

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
10 June 2014**

Agenda Item	6.9
Report No	PLN/046/14

**14/00629/FUL : Mr Sandy Macrae
Former Coire Church
Torridon**

Report by Area Planning Manager

SUMMARY

Description : Change of use and erection of extension of church to form house and erection of boathouse

Recommendation - GRANT

Ward : 06 - Wester Ross, Strathpeffer And Lochalsh

Development category : Local Development

Pre-determination hearing : N/A

Reason referred to Committee : Number of objections (6).

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks full planning permission for the conversion and extension of a disused church into a four bedroom dwelling house. In addition, full planning permission is sought for the erection of a single storey boathouse to the south east of the disused church, on the northern shoreline of Loch Torridon. The major change proposed to the existing church building is the replacement of three vertically orientated coloured glass windows on the southern gable with four large panes of glass extending from floor level to eaves. The converted church building would house the principal living accommodation of kitchen, dining and sitting areas. The extension along the eastern elevation of the church would accommodate the bedrooms, and be a pitched roof, three level (including basement) structure clad in a pre-patinated charcoal coloured zinc, with a partly buried rectangular projection on its eastern side which would house a swimming pool.
- 1.2 Pre-application discussions took place with the agent. The key design elements in terms of the extension's form and cladding, as well as the alterations to the existing church were provisionally accepted, following an alteration to the asymmetric roof pitch of the extension which was proposed at one stage in the process.

- 1.3 The site is bounded to the north by an existing private access track which connects to the public road some 2km east of the site. This track terminates just to the west of the site, where it serves both an existing dwelling house known as “Kyriakon” and a ruinous stone byre. Kyriakon lies some 40m west of the church, while the ruined byre is some 48m north west of Kyriakon.
- 1.4 A Bat Survey, Bat Mitigation Plan, a Design Statement, as well as a three dimensional model and two visualisations of the proposed church conversion and extension have been submitted as supporting information.
- 1.5 **Variations:** The site layout has been amended to show a diverted path from the access track to a Memorial which is situated within the site to the south of the church. The existing path to the Memorial currently runs close to the eastern side of the church, and is proposed to be moved some 25m to the east.

2. SITE DESCRIPTION

- 2.1 The site consists of the existing church and land around it which runs from the access track to the north down to the shoreline of Loch Torridon. This land is generally flat, apart from a knoll on which the church sits.

3. PLANNING HISTORY

- 3.1 12/00179/FUL. Change of use of church to form house. Withdrawn 01.02.2013 (This application was withdrawn due to insufficient information on numbers and species of bats using the building).
- 12/00669/FUL. Restoration of ruin and erection of extension. Granted 14.02.2013 (This consent relates to the ruined byre to the north of the site.)

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown Neighbour 14 Days, expiry of advert 28.03.2014

Representation deadline : 28.03.2014

Timeous representations: Four objections from four different households

One neutral observation from one household

Late representations : One objection from one household

- 4.2 Material considerations raised are summarised as follows:

- Alterations to the north, south and west elevations are too radical for this historic building which is in a reasonable state of repair.
- Loss of privacy for the existing dwelling to the west.
- Surface water drainage being directed to a soakaway close to this existing dwelling house.
- Increased traffic on the private access track which has a lack of passing places on its final section.
- The proposed extension would block the existing path to the Darrach Memorial which lies south of the church.

- Type of architecture not appropriate to the area.
- The whole altered structure will be clearly visible from the neighbouring villages of Annat, Torridon and Alligin.
- The stone rubble proposed for cladding part of the extension could be pillaged from local ruins, and it should be specified that this is not permitted.

4.3 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. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Historic Environment Team** : Recommend refusal as it is considered the proposal does not accord with Policy 57 of the HwLDP due to its unacceptable impact on a cultural heritage feature of local/regional importance. The proposal is also considered contrary to the Council's Historic Environment Strategy which seeks to conserve and preserve the historic environment, and which seeks to ensure that new development is sensitive to the historic environment. Concern is also expressed about the source of rubble stone for the cladding of the swimming pool external wall. Should consent be granted, it is strongly recommended that a condition is attached to ensure the building is professionally recorded prior to the commencement of development.

5.2 **Environmental Health** : No objection, subject to a condition requiring any private water supply to be sampled for bacteriological and chemical quality prior to or within a short period following occupation.

5.3 **Access Officer** : No objection.

5.4 **SNH** : No objection, consider it likely that a bat licence would be granted.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-Making
36	Development in the Wider Countryside
49	Coastal Development
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape

6.2 **Wester Ross Local Plan – As Continued in Force April 2012**

No applicable policies

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide January 2013

Housing in the Countryside Siting and Design (August 2011)

Highland Historic Environment Strategy (March 2012)

Highland's Statutorily Protected Species (Draft - June 2011)

Special Landscape Area Citations (June 2011)

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2010

7.4 **Other**

Wester Ross National Scenic Area Special Qualities Report (SNH).

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. In this case the Development Plan is comprised solely of the Highland-Wide Local Development Plan, the relevant policies of which are considered below.

8.3 **Development Plan Policy Assessment**

The site lies outwith any defined Settlement Development Area, and therefore falls to be considered under Policy 36 which relates to development in the wider countryside. This policy requires proposals to be assessed on the extent to which they:

- are acceptable in terms of siting and design;
- are sympathetic to existing patterns of development in the area;

- are compatible with landscape character and capacity;
- avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics
- avoid, where possible, the loss of locally important croft land; and
- would address drainage constraints and can otherwise be adequately serviced.

Development proposals may be supported if they are judged to be not significantly detrimental under the terms of this policy. In considering proposals, regard will also be had to the extent to which they would help, if at all, to support communities in Fragile Areas (as defined by Highlands & Islands Enterprise – this includes Torridon) in maintaining their population and services by helping to re-populate communities and strengthen services.

Policy 28 requires sensitive siting and high quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity.

Policy 29 repeats this emphasis on good design in terms of compatibility with the local landscape setting.

Policy 49 relates to coastal development. This policy promotes the landward side of the road for development where proposals on the coastal side would otherwise interrupt scenic views over open water unless a coastal position is necessary, or if the effect would be a conflict with the existing settlement pattern. Where development on the coast is justified, opportunities for the development or reuse of previously used land and buildings should be considered in the first instance.

The site is within the Wester Ross National Scenic Area (NSA) and therefore requires to be assessed under the terms of Policy 57. This policy states that for features of national importance the Council will support developments that can be shown not to compromise the natural environment, amenity and heritage resource which the NSA represents. In addition the site should also be considered in terms of its effect on public views over open water. Policy 57 states that in respect of this feature of local/regional importance the Council will support developments that can be shown not to have an unacceptable impact on the resource involved. The Historic Environment Team have stated that in their view the proposal conflicts with this aspect of Policy 57 on the basis that the former church is a cultural heritage feature of local/regional importance. However, the church does not appear in Appendix 2 of the HwLDP as a feature of local/regional importance. Specifically, the church is not on the Council's Sites and Monuments Record (this record is continually updated), and is not a Category B or C listed building.

The disused church building is known to be used by bats. Policy 58 states that where there is good reason to believe that a protected species may be present on site, or may be affected by a proposed development, a survey must be carried out to establish any such presence, with a mitigation plan prepared if necessary, before any planning application can be determined.

Policy 61 states that new developments should be designed to reflect the landscape characteristics and special qualities of the area in which they are proposed. Consideration should be given to scale, form, pattern and construction materials.

Policy 66 states that all proposed development must be drained by Sustainable Drainage Systems (SuDS).

8.4 Material Considerations

8.5 Design, Appearance & Landscape Impact

Concerns have been expressed by third party objectors and by the Historic Environment Team about the nature and extent of the alterations to the church building itself, with some third party objectors also concerned about the materials used in the cladding of the main element of the extension.

