

Agenda item	<b>6.1</b>
Report no	<b>PLN/035/17</b>

## **HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee

**Date:** 13 JUNE 2017

**Report Title:** 16/05498/FUL: Diageo Scotland Ltd  
Talisker Distillery Carbost Isle Of Skye IV47 8SR

### **Supplementary Report No 1**

**Report By:** Area Planning Manager North

## **1. Purpose/Executive Summary**

**1.1** (Description of development ) Construction of car park and associated works.

(Ward) 10 - Eilean A' Cheò ( formerly Ward 11).

(Category) Local Development.

(Reasons Referred to Committee) 5 or more third party objections

(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.

## **2. Recommendations**

**2.2** Members are asked to agree the recommendation to grant as set out in section 5 of the report.

## **1. Background**

- 1.1 This application was considered at the April 2017 North Planning Applications Committee with a recommendation to approve. The application was deferred to establish whether the applicants would be willing to amend the proposal to allow for the retention of more open space.
- 1.2 In response to this the applicant has submitted a revised plan, which reduces the total parking bays to 59 spaces from 61 spaces. 54 of the spaces shall be constructed using a plastic permeable paving grid system designed for grass. These spaces would be only available for visitors to the Distillery at peak times. Out with these periods the parking spaces will be chained off allowing the area to continue to be used as open space. The revised plan also provides for a 6m wide access road through the car park from the public road to the pier.

## **2. Assessment**

- 2.1 It is considered that the amended plans represent a practical solution to the concerns raised by Members. The land on which the 54 spaces are to be formed will be available out with the busiest visitor periods and the use of a grass permeable system will allow the area to be used as open space. The proposal to provide additional parking facilities for the distillery is in direct response to the increasing visitor numbers and the associated need for parking. The original recommendation of approval remains unaltered subject to the amendment to the conditions to take account of the revised plans. The original report of handling presented to Committee in April 2017 is attached as an addendum to this report.

## **3. CONCLUSION**

- 3.1 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.

## **4. IMPLICATIONS**

- 4.1 Resource – Not applicable
- 4.2 Legal –Not applicable
- 4.3 Community (Equality, Poverty and Rural) –Not applicable
- 4.4 Climate Change/Carbon Clever –Not applicable
- 4.5 Risk – Not applicable
- 4.6 Gaelic – Not applicable

## 5. 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. Prior to any other development commencing all vegetation which lies within the visibility splays as shown on drawing plan AZ70566:90:005 D shall be removed. Thereafter visibility splays of not less than 4.5m by 90m shall be maintained in perpetuity free from any obstructions exceeding a height of 1 metre above the adjacent road channel levels.

**Reason** : In the interests of road safety.

2. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (ie. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011 +A 1 :2013 Investigation of Potentially Contaminated Sites - Code of Practice;

b) the measures required to contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;

c) measures to deal with contamination during construction works;

d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;

e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

**Reason** : In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

3. Prior to the commencement of development specifications for the pedestrian path lighting columns shall be submitted for the consideration and written approval of the Planning Authority. Thereafter the development shall be carried out in accordance with the agreed specifications.

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

4. Prior to first use of the car park hereby approved the alterations to the junction with the B8009 as well as the installation of the traffic and pedestrian signage on drawing AZ70566-90-004 D shall be completed to the satisfaction of the Planning Authority. Details of the pedestrian signage shall be as agreed with the Planning Authority.

**Reason :** In the interest of road and pedestrian safety.

5. Prior to first occupation of the car park the “green walkway” and white lining shall be completed in accordance with the details on drawing AZ70566-90-004 D to the satisfaction of the Planning Authority.

**Reason :** In the interest of pedestrian safety.

### **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 LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse

### **FOOTNOTE TO APPLICANT**

#### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

#### **Accordance with Approved Plans and Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building

Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **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/info/20005/roads\\_and\\_pavements/101/permits\\_or\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2)

