

Agenda Item	6.4
Report No	PLS 089/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 05 December 2018

Report Title: 18/04719/FUL: Mrs Laura Whitham
Land to NE of Cairnside, Westhill, Inverness

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Erection of shed for agricultural and storage purposes

Ward: 19 – Inverness South

Development category: Local

Reason referred to Committee: 5 or more objections from members of the public

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 as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the erection of a shed for agricultural purposes to be sited on existing farmland to the north of the B9006. The site is within the Culloden Muir Conservation Area and the area designated as Historic Battlefield. The National Trust for Scotland (NTS) managed area of Culloden Battlefield sits to the south east of the site on the other side of the main road. The site is accessed via an existing private track and is well screened from the public road by mature trees and vegetation
- 1.2 The shed is single storey with a footprint of 12m x 9m and a height of 3m to the eaves, with a shallow pitched roof. The building will be finished in dark green profiled cladding and will include an area of hardstanding to the front for vehicle parking.
- 1.3 The proposed use of the shed is for the storage of feed and equipment for the applicant's horses, rare breed sheep, chickens and bee hive colonies. The shed will replace an existing store and caravan (used for storage) which is located close to the proposed location.
- 1.4 Pre Application Consultation: No formal pre-application advice given.
- 1.5 Supporting Information: Design Statement
- 1.6 Variations: No post submission variations have been made to the application.

2. SITE DESCRIPTION

- 2.1 The proposed position of the shed is within a clearing in the tree cover on the eastern edge of a grazed field to the north of the B9006. There is significant mature tree cover, gorse and whin along both the southern and eastern boundaries of the field which provide good screening of the site from both the public road and the private access track. The access track currently serves one house 'Stablehollow' to the north. A further house, 'Cairnside', sits on the roadside to the SW of the proposed shed, with 'Kings Stables' further to the west. 'Upper Blackpark' and 'Woodend' farm complexes sit to the south of the site, on the other side of the B9006. The NTS managed section of Culloden Battlefield starts close to the SE corner of the field, on the south side of the B9006 and extends towards the east. There is an existing shed and caravan (used for storage) on the site.

3. PLANNING HISTORY

- 3.1 10.07.2018 18/02247/FUL: Erection of shed for agricultural purposes Withdrawn

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Affecting a Conservation Area; Unknown Neighbour
Date Advertised: 26.10.2018
Representation deadline: 16.11.2018

Timeous representations: 11 representations from 11 households

Late representations: none

4.2 Material considerations raised are summarised as follows:

- a) Location of development within the Inventory of Historic Battlefield and Conservation Areas, and in a historically significant location where the Jacobites arrayed in battle formation and over which they charged and subsequently retreated
- b) Risk of profound, irreversible physical damage to the battlefield and archaeological remains
- c) Negative impact upon the sense of place through noise, traffic, light pollution
- d) Previous application withdrawn and the historic importance of the site has not changed. Historic and cultural vandalism and desecration
- e) Inappropriate visual impact
- f) Encroachment onto historic sites becoming more prevalent
- g) Application violates policies 10, 29 and 57 of the CMCA and HwLDP respectively
- h) The proposal neither enhances nor preserves that character of the Conservation Area
- i) Culloden Battlefield is a war grave
- j) Kings Stable area was at the core of action at Battle of Culloden as evidenced by eminent historians
- k) Access into the site is on an already dangerous bend of the B9006
- l) Existing drainage issues on access road need to be considered; there should be a condition to ensure that it is not used for commercial use (e.g. stabling) and that the informal container/shed be removed once the shed is complete
- m) Constant development may threaten the integrity of the site and future possible World Heritage designation

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 **Historic Environment Team:** Whilst the proposed shed cannot be considered to enhance the character of the conservation area, it will not have a significantly detrimental impact either. The building is a standard agricultural building of functional design, carefully sited in consultation with archaeology and HES to have minimum impact on the understanding and appreciation of the battlefield. The shed will not be substantively visible from the public realm and the proposed finish ensures it will not stand out within the surrounding trees and vegetation. In conservation terms the development meets the statutory test of preserving the character and appearance of the conservation area and therefore can be supported.

