

Agenda Item	6.1
Report No	PLS 054/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 24th October 2017

Report Title: 17/02525/FUL: Mr William Lewis
Land 85M SW of Cnoc Mor, Isle of Eigg

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Proposed erection of a dwelling house (AIRIGH) with access, parking and turning, and associated services

Ward: 11 - Caol And Mallaig

Development category: Local

Reason referred to Committee: objections on material planning grounds from members of the public residing at five or more addresses and where such objections cannot be addressed by conditions

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.

Recommendation

Members are asked to agree the recommendation to Grant permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for a dwelling house at Cleadale on the Isle of Eigg. The house would be contemporary in its design, a simple geometrical form, 4m high with a monopitch roof sloping at an angle of 10° to the rear. Materials would be metal for the roof and timber cladding for the walls, in black, with full height glazing to the front elevation.
- 1.2 An existing rough track would be upgraded to serve as the access to the house. An existing field gate would be upgraded to create the driveway entrance from the public road.
- The water supply would be private, and the foul drainage would be to a biological treatment plant with discharge to a small burn via a partial soakaway. A sustainable surface water drainage scheme is proposed.
- 1.3 Pre Application Consultation: No pre application discussions, however permission was granted for a similar house by same architect's practice approximately 200m to the north in Sept 2014. This has been built.
- 1.4 Supporting Information: Design Statement, Drainage Assessment, details of water supply, site investigation report, response to objection.
- 1.5 Variations: No significant amendments since submission – minor change to siting.

2. SITE DESCRIPTION

- 2.1 Cleadale is a crofting township on the north west side of Eigg, approx. 5km north of Galmisdale, which is where the pier is, and the main means of access onto the island. The public road splits in Cleadale, and the proposed access to this site is just off the left branch, approximately 50m beyond the fork in the road.
- 2.2 The driveway would utilise an existing track and run along the side of an existing low ridge in a north westerly direction, before turning round the end of this mound. The driveway would be approximately 280m long. The proposed house site would be on the SW side of this ridge, with the rear of the building tucked against the hill. The primary aspect would be towards Laig Bay, to the SW.
- 2.3 The nearest neighbouring houses would be Cnoc Mor – 85m to the NE; the Roman Catholic Church of St Donnan, Chapel Bothy and caravan approx. 190m to the SW; and Lageorna approximately 290m to the SE. There is another house of an almost identical design approximately 200m to the north.
- 2.4 The land is grazed by sheep; it is undulating – drier on the rocky knolls and marshy in the hollows. The land to the NW and SE of the proposed house site is wet, and there are small watercourses approximately 100m to the SE and NW of the house site. No trees on the site.

3. PLANNING HISTORY

- 3.1 None on this site
- 3.2 15.09.14 14/02789/FUL house and septic tank on land 100m south of Bayview, Cleadale – similar house design - approx 200m to the north of the proposed site

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour

Date Advertised: 06.07.17 (Oban Times)

Representation deadline: 20.07.17

Timeous representations: 18

Late representations: 1

4.2 Material considerations raised are summarised as follows:

- a) Design not in keeping with other houses in the area
- b) Water supply concerns
- c) Extent of glazing on southern elevation – its high reflectivity makes it especially conspicuous, like a beacon in afternoon and evening sunlight
- d) The similar building recently built to the north is not regarded as being in keeping in this traditional crofting township
- e) The description [in the Design Statement] as a modern interpretation of a longhouse misrepresents longhouses; neither does it look like a traditional shieling - which are low to the ground and of stone
- f) It would overlook the Catholic chapel which is listed
- g) Inappropriate siting close to the skyline
- h) Adverse impact on the National Scenic Area
- i) Adverse impact on Laig Bay, which provides one of the most remote anchorages on the west coast
- j) Advertised in a newspaper with zero circulation on the island
- k) An eyesore for those whose houses look towards the site
- l) The house would require at least 5kw electricity from the Eigg [private] grid; why should a holiday cottage get priority to this limited supply when the objector is having difficulty getting an extra 3kw for their self catering business
- m) Overlooking – loss of privacy (to 3 Cleadale - on the public road and Chapel Bothy – next to the Church)
- n) Over-development
- o) It would be likely to be used as a holiday home – leading to unaffordable property prices for people to live and work in remote areas such as this
- p) The developer has not made contact with the Eigg Electric or Community Trust, to secure a power supply – which is approaching capacity; this may mean the house having to rely on a generator, which would create pollution and violate Eigg's green credentials
- q) Such buildings are designed and built by outside contractors who often damage local roads by bringing large vehicles onto the island, ignoring weight restrictions and damaging the environment
- r) The plans for Chapel Croft Bothy were rejected twice in favour of a design with more stonework, a slate roof and a lower profile
- s) The view of the cliffs behind Cleadale from Laig beach at sunset is an iconic view that would be seriously impacted by the development – especially as the wall of windows reflect the light
- t) The Isle of Eigg Heritage Trust's Housing Policy is that houses built on sites owned by the Trust should be for permanent occupation and not part time residences. Whilst this ambition cannot be applied to freehold properties, the residents would be more supportive if those behind such self catering businesses lived on, or have future plans to live on Eigg, full time
- u) There has been a rise in contraventions of the Road Prohibition Order by non

resident home owners and holiday makers resulting in an impact on the island infrastructure

- v) The proposal undermines guidance on new off the shelf house designs in the Lochaber Landscape Character Assessment which seeks to integrate buildings with the vernacular of the Small Isles
- w) The view of Cuagach and Cleadale from the top of the Bealach Clithe (road into Cleadale) is one of the iconic views on Eigg – the design of this house does not respect the domestic or agricultural buildings in Cleadale – none of which have this shape of roofline and fully glazed frontage
- x) This, together with the Airigh already built, would set a precedent for similar houses on the adjacent 2 plots which are for sale.
- y) No details given of where the fill material would come from to surface the access track
- z) Drainage arrangements not yet passed by SEPA

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.

5. CONSULTATIONS

5.1 Historic Environment Team - Awaited

5.2 Environmental Health: Further details of water supply sought – the proposed spring supply would be adequate however it is not known if any existing properties use this same source. [The applicant has subsequently confirmed there are no other users of this spring].

5.3 Crofting Commission - Awaited

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 & Place-making

36 - Development in the Wider Countryside

47 - Safeguarding Inbye/AppORTioned Croftland

56 - Travel

57 - Natural, Built & Cultural Heritage

58 - Protected Species

61 - Landscape

6.2 West Highland and Islands Local Plan 2010 (as continued in force)

No specific policies apply

6.3 Revised Highland Wide Local Development Plan – Post Main Issues Report (Westplan) 2017 – consultation document

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Housing in the Countryside and Siting and Design (March 2013)

Sustainable Design Guide (Jan 2013)

7.2 Scottish Government Planning Policy and Guidance

Para 83. In remote rural areas, where new development can often help to sustain fragile communities, plans and decision-making should generally:

- encourage sustainable development that will provide employment;
- support and sustain fragile and dispersed communities through provision for appropriate development, especially housing and community-owned energy;
- include provision for small-scale housing and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact;
- where appropriate, allow the construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character, taking account of landscape protection and other plan policies;
- not impose occupancy restrictions on housing.

Para 212. Development that affects a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve 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.

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.

Determining Issues

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.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Siting and design
- c) Impact on Small Isles National Scenic Area
- d) Access and services
- e) any other material considerations.