### **Mud and Debris on Road**

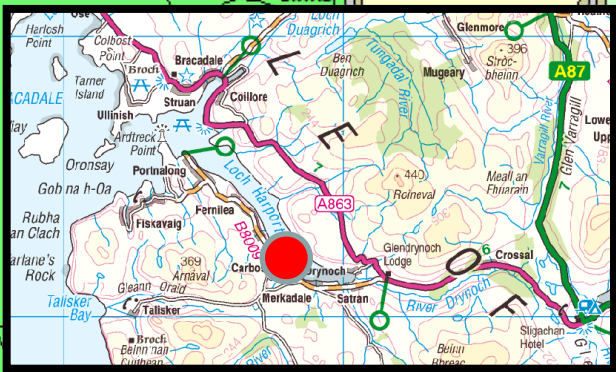
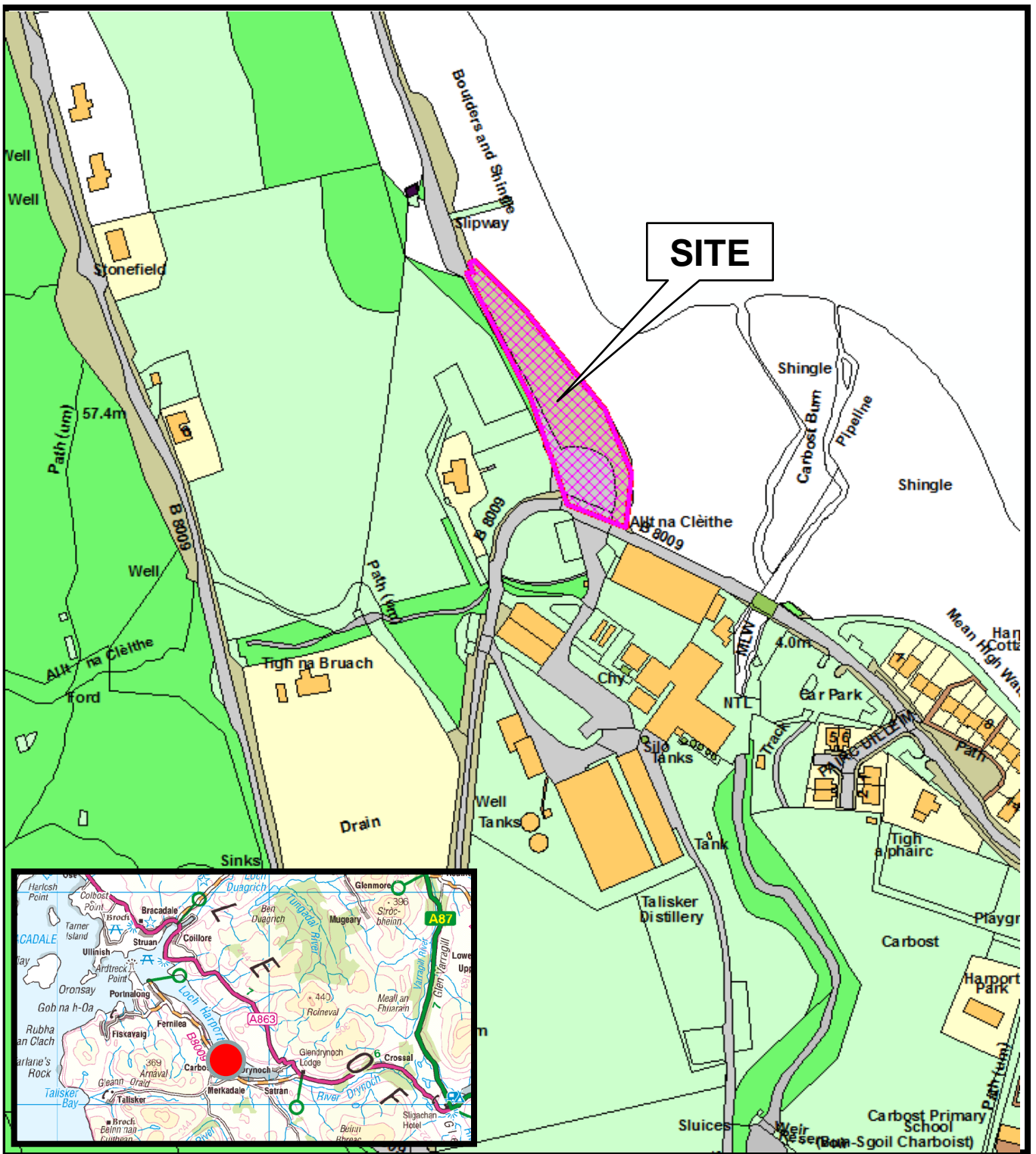
Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or

destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species).

Signature: Dafydd Jones  
Designation: Area Planning Manager - North  
Author: Erica McArthur  
Background Papers: Documents referred to in report and in case file.  
Report of Handling 4 April committee report No PLN/030/17  
Relevant Plans: Plan 1 – Location Plan  
Plan 2 –Site Layout Plan AZ70566-90-002 REV F  
Plan 3 – Section through proposed spaces nos 30- 54AZ70566-90-003 REV E  
Plan 4 – Site layout Plan AZ70566-90-004 REV D  
Plan 5 – Visibility splay layout AZ70566-90-005 REV D