The existing building is fairly typical of West Highland churches from the Victorian era in that it is a simple building without architectural ornamentation. The form of the building is rectangular, orientated roughly north – south, with a small, roughly square, hipped roof projection at the south eastern corner which forms the entrance lobby. The main roof is a traditional 45 degree pitched structure. Cladding materials are local red sandstone on the walls and natural slate on the roof. The fenestration pattern is simple, with each of the long elevations having three equally spaced coloured glass rectangular windows, two narrow arched windows on the northern gable, and three similar, but more closely spaced windows on the southern gable. Internally, the space is open to the inside of the roof structure with no gallery.

The proposed design represents a bold approach to the conversion and extension of the church which seeks to blend the existing traditional building with contemporary architecture. The cladding of the main element of the extension's roof and walls in a charcoal coloured zinc has been chosen to assist in clearly differentiating the extension from the original church building, so that it reads as a "shadow" which is subservient to the existing building both in proportion and colour, but which has architectural merit of its own. The ridge height of the extension is lower than that of the church, while its roof pitch and aligning eaves respect the existing building, with its angled southern gable reducing the perceived mass of the extension. The sloping topography to the east of the church is utilised to accommodate the required bedroom accommodation, while still keeping the ridge height of the extension lower than that of the church. The small swimming pool forms the lowest level of the development, and is embedded in the ground, with a turf roof and rubble sandstone wall cladding allowing this element to blend into the landscape with negligible visual impact.

Rather than simply tacking a contemporary extension onto a traditional building the architect has chosen to create a more cohesive whole by introducing modern design features into the existing church. These modern elements comprise four large floor to wallhead glazing panels across the southern gable, although the top portion of the existing central arched window would be retained above wallhead height. On the western elevation three new rooflights would be introduced, together with two floor to wallhead glazing panels at the southern end of this façade and a small new door at the northern end. The two remaining window openings on this elevation would be retained, but would have the existing windows replaced with modern units incorporating small timber infill panels. The northern gable would remain as is, apart from the introduction of a small arched window above eaves level to replicate that reworked from the existing arched window on the opposite gable.

It is considered that the introduction of these contemporary design elements into the existing building results in a development which successfully integrates the traditional and the modern into the resultant new dwelling house as a complete entity, and which achieves a better balance between the new eastern and old western elevations than would have resulted from leaving the western elevation as is. The Historic Environment Team state that in their opinion the proposals would diminish the existing building to the point where it's previous use as a church would be barely recognisable. This observation, whilst noted, is not shared given that the northern gable is virtually unchanged and that its dimensions, form and substantial stone walls clearly illustrate its ecclesiastical heritage. The building, whilst of local interest, has no statutory designations and has lain disused for several years.

It is considered that the proposed design solution meets the design related criteria set out in the policy regime above. In terms of landscape impact there would be negligible effect on public seaward views, and similarly negligible impact on the National Scenic Area on the basis that the extended building would only be seen from public viewpoints at a distance, and would be very easily assimilated into the backdrop of steeply rising mountain terrain. The same comments apply to the simple single storey boathouse proposed for the south eastern corner of the site which is to be clad in vertically orientated black stained timber boarding on the walls and black coloured corrugated aluminium sheeting on the roof.

It is considered necessary to impose a condition which requires the submission and approval of all finishing materials prior to the commencement of development. In addition a condition is proposed requiring the submission and approval of a scheme for the sourcing of the sandstone rubble cladding material prior to the commencement of development. It is also considered necessary to remove permitted development rights given the large extent of the site, and to require a detailed record of the former church to be made in advance of development.

8.6 Neighbour Amenity

Despite the claims of one objector it is not considered that the neighbouring house to the west would suffer any loss of privacy. The two buildings are some 40m apart, well in excess of the Council's minimum window to window distance of 18m. Furthermore, the church is offset from this existing dwelling house by some 11m to the south.

Access

- 8.7 TECS Roads provided a general comment in relation to previous applications within the grounds of Torridon House that the junction of the access which serves these grounds with the public road was deficient. The consent granted for the restoration of the ruined stone building to the north of the site (12/00669/FUL, as listed above) contains a suspensive condition which prevents this development commencing until the junction of the Torridon Estate private access track with the public road has been improved in accordance with a planning consent granted for this upgrade work (ref 12/03404/FUL). This work has now been completed, and therefore a similar condition is not required in relation to the current application.

One objector points to the lack of passing places on the final section of the private access track to the site. Given that this track will remain as a private road, with no prospect of it being adopted by the Council, the Planning Authority cannot insist on developers undertaking commensurate road improvements. However, in common with the consent granted in respect of the stone byre restoration, a footnote can be appended which advises that the provision of additional passing places along the track would ease traffic movement.

The submitted site layout plan shows that sufficient car parking spaces and a turning area are accommodated within the site, and the provision of these spaces can therefore be conditioned accordingly.

As noted above, the footpath to the Darrach Memorial has been diverted so that it passes to the east of the proposed extension, and also now links up with an existing Core Path to the south. The Access Officer has no objection to the application and is satisfied with this footpath diversion.

Protected Species

- 8.8 A Bat Survey conducted in May and August 2013 found that the church building is used for roosting by small numbers of both Pipistrelle and Brown Long Eared bats. The space being utilised by these bats is in the roof above the entrance lobby, which is to be demolished, and in small crevices in the existing main roof space – which is to be repaired. A mitigation plan has been submitted which requires no works to the existing roof to take place outwith the active bat season, with the current roosting opportunities to be compensated for on a like for like replacement basis, and with no external lighting to be positioned within 3m of the replacement roosts, and hard standing avoided directly beneath the new roost entrances. In addition, a pre-commencement survey is required to determine the status of bats in the local area.

SNH have stated that they consider this to be a thorough mitigation plan, and are particularly pleased to see the incorporation of replacement roosting space within the design of the extension. SNH indicate that while they are likely to grant a licence for the disturbance of bats within the existing building, the Planning Authority must also be satisfied that the three tests set out in the Conservation (Natural Habitats &c.) Regulations 1994 (As Amended) which are applicable to the granting of such a licence are likely to be met before granting planning permission for the proposal.

The three tests which need to be applied are as follows:

- Test 1 - The licence application must demonstrably relate to one of the purposes specified in Regulation 44(2). In this case, the relevant purpose is likely to be for the purpose of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.”
- Test 2 - Regulation 44(3)(a) states that a licence may not be granted unless the Scottish Government is satisfied “that there is no satisfactory alternative”.
- Test 3 - Regulation 44(3)(b) states that the Scottish Government cannot issue a licence unless it is satisfied that the action proposed “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”.

The purpose of the proposal is to make the building useable as residential accommodation. The building has been disused for several years and its condition is deteriorating. The proposed conversion, extension and reuse will safeguard its future and will prevent further serious damage to the building and potential total loss which could occur in the future if no work is carried out to the building. Not carrying out the development is the alternative to implementing the proposal. The proposed works will safeguard the future of the building and will continue to provide roosting opportunities by the implementation of mitigation measures identified by the bat mitigation plan, which could ensure the maintenance of the local species populations. Mitigation measures will be secured by planning condition. Total loss of the building would result in total loss of the roosting opportunity. The proposal seeks to convert, extend and reuse an existing traditional building in the countryside. National and local planning policies (SPP, PAN 72, development plan) support such proposals to secure the retention of traditional buildings and to relieve some of the pressure for housing in the countryside. There is an overriding public interest in allowing the renovation of the building as the proposal will assist in achieving both the Government and the Council’s aims and aspirations, as set out in policies, in relation to housing in the countryside.

8.9 **Surface Water Drainage**

The details of the surface water drainage system will be subject to a building warrant, and will require to comply with current building regulations. In this regard it is not likely to adversely affect the amenity of the neighbouring house to the west, but should any issue arise Environmental Health have powers to investigate nuisance.

