

PLANNING AND ACCESS COMMITTEE

MEETING: Monday 28th August 2017

SUBMITTED BY:	Head of Planning & Rural Development
APPLICATION NUMBER:	2017/0111/DET
APPLICANT:	Mr Robert Stevenson, AR Hospitality
LOCATION:	Bridge Of Lochay Hotel, Killin Stirling FK21 8TN
PROPOSAL:	Erection of dwellinghouse

NATIONAL PARK WARD:	Ward 2 (northern (central) area)
COMMUNITY COUNCIL AREA:	Killin Community Council
CASE OFFICER:	<p>Name: Catherine Stewart</p> <p>Tel: 01389 727731</p> <p>E-mail: catherine.stewart@lochlomond-trossachs.org</p>

1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 This is an application for the erection of a dwellinghouse for the managers of the Bridge of Lochay Hotel, Killin.
- 1.2 In accordance with section 5.8 of the National Park Authority's Scheme of Delegation, this application must be determined by the Planning and Access Committee as the application site crosses the boundary into Stirling Council Planning Authority area and therefore requires to be handled jointly with a neighbouring planning authority. This paper presents the National Park officer's assessment of the planning application and their recommendation. The Stirling Council officer's Report of Handling can be found in Appendix 2 and a copy of Stirling Council planning decision notice is in Appendix 3.

2 RECOMMENDATION

2.1

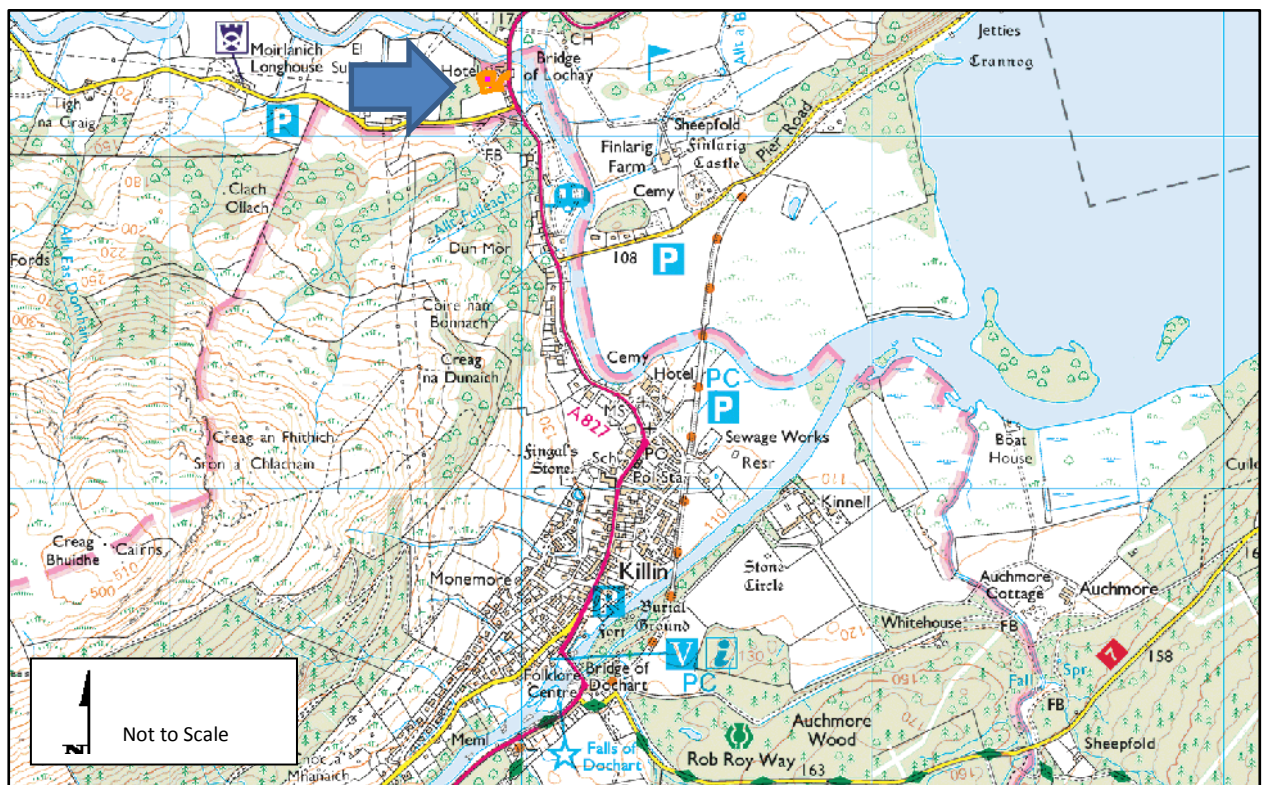
That Members:

1. **APPROVE** the application subject to the conditions contained in Appendix 1 of the report.

