

THE HIGHLAND COUNCIL

CAITHNESS SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 9 November 2010

Agenda Item	4.4
Report No	PLC/044/10

10/03502/FUL : Natural Land 1 LLP

John O'Groats House Hotel, John O'Groats, Wick, KW1 4YR

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Alterations, extension and change of use of hotel to holiday apartments; erection of detached holiday units (23no); alteration and extension to existing Journey's End Cafe Bar; and an ancillary services building

Recommendation - GRANT

Ward : 04 - Landward Caithness

Development category : Major

Pre-determination hearing : No Hearing required

Reason referred to Committee : Major development – Area Planning and Building Standards Manager's discretion.

1. PROPOSED DEVELOPMENT

1.1 Full planning permission is sought for a major application. The development site includes the former John O' Groats House Hotel and the existing Journey's End Café Bar as well as the grazing field to the south. The site area is 3.77 hectares. The development includes the extension of the former hotel building to provide 19 self-catering holiday apartments, construction of 23 new detached holiday units, alterations and extensions to the café bar and the construction of an ancillary services building.

The former hotel is to house self-catering apartments - 5 studio apartments, 2 one bedroom apartments, 11 two bedroom apartments and 1 three bedroom apartment, as well as staff accommodation and three meeting rooms for group bookings.

The detached holiday units are to have 3 bedrooms and a floor plan of 100sqm. They are to be single storey and are accessible by car from the private access road.

The extension to the café bar is 80sqm and presents a detailed frontage to the harbour.

The ancillary services building has a floor area of 175sqm and will house storage and plant to service the development.

- 1.2 Informal pre-application discussions took place between the Council's Planning Service and the applicant. These discussions established the general issues surrounding a planning application, including the planning policy considerations within the Development Plan, and the general impact on landscape and infrastructure. They highlighted a number of concerns with the site, and the need to address those aspects.

The development proposed was also subject to the Pre-application Service for Major Developments as operated by the Council. This gave consultees the opportunity to raise issues and concerns that they may have had with the proposal and for the applicant to address these in their submission.

The development is a Major Application under the terms of The Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 and as such has been subject to a mandatory 12 week public consultation exercise by the applicant prior to the submission of the planning application.

- 1.3 The site is located to the west of the A99, the road terminating in the vicinity of the former hotel. The hotel is served by mains water and drainage infrastructure.
- 1.4 The application is accompanied by an Environmental Statement that assessed the impacts of the proposal on the environment of the area. The report addresses the impacts and mitigation of adverse impacts as part of the proposal. The application is also supported by a Conservation Statement; a Design Brief and Master Plan proposals statement; Design/Access Statement; Drainage Impact Statement; Ecological Survey; Flood Risk Assessment; Landscape Maintenance Proposal; Pre-application consultation report; Sustainable Design Statement; Waste Strategy; an Archaeological Assessment; Architectural Conservation Statement; and a Community Engagement Statement.
- 1.5 No significant variations have been made since the planning application was lodged, but further information, supporting documents and clarification have been sought throughout the processing of the planning application.

2. SITE DESCRIPTION

- 2.1 The site lies to the west of the A99. The application site can best be described as three areas - the former hotel, the café and the field to the south. The hotel is two storey, of a baronial design, but it has been extended by way of a flat roof two storey extension of the south and west elevations. The hotel is an iconic feature in the landscape. The Journey's End Café is a small, non-descript building of little architectural significance or merit. The majority of the application site is the field to the south of the former hotel. The field gently slopes from the south to the north, is bounded by a post and wire fence and is grazing land that has gone to seed.

