

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
24 MARCH 2015**

Agenda Item	5.3
Report No	PLN/009/15

**14/00912/PIP: Mr Gordon Adam
Land 180m NE of Hillockhead, Rosemarkie**

Supplementary Report No 1 by Area Planning Manager

SUMMARY

Description : Erection of House (Planning Permission in Principal)

Recommendation - GRANT

Ward : 10 - Black Isle

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : Applicant seeks revision to the terms of the Planning Obligation (Section 75 Agreement)

1. PLANNING BACKGROUND

- 1.1 Members will recall that this proposal was considered at the meeting of the North Planning Applications Committee on 16 September 2014. The committee determined that planning permission be granted subject to the prior conclusion of a Section 75 Agreement which would tie the house to the landholding.
- 1.2 This report should be read in conjunction with the parent report and the associated report ref 14/00909/FUL-Change of use of land to yurt campsite and erection of facilities block. Both of these reports were considered by Committee on 16 September 2014 and are appended.
- 1.3 The applicant has requested that the area of land to which the house is tied is reduced from the total landholding know as Easter Hillockhead/Brownhill and shown outlined in blue on Plan 1 to the area of land that will be used in connection with the glamping business and some surrounding fields as shown outlined in red on Plan 2
- 1.4 The total land holding under the applicants control at Easter Hillockhead/Brownhill extends to 62ha, or thereby. The supporting statement which was considered in the original assessment of the application indicated that managing the agricultural land, as well as the glamping business, contributed towards the justification for the house.

- 1.5 The applicant has submitted a revised supporting statement in which they request that the house be tied to the area of land that will be occupied by the glamping business and part of the surrounding lands. This is an area which extends to 10ha, or thereby of their total landholding at this location.
- 1.6 The applicant has highlighted that the main justification for the house relates to the management of the glamping business. Their business plan indicates that 70% of the income from the Easter Hillockhead land will come from the glamping business. They have also indicated that the revision to the terms of the Section 75 Agreement relates to the need to comply with HMRC financial regulations and rules.
- 1.7 Whilst the circumstances are noted the need to secure compliance with HMRC regulation are not material considerations in the determination of a planning application.
- 1.8 Planning permission 14/00909/FUL for the change of use of land to yurt campsite and erection of facilities block was issued on 26 September 2014. Site preparation works have commenced with the clearing of the site for the facilities building and car park area as well as the formation of the access track.
- 1.9 As set out in paragraph 8.0 to 8.9 of the parent report, appended, the need for a manager's house in association with a new rural business is recognised as an exception in the adopted supplementary guidance Housing in the Countryside, Siting and Design. Although the reduction in site area from 62 ha to 10ha is significant it is considered that the revised justification for the house, which relates solely to the glamping business, continues to meet with the exception to policy as set out in the supplementary guidance. As such the recommendation to approve remain unaltered

2.0. CONCLUSION

- 2.1 It is recommended that Planning permission be granted, subject to the prior conclusion of the Section 75 Agreement, as amended, and subject to the conditions, reasons and notes to applicant set out in the parent report appended.

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 – Original area to be covered by Section 75 Agreement
Plan 2 – Amended area to be covered by Section 75 Agreement