3 BACKGROUND

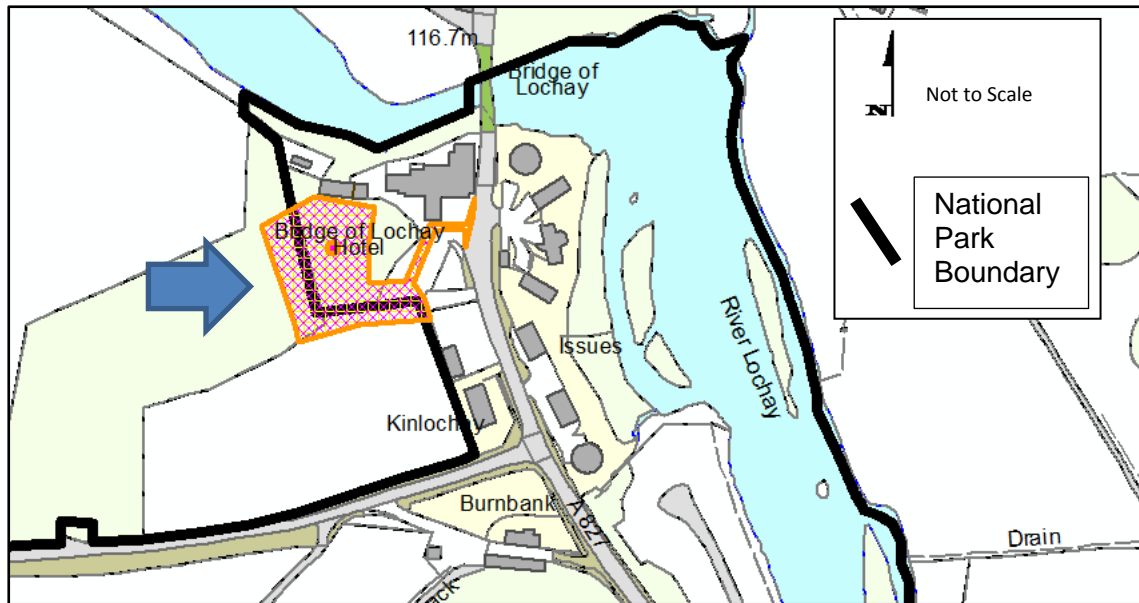
Site Description:

- 3.1 The Bridge of Lochay Hotel is located on the west side of the A827, at the north eastern edge of the National Park, and just south of the B-listed Bridge of Lochay. The proposed site for the dwellinghouse is to the south west of the hotel, at the rear of a mound which rises up from the car park, and dips down to the west. Figures 1 and 2 show the application site location and site boundary.



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Figure 1. Location Plan (wider context).



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Figure 2. Location Plan (close context).

Description of Proposal:

- 3.2 The proposed house is to be accessed via a new driveway from the existing car park to the south of the hotel. The driveway would be formed in the field to the south (which is outwith the National Park boundary), then head west to form a turning head (see Figure 3 below). The house is also to be accessed via a footpath from the hotel.

