

APPENDIX 1

This drawing is solely for the purposes of obtaining Planning Approval. The drawing may be suitable for constructional purposes but it may be necessary to augment and or amend this information. No liability will be accepted for any omission should the drawing be used for constructional purposes.

Do not scale this drawing for construction purposes.

Supporting Statement

The proposals for two small holiday let units comes from the recent success of the nearby converted Barn steading Holiday Let run by our client. This property has become so popular and has such a high occupancy rate that the client wishes to expand the let offering in the immediate area of his farm.

The site proposed is a area of scrub land between a access road and agricultural field. To the east is a residential property in the clients ownership under a lease, to the south is a private residential property and to the west is a derelict steading with permission to convert to residential.

The proposals are small scale quirky Holiday Lets in form of a Shepherds Cabin and a former Private Jet. These unusual structures give this development a unique selling aspect.

The units will only cater for max 2 persons each which will not contribute to a significant increase in traffic or noise in the area - likely only an additional 2 vehicles per week.

The site will be well planted to establish a soft boundary to all sides and to give privacy to both local residents and guests.

| Tree Planting | | |
|---------------|-------------------------|----------------------------|
| Ap | Acer platanoides | 1.8 - 2.1m Norway Maple |
| Bp | Betula pendula | 1.8 - 2.1m Silver Birch |
| Pk | Prunus kanzam | 1.8 - 2.1m Japanese Cherry |
| Psa | Prunus sargentii | 1.8 - 2.1m Sargent Cherry |
| New Shrubs | | |
| Azp | Azalea ponticum | 5.0 litre |
| Azs | Azalea saturn | 5.0 litre |
| Call | Calluna vulgaris spp | 3.0 litre |
| Hp | Hebe paeoni | 3.0 litre |
| Vd | Viburnum davidii | 3.0 litre |
| Ryak | Rhododendron yak hybrid | 3.0 litre |
| Pff | Pieris forest flame | 3.0 litre |
| Vb | Viburnum burkwoodii | 3.0 litre |

Landscaping

The landscaped areas have been planted with coastal, salt tolerant varieties of trees and shrubs.

Beech hedges have been designed to create a soft boundary to enclose the newly formed residential plot and integrate the site into the existing landscape

Planting Schedule

1. Topsoil to be sprayed with glyphosate when grass and broadleaf perennials are actively growing, before the tree and shrub planting.
2. Trees will be planted in dormant season (October - March) into excavated planting pits, 50cm x 50cm x 30cm, using free-draining loam topsoil. These trees to be staked and supported by tree ties. A slow release fertilizer is to be mixed with the topsoil, when the tree pits are back-filled and firmed in Geotextile mulch squares to be laid around trees to suppress weed species.
3. Shrub beds will be rotavated, and a slow release fertilizer added. Container grown and bare-root shrubs will be planted in the first planting season following completion of the gardens or public space areas.
4. All grass seeding to be carried out May - September.
5. Open space areas to be sown with No 3 amenity grass seed.

All Planting indicated on the approved plans shall be carried out in the first planting season following the completion of the development or at earlier stages and any plants or trees which within a period of five years from the commencement of the use die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