**The Highland Council**  
**Comhairle na Gàidhealtachd**

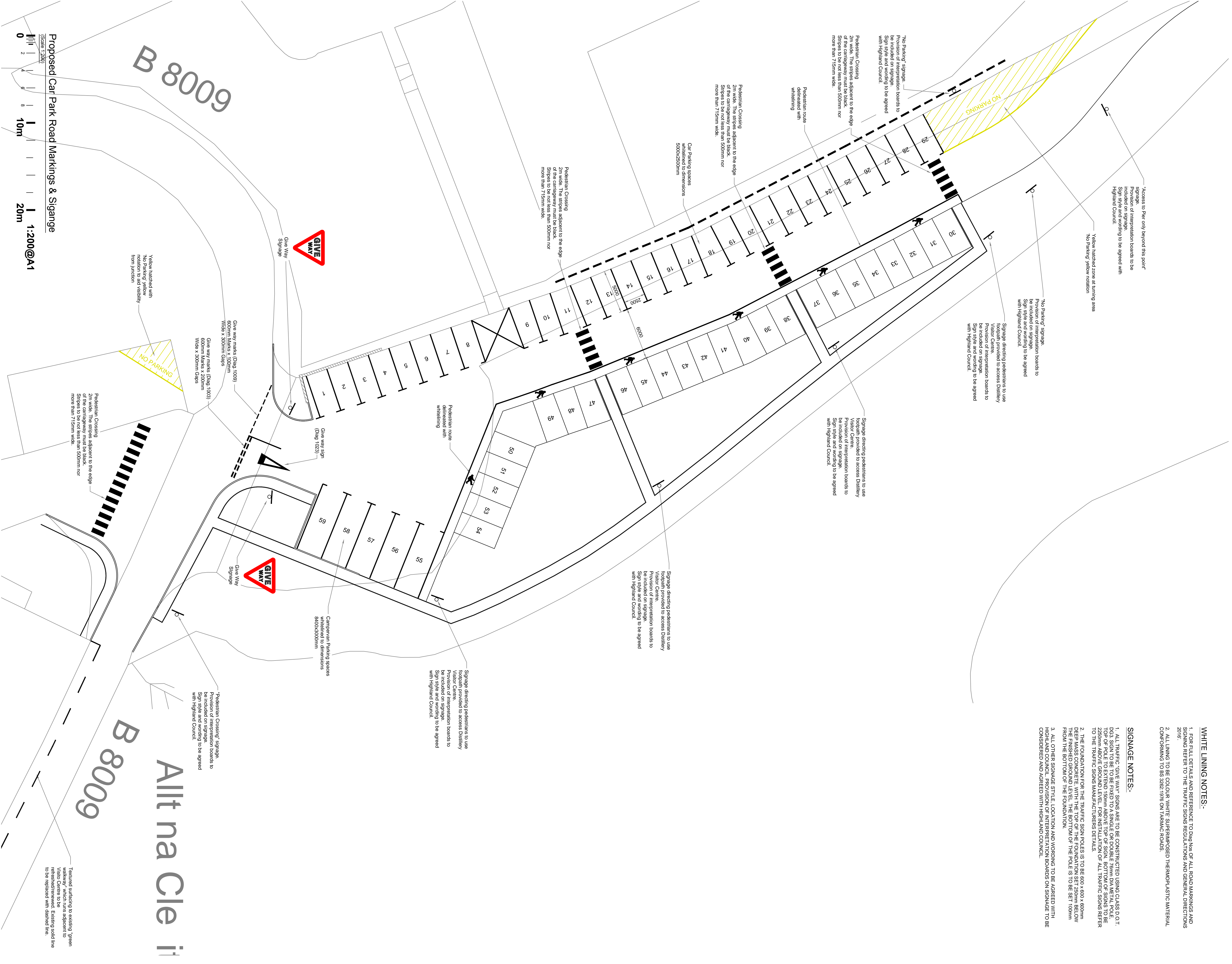
**Planning & Development Service**

**16/0598/FUL**

**Construction of car park (63 spaces) and associated works at Talisker Distillery, Carboist, Isle of Skye**







Proposed Car Park Road Markings & Signage  
 Scale 1:200  
 0 2 4 6 8 10m  
 1:200@A1

Drawing No.		Revision	
AZ70566:90:004		D	
Revisions	Date	Dm.	
A ZEBRA CROSSING ON PUBLIC ROAD REMOVED FOLLOWING COMMENTS FROM HIGHLAND COUNCIL	16.03.17	KP	
B ISSUED FOR BUILDING WARRANT	16.03.17	KP	
C ISSUED FOR TENDER	16.03.17	KP	
D ROAD MARKINGS & SIGNAGE UPDATED TO REFLECT REVISED GA. ISSUED FOR PLANNING.	29.05.17	KP	

PLANNING  
DRAWING

**DIAGEO (Scotland) Ltd.**

**TALISKER DISTILLERY  
CAR PARK EXTENSION**

**PROPOSED ROAD MARKINGS  
AND SIGNAGE GA**

Drawn: KP	Ck'd: MH	Scale: 1:200 @ A1
Date: 21.02.17	Date: 20.02.17	

Cornerstone, 60 South Gyle Crescent  
Edinburgh EH12 9EB

Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700  
www.blythandblyth.co.uk

Drawing No.		Revision	
AZ70566:90:004		D	

**WHITE LINING NOTES:-**

- FOR FULL DETAILS AND REFERENCE TO Dwg Nos OF ALL ROAD MARKINGS AND SIGNING REFER TO THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2011.
- ALL LINING TO BE COLOUR WHITE SUPERIMPOSED THERMOPLASTIC MATERIAL CONFORMING TO BS 5221:1976 ON TRAFFIC ROADS.

**SIGNAGE NOTES:-**

- ALL TRAFFIC "GIVE WAY" SIGNS ARE TO BE CONSTRUCTED USING CLASS D.O.T. D03 SIGN TO BE TO BE FIXED TO A SINGLE OR DOUBLE FROM DIA METAL POLE. TOP OF POLE TO EXTEND 150mm ABOVE TOP OF SIGN. BOTTOM OF SIGNS TO BE 200mm ABOVE FINISHED GROUND LEVEL. ALL TRAFFIC SIGNS REFER TO THE TRAFFIC SIGNS MANUFACTURERS DETAILS.
- THE FOUNDATION FOR THE TRAFFIC SIGN POLES IS TO BE 600 x 600 x 800mm DEEP CONCRETE. THE SIGN SHALL BE SET ON THE FINISHED GROUND LEVEL. THE BOTTOM OF THE POLE IS TO BE SET 100mm FROM THE BOTTOM OF THE FOUNDATION.
- ALL OTHER SIGNAGE STYLE, LOCATION AND WORKING TO BE AGREED WITH HIGHLAND COUNCIL. PROVISION OF INTERPRETATION BOARDS ON SIGNAGE TO BE CONSIDERED AND AGREED WITH HIGHLAND COUNCIL.

Signage directing pedestrians to use footpath provided to access Distillery Visitor Centre. Provision of interpretation boards to be included on signage. Sign style and wording to be agreed with Highland Council.

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No Parking signage. Provision of interpretation boards to be included on signage. Sign style and wording to be agreed with Highland Council.

No Parking signage. Provision of interpretation boards to be included on signage. Sign style and wording to be agreed with Highland Council.

Access to Pier only beyond this point. Provision of interpretation boards to be included on signage. Sign style and wording to be agreed with Highland Council.

Yellow hatched zone at turning area

Pedestrian route whitelined with yellowing

Pedestrian Crossing 2m wide. The stripes adjacent to the edge of the carriageway must be black. Stripes to be not less than 500mm nor more than 715mm wide.

Pedestrian Crossing 2m wide. The stripes adjacent to the edge of the carriageway must be black. Stripes to be not less than 500mm nor more than 715mm wide.

