

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 13/01625/PP

Planning Hierarchy: Local

Applicant: Mr and Mrs Hall

Proposal: Erection of Dwellinghouse

Site Address: Plot 7, Land to the South East of Heather Cottage, Strachur

SUPPLEMENTARY REPORT NO.1

(A) INTRODUCTION

The attention of Members is drawn to the report dated 11th June 2014 in respect of this application, which is currently before them for consideration.

Members will note that, under the road network part of the report (Section C of Annex A), it mentions that the access road has not been constructed strictly to an adoptable standard (principally due to gradient issues). However, it goes on to state that, in order to comply with Policy LP TRAN 4 of the Argyll and Bute Local Plan 2009, a relaxation of standards can be justified.

Subsequent discussion with the Roads Department has ascertained that their guidance notes that steep gradients should be avoided as the associated footways can cause problems for those with mobility issues. Any relaxation from these gradients would be at the discretion of the Network Manager.

The Network Manager has advised that the gradient limit for the adoption of a new road would normally be 8% (1 in 12), however up to 10% (1 in 10) has been accepted over short distances in the past. The gradient currently on site is 12.5% (1 in 8) and this would not be suitable for adoption as it would not be compliant with Disability Discrimination Act guidance.

The site is a Housing Allocation in both the adopted Local Plan and proposed Local Development Plan. This site is required in order to secure the effective implementation of Housing Land Supply to provide much needed houses in Strachur in order to support economic development and reverse population decline.

There is a history of approvals for housing development on this site and while the proposed gradient of 12.5% is not permitted within road development guidance, this gradient has been accepted for some private accesses serving up to 5 dwellings within the lifetime of the current Local Plan elsewhere in Argyll and Bute. Indeed there are many older existing private and public roads and accesses of this gradient and beyond which operate successfully in the Council Area. In these circumstances it is considered

that there are sufficient and compelling reasons to justify a minor departure from Local Plan Policy LP TRAN 4 and to accept a private access to serving 7 houses.

Whilst this does not have a direct bearing upon the current application (which relates to the erection of a single dwellinghouse), it will have implications for the report on application 14/00557/PP.

(B) RECOMMENDATION:

It is recommended that Members note the new information contained within Section A above and that Planning Permission be granted subject to the conditions, reasons and informative notes contained at the end of this report.

Author of Report: Steven Gove

Date: 16 June 2014

Reviewing Officer: Angus Gilmour

Date: 16 June 2014

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 13/01625/PP

1. The development shall be implemented in accordance with the approved drawings: Drawing No. HBS 01; Drawing No. HBS 02A; Drawing No. HBS 1.01; Drawing No. HBS 1.02; and Drawing No. HBS 1.03 unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Unless otherwise agreed in writing with the Planning Authority, the access onto the existing internal access shall be formed with visibility splays of 20 metres in both directions measured from a point 2.0 metres back from the edge of the carriageway at the centre point of the access. No walls, hedges, fences or other obstructions shall be allowed over a height of 1.0 metres above the level of the carriageway within these visibility splays.

Reason: In the interests of road safety.

3. Prior to the occupation of the dwellinghouse, the access to the site from the A886 road shall be constructed in accordance with the Road Layout and Road Details and Specification submitted with planning application 14/00557/PP unless otherwise agreed in writing with the Planning Authority.

Reason: In order to ensure that the dwellinghouse is served by an access that is commensurate with the scale of development.

4. Prior to the commencement of the development, full details of the landscaping to take place within the plot shall be submitted to and approved in writing by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of the location and species to be used together with a programme for the timing, method of implementation, completion and subsequent on-going maintenance. Particular attention should be paid in the plan to planting to the north of the dwellinghouse with a view to screening the underbuilding.

All of the landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority.

Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

Reason: To assist the integration of the proposal with its surroundings in the interest of visual amenity.

NOTE TO APPLICANT

3. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
4. In order to comply with Section 27A(1) of the Town & Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
5. In order to comply with Section 27B(1) of the Town & Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was complete.
6. The Area Roads Manger has advised that a Road Opening Permit may be required for services and that surface water drainage will be required to prevent water running onto the public road.