Development plan/other planning policy

8.4 There is no Settlement Development Area (SDA) for Cleadale; the site is in the wider countryside. The area around Galmisdale and the pier, in the south of Eigg, is the only SDA on the island. Such development proposals will therefore be assessed against the following criteria in Policy 36 of the HwLDP as to the extent that they:

- are acceptable in terms of siting and design;
- are sympathetic to existing patterns of development in the area;
- are compatible with landscape character and capacity;
- avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics;
- avoid, where possible, the loss of locally important croft land; and
- can be adequately serviced

8.5 This proposed house would lie between existing houses which form a scattered arrangement, loosely grouped in the area below the cliffs and facing the bay in the NW of Eigg. The proposed house would be served off the west branch of the road in a similar arrangement to neighbouring houses in this crofting township. The house would sit at the foot of a SW facing slope, with its principal aspect facing Laig Bay, similar to other houses in the area. The top of the knoll, behind the proposed dwelling, would provide some separation and privacy from Cnoc Mor and other houses to the north of the site. Subject to appropriate boundary treatment and landscape planting to assist in settling the building into its surroundings, the house in principle would fit satisfactorily into the settlement pattern and landscape capacity. The proposed design is discussed below.

8.5 The site could be adequately serviced: a private water supply is proposed to be piped to the site from a source to the SE of the house, and a condition is recommended to secure further details to prove sufficiency of supply without detriment to neighbours and to ensure it is of potable quality. Details of foul drainage have been provided together with a consultant's report showing a biological treatment plant, with partial soakaway with a discharge to a watercourse to the north west of the site. The proposals would therefore accord in principle with policy 36 of the HwLDP, and with guidance in the Council's Supplementary Planning Guidance: Housing in the Countryside in these respects.

8.6 The position of the house would not affect access to the remaining croft land, and it would not conflict with crofting interests.

As croft land the Council is required to consider whether :

- The site of the development does not unreasonably restrict the flexibility to cultivate and move stock on the remaining croft land - *the existing field*

accesses would be retained, and continued access to croft land may be secured as part of any planning permission.

- The siting of development does not unreasonably restrict access to the remaining croft land and that a minimum of 4m access to all residual areas is maintained - *as above*
- The siting of the development avoids the better quality soils of the croft – *the house would be at the foot of a rocky knoll, the slope being covered in bracken and brambles, not the better part of the croft land*
- The development does not have a detrimental impact on the area of land available for agricultural activity and therefore on the agricultural viability of the croft - *as above*

The Crofting Commission will consider the proposals in detail at de-crofting stage and reserves the right to review the extent to which these issues have been taken into account at the planning stage. In addition it will consider the effect of the purpose on the sustainability of the croft on crofting in the locality, the crofting community, the landscape and the environment; and the effect of the purpose on the social and cultural benefits associated with crofting.

Crofting interests on neighbouring land would not be prejudiced by this development. No conflict with policy 47 of the HwLDP.

Siting and Design

- 8.7 The site would be set against the foot of the slope of the mound, and it would be backed by this feature, and not break the skyline at this point. At 85m, the proposed house would be a satisfactory distance in amenity terms from the nearest neighbouring property, Cnoc Mor, which is to the north east. The mound would block views from that property to the proposed house, and that property is angled to face west, and so it would not look directly towards the site in any event.
- 8.8 Chapel Bothy and the caravan adjacent to it have their main outlook to the SW towards the bay, and though there would be views of the proposed site from the back of these dwellings, the proposed house would not be in their primary view, and the site would be at a distance of 190m to the NE. This distance is more than sufficient not to adversely affect their amenity. The listed Roman Catholic Church of St Donnan's and the Presbytery, adjacent to Chapel Bothy, are a similar distance from the development, and at this distance the proposed development would not be considered to affect their setting.
- 8.9 Lageorna would look directly towards the proposed house, however, it would be looking onto the gable at an oblique angle and it would be at a distance of approx. 290m. The new house at No.3 Cleadale would be approximately 330m to the SE of the proposed development, and that house is angled to face towards the bay, and south of the proposed site. At these distances the development would not significantly affect the amenity of these properties, and in any event the view, particularly from Lageorna would be an oblique view of the side of the proposed house, and it would not directly face one of the long elevations.
- 8.10 At these distances the proposal would not adversely affect the privacy or amenity of any neighbouring properties, or the setting of the listed church and presbytery.
- 8.11 The Siting and Design SPG states that new residential development should demonstrate a clear, simple geometric form, a limited palette of natural materials, robust detailing, a modest use of contrast and colour, and a general lack of intricate detail. The mass, form, materials and lack of ornamentation on the proposed

building would accord with these principles. However the monopitch roof, at a shallow angle, and the glazing of all of the front elevation would introduce an uncompromisingly modern interpretation of a very simple design treatment. Traditional croft houses and longhouses were also of a very simple rectangular box shaped form. Many of the more modern houses in the area are constructed from standard kits however, which tend to be wider and deeper than traditional croft houses, and they often have relatively shallow roof pitches covered with tiles rather than slates which also do not necessarily respect traditional forms, massing or materials for houses in such traditional township areas. The introduction of a modern house design that respects traditional croft house design principles, whilst not necessarily replicating them, or resulting in a poor quality pastiche, is considered to be acceptable.

- 8.12 The house would be viewed as one amongst several houses in a scattered layout, and not immediately alongside any other more traditional houses. A different design can therefore be accommodated on this plot without jarring visually with neighbouring properties. The low density of housing layout in this area is such that it would not constitute over-development. It is considered that the proposed modern design would not detract from views of Cleadale, which comprises a range of house types and styles. It would be viewed from a limited number of public vantage points: in addition to the roads by the houses referred to above, it would be viewed at a distance of approximately 400m from Laig beach and approximately 800m from the Bealach Clithe - the road down into Cleadale from the south of the island. It would barely be seen from the public road through Cleadale, closer to the site because of the mound. It would be seen from the stretch of road past No.3 Cleadale and Lageorna, and then at a reasonable distance and at an oblique angle. It would also be seen from across the bay from Laig Farm and holiday cottage, although again at a considerable distance – over a kilometre.
- 8.13 The dark treatment of the timber cladding would soften with age, and the black roof would not be out of place in this crofting township setting.
- 8.14 Whilst this house is very similar to another a short distance to the north, these do not necessarily set a precedent for future housing proposals on nearby plots. Each case would be assessed on its individual merits.
- 8.14 The siting and design is therefore not considered to conflict with policies 28, 29 and 36 of the HwLDP and guidance in the Siting and Design SPG.

Impact on Small Isles NSA

- 8.15 The relatively small scale of this single house and its siting within the established township of Cleadale, with a low knoll separating it from the road and much of the rest of Cleadale, would result in a building that would not be highly conspicuous from most public views. In views from the sea and the bay it would be visible; however its siting, massing, materials and colour would mean that it would sit comfortably in the landscape. The Small Isles NSA covers an extensive area, and Cleadale itself is dominated by the huge cliffs surrounding and acting as a backdrop to the township. The sensitive siting and contemporary design of this modest single house would not detract from the character of the NSA. No conflict with Policies 57 and 61 of the HwLDP.

Access and services

- 8.16 A condition is recommended to upgrade the current field gate and secure a proper

junction with the public road. The proposed access track to the house would follow the line of an existing track around the knoll. This would not adversely affect the neighbouring property at Cnoc Mor. Conditions are recommended to ensure that the extent of excavation and finished surface treatment of the track would be appropriate to this rural setting, and location in the NSA. The upgrade of this track would not require especially large quantities of material, and it is likely that material would be sourced locally, subject to any necessary permissions. The driveway would be similar in terms of construction to that recently constructed for the other Airigh, a short distance to the north.

