

REGULATORY PANEL: 17 NOVEMBER 2022

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

22/00619/APP

KNOCKENDALE FARM C93 FROM B730 JUNCTION NORTH WEST OF BOGEND SOUTH WEST TO BREWLANDS ROAD SYMINGTON SOUTH AYRSHIRE KA1 5PN

Location Plan

APPLICATION SITE 



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Summary

Planning permission is sought for the erection of a dwellinghouse and associated garage on existing agricultural land at Knockendale Farm, north - east of Symington. The site is located in a rural area as prescribed by the adopted Local Development Plan whereby Core Principles and Strategic Policies apply. The application site currently comprises an area of agricultural land and is located adjacent in an existing cluster of dwellinghouses in an area known locally as 'High Knockendale'. Planning permission in principle was granted under application Reference. 21/00614/PPP, by the Council's Regulatory Panel, for the erection of 2 x dwellinghouses on land at High Knockendale. It was approved on the basis that the development represented the opportunity for a limited expansion to consolidate and enhance an existing cluster of dwellinghouses, without adverse impact on the amenity of the locality.

The application has been assessed against the various material planning considerations which include the provisions of the Local Development Plan, the Council's Rural Housing Supplementary Planning guidance, Scottish Planning Policy, PAN72, consultation responses, representations received (including an objection from Symington Community Council), and the impact of the proposed development on the locality. The assessment concludes that the proposed development broadly aligns with the policy provisions of the Local Development Plan. The consultation responses do not raise any issues of over-riding concern. The matters raised in the representations have been fully considered, but do not raise any issues that would merit a different recommendation. Overall, there are no policy objections. It is considered that the proposal will not have an unacceptable impact on the character, setting or appearance of the site, or the wider locality. The application has been considered in this context. Accordingly, the application is recommended for approval, subject to conditions.

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

REGULATORY PANEL: 17 NOVEMBER 2022

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	22/00619/APP
SITE ADDRESS:	KNOCKENDALE FARM C93 FROM B730 JUNCTION NORTH WEST OF BOGEND SOUTH WEST TO BREWLANDS ROAD SYMINGTON SYMINGTON SOUTH AYRSHIRE KA1 5PN
DESCRIPTION:	ERECTION OF A DWELLINGHOUSE
RECOMMENDATION:	APPROVAL WITH CONDITIONS

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. Site Description

The application site is set within a rural area and comprises part of an agricultural field at Knockendale Farm which is located to the south of an area known locally as 'High Knockendale'. High Knockendale comprises a cluster of 6 dwellings, located approximately 500m from the northern edge of the village of Symington.

The site gently slopes from northwest to southeast and sits at a higher level than the neighbouring Knockendale cottages to the north. The site is a similar level to the neighbouring detached property to the north west. There is a substantial hedgerow along the northwest corner of the perimeter of the site and along the boundary with the private road. A tree exists within the application site, to the south of the junction with the B751 public road.

Proposal

Planning permission is sought for the erection of a dwellinghouse on land at Knockendale Farm, to the south of the existing 'High Knockendale' cluster of dwellinghouses. The application site area is approximately 1076 square metres. The proposed 1 ½ storey dwellinghouse is to be centrally positioned within the site and occupies a footprint of approximately 234.44 sq. m. The proposals also include the erection of a detached 1 ½ storey, triple garage with a footprint of approximately 61.5 sq. m which includes office accommodation in its upper floor level /roof space. The proposed finishing materials include slate roofs, zinc clad dormers, white rendered walls and areas of cedar cladding to break up the massing. In contrast, the garage walls are to be finished in a stone cladding. The depth of the triple garage does not meet the dimensions required for Council parking standards therefore the 3 in curtilage parking spaces required for this development are proposed to be accommodated within the driveway to the front of the garage. Garden ground is proposed to the south and west of the dwelling where a septic tank for waste - water is also proposed. A new access to the proposed dwellinghouse is to be formed from the private road which bounds the site to the north; this same private access serves the cluster of dwellings at 'High Knockendale' and the agricultural land to the west.

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Proposals for this application also include alterations and widening of the junction where the private road to the application site meets the B751 public road. A single tree requires to be felled to accommodate the works to the junction however consent is not required for its removal as it not protected by a Tree Preservation Order or a condition of any planning permission.

