

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE  
14 October 2014**

Agenda Item	5.1
Report No	PLN/071/14

**14/03232/PAN - Broadford and Strath Community Company**

**Land 75M West Of Pairc Nan Craobh Industrial Estate, Broadford, Isle Of Skye**

**Report by Area Planning Manager – North**

**Proposal of Application Notice**

**Description :** Woodland campsite & events space: approx. 300m of access road; approx. 25m<sup>2</sup> entrance building; approx. 100m<sup>2</sup> service building; 2no car park; woodland planting strategy.

**Ward :** 11 - Eilean A' Cheò

**1.0 BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 20 August 2014. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes :
  - Proposal of Application Notice
  - Location Plan
  - Site Plan
  - Covering Letter

**2.0 Description of Proposed Development**

Based on the information provided, the development is likely to comprise the following

- Establishment of a woodland campsite and events space:
- New access road approx. 300m
- New entrance building approx. 25 sqm
- New service building approx. 100sqm
- Two car parks
- Woodland planting strategy.

### **3.0 SITE DESCRIPTION**

3.1 The site is an area of harvested commercial forestry to the immediate west of the Broadford Industrial Estate. The land rises from south to north.

The site is well screened from the south by extensive natural landscaping as well as a band of self-seeded trees and bushes along the southern frontage of the land with the A.87.

A number of small watercourses descend from north to south across the site.

3.2 Access to the site is from the main road into the industrial site and as previously approved by planning application 13/03047/FUL.

### **4.0 DEVELOPMENT PLAN POLICY**

The following policies are likely to be relevant to the assessment of the proposal:

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

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 34	Settlement Development Areas
Policy 43	Tourism
Policy 44	Tourist Accommodation
Policy 51	Trees and Development
Policy 52	Principle of Development in Woodland
Policy 61	Landscape
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

#### **4.2 West Highland and Islands Local Plan 2010**

Policies 1 & 2 In respect of settlement development area and allocated land boundaries

#### **4.3 Adopted Supplementary Planning Guidance**

- Trees, Woodlands and Development – January 2013

### **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- Planning History;
- Scottish Planning policy
- Compatibility of mixed uses
- Landscape and visual impact – appropriate landscaping & mitigation
- Design of buildings

- Changes to natural levels and design of bunding
- Road/track surfacing
- Traffic impacts on the industrial site/A.87 junction
- Impact on watercourses and surface water drainage
- Neighbour Amenity
- Noise
- Drainage
- Water Supply
- Impact on local ecology

## **6.0 CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **7.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any material planning issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones  
 Designation: Area Planning Manager - North  
 Author: Mark Harvey  
 Background Papers: Documents referred to in report and in case file.  
 Relevant Plans: Plan 1 – Location Plan 700-001  
                   Plan 2 – Site Area Plan 700-002  
                   Plan 3 – Site Layout Plan 700-003

11 AUG 2014

**PROPOSAL OF APPLICATION NOTICE  
 MOLADH BRATH IARRTAIS**

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The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	BROADFORD + STRATH COMMUNITY COMPANY	Agent	DUNLHAS ALLIATES
Address	c/o SECRETARY 11 UPPER BRACKISH ISLE OF SKYE	Address	DUNSDALE DEAN SLFAT ISLE OF SKYE
Phone No.	[REDACTED]	Phone	[REDACTED]
E-mail	[REDACTED]	E-mail	[REDACTED]

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

LAND 75m WEST OF PAIRC NAN CRAOBH  
 INDUSTRIAL ESTATE, BROADFORD, ISLE OF SKYE

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

WOODLAND CAMPSITE + EVENTS SPACE : APPROX. 300m  
 OF ACCESS ROAD ; APPROX. 25m<sup>2</sup> ENTRANCE BUILDING ;  
 APPROX. 100m<sup>2</sup> SERVICE BUILDING ; 2ND. CAR PARK ;  
 WOODLAND PLANTING STRATEGY .

20 AUG 2014

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO..... ✓

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**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
BROADFORD + STRATH	08.08.2014

Names/details of any other parties	Date Notice Served
.....	.....
.....	.....

