

Agenda item	6.1
Report no	PLN/069/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 27 November 2018

Report Title: Supplementary Report:
18/00385/FUL - Land 70M NW Of Seaview, 178 Armadale, Sutherland.

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Applicant: Mr Ike Barnes

Siting of a residential static caravan with composting toilet; Installation of surface/grey water soakaway, Siting of temporary storage containers; Partial change of use of land to accommodate two Yurts for temporary seasonal accommodation

Ward: 1 - North, West and Central Sutherland

Category: Local

Reason Referred to Committee: Deferral at NPAC meeting in September 2018 to allow for the submission of detailed proposals for future intentions on the land.

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 grant as set out in section 7 of the report

3. BACKGROUND

- 3.1 Members will recall that this application was presented to the North Planning Applications Committee in September 2018 with a recommendation to approve. NPAC members agreed to defer the application for:
- (i) *the submission of a plan indicating the sequential timescale for implementation of the various elements of the applicant's crofting enterprise;*
 - (ii) *drone footage and/or photographs of the application site as seen in the context of the surrounding properties/landscape (failing which a site visit to be organised).*
- 3.2 This report should be read alongside the Committee paper and plans presented to the NPAC meeting on 11th September 2018.
- 3.3 It should be noted that following completion of the report for committee on 11th September 2018, an additional comment was received from one of the original objectors; this maintained their objection on the grounds of amenity, the use of the Yurt structures and sanitary provision.

4. ASSESSMENT

- 4.1 Following the meeting of 11th September, a letter was written to the applicant to advise of the Committee's position; in support of the application per (i) above, details of the developments undertaken to date, along with a schedule of planned work for 2019 has been submitted.

During 2018

- Re- fencing croft, planting of a shelterbelt and bringing livestock onto the land, erection of an agricultural shed

Planned work for 2019

- Site and secure a caravan for the next two years
- Apply for a Building Warrant for soakaway and compost toilet. Connect to water and power
- Improve access track into top field, formation of turning area where the access meets the adopted road
- Address flooding issue on the lower level as per the site meeting with the Roads department; have been unable to address this issue due to the Enforcement Notice
- Additional livestock introduced
- Prepare yurt sites; projects for seasonal workers
- Old yurt sites used predominantly for horticulture. Earth mounds planted. Sheltered levelled areas used by livestock or horticulturally
- Planning application will be submitted for an agricultural shed. Hope to erect shed as soon as possible as it is an integral part of the croft business
- Ground/soil preparation, soil improvement, raised bed construction and sowing
- Tyres shall be used for their permitted use (as discussed with SEPA) as part of the silage clamp. Excess tyres will be taken to Thurso or Tongue for disposal

- Succession planting of a shelterbelt
- Submit croft house planning application

In addition, Drone footage and photographic information has been provided per (ii) above. The drone footage provides a “fly over” from east to west on the croft. This clearly shows the works undertaken and the proximity of neighbouring properties and the wider context.

5. CONCLUSION

- 5.1 The supplementary information provided by the applicant seeks to address the concerns of members and is welcomed. The drone footage provides a “fly over” from east to west on the croft; this clearly shows the works undertaken and the relationship of neighbouring properties and the wider context in which the future developments are proposed. The original recommendation of approval remains unaltered.

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 approval under the conditions set out in the original report presented to NPAC on 11 September 2018.

Designation: Area Planning Manager - North

Author: David Borland

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

Relevant Plans: Please refer to Committee Paper - 11 September 2018 (copy attached)
Supplementary Supporting information (copy attached)