- 8.17 Construction traffic would be obliged to comply with the existing road limitations on the island, and it would be for the developer to plan the build taking account of the specific limitations that apply to construction management and bringing materials onto the island.
- 8.18 Similarly, visitors to the property, if it is used as holiday accommodation, would be required to comply with the island's existing traffic restrictions.
- 8.19 The proposed water supply would be from a spring to the SE of the site. Environmental Health are satisfied with the details as set out in the consultant's report and the applicant has confirmed there are no other users of this supply. The foul drainage arrangements would be controlled by Building Standards, and the discharge may require to be registered with SEPA.

Other material considerations

- 8.20 The township contains evidence of historic enclosures close to the site, however none affect the proposed site itself. The main part of the historic township is north of the current settlement, and there are no features shown on the HER affecting this site.
- 8.21 There is no policy requirement to prevent this house from being used either as a second home or as holiday accommodation. The Eigg Heritage Trust (which was a Community buyout) owns much of the rest of the island and is currently planning to develop a group of 4 houses for permanent residential use elsewhere on the island. The Heritage Trust may control occupancy under separate legislation as a Social Housing provider. This proposal is however on privately owned land and there is no planning justification for the Planning Authority to control occupancy or tenure in this instance.
- 8.23 The allocation of power to new developments on the island is a matter for the Community Electric Company. They may prioritise the resource as they see fit, and it is for the Company to formulate a mechanism to pay for increasing the supply, and facilitate an increase in the provision, as demand will inevitably increase over time with new development and increased demand from existing properties.

Non-material considerations

- 8.24 The application was advertised initially in the West Highland Free Press, however it was subsequently re-advertised in the Oban Times, which is the Council's chosen publication for advertising planning applications in this area. It was publicised in accordance with the relevant legislation. It is unfortunate that local residents were evidently not aware of the previous application ref. 14/02789/FUL, however this also was properly advertised. There is a facility on the Council's website to set up

alerts for planning applications in a given area, if persons have an interest in doing so.

Matters to be secured by Section 75 Agreement

8.25 None

9. CONCLUSION

9.1 This main issue in this case is the house design. Whilst it is a bold modern design, this house would fit in to the settlement pattern and not detract from any existing properties. The proposed design would clearly not appeal to everyone, however there is no planning justification to insist on modern copies of the traditional croft cottage or to add to the increasing number of standard kit homes. Subject to a condition to reduce reflection from the sun on the glazing in the front elevation the proposal is supported.

9.2 The house may be used for either permanent or holiday occupation. There is no planning justification to control tenure in this instance.

9.3 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. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. The external materials and finishes shall be as specified within the Design Statement by HebHomes scheme ref.H_494_Lewis for William Lewis submitted 26 May 2017, unless otherwise agreed in writing by the Planning Authority.

Reason: The site is within the Small Isles National Scenic Area, in accordance with policy 61 of the Highland wide Local Development Plan.

2. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. details of a boundary wall, fence or planting around the house
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site in accordance with policies 28 and 29 of the Highland wide Local Development Plan.

3. No other development shall commence until full details of the means of construction of the access track to the house hereby approved, including surface treatment, have been submitted to and approved in writing by the Planning Authority. The development shall progress in accordance with the approved details.

Reason: The site is within the Small Isles National Scenic Area, in accordance with policy 61 of the Highland wide Local Development Plan.

4. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 11 October 2017), with:
 - i. the junction formed to comply with drawing ref.SDB1; and
 - ii. visibility splays of 2.4m x 25m (the X dimension and Y dimension

respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity in accordance with policy 28 of the Highland wide Local Development Plan.

5. Before, during and after construction, the existing access to the adjacent croftland shall be retained. Access to adjacent croftland shall be retained in perpetuity.

Reason: To ensure that the development will not impede access to, or have an adverse impact on the purposeful use of, another part of the croft or other croftland, in accordance with policy 34 of the Highland wide Local Development Plan.

6. Prior to its installation, details of a treatment to ensure that the glazing on the front, south west facing elevation, is not highly reflective and minimises light emission shall be submitted to and approved in writing by the Planning Authority and thereafter so implemented and retained (including any replacement glazing) in perpetuity..

Reason: In the interests of amenity, and because the site is within the Small Isles National Scenic Area, in accordance with policies 28, 57 and 61 of the Highland wide Local Development Plan.

REASON FOR DECISION

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.

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 & 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 (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

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).

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_for_working_on_public_roads/2

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.

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

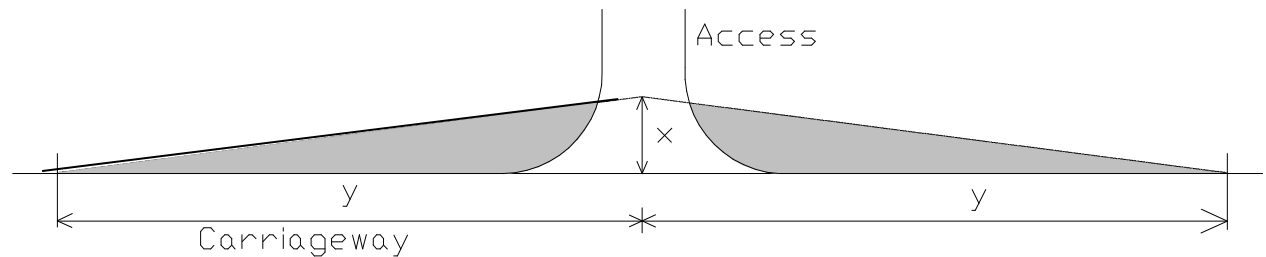
Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Lucy Prins
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 101 Location Plan
Plan 2 - 102 Rev A Proposed Site Layout Plan
Plan 3 - 103 Proposed Block Plan
Plan 4 - 402 South Elevation Plan
Plan 5 - 401 North Elevation Plan
Plan 6 - 404 West Elevation Plan

Access Schedule
Pàipear-Taice

Planning Application Ref.	17/02525/FUL
Proposed Development	Erection of a house, land south of Cnoc Mor, Cleadale, Isle of Eigg
Schedule Date	11 October 2017

The access for this development shall comply with the requirements of The Highland Council's 'Access to Single Houses and Small Housing Developments' guidelines, the relevant planning conditions and this schedule.

1. The junction shall be formed in accordance with drawing ref.SDB1.
2. The cohesive finishing material shall extend for a distance of at least 6mm back from the nearside edge of the public road.
3. Visibility splays of 2.4m x 25m shall be provided and maintained on each side of the access at its junction with the public road. These splays are the triangles of ground bounded by X metres along the centreline of the access road and Y metres in each direction along the nearside edge of the main road from the intersection of the access road with the main road.



Within the visibility splays nothing shall obscure visibility between a driver's eye height of 1.05 metres positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Note: The applicant must demonstrate control of the land needed to provide and maintain the visibility splays. Where control is not demonstrated, a Section 75 Planning Obligation or Deed of Servitude may be required.

4. The gradient of the access shall not exceed 1 in 20 for the first 5 metres, measured from the nearside edge of the public road and thereafter should not exceed 1 in 10.

