

Agenda Item	6.1
Report No	PLS/003/20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 28 January 2020

Report Title: 19/00990/PIP: Mr R Matheson
Drakies House, Culcabock Avenue, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Development of 24 residential units comprising six detached villas, four town houses, six semi-detached houses and eight flats

Ward: 16 – Inverness Millburn

Development category: Local

Reason referred to Committee: Objection from Community Council and 5 or more timeous objections from separate addresses

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission in principle as set out in section 6 of the report.

1. BACKGROUND

- 1.1 This planning application was due to be considered by the South Planning Applications Committee at its meeting on 04 December 2019 where the Committee resolved to **DEFER** the application for a site visit prior to determination.
- 1.2 This Report is supplementary to that originally contained within the Agenda for the 04 December Committee, the purpose of which is to provide an update on the likely impact on trees following a further consultation response from the Council's Forestry Officer and to address a typographical error in the conclusion of the original Report. The original Report is attached as an Appendix.

2. UPDATE

Consultation response from Forestry Officer

- 2.1 The Council's Forestry Officer finalised comments on the application after the deadline for preparing reports to the 04 December 2019 Committee meeting. The following updates the position expressed in paragraphs 5.4 and 8.30 respectively.
- 2.2 The Forestry Officer does not object to the application following submission of further information. Concern is however expressed regarding the indicative drainage proposals and potential impacts on the root protection area of some trees within the site. In addition, concern is expressed that the indicative landscaping plan does not show sufficient detail. A request is made that conditions be attached to any permission granted to secure:
- that no trees are removed without prior written approval of the Council;
 - a minimum separation distance of 20m from existing trees to proposed properties;
 - removal of permitted development rights for any properties adjacent to the trees;
 - a detailed plan showing all properties, underground services and excavations on the site alongside the tree root protection areas; and
 - a tree planting plan, including a supervision and maintenance programme.

Typographical Error

- 2.3 A typographical error was contained within the original report to committee in paragraph 9.4. The paragraph should read:
- “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.”*

3. ASSESSMENT

- 3.1 The site has a significant number of trees on its boundaries and these help to characterise the site. The applicant will likely require to remove a number of trees to accommodate the access road. The applicant considers that the impact of these tree removals will be limited in comparison with the wider benefit of the application.
- 3.2 Following modifications to the layout, there will now be limited impact on the historic treed avenue. This could be further limited depending on the routing of the footpath link within the proposed development. The impact on the trees at the amenity space between Old Perth Road and the B9006 (Old Perth Road) is not supported by the Council's Forestry Officer. The management and maintenance of the retained trees would require to be addressed. This could be achieved via a woodland management plan.

4. CONCLUSION

- 4.1 The recommendation remains as set out in the Report to South Planning Applications of 04 December 2019.
- 4.2 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.

5. IMPLICATIONS

- 5.1 Resource: Not applicable
- 5.2 Legal: Not applicable
- 5.3 Community (Equality, Poverty and Rural): Not applicable
- 5.4 Climate Change/Carbon Clever: Not applicable
- 5.5 Risk: Not applicable
- 5.6 Gaelic: Not applicable

6. RECOMMENDATION

Action required before decision issued Y

Conclusion of Section 75 Obligation Y

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

1. The conditions and reasons set out in the Report to South Planning Applications Committee on 04 December 2019 contained within the Appendix.

Designation: Area Planning Manager – South

Author: Simon Hindson

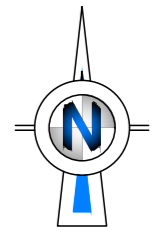
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Location Plan

Plan 2 - Indicative Site Layout



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
 G. H. JOHNSTON Building Consultants Ltd



site boundary
 area : 16947 sqm
 land ownership

PLANNING APPLICATION

REVISIONS		
rev.	description	date
A	boundary adjustment	02.19
B	boundary adjustment	08.19

Client
R Matheson

Project
Housing Development at Drakies House, Inverness

Drawing
Location Plan

Scale 1:1250@a2	Date 05.18	Drawn by CA
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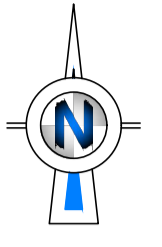
Project no 2377	Dwg no PL200	Rev B
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G.H.JOHNSTON

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PLANNING APPLICATION

REVISIONS

rev.	description	date
A	Key adjustments	08.18
B	road junction adjustments	02.19
C	3m wide path added and adjustment to entrance pavement	09.19
D	Road & trees amended	11.19

Client
R Matheson

Project
Housing Development at Drakies House, Inverness

Drawing
Site Plan : Indicative Layout

Scale 1:500@A1	Date 05.2018	Drawn by CA
Project no 2377	Dwg no PL202	Rev D

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LEGEND

HOUSE TYPES

- 6 No 2 bed semi detached villa
- 6 No 4 bed detached villa
- 4 No 4 bed town houses
- 8 No 2 Bed flats
- Total 24 No units

SERVICES

- road / shared surface
- road private
- car parking
- public path
- pedestrian / crossing point
- private path
- plot boundary
- refuse storage (4no. bins)
- refuse collection point
- SUD's basin
- cycle parking (12 no. stances)
- wall

GREENSPACE

- public / communal
- private garden
- service strip / soft verge

TREES

- root protection area
- existing tree canopy
- 20m setback

BOUNDARY

- site boundary
area : 16342 sqm
- land ownership
- visibility splay

