

Agenda Item	6.1
Report No	PLN/008/20

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 3 March 2020

Report Title: 19/03841/FUL: Strathpeffer Residents' Association
Play Area, Ord Terrace, Strathpeffer

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 **Description:** Installation of footpath network, play areas, bike track, storage shed and raised beds
- 1.2 **Ward:** 05 – Wester Ross, Strathpeffer and Lochalsh
- 1.3 **Development category:** Local
- 1.4 **Reason referred to Committee:** Eight or more objections

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.

2. Recommendations

- 2.1 Members are asked to agree the recommendation to Grant Planning Permission as set out in section 13 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 The detailed planning application proposes the upgrading and alteration of an existing area of public open space, comprising the installation of a footpath network, a children's play park, bike track, zip wire, raised beds, shelter and equipment shed, together with associated planting and drainage works.
- 3.2 The site is bounded to the north and west by public footpaths, the northern footpath comprising part of Core Path RC45.06. The far eastern boundary of the site adjoins the primary school/community centre car park. There are no public roads directly serving the site.
- 3.3 Pre-Application Consultation: 19/00555/PREAPP Pre-application advice issued in March 2019, broadly supporting the principle of the works proposed.
- 3.4 Supporting Information: Drainage Layout Plan and Specification.
- 3.5 Variations: None

4. SITE DESCRIPTION

- 4.1 The site comprises a large area of open space, enclosed between established housing on Ord Terrace/Cromartie Drive and the A834 public road, to the south-west of Strathpeffer Primary School/Community Centre and associated playing field.

5. PLANNING HISTORY

- 5.1 19/00555/PREAPP Pre-application Advice Issued 14 March 2019

6. PUBLIC PARTICIPATION

- 6.1 Advertised: No
- Representation deadline: 03 November 2019
- Timeous representations: 12
- Late representations: 1
- 6.2 Material considerations raised are summarised as follows:
- a) Size, design and location of storage shed considered inappropriate, more urban/industrial than residential in nature;
 - b) Parking for residents will be detrimentally impacted, as visitors to park will use limited residents' spaces;
 - c) Contractors' vehicles will further impact on established parking during construction phase;
 - d) Location of construction compound will impact further on parking as access will be required to be retained through existing car parking area to site;
 - e) Noise and Environmental damage caused by location of compound, due to proximity of housing and the need to remove trees;

- f) Clarity required over what is to be grown in the raised beds and nature of pollinator flowers;
- g) Clarity required over boundary planting;
- h) Concern over specification of path to proposed play park;
- i) Clarity required over refuse collection from picnic areas and play park;
- j) Timescale of proposed drainage works suggests this is ongoing and will have a disruptive impact on residents over a long period;
- k) Concerns over public consultation and availability of plans for residents to view.

6.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

7. CONSULTATIONS

7.1 **Strathpeffer Community Council:** No response

7.2 **Transport Planning:** No objection. Initial concerns addressed and following site meeting with applicant confirm no conditions recommended. Standard informative notes recommended relating to Mud and Debris on Public Road and Local Roads Authority Consent.

7.3 **Flood Risk Management team:** No objection subject to suspensive condition. The surface water drainage proposals involve discharge into the Kinellan Burn, which is culverted under the site. Presently, there is no known direct discharge of water originating within the site into the burn, though the site is within the natural catchment area of the watercourse. It was stated in pre-application advice to the applicant that, because there have been flooding incidents downstream of the site, discharge into the Kinellan Burn should be limited to the 2-year greenfield runoff rate. The information provided states that the existing greenfield runoff rates are 1.37, 2.67 and 3.88 l/s for the Qbar, 30, and 200-year return period storms respectively. The proposed discharge rates are the same as the greenfield rates. It would be expected that all discharge should be limited to the 2-year rate, however, given the low rates involved, a maximum discharge rate of 2 l/s would be accepted. A Drainage Layout Plan Drawing (P488-02 08/01/19) that shows the construction details has been provided but it is not clear if this will limit discharge into the burn to the required rate. Calculations should be submitted to demonstrate that the proposed drainage will limit discharge into the watercourse to a maximum rate of 2 l/s. It would be expected that the route of the culvert should be kept free from development (i.e. New buildings or any other structures that could not be easily moved) to allow for future maintenance access. Care should be taken during construction work to ensure that the culvert is not damaged and that the manholes are not damaged or buried. A manhole should be provided at the point where the site drainage enters the watercourse. A suspensive condition is recommended requiring the submission and approval of this information prior to any works commencing.