5.2 **HET (Archaeology):** The proposed development lies within the Culloden Battlefield as identified within the Culloden Muir Conservation Area, and the Inventory Battlefield area. This specific location has been moved some 100m to the south of the earlier sensitive location that lay close to the wet land that may be the

remains of the hollow mentioned at the time of the battle. The proposed shed will not alter the current use or character of the site and will be screened by trees and vegetation to be barely visible from the road or from the accessible battlefield. The application can be supported as the impact to the setting of the battlefield will be minimal. However, it remains possible that this area may contain buried remains relating to the battle, including the build-up and the aftermath. To mitigate this, it is considered that metal-detecting survey of the entire application area is required in advance of construction and that careful monitoring of construction must be maintained (a watching brief on all ground-breaking, including the improved access track, hardstanding, services and the shed footprint). This will allow an assessment of the archaeological potential and the content of the topsoil to be made. A pre-commencement planning condition should be attached to any consent issued.

- 5.3 **Forestry Officer:** The site is a matrix of woodland, gorse and open ground with an access which follows what appears to be an existing beaten earth track. Policy 51 (Trees and Development) of the HwLDP states that 'The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required between established trees and any new development. Where appropriate a woodland management plan will be required to secure management of an existing resource.' The applicant has provided a Site Layout which indicatively shows the location of the trees and this does appear to correspond with our aerial photography of the site. The proposed development appears to be concentrated on the open ground and in the existing gorse. No objection subject to a planning condition to protect the remaining trees.
- 5.4 **National Trust for Scotland:** The National Trust for Scotland is a close neighbour to the proposed development and the guardian of the core battlefield area of Culloden. There have been a number of recent planning proposals on land under the Inventory of Historic Battlefields and Conservation Area meaning that the battlefield is currently being threatened by new development on all sides. Previous concerns about the slow erosion of the battlefield are coming to fruition extremely quickly and must now be addressed by the planning process. This application is a greenfield site within the battlefield of Culloden and should not be permitted. It is also close to a strategic location in the context of the battle, close to Kings Stables. Concerned that a building granted for agricultural use may be used to help justify the need for an associated farmhouse and while we support the continuation of active farming in and around Culloden battlefield, we would ask that any required supporting infrastructure be sensitively sited. Culloden battlefield is of enduring national significance. While this cultural landscape is an asset for residents and for the visitor economy, we consider that the proposed development is a particularly worrisome example of development encroachment into the areas designated as the Battlefield Inventory.
- 5.5 **Historic Environment Scotland:** The Battle of Culloden was a significant event in Scotland's national story. The proposed development would be a minor change in this sensitive part of the battlefield and would not have a significant adverse impact upon the battlefield's key characteristics. We therefore do not object to the application. The enclosure the proposed development would be located is within a

sensitive part of the battlefield. It is in an area likely to have been relatively close to the Jacobite lines at the start of the battle and within ground likely to have been charged and retreated over. The northern hollow is linked with specific events during and after the battle, including the massacre of Jacobites. The proposed development would be on the east side of the enclosure near to its entrance, some 100m south of the hollow. The shed would be in an area of mature trees and shrubs that provide a considerable degree of screening from the surrounding battlefield. Because of its design and location the shed would not have a substantive adverse impact on an appreciation of Stable Hollow. Because of its design and screening vegetation it would not be widely visible from the surrounding battlefield. It would directly facilitate existing agricultural use of the enclosure and would not change the character of this part of the battlefield. It is concluded that the erection of the shed would be a minor change that would not significantly impact the characteristics of the battlefield. The area has high potential to contain archaeological remains, in particular artefacts relating to the battle. The proposed development would entail ground disturbance that could remove, destroy or damage any such remains and it is therefore recommended that this potential is assessed in advance of any development and suitable mitigation agreed as appropriate and advised by Highland Council Historic Environment Team.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28 - Sustainable Design
Policy 51 - Trees and Development
Policy 57 - Natural, Built & Cultural Heritage