Planning History

Planning permission in principle application 21/00614/PPP was approved by the Council's Regulatory Panel on 6th October 2021 for the erection of two dwellinghouses on land at High Knockendale. Subsequently, a planning application 22/00198/APP was approved by the Council's Regulatory Panel on 9th June 2022 for the erection of a single dwellinghouse. The current application is for the other dwelling approved as part of the planning permission in principle.

Planning in principle application (16/00839/PPP), which proposed the erection of 2 x dwellinghouses and associated access road, was refused in November 2016.

Planning in principle application (21/00037/PPP), which proposed the erection of 3 x dwellings, was withdrawn by the applicant's agent.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as more than five competent written objections have been received from separate households and the Symington Community Council has expressed a contrary view to the recommendation that this planning application be approved.

2. Consultations:

Ayrshire Roads Alliance - offer no objection subject to condition.

Scottish Water - offer no objection.

3. Submitted Assessments/Reports:

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

None.

4. S75 Obligations:

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development.

None.

5. Scottish Ministers Directions:

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

7 representation(s) have been received from 6 different households, all of which object to the application proposals. One of the objections has been submitted by the Symington Community Council. All representations can be viewed online at www.south-ayrshire.gov.uk/planning.

The issues raised by Representees can be summarised as follows:-

- Concerns relating to the landscape impact, layout, design and visual appearance of the development.
- Over development on the site, contrary to what was approved under the 21/00614/PPP application
- Road safety concerns as proposals do not meet statutory sightline requirements as stated in the Planning Advice Note 72 (PAN72) and are also contrary to condition attached to the 21/00614/PPP application
- No detail of Surface drainage/SUDS/septic tank provided
- Inadequate room within the site to accommodate SUDS
- No site levels information
- No hedging proposed which was a requirement of planning permission in principle application 21/00614/PPP
- The proposal does not comply with South Ayrshire Council Guidance on Rural Housing
- The proposed garage and home office above is of a substantial size.

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

(i) Development Plan

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan; the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following provisions of the South Ayrshire Local Development Plan are considered relevant to the consideration of this application:

- Strategic Policy 1: Sustainable Development.
- Strategic Policy 2: Development Management.
- LDP Policy: Rural Housing

The provisions of the Adopted South Ayrshire Local Plan must be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

The Strategic Policy 1: Sustainable Development seeks to support the principle of sustainable development by making sure that development respects, protects and where possible, enhances natural, built and cultural heritage resources. Strategic Policy 2: Development Management ensures development is in accordance with the site's land use and will be appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land use. The LDP Rural Housing policy supports proposals for new housing in the countryside that results in a limited extension to an existing and clearly defined housing cluster subject to an acceptable impact on that cluster.

The principle of the development proposal at this location has already been established through the grant of planning permission in principle under application reference. 21/00614/PPP for 2 dwellinghouses. As part of the assessment of that application, it was considered that the proposal was in compliance with the provisions of the then development plan. While the development plan has changed since the approval of application 21/00614/PPP, there have been no significant changes in policy or site - specific circumstances or surroundings. The relevant policies of adopted Local Development Plan 2 continues to allow for limited, appropriate development within rural areas. Additionally, the proposed scale, massing, design and materials for the dwellinghouse and associated garage are considered to be acceptable. Overall, the proposal accords with the policies as set out above. The grant of planning permission 22/00198/APP for a single dwelling, also within the site of the earlier permission in principle, is materially significant in the determination of this current application in that it further establishes the acceptability of the current application site for residential development; the application has been assessed in this context.

(ii) Other Policy Considerations (including Government Guidance)

- Scottish Planning Policy;

Scottish Planning Policy forms the statement of the Scottish Government's policy on nationally important land use planning matters. Paragraph 75 states that "the planning system should:

- In all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- Encourage rural development that supports prosperous and sustainable communities and business whilst protecting and enhancing environmental quality.

The erection of additional residential properties located on land at Knockendale Farm, north-east from Symington has already been considered against the terms of Scottish Planning Policy as part of the assessment of the previously approved application for planning permission in principle for two dwellinghouses (Ref.21/00614/PPP), and has been considered to be acceptable. The design of the proposed dwellinghouse and garage is considered to provide an acceptable vernacular building of a suitable scale and appearance.