5. Any roadside drainage ditch shall be culverted under and adjacent to the access. The culvert shall have sufficient capacity to accommodate anticipated flows and shall be no less than 300 mm diameter. Suitable masonry or concrete headwalls shall be provided at each end of the culvert.
6. No surface water from the site shall shed onto the public road and the applicant shall be responsible for the provision and maintenance of any measures necessary to prevent surface water from the public road entering the site.
7. Facilities for the storage and collection of wheelie bins shall be provided in accordance with The Highland Council's Supplementary Planning Guidance 'Managing Waste in New Developments'. A suitable collection point of at least 2m x 1m shall be provided within 10 metres of the public road edge, but outwith the required visibility splays.

Note: All access works must be completed prior to any other part of the development commencing. This is to ensure that safe access is available during the construction phase, as well as afterwards, and the free-flow of traffic on the public road is not adversely effected.

Other Statutory Requirements

Riatanasan Achdail Eile

In addition to planning permission, prior to starting any access works within the public road boundary, you will require separate written permission from the Roads Authority (The Council's Community Services). This is a legal requirement.

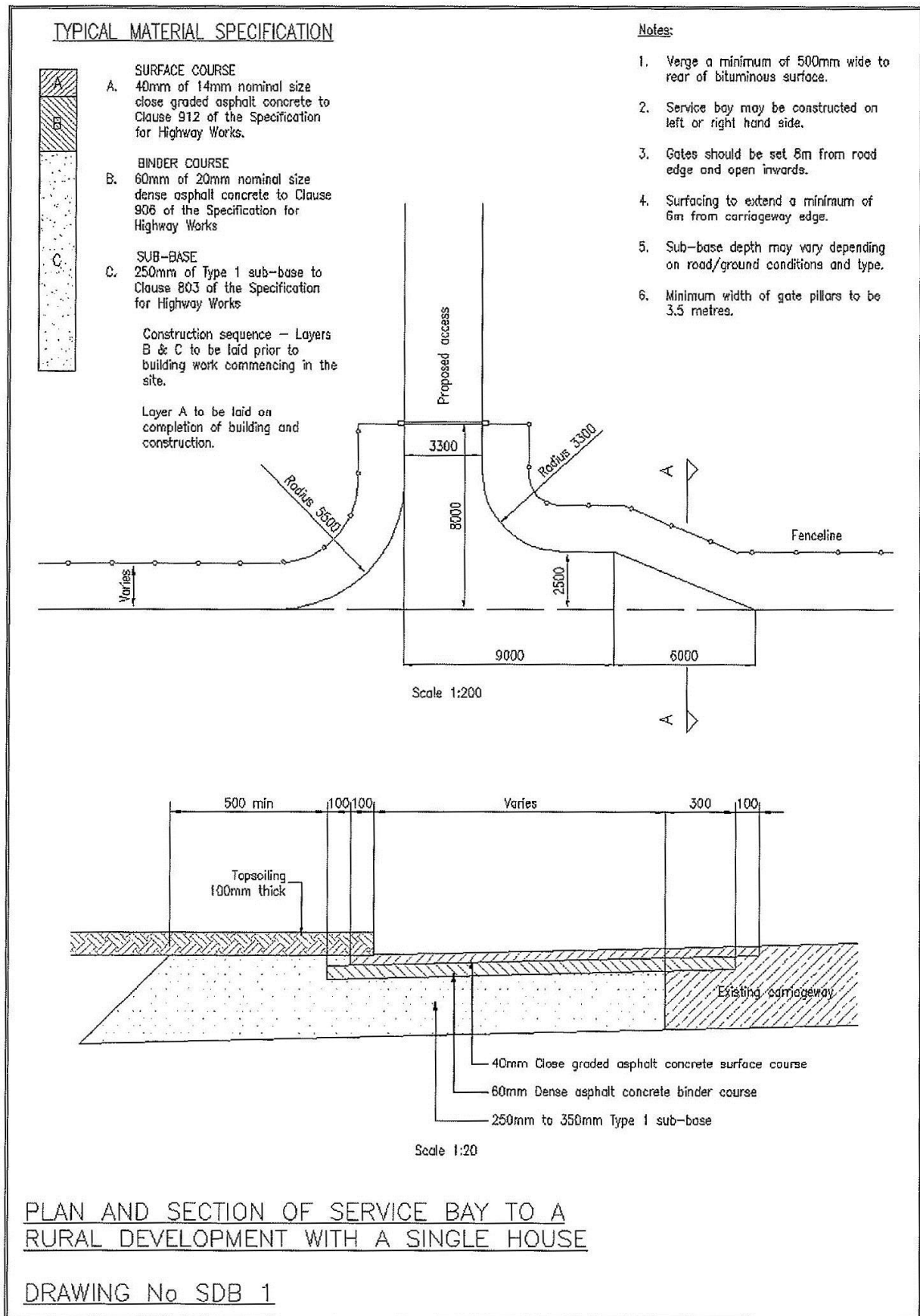
Permission will also be required for the installation of, or connection to, any utility apparatus within the public road boundary and any occupation of the public road by building materials, equipment or plant.

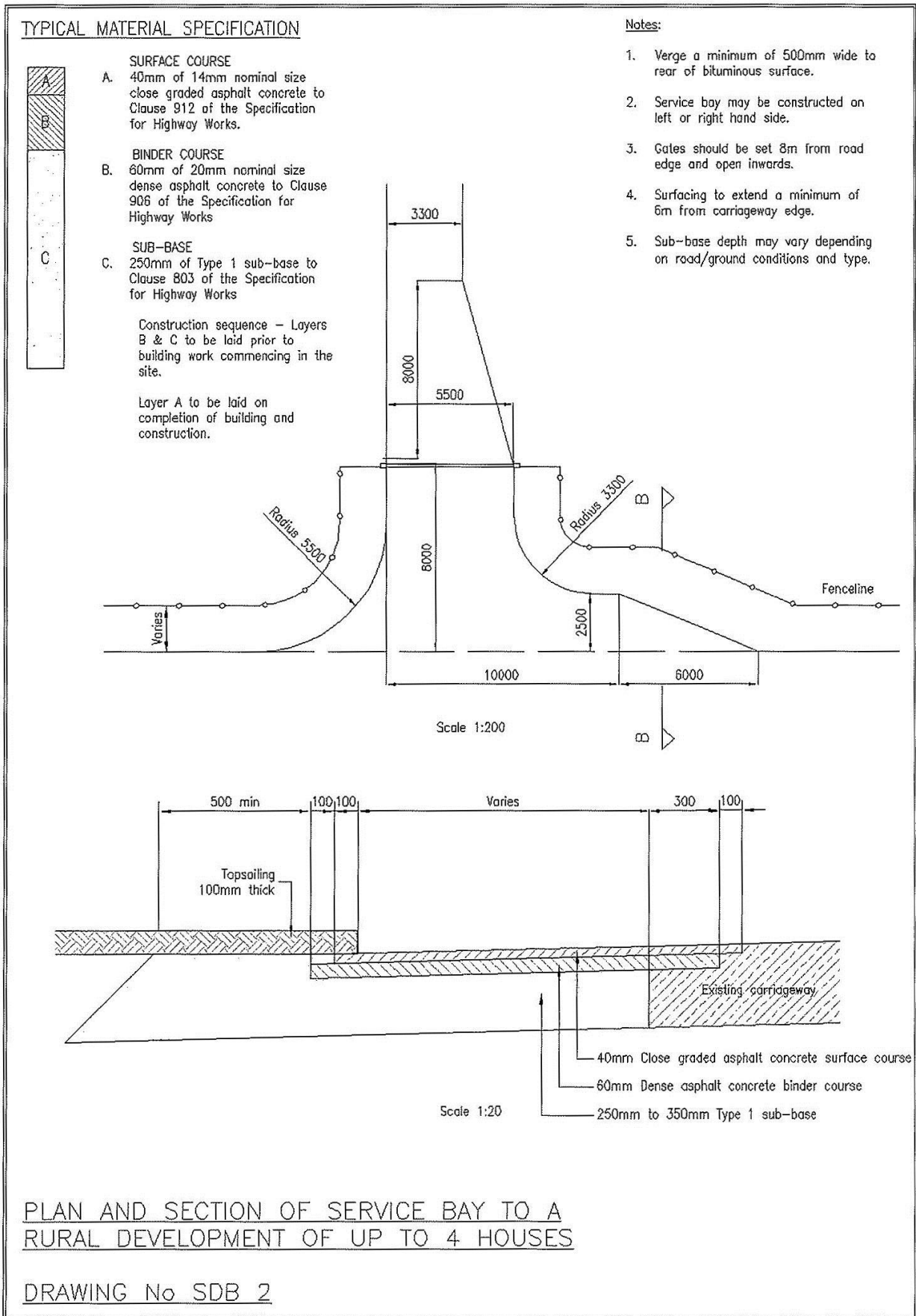
No connections should be made to any public road drainage system without the formal written permission of either Community Services (Roads) or Scottish Water, as appropriate.