8.5 **Other Considerations – not material**

The upkeep of the existing Memorial and the routing of an electricity supply to the site were raised as issues by objectors, but are not material planning considerations.

8.6 **Matters to be secured by Section 75 Agreement**

None

9. **CONCLUSION**

- 9.1 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.

10. **RECOMMENDATION**

Action required before decision issued N

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

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) 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 : In order to enable the planning authority to consider this matter in detail prior to the commencement of development; in the interests of amenity.

2. No development or work shall commence until a scheme for the sourcing of the local sandstone rubble cladding material 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 : In order to enable the planning authority to consider this matter in detail prior to the commencement of development; in the interests of amenity.

3. Notwithstanding the provisions of Article 3 and Class(es) 1A to D, 2A to B and 3A to E of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development of a type identified in the aforementioned classes shall take place within the curtilage of the development hereby approved without planning permission being granted on application to the Planning Authority.

Reason : In order to enable the Planning Authority to retain effective control over future development within the application site so that it is carefully managed and does not result in over-development or an adverse impact on the amenity of the area.

4. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

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

5. Development shall proceed in accordance with the approved Bat Mitigation Plan and its associated Appendix.

Reason : To minimise disturbance to nature conservation interests within the application site and ensure the protection of protected species and habitats.

6. Prior to the first occupation of the development hereby approved, the car parking and turning arrangements detailed on approved plan ref. 194/002 REV B shall be completed in full and made available for use. Thereafter, all car parking and turning spaces shall be maintained as such in perpetuity.

Reason : In the interests of road safety, and that the works involved comply with applicable standards.

7. No development shall commence until an appraisal to demonstrate that a sufficient private water supply in terms of flow and potability can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason : To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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 & 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 (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & 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.

Private Access Track

It would be prudent to provide additional passing places on the private estate track which serves the development in order to facilitate ease of traffic movement.

Permitted Development Rights

Please note that certain permitted development rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for planning permission is not ordinarily required, will now require planning permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

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

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Graham Sharp
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – LOCATION PLAN
Plan 2 – EXISTING FLOOR/ELEVATION PLAN
Plan 3 – SITE LAYOUT PLAN

Plan 4 - PROPOSED BASEMENT FLOOR PLAN

Plan 5 - PROPOSED GROUND FLOOR PLAN

Plan 6 - PROPOSED FIRST FLOOR PLAN

Plan 7 - PROPOSED SECTION PLAN

Plan 8 – PROPOSED ELEVATIONS

Plan 9 - PROPOSED BOATHOUSE FLOOR/ELEVATION PLAN

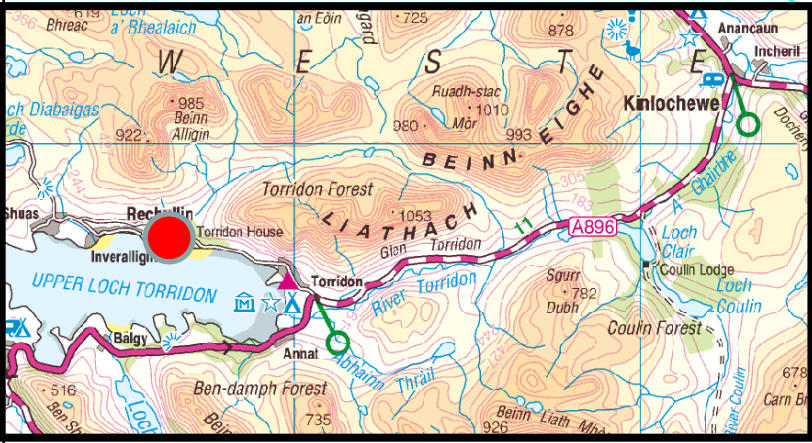
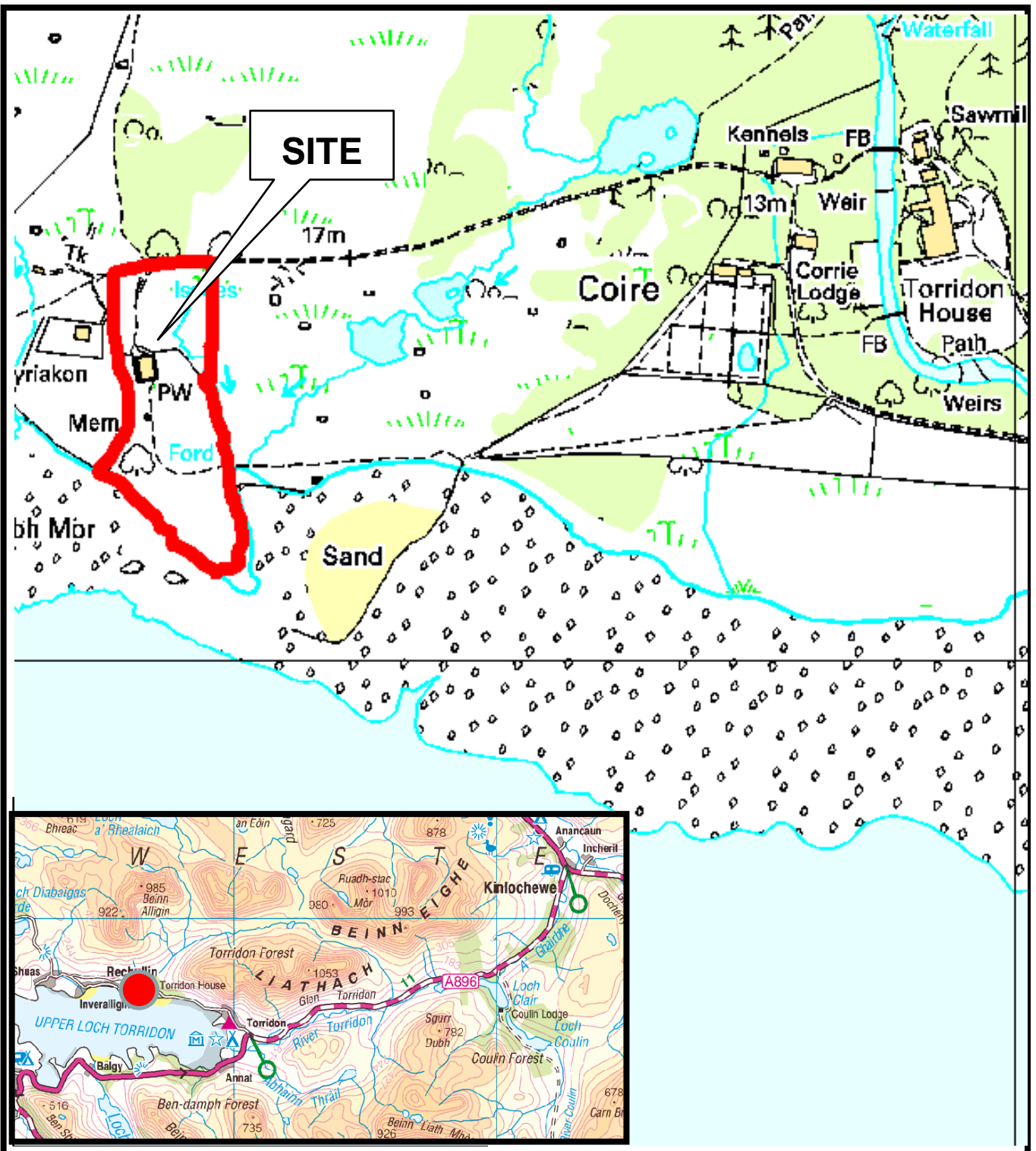
Plan 10 - VISUALISATION OF PROPERTY FROM NORTH EAST