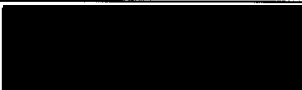
**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
COMMUNITY OPEN DAY	BROADFORD HALL	15.09.2014
		3PM - 6PM

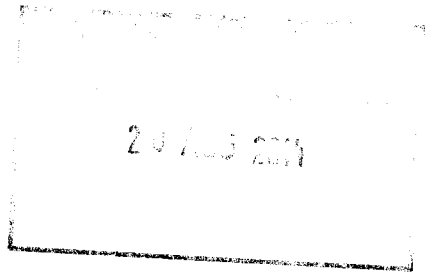
Newspaper Advert – name of newspaper	Advert date(where known)
WEST HIGHLAND FREE PRESS	7 DAYS IN ADVANCE

Details of any other consultation methods (date, time and with whom)

INITIAL PUBLIC OPEN MEETING, 13.02.2014, 6-8 PM,  
BROADFORD HALL, OPEN TO LOCAL COMMUNITY, 22 ATTENDEES.

Signed  .....  
RORY FLYNN  
FOR DUALCHAS ARCHITECTS

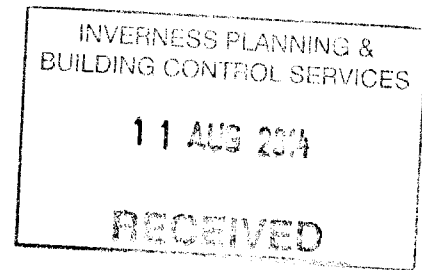
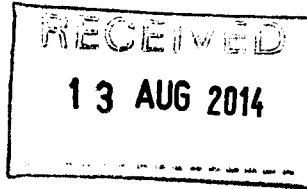
Date... 08 . 08 . 2014



Our Ref: DA/700/RF

8 August 2014

Planning + Development Service  
Highland Council  
Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW



Dear Sirs

**Proposal of Application Notice:  
Broadford and Strath Community Company  
Broadford Woodland Campsite and Events Space**

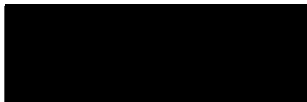
Please find enclosed a copy of our PAN Application for proposals for the new Woodland Campsite and Events Space in Broadford, Isle of Skye.

Further to our recent meeting with Mark Harvey, Planning Officer, Portree, we understand that the proposals fall within the Major Applications category.

The files can also be sent to you digitally and I can be contacted on [roly@dualchas.com](mailto:roly@dualchas.com) to arrange this.

If you have any queries about the foregoing, please get in touch.

Yours sincerely,



Rory Flynn  
Architect

Enc.

Cc. Broadford + Strath Community Company (by email)  
Mark Harvey, HC Planning Officer, Portree (by email)



# DUALCHAS

ARCHITECTS

INVERNESS Building Issue Sheet  
 BUILDING CONTROL SERVICES  
 11 AUG 2014

Job Title:  
**700\_Broadford\_Woodland**

Job No:  
**700\_PL**

Sheet 1.1

Date of Issue	
Day	08
Month	08
Year	14

Drawing Title	Scale	Drg No	Size															
	1:	700/	A															
Location Plan	5000	001	3	x														
Site Area Plan	2000	002	3	x														
Site Layout Plan	1000	003	2	x														