3. PLANNING HISTORY

- 3.1 06/00272/FULCA – Refurbishment of Hotel, Erection of Conservatory and Visitors centre. Approved 15/01/01.
- 3.2 CA/1997/396 – Alterations to existing hotel to create 24 new bedrooms with ancillary accommodation, heritage centre, parking and outbuildings. Approved 5/06/98.
- 3.3 CA-1990-284 (outline) – Demolition of Existing John O’ Groats House Hotel (with retention of Tower), Construction of new 40 bedroom hotel with ancillary accommodation and day visitor facilities including golf course range. Approved 26/11/90.
- 3.4 CA/1977/375 – Alterations and extension to John O’ Groats House Hotel. Approved.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Environmental statement
Representation deadline : 1/10/10
Timeous representations : 7 letters of support
Late representations : 1 letter of support
- 4.2 Material considerations raised are summarised as follows:
 - Adding economic regeneration of the area
 - Sympathetic design
 - Assist in wider tourism developments
 - Visual impact
 - Economic diversification
- 4.3 All letters of representation can be viewed online www.highland.gov.uk, at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

- 5.1 **TECS (Roads)** : no objections; seek conditions attached.
- 5.2 **TECS Contaminated Land** : no objections.
- 5.3 **Archaeology** : no objections; seek condition attached.
- 5.4 **Scottish Water** : no response at time of writing report but in response to pre-application consultation they confirmed that the existing water supply and waste water treatment facilities have sufficient capacity.
- 5.5 **SEPA** : no response at time of writing report.
- 5.6 **Scottish Natural Heritage** : no objections; any issues can be addressed by conditions.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

G1	Conformity with strategy
G2	Design for sustainability
G3	Impact assessments
G6	Conservation and promotion of Highland Heritage
T1	Highland Tourism Strategies
T2	Tourism developments
T3	Self catering tourist accommodation
T6	Scenic views
N1	Nature Conservation
L4	Landscape Character
BC1	Preservation of archaeological sites
BC2	Archaeology, tourism and education
TC9	Car parking
TC10	Cycling
W2	Waste minimisation
U3	Water supplies

6.2 Caithness Local Plan September 2002

42	The council will encourage tourism related development at John O' Groats
PP1	Presumption in favour of development

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland wide Local Development Plan - Proposed Plan

Policy 26 – supports development that accords with the master plan prepared for the redevelopment of John O' Groats.

7.2 **Highland Council Supplementary Planning Policy Guidance**

Open Space in New Residential Developments : Supplementary Guidance

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

PAN 68 Design Statements

PAN 58 Environmental Impact Assessment

PAN 73 Rural Diversification

PAN 42 Archaeology – the Planning Process and Scheduled Ancient Monument Procedures.

8. PLANNING APPRAISAL

8.1 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.

8.2 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.

8.3 Development Plan Policy Assessment

8.3.1 Highland Structure Plan (2001)

The Highland Structure Plan outlines the strategic approach to be taken into consideration when appraising development proposals within the Highland area. In general terms, Structure Plan policy encourages tourism developments on the basis that they are not used for permanent residential accommodation, and that the development complies with Policy G2 and should not represent over-development nor be located on land zoned for permanent housing.

Policy G2 assesses proposed development on the extent that it will impact on a number of criteria, including compatibility with service provision; accessible by a range of modes of transport other than the car; maximise energy efficiency; impact on residential amenity; impact on habitats/landscape/species, scenery, etc; demonstrate sensitive siting and high quality design in keeping with the environment; enhance community safety; accommodate needs of all sectors of the community; and contribute to the economic and social development of the community.

8.3.2 Caithness Local Plan

John O' Groats falls under Primary Policy 1 which means that the Council will favour development subject to detailed site factors. The Caithness Local Plan states that it will support the expansion and improvement of tourist facilities at John O' Groats and a Framework Plan was prepared to highlight opportunities.

The redevelopment of the hotel and the surrounding area supports the aim of the Local Plan to expand and improve tourist facilities. The Framework Plan, however, does not include the area for the 23 detached holiday residences as part of the area to be developed. The area is noted for its archaeological interest.

8.4 Material Considerations - policy

- 8.4.1 The Highland wide Local Development Plan policy 28 supports the development of John O' Groats provided that it accords with the masterplan as prepared through the public participation exercise undertaken by GVA Grimley on behalf of Highlands and Islands Enterprise. It is proposed to adopt that masterplan as supplementary guidance to the Highland wide Local Development Plan. The Highland wide Local Development Plan is presently subject to public consultation and whilst it is a material consideration limited weight should be give to its contents.