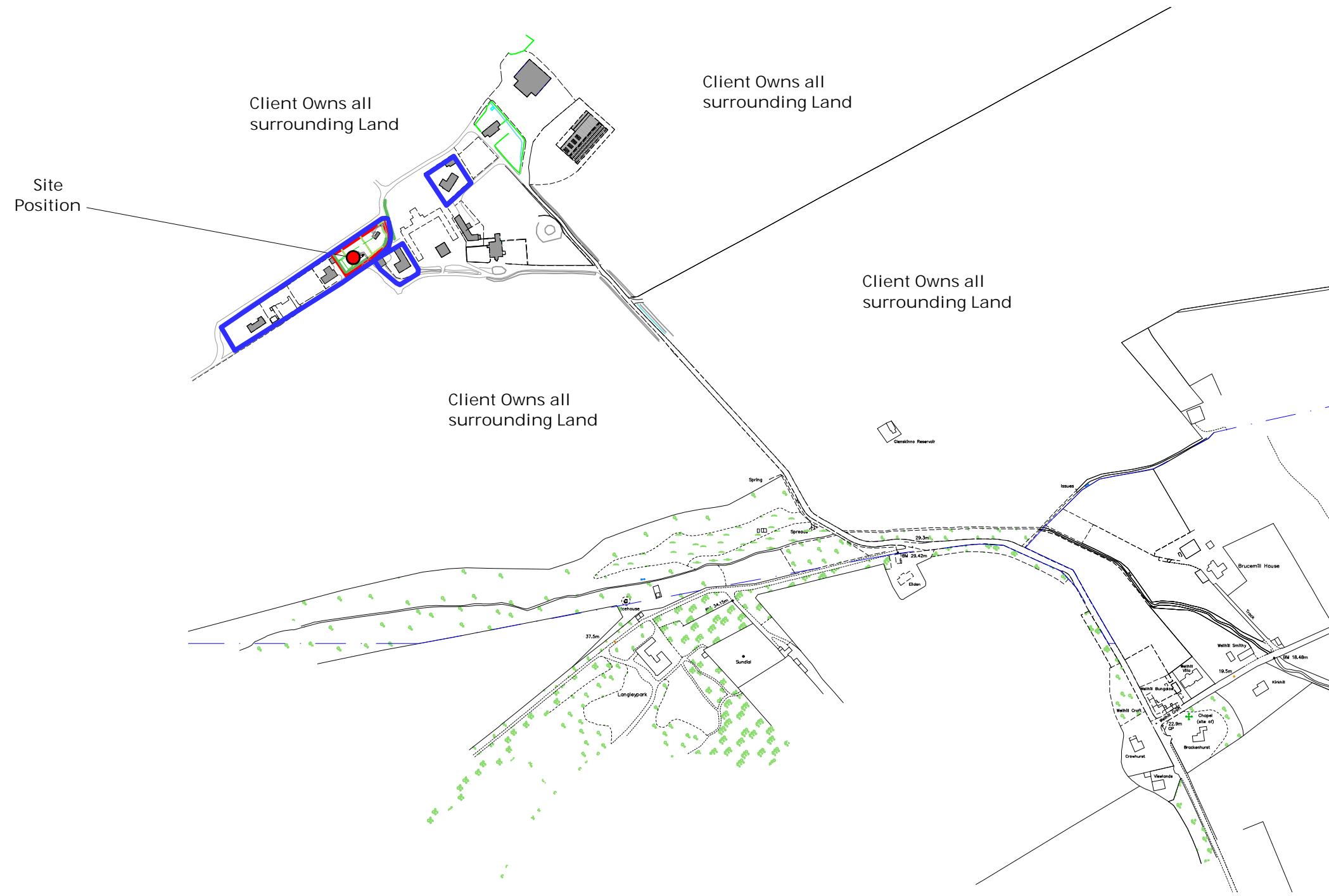
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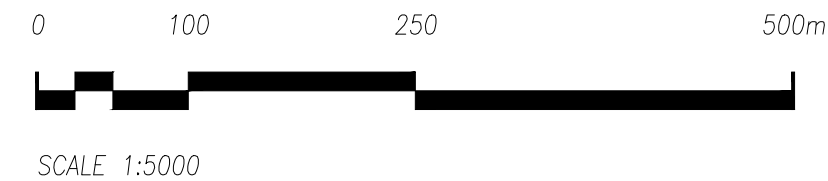
| | |
|--------------|---|
| Client: | Mr Ian Gall |
| Project: | Proposed placement of former Jet now to be holiday accommodation at Glenskinno Farm, Montrose |
| Title: | Existing and Proposed Site and Location Plans |
| Drawing Ref: | JDC 1734 - A300 - PL |