- Planning Advice Note 72 - Housing in the Countryside (2005);

Scottish Government Planning Advice Note 72 - Housing in the Countryside is also relevant in the assessment of this application. The advice note recognises the significance of the scale and shape of Scotland's domestic rural architecture, which is derived largely from the simplicity of the form and proportion. Page 16 advises that the main objective should be to adapt the best from the local elements and to interpret traditional shapes and sizes into a modern context. It is considered that the proposal is consistent with the provisions of PAN72.

- South Ayrshire Council – Rural Design Guidance

This guidance seeks to ensure development is well accommodated within its landscape setting with minimal change to the site topography. Design should respect the character, pattern and form of existing buildings and should integrate well. A courtyard arrangement should be considered in dwellings with a footprint of over 200 sqm, traditional rural scale should be preserved and houses should generally not exceed 1 ½ storeys.

With exception to the courtyard arrangement, the proposal is considered to comply with the guidance. The design of the proposed 1 ½ storey dwellinghouse is considered to provide an acceptable vernacular building of a suitable scale, design and appearance that is sympathetic to the character of the existing cluster of dwellings and the local landscape. Large amounts of contemporary glazing are located within the more discrete southern elevation which aspects agricultural land. The frontage of the dwelling will however maintain a more traditional appearance and proportions. The combination of traditional and contemporary design elements is supported by the guidance and is considered to be acceptable in this location. The associated detached 1 ½ storey garage is subordinate in scale and relates well to the dwelling in terms of design and material finish.

While the application site sits at a higher level than Knockendale Cottages to the north (closest properties to the application site), cross section drawings have been submitted that illustrate an acceptable relationship between the proposed dwellinghouse and cottages. The angle and orientation of the proposed dwellinghouse relative to the cottages is such that there would be no direct overlooking issues. Any overshadowing to the cottages is likely to be limited given the 1 ½ storey scale of the development together with the 14 metre separation distance and aforementioned orientation of the proposed dwellinghouse relative to the cottages.

The proposals are considered to broadly accord with this guidance.

- South Ayrshire Council Planning Guidance - Open Space and Designing New Residential Developments;

The Council's Supplementary Planning Guidance (SPG) 'Open Space and Designing New Residential Developments' is relevant in the consideration of this application. This policy provides guidelines on plot spacing for new residential dwellings including minimum private garden sizes. This policy guidance also recommends a minimum of 9 metre depth for rear gardens. This policy also sets out expected private open space standards within new residential developments, which for detached properties extends to a minimum of 1.5 times the ground floor area and in any case, not less than, 100 square metres.

The proposal meets, and exceeds, the minimum space requirements of the Open Space SG in terms of overall garden ground provision which is acceptable in this rural context. It is, therefore, considered that the development proposal accords with the Council's Open Space SG.

(iii) Objector Concerns

The representations received in relation to the proposal are noted, and the following response is offered:

- Concerns relating to the landscape impact, layout, design and visual appearance of the development.

The footprint of the proposed dwellinghouse and garage combined shall occupy approximately 296sq.m of the 1076sm plot, with the remainder of the plot being utilised for circulation space, driveway and garden ground provision. This is acceptable and meets/ exceeds the requirements of the Council's Open Space Guidance. The 1 ½ storey design meets with the Council's Rural Design Guidance and while it incorporates some contemporary elements such as large areas of glazing to the rear, the front elevation is much more traditional and is largely sympathetic to the character of the cluster of dwellings. This proposed dwellinghouse is also to be located next to the recently approved dwellinghouse to the east (Ref. 22/00198/APP) which also includes a mixture of traditional and contemporary design elements suitable for a rural setting. The proposed house is set off from shared common boundaries. The existing hedge to the north-west boundary of the site is to be retained and a condition is recommended that the rear boundary of the site be defined by hedge planting which is typical of and sympathetic to the rural setting. It is considered that the proposed development can be absorbed within the landscape without compromising the visual amenity of the locale.

- Road safety concerns as proposals do not meet statutory sightline requirements.

