

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: 10/01656/PP

Planning Hierarchy: Local

Applicant: Mr A Fraser

Proposal: Erection of three dwellinghouses and garages, formation of vehicular access and installation of private sewage system

Site Address: Land South East of Seaside, Newton, Strathlachlan

SUPPLEMENTARY REPORT 1

(A) FURTHER INFORMATION

Having given further consideration to this proposal, it is considered that a communal sewage treatment plant would better meet the objectives of Policy LP SERV 1 of the Argyll and Bute Local Plan 2009 which seeks to resist the proliferation of septic tanks.

This arrangement has been suggested to the applicant's agent who has advised that he is agreeable to amend the scheme accordingly and would be prepared to accept a condition to that effect. He has confirmed that to serve all three houses he would propose a Klargester Biodisc Type BD or equivalent, designed to treat up to 4 houses, (or 15-16 bedrooms), certified to European Standard EN12566 part 3 Annexe B, and the treated effluent would still drain to a mound soakaway to the satisfaction of SEPA.

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted as a 'minor departure' to the development plan subject to the revised conditions, reasons and informative notes at the end of this report.

Author of Report: Steven Gove

Date: 15 March 2011

Reviewing Officer: David Eaglesham

Date: 15 March 2011

Angus Gilmour
Head of Planning

CONDITIONS AND REASONS RELATIVE TO APPLICATION: 10/001656/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 28th September 2010 and the approved drawing reference numbers: 110.1; 101; 103; 106; 107; 108; 109; 110; 111; 112; 113; 114; 115; 116; 117; 118; 119; 120; 122; 123; 124; 125; 126; and 127, 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.

3. Notwithstanding the submitted details, the development shall be served by a single sewage treatment plant, details of which shall be submitted to and approved by the planning authority before development commences.

Reason: To avoid a proliferation of private sewage treatment plants.

4. A landscaping scheme shall be submitted to the Planning Authority prior to any works being first undertaken at the site. This scheme shall specifically include full details of the age, species and location of all existing trees and vegetation proposed to be retained and those to be removed together with full details of proposed planting.
 - i) The landscaping scheme, as may be approved, shall be fully implemented no later than the first planting and seeding season following the commencement of the development and thereafter shall be maintained to the satisfaction of the Planning Authority for a period of five years. Any losses of plant species to be included in the landscaping scheme, through disease, weather exposure, neglect or damage, shall be replaced with equivalent species within one growing season.
 - ii) Prior to any works being first undertaken at the site, and upon the written approval of the landscaping scheme, each tree to be removed shall be clearly indicated (*tagged*) on site using a coloured identification and each tree to be retained shall be clearly indicated (*tagged*) on site using a separate coloured identification. Such measures shall be put in place for the written approval of the Planning Authority before any felling/lopping commences.
 - iii) During the course of construction those trees that are to be retained (*as indicated and approved in writing by the Planning Authority as ii above*), shall be protected by suitable fencing not less than one metre in height that shall be erected around the extremities of the crowns of these trees, or as may be agreed in writing with the Planning Authority. No material, spoil or fires shall be placed within such protected areas during any construction works.

Reason: In the interests of visual amenity, the overall integrity and setting of the development within the area and to ensure that no damage is caused to trees during development operations.

5. Prior to the commencement of any construction works on the dwellinghouses, samples of all external finishes and roof coverings shall be submitted for the prior written approval of the Planning Authority. Unless otherwise agreed in writing with the Planning Authority, the dwellinghouses shall be constructed in accordance with the approved details.

Reason: In the interest of visual amenity and to help integrate the proposal within its surroundings.

6. Prior to the commencement of development on the site, visibility splays of 42.0 metres x 2.5 metres in both directions shall be formed from the centre line of the proposed access and shall, thereafter, be kept clear of all obstructions over 1.05 metres in height above the level of the adjoining carriageway unless the prior written consent of the Planning Authority is obtained for variation.

Reason: In the interests of road safety.

7. Prior to the occupation of the first dwellinghouse, the access shall be constructed in accordance with the Council's Drawing SD 08/006 unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of road safety.

8. Prior to the commencement of works on the proposed access, details of the culverting of the existing ditch shall be submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing with the Planning Authority, the access shall be constructed in accordance with the approved details.

Reason: In the interests of road safety.

9. Notwithstanding the provisions of Article 3 and Class 1 (*the extension, enlargement, improvement, alteration of the dwelling*) and Class 3 (*building, enclosure, pool, incidental to the enjoyment of the dwelling and maintenance, improvement, alteration thereof*) of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no development shall take place within the curtilages of the dwellinghouses hereby permitted without the prior written consent of the Planning Authority.

Reason: In the interests of visual amenity and in order to protect the privacy and amenity of adjacent residential properties from developments normally carried out without Planning Permission, these normally being permitted under Article 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

NOTES TO APPLICANT

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.

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.

The Area Roads Manager has advised of the following:

- i. The works in association with the formation of the vehicular access shall require a Road Opening Permit;
- ii. The new access shall have a positive system of surface water drainage to prevent water running onto the public road;
- iii. The "*children*" sign presently within the frontage of the site shall be re-positioned in discussion with the Area Roads Manager.