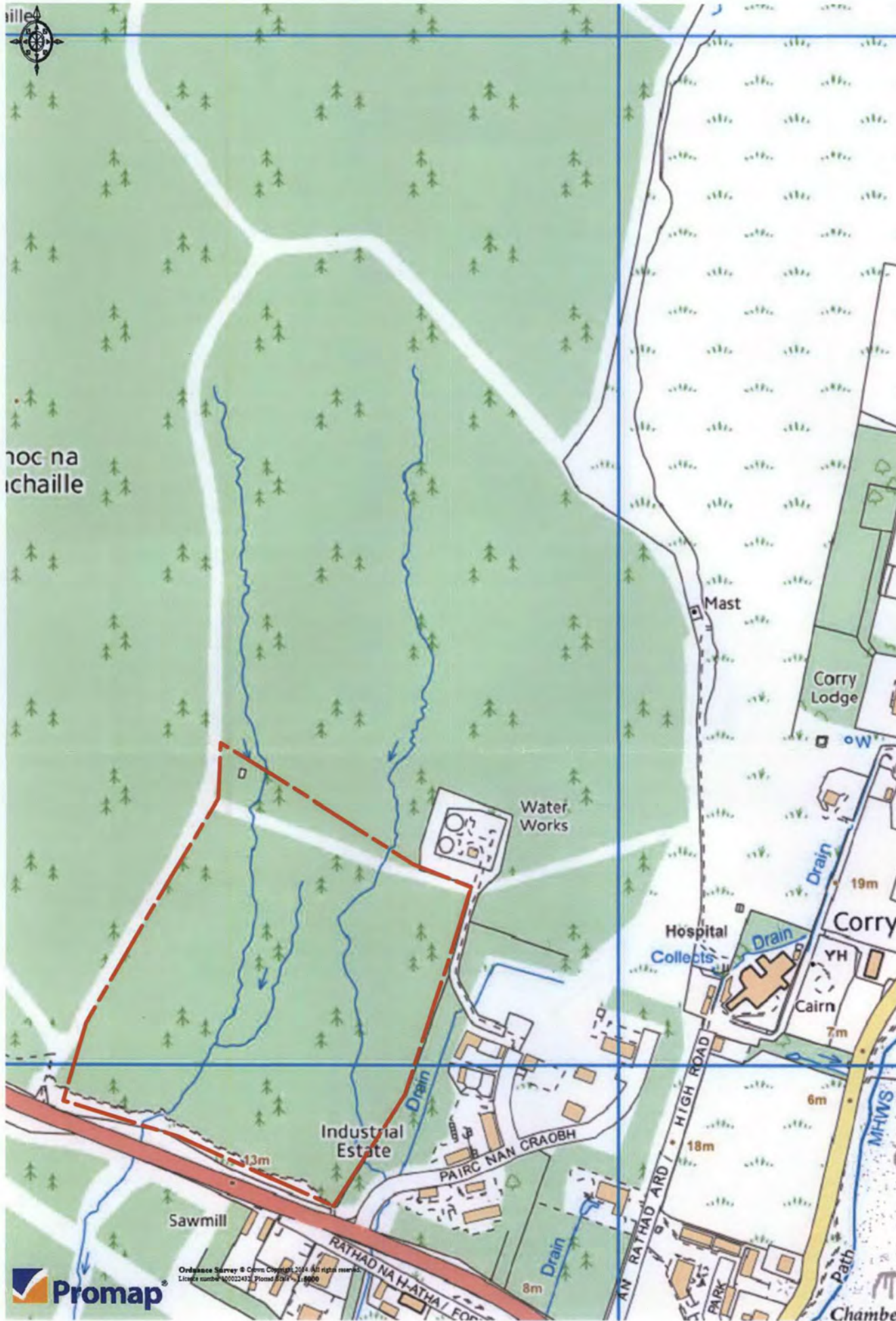
Distribution		No of Copies	
Organisation:	Attention:	X = issue sheet only	<input checked="" type="checkbox"/> = issued on disk
Highland Council	Planning	2	<input type="checkbox"/> = issued by e-mail
Client	BSCC	e	
File Copy		e	
Total Copies		4	
Purpose of Issue		A	

KEY: I=Information, C=Comment, A=Approval, M=Measurement, T=Tender, W=Construction, R=Record

20 AUG 2014

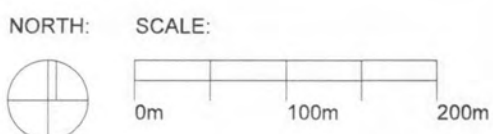
ADDRESS:  
 LAND 75m WEST OF PAIRC NAN CRAOBH INDUSTRIAL ESTATE,  
 BROADFORD,  
 ISLE OF SKYE

AREA:  
 10.09 HECTARE



PLANNING & DEVELOPMENT SERVICE  
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PROMAP  
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ARCHITECTS

SKYE  
 Duisdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

GLASGOW  
 Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

E: info@dualchas.com W: www.dualchas.com

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DRAWING SET PROPOSAL OF APP. NOTICE		CLIENT 700_BROADFORD
DRAWING TITLE LOCATION PLAN		
DRAWING NUMBER 700_001	DRAWN BY MAF/RF	DATE 08/08/14
CAD FILE NAME /		SCALE 1:5000 @ A3



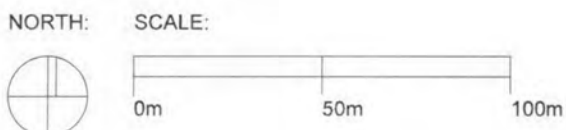
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 LAND 75m WEST OF PAIRC NAN CRAOBH INDUSTRIAL ESTATE,  
 BROADFORD,  
 ISLE OF SKYE