Plan 11 - VISUAL INFORMATION VIEW FROM SOUTH

Plan 12 - 3D MODEL

Appendix – Letters of Representation

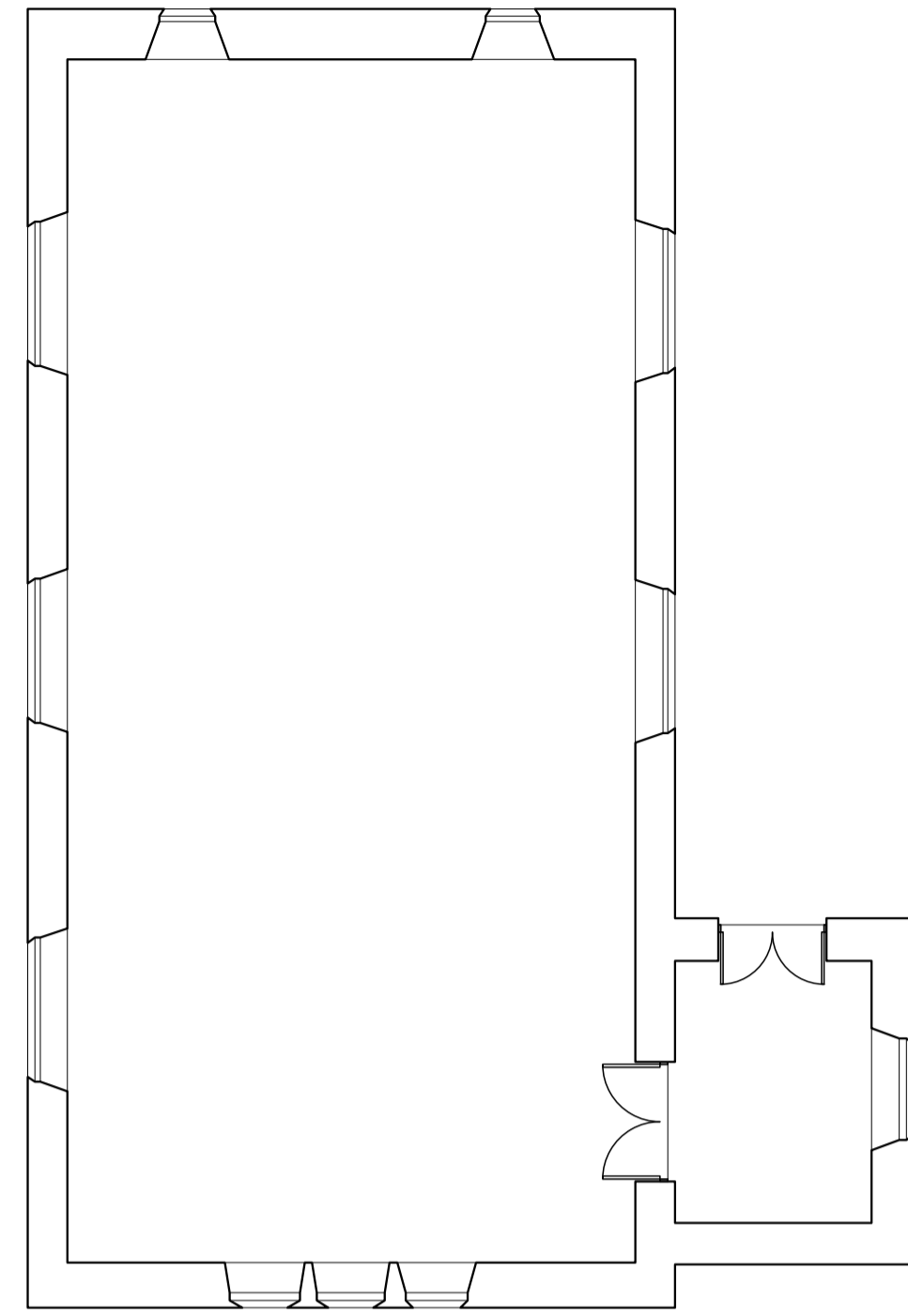
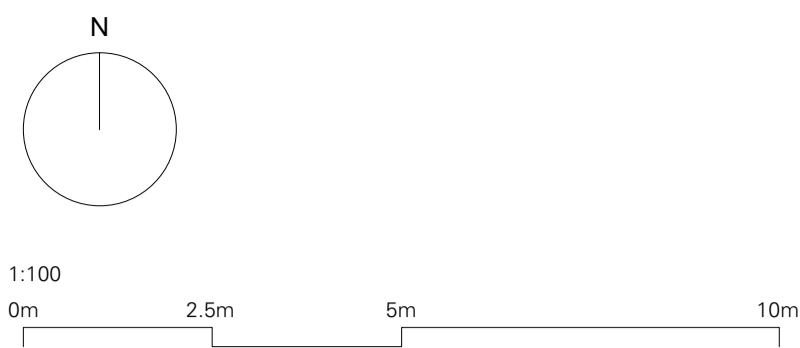
Name	Address	Date Received	For/Against
Mr J Mennie	8 Sraid Uilleam Rois, Broadford	19.03.2014	Against
A Connell	Kyriakon, Torridon	25.03.2014	Against
Mr J Coleman	22 Young Street, Edinburgh	26.03.2014	Against
Mrs G Connell	Altan Knowe, Torridon	26.03.2014	Against
Mr Murdoch MacDonald	Camustrol, Torridon	06.04.2014	Against
Mr Donald McGregor	Rechuillin, Alligin, Torridon	18.03.2014	Neutral



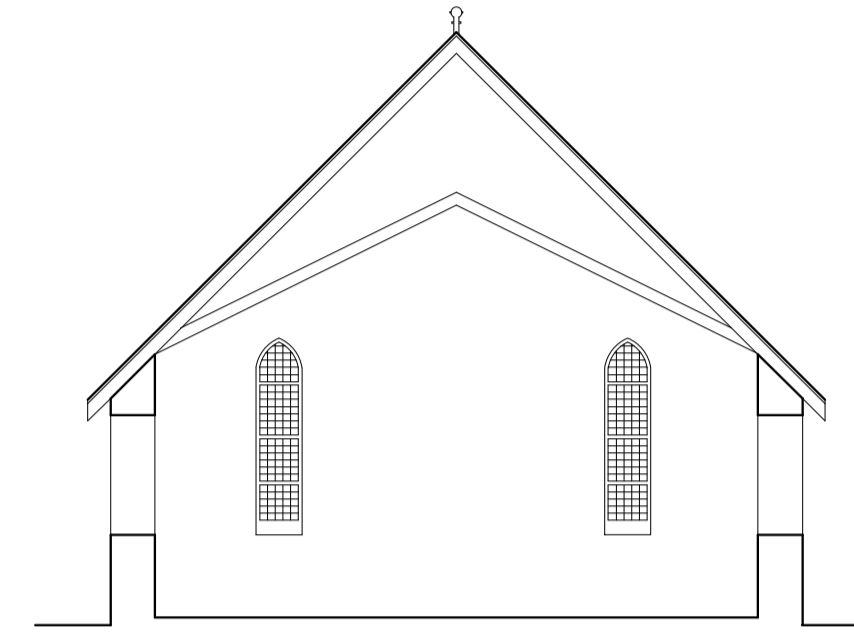

The Highland Council
 Comhairle na Gàidhealtachd
 Planning & Development Service

PLAN 1
14/00629/FUL
 Change of use and erection of extension to
 church to form house and erection of boathouse
10 June 2014

