

RECEIVED 01 JUL 1970

ARTHUR & CARMICHAEL

Solicitors,

Cathedral Square
Dornoch Sutherland

Our Ref. ...W/NM/83/

Your Ref. ...1L...

Francis G. Carmichael, N.P.

William C. Wright, B.L.

TEL : 202 & ~~204~~ 203

10th July, 1970.
Dictated 9th July

James Nolan, Esq.,
Town Clerk,
DORNOCH.

ANSWERED 10 AUG 1970

Dear Sir,

ANSWERED 10 AUG 1970

Proposed Road Widening: River Street, Littleton
Our Client Mrs. Margaret Munro,
Carnaig Cottage

We have been consulted on behalf of our Client Mrs. Margaret Munro, Carnaig Cottage, Littleton with reference to your letter of 24th ultimo and relative copy plan. We should explain that our Client is of advanced years and awaited her daughter's arrival on holiday last weekend in order to discuss your letter with her before passing the matter to us.

We have inspected at your Office the plan of proposed road widening scheme which shows only the pieces of ground to be acquired and does not show, as such, the details of the road after widening operations have been carried out and in particular does not reveal any proposed footpath or pavement on either side of the road.

Our Client objects to the proposal to take a substantial and important part of her garden ground from her for the following reasons. (1) The proposed scheme will result in Carnaig Cottage front door giving access to the thoroughfare which, during the summer months at least, carries a heavy flow of traffic. The danger to occupiers of the house whether young or old is patent and a road widening scheme which envisages such a situation is, in this particular, a bad scheme and an alternative should be found. (2) The loss of a substantial part of garden ground will inevitably reduce the amenity of Carnaig Cottage. Our Client agrees that a small part of the westmost part of the garden will have to be taken for the scheme. (3) The proposed scheme will reduce the value of our Client's property. (4) The proximity of traffic to the house will result in serious deterioration of the fabric of the building and the fact that the front or south wall and the southwest corner of the gable of the house will adjoin the thoroughfare will abnormally raise the risk of damage from vehicles colliding with it. (5) If a substantial part of the garden ground is taken the garden, which is meantime carefully laid out, will require to be rearranged at appreciable cost to our Client.

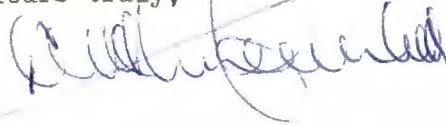
As Mrs. Munro's house is the only one on the north side of River Street and there is a considerable area of waste ground on the south side of the street the road widening operations should be restricted to the south side where a sweeping curve would not only avoid the need for taking away the front garden of Carnaig Cottage but would to some extent utilise land which is unused at the present time and in its existing condition adds nothing to the amenity of the area.

It/

It is of course appreciated that the plan has been prepared by Road Engineers who consider only the optimum design of the road but your Council will, in their deliberations, take notice also of the effects of the road widening scheme on such a property as Carnaig Cottage and the question of safety and amenity.

We shall be glad if you will acknowledge receipt of this intimation of objections to the Scheme on behalf of Mrs. Munro.

We are,
Yours truly,



Ref: 14

ARTHUR & CARMICHAEL

Solicitors,

Cathedral Square
Dornoch Sutherland

TEL : 202 & 444 203

Francis G. Carmichael, N.P.

William C. Wright, B.L.

Our Ref.W/NM/83/

Your Ref.

6th August, 1970.

James Nolan, Esq.,
Town Clerk,
DORNOCH.

RECEIVED 6 AUG 1970

Dear Sir,

Carnaig Cottage, Littleton, Dornoch

Proposed Road Widening Etcetera.

We note that we do not appear to have received acknowledgments of our letters to you of 10th ultimo in connection with the above matters and perhaps you will confirm that our two letters reached you and that they are having attention.

We are,
Yours truly,



Yr ref W/NH/83

10th August, 1970.