Car Parking spaces whitelined to dimensions 5000x2500mm

Pedestrian route whitelined with yellowing

Carpeted Parking spaces whitelined to dimensions 6000x2000mm

Pedestrian Crossing signage. Provision of interpretation boards to be included on signage. Sign style and wording to be agreed with Highland Council.

Turned surfacing to existing green wetway. When runs adjacent to wetland/renewed. Existing solid line to be replaced with dashed line.

B 8009

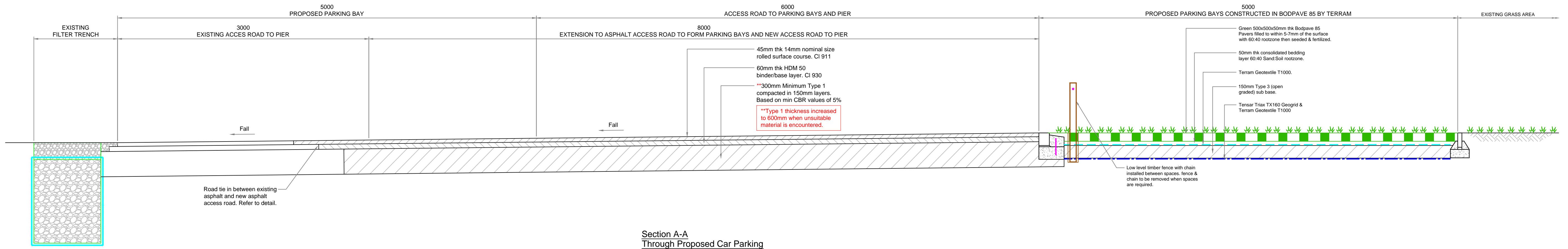
B 8009  
Ailt na Cleirich



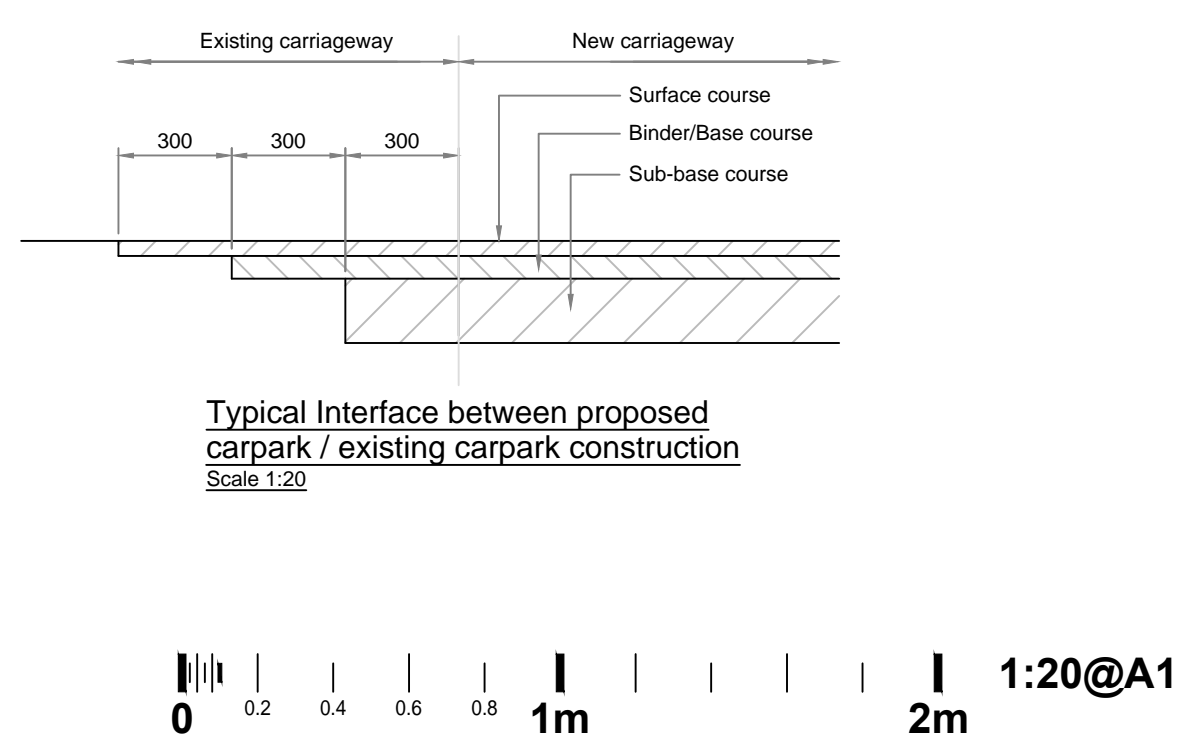
NO PARKING

NO PARKING

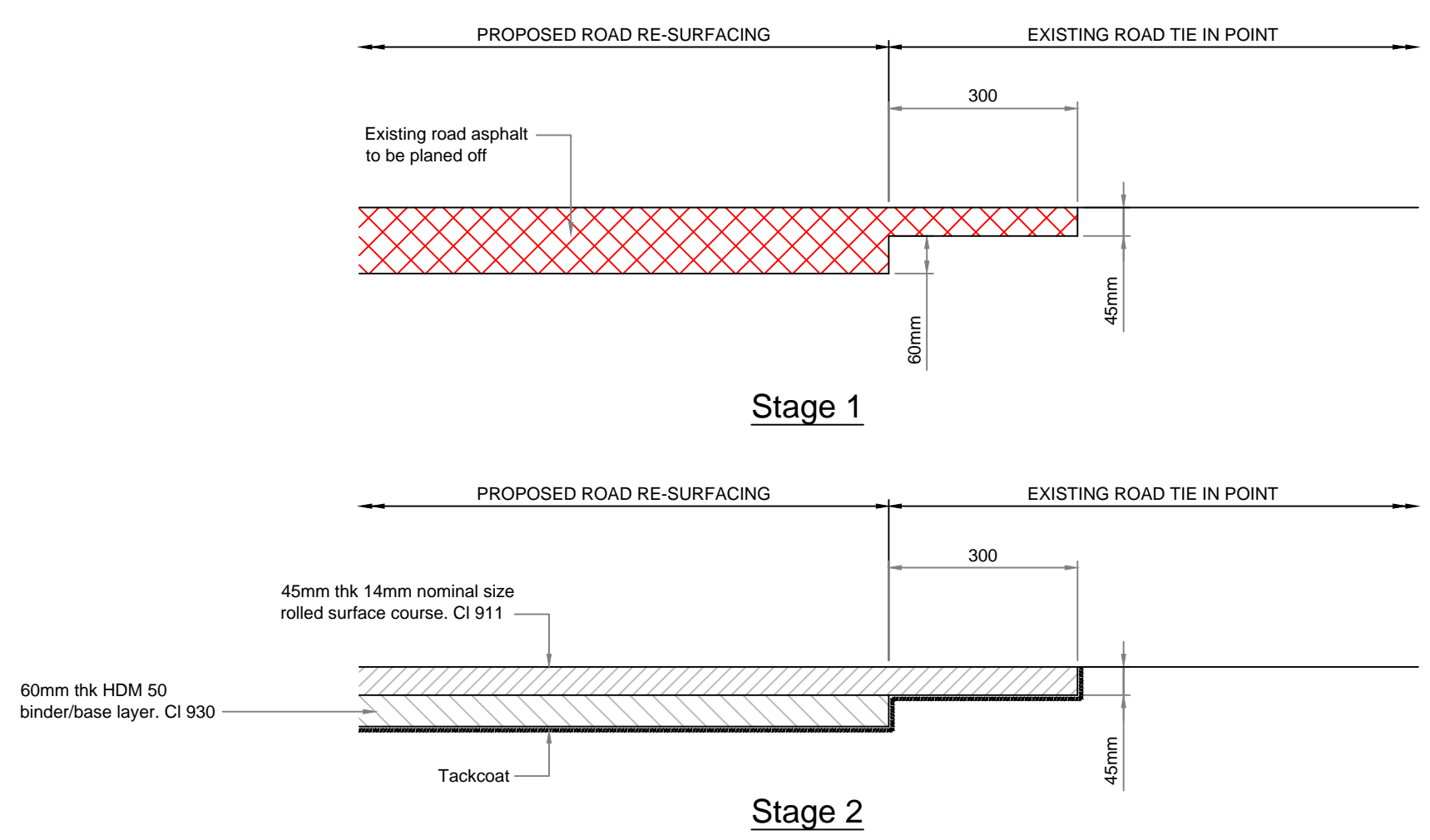




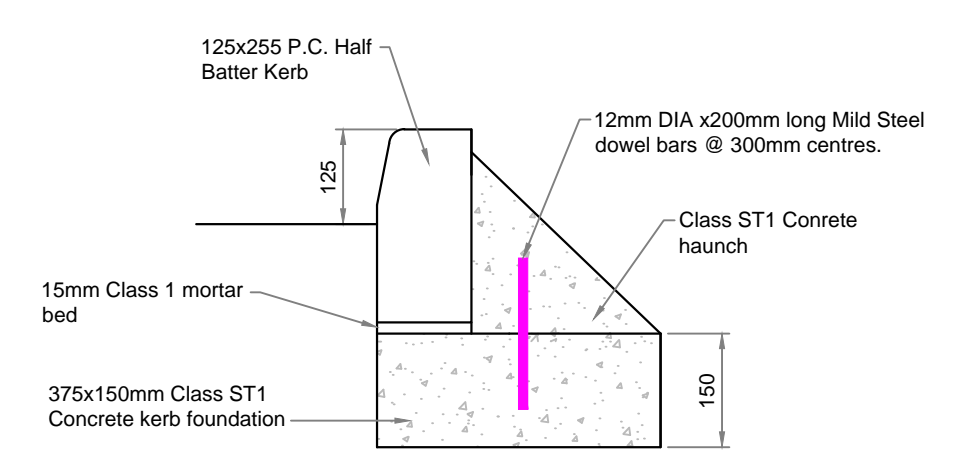
**Section A-A**  
**Through Proposed Car Parking**  
 Scale 1:25  
 0 1m 2m 1:25@A1



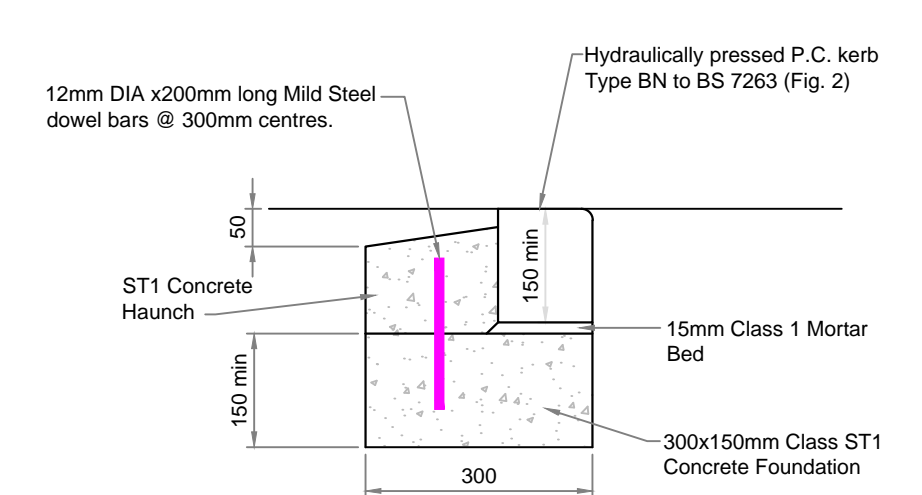
**Typical Interface between proposed carpark / existing carpark construction**  
 Scale 1:20  
 0 0.2 0.4 0.6 0.8 1m 2m 1:20@A1



