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| Agenda Item | <b>5.1</b>        |
| Report No   | <b>PLN/044/19</b> |

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 20 May 2019

**Report Title:** 19/01141/PAN : Lochalsh and Skye Housing Association  
Land 85M South of 12 Boreraig Place, Broadford

**Report By:** Area Planning Manager – North

### Purpose/Executive Summary

**Description:** Construction of 54 affordable housing units and associated infrastructure

**Ward:** 10 - Eilean A' Cheò

**Development category:** Major development

**Reason referred to Committee:** For information

### Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The PAN provides notice of the developer's intention to submit a planning application for the proposed erection of 54 houses, all of which would be affordable units. The development would add to an existing public housing development known as Campbell's Farm, and would form the fourth phase of this scheme.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 13<sup>th</sup> of March 2019. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 Pre Application Consultation: The application was discussed at the Major Pre-applications meeting on the 1 May 2019.

## **2. SITE DESCRIPTION**

- 2.1 The site lies to the south of the A87 trunk road at the western end of Broadford and east of the junction with the Elgol road. The site would be accessed from an existing hammerhead within the existing housing estate. The site is currently undeveloped moorland.

## **3. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **3.1 Highland Wide Local Development Plan 2012**

28 - Sustainable Design  
29 - Design Quality and Place-making  
31 - Developer Contributions  
32 - Affordable Housing  
34 - Settlement Development Areas  
64 Flood Risk  
66 - Surface Water Drainage

### **3.2 West Highlands and Islands Local Plan 2010 (as continued in force 2012)**

Broadford Settlement Development Area  
H1 Housing Allocation

### **3.3 Proposed west Highlands and Islands Local Development Plan 2017**

Broadford Main Settlement

BF03 Long Term Housing allocation - this is identified as a 'Long Term Site'. These sites indicate the likely preferred direction for growth beyond the initial Plan period. They are not being invited for development within this period and therefore developer requirements have not been identified in this Plan.

## **4. OTHER MATERIAL CONSIDERATIONS**

### **4.1 Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (November 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Open Space in New Residential Developments (Jan 2013)

Roads and Transport Guidelines for New Developments (May 2013)

Sustainable Design Guide (Jan 2013)

### **4.2 Scottish Government Planning Policy and Guidance**

Not applicable

## **5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- Development Plan policies and relevant supplementary guidance
- Siting
- Design and Visual Impacts
- Access and Parking
- Drainage
- Flood Risk
- Planning History
- Public representations

## **6. CONCLUSION**

6.1 This report sets out the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered are summarised, as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive, and further matters may arise as and when a planning application is received, and in the light of associated public representations and consultations.

## **7. IMPLICATIONS**

7.1 Resource: Not applicable

7.2 Legal: Not applicable

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

7.4 Climate Change/Carbon Clever: Not applicable

7.5 Risk: Not applicable

7.6 Gaelic: Not applicable

## **8. RECOMMENDATION**

It is recommended that Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager – North

Author: Graham Sharp

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

Relevant Plans: Plan 1 - Application Form

Plan 2 - Copy of Advert

Plan 3 - Location Plan

## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

**The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.**

|   |  |
|---|--|
| <b>Applicant</b> ..... Lochalsh & Skye Housing Association                                    | <b>Agent</b> ..... Wittets Ltd   |
| <b>Address</b> ..... Morrison House<br>..... Bayfield<br>..... Portree, Isle of Skye IV51 9EW | <b>Address</b> ..... Riverbank<br>..... Broadford<br>..... Isle of Skye IV49 9AB |
| <b>Phone No.</b> ..... 01478 612 035  | <b>Phone</b> ..... 01471 822434  |
| <b>E-mail</b> ..... john.lamont@lsha.co.uk  | <b>E-mail</b> ..... mw@wittets.co.uk   |

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Campbell's Farm, Phase 4; land immediately to the south of Boreraig Place and Suisnish Place, Broadford.  
 .....

Refer to attached Location Plan.  
 .....  
 .....

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Construction of 54 affordable housing units and associated infrastructure.  
 .....  
 .....  
 .....

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO..... X

**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s Date Notice Served  
Broadford & Strath Community Council 8th March 2019

Names/details of any other parties Date Notice Served

**Please give details of proposed consultation**

Proposed public event Venue Date and time  
Attend upcoming Community Council Meeting Broadford Hall TBC

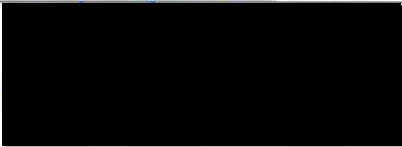
Newspaper Advert – name of newspaper Advert date(where known)  
West Highland Free Press TBC

Notice will also be given via LSHA's and (with permission) Broadford & Strath CC's Facebook pages

Details of any other consultation methods (date, time and with whom)

A Community Housing Needs Survey in a style agreed by the Housing Development Hub will be circulated within the community.