Policy Conclusions

The Development Plan policy framework suggests that there is a general presumption in favour of tourism development, subject to accordance with planning policy requirements – in particular siting, design, infrastructure and landscape impacts. It is not considered that the proposal conflicts with Development Plan Policy.

8.5 Other material considerations

The following material considerations include those identified in the policy framework outlined in Sections 6 and 7 above, as well as issues raised by members of the general public and consultees.

8.5.1 The Principle of Development

The planning system is development plan led and therefore applications must be assessed against development plan policy, unless clear material considerations indicate otherwise.

The Planning Policy team were consulted on this proposal prior to the formal application, and raised no over-riding objections to the proposal, commenting that so long as the siting of the proposal was considered sensitive the planning application would be deemed to comply with planning policy.

The redevelopment of the hotel has been subject to a number of applications that have been approved over the last twenty years. The principle of the redevelopment and extension of the historical element of the hotel has therefore been well established. In the past, applications that included ancillary facilities outwith the hotel complex have been approved and therefore it is accepted that the development of the area in the immediate vicinity of the hotel has likewise been established. There is a planning history to the site that lends support to the development as detailed in this application.

8.5.2 Siting

The location of the project can be seen from a number of viewpoints, including the A99 and the A836. The site is also considered to have a significant impact when viewed from the sea.

As outlined above the application has three elements – the redevelopment and extension of the hotel; the holiday accommodation; and the extension to the café and ancillary building. In respect to all of these elements, it is perhaps the siting of the holiday units that could be considered the most contentious, but the scheme is relatively modest in scale and respects the topography and landform of the area. Sited to the rear of the hotel, the sea frontage element of the development remains the primary feature.

Policy T6 of the Structure Plan in referring to scenic views and the aspiration that these should be safeguarded is respected by the proposed development. The primary scenic view is of the hotel, be it from the sea or from the roads. The Hotel is without doubt the iconic feature in the locale and its prominence is safeguarded by the proposal.

8.5.3 Design and Layout

In terms of the application the three separate elements of the proposal exhibit different design attributes and layout.

The Hotel extension has taken its influence from coastal developments in other areas. The “gable end on to the sea” approach to design is similar to that in coastal towns and villages in the Highlands and the Northern Isles. The hotel is the landmark building and remains so as a result of the development. The proposed extensions are of a scale and massing that maintain the prominence of the original building. The new development is subservient to the older section of the hotel building. The proposed use of colour on the walls and the proposed copper roof make the extension a potential landmark building in its own right.

The café extension and service building are proposed in such a manner as to lend a sense of place and terminus to the area. The café extension is modern and light and will create a welcome attraction to the area. The service building proposed is modest and discrete and does not distract from the other elements of design.

The holiday accommodation is designed in such a manner as to be a feature in its own right. The units create a sense of what they are by virtue of how they look – they are designed for a particular purpose. They are an honest design in the landscape and are not trying to be disguised as something else. The layout is again a true representation of the form and layout of the facility required. The layout is neither that of a township nor a sparse scatter of development. The layout is true to itself and is therefore accepted in this instance as a worthy feature of the development. The use of the proposed materials will lessen their visual impact and again add to the prominence of the hotel.

8.5.4 Landscaping is proposed in the form of a detailed landscaping plan and maintenance statement. There are elements of both hard and soft landscaping that are both acceptable. The soft landscaping is a mix of 3 shrub mixes and 3 perennial species all of which is acceptable. The proposed landscaping can enhance the habitat value of the area as a whole.

8.5.5 Impact on wildlife – Environmental impact has been assessed by the applicant and they have identified three distinct areas – the coastal strip, the brownfield site of the hotel and the field to the rear. Each of these areas has been assessed for their ecological importance and the proposed development has been catered to address matters of concern. The coastal strip will be improved and will become a well made pedestrian and cycle path linking to the coastal path network. The area around the hotel has a number of sheds and concrete bases and the proposed landscaping and the shelter offered by the extension will create an improved habitat over that which currently exists. The field to the rear will essentially provide habitat by means of the vegetation verge at the sides of the development, the area below the accommodation units, the grassed roofs of the buildings, and also the landscaped areas.