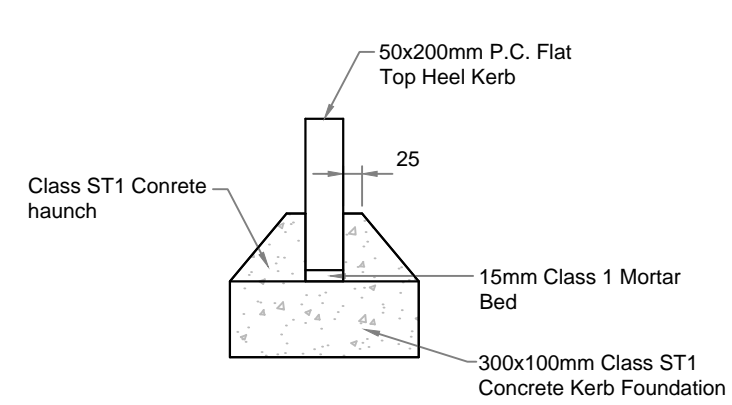
**Existing Road Asphalt Overlaying**  
 Scale 1:10  
 0 0.1 0.2 0.3 0.4 0.5m 1m 1:10@A1



**Half Batter Kerb (Type K1)**  
 Scale 1:10  
 0 0.1 0.2 0.3 0.4 0.5m 1m 1:10@A1



**Bullnose Kerb (Type K3)**  
 Scale 1:10



**Edging Kerb (Type E1)**  
 Scale 1:10

Drawing No.		Revision	
AZ70566:90:003		E	
Revisions	Date	Dm.	
A EARTH BUND REMOVED FOLLOWING COMMENTS FROM SEPA AND HIGHLAND COUNCIL.	16.01.17	KP	
B ASPHALT OVERLAYING DETAIL ADDED TO DRAWING.	20.02.17	KP	
C ISSUED FOR BUILDING WARRANT.	16.03.17	KP	
D ISSUED FOR TENDER.	16.03.17	KP	
E SECTION A-A REVISED. ISSUED FOR PLANNING TO HIGHLAND COUNCIL.	29.05.17	KP	

PLANNING  
DRAWING

DIAGEO (Scotland) Ltd.