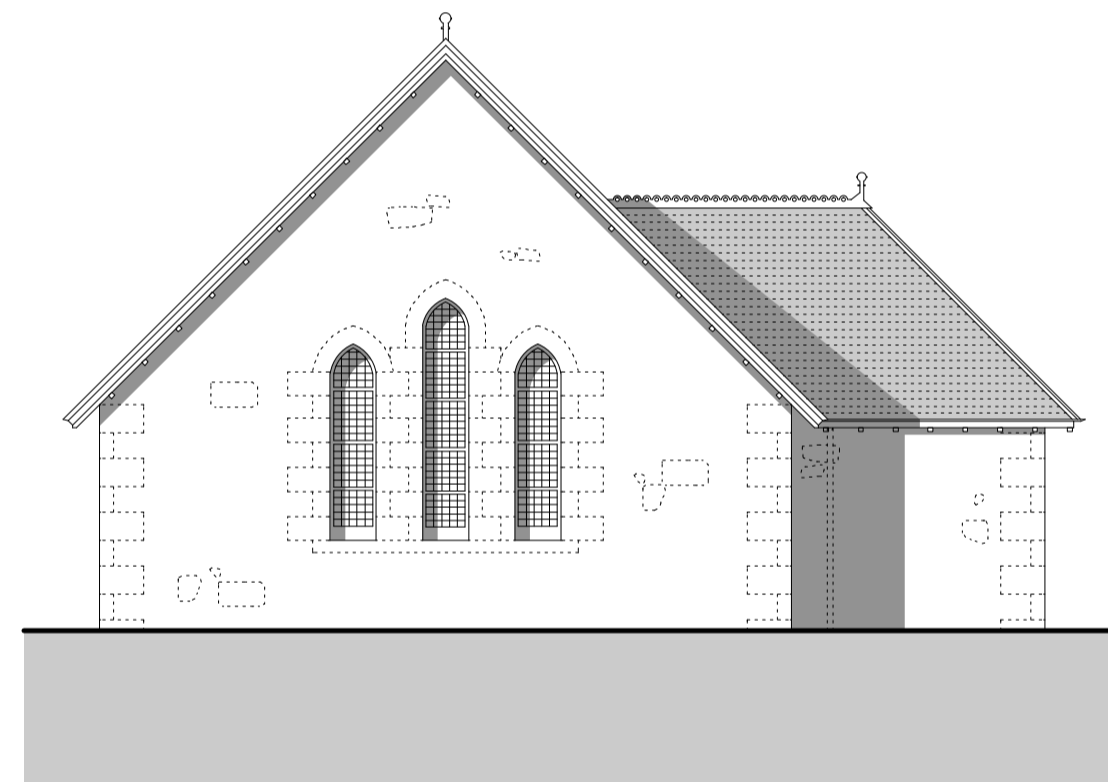




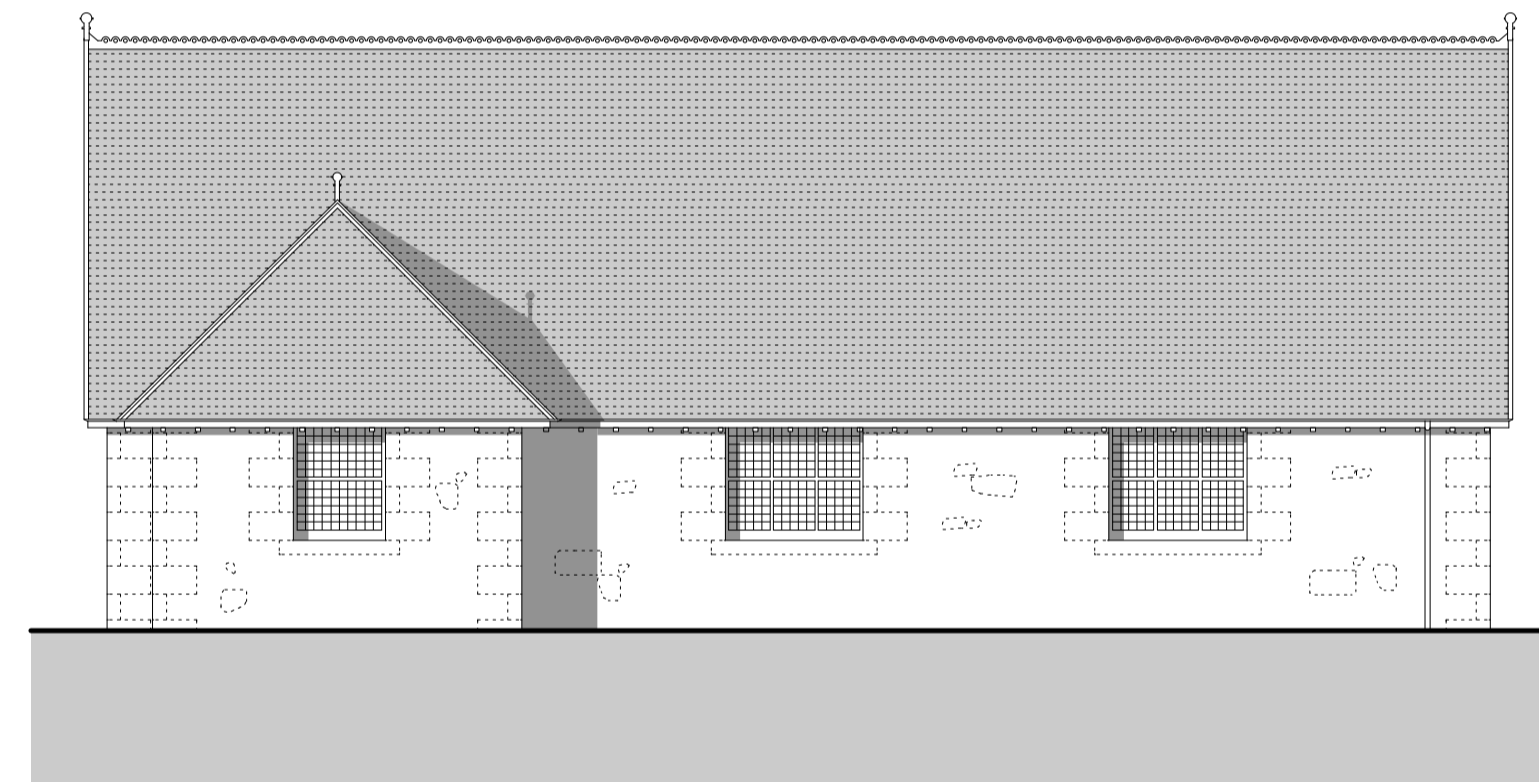
Plan As Existing



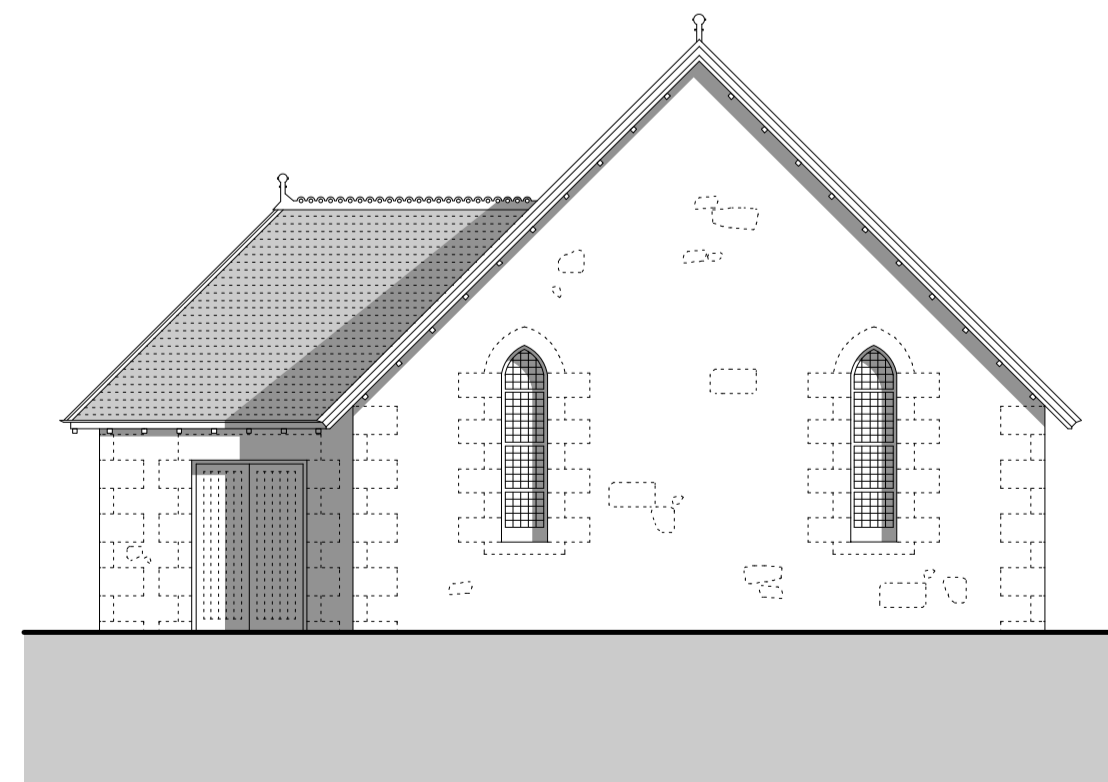
Section As Existing



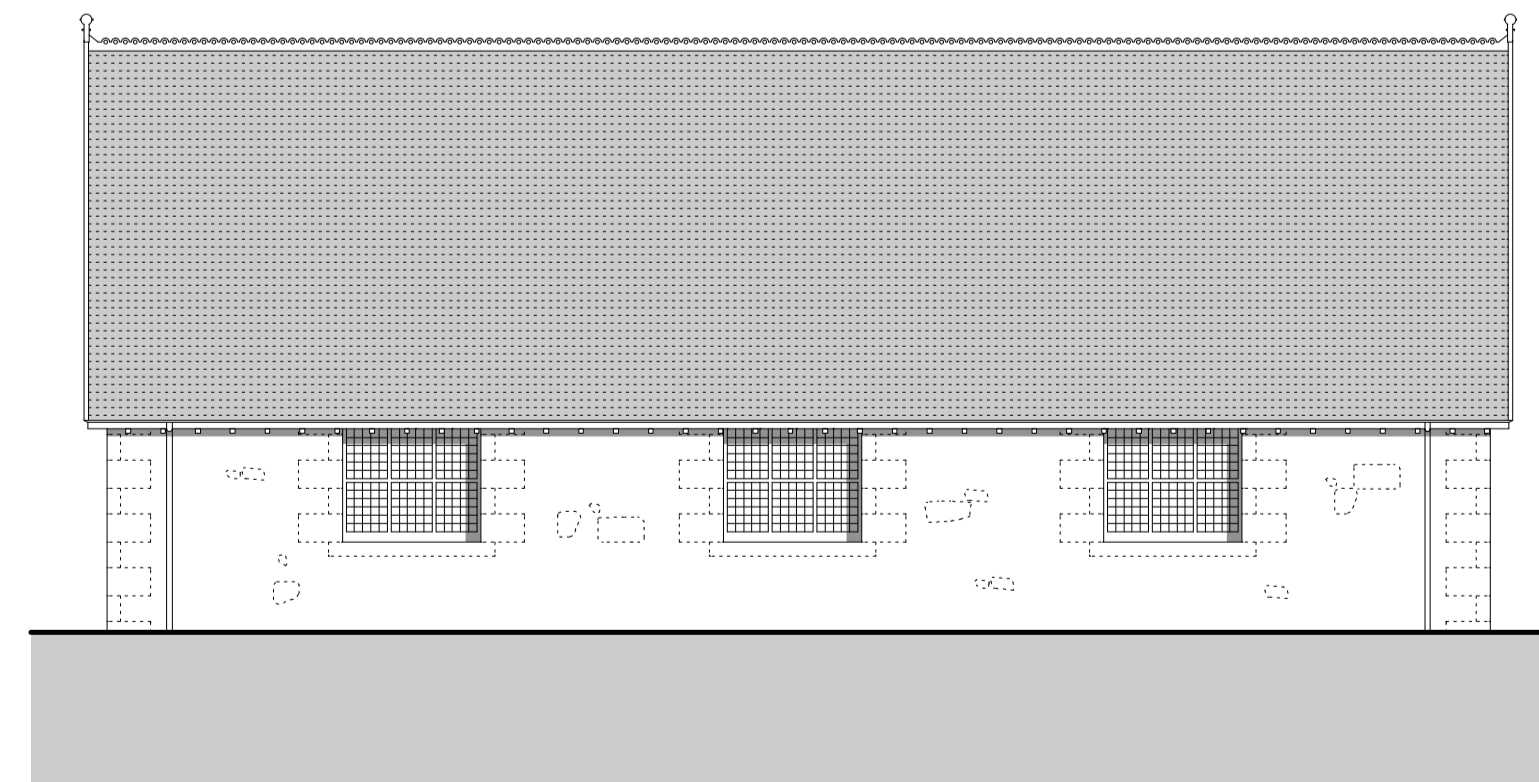
South Elevation As Existing



