

Agenda item	6.1
Report no	PLN/056/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 11 September 2018

Report Title: Supplementary Report:
17/04250/FUL - Land 75M SE Of Shamba, 151 Skinnet, Talmine, Tongue

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Applicant: Mr Magnus Beveridge

Description of development: Installation of 4 bothies, upgrade of access and installation of septic tank and soakaway

Ward: 1 - North, West and Central Sutherland

Category: Local

Reasons Referred to Committee: Deferral at NPAC meeting in March 2018 to allow consideration of alternative siting and submission of further information to address Transport Planning objection.

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 acceptable in terms of applicable material considerations.

2. Recommendation

2.2 Members are asked to agree the recommendation to refuse as set out in section 11 of the report

3. BACKGROUND

- 3.1 Members will recall that this application was presented to the North Planning Applications Committee in March 2018 with a recommendation to refuse as a result of concerns regarding siting and the subsequent impact on settlement pattern. The application was also subject to an unresolved objection from Transport Planning regarding road safety. NPAC members agreed to defer the application as follows:

To DEFER a decision on this application to allow the Planning Service and the applicant to discuss re-design of the proposal or to move it to the landward side of the road. The Planning Service to write out to the applicant to start this process.

- 3.2 This report should be read alongside the Committee paper and plans presented to the NPAC meeting on 6 March 2018.

4. ASSESSMENT

- 4.1 Following the meeting of 6 March, a letter was written to the applicant to advise of the Committee's position. The applicant subsequently advised that he does not own any further land to the landward side of the road hence in this instance, re-location of the proposed pods to address the concerns of the Planning Authority is not possible.

- 4.2 In addition, the applicant has provided an amended site layout plan and further information to address the objection which had been lodged by Transport Planning. The layout shows that the site can be accessed safely in terms of visibility and gradient with sufficient space for parking and turning of cars. Transport Planning have now confirmed no objection to the application. On this basis the second reason for refusal on road safety grounds as set out on the original committee report has been removed.

5. CONCLUSION

- 5.1 Whilst the roads related concerns have now been removed, the concerns regarding siting and the impact on the settlement pattern of Talmine remain as detailed in the Committee Report of March 2018. Therefore, the recommendation remains to refuse planning permission.

6. IMPLICATIONS

- 6.1 Resource – Not applicable
- 6.2 Legal –Not applicable
- 6.3 Community (Equality, Poverty and Rural) –Not applicable
- 6.4 Climate Change/Carbon Clever –Not applicable
- 6.5 Risk – Not applicable
- 6.6 Gaelic – Not applicable

7. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

The application is recommended for refusal for the reasons set out below.

Reasons for Refusal

1. The proposed development is contrary to the provisions of the Highland-wide Local Development Plan Policies 36 (Development in the Wider Countryside), 44 (Tourist Accommodation) and 57 (Natural, Built and Cultural Heritage) as the siting of the bothies would conflict with the strongly established linear pattern of development within the townships of Melness (Midtown, Skinnet and Talmine) which is located to the landward side of the public road. Furthermore the installation of four bothies in this location would intrude into attractive and open public views currently obtained over the Kyle of Tongue, a designated National Scenic Area.

Designation: Area Planning Manager - North

Author: Gillian Webster

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Please refer to Committee Paper - 6 March 2018 (copy attached)