TALISKER DISTILLERY  
CAR PARK EXTENSION

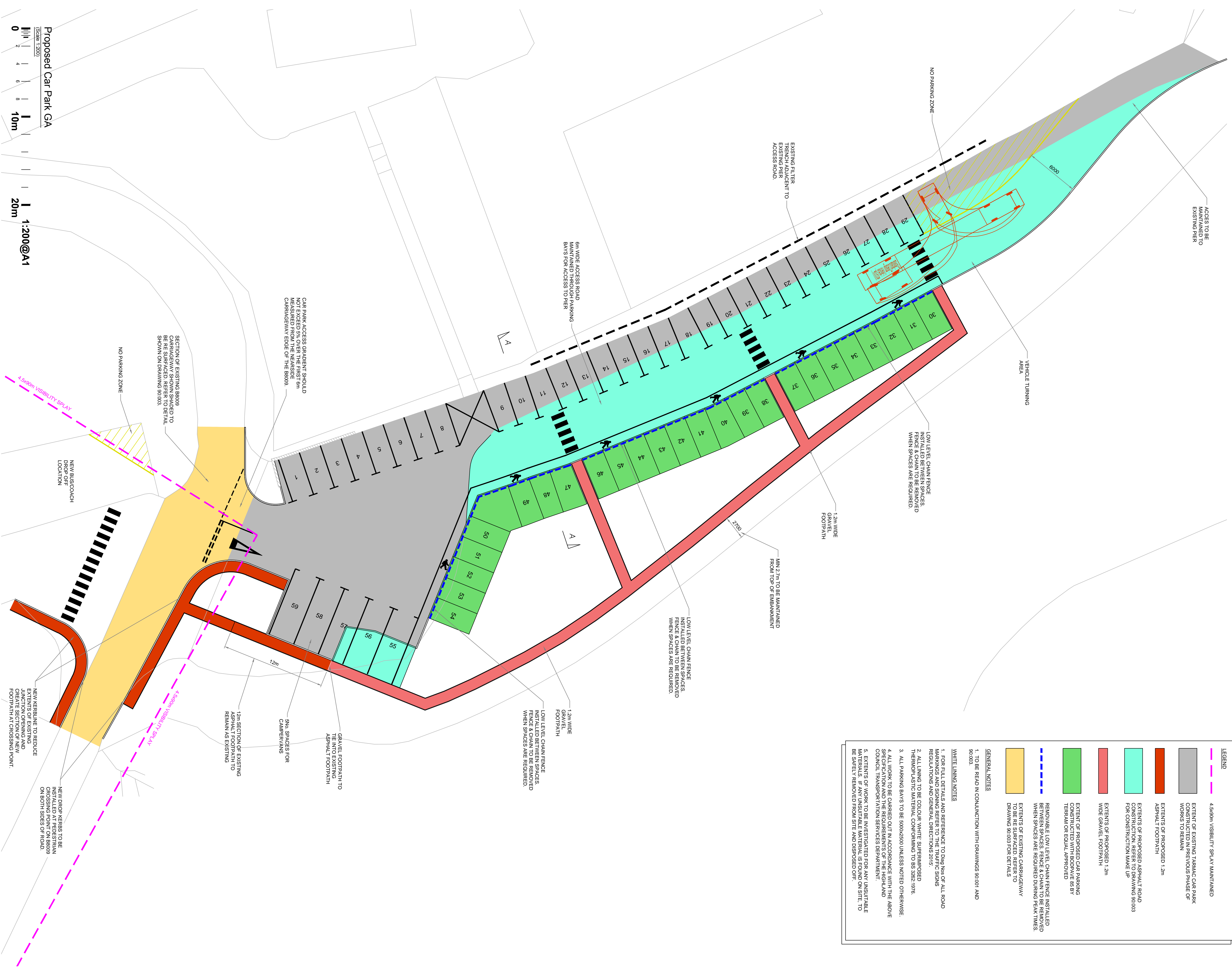
PROPOSED  
CONSTRUCTION DETAILS

Drawn: KP	Ck'd:	Scale: As Shown @ A1
Date: 06.12.16	Date:	

**blyth+blyth**  
 Cornerstone, 60 South Gyle Crescent  
 Edinburgh EH12 9EB  
Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700

Drawing No.		Revision	
AZ70566:90:003		E	





Proposed Car Park GA  
 Scale 1:200  
 0 2 4 6 8 10m  
 1:200@A1  
 20m

Revisions	Date	Dm.
A	16.01.17	KP
B	21.02.17	KP
C	16.03.17	KP
D	16.03.17	KP
E	16.03.17	KP
F	29.05.17	KP

PLANNING  
DRAWING

**DIAGEO (Scotland) Ltd.**

**TALISKER DISTILLERY  
CAR PARK EXTENSION**

**PROPOSED CAR PARK  
EXTENSION GA**

Drawn: KP	Ck'd:	Scale: 1:200 @ A1
Date: 06.12.16	Date:	

**blyth+blyth**  
 Cornerstone, 60 South Gyle Crescent  
 Edinburgh EH12 9EB  
Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700

Drawing No.	Revision
AZ70566:90:002	F

**LEGEND**

- 4.5x90m VISIBILITY SPLAY MAINTAINED
- EXTENT OF EXISTING TARMAC CAR PARK CONSTRUCTED IN PREVIOUS PHASE OF WORKS TO REMAIN
- EXTENTS OF PROPOSED 1.2m ASPHALT FOOTPATH
- EXTENTS OF PROPOSED ASPHALT ROAD FOR CONSTRUCTION MAKE UP
- EXTENTS OF PROPOSED 1.2m WIDE GRAVEL FOOTPATH
- EXTENT OF PROPOSED CAR PARKING TENSUM OR EQUAL APPROVED
- REMOVABLE LOW LEVEL CHAIN FENCE INSTALLED BETWEEN SPACES. FENCE & CHAIN TO BE REMOVED WHEN SPACES ARE REQUIRED DURING PEAK TIMES. EXTENTS OF EXISTING CARRIAGEWAY TO BE RE SURFACED REFER TO DRAWING 90:003 FOR DETAILS
- EXTENTS OF EXISTING CARRIAGEWAY TO BE RE SURFACED REFER TO DRAWING 90:003 FOR DETAILS