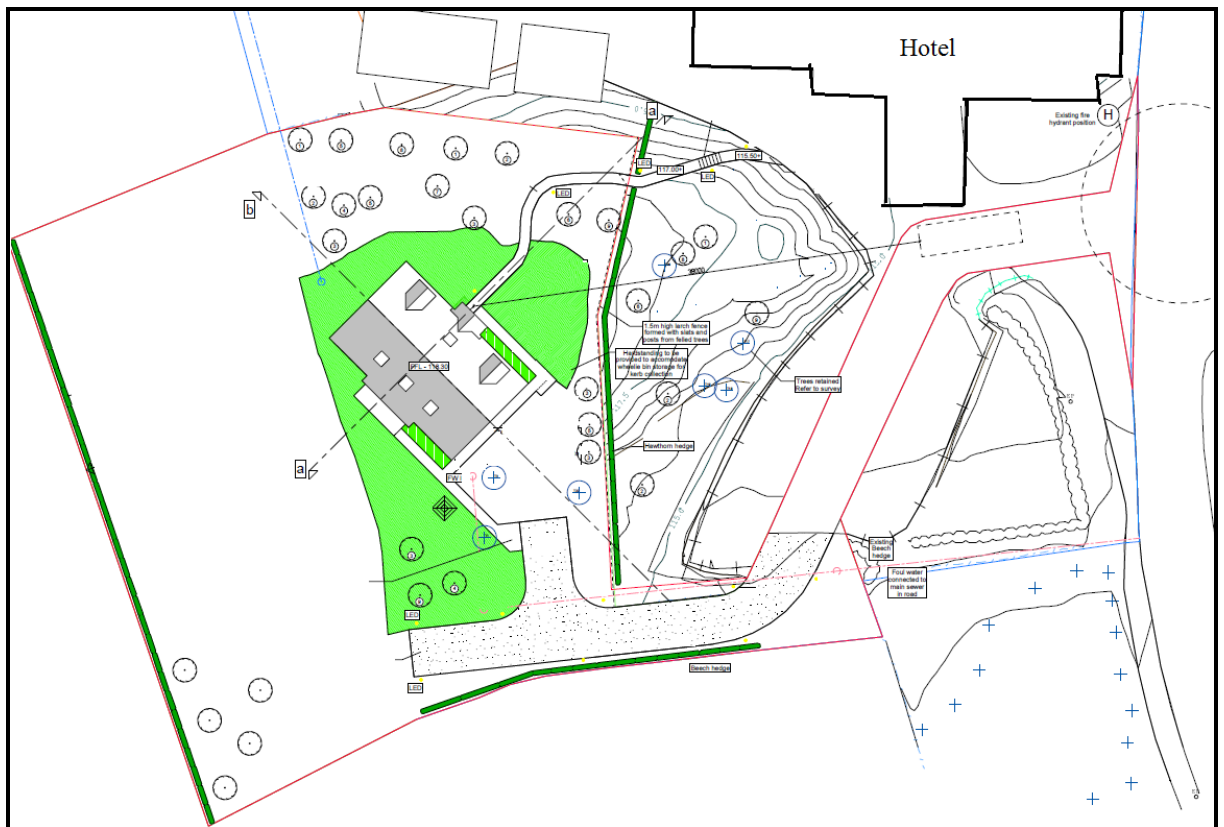


Figure 3. Site Plan (proposed)

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- 3.3 The proposed dwellinghouse is 1.5 storeys in height with a natural slate roof, off white wet render to the walls, plain cement render base course and bands around windows, timber fascia and bargeboard and timber windows painted white. Figure 4 below shows the proposed elevations.