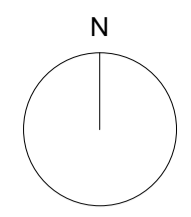
East Elevation As Existing



North Elevation As Existing






West Elevation As Existing



1:500
0m 10m 25m 50m

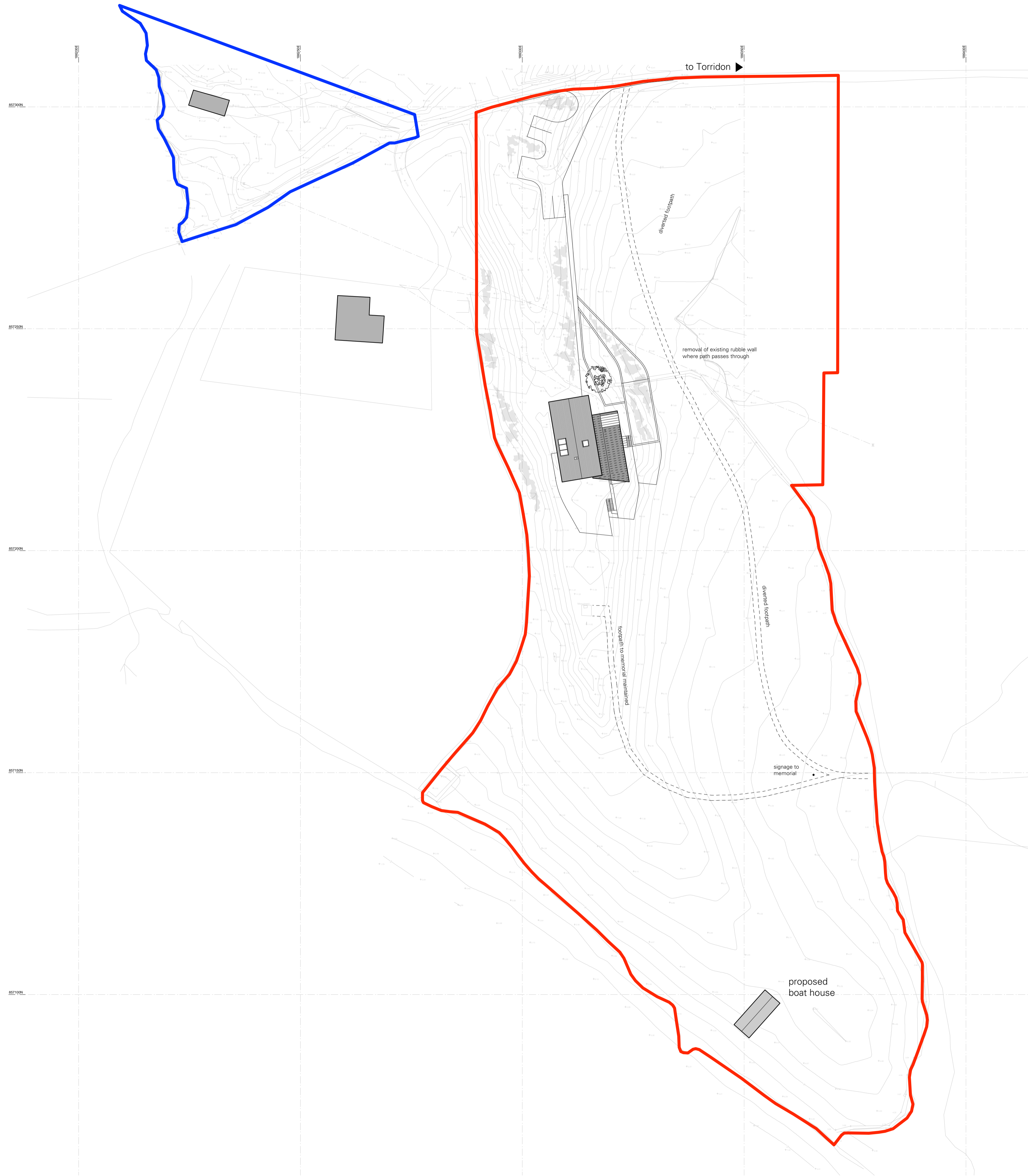
easting: 186300
northing: 857200
site area: 1.7318 ha