As the application is for recreational amenity space it is considered that the proposal is a 'Water Compatible Use' as defined in SEPA's Flood Risk and Land Use Vulnerability Guidance and therefore have no objection on the grounds of flood risk.

7.4 **Forestry Officer:** No objection. The proposed site is located in an area of wet, rough ground surrounded by housing and the playing field. There is evidence of informal use by walkers across the site and there is a Core Path running along the north west boundary. Generally, this is considered to be a commendable use for a redundant area of ground which will bring a wide range of benefits including biodiversity, health and education. The proposed layout provides a concept for the future use of this land. There is limited detail available for the proposed management of existing woodland and hedging, or the planting of new trees. It is acknowledged that it may be too soon for this level of detail to be provided, but would recommend that this is agreed prior to commencement of development.

The roadside hedge is an important feature and will need to be maintained. The existing woodland areas would benefit from early management, such as a light thinning to favour the better trees. There are two small groups of cypress trees along the south west boundary. One of these may need to be removed in order to improve Access B. The other is located beside the proposed equipment shed, presumably to act as a screen for the neighbouring properties. It is not considered that either of these tree groups are suitable for long term retention and would have no objection to their removal. An alternative location for the shed with associated planting could be considered.

7.5 **Access Officer:** No objection subject to condition being attached safeguarding existing Core Path to north of the site. The following issues are highlighted;

- The temporary compound is owned by The Highland Council, Permission will be required to use this area with conditions for its re-instatement. Specific details will be required on how access across this area will continue during development.
- Pre-app advice stated that no boundary fences would be erected and this should be confirmed on the site layout plan.
- Reservations regarding the path link to the Primary School/Community Centre car park. An upgrading of the existing core path may provide a more suitable path link. The existing core path already has a suitable width and base and only requires passing places and an improved surface.
- The existing car park is over 250m from the development site and there would be much temptation for users to park closer. This car park is partly full every weekday and at certain dates and times the school car park is very busy and unsuitable for any extra use. The existing disabled spaces and the health centre car park are closer to the existing core path link.
- Is there scope for use of the compound area for future additional parking?
- If the path link to the core path is retained, then the specification requires a minimum width of 1.2m usable surface for two people side-by-side (ideally 1.5m) with passing places to 2m width, 2m long every 50m for wheelchair users. The surface would need to be a fine dust or bitmac.

7.6 **Scottish Water:** No objection. According to records, the development proposals impact on Scottish Water assets. The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. An informative note can be attached to the planning permission.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
51 - Trees and Development
66 - Surface Water Drainage
75 - Open Space
77 - Public Access

8.2 Inner Moray Firth Local Development Plan 2015

Within Strathpeffer Settlement Development Area – Part of Open Space allocation

8.3 Highland Council Supplementary Planning Policy Guidance

Flood Risk and Drainage Impact Assessment (Jan 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

10. PLANNING APPRAISAL

10.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

10.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

10.3 The key considerations in this case are:

- a) Compliance with the development plan and other planning policy;
- b) Third party representations.