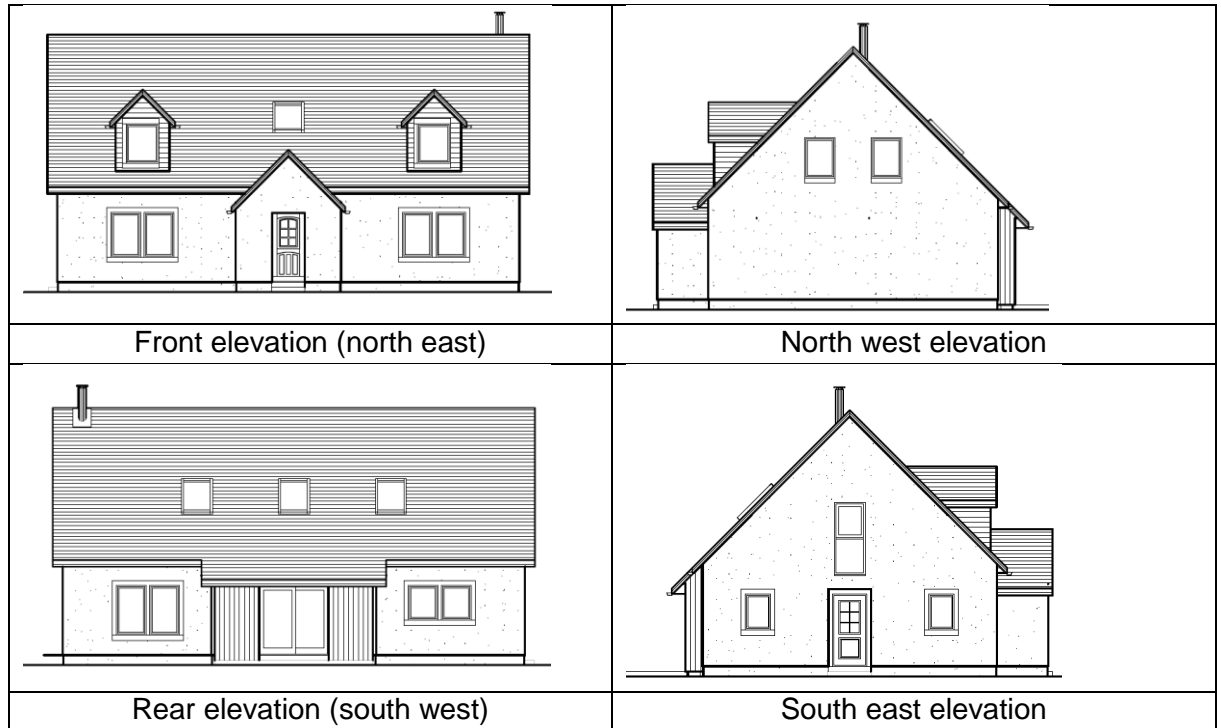
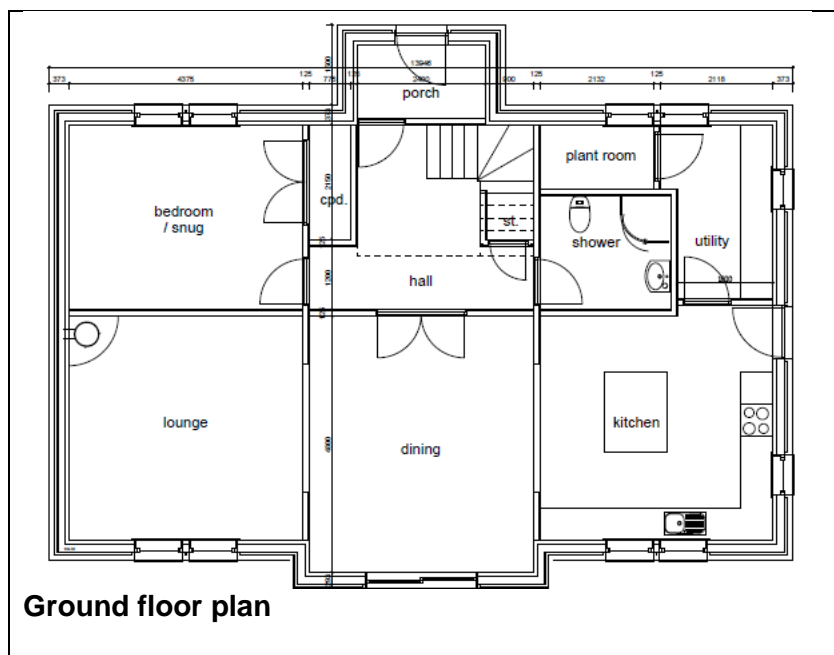


Figure 4. Elevations

- 3.4 The house is to have 4 bedrooms (1 ensuite), 2 reception rooms, kitchen, shower room, utility and bathroom (see Figure 5 below).