6.2 Inner Moray Firth Local Plan 2015

No site specific policies apply

6.3 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)
Standards for Archaeological Work (March 2012)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

SPP

7.3 Other

Culloden Muir Conservation Area: Character Appraisal and Management Plan
(November 2015)

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) Planning history
 - c) Proximity to Culloden Battlefield/Culloden Muir Conservation Area
 - d) Siting and design and impact on trees
 - e) Archaeology
 - f) Any other material considerations

Development plan/other planning policy

- 8.4 The site sits to the SE of the Inverness Settlement Development Area, within an area of productive agricultural land. The principle of an agricultural shed to support a small agricultural enterprise within a rural area is generally acceptable subject to appropriate siting and design and compliance with all other policies and material considerations.
- 8.5 The proposed development lies within both the Culloden Muir Conservation Area and the Culloden Battlefield Historic Battlefield designated area. This is covered by Policy 57 (Natural, Built and Cultural Heritage) of the Highland wide Local Development Plan (HwLDP). The battlefield is identified as being of national importance and states that the Council will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there are any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. The proposed development is not considered to introduce any significant adverse effects and can therefore be supported.
- 8.6 Policy 51 (Trees and Development) states that 'The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required between established trees and any new development'. The proposal can be accommodated within a clearing amongst the existing woodland resource and is acceptable.

Planning History

- 8.7 A previous application for the agricultural shed was submitted earlier this year. This showed the shed positioned to the north of the landholding. Historic Environment Scotland (HES) objected to the application due to the proximity of the shed to Stable Hollow – an area which is considered to be of great significance to the battle, where it is thought that the Government cavalry stabled their horses, and which may have been associated with massacres in the battle's aftermath. HES concluded that the proposed location could detract from this sensitive part of the battlefield landscape and as such would have a significant adverse impact upon one of the battlefield's key characteristics. They did, however, state that the proposed development could potentially be accommodated elsewhere within the landholding without impacting upon the character of the area – for example further to the south, away from Stable Hollow and much closer to the roadside. The application was therefore withdrawn by the applicant to allow for the position of the shed to be revised in consultation with HES.

Proximity to Culloden Muir Conservation Area and Culloden Battlefield

- 8.8 Culloden is one of the most important battle sites in the history of the British Isles and as such has great historic significance. The land designated within the Inventory of Historic Battlefields defines the area in which the main events of the battle are considered to have taken place and where physical and archaeological evidence is likely to survive. The core area, where the two opposing forces were arrayed on the day of the battle, lies at the centre of the battlefield area, largely on ground owned by the National Trust for Scotland. The B9006 bisects the battlefield. The proposed shed sits just to the north of the B9006, on the other side of the road from the NTS owned land, and as such is centrally positioned within the wider Historic Battlefield area.
- 8.9 The Culloden Muir Conservation Area was designated in 1968 and expanded in 2015 to better reflect the Inventory of Historic Battlefield designated area and other local historic landmarks. A Conservation Area Character Appraisal and Management Plan was also prepared and adopted by the Council, and is supported by a Visual Setting Assessment. There is a general presumption against development which will adversely affect the character and appearance of a designated Conservation Area. The purpose of these documents are to assess the key features that together create the area's special character and appearance, in order to inform future management and decision making within the Conservation Area. The documents recognise that development represents the most significant threat to the cultural landscape and the preservation and enhancement of the Conservation Area's character and appearance, and stress the importance of new development being carefully managed to ensure that the characteristic open landscape quality of the Conservation Area is preserved or enhanced, particularly within defined locations and from specific viewpoints. The area to the north of the B9006, where the shed is proposed, is identified as one of the areas which is least sensitive to change, due to its current wooded and rural state, although it does contribute to the overall character of the Muir and provides a buffer for the more sensitive areas.