Development plan/other planning policy

- 10.4 The site comprises part of a larger area allocated for Open Space in the adopted Inner Moray Firth Local Development Plan. The application seeks to enhance and bring back into use this largely redundant area of open space for the benefit of the community. In principle the development complies with the Open Space/Amenity allocation in the Development Plan.
- 10.5 The site lies within the Settlement Development Area of Strathpeffer close to the primary school, community centre and established housing development. The site is already accessible by public transport, cycling and walking and it is proposed to improve such accessibility through the provision of additional paths and cycle parking. A variety of uses are proposed within the park, including children's play area, bike pump-track and raised beds, together with a network of footpaths, thus accommodating the needs of various sectors of the community and contributing to the social development of the community. The enhanced open space area will make a positive contribution to the visual quality of the area and the reinforcement of the established open space adjacent to the playing field and community buildings (school, community centre and health centre) is considered an appropriate compliant sustainable use. The proposal to provide enhanced facilities in this central location complies with The Highland-wide Local Development Plan policies 28, 29 and 34.
- 10.6 The proposal seeks to enhance an established area of open space which is accessible by foot and links to wider footpath networks within the village. The Core Path running along the northern boundary of the site is part of this wider network. The application therefore complies with the Highland-wide Local Development Plan policies 75 and 77.
- 10.7 The Council's Flood Risk Management Team initially raised a holding objection because of insufficient information provided on proposed surface water drainage arrangements. However, they have now advised that given the application is proposing the upgrading of an existing area of open space, the outstanding information required, relating to discharge rates of surface water to the Kinellan Burn, can be subject to a suspensive condition.

Third Party Representations

- 10.8 As can be noted from Section 6 above, thirteen third party representations have been received, twelve of those objections from residents of Ord Terrace to the north and west of the site. Many of the concerns raised relate to policy or technical issues discussed within Sections 7 and 10.4 -10.7 above. The other matters are addressed below:

Siting of Equipment Shed

- 10.9 The proposed equipment storage shed is modest in size (6.5m x 5m x 3.6m high to the ridge of a shallow pitched roof) and is proposed to be finished in timber with metal cladding roof. The shed is to be located close to the west boundary, in line with the blank gable of the single storey properties at 39 and 40 Ord Terrace but set back around 20m from those properties and separated by a public footpath and a small group of cypress trees. The door to the shed is shown facing away from the

housing on the east facing elevation. There are concerns that the siting and design of this structure is inappropriate so close to a residential area, however the scale and finished materials of the unit and its distance from the nearest properties is such that it will have no material impact on those properties. However, its location on the edge of the open space will ensure that it relates well to this adjoining built development. As the shed is to be used for storage purposes only then there will be no significant nuisance/noise arising from this building. The applicants also note that the site was chosen to be close to the proposed play park, raised beds and pump track where most equipment will be used and close to the footpath and houses to ensure overlooking to help deter anti-social behaviour.

Impact on Residents' parking

- 10.10 The detailed proposals do not include any dedicated car parking provision. The open space area already exists, with redundant children's play area, adjacent to the existing football pitch. Concern is expressed from residents of Ord Terrace that visitors to the park will use limited residents' parking spaces to the west of the site as this area is close to the proposed play park, bike track and raised beds. The Council's Transport Planning team has no objections, noting that this is an existing facility to be upgraded. The applicants have advised that the main pedestrian access will be promoted from the existing car park next to the school and community centre where an entrance feature will be installed. Walking and cycling to the facility will also be encouraged. It is acknowledged that some on street car parking and use of residents' bays may occur, however this is more likely through the day when there are more free spaces. As there is no change of use involved and the works relate to an established amenity space within a central village location, there is no justification to require the provision of additional car parking.

Siting of Temporary Construction Compound

- 10.11 A temporary construction compound is proposed to the immediate west of the site on an area of grass between 33/34 and 35 Ord Terrace, with vehicle access from the adjoining residents' parking area. Permission has been given by the Council's Housing Manager (North) for temporary use of this area during the proposed works to the various elements of the upgraded park. Whilst it is acknowledged that this will cause some inconvenience, loss of a few parking spaces and loss of amenity to immediate householders, this will be for a temporary period only, with the area reinstated on completion. It is located at one of the few possible locations where plant and machinery can access the site. The applicants advise that they will work with contractors to minimise potential impact on parking. Pedestrian access will be maintained, with a short diversion put in place around this area which will be reinstated on completion of the programme. Conditions can be attached to the planning permission to secure such reinstatement of open space and footpath link.