It is important to note that the original application for planning permission in principle for two dwellinghouses ref. 21/00614/PPP was approved with the condition '*That junction access visibility sightlines splays of 2.4 metres by 215 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacles greater than 1.05 metres in height within the visibility sightlines splays*'. For the avoidance of any doubt, the junction referred to in the condition is where the private road to the application site and the High Knockendale development cluster meets the B751 public road. The condition refers to existing sightlines being 'maintained' at this junction rather than 'provided'. Notwithstanding this, the current application does not propose any changes to the existing sightlines to the north side of the junction and proposes a 6 metre radius curve to the south of the junction. As part of this application the Ayrshire Roads Alliance has reviewed both the sightline condition of the planning permission in principle (PPP), as set out above, together with the proposals as set out in the current application; specifically the 6 metre radius curve alignment to the south of the junction with the B751 road. The ARA advises that the sightlines referred to in the PPP condition above would have been appropriate if both the dwellinghouses approved under the PPP permission were to be served from the private access however 1 of the two dwellings (approved under planning permission 22/00198/APP) will be served directly from a new and separate access off the B751 road rather than from the private access road. In considering this, the ARA are satisfied that the 'other' single dwelling as proposed under this application will not result in such a significant intensification on the private road in terms of traffic movements that would justify the requirement for the sightlines as set out in the condition of the PPP. The ARA is satisfied that the current proposals, namely the 6m radius improvement to the south side of the junction, is satisfactory and is an overall betterment to the current sightlines at the junction; in the interests of the existing cluster of dwellinghouses and the proposed dwellinghouse. It is therefore concluded that the proposed sightlines at the junction with the private access and the B751 road are acceptable from a road safety perspective.

It should be noted that a single tree will require to be felled to accommodate the 6 metre radius curve alignment to the south side of the junction. The tree is not protected by a Tree Preservation Order or by condition of any planning permission so consent is not required for its removal. Achieving the radius at the junction requires some of the land that formed part of the application for the dwellinghouse approved under application 22/00198/APP. However, the applicant has advised that they have control over the area of land required to achieve the radius and the planning service is satisfied that the correct 'notice to owners' has been carried out as part of the current application. The land needed to achieve the radius would not impact on the delivery of the development approved under 22/00198/APP.

- Drainage/ surface water runoff and flooding issues;

The principle of the development for the erection of 2 dwellinghouses at High Knockendale has already been granted planning permission in principle. The application site is located out with SEPA's flood risk area and ARA raise no objection to the proposal within the capacity as their role as local flood prevention authority.

- Inadequate room within the site to accommodate SUDS;

A condition has been recommended which requires for full details of SUDS drainage arrangements within the plot to be submitted for the written approval of the Planning Authority, prior to the commencement of works on site. This is a standard requirement and there is no reason why this cannot reasonably be accommodated.

- No hedging proposed which was a requirement of planning permission in principle application 21/00614/PPP;

Noted. A condition has been recommended which requires for the rear (southern) boundary of the application site to be delineated by way of hedging.

- Overlooking and overshadowing concerns;

In terms of residential amenity, the closest existing residential property is 1 High Knockendale Cottage which is the end property of a row of cottages at High Knockendale. While 1 High Knockendale Cottage sits at a lower level than the application site, it at an acute angle with the proposed dwellinghouse and there is an approximate 14 metre habitable room separation distance so it is not considered that there would be any significant, adverse overlooking issues. It is also considered that any overshadowing of the cottage is likely to be limited considering the scale of the proposal, the separation distances involved and angles and orientation of the proposed dwellinghouse relative to the cottage.

The relationship between the proposed development and other properties within the cluster, including the development to the east, approved under 22/00198/APP is considered to be acceptable.

- The proposal does not comply with South Ayrshire Council Guidance on Rural Housing guidance

An assessment against this guidance is provided elsewhere in this report.

The principle of residential development on land at Knockendale Farm, north-east from Symington has already been considered to be acceptable under application 21/00614/PPP. It remains the case that the application site, along with the adjacent dwellings, is considered to represent a cluster in physical and visual terms and therefore the principle of erecting a dwellinghouse in this location is acceptable in terms of the LDP2 and related guidance.

