

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE  
16 SEPTEMBER 2014**

Agenda Item	5.3
Report No	PLN/063/14

**14/00909/FUL: Mr Gordon Adam  
Land 180m NE of Hillockhead, Rosemarkie**

**Report by Area Planning Manager**

**SUMMARY**

**Description :** Change of use of land to yurt campsite and erection of facilities block and associated services.

**Recommendation - GRANT**

**Ward :** 10 - Black Isle

**Development category :** Local Development

**Pre-determination hearing :** None

**Reason referred to Committee :** Objection from Fortrose and Rosemarkie Community Council and the number of third party representations objecting to the development.

**1. PROPOSED DEVELOPMENT**

1.1 Planning permission is sought for the following development;

- Change of use of an area of woodland to a glamping site. Glamping is described as glamorous camping.
- Accommodation is to be provided in eight yurts. A yurt is circular in shape and is constructed from a timber frame covered with fabric. The fabric will be a sand-brown colour. The yurts have a diameter of 4.9 metres and are approximately 4.0 metres high at the central point. Each yurt will sit on an area of circular timber decking which will match the footprint of the timber frame.
- A facilities building which will include a wood burning stove, toilet facilities and a workshop. The workshop is to be used for the construction and maintenance of the yurts. This will be 5.6m (W) by 11.9m (L) and 5.4m high to the ridge. The walls are to be finished in larch with the roof clad in traditional rolled profile metal sheeting in a charcoal grey colour. An area of decking will be constructed around the west side of the building.
- A private drainage system associated with the facilities building.
- A parking and serving area will be set out adjacent to the facilities building, this will provide parking and turning facilities for 9 vehicles.

- 1.2 The application has been made in parallel to application reference 14/00912/PIP. That application seeks planning permission in principal for the erection of a Managers' House.
- 1.3 Access to the development site will be taken from the public road via an existing private track which serves several houses and also the holiday letting complex at Hillockhead. The track terminates 150 metres, or thereby, to the east of Hillockhead, on land under the applicants control. From this point the track reduces in scale to a typical agricultural track which runs across the hillside. It is proposed to upgrade this track to a condition that is suitable for use by construction traffic and thereafter the Glamping customers.
- 1.4 The application is supported by a business statement for Black Isle Yurts Ltd which can be summarised as follows:
- Black Isle Yurts Ltd will be responsible for setting up and running the glamping site along with the development and management of an agricultural business.
  - Glamping is a fast developing sector of the self-catering tourist accommodation market which is not catered for on the Black Isle. The closest sites are Fort Augustus, Aviemore, Glenshee and Adnamurchan.
  - Testimony from VisitScotland which welcomes and supports the proposals.
  - Financial requirements and forecasts which indicate that no bank loans are anticipated and that Black Isle Yurts should have an operating profit by the end of year two.
  - Farming and land management business will involve stocking the holding with sheep and cattle and potentially providing livery facilities.
- 1.5 A protective species survey supports the application which can be summarised as follows:
- Desk top and walk over survey carried out by suitably qualified individual in February 2014.
  - No evidence of nesting or breeding sites for protected species within the development site.
  - RSPB have no knowledge of nest sites of osprey, red kite, crested tit or crossbills sufficiently close to the proposed development to be subject to disturbance.
  - Further survey of the trees within the glamping site will be carried out for the presence of bats in the event that any of the trees require to be felled.
- 1.6 Drainage statement which indicates that the sub-soils have positive percolation characteristics and all surface water will percolate directly to the ground via infiltration systems.
- 1.7 **Variations:** Revised plans for access route, facilities building, parking area and Woodland Planting proposals submitted July 2014.

## 2. SITE DESCRIPTION

- 2.1 The application site lies on the south face of the Black Isle some 180m, or thereby, from the existing cluster of buildings known as Hillockhead. The site forms part of an agricultural holding land which covers 60 hectares (150 acres) some of which is used for grazing cattle and sheep. A significant part of the holding is woodland the

majority of which lies with the Rosemarkie and Shandwick designated SSSI. The application site covers an area of open hillside on which it is proposed to site the facilities building and car parking and an area of woodland within which the eight pitches for the yurts will be formed. The development site covers 1.25 hectares, or thereby, of the holding.

### 3. PLANNING HISTORY

- 3.1 14/00912/PIP– Erection of house (Planning permission in Principal) – to manage the site is currently before members for consideration.  
14/01873/AGR – Prior Notification for Agricultural Storage building- Approved – 12.06.14. The site is at the end of the existing access track.

### 4. PUBLIC PARTICIPATION

- 4.1 Advertised : Potential Departure/Unknown Neighbour  
Representation deadline : 04.04.2014

representations :                    16 Objections   17 In support

- 4.2 Material considerations raised by objectors are summarised as follows:
- Inappropriate site - facilities building & car parking will be isolated on the hill.
  - Impact on adjacent SSSI and protected species from construction and campers.
  - Will bring significant change to an area popular with walkers.
  - Detrimental to local economy.
  - Development will increase the usage of the single track Eathie Road to the detriment of road safety.

Comments made in support can be summarised as follows:

- Provide distinctive tourist accommodation and facility which will increase the attraction of the Highlands.
  - Concerns about impact of the development on the SSSI are overstated and contradict the results of the survey.
  - Visual impacts are unjustified and overstated. The topography of the landscape will effectively screen the development.
  - Business will help local economy.
- 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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

### 5. CONSULTATIONS

- 5.1 **Access Officer:** No objection. The development may impact on a Public Right of Way. Care is required to ensure that access is not hindered during and after construction. The applicants desire to improve the condition of the paths is welcomed as these have been neglected in the recent past.

5.2 **Forestry Officer** : No objection, subject to conditions.

The planting proposals brought forward in July 2014, following discussions on site, provide a well considered approach to woodland establishment on this site which balances the owner's objectives by avoiding the use of chemicals, while recognising that gorse, bracken and other competing vegetation needs to be effectively controlled to enable rapid establishment of trees.

The area of woodland to be formed around the site of the house and facilities block will provide multiple benefits in terms of biodiversity, landscape and shelter. Developed in the manner set out it will establish rapidly and will securing future screening of the proposed development.

It is recommended that a Section 75 legal agreement is secured to cover future maintenance of the woodland, as this lies outwith the defined red boundary of the planning application.

The effluent soakaway and surface water infiltration trench require to be located outwith the woodland. This issue can be covered by a condition of the planning permission.