Removal of trees/Boundary Planting

- 10.12 It is noted that there are three large conifers adjacent to the proposed temporary compound, at least one of which will be required to be removed to facilitate access. There is a similar small group of conifers adjacent to the proposed equipment shed. The applicants advise that they would intend leaving the trees in the short term, other than where required to be removed to allow access but would hope to remove them at a later stage and replace with more appropriate indigenous species. This

approach is supported by the Council's Forestry Officer, as can be seen at Section 7.4 above. A pre-start condition requiring submission and approval of a landscape plan will ensure that appropriate tree retention, replacement planting and new planting will require to be submitted to, and approved in writing by, the Council before any work starts on site.

Raised Beds/Pollinator Flowers

- 10.13 The raised beds are proposed to provide an important resource for proposed future projects to increase social inclusion, teach food growing skills and increase the consumption of local fresh vegetables. It is proposed to work closely with the school and community centre and welcome input and participation from all residents. The suggestion by objectors of including sensory plants is acknowledged by the applicants as a good idea. There is no justification for the concern expressed that the beds will be unsightly or that they will attract vermin or anti-social behaviour. The intention is to encourage pollinator flowers by managing an area as a wild flower meadow. The applicants state that if anyone advises them of particular allergies, then they will take such information into account.

Community Consultation

- 10.14 The proposal is not a Major Application, as defined by Planning legislation, and therefore no formal community consultation is required. However, the applicants advise that, contrary to what has been alleged by objectors, full public consultation was carried out in 2015 and since then there have been at least annual meetings where progress has been reported. Meetings have been advertised on posters, by email to around 200 members and on Social Media. A meeting was held in January 2019 to address the concerns of park neighbours and as a result, modifications were made to the plans.

Refuse Collection

- 10.15 The applicants confirm that whilst they will discourage visitors from leaving litter on the site, they will provide bins, and these will be managed by the community on a volunteer basis.

Matters to be secured by Section 75 Agreement

- 10.16 None

11. CONCLUSION

- 11.1 The proposals to upgrade the existing large area of underused public open space to improve recreational facilities in Strathpeffer, whilst helping to enhance links between the west and east areas of the village, next to the primary school and community centre, complies with the thrust of many of the Council's Development Plan policies. There is no change of use involved, but the proposal for a new children's play area, bike track, zip wire and raised beds with associated footpath network, landscaping and drainage works will provide an improvement to visual amenity and encourage greater active use of this area. This will be to the benefit of the wider community as well enhancing the outlook from the houses directly overlooking the site. It will also improve views from the adjacent A834 western approach to the village centre and conservation area.

- 11.2 It is regrettable that there is some disagreement within the community as to the nature and detail of the works proposed, resulting in objections to this planning application. However, notwithstanding such objections, it is considered that the detailed proposals will be of overall benefit to the community and will have no significant detrimental effect on any of the neighbouring properties. There will be some disruption and nuisance during implementation of the project however this will be for a temporary period only. The applicants advise that timescales will be dependent on external funding success. However once funding is secured, it is envisaged that the paths and drainage works will take 6 – 8 weeks; and installation of the children’s play park and bike pump track will take 8 -10 weeks.
- 11.3 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.

12. IMPLICATIONS

- 12.1 Resource: Not applicable.
- 12.2 Legal: Not applicable.
- 12.3 Community (Equality, Poverty and Rural): Not applicable.
- 12.4 Climate Change/Carbon Clever: Not significant.
- 12.5 Risk: Not applicable.
- 12.6 Gaelic: Not applicable.

13. RECOMMENDATION

Action required before decision No issued

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

Conditions and Reasons

1. No development shall commence until details of all tree felling, planting and maintenance, including existing trees and hedging, has been submitted to and approved in writing by the Planning Authority. All approved work shall be implemented in accordance with the approved plan and shall be maintained in perpetuity to the satisfaction of the Planning Authority. For the avoidance of doubt this shall include retention and future maintenance of the roadside hedge along the A834.

Reason: In order to secure high-quality open spaces in compliance with Council Supplementary Planning Guidelines.