The proposed dwelling in terms of its scale, design and siting is not considered to have a significant detrimental impact upon the visual amenity, residential amenity or character of the cluster or wider landscape, with the dwelling of a size and scale that is in keeping with the existing development adjacent to the site. Sufficient garden ground and parking is proposed. Considering this, the proposal is broadly in compliance with the rural housing guidance.

- o Size of the garage and home office

While that garage is sizable, it can be reasonably accommodated within the plot without resulting in over development. The garage is subordinate in scale and has been designed to be in keeping with the style and appearance of the dwellinghouse. A condition is recommended to ensure the upper floor/ roof space accommodation, proposed as office space, is used solely for domestic purposes.

(iv) Impact on the Locality

The principle of the development of the site for a single dwelling was approved under the planning permission in principle application. The 1 ½ storey design of the proposed dwelling is considered to be in accordance with the terms for the Rural Housing Guidance and is appropriate in terms of the character, scale and form within the existing cluster of development. The garage can be reasonably accommodated within the site and a condition is recommended to restrict its use for domestic purposes only.

The relationship between the proposed dwelling and existing neighbouring properties in the cluster is acceptable to safeguard residential amenity from significant adverse overlooking or overshadowing. The relationship between the proposed dwelling and the dwelling that will be constructed to the east, approved under planning permission 22/00198/APP, is also considered to be acceptable from an amenity perspective.

The current application site will be accessed directly from the existing private road which serves High Knockendale. As discussed above, Ayrshire Roads Alliance have been consulted on the application and have no objections to the proposals at the junction with the private road and B751 and note that the proposals will result in an improvement to existing sightlines. The ARA has also confirmed that 3 parking spaces are required for the development. The depth of the triple garage does not meet the dimensions required for Council parking standards therefore the 3 in curtilage parking spaces required for this development are proposed to be accommodated within the driveway to the front of the garage. A condition is recommended by the ARA that will require the proposed driveway layout to be altered to ensure that vehicles using the 3 spaces can enter and exit the site independently, without being obstructed by other vehicles. Overall, the proposal is acceptable in road safety terms and there are no objections from the ARA.

To preserve the landscape setting of the application site, it is considered necessary to attach a condition to the planning permission which requires for the rear (southern) boundary of the application site to be defined by way of appropriate hedging. It is also proposed to attach a condition which requires for full details of the SUDS drainage system to be submitted for the prior written approval of the planning authority before the commencement of development on site. It is considered that this can be reasonably accommodated.

For the reasons noted above, and elsewhere in this report, it is considered that the proposal will not have an adverse impact on the rural character and appearance of the area, or on the residential amenity of the neighbouring properties.

8. Conclusion:

The proposal broadly accords with the framework of planning policy and guidance. The dwellinghouse and garage can be accommodated within the landscape setting and cluster of existing development without having a significant adverse impact on neighbouring properties. There are no objections from consultees and all objections have been considered. On balance, the proposals are considered to be acceptable subject to conditions as set out in section 9 below.

9. Recommendation:

It is recommended that the application is approved with the following condition(s):

- (1) That the development hereby permitted shall be begun within three years of the date of this permission
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority
- (3) That full details of SUDS arrangements within the approved plot shall be submitted for the written approval of the Planning Authority, prior to the commencement of works on site, and shall be prepared in accordance with the provisions of Scottish Environment Protection Agency (SEPA) Guidance Note No.8. Thereafter, the SUDS arrangements shall be implemented as approved or a further grant of planning permission shall have been obtained for any SUDS arrangements out with the application site.
- (4) The garage shall be used solely for domestic purposes incidental to the use of the dwellinghouse hereby approved and no commercial activities shall be undertaken to the satisfaction of the Planning Authority.
- (5) That prior to the commencement of development, a revised plan shall be submitted that illustrates 3 fully accessible, unobstructed parking spaces within the site. Thereafter, the parking spaces shall be implemented as approved prior to the occupation of the dwellinghouse.
- (6) That notwithstanding the plans hereby approved, the rear boundary of the application site shall be delineated by way of hedging, the details of which shall be submitted for the prior written approval of the planning authority before the commencement of development on site. Thereafter, the hedging scheme as approved shall be implemented within the first planting season following the completion or occupation of the dwellinghouse, whichever is the sooner.
- (7) That prior to the commencement of development, details of the ground works required to achieve the radius improvements to the junction with the private road and B751 public road, as illustrated on drawing number 22.110.14A, shall be submitted for the approval in writing of the planning authority. Thereafter, the works to the junction shall be implemented and completed prior to the commencement of the dwelling house and garage hereby approved.
- (8) That the private access shall be surfaced for a minimum of 5 metres as measured from the rear of the public roadway, prior to occupation. Precise details and specifications of the required surface shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any works commences on site,
- (9) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any works commence on site.