5.3 **Fortrose and Rosemarkie Community Council:** Object. Comments can be summarised as follows:

- The development will have an adverse impact on the SSSI, the Black Isle Path Network and the South Sutor to Fort George Special Landscape Area
- The access must be amended so that it does not impact on the public right of way and the holiday complex at Hillockhead.
- Siting of the facilities building is unattractive and will have a negative impact on open views of the hillside beyond Hillockhead.
- Impact on bats by development.

5.4 **NATS:** No safeguarding objection.

5.5 **Scottish Water:** No objections. Limited capacity available for new demand. The Developer should discuss their development directly with Scottish Water.

## 6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### 6.1 **Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 43	Tourism
Policy 44	Tourist Accommodation
Policy 51	Trees and Development
Policy 61	Landscape

### 6.2 **Ross and Cromarty East Local Plan ( as remains in force) adopted 2007**

Hinterland Boundary

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Draft Development Plan**

Inner Moray Firth Proposed Development Plan (November 2013) – Hinterland Boundary.

### **7.2 Highland Council Supplementary Planning Policy Guidance**

Special Landscape Area Citations (June 2011)

Trees, Woodlands and Development (January 2013)

### **7.3 Scottish Planning Policy (The Scottish Government - June 2014)**

## **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**

8.4 The aim of the policies of the Highland wide Local Development Plan (HwLDP) is to support tourist development and tourist accommodation. The provision of a Glamping site is both a tourist facility and also a form of tourist accommodation. Policy 43 states that tourist facilities will be assessed as to whether the scale of the development is proportionate to this location, will increase the length of peoples' stay, increase visitor spending and promote the wider spread of visitors as well as safeguard and promote responsible access, interpretation and effective management of natural, built and cultural heritage features.

8.5 Policy 43 also requires that the development accords with the other relevant policies contained within the Highland wide Local Development Plan which in this instance are Policies 28 (Sustainable Design), and Policy 61 (Landscape).

8.6 Policy 44 of the HwLDP requires development of tourist accommodation within the hinterland of towns to be considered against Policy 35 and the associated supplementary guidance housing in the countryside, siting and design. This policy is more relevant to proposals which involve permanent buildings rather than accommodation which to be provided in demountable structures such as the proposed yurts. It should however be noted that the provision of tourist accommodation is a rural business activity which will be supported in the hinterland of towns where there is a clearly defined business plan.

8.7 The applicant has submitted a business plan which indicates that they consider there is a gap in the market for glamorous camping on the Black Isle. The business will be built up over a 4 year period using their funds. The glamping business will run alongside the land management proposals for the site. This will

involve stocking the land with cattle and sheep. It is considered that the principal of providing a glamping site accords with the aims of Policy 43. As required by policy occupation of the yurts will be limited to holiday accommodation only. Any temporary residential accommodation required during the construction period would require to be the subject of a further application for planning permission.

- 8.8 The key issues are the impact that the development will have on the area. Policy 28 (sustainable development) of the HwLDP aims to ensure that development is sustainable and lists the criterion against which proposal shall be assessed. The parts of the policy of particular relevance to this proposal state that proposals should be assessed on the extent to which they “are compatible with public service provision, impact on individual and community residential amenity” and “demonstrate sensitive siting in keeping with local character and historic and natural environment.” Policy 61 (Landscape) aims to encourage those undertaking development within areas identified for their special landscape qualities’ in this instance the Sutors of Cromarty, Rosemarkie and Fort George Special Landscape Area, to include measures to enhance the landscape character, whilst ensuring that development is of an appropriate form and pattern.
- 8.9 Concern has been expressed in the third party representations, and also in the Community Council consultation response, that the location of the facilities building and the yurts is in an inappropriate location which will have a negative impact on the landscape character of the area.
- 8.10 It is acknowledged that the site of the facilities building is located on the open hillside, adjacent to the woodland within which the glamping site will be formed. The landscape character in this area is of a steep hillside with a regular pattern of farmland on the slopes punctuated by isolated dwellings and farmsteads located on the higher ground above the cliff top.
- 8.11 In this regard the development of a single building of the scale, massing and design proposed (5.6m (W) by 11.9m (L) and 5.4m high to the ridge) is considered to be in keeping with the general pattern of development. The building is the size of a modest single storey house. The palette of materials of larch timber cladding and dark grey roofing will help the building to recede into the hillside. Since the application was first submitted the building has been relocated within the site to allow the car parking to be provided behind it. By relocating the car parking this element will be significantly less prominent. In addition the line of the access track has been adjusted for 100m, from where it presently continues as a rough track beyond the Hillockhead complex. The realignment will result in the track also being less prominent as it will follow the natural contours across the hillside.
- 8.12 Users of the footpaths which lead from the Eathie Road down to the shore will be able to view the yurts amongst the woodland. Other views of the building and track will only be available at distances of between 3-5km across the water and along the coastline from Fort George, Chanonry Point and Rosemarkie beach.
- 8.13 Notwithstanding the above a key component of the development proposal is to extend the adjacent woodland around this part of the development site. The proposals for the establishment and management of this woodland have been the subject of detailed discussions between the applicant and the Planning Service

Forestry Officer. The outcome of the negotiations is a proposal which will see the establishment of new planting which will extend the existing woodland and provide a setting in the medium to long term for the facilities building, and also the house, if approved. It is considered that this proposal supports the aims of development plan Policy 61 by improving the quality of the landscape through the removal and management of gorse and bracken and the planting of new trees.