Scottish Natural Heritage has assessed the proposal and the supporting information and have confirmed that the proposed development will have no significant detrimental impact on the ecological value of the area.

8.5.6 Water Supply and Waste Treatment are detailed and accepted. The Waste Strategy details how waste will be treated and managed. The central themes are to minimise waste, promoting recycling and managing refuse.

8.5.7 Roads issues can be addressed in conditions but it should be noted that the road serving the holiday accommodation will not be adopted by Highland Council. It is considered that this is an important element of the design concept. It in fact adds to the quality of the environment that the applicant is trying to create in the hope of attracting customers to the accommodation.

Car parking spaces are provided to serve the chalets and there is a dedicated car park to serve the hotel apartments.

8.5.8 Lighting has not been addressed as part of this application and it is considered that details of this element are required. The proposed condition will address this element of the development.

8.6 **Other Considerations – not material**

The hotel has been subject of redevelopment and other proposals in the past. The previously prepared master plan for the area (prepared by GVA Grimley, financed by HIE) created a masterplan for the wider John O' Groats area. This application site covers part of the area subject of the masterplan but in essence this application can stand alone, can be considered as the first phase of the masterplan and be assessed on its own merits.

8.7 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

- 9.1 The proposed development conforms to the policies of the Structure and Local Plans relating to the development of the area and in particular with regard to the development of tourism. The proposed design is such as to improve the area and existing facilities where improvement is required but also the proposed design respects the important features and landscape character of the area. The recommendation is to approve the development with appropriate conditions.

10. RECOMMENDATION

Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland n

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. **Notice of Initiation of Development:** No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission has been submitted to and acknowledged by the Planning Authority.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

3. **Notice of Completion:** Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

4. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason : In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

5. Notwithstanding Condition 2 above and the details shown on the approved plans, prior to the laying of foundations of the hotel extension full details of the external roofing materials shall be submitted to and approved in writing by the Planning Authority; prior to laying of foundations of the café extension, or the service building or the chalets, full details of the external roofing materials for these buildings, and samples as may be required, including details of colour (British Standard reference) and profile, shall be submitted to and approved in writing by the Planning Authority.

The development shall thereafter be built in accordance with the approved details.

Reason : For the purposes of clarification, in the interests of visual amenity.

6. Notwithstanding Condition 2 above, details of any external treatment of the timber cladding (which shall be laid vertically **not** horizontally as shown on the plans), i.e. stain or paint, including details of the colour, and details of the stone (sourced locally), shall be submitted to and approved in writing by the Planning Authority for each building prior to the laying of the foundations of that building. The development shall thereafter be built in accordance with the approved details.

Reason : For the purposes of clarification, in the interests of visual amenity.

7. Notwithstanding Condition 2 above, all the flues shall be finished in a dark matt black or a dark matt grey colour, unless otherwise agreed in writing by the Planning Authority.

Reason : For the purposes of clarification, and in the interests of visual amenity, and to reduce the possibility of glare.

8. No development shall take place until the vehicular access at the junction with the public road has been provided and this shall include a service bay and (a) the provision of visibility splays of 2.5 x 90 metres in both directions to be retained at all times; (b) the first 5 metres of the access road, measured back from the public road, shall not exceed a gradient of 1:16; (c) the first 10 metres shall be 5.5 metres wide, and with the service bay, be surfaced to basecourse level.

Reason : In the interests of road safety.

9. Prior to the first occupation of any element of the development hereby approved the access road, over the first 10 metres measured from the public road edge, and the service bay, shall be surfaced in a recognised bituminous material and maintained as such at all times.

Reason: In the interests of road safety.

10. The parking for the chalets 17, 20 and 22 shall be located closer to the chalets. All the parking and turning areas shall be in place prior to the first occupation of any part of the development hereby approved, unless otherwise agreed in writing by the Planning Authority, and shall be retained at all times.

Reason: In the interests of road safety.

11. No development shall take place until details of cycle facilities (i.e cycle racks and/or secure storage) and removable bollards have been submitted to and approved in writing by the Planning Authority. The cycle facilities and removable bollards shall be fully installed in accordance with the details approved in writing prior to the first occupation of the development hereby approved.

