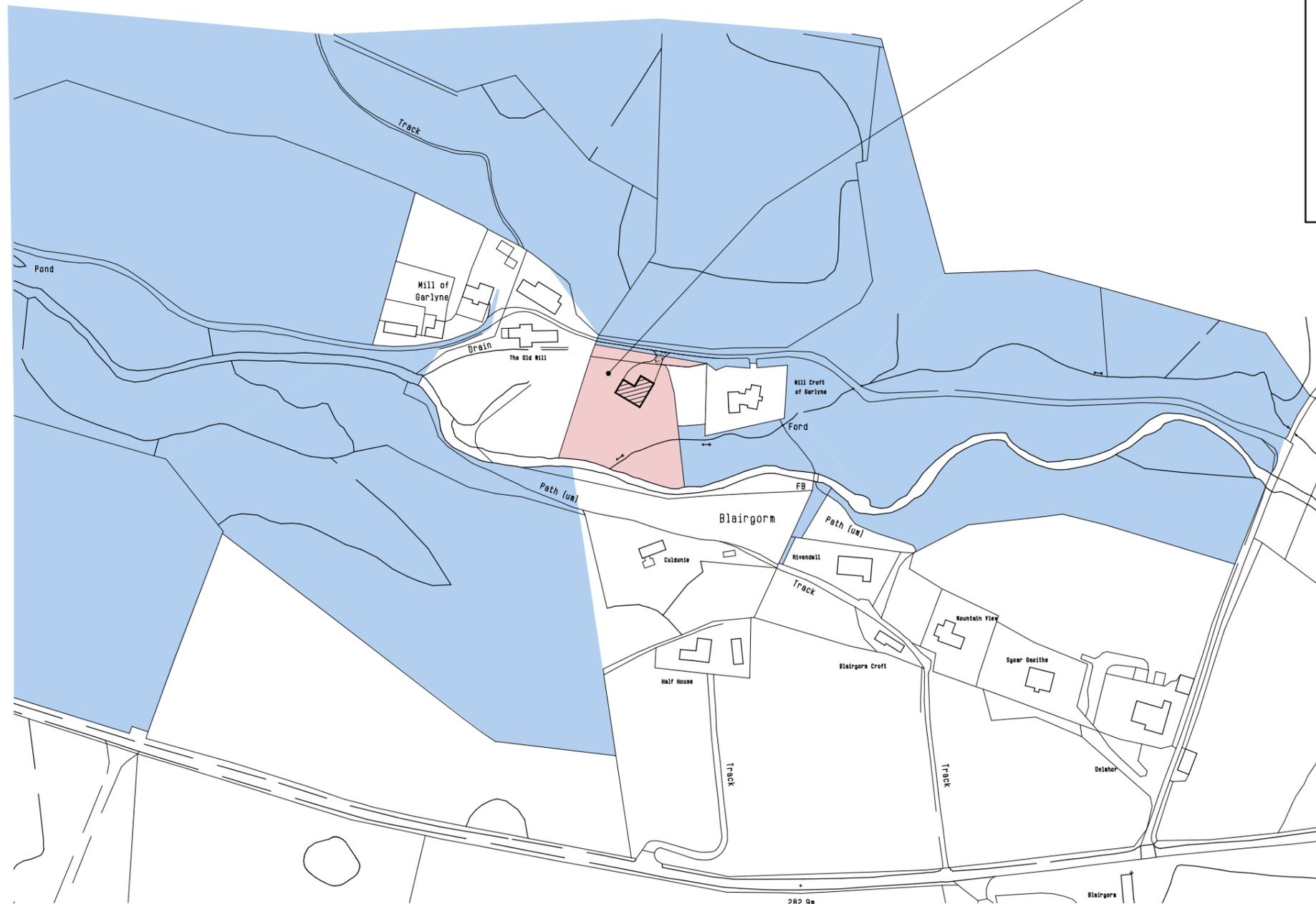
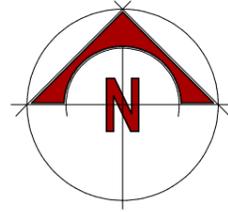
Signature: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

Author: Ken McCorquodale (01463 785037)