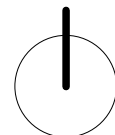
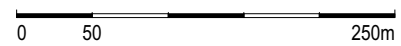
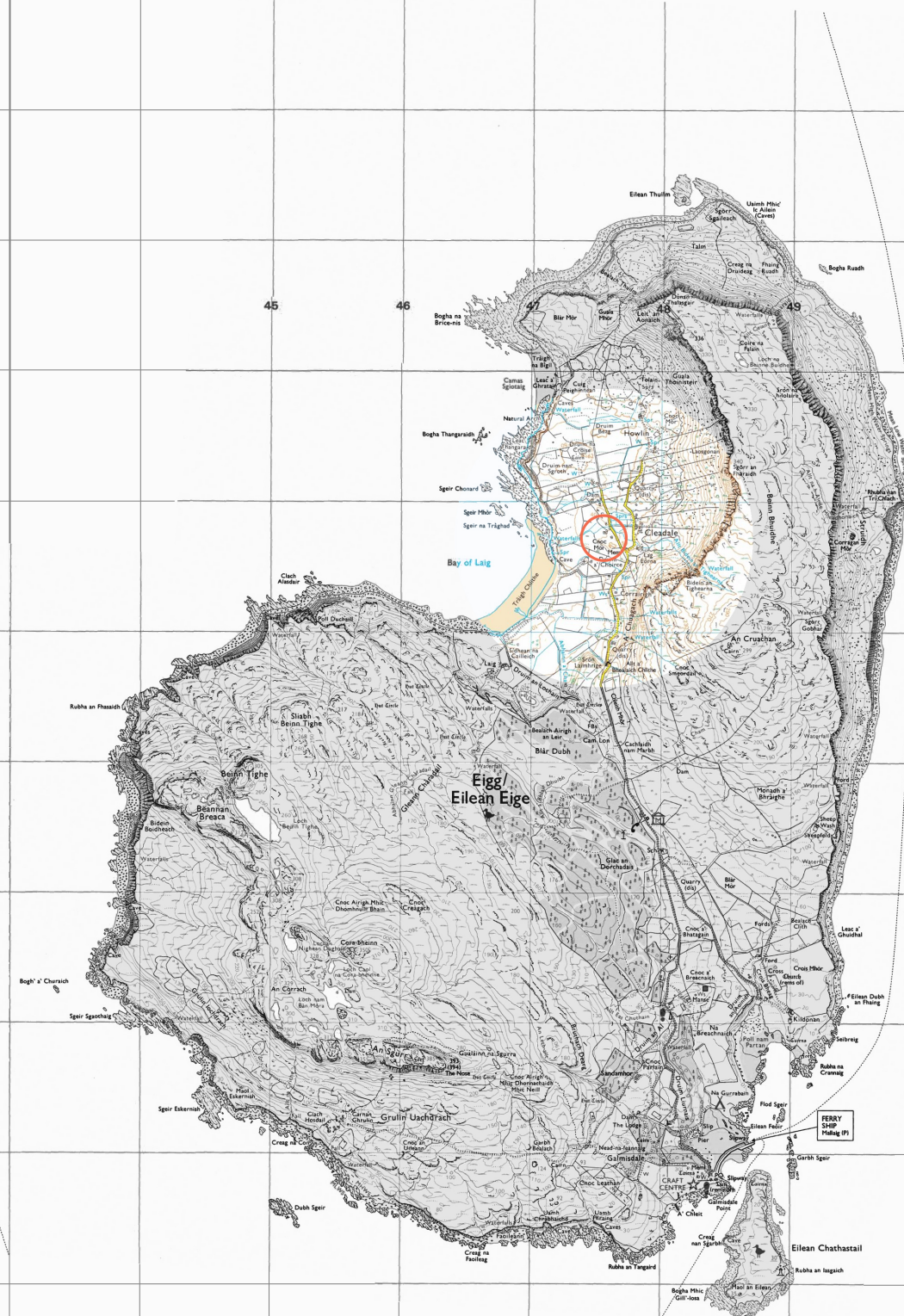
Application forms and guidance on the above requirements can be obtained from your local Community Services (Roads) office or from the Council's website using the following link:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads

Note: All works must be completed to the satisfaction of both the Planning Authority and the Roads Authority, and in accordance with all relevant consents. To ensure compliance, one or more inspections may be carried out by Council officials during and/or after completion of the development.