- 8.14 The Forestry Officer has recommended that the maintenance of the woodland which is to be formed should be covered by a Section 75 Agreement as the land is located outwith the application site boundary. Given that the applicant is the owner of all of the land it is considered sufficient to attach a suitably worded condition which requires implementation of the woodland plan, as submitted. This will also require the future maintenance of the woodland.
- 8.15 With respect to the glamping site this is to be formed within an area of birch woodland with grass beneath. The woodland has natural clearings which the applicant intends to utilise when positioning the yurts. Viewed from the location identified in paragraph 8.9 above the woodland provides a dense block of trees at the edge of the open hillside. It is considered that the scale of the development is such that there will be minimal impact on landscape character particularly as the exterior of the yurts will be treated with sand coloured vegetable dye. It is not considered that these structures will be visually intrusive.
- 8.16 The development of the glamping site has been criticised by the Community Council and other third parties due to its proximity to the SSSI and potential disturbance caused by an increase in visitor numbers. It is acknowledged that the development will bring change to the area, however the scale of the development, with a total of 8 yurts proposed, is considered acceptable for this location. The supporting survey indicates that no evidence of protected species was found in the woodland where the yurts are to be sited or the hillside on which the building is to be located.
- 8.17 The development is not within Rosemarkie and Shandwick SSSI. The designation covers an extensive but narrow strip of coastal cliff and dunes in two sections including Rosemarkie to Cromarty. The SSSI site comprises three separate geological sites, each with a different geological feature, as well as a diverse range of habitats and species. The birch woodland which lies to the north east of the application site and which runs down to the shore below the site are within the SSSI and the applicants ownership.
- 8.18 It will be a matter of good management practice by the developer to ensure that their customers are informed appropriately regarding the importance of these features. It also should be recognised that it is the quality of the area which will attract visitors and therefore the success of the business will require the owners to manage these assets in an appropriate manner.
- 8.19 With respect to the impact on the footpath network, the applicant is aware of his responsibility to ensure that members of the public are not deterred from using the footpaths. During the processing of the application the applicant has had direct discussions with the Council's Access Officer who has welcomed the improvements proposed to the existing paths. Once again, it is in the interest of the

developer to ensure that the footpaths which are with his ownership are maintained.

8.20 With respect to concerns regarding additional traffic using the Eathie Road, the level of additional traffic associated with a development of this scale will not impact significantly on the public road network. The applicant has indicated that visibility splays of 2.4m x 160 metres can be achieved at the junction with the public road by setting the existing fence further from the road verge and that the existing junction can be upgraded to meet current standards with improved service layby and bin storage provision. These improvements are considered sufficient to accommodate the development. Works to the junction area and those to the private track, which involve forming new lay-bays, will require to be agreed with all those parties who have an interest in the track. This is a private matter outwith the remit of the Planning Authority.

8.21 Finally, given that the development site is more than 500m to the east and, due to the topography of the hillside, not in direct line of sight from the existing house and tourist accommodation at Hillockhead, it is not considered that the development of the site will have a significant impact on the Hillockhead complex. It is acknowledged that the development will increase the number of cars passing to the rear of the complex; however this issue is not considered sufficiently detrimental to justify a recommendation of refusal.

#### 8.22 **Other Considerations – not material**

Comments have been made about the impact that the development will have on other businesses that provide tourist accommodation in the area. Commercial competition is not a material consideration in the determination of a planning application. This is a matter for the market to determine.

#### 8.23 **Matters to be secured by Section 75 Agreement**

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8.24 A Section 75 Agreement is sought in relation to the parallel application that has been submitted for a house to manage the business (ref 14/00912/PIP). In accordance with the adopted supplementary guidance the Agreement will tie the house to the land holding.

### 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. All tree planting shall be carried out in accordance with the approved document entitled Native woodland planting proposals for Black Isle Yurts development site at Brown Hill, Rosemarkie dated July 2014 and as identified on the approved Site Plan (DrgNo.P01.B), unless otherwise agreed in writing with the Planning Authority. Development of the woodland planting shall be implemented in the following manner:
  - No development, shall commence on site until the site preparation and Phase One planting has been completed to the satisfaction of the Planning Authority.
  - Prior to first occupation of the facilities building and any of the yurts being made available for occupation, the Phase Two planting, shall be implemented in full to the satisfaction of the Planning Authority.
  - Thereafter these planted areas, shall be maintained in accordance with Table 2 of the planting proposals or until established to the satisfaction of the Planning Authority. The woodland will be maintained in perpetuity to the satisfaction of the Planning Authority.
  - All gorse and bracken within the areas shaded light and dark green shall be cleared and maintained at a height of no more than 30cm until all trees have reached a height of no less than 2 metres or otherwise established to the satisfaction of the Planning Authority.

**Reason:** In the interest of landscape and visual amenity to establish a setting for the development which will in due course add to the landscape quality of the area.

2. A suitably qualified arboricultural or woodland consultant shall be employed at the applicant's expense to ensure that the approved Native woodland planting proposals for Black Isle Yurts development site at Brown Hill, Rosemarkie dated July 2014 are implemented to the agreed standard. Stages requiring supervision are to be agreed with the Planning Authority and certificates of compliance for each stage are to be submitted for written approval.

**Reason:** To ensure the protection of retained trees throughout the construction period and the successful establishment of new tree planting.

3. No development, shall commence until the footprints of the yurts have been pegged out on the ground. Any trees proposed for removal are to be clearly marked in consultation with the Forestry Officer and subsequently approved in writing by the Planning Authority.

**Reason:** To ensure the protection of retained trees during construction and thereafter .

4. No other trees within the application boundary are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

**Reason:** To ensure the protection of retained trees during construction and thereafter .

5. No development shall commence until a further plan and specification for the

private drainage system and soakaway have been submitted for the consideration and written approval of the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved plans

Reason: An alternative location is required for the drainage system outwith the existing woodland.

6. No development shall commence until the improvements to the junction of the public road as shown on approved drawing LO2 have been implemented in full. Thereafter the visibility splays of 2.4m X 160m shall be maintained in perpetuity, all to the satisfaction of the Planning Authority.
7. The accommodation shall be used for holiday letting purposes only and shall not be used be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

**Reason:** In order that the Planning Authority can retain effective control over the site in recognition of the Development Plan Policies regarding housing in the countryside. The site is located in an area where Council policy restricts new housing and in the interests of compliance with this restriction, it is expedient to preclude permanent occupancy of the yurts.

8. Prior to the first occupation of the facilities building and any of the yurts being made available for occupation the refuse bin storage area as shown on approved drawing LO2 shall be provided at the junction with the public road, outwith the visibility splays.

**Reason :** To ensure adequate provision for bin storage and in the interests of road safety.

9. Prior to the first occupation of the facilities building and any of the yurts being made available for occupation the car parking as shown on approved drawing PO1.B shall be made available for use and thereafter retained in perpetuity, all to the satisfaction of the Planning Authority.

10. **Reason:** To ensue that the customer parking is provided timeously within the development site and in the interest of landscape and visual amenity

11. The flue on the facilities building shall coated with a dark non reflective finish, all to the satisfaction of the Planning Authority

**Reason:** In the interest of visual amenity

#### **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 DIRECTION**

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.

### **Temporary Accommodation**

You are advised that a further application for planning permission will be required for the temporary accommodation referred to in the Business Plan submitted in support of the application.