Reasons:

- (1) to be in compliance with section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning ETC. (Scotland) act 2006.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed
- (3) To ensure the site is drained in an acceptable and sustainable manner.
- (4) In the interest of the residential character and amenity of the area
- (5) In the interest of road safety and to ensure adequate off-street parking provision.
- (6) To ensure an appropriate boundary treatment for the rural development.
- (7) In the interests of visual amenity and to ensure an appropriate boundary treatment at the junction.
- (8) In the interests of road safety
- (9) In the interests of road safety

Advisory Notes:

Road Opening Permit

A Roads Opening Permit is required and should be applied for and obtained from the Council as Roads Authority for work within the public road limits, prior to works commencing on site.

Roads (Scotland) Act:

The Council as Roads Authority advises that all works on the carriageway is to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984

New Roads and Street works Act 1991:

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, should be co-ordinated so as to minimise their disruptive impact. The co-ordination should be undertaken by the developer and their contractors in liaison with the local roads authority and the relevant utility companies.

Road will not be adopted

The Council as roads Authority advises that the Council will not adopt the access road with regards this development

Drainage not adopted

The Council as Roads Authority advises that the Council will not be liable to adopt the drainage system as it is wholly contained within private ownership.

Scottish Water advise the following;

Water Capacity Assessment- Scottish Water has carried out a Capacity review and SW can confirm the following: There is currently sufficient capacity in BRADAN Water Treatment Works to service the applicant's development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to SW.

Waste Water Capacity Assessment- There is currently sufficient capacity for a foul only connection in the MEADOWHEAD waste Water treatment works to service the applicant's development.

Please note: The applicant should be aware that SW are unable to reserve capacity at the SW water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, SW will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water- For reasons of sustainability and to protect SW customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into the SW combined sewer system. There may be limited exceptional circumstances where SW would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges. In order to avoid costs and delays where a surface water discharge to the SW combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. SW will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Septic Tank

The applicant should refer to the Scottish Environment Protection Agency standing advice on septic tanks [sepa-flood-risk-standing-advice-for-planning-authorities-and-developers.pdf](#) which set outs requirements.

List of Determined Plans:

Drawing - Reference No (or Description): 22.110.01
Drawing - Reference No (or Description): 22.110.02A
Drawing - Reference No (or Description): 22.110.04
Drawing - Reference No (or Description): 22.110.05
Drawing - Reference No (or Description): 22.110.06
Drawing - Reference No (or Description): 22.110.07a
Drawing - Reference No (or Description): 22.110.08
Drawing - Reference No (or Description): 22.110.09a
Drawing - Reference No (or Description): 22.110.10
Drawing - Reference No (or Description): 22.110.11a
Drawing - Reference No (or Description): 22.110.13A
Drawing - Reference No (or Description): 22.110.14A
Drawing - Reference No (or Description): 22.110.15
Drawing - Reference No (or Description): 22.110.03C
Drawing - Reference No (or Description): 22.110.14b
Drawing- Reference No (or Description): Materials
Drawing- Reference No (or Description): Site Levels

Reason for Decision (where approved):

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Background Papers:

1. Application form, plans and submitted documentation
2. Representations
3. Local Development Plan 2
4. Rural Housing Guidance
5. Guidance in relation to 'Open Space and Designing New Residential Developments'.
6. Planning Advice Note 72 - Housing in the Countryside (2005);
7. Scottish Planning Policy
8. Planning permission in principle application 21/00614/PPP
9. Consultations

Regulatory Panel (Planning): 17 November 2022

Report by Housing, Operations and Development Directorate (Ref: 22/00619/APP)

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

Person to Contact:

Ms Susannah Groves, Planner - Place Planning - Telephone 01292616107