- 8.10 In its consultation response the Council's Historic Environment team stated that whilst the proposed shed cannot be considered to enhance the character of the conservation area, it will not have a significantly detrimental impact either, and that in conservation terms the development meets the statutory test of preserving the character and appearance of the conservation area and therefore can be supported.
- 8.11 Concerns have been raised by members of the public and National Trust for Scotland about the number of recent development proposals within the area and a perception that these may set a precedent for future development in the area. It must be clearly stated that each planning application must be determined on its own right and taking all relevant policies and other material considerations into account. Precedence is not a material planning consideration.
- 8.12 Historic Environment Scotland (HES) do not object to the shed in this, revised, position, as although it is within a sensitive part of the battlefield, in an area likely to have been close to Jacobite lines at the start of the battle, and within ground likely to have been charged and retreated over, the shed would not have a substantive adverse impact on an appreciation of Stable Hollow. This is due to its design and location; the fact that it would directly facilitate existing agricultural use of the enclosure; and that it would not change the character of this part of the battlefield. They conclude that the erection of the shed would be a minor change that would not significantly impact the characteristics of the battlefield.
- 8.13 The purpose of Conservation Areas and other such designations is not to stop development per se, but to ensure that careful consideration is given to the type, location and suitability of individual developments, while ensuring that the historic features that led to the area being designated in the first place are enhanced or preserved. In an area with as important and heartfelt significance as Culloden Battlefield it is only right and proper that additional scrutiny is given to any new development, and that expert advice from HES is taken to establish any impacts upon the key characteristics of the site. It is also important that consideration is given to the fact that, other than the NTS owned battlefield core, the majority of the remainder of the land within the designated Battlefield and Conservation Area is living, working farmland which is managed by productive, working agricultural units which support local families and contribute to the wider Highland economy. These needs must also be met wherever possible, when they do not impact upon the historic significance and character of the battlefield.

Siting and Design; impact on trees

- 8.14 The established settlement pattern of the area comprises a limited number of detached houses situated along the north side of the B9006 which is flanked by mature trees and shrubs, as well as a number of farm complexes scattered throughout the area, both to the north and south of the B9006, as befits the agricultural use of the majority of land. The proposed shed would fit with this established settlement pattern.
- 8.15 The proposed site of the shed is within the applicant's wider land ownership, to the east of the roadside field, within a clearing amongst a wooded area. The building

itself will be surrounded on 3 sides by mature trees and gorse which will provide good screening for the shed when viewed from the direction of the public road and core battlefield area and from the access track. The shed is relatively modest in size and height and will be finished in a recessive dark green colour. Its design, scale and massing is appropriate within an agricultural area and as stated in HES's consultation response, it would be in keeping with the current agricultural use of the enclosure, would allow the removal of an existing store/shelter; and due to its design and screening vegetation it would not be widely visible from the surrounding battlefield and would not change the character of this part of the battlefield.

- 8.16 The Council's Forestry Officer is content that the proposed building is concentrated within the area of open ground and gorse within the trees and therefore complies with Policy 51 (trees and Development) of the HwLDP in respect of impact on trees.

Archaeology

- 8.17 Given the close proximity to Stable Hollow, within an area likely to have been crossed over by armies, HES has stated that the archaeological potential of the area is relatively high, and remains of the battle could be found within the topsoil. The proposed development has the potential for ground disturbance which could remove, damage or destroy any such remains and thereby adversely affect this special quality of the battlefield. HES therefore recommend archaeological assessment to be carried out prior to any development commencing and suitable mitigation to be agreed with the Council's Historic Environment Team.
- 8.18 The Historic Environment Team recommend that a metal detecting survey be carried out in advance of the development commencing; careful monitoring of construction (a watching brief on all ground-breaking, including the improved access track, hardstanding, services and the shed footprint). This will allow an assessment of the archaeological potential and the content of the topsoil to be made. Depending on the results of the work, further study may be required in advance of and during construction work. This will be covered by a pre-commencement planning condition and the applicant will need to engage the services of a professional archaeological contractor who is a Registered Organisation with the Chartered Institute for Archaeologists.