Location on Black Isle

public road

SSSI

drwg L02

2.4 x 160m visibility splays included in site area

Tigh na Beithe

existing 3.7m wide access upgraded with new laybys

Brown Hill Property

Facilities Block

drwg P01

Yurts

track realigned to minimise gradients

existing track upgraded to form 3.7m wide access fit for 14 tonne axle loading

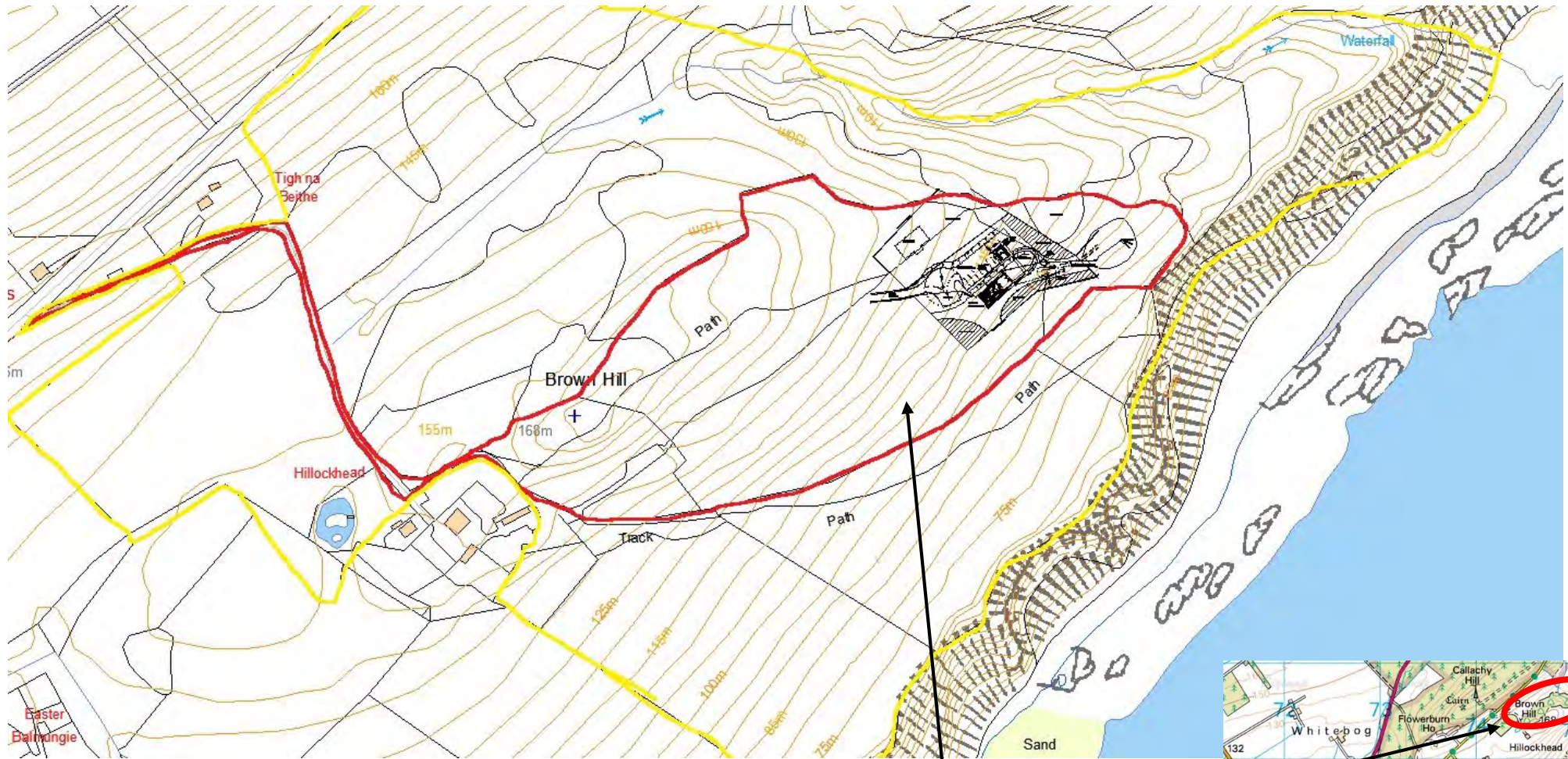
Wester Hillockhead

LAND HOLDING KNOWN AS BROWN HILL/ BLACK ISLE YURTS - EXTENT OF WHICH IS OUTLINE BY THE SOLID BLUE LINE .

0 250 500 750 1000 M



Easter Hillockhead



- Land Boundary
- Business Boundary
- Path
- Current Building
- Contour Lines
- Fence

Location reference