 planning boundary
 additional area within applicant ownership


re-routed path including maintained link to memorial

25mm compacted whin dust on
100mm type 01 sub base on
200mm hard core fill

minimum clearance width 1200mm
laid to falls for drainage
vegetation within 900mm each side cleared as required



do not scale drawing, if in doubt seek clarification from architect

revisions & notes

Rev A	re-routing of public footpath to east of building maintaining access to memorial cairn	April 2013	SM
Rev B	re-routed footpath amended according to comments by Access Officer	May 2013	SM

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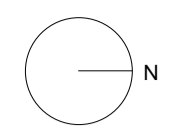
Client
Jane Tiller & Sandy Macrae

Scale	Date	Drawn	Status
1:500 @ A1	Feb '14	SM	Planning
1:1000 @ A3			

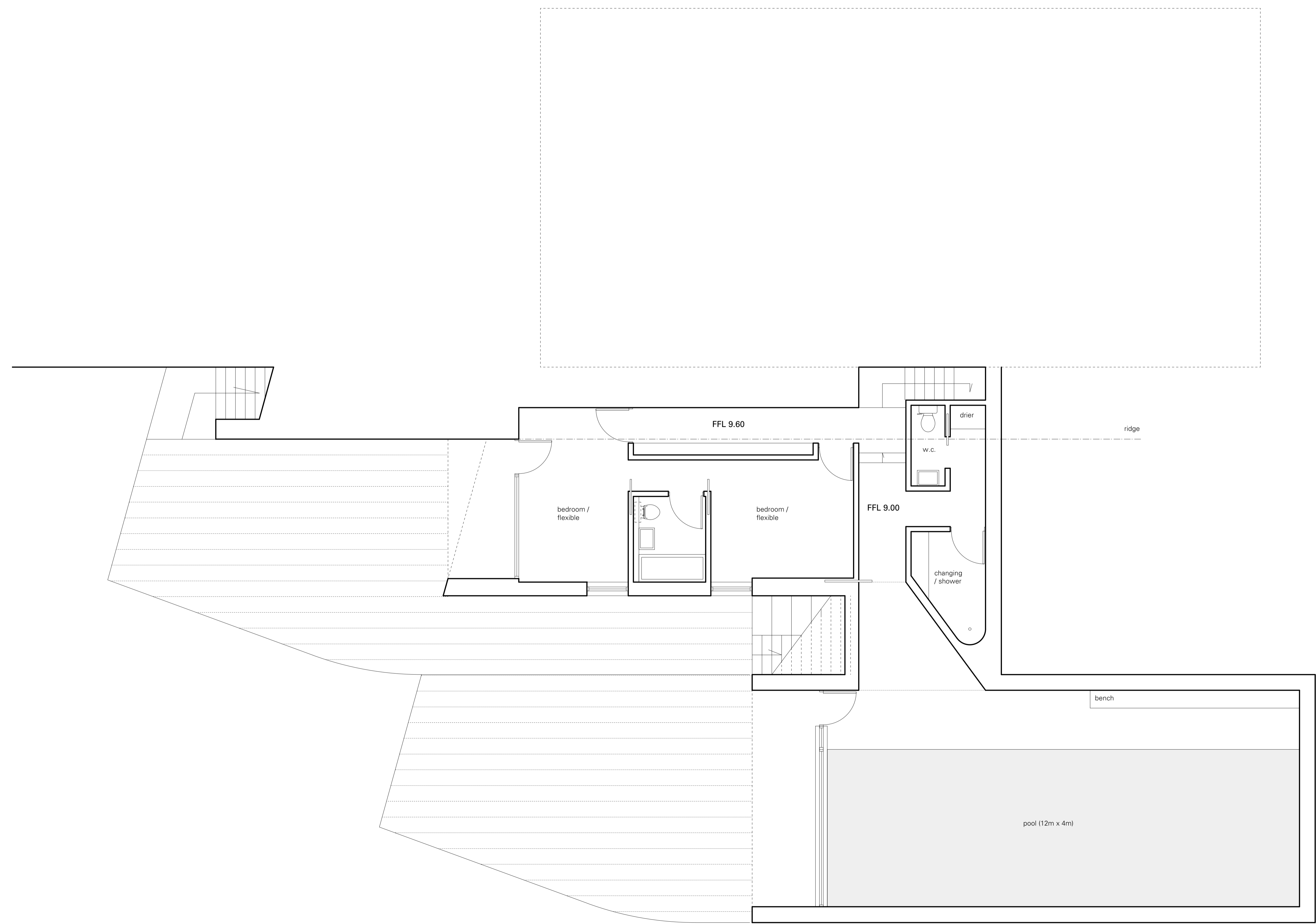
Project
Coire Church, Torridon

Drawing Title
Location plan - as proposed

Dwg No.
194/002/RevB



1:50
0m 1.25m 2.5m 5m



do not scale drawing, if in doubt seek clarification from architect

revisions & notes

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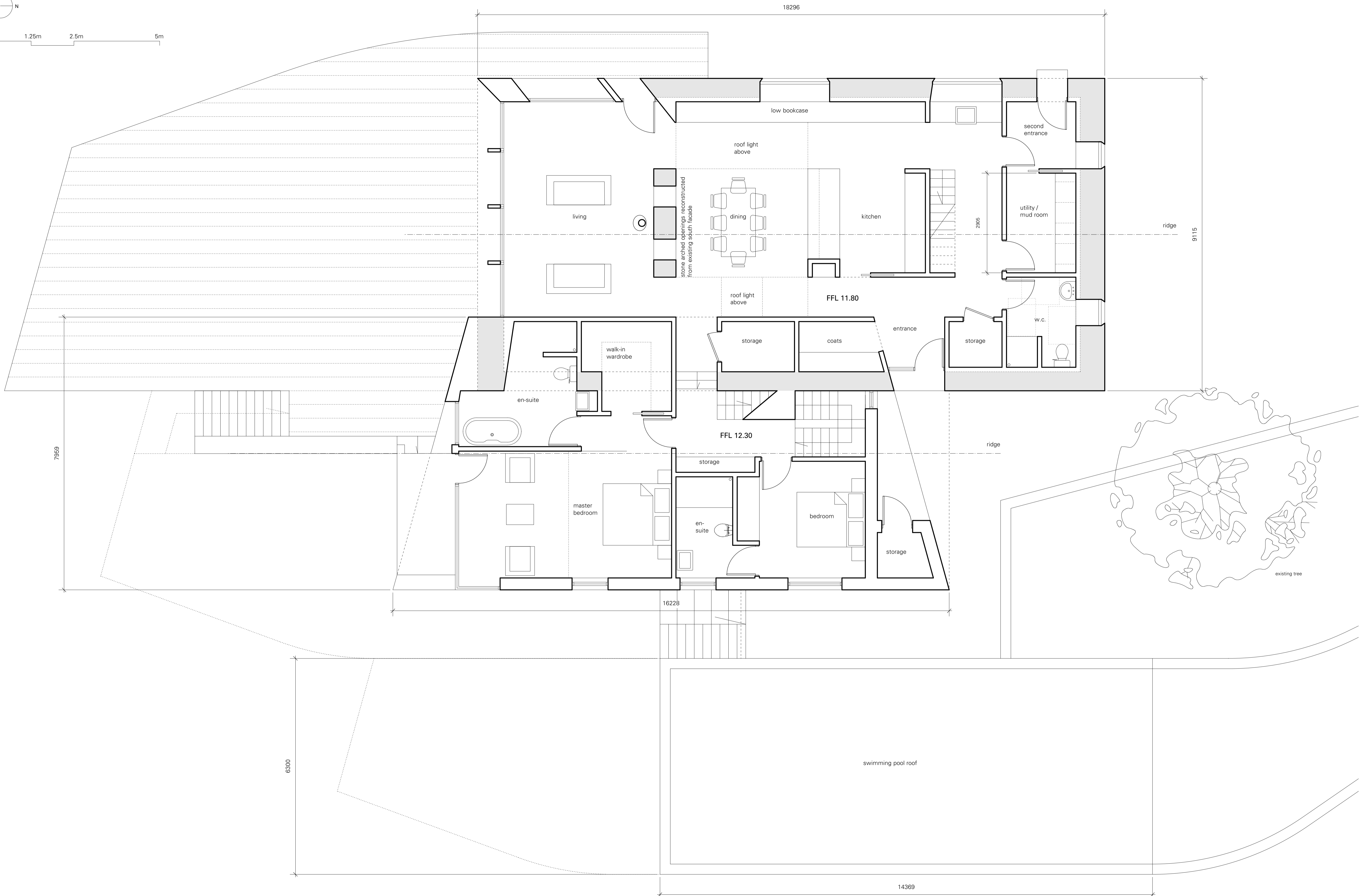