2. No development shall commence until a final drainage design is submitted to, and approved in writing by, the Council's Flood Risk Management (FRM) team. All surface water discharge into the Kinellan Burn watercourse shall be limited to a maximum rate of 2 l/s and the design shall include calculations to demonstrate that this is the case. Surface water from all storms up to and including the 1 in 200 year plus climate change return period event shall be managed within the site boundary.

For the avoidance of doubt the final drainage design shall show the route of the culvert kept free from development (i.e. New buildings or any other structures that could not be easily moved) to allow for future maintenance access and demonstrate that construction work shall be undertaken in a manner that ensures that the culvert is not damaged and that the manholes are not damaged or buried. A manhole shall be provided at the point where the site drainage enters the watercourse.

Reason: To ensure that compliant surface water drainage is provided timeously in order to protect the water environment.

3. Public access to Core Path RC45.06 along the north boundary of the site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or determent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary. For the avoidance of doubt this would include any of the following;

- The placing of materials on the path;
- Allowing water, soil or any other substance to flow or spill onto the path;
- Erecting any fence or locked gates across the path;
- Prohibitory signs or notices;
- Plant or overhang any vegetation on the path;
- Projections from buildings;
- Park vehicles or place other structures.

Reason: In order to ensure that access to the core path network is not obstructed as a result of this development and to comply with the Council's statutory duty to uphold access rights.

4. For the avoidance of doubt, prior to first use of the children's play area, the footpath link from the community centre/primary school car park to the play area and beyond to link with the Core Path shall be a minimum width of 1.2m usable surface with passing places to 2m width, 2m long, every 50m, for wheelchair users. The finished surface shall be maintained as a fine dust or bitmac, all to the satisfaction of the Planning Authority.

Reason: To ensure suitable and timely provision of all-abilities access.

5. For the avoidance of doubt, permission for the compound is granted for a temporary period only and shall cease to have effect on 28 February 2021, such other date as may be first agreed in writing with the Planning Authority, or completion of the works hereby approved, whichever is the earliest (The 'cessation date'). Prior to the cessation date, the application site shall be cleared of all

development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)) and reinstated to the satisfaction of the Planning Authority.

Reason: In recognition of the temporary nature of the proposed development, to enable the Planning Authority to reassess the impact of the development after a given period of time and secure removal and restoration.

6. No development or work shall commence on the equipment shed until a detailed specification for all proposed external materials and finishes (including colours) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with, its context and appears recessive in the landscape.

REASON FOR DECISION

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

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855. According to records, the development proposals impact on existing Scottish Water assets. You must identify any potential conflicts with Scottish Water assets and contact the Asset Impact Team directly at service.relocation@scottishwater.co.uk Scottish Water asset plans can be obtained from the appointed asset plan providers: Site Investigation Services (UK) Ltd., Tel: 0333 1231223 Email: sw@sisplan.co.uk www.sisplan.co.uk