PROPOSED HOUSE FOR
WILLIAM LEWIS

PLOT 1
CLEADALE
ISLE OF EIGG
PH42 4RL

SIZE AREA 1426 SQM

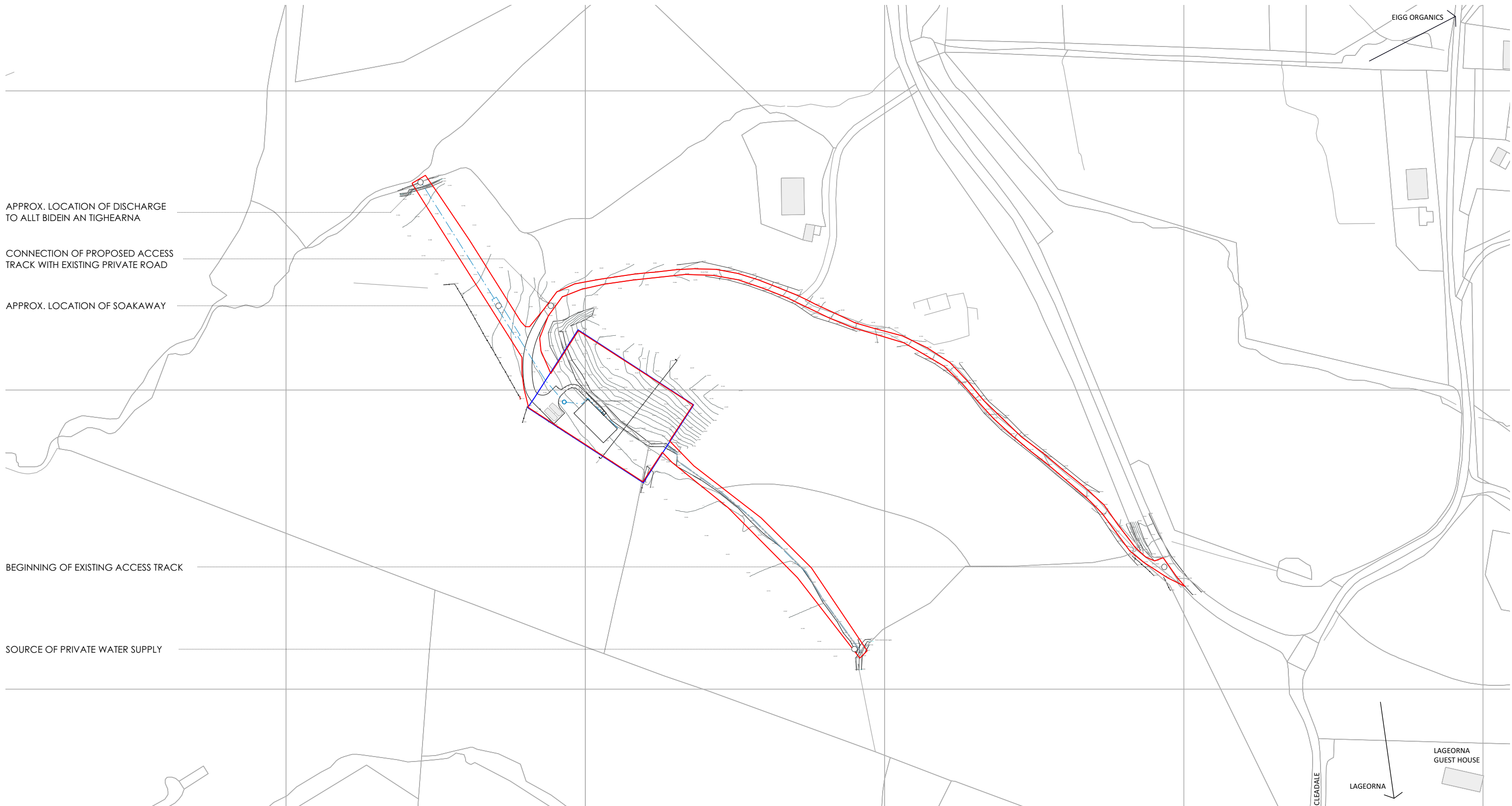
HEBHOMES

Fa's - Sabhal Mor Ostaig - Sleat - Isle of Skye - Scotland - IV44 8RQ
 Unit 4 - Building 5 - Templeton Business Centre - Glasgow - G40 1DA
 tel +44 (0)141 550 7360 fax +44 (0)141 550 7361
 email info@hebrideanhomes.com
 web www.hebrideanhomes.com

Copyright © Hebridean Contemporary Homes Ltd [2017]. All rights reserved. Any breach of copyright will be pursued.
 To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

Note: Construction must comply with all NHBC and industry standards.

DRAWING SET PLANNING		CLIENT H_494_LEWIS
DRAWING TITLE LOCATION PLAN		
DRAWING NUMBER 101	DRAWN BY HS	DATE 10/05/2017
CAD FILE NAME H_494_PL_LEWIS		SCALE 1:5000 @ A3



APPROX. LOCATION OF DISCHARGE TO ALLT BIDEIN AN TIGHEARNA

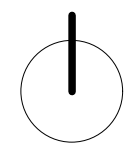
CONNECTION OF PROPOSED ACCESS TRACK WITH EXISTING PRIVATE ROAD

APPROX. LOCATION OF SOAKAWAY

BEGINNING OF EXISTING ACCESS TRACK

SOURCE OF PRIVATE WATER SUPPLY

BLUE LINE DENOTES EXTENT OF LAND AREA OWNED BY APPLICANT
 RED LINE DENOTES EXTENT OF LAND AFFECTED BY PROPOSAL



PROPOSED HOUSE FOR
 WILLIAM LEWIS

PLOT 1
 CLEADALE
 ISLE OF EIGG
 PH42 4RL

SITE AREA 1426 SQM

HEBHOMES

Fa's - Sabhal Mor Ostaig - Sleat - Isle of Skye - Scotland - IV44 8RQ
 Unit 4 - Building 5 - Templeton Business Centre - Glasgow - G40 1DA
 tel +44 (0)141 550 7360 fax +44 (0)141 550 7361
 email info@hebrideanhomes.com
 web www.hebrideanhomes.com

Copyright © Hebridean Contemporary Homes Ltd [2017]. All rights reserved. Any breach of copyright will be pursued. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.
 Note: Construction must comply with all NHBC and industry standards.

DRAWING SET PLANNING		CLIENT H_494_LEWIS
DRAWING TITLE PROPOSED SITE PLAN		
DRAWING NUMBER 102_REV_A	DRAWN BY HS	DATE 10/05/2017
CAD FILE NAME H_494_PL_LEWIS		SCALE 1:1250 @ A3



- PROPOSED ACCESS ROAD
- DISCHARGE TO ALLT BIDEIN AN TIGHEARNA VIA 25 SQM PARTIAL SOAKAWAY
- PARKING AND TURNING HARDSTANDING
- BIOLOGICAL TREATMENT PLANT
- ACCESS PATH
- ENTRANCE
- PROPOSED DWELLING

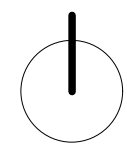
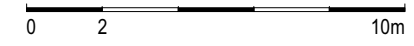
PRIVATE WATER SUPPLY