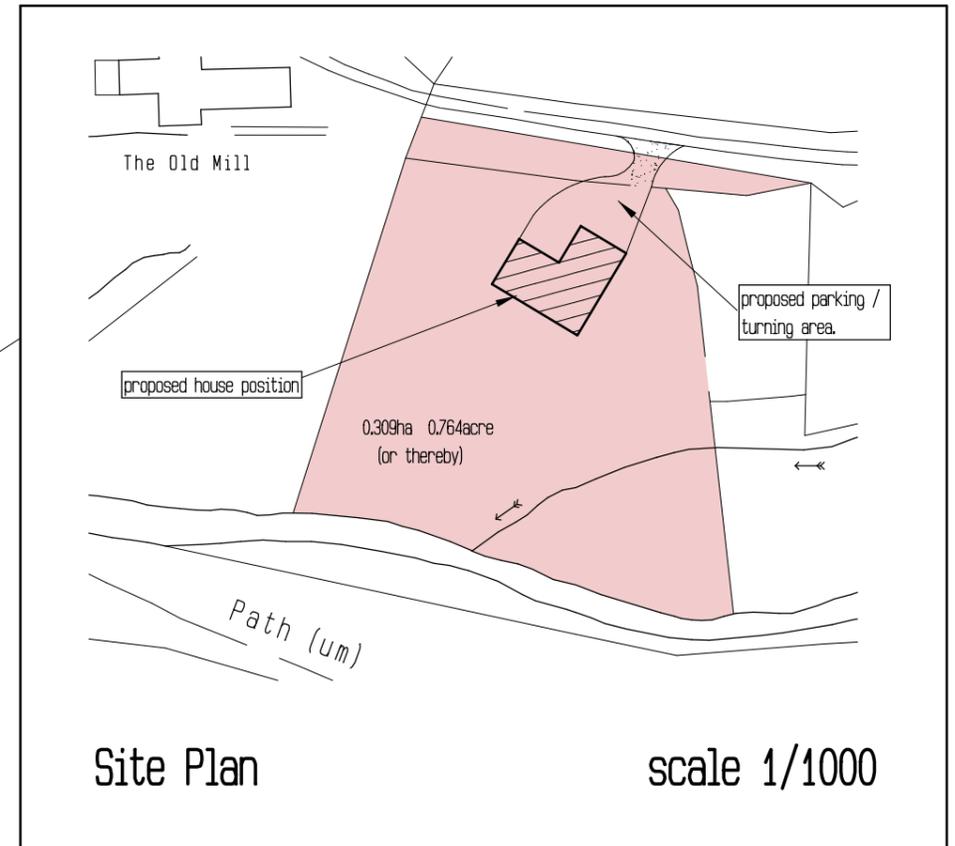
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Location / Site Plan 174-01  
Plan CTCH-2095-001 Supporting Information laybys / bin store.