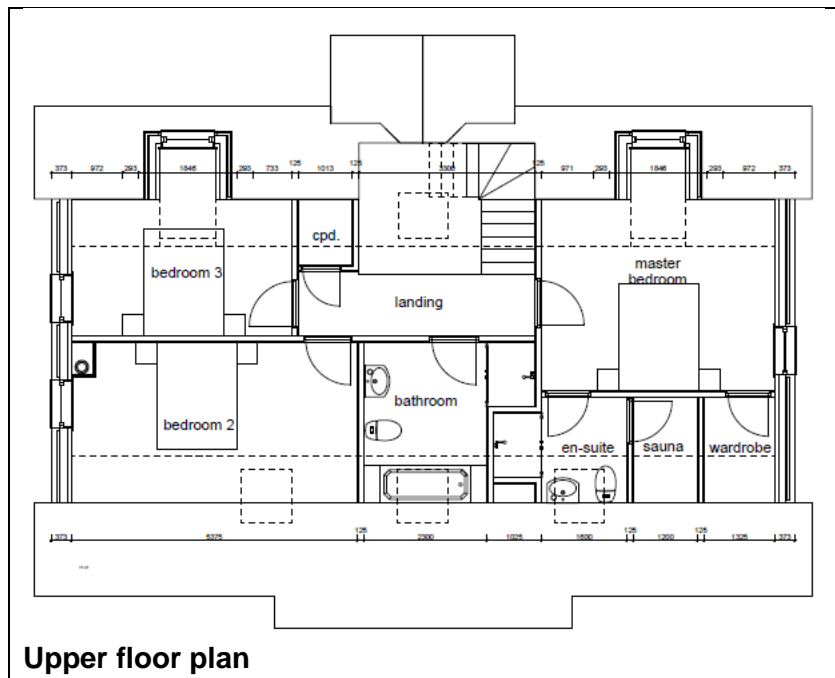


Figure 5. Floor Plans

Environmental Impact Assessment (EIA):

- 3.5 The National Park is identified as a 'Sensitive Area' within the Environmental Impact Assessment (Scotland) Regulations 2011. In this particular instance it has been determined that an EIA is not required as the proposal is not identified within Schedule 2 of the Regulations.

Planning History:

- 3.6 An application for Planning Permission in Principle (ref: 2016/0321/PPP) for the erection of a dwellinghouse at this site was approved on 5 December 2016 (and expires on 5 December 2019). In the PPP application the red line site boundary was for the footprint of the house only. For the current application (ref: 2017/0111/DET) the footprint of the house has been altered in its orientation and the red line site boundary now includes land to the south (for the formation of a driveway) and an area to the west (to be restocked with trees). These parts of the site lie outwith the National Park boundary and an application has therefore been submitted to, and approved by, Stirling Council planning authority (see Appendix 2 and 3).

4 CONSULTATIONS AND REPRESENTATIONS

Responses to Consultations:

- 4.1 STC Roads (Stirling)
No objections.

Representations Received:

- 4.2 At the date of the preparation of this report no representations had been received.

5 POLICY CONTEXT

National Park Aims:

- 5.1 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:
- (a) to conserve and enhance the natural and cultural heritage of the area;
 - (b) to promote sustainable use of the natural resources of the area;
 - (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
 - (d) to promote sustainable economic and social development of the area's communities.
- 5.2 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

Local Development Plan:

5.3 National Park Partnership Plan (2012-2017)

Relevant Policies:

OP1 - Overarching Policy 1: Strategic Principles

OP2 - Overarching Policy 2: Development Requirements

HP2 - Housing Policy 2: Location and types of new housing required

VE1 - Visitor Experience Policy 1: Location and Scale of new development

TP3 - Transport Policy 3: Impact Assessment and Design Standards of New Development

NEP1 - Natural Environment Policy 1: National Park Landscapes, seascape and visual impact

NEP4 - Natural Environment Policy 4: Legally Protected Species

NEP8 - Natural Environment Policy 8: Development Impacts on Trees and Woodlands

NEP 9 - Natural Environment Policy 9: Woodlands on or adjacent to development sites

NEP12 - Natural Environment Policy 12: Surface Water and Waste Water Management

Other Material Considerations:

5.4 Supplementary Guidance (draft)

Design and Placemaking

Housing

5.5 Planning Guidance (draft)

Visitor Experience

6 SUMMARY OF SUPPORTING INFORMATION

- 6.1 An email was received from the agent dated 12 May 2017 answering queries from the case officer regarding the reasoning behind the orientation of the building and the amount of 'cut' on ground levels on the site. The plans were also revised to include some changes to the proposed house design requested by the case officer.
- 6.2 A further email was received from the agent dated 17 May 2017 answering a query from the case officer regarding the type of cladding proposed on the rear of the proposed dwellinghouse. This is to be larch vertical boarding.
- 6.3 A Tree Report was received from the applicant dated 17 July 2017. This explains that up to 15 Japanese larch trees have been felled to allow for site investigation core sampling and test plots. A group of Silver Birch trees (all below 150mm in stem diameter) remain to the south west of the

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site. To the west of the site, a further stand of mature larch trees are proposed to be removed prior to building works commencing.