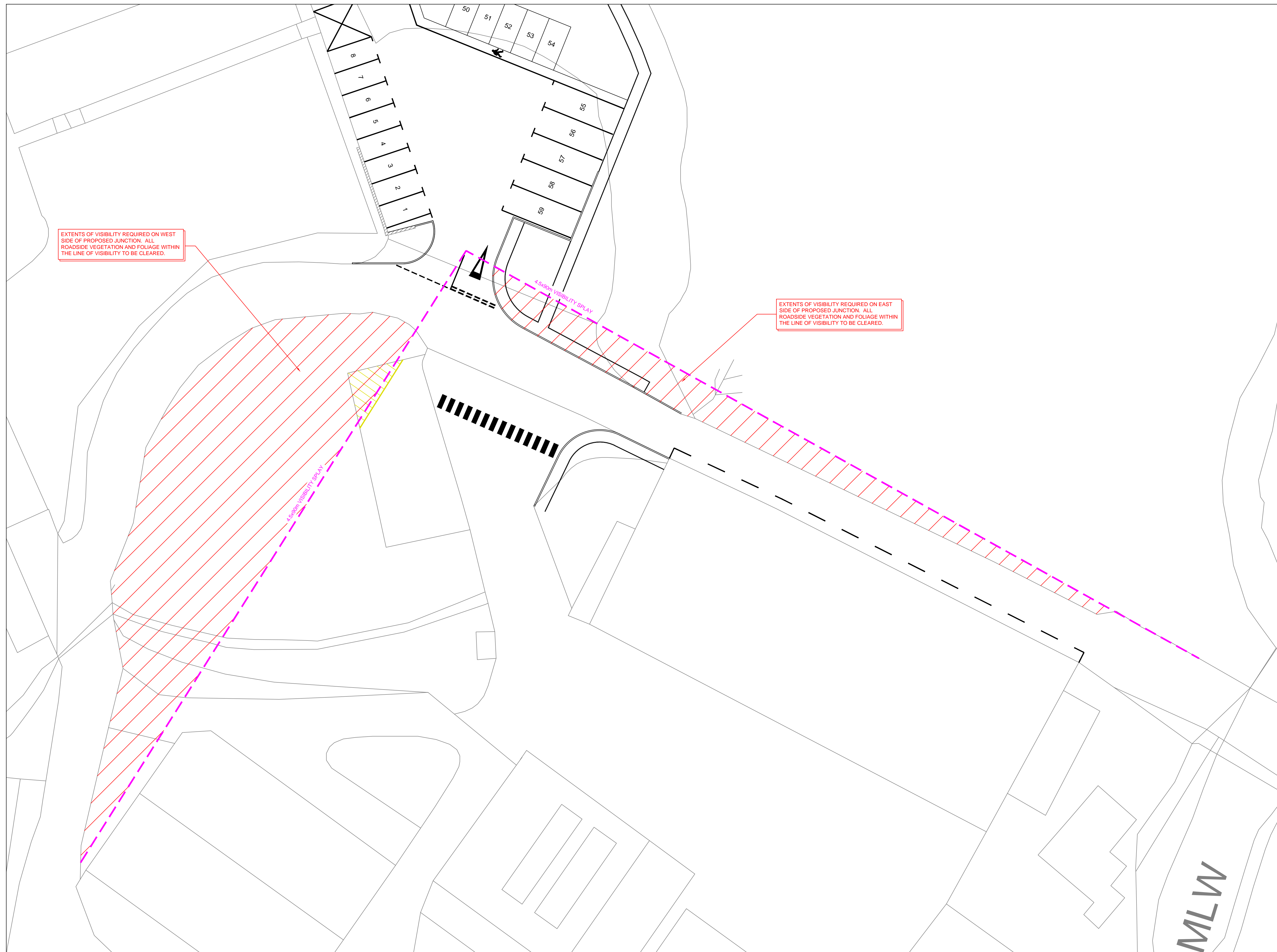
**GENERAL NOTES**

1. TO BE READ IN CONJUNCTION WITH DRAWINGS 90:001 AND 90:002.
1. FOR FULL DETAILS AND REFERENCE TO Dwg Nos OF ALL ROAD WORKS REFER TO THE HIGHLAND COUNCIL'S 'ROADS REGULATIONS AND GENERAL DIRECTIONS 2015'.
2. ALL LINES TO BE COLOUR WHITE SUPERIMPOSED THEREON UNLESS OTHERWISE NOTED TO BE OTHERWISE.
3. ALL PARKING BAYS TO BE 5000x2500 UNLESS NOTED OTHERWISE.
4. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE ABOVE SPECIFICATION AND THE REQUIREMENTS OF THE HIGHLAND COUNCIL TRANSPORTATION SERVICES DEPARTMENT.
5. EXTENS OF WORK TO BE INVESTIGATED FOR ANY UNSUITABLE MATERIALS. IF ANY UNSUITABLE MATERIAL IS FOUND ON SITE TO BE SAFELY REMOVED FROM SITE AND DISPOSED OFF.

**WHITE LINING NOTES**

1. FOR FULL DETAILS AND REFERENCE TO Dwg Nos OF ALL ROAD WORKS REFER TO THE HIGHLAND COUNCIL'S 'ROADS REGULATIONS AND GENERAL DIRECTIONS 2015'.
2. ALL LINES TO BE COLOUR WHITE SUPERIMPOSED THEREON UNLESS OTHERWISE NOTED TO BE OTHERWISE.
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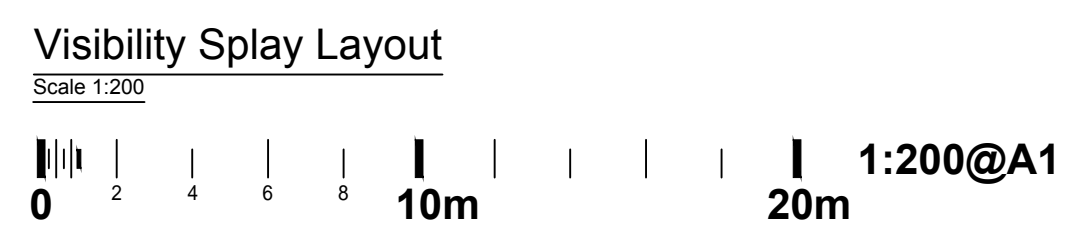
EXTENTS OF VISIBILITY REQUIRED ON WEST SIDE OF PROPOSED JUNCTION. ALL ROADSIDE VEGETATION AND FOLIAGE WITHIN THE LINE OF VISIBILITY TO BE CLEARED.

EXTENTS OF VISIBILITY REQUIRED ON EAST SIDE OF PROPOSED JUNCTION. ALL ROADSIDE VEGETATION AND FOLIAGE WITHIN THE LINE OF VISIBILITY TO BE CLEARED.

4.5x90m VISIBILITY SPLAY

4.5x90m VISIBILITY SPLAY

MLW



Drawing No. AZ70566:90:005 Revision D

Revisions	Date	Dm.
A ZEBRA CROSSING ON PUBLIC ROAD REMOVED FOLLOWING COMMENTS FROM HIGHLAND COUNCIL.	16.03.17	KP
B ISSUED FOR BUILDING WARRANT.	16.03.17	KP
C ISSUED FOR TENDER.	16.03.17	KP
D DRAWING UPDATED TO REFLECT REVISED GA. ISSUED FOR PLANNING.	29.05.17	KP

**PLANNING  
DRAWING**

**DIAGEO (Scotland) Ltd.**

**TALISKER DISTILLERY  
CAR PARK EXTENSION**

**4.5x90m VISIBILITY SPLAY  
LAYOUT**

Drawn: KP	Ck'd:	Scale: 1:200 @ A1
Date: 21.02.17	Date:	

Cornerstone, 60 South Gyle Crescent  
Edinburgh EH12 9EB  
Email: edinburgh@blythandblyth.co.uk  
www.blythandblyth.co.uk Telephone: 0131 474 2700

Drawing No. AZ70566:90:005 Revision D