Our ref 1L

Messrs Arthur & Carmichael,
Solicitors,
DORMOCH.

Dear Sirs,

Proposed Road Widening
River Street
a/c Mrs Margaret Munro

I write to acknowledge your letter of 6th August 1970, for which I thank you.

Your letter of 10th July has also been received and your client's objections, detailed under five headings have been noted and will be submitted to the Town Council for consideration at its meeting next month.

The position at the moment is that plans of the widening have been referred to the District Valuer for his Assessment of any compensation payable to owners of the properties affected and you will be informed of the outcome in due course.

Your suggestion for an alternative "lay out" for the widening/^{of the road}and the provision for footpaths will be drawn to the attention of the Road Surveyor's Department and you will be advised of their comments when they are received.

I am,
Yours truly,


Town Clerk

ARTHUR & CARMICHAEL

Solicitors,

Cathedral Square
Dornoch Sutherland

Francis G. Carmichael, N.P.

William C. Wright, B.L.

TEL : 202 & ~~204~~ 203

6) 27 JUL 1972

Our Ref. W/NM/S3/

Your Ref.

26th July, 1972.

J. Gordon Edmond, Esq.,
County Surveyor,
County Surveyor's Office,
B R O R A,
SUTHERLAND.

Dear Mr. Edmond,

Church Street/River Street Road Widening
Miss Munro, Carnaig Cottage

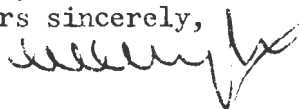
Thank you for your letter of 21st instant.

In this matter I am dealing with Miss Isabel K. Munro, daughter of Mrs. Munro. Mrs. Munro is of advanced years and as she is not in good health she is not to be troubled with this business.

Miss Munro has marked on the enclosed plan, in blue, the area which she would surrender. As Carnaig Street is not to be widened she cannot understand the reason for taking the garden ground on that side. Miss Munro states in her covering letter "I would never agree to the corner being taken off on the Carnaig Street side (which is not being widened) nor to the length of the garden being interfered with. This is absolutely unnecessary as there is space outside the garden at present".

I had hoped that ~~they~~^{we} might adjust the plan to the extent that Miss Munro's points would be met to reach agreement with her and so avoid delay of Compulsory Purchase Order procedure. Please let me have the plan back in due course.

I am,
Yours sincerely,



COUNTY COUNCIL OF SUTHERLAND
ROADS DEPARTMENT

J. G. EDMOND, M.I.C.E.

County Surveyor

Telephones : Brora 301/302

Your Ref.:

Our Ref.:

JNM/JCT/AJM



County Surveyor's Office

Brora

7th August, 1972.

G.F. Trowbridge, Esq.,
Town Clerk's Chambers,
High Street,
Dornoch.

Dear Sir,

Church Street/River Street Road Widening
Miss Munro, Carnaig Cottage

I enclose a copy letter dated 26th July, and land plan from Messrs Arthur & Carmichael, Solicitors acting for Miss Munro, Carnaig Cottage, in connection with the above scheme.

The proposed road line has been arrived at after amendment in order to meet with objection previously raised by Miss Munro. A further amendment is possible and I enclose a sketch of the layout involved which reduces the land required to an area approaching that suggested by Miss Munro. The road line at this point can be made satisfactory, but with the curves already introduced it will not be an ideal alignment.

I should be pleased if you would advise me whether the road line should be amended as suggested and perhaps you could return the original land plan to the solicitors as requested.

Yours faithfully,

County Surveyor.

Our Ref: 1L

15th August, 1972.

J.G. Edmond, Esq.,
County Surveyor,
County Surveyor's Office,
BRCRA.

Dear Sir,

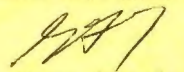
Church Street/River Street Road Widening
Miss Munro, Carnaig Cottage

I thank you for your letter of 7th August, 1972 enclosing plans etc., regarding the proposed amended alignment to meet the wishes of Miss Munro at her cottage frontage to Church Street.

This matter will require to be submitted to the Works and Cemeteries Committee at their meeting next week and I will reply as soon as possible thereafter regarding their decision.

Perhaps in the meantime you would advise me whether this will change the ultimate cost of the roadwork and whether it will interfere with the underground cables to be installed by the North of Scotland Hydro-Electric Board. It would be appreciated if this information were available in time for Tuesday's meeting, 22nd. August, 1972.

Yours faithfully,


Town Clerk.

RECEIVED 23 AUG 1972

ARTHUR & CARMICHAEL

Solicitors

Francis G. Carmichael, N.P.

CATHEDRAL SQUARE,
DORNOCH, SUTHERLAND
P.O. Box No. 1

Our Reference: W/NM/83/

William C. Wright, B.L.

Telephone: 202 (2 lines)

Your Reference:

23rd August, 1972.
Dated 22nd August

G.F. Trowbridge, Esq.,
Town Clerk,
DORNOCH.

Dear Sir,

Church Street/River Street Road Widening
CARNAIG COTTAGE

I refer to your call on 15th instant when you left with me plan of possible alternative road re-alignment at Carnaig Cottage. The plan was submitted to Miss Munro for the interest of her mother Mrs. Munro, Carnaig Cottage. I have heard from her today. She agrees to the alternative route and I shall be glad if you will let me have in due course a dimensioned plan of the land to be acquired from Mrs. Munro.

I have telephoned your office today confirming Miss Munro's agreement to the possible alternative plan so that you may inform your Works Committee tonight.

Yours sincerely,

Arthur Carmichael

PS The plan which you left with me is returned herewith. I have kept a photo with it *Y*

RECEIVED 1 SEP 1972

ARTHUR & CARMICHAEL

Solicitors

Francis G. Carmichael, N.P.

CATHEDRAL SQUARE,
DORNOCH, SUTHERLAND
P.O Box No.1

Our Reference: W/NM/83/

William C. Wright, B.L.

Telephone: 202 (2 lines)

Your Reference:

31st August, 1972.

G.F. Trowbridge, Esq.,
Town Clerk,
DORNOCH.

Dear Mr. Trowbridge,

Church Street/River Street Road Widening
Mrs. Munro, Carnaig Cottage

Thank you for your letter of 31st instant enclosing plan. The latter is the plan which we received from the District Valuer, Inverness on 5th June, 1972. The road alignment approved on behalf of Mrs. Munro is the "possible alternative plan" submitted by you with your letter of 15th instant.

No doubt you will let us have a dimensioned plan so that the Conveyance in favour of the Town Council can be prepared.

Yours sincerely,



Ref: 1L

31st August, 1972

W.C.Wright Esq.,
Solicitor
Cathedral Square
Dornoch

Dear Sir,

Church Street/River Street Road Widening
Mrs. Munro - Carnaig Cottage

I thank you for your letter of 23rd August, 1972 intimating that Mrs. Munro was in agreement with the proposed alignment of the road fronting Carnaig Cottage.

The Town Council approved of the amended alignment and I have to advise you accordingly. The plan sent by you to the Sutherland County Surveyor is returned herewith.

The County Surveyor has been advised of the position.

Yours faithfully,

A. H. Wright
Town Clerk.

J.G.Edmond Esq.,
County Surveyor
County Offices
Brora

31st August, 1972

Dear Sir,

Our Ref. 1L
Your ref. JNM/JCT/AJM

Church Street/River Street Road Widening
Miss Munro - Carnaig Cottage

I thank you for your letter of 7th August, 1972 enclosing copy letter and plan showing thereon an amended alignment which Mrs. Munro requested.

The Town Council approved of the amended alignment at their meeting on 29th August, 1972 and accordingly the work can now proceed. Mr. W.C.Wright informs me that Mrs. Munro is now in agreement with the proposed amendment. I have as requested returned the original plan to Mr. Wright.