AREA:  
 10.09 HECTARE



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 20 AUG 2014

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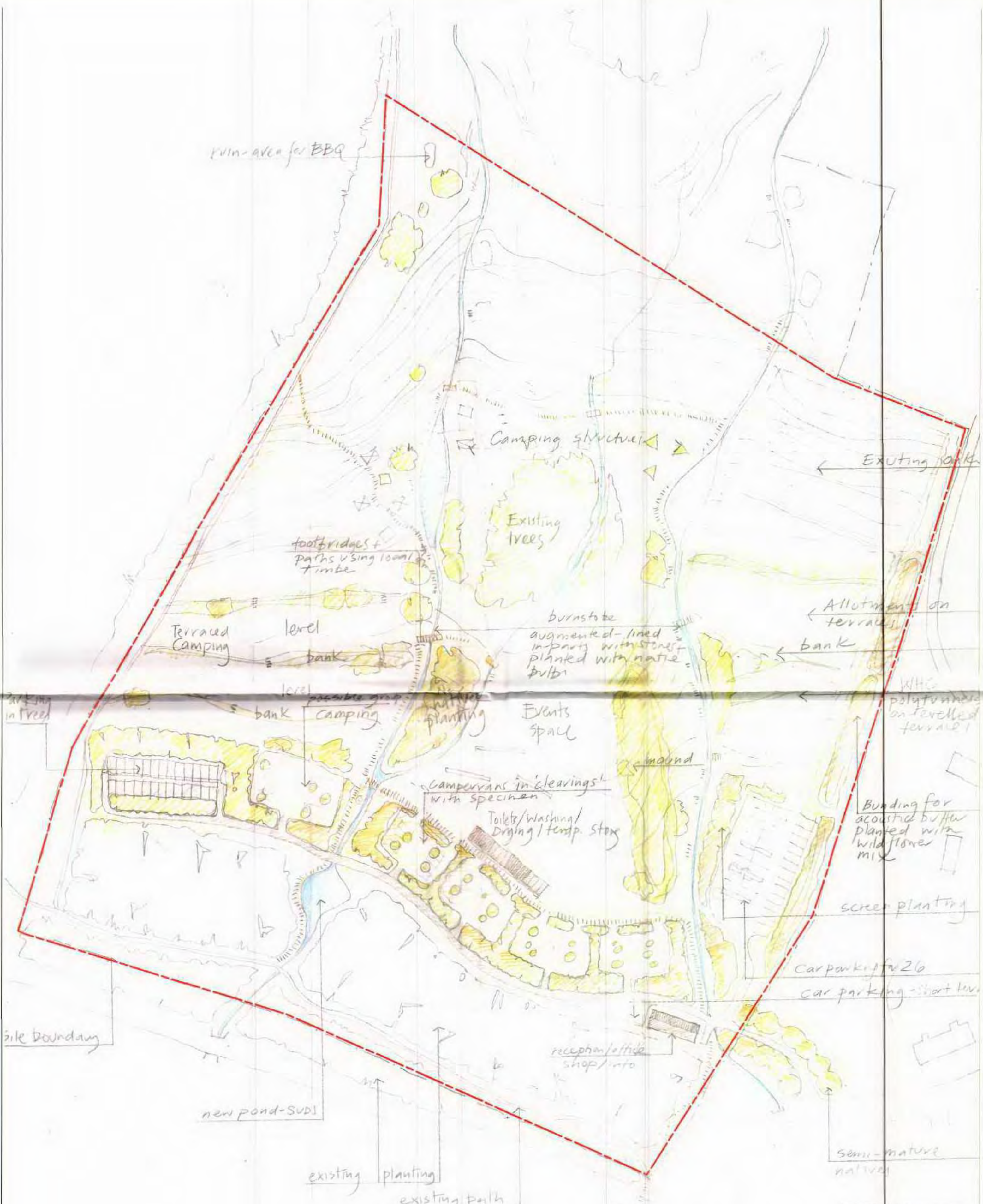
SKYE  
 Duisdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

GLASGOW  
 Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

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DRAWING SET PROPOSAL OF APP. NOTICE		CLIENT 700_BROADFORD
DRAWING TITLE SITE AREA PLAN		
DRAWING NUMBER 700_002	DRAWN BY MAF/RF	DATE 08/08/14
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SKYL  
 Dunsdale Road, Skelton, City of Skye, IV63 6DU, T: 01471 833 300  
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 E: info@dualchas.com W: www.dualchas.com

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DRAWING SET PROPOSAL OF APP. NOTICE		CLIENT 700_BROADFORD
DRAWING TITLE SITE LAYOUT PLAN		
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