Reason: To ensure appropriate facilities are within the site to encourage cycle use, to promote alternative modes of transport to car as encouraged by planning policy. The bollards are to restrict vehicle access within the craft village.

12. No development shall take place until full details of the proposed surface materials for all road, footpaths, access tracks, and parking areas, including type and colour, have been submitted to and approved in writing by the Planning Authority. The details submitted shall address the issue of proposed means of traffic calming within the site. The development shall thereafter be completed in accordance with the approved details.

Reason: For the purposes of clarification, in the interests of visual amenity and road safety.

13. The planting and landscaping scheme approved shall be implemented in the first planting season following the date of this consent. For the avoidance of doubt, the planting scheme once implemented shall be retained in perpetuity. No trees/shrubs shall be felled, lopped or topped unless approved by the Planning Authority, or wilfully damaged. Any trees/shrubs which die or are damaged shall be replaced with a tree/shrub of the same species and age, unless otherwise agreed in writing by the Planning Authority. The planting scheme shall be fully maintained in accordance with the maintenance plan submitted as part of this application.

Reason : To ensure the long term retention of the woodland planting scheme in the interests of visual amenity, in association with the development.

14. The waste management strategy as submitted as part of this application shall be implemented in accordance with the details submitted in that strategy unless otherwise agreed in writing by the Planning Authority.

Reason : To ensure the approved development provides adequate facilities for the management of waste in accordance with the approved plans, and in accordance with planning policy.

15. The sustainable drainage proposals as submitted as part of the application shall be implemented as detailed on the pertinent plans unless otherwise agreed in writing by the Planning Authority. No surface water shall be permitted to outfall to the A99 drainage system.

Reason : To ensure that the development will be adequately drained.

16. No development shall take place until details of the plant and noise suppression systems to be installed in the plant service building have been submitted for the further approval of the Planning Authority. No part of the development hereby approved shall be occupied until the approved noise suppression system has been installed to the satisfaction of the Planning Authority.

Reason : The application was submitted with insufficient detail as to the type or nature of the plant to be installed in the building, and the noise suppression systems are required to safeguard the amenity of the area.

17. No development shall take place until a scheme to deal with potential contamination on site has been submitted and agreed in writing by the Planning Authority. The scheme shall include:

- a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing with the planning authority, and undertaken in accordance with PAN 33 (2000) and BS10175:2001;
- b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
- c) measures to deal with contamination during construction works;
- d) in the event that remedial action may be required, a validation report that will validate and verify the completion of agreed decontamination measures;
- e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning authority.

No development shall take place until written confirmation that the scheme has been implemented, completed and, if required, monitoring measures are in place, all to the satisfaction of the Planning Authority, has been given.

Reason : In order to ensure that the site is suitable for redevelopment, given the nature of the previous uses/process on the site.

18. No development shall take place until details of all boundary treatments, including fences and walls, around the development and within the site (such as around parking areas, etc), have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason : For the purposes of clarification, in the interests of visual amenity.

19. For the avoidance of doubt no lighting shall be installed, erected or placed within the application site boundary, unless within a building hereby approved, except as otherwise may be agreed in writing by the Planning Authority. Such details as may be approved shall specify the installation, type, intensity of illumination and location of lighting including standards/hoods where appropriate and shall ensure the throw of the lights is confined solely within the boundaries of the site hereby approved.

Reason: No precise details of lighting were submitted with the planning application. The site sits within the countryside where light pollution should be kept to a minimum in the interests of visual amenity and the protection of habitats, and in the interests of clarification.

20. The development hereby approved shall be used solely for holiday accommodation. For the avoidance of doubt, it shall not be used for long-term residential accommodation requirements. It shall not be occupied by any one family, individual or group for more than three months in any one calendar year, unless otherwise first agreed in writing by the Planning Authority.

Reason : In accordance with Council policy and to ensure the development is occupied for holiday purposes only. Furthermore, by reason of their siting, lack of curtilage and close proximity to each other, the properties would be unsuitable for permanent residential accommodation.