Location Plan

scale 1/2500



Site Plan

scale 1/1000

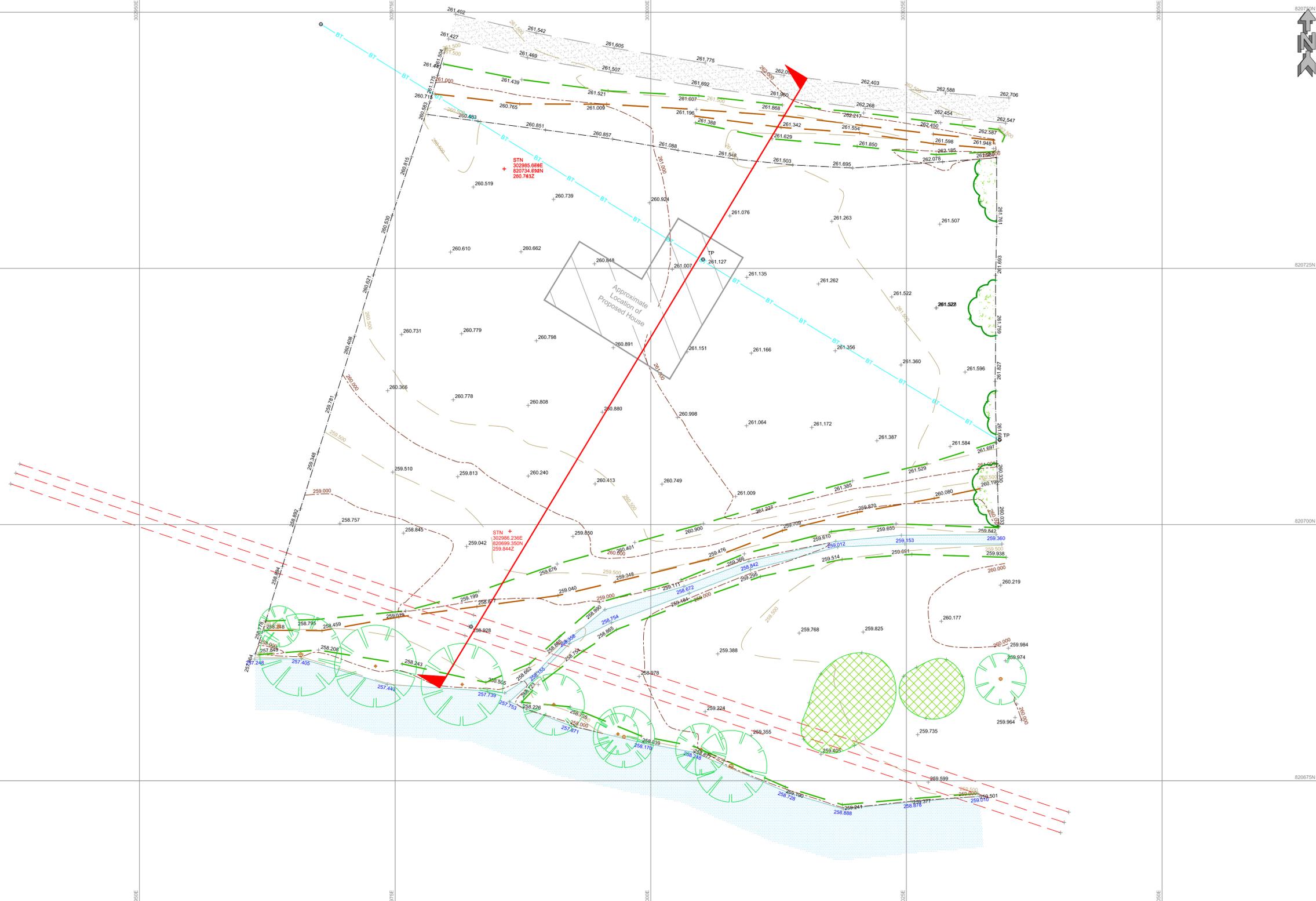


Joiners & Building contractors Tel. (01479) 872818  
 Fax (01479) 873052  
 110 High Street, Grantown-on-Spey, PH26 3EL

CLIENT **Mr and Mrs J. Fraser**  
 PROJECT **Proposed House adjacent to**  
 ADDRESS **Mill Croft of Garlyne, Nethy Bridge**  
 DRAWING **Location Plan / Site Plan**  
 JOB NO. **174** DRG. NO. **174/01**  
 SCALE **as shown** DATE **April 2017**

REVISION NO.  
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 \_\_\_\_\_  
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Written dimensions to be taken in all cases.  
 Any discrepancies to be reported to the Client/Architect  
 as soon as possible.  
 Contractor to check all sizes on site.  
 This drawing is copyright of AW Laing Ltd



Site Layout:

Site Adjacent to  
Mill Croft of Garlyne,  
Nethy Bridge  
Topographical Survey

**CainTech**

LAND & BUILDING SURVEYING  
SETTING OUT ENGINEERS  
CIVIL ENGINEERING DESIGN  
LASER SCANNING SERVICES

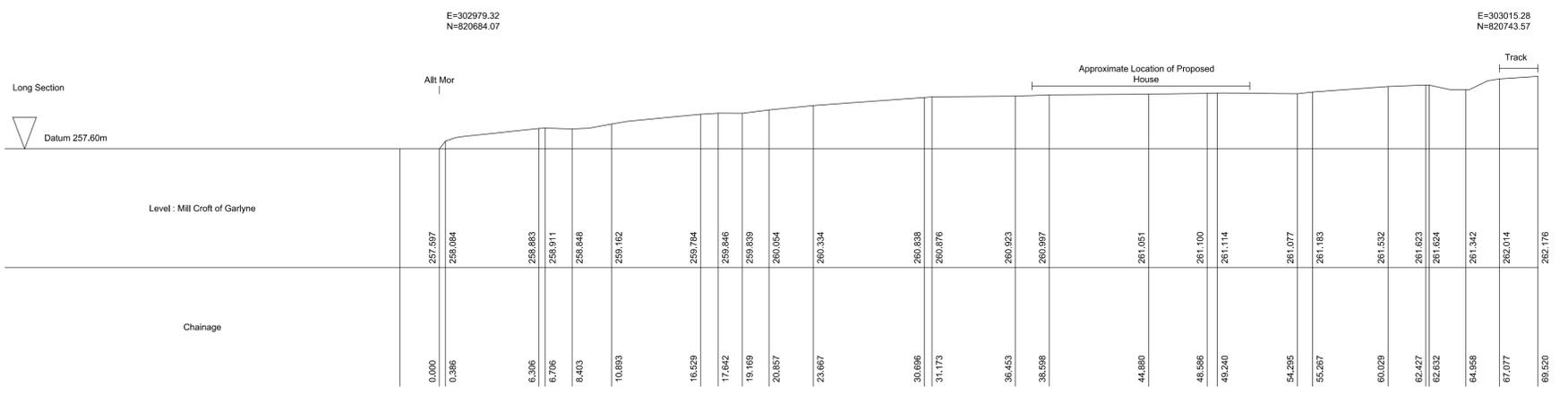
HYDROGRAPHIC SURVEYING  
VOLUMETRIC SURVEYING  
DIMENSIONAL CONTROL SURVEYING  
AUTOCAD DRAUGHTING SERVICES

TORE OFFICE: FOJNAVEN TORS, MILL OF ORD BOSS SHIRE IV6 7SD Tel: 01463 81400

INVERNESS OFFICE: FIRST FLOOR 348 LANGRAN DRIVE INVERNESS IV1 1SU website: http://www.caintechtd.com

ADDITIONAL CONTACT INFO: E-mail: client@caintechtd.com Mob: 07740 080509

Client: Mr and Mrs J. Fraser



Drawn By: JDS | Checked By: GCN | Surveyed By: JDS | Surveyed Date: 28/06/2017

Drawing Status:  FOR APPROVAL  FOR ISSUE  FOR DISCUSSION  DRAFT STATUS

Drawing Date: 28/06/2017 | Drawing Scale: 1 : 200 @ A1 | Drawing No: CTCH-2095-001

Our Job Ref: J2095 | Rev: