

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
19 August 2014**

Agenda Item	6.3
Report No	PLS/057/14

14/00995/PIP: D & E MacGillivray

Land 150M North East Of Linnhe View, 15 North Ballachulish, Onich

Report by Area Planning Manager - South

SUMMARY

Description: Erection of 10 houses and associated road works (Renewal of 10/00016/PIPLO)

Recommendation - GRANT

Ward : 22 - Fort William and Ardnamurchan

Development category : Local Development

Pre-determination hearing : Not required

Reason referred to Committee : Timeous objections from members of the public residing at 5 or more separate addresses.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission in principle is sought for the development of 10 houses on land at Oldtown, North Ballachulish. A layout plan, which is indicative only, has been submitted. The site lies between houses which front onto the A82(T) and approximately 17 houses further along the minor road at Oldtown. Details of the siting, design and appearance of the proposed houses are not for consideration at this stage.
- 1.2 No pre-application consultation with Planning Authority - not mandatory.
- 1.3 The development would be accessed off an existing minor road into Oldtown. This road is adopted by the Council as Highways Authority to a point beyond the proposed development. It is proposed to connect to the mains water supply and foul drainage networks to service the development. Scottish Water indicates that it is likely that an existing water supply or drainage infrastructure crosses the site. In developing further details of the layout the developer will be required to undertake a full development impact assessment of the proposals on Scottish Water's infrastructure and capacity. A separate sustainable surface water drainage system will be required.

1.4 No supporting documentation - this is a renewal of a previous permission which was allowed on appeal, and there is no requirement for the documents submitted with the previous application to be re-submitted. A copy of the appeal decision was appended to the renewal letter.

1.5 **Variations:** None.

2. SITE DESCRIPTION

2.1 The application site measures 1.25ha and forms a rectangular site with an additional "limb" to the west. The proposed access would be approximately 140m along the minor Oldtown road from its junction with the A82. The site would be to the north of the minor road, on land which is currently unused grazing largely covered in rushes. There are 10 dwelling houses which surround the site. No.40 Oldtown, which is a substantial 2 storey property, has its primary aspect looking directly across the site, and no.43 Oldtown also looks across the site. Goirtean would face towards the western part of the site, and Shiloh (39 Oldtown) is a small prefab type dwelling in the trees beyond the NE corner of the site.

The site is flat with no trees. It is within the North Ballachulish Settlement Development Area (SDA). It is within the Ben Nevis and Glencoe National Scenic Area. The woodland approximately 15m to the north of the site is Ancient Woodland, and the boundary of the Onich to North Ballachulish Woodland SAC and SSSI lies approximately 50m to the north of the site.

3. PLANNING HISTORY

3.1 10/00016/PIPLO: application in principle (as current application) for 10 houses - refused by Highland Council 24 May 2010 contrary to recommendation; allowed on appeal by a Reporter appointed by Scottish Ministers 14 March 2011.

07/00443/FULLO: erection of single house and garage - withdrawn November 2007.

4. PUBLIC PARTICIPATION

4.1 Advertised : unknown neighbour

Representation deadline : 10 April 2014

Timeous representations : 8 households plus the North Ballachulish Crofters Grazing Committee

Late representations : 0

4.2 Material considerations raised are summarised as follows:

- Loss of good quality agricultural land, previously used for crops, hay and grazing
- The croft is currently not worked despite there being people locally who would be willing to work it
- Change to the character of the settlement - suburbanisation
- On considering the site's de-crofting an independent assessor from DEFRA considered the land good quality agricultural land

- Increased use of the minor road which is in deteriorating condition and would need upgrading
- Existing traffic uses the driveway entrances to Donard and Cruachan as passing places
- There is no footpath on the minor road
- Increased use of the junction onto the A82 which has been the site of several serious accidents
- Increased surface water runoff
- There is an existing access into this site off the minor road

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:** No objection subject to a condition requiring an archaeological evaluation of the site prior to development.

5.2 **Lochaber Disability Access Panel:** Supports - advocates the use of inclusive access and design.

5.3 **Crofting Commission:** Has advised they are generally content to support a planning application by a crofter to establish a dwelling house on their croft to meet their own residency requirements and to establish a base to develop their on-croft activities. The Commission notes that in this case the intention is to erect 10 houses on this relatively small croft, which according to the Commission's records extends to 2.265ha.

The Commission has requested that consideration be given to the potential impact of the proposed development on the future working and sustainable development of the croft. The area which is subject to the planning application is approximately 1.30ha and forms a significant percentage (57%) of the in-bye croft land.

5.4 **Transport Scotland:** No objections subject to conditions regarding the visibility splays at the junction onto the A82.

5.5 **Scottish Water:** Standard comments regarding the need for a development impact assessment on the existing infrastructure and the possibility of there being existing services crossing part of the site.

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

31	Developer Contributions
32	Affordable Housing
34	Settlement Development Area
47	Safeguarding Inbye/AppORTioned Croftland
57	Natural, Built and Cultural Heritage
61	Landscape
65	Waste Water Treatment
66	Surface Water Drainage
75	Open Space

6.2 **West Highland and Islands Local Plan** - as continued in force

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2013)

Open Space in New Residential Development Supplementary Guidance (January 2013)

Flood Risk & Drainage Impact Assessment (January 2013)

Managing Waste in New Developments (March 2013)

Highland Historic Environment Strategy (January 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (January 2013)

7.3 Scottish Planning Policy (June 2014)

Para 76:

Plans should make provision for most new urban development to take place within, or in planned extensions to, existing settlements.

Para 80:

Where it is necessary to use good quality land for development, the layout and design should minimise the amount of such land that is required. Development on prime agricultural land, or land of lesser quality that is locally important should not be permitted except where it is essential:

- as a component of the settlement strategy...

Para 81:

In accessible or pressurised rural areas, where there is a danger of unsustainable growth in long distance car-based commuting or suburbanisation of the countryside, a more restrictive approach to new housing development is appropriate, and plans and decision making should generally:

- guide most new development to locations within or adjacent to settlements

Para 212:

Development that affects a National Scenic Area... should only be permitted where:

- the objectives of designation and the overall integrity of the area will not be compromised; or
- any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

7.4 **Other**

Road Guidelines for New Developments.

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**

The application site is within the North Ballachulish Settlement Development Area (SDA), as identified in the West Highland and Islands Local Plan, and perpetuated in the Highland-wide Local Development Plan (HwLDP). The Local Plan was adopted shortly before the previous application was considered at appeal, and it was, and is, a significant material consideration. Policy 34 of the HwLDP identifies SDAs as the main focus for development. Directing a majority of development into such preferred areas makes the best use of existing infrastructure and services and protects the character of the surrounding countryside.

Policy 47 meanwhile seeks to minimise the loss of croft land, and it is contended that this is good quality agricultural land. The main issue for consideration in this case therefore is to weigh up the importance of the land's status as being within the SDA, and therefore a preferred location for development, against its retention as good quality croft land.

Para 19.5.1 of the HwLDP states that when defining SDAs the Council has taken into account a number of things, including the quality of neighbouring croft or agricultural land. Also, paragraph 80 of SPP states that development on locally important agricultural land should not be permitted except where it is essential, such as "as a component of the settlement strategy".

In conclusion, this policy conflict was resolved at the point when the Local Plan was adopted, when this issue was considered as part of the decision to include this land within the North Ballachulish SDA.

The fact that the site is within the SDA therefore outweighs the policy to safeguard this croft land from development. It would accord with Policy 34 therefore, and not conflict with Policy 47 of the Highland-wide Local Development Plan. De-crofting of this land is a separate matter for the Crofting Commission.

8.3.1 Siting, layout and impact on amenity

The proposal is for 10 houses on 1.25ha - a density of 8 dwellings per hectare. This would be low density residential development in keeping with the existing density of houses at Oldtown. The scale and density of development would have an acceptable impact on the character of the area.

The existing settlement pattern is one of a linear row of houses lining the landward side of the A82, and a loose cluster of houses further down the road at Oldtown, and off a couple of spurs to the north of this road. Whilst the layout is not for consideration at this stage, it is considered that a less suburban arrangement than shown in the indicative plan should be sought at Matters Specified stage, to fit in with the settlement pattern, and to accord with Policy 29.

No.40 Oldtown is separated from the site by approximately 64m of open land. A driveway separates the small front garden of no.43 Oldtown from the SE corner of the site. Goirtean is separated from the site by 70m, and Shiloh faces down the east side of the proposed development site. Whilst, as already stated, the details of the layout are not for consideration at this stage, it would be possible to create a layout without a significant adverse affect on the amenity of these closest neighbouring properties. The development would thus accord with Policies 28 and 34 of the HwLDP.

8.3.2 Impact on NSA and nearby SAC/SSSI/Ancient Woodland

The scale of development within this existing settlement is such that it would not have a significant or detrimental impact on the character of the Ben Nevis and Glencoe NSA. It would not therefore conflict with Policies 57 and 61.

The Ancient Woodland and SAC/SSSI are a sufficient distance from the proposed development, and would not be affected by it. The woodland provides a high quality backdrop to the settlement at Oldtown. Landscape planting, including native tree planting, may be sought by condition along the northern boundary of the site to reinforce the woodland edge at this point.

8.3.3 Impact on Archaeology

The site is not known to contain any archaeological interest, however there is interest nearby. A condition requiring an archaeological evaluation of the site is therefore recommended, in accordance with Policy 57.

8.3.4 Access and services

Transport Scotland has recommended a condition regarding the visibility splays at the junction of the minor lane with the A82. This would improve the existing situation at the junction onto this fast section of road.

Conditions are also recommended, as on the appeal decision, to secure road improvements to the minor lane, to bring it up to adoptable standard, as far as the turning into the proposed development.

It is possible that there is a Scottish Water pipe crossing the westernmost edge of the site. This may influence the layout in that area, and, if so, this would be dealt with at Matters Specified stage.

A Drainage Impact Assessment would also need to be undertaken to inform the surface water drainage from the development. Subject to conditions regarding drainage the development would accord with Policies 65 and 66.

8.3.5 Developer Contributions

The previous permission, allowed on appeal, was subject to a Legal Agreement requiring at least one quarter of the proposed houses to be affordable units ie. a minimum of 3 out of the ten. This remains a requirement in terms of adopted Supplementary Guidance: Developer Contributions (March 2013).

In addition, the developer was required to incorporate open space into the scheme, in accordance with Policy 75 and the Open Space in New Residential Development Supplementary Guidance. A condition is recommended to secure appropriate provision, as on the appeal decision.

Given that this application is a renewal of a decision made on appeal for a relatively small scale residential development, and in a location very close to an existing primary school, and close to an existing national cycle trail, it is considered reasonable to reiterate the existing contributions towards affordable housing and open space. The development would thereby accord with Policies 31, 32 and 75 of the Highland-wide Local development Plan.

8.3.6 Policy Conclusion

The site lies within the Settlement Development Area of North Ballachulish which is the preferred area for new development and the principle of development accords with Policies 28 and 34 of the Highland-wide Local Development Plan. The site has had the benefit of planning permission in principle for 10 houses, allowed following appeal. The appeal decision concluded that the land is part of the settlement; that the site is capable of accommodating a development of the illustrated scale and density without significant impact on the character of the area; and that there would not be any significant detrimental effect on the amenity of existing nearby residential property. It is considered there has been no material change in circumstances since the previous approval.

8.4 **Material Considerations**

Improvements to the minor road were addressed by the Reporter by suspensive conditions, and it is recommended that these are repeated. This would also be dealt with separately under the Road Construction Consent. The works would be required to be done by the developer and the timescale would relate to the stages of build.

The driveways to Cruachan and Donard are beyond the proposed turning into the development and therefore the additional traffic would not pass these properties.

8.5 Other Considerations – not material

Other points made by objectors and not already covered in paragraphs 8.3 and 8.4:

Access to the 2 proposed units shown indicatively, to the west of this lane, would cross the driveway to Goirtean. Any access issues in relation to this driveway are a matter for the developer to resolve with the relevant land owner(s) however.

Any subsequent consents that are required from the Crofting Commission are a separate matter for that authority.

8.6 Matters to be secured by Section 75 Agreement

The Council will seek contributions either through the delivery of infrastructure on site or through financial contributions for :

- Affordable housing

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	Y
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Obligation	Y
Revocation of previous permission	N

Subject to the above, it is recommended the application be **Granted** subject to the conditions and reasons below, and to the conclusion of an updated S75 Obligation or Minute of Variation to relate the previous Section 75 Agreement to the current application:

1. Plans and particulars of the specified matters listed below shall be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.

Specified matters:

- detailed layout of the site of the proposed development including areas of open space and a children's play area indicating site levels as existing and intended;

- the design and external appearance of all buildings;
- access and parking arrangements;
- water supply and drainage arrangements.

Reason : To ensure that the matters referred to are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. In terms of the matters specified in condition 1, the houses shall be designed within the following parameters:

- maximum of 1¾ storeys;
- external building span (excluding any projections which may be approved) shall not exceed 7.8 metres;
- roof pitch shall be between 40° and 45°;
- roof finish shall be dark grey natural slate;
- external walls shall be finished in white painted wet dash roughcast or smooth masonry render;
- any chimneys shall be set squarely on the main building roof ridge;
- window openings shall have a vertical emphasis and no interfacing openings shall be within 18 metres of one another other than for bathroom, shower room or WC windows with obscure glazing.

Reason : To ensure the character of the development relates well to existing buildings within the vicinity and to contribute to levels of privacy within the development in accordance with Policies 28 and 34 of the Highland-wide Local Development Plan.

3. In terms of the matters specified in condition 1, the entrance to the site and internal roads and footpaths shall be designed to the standard required by the Council to allow adoption. The approved roads and footpaths shall be completed prior to the occupation of the fifth house within the development.

Reason : a) in the interests of road safety and b) to ensure a standard of access commensurate with the scale of development in accordance with Policy 28 of the Highland-wide Local Development Plan.

4. Between the location of the site access and the junction with the A82, Oldtown Road shall be upgraded to the satisfaction of the Planning Authority, in consultation with the Roads Authority. No work shall commence on the site until the approved upgrading has been completed.

Reason : To ensure that Oldtown Road is upgraded to a standard required allowing a safe approach to the site from the A82 in accordance with Policy 28 of the Highland-wide Local Development Plan.

5. Visibility splays shall be provided and maintained on each side of the junction between Oldtown Road and the A82 to the satisfaction of the Planning Authority. Transport Scotland, the authority responsible for the A82, a trunk road, has stipulated that the splays on both sides of the junction shall be 4.5 metres (the set back distance from the A82 along the centre line of Oldtown Road) by 215 metres. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2 metres, positioned within the 4.5 metres set back distance to an object height of between 0.26 metres and 1.05 metres anywhere within the splays of 215 metres. No development shall commence on the site until the required visibility splays have been provided.

Reason : To ensure vehicles turning into or exiting the junction can undertake a safe manoeuvre with minimum interference to the safety and free flow of the A82 in accordance with Policy 28 of the Highland-wide Local Development Plan.

6. In terms of the matters specified in condition 1, a sustainable drainage system shall be provided. The approved system shall be fully installed prior to the initial occupation of the first house.

Reason : To ensure adequate surface water drainage management as Scottish Water cannot guarantee acceptance of surface water drainage to the public sewer system in accordance with Policy 66 of the Highland-wide Local Development Plan.