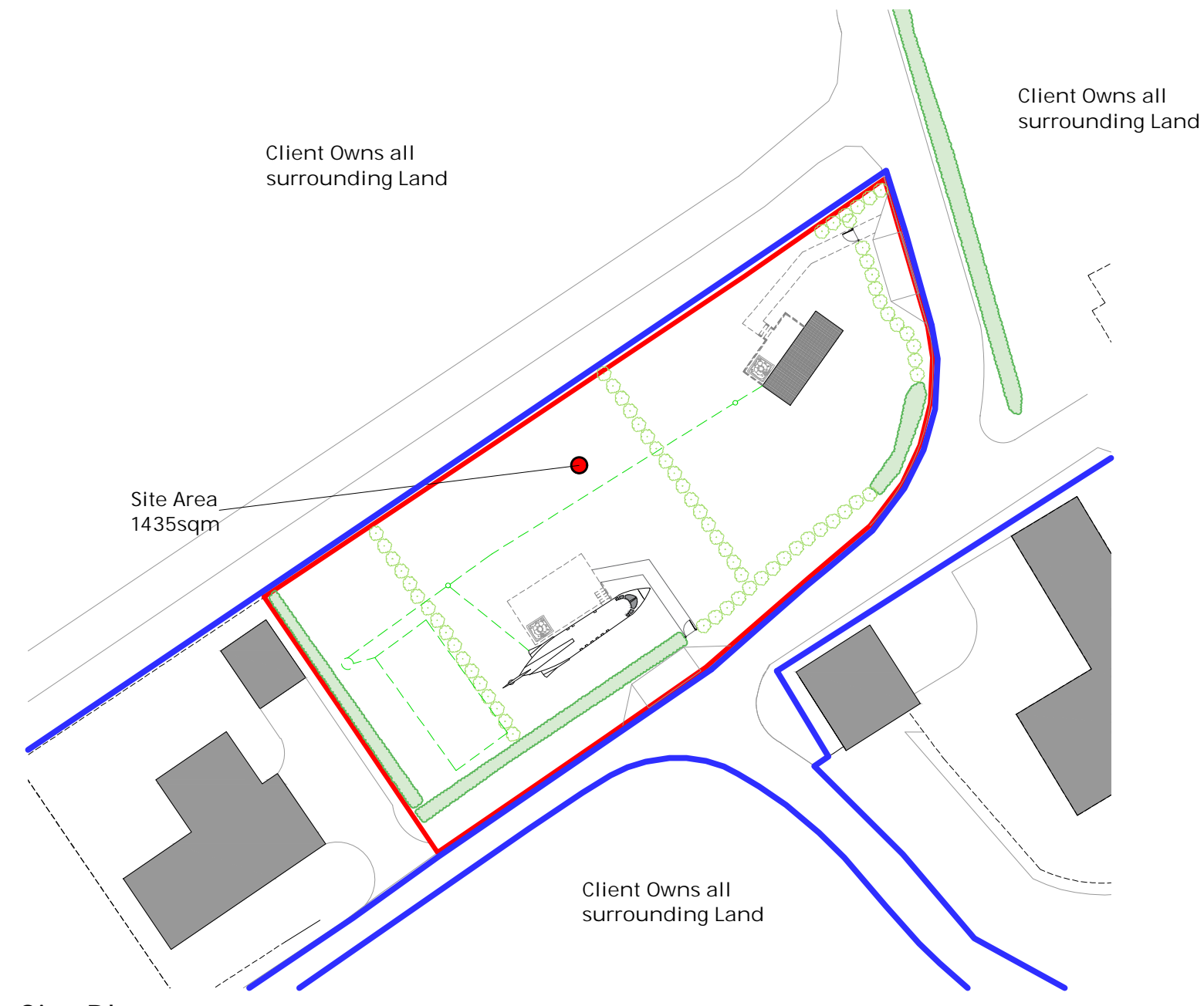
Office Address: 72 New Wynd Montrose, Angus, DD10 8RF
 Tel: 01674 672064
 Email: info@crawfordarchitecture.co.uk
 Web: www.crawfordarchitecture.co.uk



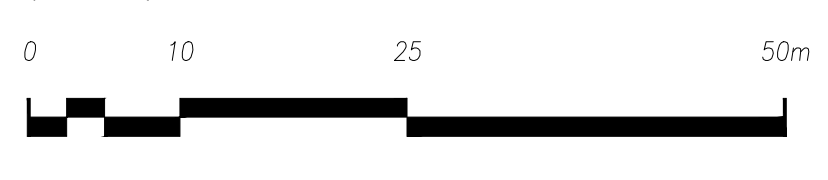
Existing Location Plan (1:5000)



SCALE 1:5000



Site Plan (1:500)



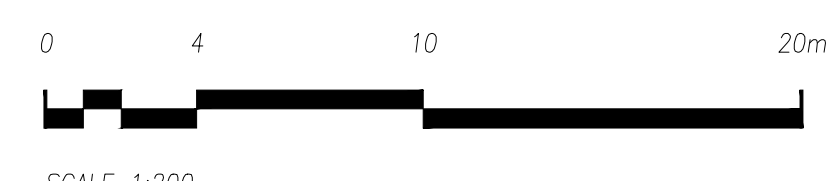
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North



Site Plan (1:200)



SCALE 1:200

1 Glenskinno Farm Cottages, Wellhill, Montrose, DD10 9LG

Client Owns all surrounding Land

Drainage
 Surface Water: Surface water disposal directly to the ground
 Foul Drainage: Existing 3,800-litre Septic Tank discharging to enlarged Foul Water Soakaway enlarged to 68,2m²

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