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

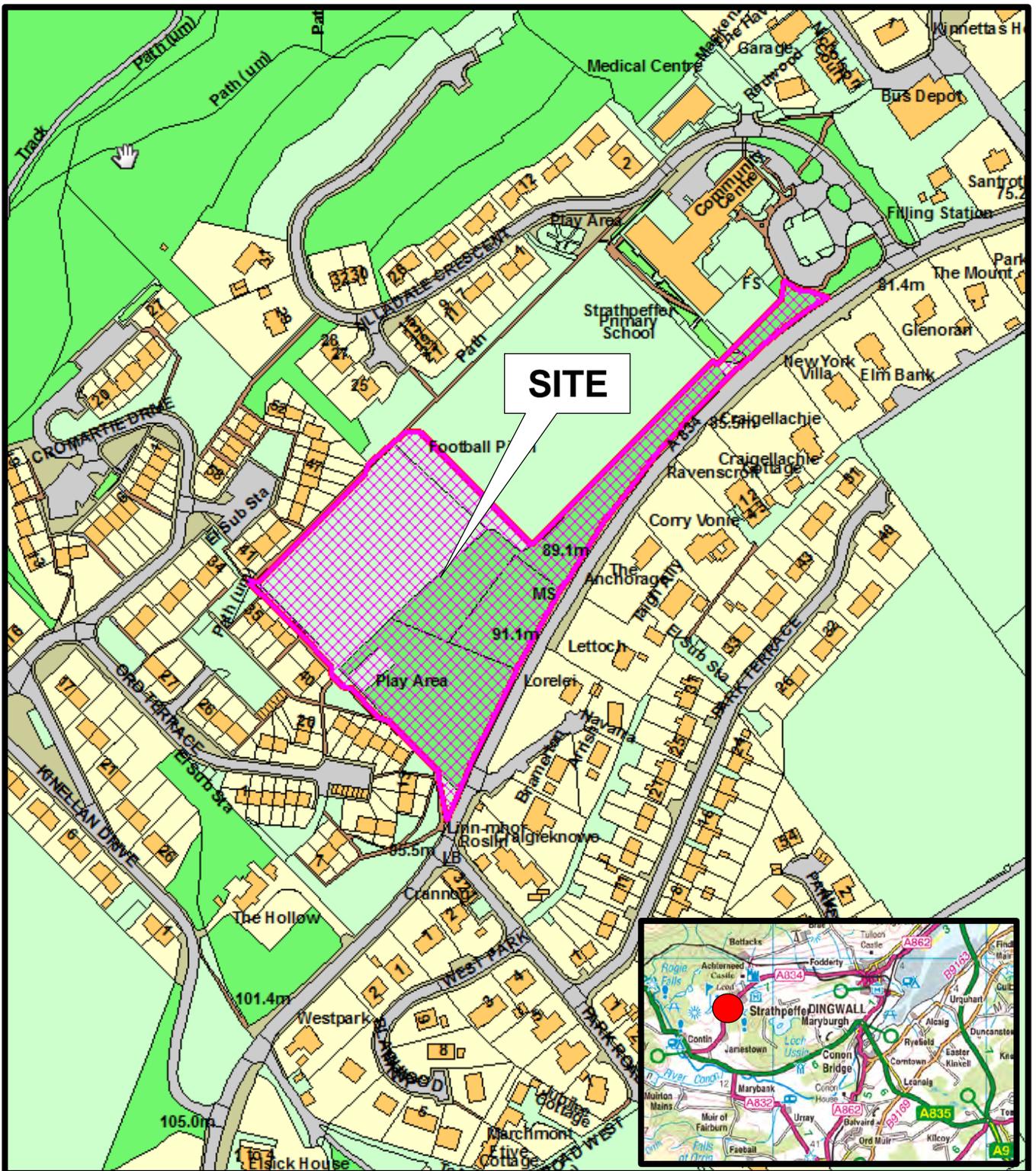
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Designation:	Acting Head of Development Management – Highland
Author:	Dorothy Stott
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - Location Plan Plan 2 - 000005 Location Plan Plan 3 - 000006 Site Layout Plan Plan 4 - 000002 Equipment Shed Plan 5 - 000003 Play Area



Planning & Development
Service

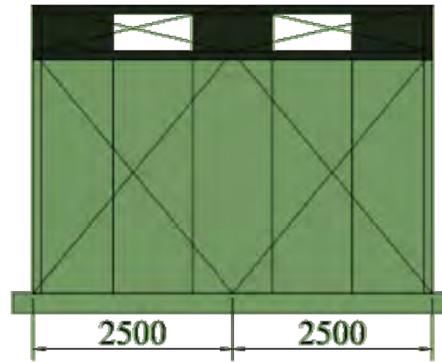
19/03841/FUL

Installation of footpath network, play areas,
bike track, storage shed and raised beds
at Play Area, Ord Terrace, Strathpeffer