7. In terms of the matters specified in condition 1, full details shall be provided for the future maintenance of the children's play area, and the play area itself shall be provided prior to the occupation of the fifth house within the development and thereafter maintained in accordance with the approved details.

Reason: To ensure that adequate measures for the future maintenance of the play area have been provided and the provision of a play area at a point when the development is no more than 50% complete, in accordance with Policy 31 of the Highland-wide Local Development Plan.

8. In terms of the matters specified in condition 1, a landscaping and planting plan, including new tree and shrub planting, shall be provided for all the open space within the development and, additionally, within the individual house plots. Planting within house plots shall be undertaken no later than the end of the first planting season following the first occupation of the house. Planting in the areas of open space shall be undertaken prior to the first occupation of the tenth house. Any plant failures through disease, weather exposure, neglect or damage shall be replaced with an equivalent species within one year of such failure.

Reason: To ensure the provision of planting and landscaping at appropriate times during the development of the site and for replacement when required, in accordance with Policies 28, 29 and 34 of the Highland-wide Local Development Plan.

9. An archaeological evaluation of the site shall be undertaken prior to the start of work on site to determine an archaeological baseline, the method to be submitted to and agreed in writing by the Planning Authority. In the event that currently undiscovered archaeology is encountered during the development of the site, measures for the preservation and/or recording of that archaeology shall be undertaken. The procedure to be adopted in the event of the discovery of any archaeological features shall be submitted to and agreed in writing by the Planning Authority.

Reason: The site lies within a wider area where extensive prehistoric remains, including settlement and burial monuments, have been discovered, in accordance with Policy 57 of the Highland-wide Local Development Plan.

10. Despite the provisions of Class 3E (Means of Enclosure) of the Town and Country Planning (General Permitted Development)(Scotland) Order 2011, no walls, fences or other means of enclosure shall be erected at the site to a height exceeding 1.2 metres above ground level unless first agreed in writing by the Planning Authority.

Reason: To protect the open character of the site in accordance with Policies 28, 29 and 34 of the Highland-wide Local Development Plan.

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.

REASON FOR REFUSAL

If the Section 75 Obligation/Minute of Variation is not concluded within a period of four months, or an extended period as may be agreed in writing with the Planning Authority, then the application is recommended for Refusal for the reason set out below:

1. The development is contrary to Policy 32 of the Highland-wide Local Development Plan as the applicant has failed to conclude a Section 75 Obligation to secure a contribution towards the delivery of affordable housing.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION IN PRINCIPLE

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:

- i. The expiration of THREE YEARS from the date on this decision notice;

- ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained)., whichever is the later. If development has not commenced within this period, then this planning permission in principle 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 (para 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

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.

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.

Street Names: encouragement is given to the adoption of Gaelic or Gaelic-influenced street names. The Gaelic Development Manager (01463 724287) or Comunn na Gaidhlig (01463 234138) could provide further guidance.

Archaeology: it is recommended that advice on the archaeological evaluation and procedure for preserving and/or recording archaeological features (as required under condition 9) be sought from the Highland Council Archaeology Unit.

Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Lucy Prins
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Gordon MacIntyre	Caolas North Ballachulish	26.3.14	against
Liz and John Grieve	40 Oldtown, Onich, PH33 6RZ	4.4.14	against
Pauline Selby	By email	4.4.14	against
Mr Jeffrey Logan and Mrs Isobel Logan	Donard, Oldtown	8.4.14	against
Mrs Morag Macintyre	Cruachan, Oldtown	8.4.14	against
JB & G Harrison	48 Oldtown, PH33 6RZ	9.4.14	against
Mr and Mrs Iain and Stella MacIntryre	Linnhe View, Croft 15, North Ballachulish	9.4.14	against
Mrs L MacLachlan, Secretary - on behalf of the North Ballachulish Crofters Grazing Committee	Garadh Mhor, North Ballachulish	10.4.14	against
Nick Taylor	Spring Cottage, PH33 6RZ	10.4.14	against



LOCATION PLAN

scale 1:2500