### **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.

### **Protected Species:**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species is 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 a 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](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

### **Local Roads Authority Consent**

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

### **Maintenance of Public Right of Way**

As the site is close to a right of way a right of way there should be no hindrance to use by the public and the proposed development should not obstruct or deter use of the route before, during or after construction. This would include any of the following:

- the placing of materials on the path,
- allowing water, soil or any other substance to flow or spill onto the path,
- Erecting any fence or locked gates,
- Prohibitory signs or notices,
- Plant or overhang any vegetation on the path,
- Projections from building,
- Park vehicles or place other structures

Any damage to the route must be repaired to as good or better a standard than pre-development.

### **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, (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.

### **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).

### **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.

Signature: Dafydd Jones  
Designation: Area Planning Manager North  
Author: Erica McArthur  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location Plan  
Plan 2 – Site Plan  
Plan 3 – Elevations Facilities Building  
Plan 4 – Elevations Yurt  
Plan 5 – Access Junction

## Appendix – Letters of Representation

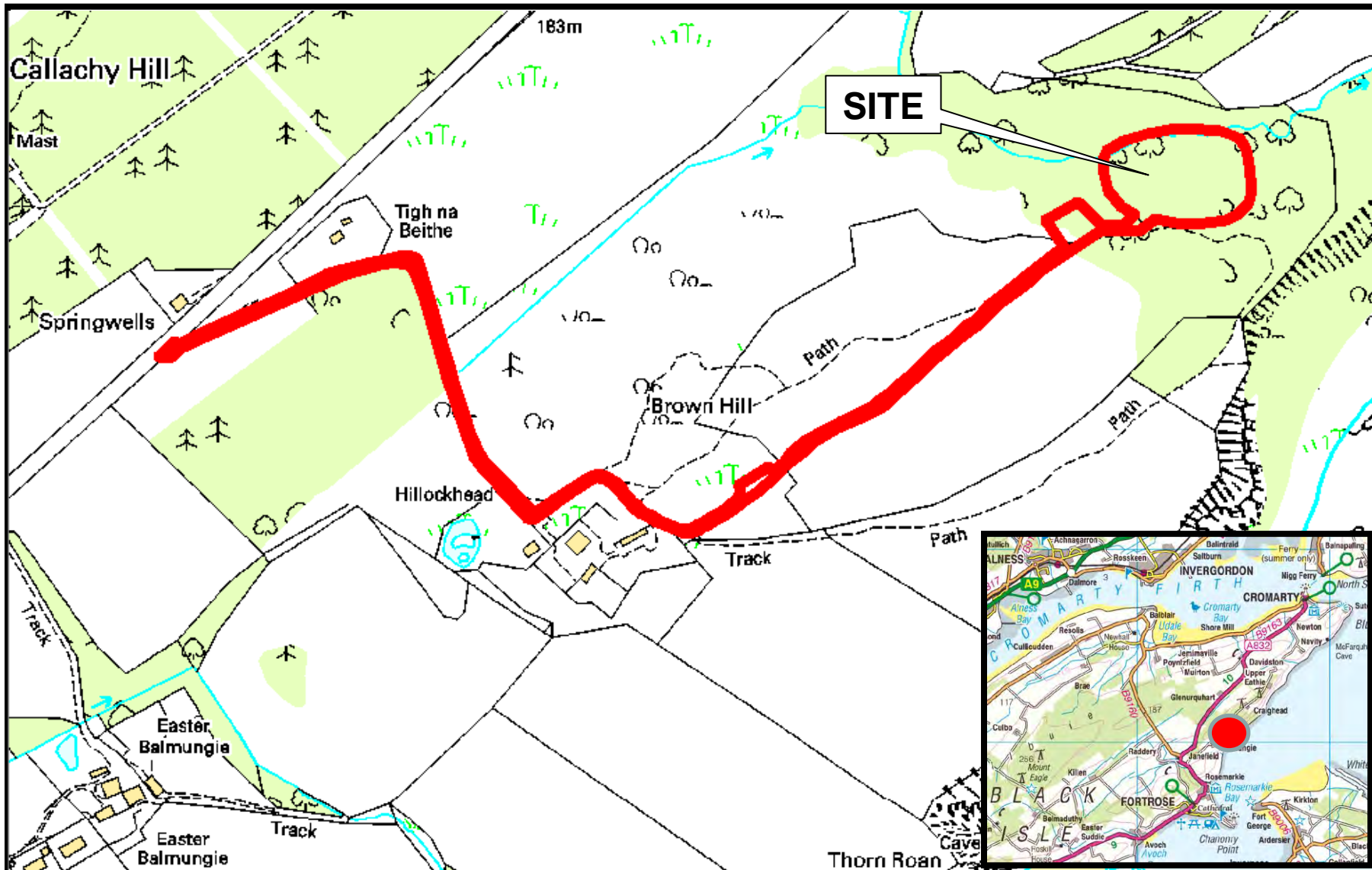
### Object:

Mrs Anna Bell-Higgs, 22 Mackay Terrace, Avoch, IV9 8QY	Received: 02/04/2014	Against
Mr Gary Burns, 3 Mey Place, Glasgow,G776WU	Received: 26/03/2014	Against
Mr Charles Cooper, Ferry House,Balblair,Dingwall,IV7 8LG	Received: 29/03/2014	Against
Mr Michael Fraser, 82,Salvesen Crescent,Alness,IV170UH	Received: 03/04/2014	Against
Mr & Mrs R A Fraser, Flowerburn House, Eathie Road, IV10 8SL	Received: 04/04/2014	Against
Ms Jackie Hodges, Hopefield cottage,Rosemarkie,IV10 2SL	Received: 01/04/2014	Against
Mr & Mrs Peter & Michele Jansen, An Taigh Geal,Eathie Rd,Rosemarkie,IV10 8SL Date Received: 03/04/2014, 10/04/2014 and 27/07/2014		Against
Ms Kath MacLennan, Gallowhill, Avoch,IV9 8QS	Received: 23/06/2014	Against
Mr Adam Pilkington, 2 Pudsey Terrace,Harrogate,HG34BY	Received: 30/03/2014	Against
Mrs Wendy Price, Pollbreac,North Kessock,Inverness,IV1 3XQ	Received: 04/04/2014	Against
Mrs Kelly Spence, 13 Seaforth Drive,Fortrose,IV10 8RQ	Received: 04/04/2014	Against
Mr Mark Thomas, 22,Richborough Drive,Dudley,DY1 3LS	Received: 25/03/2014	Against
Mr Stephen Thompson, 98 Mercia Avenue,Charlton,Andover,SP10 4HA	Received: 19/03/2014	Against
Dr Fiona Thompson, 69 Glenview Road,Nab Wood,Shipley,BD18 4AR	Received: 22/03/2014	Against
Mrs Verity Walker, 6 Greengates Place,Fortrose,IV10 8RY	Received: 27/04/2014	Against
Mr and Mrs Watters, Springwells Cottage,Flowerburn, Rosemarkie,Fortrose,IV10 8SL Received: 02/04/14 and 05/04/2014		Against