Other material considerations

- 8.19 Infrastructure: One letter of representation made reference to the impact of construction traffic and future traffic on the access road which has a history of poor drainage. Concern was raised that construction traffic may exacerbate this, as would any future amendment to a commercial enterprise. Given that the project is relatively low key, it is not considered that it is of a scale to warrant additional work to be required to be carried out at the junction. The proposal is to support an already established enterprise and will replace existing storage units. It is therefore not considered likely that there will be any significant increase in the amount of traffic accessing the site as a consequence of the development. However in order to ensure that the planning authority retains control over the site, a planning condition can be applied to ensure that the building is used for agricultural purposes only, and that any proposed change of use to commercial or industrial uses would

require planning permission to be obtained.

- 8.20 Potential site of war graves: Concerns have been raised about the moral principle of building on an area of land that may contain war graves. Through their objection to the previous (withdrawn) application HES has demonstrated that it has given very careful consideration to the location of the shed in this very sensitive area. Its expert advice on this revised location is that it will not have a significant adverse impact upon the battlefield's key characteristics, however, a full programme of archaeological works will ensure that the site is carefully surveyed and mitigation taken where appropriate.

Non-material considerations

- 8.21 There are no non-material considerations.

Matters to be secured by Section 75 Agreement

- 8.22 a) None

9. CONCLUSION

- 9.1 A proposal for a modest agricultural building, within an area of agricultural land, and on a site which is well screened from the public road, would generally raise few planning concerns. However, the location of this proposal, within the Culloden Battlefield Inventory of Historic Battlefield area and the Culloden Muir Conservation Area, rightly demands that additional scrutiny is applied to the proposal in order to ensure that it does not impact negatively on the historic interests of the area.
- 9.2 Concerns have been raised due to the number of development proposals within the area in recent months and worries that inappropriate development is encroaching into the battlefield environment. Each proposal however must be considered on its own merits and against all relevant policies and material considerations. The number of recent or current planning applications in an area is not a material planning consideration.
- 9.3 It is clear from Historic Environment Scotland's comments that the proposed location of the shed is close to a sensitive part of the battlefield which has important historic significance, however through negotiation with the applicant HES has ensured that the shed has been re-sited away from the Stable Hollow area and closer to the public road. The relocation of the shed, its modest design and size, and good screening with existing vegetation means that HES has not objected to the application and conclude that the proposal would only represent a minor change in this sensitive part of the battlefield, would facilitate the existing agricultural use of the enclosure and would not have a significant adverse impact upon the battlefield's key characteristics. The proposal therefore complies with Policies 28 and 57 of the HwLDP and can be supported, subject to appropriate archaeological survey work and mitigation.
- 9.4 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

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. No development shall commence until the footprint of the house, garage and driveway is accurately pegged out on the ground, along with any underground services due to be excavated. All trees proposed for removal are to be clearly marked and approved in writing by the Forestry Officer. No other trees are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the planning authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

2. The shed hereby approved shall be used for purposes associated with the agricultural use of the site only and shall not be used for any other commercial or industrial purpose without express planning permission being obtained.

Reason: In the interests of amenity

3. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been

submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

4. Prior to the first use of the shed hereby approved, the caravan within the application site shall be removed permanently from the application site, along with all associated fixtures and fittings.

Reason: In the interests of amenity

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.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission 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.

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.

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

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.

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 & 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.