- 6.4 No specific information was submitted with this application regarding the need for the dwellinghouse, as this has been established through the planning permission in principle application which has extant permission (ref: 2016/0321/PPP). A Supporting Statement was submitted with the PPP application explaining that the applicants are owners of the Bridge of Lochay Hotel and they wish to construct a new house in the grounds for their own use. It stated:
- “For the last 6½ years they have been living in ‘staff accommodation’, a mobile home on the site, with little space for comfortable living A new owners house would also free up the existing staff accommodation for staff. It is difficult to recruit local people, and without accommodation it can be hard to attract good employees from outside the area.”*

7 PLANNING ASSESSMENT

- 7.1 The key issues for determination of this application are the principle of development, siting and design of the proposed house including materials, the access to the property, parking, tree removal and landscaping.

Principle of Development

- 7.2 The principle of development has been established through the granting of the planning permission in principle application (ref: 2016/0321/PPP). The National Park Local Plan (adopted 2011) has been replaced by the Local Development Plan since that determination, however there has been no change in policy position.
- 7.3 The site is located close to, but outwith, the Killin village boundary (LDP Housing Policy 2 (b)). This supports additional housing where demonstrated as necessary to support the sustainable management of an established rural business and states that occupancy conditions will be used to ensure that the new home is occupied in perpetuity by a household employed or last employed in an established rural business in the National Park. The applicants have confirmed that they are happy for the imposition of such a condition which was applied to the PPP consent. The proposal therefore complies with LDP Housing Policy 2 (d) as the accommodation is for managers of the existing hotel business, and will also have the benefit of vacating the existing mobile home for staff use and help with recruitment and retention of staff at the hotel.

Siting, Design and Materials

- 7.4 The front elevation of the proposed new house is to face north east rather than due east towards the main road. The agent explained:
- “the reason for the orientation of the building is to maximise the light and views. It allows an unrestricted view of the hotel with views from the public rooms to the South and West. The house is far enough away from the road that it wasn’t considered an issue to deviate from the front elevation being parallel with the road. The South East Elevation is parallel with the contours and will help the building sit in its surroundings.”*
- The building is well set back from the main road and the orientation is considered to fit with the context of the existing hotel building and surroundings at this location. It is also noted that the recently built holiday lodges on the opposite site of the road are not all orientated to face the road and sit at contrasting angles to one another.
- 7.5 The concept and materials for the proposed house – a 1.5 storey traditional house with natural slate roof, white wet dash render to walls, timber windows and black gutters and downpipes is in accordance with the Supplementary Guidance on Design and Placemaking, however a few design changes were requested by the case officer in the processing of the application. The original plans showed a chimney which was not flush with the gable and in revised plans submitted by the agent (see section 3.3 above) this was replaced by a small flue. The initial

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dormer proportions were large and dominating and these were reduced in size and a central rooflight added. Original plans included an off-centre front door. This was centralised to improve symmetry within a new front porch.

Access and Parking

- 7.6 The access to the proposed new house is to be through the existing hotel car park, into the field to the south which is outwith the National Park boundary. The proposal is to form a new gravel driveway with a maximum 1:10 gradient, forming a turning head with parking spaces approximately at the same level as the existing field (lower than the proposed house).
- 7.7 Stirling Council planning authority have approved this element of the scheme as it lies within their jurisdiction. The proposed parking spaces are within the National Park boundary and Stirling Council roads authority have no objections. The scheme is therefore considered to have a suitable access and adequate parking spaces.

Tree removal and landscaping

- 7.8 The site is located within a wooded area to the south west of the hotel. Also there is a band of plantation woodland to the west of the site, outwith the National Park boundary. Several trees have been removed from the site in order to carry out site investigation works. Further trees will require to be felled in order to construct the dwellinghouse. The NP landscape adviser is satisfied that the position of the proposed house, set back from the main road, with access through the hotel car park and located to the rear of the hotel can be well integrated into the local landscape with the mitigation of compensatory planting and landscaping.
- 7.9 The site layout plan has changed several times through the processing of the application. The final version includes a detailed landscaping scheme with planting schedule and planting methodology. The NP Trees and Woodlands adviser notes that the several tree species would not be appropriate and should be replaced, which can be required by condition. The commitment to remove non-native shrubs is welcomed and a condition would be required to remove any regeneration of *Rhododendron ponticum* which may occur on the site for the next 5 years (see condition 4).
- 7.10 In addition the NP landscape adviser has requested conditions to ensure landscape integration including:
- drawings to clarify the building and hardstandings footprint, extent of site clearance and earthworks;
 - construction method statements for: site clearance, earthworks including soil and turf management, drainage, driveway, footpath, all hardstanding areas and landscape restoration; and
 - to provide samples of materials for the driveway, footpath and any other paving.
- These are addressed in conditions 2 and 3.