Yours faithfully,

A. H. Wright
Town Clerk.



u
Delivered 22/8/72
Appearance of the
In-Memo. Canada's Address
Delivered

[Signature]



Valuation Office Inland Revenue

District Valuer Inverness

W G Henderson ARICS Chartered Surveyor

River House Young Street Inverness

Telephone Inverness 34131

Town Clerk
Town Clerk's Chambers
High Street
DORNOCH

Your reference

11

My reference

OGD 142/72

Date

9 January 1974

Dear Sir

SCOTTISH DEVELOPMENT DEPARTMENT
CHURCH STREET/RIVER STREET WIDENING
PLOT 3
DORNOCH TOWN COUNCIL
OWNER: MISS I K MUNRO

I refer to your application for my services in connection with the above scheme.

provisional agreement has now been reached with Miss I K Munro, per Messrs Dalfoir & Manson, Solicitors, 55 Frederick Street, Edinburgh and my report is contained on Form VO 137 of which I enclose two copies, together with docketted plan.

I recommend the above settlement for your Council's approval

Yours faithfully

W. G. Henderson

DISTRICT VALUER

To:—

Departmental Reference No.

Local Authority Reference No.

Chief Valuer's Reference No. CV(S)/V 66309

District Valuer's Reference No. INVSS OGD 142/72

Name of Scheme Church Street/River Street Improvement

Plot No. 3 Date of Notice to Treat —

County/Burgh of Dornoch

ACQUISITION OF LAND

VALUATION OFFICE REPORT on terms provisionally agreed and subject to formal contract.

1. (a) Name and Address of Owner. (b) Name and Address of Surveyor. (c) Name and Address of Agents.	Miss Isabella K Munro per Messrs Balfour & Manson, Solicitors, 58 Frederick Street, Edinburgh EH2 1LS. — —	
2. (a) Short description of property and of any Servitude Rights being acquired; name of Parish, O.S. Map No. and Edition. (b) Nature of Interest, e.g., Owner, Lessee If lessee, state duration of Lease. (c) Area.	Area of land situated at Carnaig Cottage, Carnaig Street, Dornoch, in the Burgh of Dornoch, County of Sutherland. OS (Suth) CXIII-6, 2nd Edition 1906. Owner. 90 square yards or thereby.	
3. Purchase Price or Compensation.	£140 (ONE HUNDRED AND FORTY POUNDS), includes negotiating fee.	
4. Fixed Charges (with agreed allocation when appropriate). (i) Feu-Duty. (ii) Ground Annual. (iii) Tack Duty. (iv) Stipend. (v) Other Charges.	Gross Amount £ p — — — — — — — — — —	Allocation to land being acquired £ p — — — — — — — — — —
5. Date of Entry.	To be agreed between the parties.	
6. (a) Restrictions affecting the land. (b) Reservations and conditions affecting the Title imposed by the claimant. (c) Outstanding obligation for roads and footpaths. (d) Boundary walls and fences passing with the land are indicated by T's on plan.	None known. None. — —	

7. The property is sold with vacant possession/~~subject to tenancy as described.~~

8. Particulars of agreed accommodation works in lieu of Compensation. -

9. Particulars of agreed conditions.

The Acquiring Authority will be responsible for re-instating the existing boundary fence and this fence, whether it be the existing structure re-erected or a new structure will become the property of the vendor who shall continue to be responsible for future maintenance.

*10. ~~The Acquiring Authority will pay interest from date of entry (unless otherwise stated) at the statutory rate.~~

*11. The Acquiring Authority will pay such expenses of the conveyance as are required to be borne in terms of Section 81 of the Lands Clauses (Consolidation) (Scotland) Act, 1845, as amended by Section 48 of the Town and Country Planning (Scotland) Act, 1959. All other outlays properly incurred are included in the compensation at Item No. 3.

ccf
Date 9 January 1974

H. J. Dundas
District Valuer

INVERNESS