### In Support:

Mr James Campbell, 60, Obsdale Park, Alness, IV17 0TR	Received: 04/04/2014	For
Miss Claire Christie, 5 Druimlon, Drumnadrochit, IV63 6TY	Received: 10/04/2014	For
Mr Angus Dunn, Thistleflat, Elgin, IV30 8UD	Received: 03/04/2014	For
Mr Mike Dunthorne, 14 Cabrich, Kirkhill, Inverness, IV5 7PH	Received: 08/04/2014	For
Miss Gillian Fea, Nicol Terrace , Cromarty, IV11 8XG	Received: 04/04/2014	For

Mr Alexander Graham, Nicol Terrace, Cromarty, IV11 8XG	Received: 03/04/2014	For
Miss Philippa Hain, The Pottery, Cromarty, IV11 8XG	Received: 03/04/2014	For
Mr Joseph Lindsay, Balquhiddel, Main Street, North Kessock, IV1 3XN	Received: 07/04/2014	For
Mr David Linn , Alistair's Cottage, Church Street, Cromarty, IV118XA	Received: 04/04/2014	For
Mr Murdo Macdonald, Tigh Nam Beithe A834 Jamestown IV14 9ET	Received: 05/04/2014	For
Mr David Mitchell, 7 Bridge View, Conon Bridge, IV7 8DA	Received: 09/04/2014	For
Mrs Karine Perrigueux, 32 Tor View, Contin, IV14 9EE	Received: 04/04/2014	For
Mr Mark Pomes, Flat 123, Free Trade Wharf, 340 The Highway, London, E1W 3EU	Received: 04/04/2014	For
Ms Nicola Catherine Anne Smith, The School House, Lower Cabrach, Huntly, AB54 4EU	Received: 03/04/2014	For
Mr Gordon Stewart, Fortrose	Received: 04/04/2014	For
Miss A Third, 5 Cathedral Square, Fortrose, IV108TB	Received: 04/04/2014	For
Mr Ronan Watson, Alvara, Braehead, Cromarty, IV11 8YQ	Received: 04/04/2014	For



The Highland Council  
Comhairle na Gàidhealtachd

Development & Infrastructure Service

PLAN 1  
14/00909/FUL

Change of use of land to yurt campsite and erection of facilities block  
at Land to North East of Hillockhead, Rosemarkie

16 September 2014

N



Scale:





**STAGE 2 PLANTING**  
to be carried out after construction of earthworks and building

species	min quantity
<i>Betula pubescens</i> (Downy Birch)	28
<i>Sorbus aucuparia</i> (Rowan)	12
<i>Coryllus avellana</i> (Hazel)	10
<i>Quercus petraea</i> (Sessile Oak)	10
<i>Crataegus monogyna</i> (Hawthorn)	5

New trees to be 40-60cm saplings planted in plastic tubes with timber stakes.

Any failed, grazed or damaged trees to be replaced on an annual basis, until established to the satisfaction of Planning Authority

**Notes:**  
refer to A.F. Cruden Assocs drwg CA137919/03 for details of drainage systems

refer to indicative planting map and report by N. Mackenzie for details of stage 1 planting

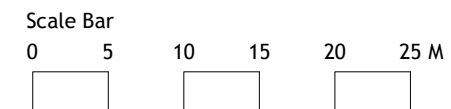
**Revisions**

A	04.06.14	amend access, carpark, tree plantings
B	09.07.14	extend stage 1 planting area

**C. P. DAVENPORT**  
ARCHITECTURE  
Tynaherrick, Drumadrochit, Inverness-shire IV63 6XG  
Tel : (01456) 450004 Email: cd@nessie.demon.co.uk

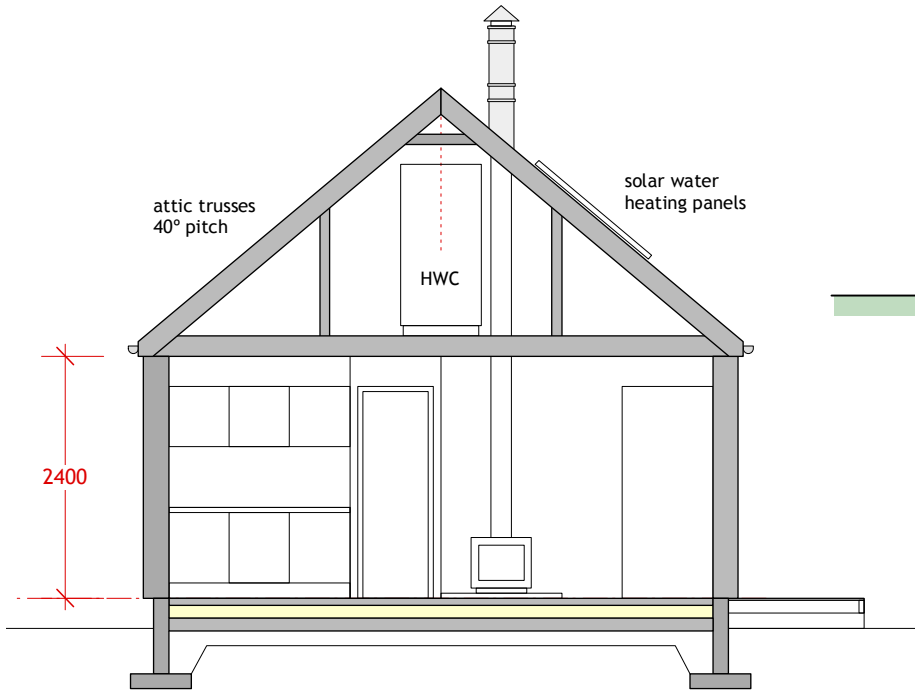
**Proposed Yurt Holiday Facilities**  
**Brown Hill, Rosemarkie**

**Facilities Block - Site Plan**

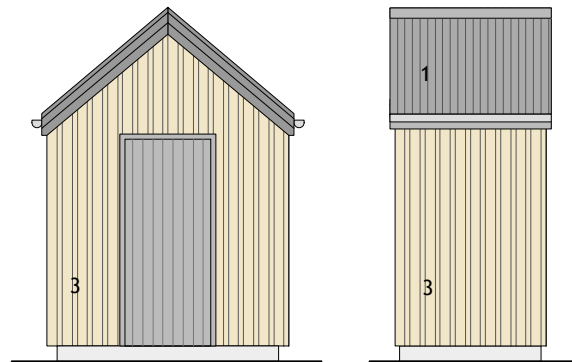


**KEY**

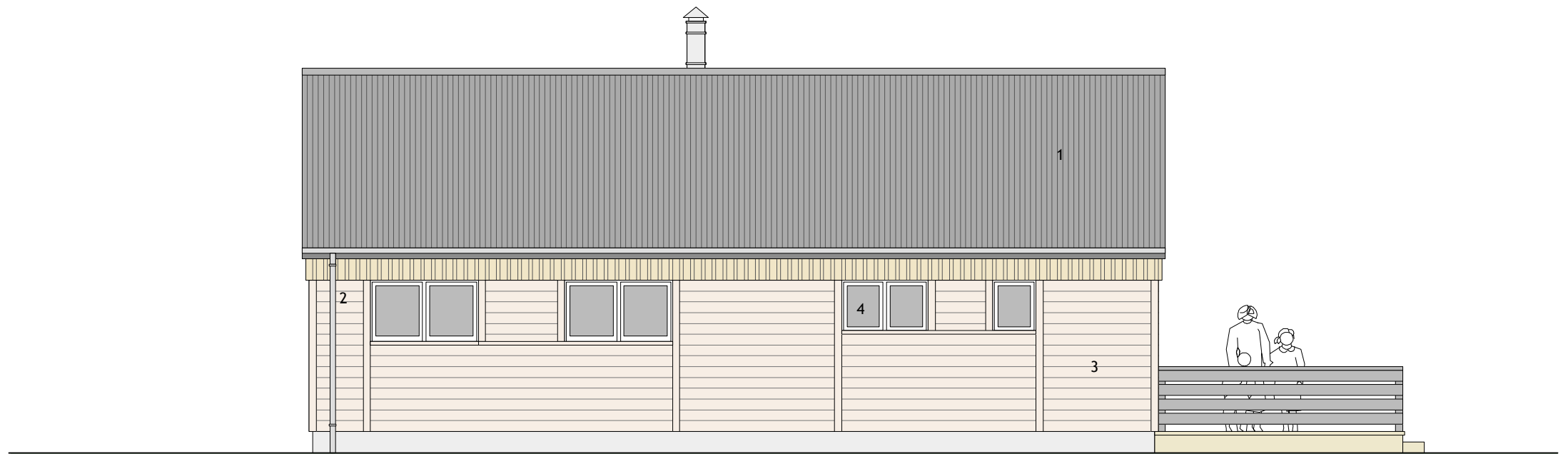
- 1. Corrugated steel roof sheet, plastisol finished, charcoal grey
- 2. Aluminium gutters and downpipes, mill finish
- 3. Larch cladding, natural finish
- 4. Timber framed windows and doors
- 6. Velux rooflight
- 7. Solar water heating panel
- 8. Stainless steel flue



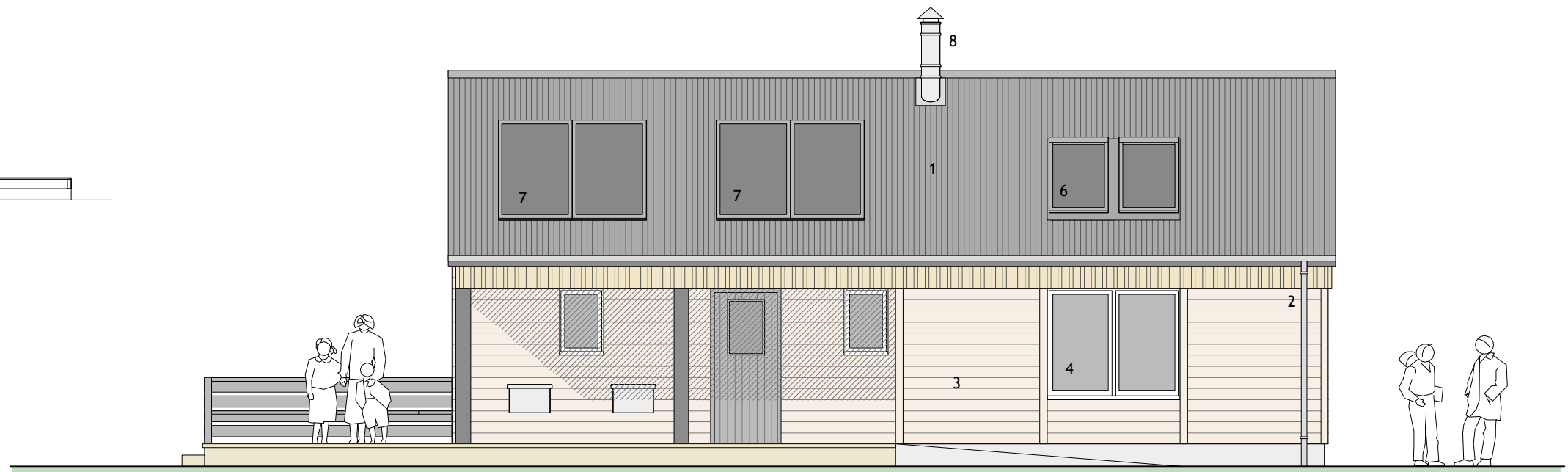
Section



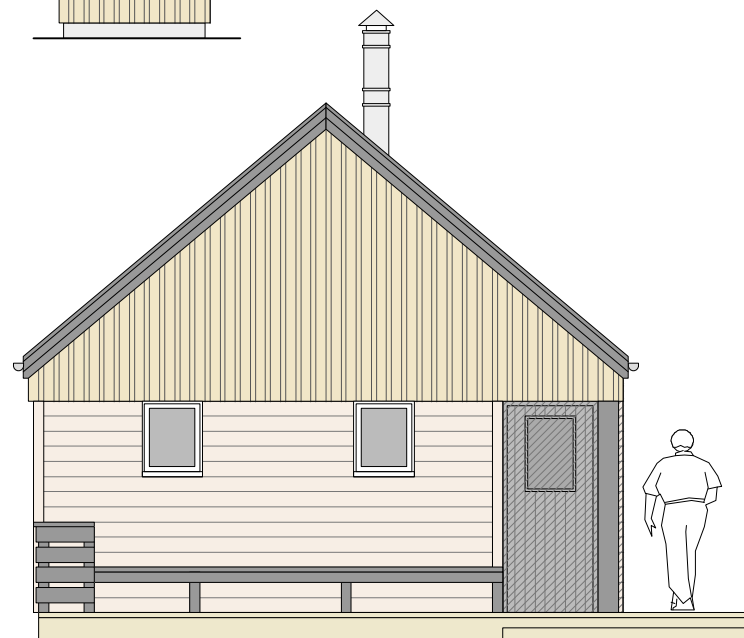
Store



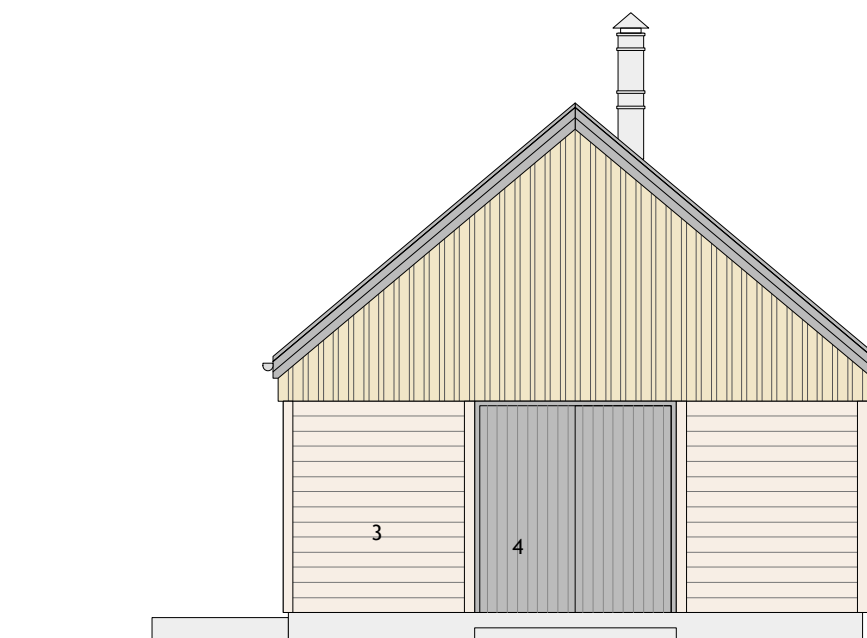
NW Elevation



SE Elevation



SW Elevation



NE Elevation

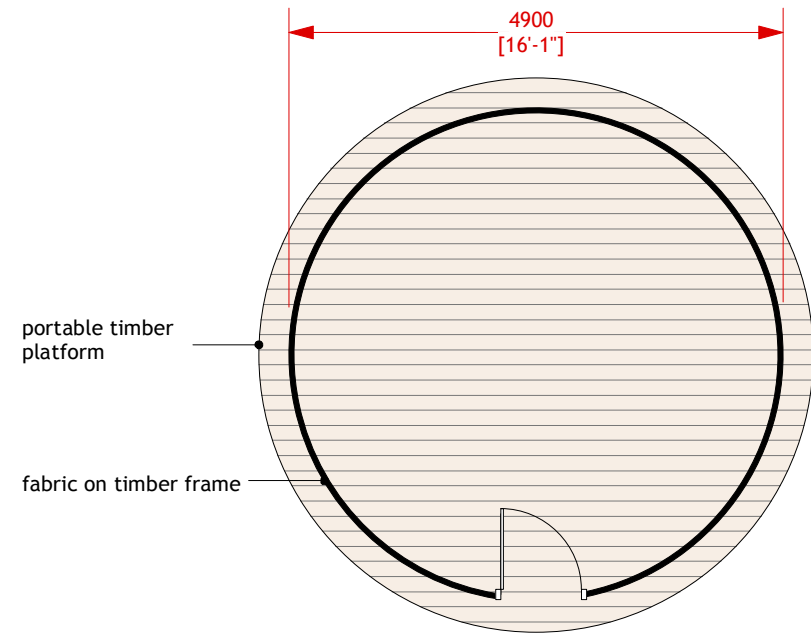
Revisions  
A 27.06.14 reflect plan layout

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Proposed Yurt Holiday Facilities  
Brown Hill, Rosemarkie

Facilities Block - Elevations

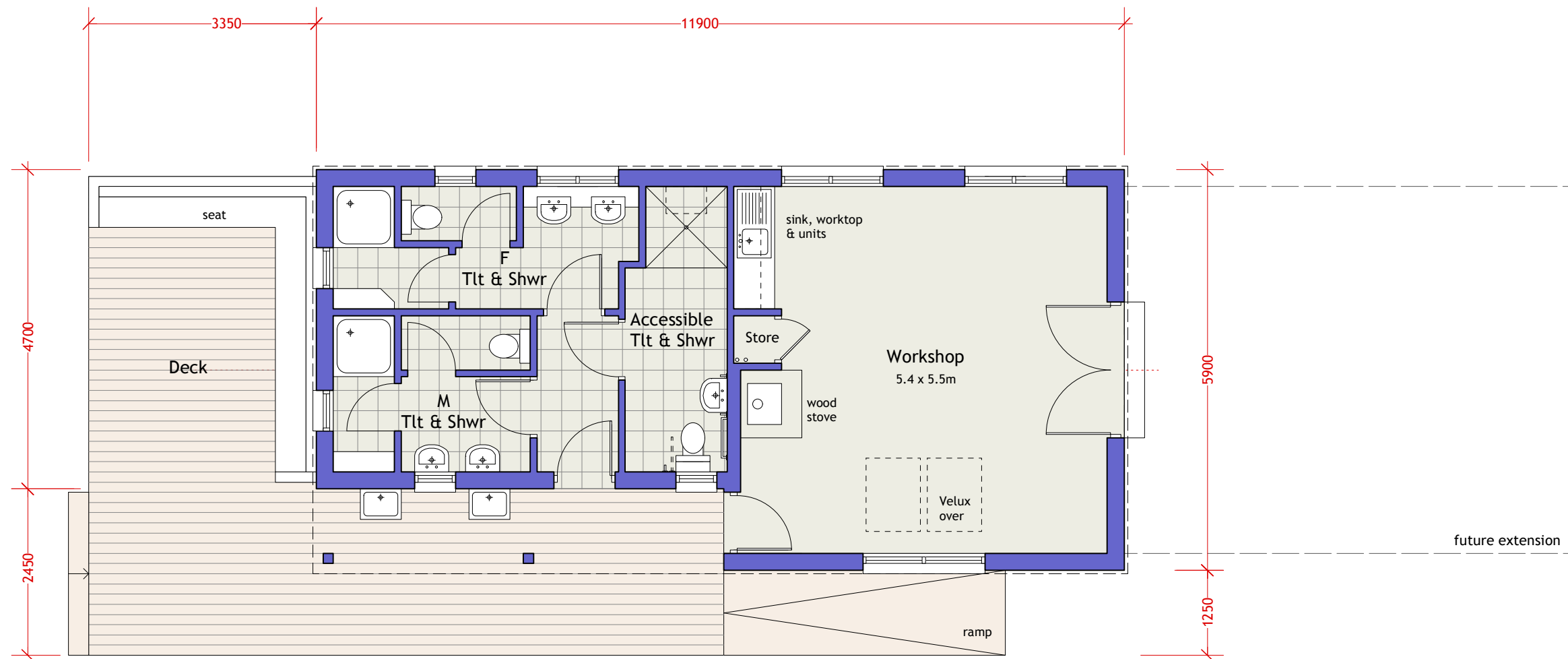
Scale 1:75 @ A3 Date 04.03.14 Sheet No P03.A



Yurt - Floor Plan



Yurt - Elevation



Facilities Block - Floor Plan

Internal area = 54 m<sup>2</sup>  
Deck area = 38m<sup>2</sup>



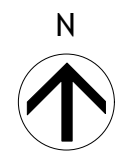
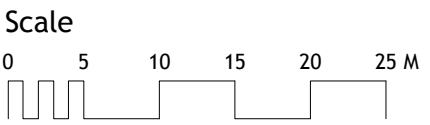
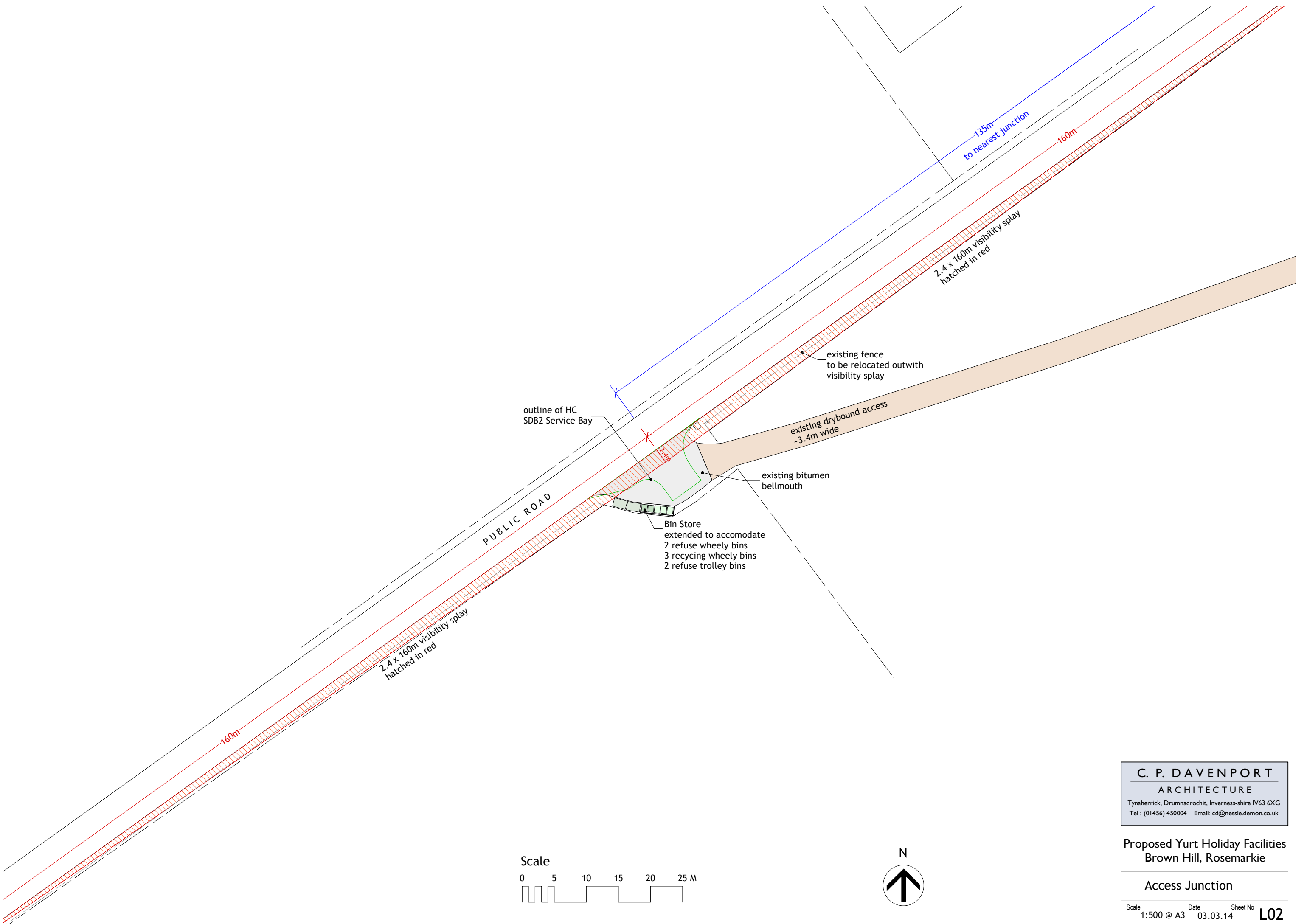
Revisions  
A 04.06.14 reflect plan layout

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Proposed Yurt Holiday Facilities  
Brown Hill, Rosemarkie

Facilities Block & Typical Yurt

Scale 1:75 @ A3 Date 03.03.14 Sheet No **P02.A**



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Proposed Yurt Holiday Facilities  
 Brown Hill, Rosemarkie

Access Junction