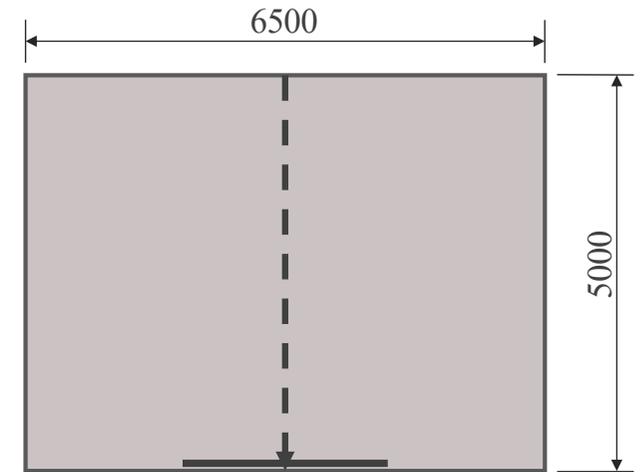
Strathpeffer Residents' Association – Store / Workshop Floorplan & Elevations



Front Elevation (External)



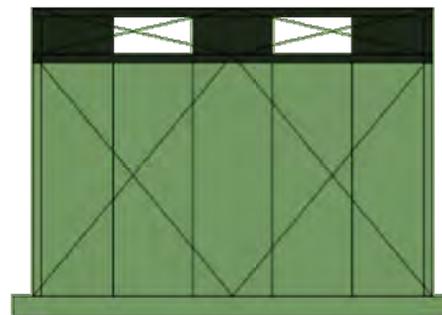
Left Elevation (Scale = 1:100)



Floor Plan (Scale = 1:100)



Back Elevation (Scale = 1:100)



Right Elevation (Scale = 1:100)

Steel building with proposed timber cladding to blend with surrounding park.

STRATHPEFFER RESIDENTS ASSOCIATION STRATHPEFFER PLAY AREA

TODDLER VILLAGE EQUIPMENT

01. WOODEN TRAIN CLIMBING UNIT WITH SLIDE
02. DOUBLE SWING WITH 2 CRADLES SEATS
03. WILD BOAR SPRINGER
04. SQUIRREL SPRINGER
05. ROUND TRAMPOLINE
06. INCLUSIVE SCOOTER ROUNDABOUT
07. CRAWL TUNNEL
08. SINGLE MUSHROOM
09. BALANCE WALK
10. BALANCE WEAVE
11. WOBBLE BOARD
12. STEPPING LOGS
13. TRAIN TICKET OFFICE PLAY PANEL
14. TRAIN STATION PLAYPANEL

JUNIOR 'PLAYZONE' EQUIPMENT

15. MAPLE TREE FOREST CLIMBING PLAYGROUND
16. COMBINATION SWING WITH TWO FLATS AND BASKET SEAT
17. GIANT SPINNING DISC - 2.5M DIA
18. DOUBLE SEESAW
19. ZIPE WIRE 30M (NO PLATFORM - MOUND START)

WET POUR MULCH SAFETY SURFACING UNDER NEW EQUIPMENT TO VARYING DEPTHS - TOTAL AREA 473 SQM.

NEW CABLEWAY TO RECIEVE GRASSMAT SAFER SURFACING UNDER HIGH WEAR AREAS.

NEW PATH NETWORK, FENCING, DRAINAGE, PLANTING, BIKE TRACK AND SHELTER BY OTHERS.



DO NOT SCALE FROM DRAWINGS.
All dimensions to be checked by the contractor and any discrepancies to be notified to the Designer prior to works being commenced.
Use figured dimensions only.
Dimensions given are minimum.