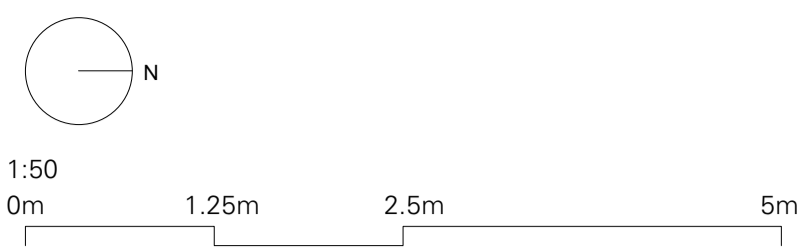
RURAL DESIGN ARCHITECTS

Client
Jane Tiller & Sandy Macrae

Scale	Date	Drawn	Status
1:50 @ A1	Feb '14	SM	Planning

Project
Coire Church, Torrion

Drawing Title	Dwg No.
Basement Plan - proposed	194/103



do not scale drawing, if in doubt seek clarification from architect

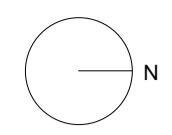
revisions & notes

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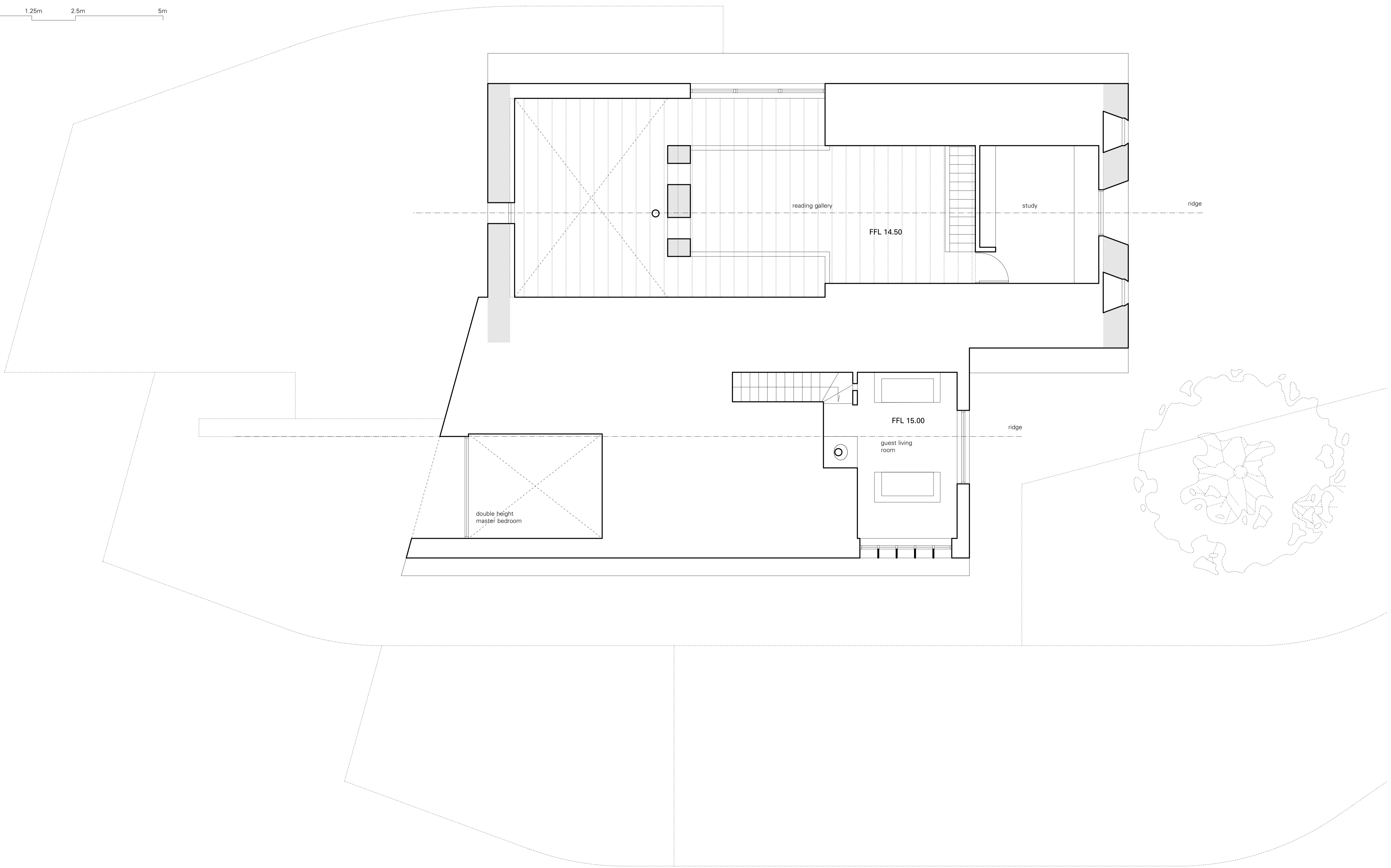
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RURAL DESIGN ARCHITECTS

Client
Jane Tiller & Sandy Macrae
 Scale 1.50 @ A1 Date Feb '14 Drawn SM Status **Planning**

Project
Coire Church, Torridon
 Drawing Title
Ground Floor Plan - proposed
 Dwg No.
194/101



1:50
0m 1.25m 2.5m 5m



do not scale drawing, if in doubt seek clarification from architect

revisions & notes

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RURAL DESIGN ARCHITECTS

Client
Jane Tiller & Sandy Macrae

Scale Date Drawn Status
1:50 @ A1 Feb '14 SM **Planning**

Project
Coire Church, Torridon

Drawing Title
First Floor Plan - proposed

Dwg No.
194/102