8 CONCLUSION

- 8.1 The proposal complies with LDP Housing Policy 2 (d) as the accommodation is for managers of the existing hotel business. The justification for a house in principle has been assessed and approved through a planning permission in principle application (ref: 2016/0321/PPP). In terms of siting, the building is well set back from the main road and the orientation is considered to fit adequately within the site. In terms of design, the concept and materials for the proposed house – a 1.5 storey traditional house with natural slate roof, white wet dash render to walls, timber windows and black gutters and downpipes - is in accordance with the Supplementary Guidance on Design and Placemaking. The scheme is considered to have a suitable access and

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adequate parking provision. The position of the proposed house, set back from the main road, with access through the hotel car park and located to the rear of the hotel means that it can be well integrated into the local landscape with the mitigation of compensatory planting and landscaping. Further details should be required by condition for the extent of earthworks proposed, and construction method statements for site works and earthworks in order to ensure landscape integration and best practice.

Background <http://www.lochlomond-trossachs.org/planning/>
Documents: Click on view applications, accept the terms and conditions then enter the search criteria as “2017/0111/DET”.
List of Appendix 1 Conditions and Informatives
Appendices: Appendix 2 Stirling Council Ref: 17/00378/FUL Report of Handling
Appendix 3 Stirling Council Ref: 17/00378/FUL Decision Notice

APPENDIX 1: Conditions and Informatives

Conditions:

1. **Staff Accommodation:** The dwelling hereby permitted shall not be occupied otherwise than by the proprietor/manager or a member(s) of staff of the Bridge of Lochay hotel, or a widow or widower of such a person, or any resident dependants.

REASON: To comply with Local Development Plan Housing Policy 2: "Location and types of new housing required" and to provide adequate staff accommodation in the long term.

2. **Construction Method Statement:** Prior to the commencement of development hereby permitted a Construction Method Statement (with links to drawings and detailed reference to reinstatement) shall be submitted to, and approved in writing by, the Planning Authority. This shall include: site clearance, earthworks including soil and turf management, road and footpath construction, all hardstanding areas and landscape restoration.

REASON: To ensure that best practice in terms of construction, quality of materials and landscape reinstatement and restoration are used in the construction of the site to mitigate the impacts of the development and protect the local landscape character and visual amenity.

3. **Materials:** Samples of all materials to be used for hard landscaping, driveway and footpaths shall be submitted to, and approved in writing by, the Planning Authority prior to their installation on site.

REASON: To ensure the quality of materials used in the design and achieve sensitive landscape integration.

4. **Details of Landscaping:** Prior to the commencement of development on site a revised 'Site Plan – Landscaping' drawing shall be submitted to and approved in writing by the Planning Authority. The said scheme/plan (at a scale of 1:500 or greater) shall include the details shown on drawing reference 11533-12 Rev F, with the following changes:

- Deletion of *Alnus incana* and *Viburnum opulus* (*Alnus glutinosa* and *Prunus padus* would be acceptable substitutions)
- A commitment to remove any regeneration of *Rhododendron Ponticum* which occurs on the site for the next 5 years.

REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be considered contrary to the provisions of the development plan.

5. **Implementation of Landscaping:** Within the planting season following the date of commencement of the development (as indicated on the 'Notification of Initiation of Development', or date of commencement of development as determined by the Planning Authority) hereby permitted the landscaping shall be undertaken in accordance with the approved landscape scheme (see condition 4). Any trees or plants forming part of the approved landscape scheme which, die are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.

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REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be considered contrary to the provisions of the development plan.

List of Plans

Title	Reference	Date Received
Plans and elevations	11533-11 REV B	12/05/17
Site Plan - Landscaping	11533-12 REV F	28/07/17

Informatives

1 Duration of permission - In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.

2 Notification of Initiation of Development - Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

3 Notification of Completion of Development - As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.