BLUE LINE DENOTES EXTENT OF LAND AREA OWNED BY APPLICANT
 RED LINE DENOTES EXTENT OF LAND AFFECTED BY PROPOSAL

PROPOSED HOUSE FOR
 WILLIAM LEWIS

PLOT 1
 CLEADALE
 ISLE OF EIGG
 PH42 4RL

SIZE AREA 1426 SQM



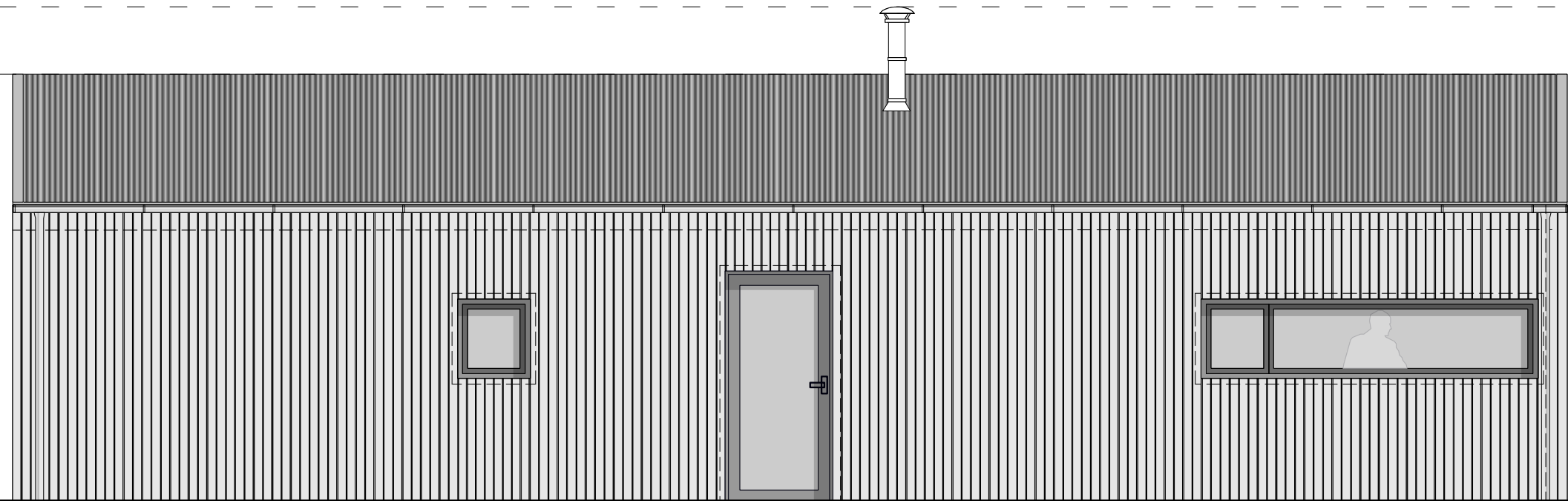
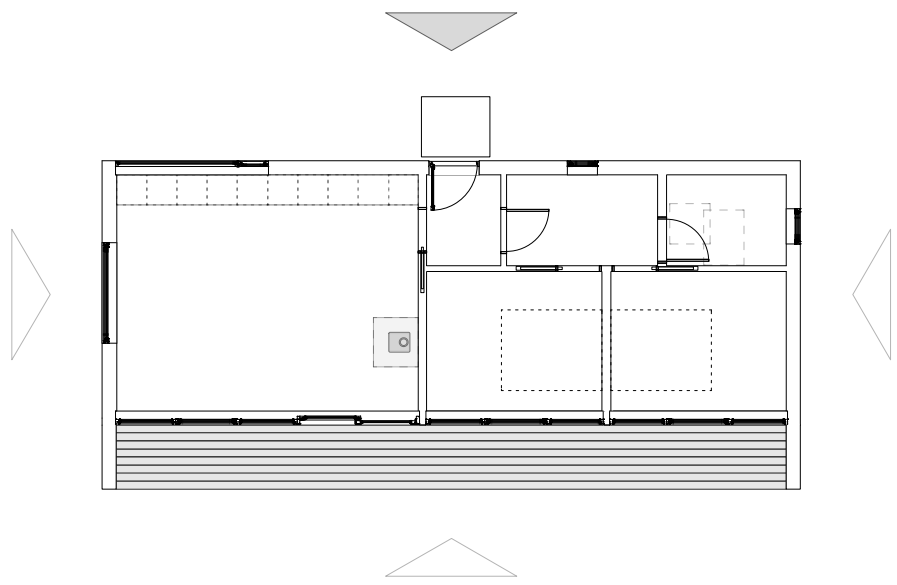
HEBHOMES

Fa's - Sabhal Mor Ostaig - Sleat - Isle of Skye - Scotland - IV44 8RQ
 Unit 4 - Building 5 - Templeton Business Centre - Glasgow - G40 1DA
 tel +44 (0)141 550 7360 fax +44 (0)141 550 7361
 email info@hebrideanhomes.com
 web www.hebrideanhomes.com

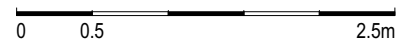
Copyright © Hebridean Contemporary Homes Ltd [2017]. All rights reserved. Any breach of copyright will be pursued. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

Note: Construction must comply with all NHBC and industry standards.

DRAWING SET PLANNING		CLIENT H_494_LEWIS
DRAWING TITLE PROPOSED BLOCK PLAN		
DRAWING NUMBER 103	DRAWN BY HS	DATE 10/05/2017
CAD FILE NAME H_494_PL_LEWIS		SCALE 1:200 @ A3



PROPOSED EXTERNAL FINISHES: VERTICAL LARCH CLADDING AND SLATE



PROPOSED HOUSE FOR
WILLIAM LEWIS

PLOT 1
CLEADALE
ISLE OF EIGG
PH42 4RL

SIZE AREA 1426 SQM

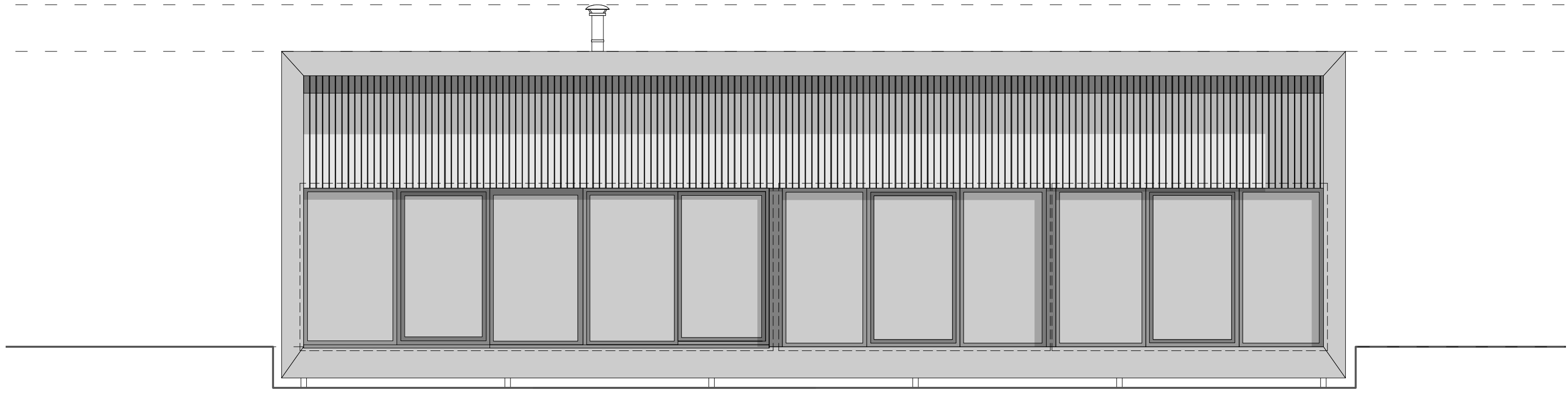
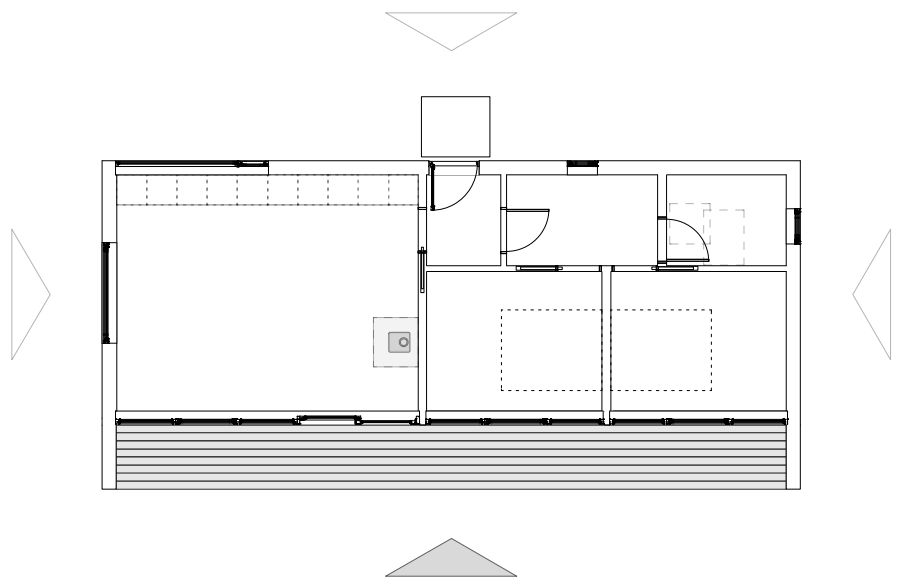
HEB HOMES

Fa's - Sabhal Mor Ostaig - Sleat - Isle of Skye - Scotland - IV44 8RQ
Unit 4 - Building 5 - Templeton Business Centre - Glasgow - G40 1DA
tel +44 (0)141 550 7360 fax +44 (0)141 550 7361
email info@hebrideanhomes.com
web www.hebrideanhomes.com

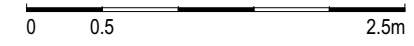
Copyright © Hebridean Contemporary Homes Ltd [2017]. All rights reserved. Any breach of copyright will be pursued. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

Note: Construction must comply with all NHBC and industry standards.