Client
STRATHPEFFER RESIDENTS ASSOCIATION

Site No.
2019/207

Date
AUG 2019

Scale
1:100@A2

Rev
-

Drawn
ST

Strathpeffer Play Scotland
Prospect Business Centre
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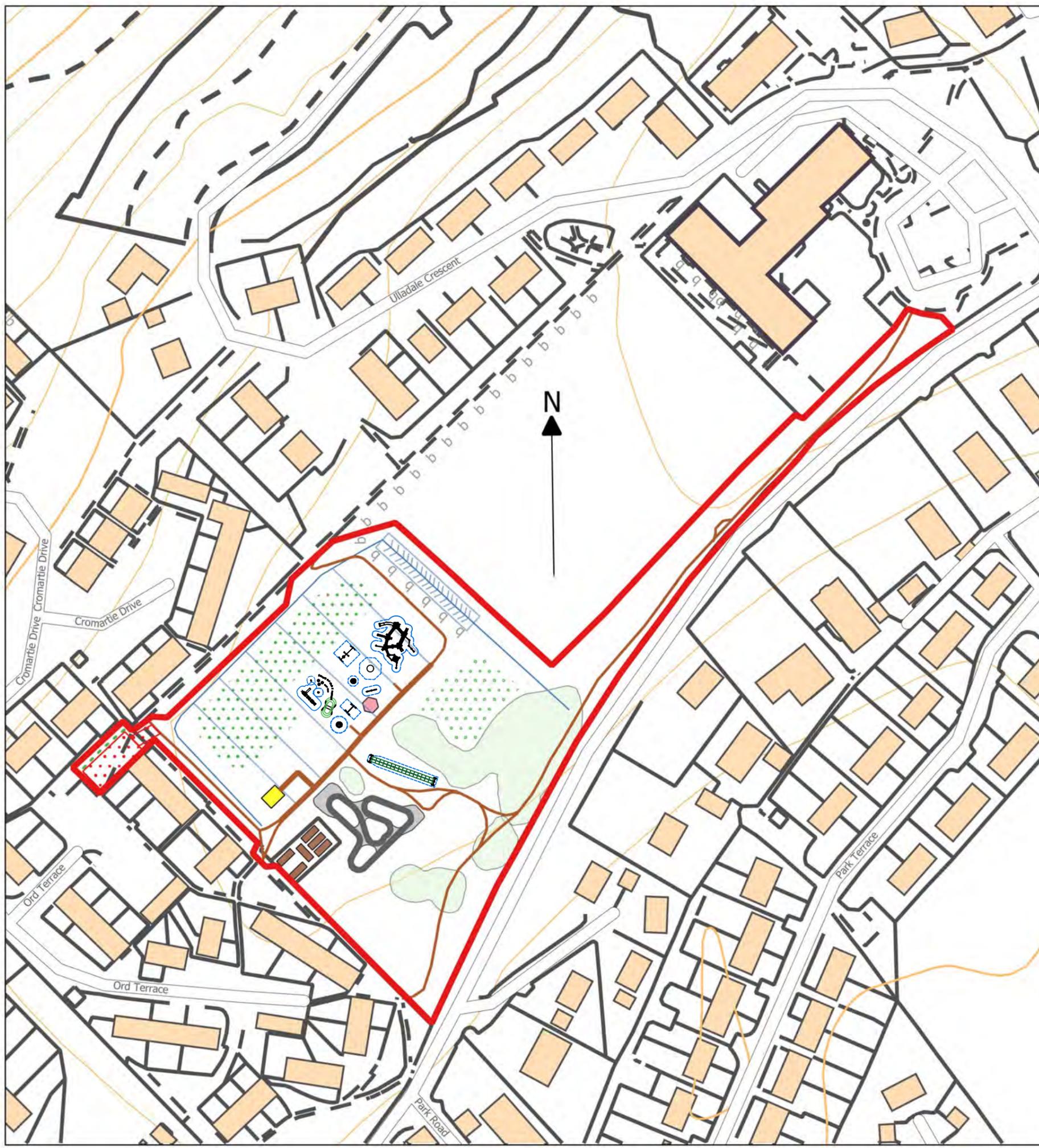


Strathpeffer Residents' Association Association

Community Park

2019

Scottish Charitable Incorporated Organisation SC046287



-  Planning boundary
-  Temporary storage-access
-  Temporary pedestrian path
-  Path 2m
-  Path 1m
-  Drainage swales
-  Gravel swale
-  Storage shed
-  Shelter - hex
-  Raised beds alternate
-  Weaving willow
-  Pollinator meadow
-  Woodland
-  Pump track line
-  Pump track footprint

1:1500