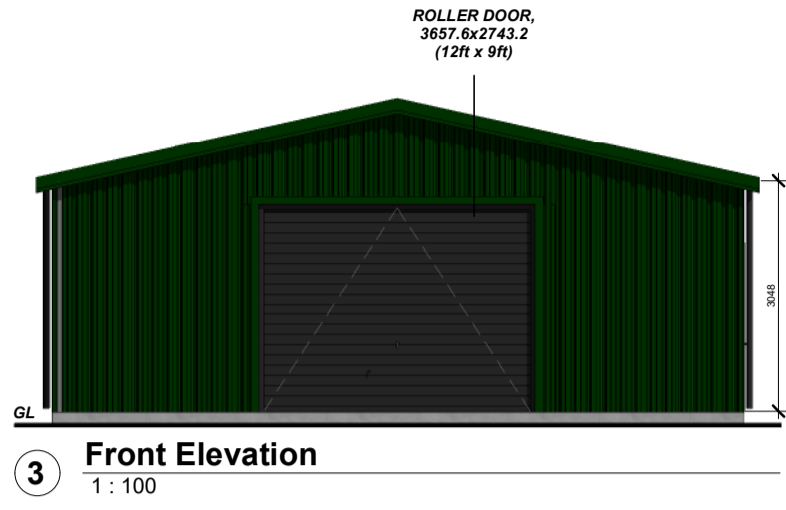
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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

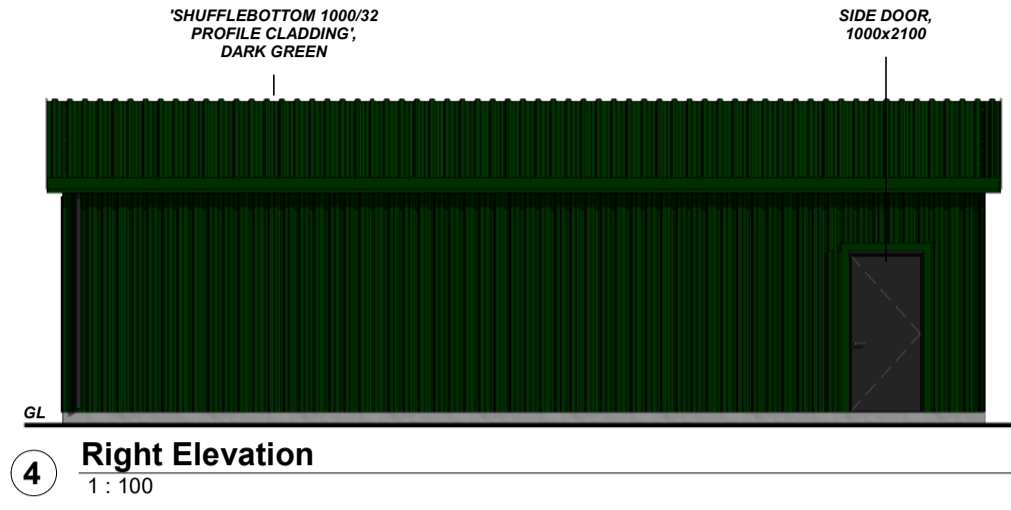
You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance 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 SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 2018-11-MRH-101 rev A (Location and Site Layout Plan)
Plan 2 - 2018-11-MRH-100 (Elevation and Floor Plan)