DRAWING SET PLANNING		CLIENT H_494_LEWIS
DRAWING TITLE NORTH ELEVATION		
DRAWING NUMBER 401	DRAWN BY HS	DATE 10/05/2017
CAD FILE NAME H_494_PL_LEWIS		SCALE 1:50 @ A3



PROPOSED EXTERNAL FINISHES: VERTICAL LARCH CLADDING AND SLATE



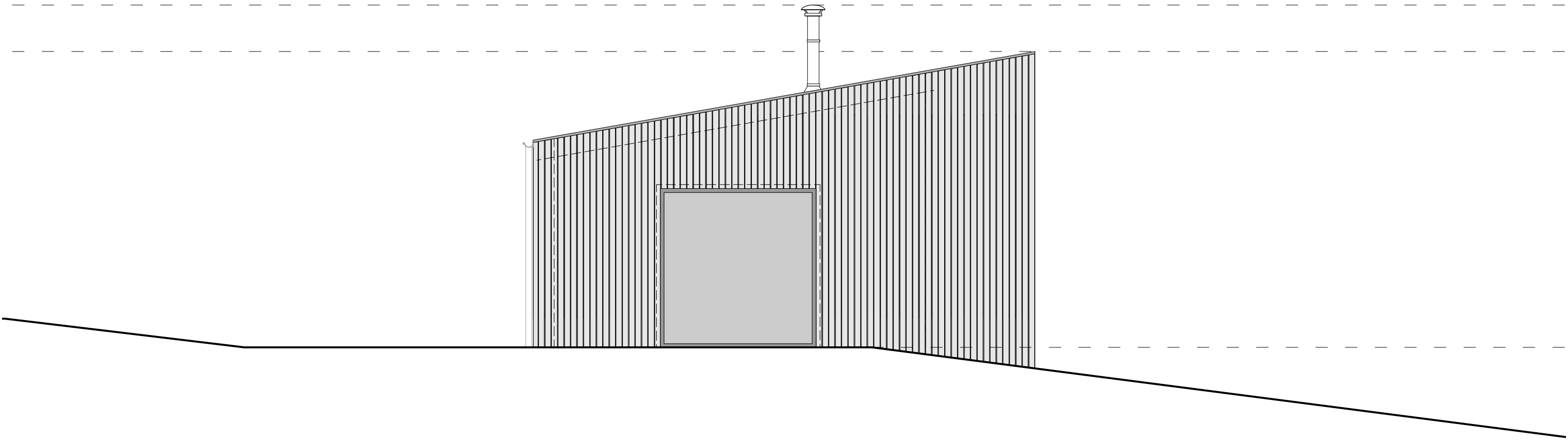
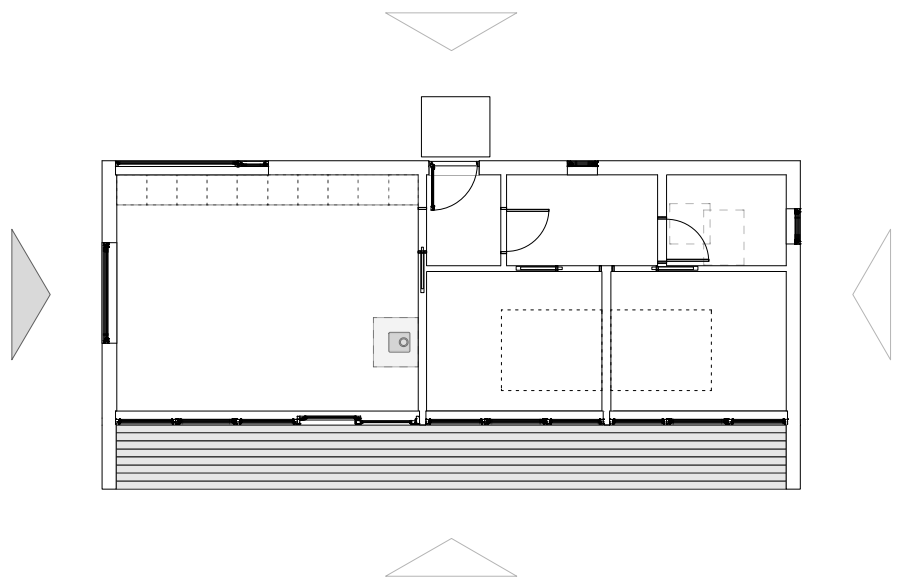
PROPOSED HOUSE FOR
WILLIAM LEWIS
 PLOT 1
 CLEADALE
 ISLE OF EIGG
 PH42 4RL
 SIZE AREA 1426 SQM

HEB HOMES

Fa's - Sabhal Mor Ostaig - Sleat - Isle of Skye - Scotland - IV44 8RQ
 Unit 4 - Building 5 - Templeton Business Centre - Glasgow - G40 1DA
 tel +44 (0)141 550 7360 fax +44 (0)141 550 7361
 email info@hebrideanhomes.com
 web www.hebrideanhomes.com

Copyright © Hebridean Contemporary Homes Ltd [2017]. All rights reserved. Any breach of copyright will be pursued. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.
 Note: Construction must comply with all NHBC and industry standards.

DRAWING SET PLANNING		CLIENT H_494_LEWIS
DRAWING TITLE SOUTH ELEVATION		
DRAWING NUMBER 402	DRAWN BY HS	DATE 10/05/2017
CAD FILE NAME H_494_PL_LEWIS		SCALE 1:50 @ A3



PROPOSED EXTERNAL FINISHES: VERTICAL LARCH CLADDING AND SLATE



PROPOSED HOUSE FOR
WILLIAM LEWIS

PLOT 1
CLEADALE
ISLE OF EIGG
PH42 4RL

SIZE AREA 1426 SQM

HEB HOMES

Fa's - Sabhal Mor Ostaig - Sleat - Isle of Skye - Scotland - IV44 8RQ
 Unit 4 - Building 5 - Templeton Business Centre - Glasgow - G40 1DA
 tel +44 (0)141 550 7360 fax +44 (0)141 550 7361
 email info@hebrideanhomes.com
 web www.hebrideanhomes.com

Copyright © Hebridean Contemporary Homes Ltd [2017]. All rights reserved. Any breach of copyright will be pursued. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

Note: Construction must comply with all NHBC and industry standards.

DRAWING SET PLANNING		CLIENT H_494_LEWIS
DRAWING TITLE WEST ELEVATION		
DRAWING NUMBER 404	DRAWN BY HS	DATE 10/05/2017
CAD FILE NAME H_494_PL_LEWIS		SCALE 1:50 @ A3