

## SITE VISIT REPORT SHEET

Date of Visit: 29/1/13 - Met Mrs Matthews, Coote,  
Walker & Liversay

Officer: Mr Andrew Watt

## THE SITE (Is block plan correct, levels, trees, highways/access, materials?)

- Site set in fairly isolated locality with a handful of dwellings, accessed via an unmade track, fairly narrow in places.
- Formerly in agricultural use, site contains a large <sup>concrete</sup> ~~stone~~ framed barn + a number of brick piggy bridges - all derelict.
- Some areas of hardstanding
- Land levels slope steeply from N to S.

## ADJOINING LAND (Land use, adj. trees, boundary treatment, materials?)

- N Kuntland Barn, Pinrose Lodge + The Goad House. Kuntland House to NE - Set on lighter ground a reasonably good distance away from site. 1.8m high + 1.6m high panel + cb fences. Sheds to 2 of the gardens on +
- S Close to boundary. Boundaries open - no vegetation screen. Stream on S boundary, well vegetated with both grass + meadow areas. Open field rises beyond
- E Grounds of Kuntland House - 1.7m high post + chain wire fence, well vegetated with meadow areas.
- W Ungrazed field, steeply sloping from N to S. 2 dwellings visible beyond.

## STREET SCENE (What is the general character like? Would this be sympathetic?)

- Rural character + remote from settlements / local services. Not sustainable.
- Detailed design of houses as reserved matter.
- Layout appears acceptable, with sufficient privacy around + plot size commensurate with size of houses.
- Dwellings to N most affected as on lighter ground, so impact would be more limited than if otherwise would be.
- Poor quality access tracks, both within site + at junction with T. Hill Rd (outside red line).

OTHER COMMENTS (Main issues, Neighbour Notification correct, any action required?)  
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