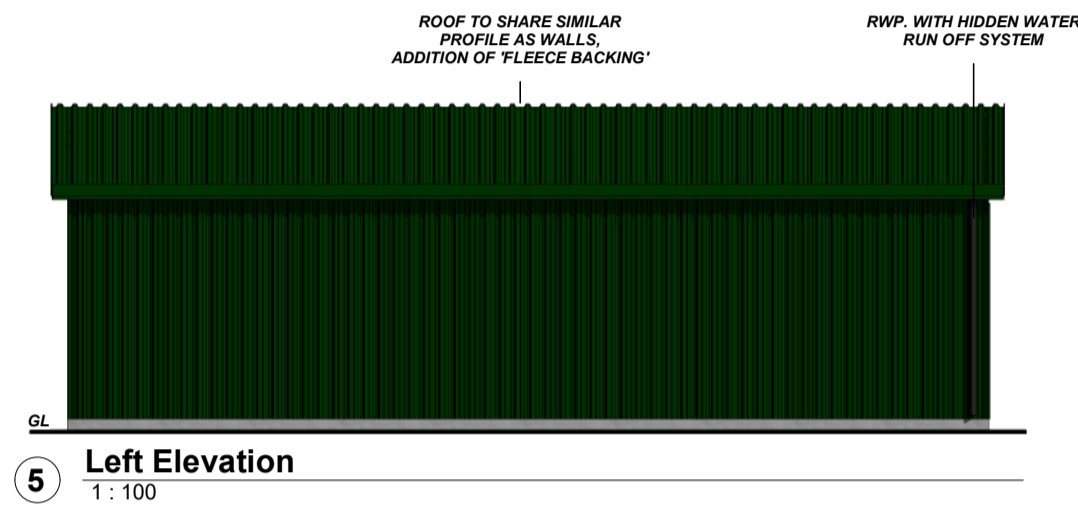
PLANNING - PROPOSED



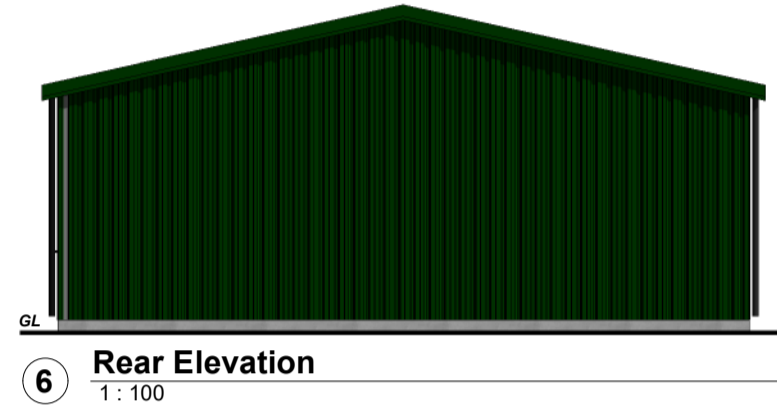
3 Front Elevation
1:100



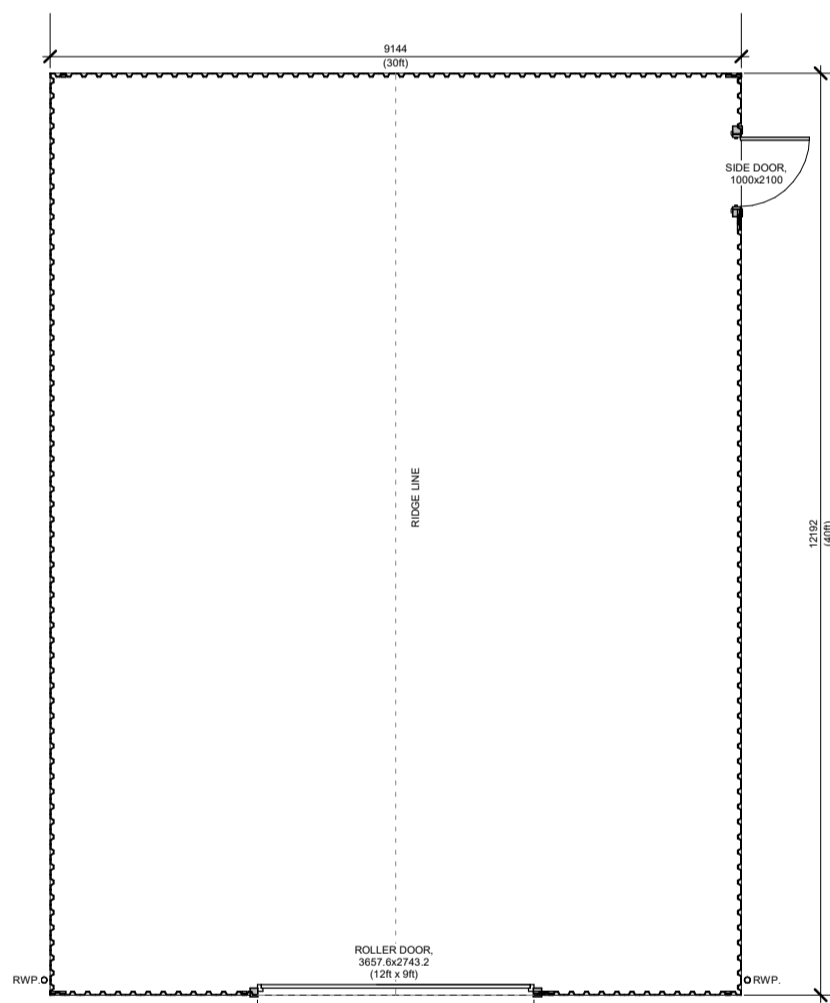
4 Right Elevation
1:100



5 Left Elevation
1:100

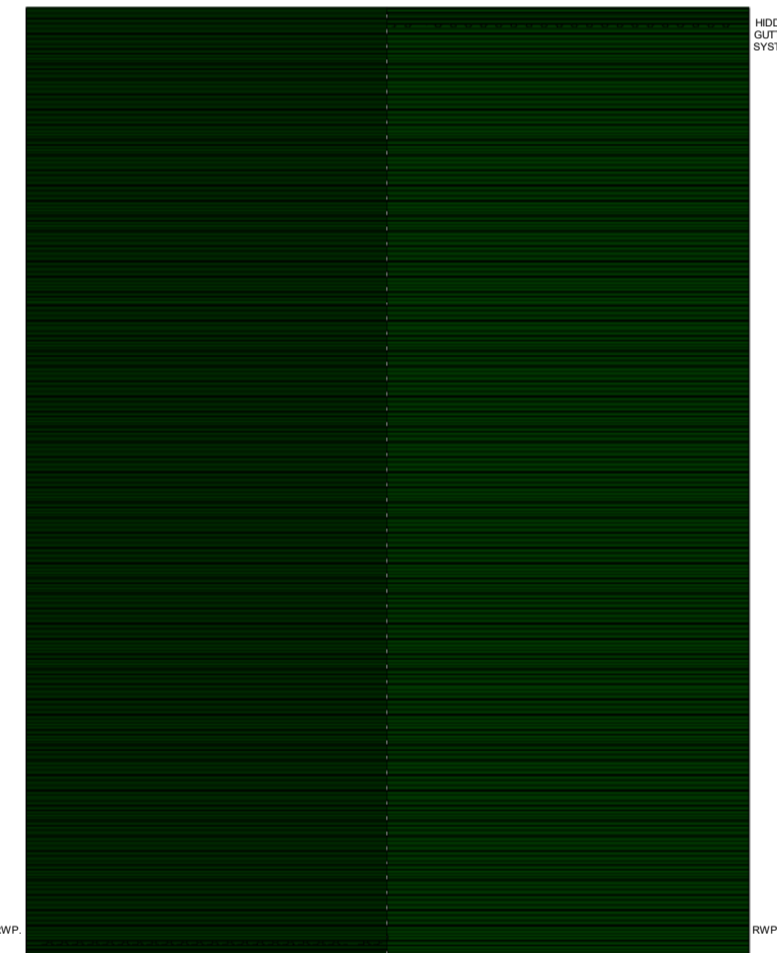


6 Rear Elevation
1:100



1 Ground Floor Plan
1:100

0m 1m 2m 3m 4m 5m
Scale Bar
Total Floor Area = 109m²



2 Roof Plan
1:100



3D RENDERED ARTISTIC INTERPRETATION

MRH design
Architectural Technology

THE STUDIO
No 9 Heights of Woodside Westhill Inverness IV2 5TH
Tel/Fax: 01463 794410
Mobile: 07760195141
Email: info@mrhdesign.co.uk
Web: www.mrhdesign.co.uk

DO NOT SCALE, IF IN DOUBT PLEASE ASK
All setting out must be checked on site prior to commencement.
Any discrepancy must be reported to client.

Client
Mrs L. Whitham
Project
Agriculture Storage
Address
Land Adjacent to Stable Hollow,
Inverness

Scale As indicated Project No. 2018-11

Date Oct 2018 Drawing No.

Drawn by KH 2018-11-MRH-100

rev.

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