21. The operator(s) of the development shall maintain a register of guests for both the apartments and chalets, including the name, address, date of arrival and date of departure of those persons staying at the development. This guest register shall be submitted to the Planning Authority on or within the two weeks before the 31st January of each calendar year, for inspection.

Reason : In order to provide an effective means of monitoring the occupation of the approved tourist accommodation.

22. The buildings forming the self-catering accommodation shall be managed and retained in one overall ownership. The buildings shall not be sold off separately or annexed off from each other.

Reason : The planning application has been granted on the basis of the submitted documentation, which demonstrates accommodation for tourists. Separate ownership of the buildings will lead to the loss of the overall management and use as holiday accommodation. A proposal for individual private holiday homes would not have been supported in this location, and therefore need to ensure that the scheme is implemented in accordance with the approved details, and carefully managed as supported by planning policy. Furthermore, the properties would be

unsuitable for permanent residential accommodation.

23. The development hereby approved shall be implemented in its entirety and shall only be carried out in strict accordance with a programme of phasing which has been submitted to and approved by the Planning Authority prior to works commencing on site.

Reason : The development has been assessed a complete scheme and to ensure that the development proceeds in an orderly manner.

24. No development shall take place until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, has been submitted to and agreed in writing by the Planning Authority. The agreed proposals shall thereafter be implemented in accordance with the agreed timetable for investigation.

Reason : In order to protect the archaeological and historic interest of the site.

25. A pre-construction survey of European Protected Species shall be undertaken if the construction does not commence within one year of the date of the previously undertaken ecological and bat survey.

Reason: The species afforded protection by European Directives are known to alter their resting sites and roost sites and if the construction does not occur on the basis of an up to date survey of protected species there is a danger that the development will affect protected species.

26. A nesting bird check shall be undertaken prior to works commencing if said works are to be undertaken within the bird breeding season (primarily between April and July inclusive). If nesting birds are found to be on site the developer shall liaise with the Planning Authority in consultation with Scottish Natural Heritage as to appropriate measures to be taken to safeguard the birds.

Reason: In the interest of safeguarding ecology and biodiversity of the area.

Notes to Applicant

1. The developer must ensure that no ground or surface water flows onto the public road from the site or into the site from the public road.
2. No debris should be deposited on the public road during or after construction.
3. The hotel extension appears to be built over the culverted existing ditch. From experience this often leads to increased risk of flooding due to blockages which are more expensive to clear. Blockages are often difficult to detect and can cause water to jet upwards during extreme events. This often leads to structural damage. It is suggested that the burn is diverted from under the hotel. Under the Flood Prevention and Land Drainage Act

1997 TECS will not be liable for maintenance as any flooding will be within the applicant's land.

4. The 125mm slotted pipe in the filter strip should be increased in size. It is suggested that at least a 225mm pipe is used at the top of the run increasing to a 300mm pipe at the bottom.
5. Chalets should have solum levels above the existing ground and landscaping to channel surface water away from the buildings during extreme rainfall events.
6. Any changes to the approved scheme should be reported to the Planning Authority, so that the developer/owner can be advised accordingly of any planning implications.
7. A Site Notice must be displayed while the development is being carried out. It must be displayed in a prominent place at or in the vicinity of the site of the development, be readily visible to the public and be printed on durable material e.g. be laminated. A copy of a Notice is attached.
8. The granting of planning permission does not over-ride any other permissions that may relate to the land, for example any way leaves, etc.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager
Caithness, Sutherland and Easter Ross
Author: Victor Hawthorne
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Elevations of hotel and extension
Plan 3 – Elevations of residences
Plan 4 – Site plan
Plan 5 - Elevations of café bar extension
Plan 6 – Elevation of plant and services building
Plan 7 – SuDS drainage plan
Plan 8 – Landscaping plan for Hotel



10/03502/FUL
 Alterations, extension and change of use of hotel to holiday apartments, erection of detached holiday units (23no) alteration and extension to existing journey's end cafe bar with ancillary services building at John O'Groats House Hotel, John O'Groats, Wick.

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