Signed



Date..... 8th March 2019

## family notices

Births, Engagements, Marriages, Deaths, Acknowledgements,  
In Memoriam and Thanks Notices

### DEATH

**SCOTT** – Peacefully at home on 12th April 2019, Michael (Mick) Scott of Broadford, Skye. Much-loved husband of Jackie, proud father of Sophie and Robbie, and grandfather to Olive, Rosie, Tom, Magnus and Rory. Known to many on the west coast as Mick Scott the Wilkman. Funeral service at 11am on 28th April in Broadford Church, thereafter to Broadford Cemetery, followed by a gathering at An Crùbh, Isle Ormsay. Donations, if desired, to Broadford Church of Scotland and Shelter.

### ACKNOWLEDGEMENT

**GRAHAM** – The family of the late Mary Graham wish to thank everyone for the kind expressions of sympathy shown to them. Special thanks to the Reverend Gary Wilson for his comforting service; also to MSO Macleod for their professional and caring support; to Uig Hotel for the excellent catering and kindness, and also to the wonderful staff at Portree Hospital; finally to all who attended the service and who generously donated £530 for Portree Hospital.

### IN MEMORIAM

**ELDER** – In loving memory of a dear mother, mother-in-law and granny, Mary Ann, who passed away 22nd April 2001. Also remembering loved ones gone before and since.

*Deep are the memories,  
Precious they will stay,  
No passing of time  
Shall take them away.*

– From the family in Staffin, North Uist and Inverness.

**MACSWEEN** – In loving memory of Roddy, a dear husband, father and brother, who passed away on 19th April 2015.

*Gone are the days we used to share  
But in our thoughts you are always  
there.*

– Sorely missed. Nan, Joan Anne and Donald, xxx

**MATHESON** – Duncan Lachlan MacKinnon (Lachie) of Glack, departed 21st April 1982. Loving husband to Anne and dear father and father-in-law to Duncan, Anne, Valerie and Derek.

*Always with us and forever in our  
thoughts.*

**O'CONNOR** – Treasured memories of a loving husband, dad and grandad, Frank, who passed away on 21st April 2011.

*Memories are like leaves of gold,  
They never tarnish or grow old  
Locked in our hearts you will always be,  
Loved and remembered for all eternity.*

– Your loving wife Cathy and family, at home and away. xx

### THANKS

I, Mary Anne MacDonald, wish to thank most sincerely my family and friends for joining me at Uig Hotel for my 80th birthday party. Special thanks to Uig Hotel for the magnificent spread and making us all so welcome. Thanks to all who sent cards and for all the lovely gifts I received. I was overwhelmed by your kindness.

Many thanks to all who stopped and helped me after my accident near Borve on Thursday 4th April, and also to members of the emergency services who attended. – Barbara MacDonald.

## public notices

### FIRST REGISTRATION OF A CROFT

**LENA MARY WHITE** has registered the croft at 7 **ELGOL, ELGOL, STRATH** on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 25th December 2019.

Details of the registration can be found at [www.crofts.ros.gov.uk/register/home](http://www.crofts.ros.gov.uk/register/home). The croft registration number is C5806.

### FIRST REGISTRATION OF A CROFT

**ISHBEL RUDKIN** has registered her croft at 10 **NORTH STREET, STORNOWAY** on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 26th December 2019.

Details of the registration can be found at [www.crofts.ros.gov.uk/register/home](http://www.crofts.ros.gov.uk/register/home). The croft registration number is C5807.

### FIRST REGISTRATION OF A CROFT

**DONALD ALICK ROSS** has registered the croft at ½ 1 and ½ 2 **MARRISHADDER, KILMUIR** on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 4th January 2020.

Details of the registration can be found at [www.crofts.ros.gov.uk/register/home](http://www.crofts.ros.gov.uk/register/home). The croft registration number is I2728.

### FIRST REGISTRATION OF A CROFT

**IAN NICOLSON** has registered the croft at 3 **EYRE, SNIZORT** on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 11th December 2019.

Details of the registration can be found at [www.crofts.ros.gov.uk/register/home](http://www.crofts.ros.gov.uk/register/home). The croft registration number is C5808.

### FIRST REGISTRATION OF CROFTS

**MR CHARLES BAPTIE and MRS JANET BAPTIE** have registered their crofts at 58 and 59 **AIRD, BERNISDALE, SNIZORT, PARISH OF SNIZORT** on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registrations may apply to the Scottish Land Court by 3rd January 2020.

Details of the registration can be found at [www.crofts.ros.gov.uk/register/home](http://www.crofts.ros.gov.uk/register/home). The croft registration numbers are C5835 and C5836.

### FIRST REGISTRATION OF A CROFT

**MR IAN ALEXANDER MACLEOD** has registered his croft 25 **KILMUIR, KILMUIR, DUIRINISH** on the Crofting Register held by the Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by the 11th January 2020.

Details of the registration can be found at [www.crofts.ros.gov.uk/register/home](http://www.crofts.ros.gov.uk/register/home). The croft registration number is C5880.

### BUTEC AND RONA RANGE PROGRAMME

The BUTEC and RONA Ranges (covering the Inner Sound extended to 57°45'N) will be active from: Friday 19th to Friday 26th April 2019.

#### SUBMARINE ACTIVITY Nil

**SURFACE ACTIVITY** Tuesday 23rd to Thursday 25th April 2019

This programme is subject to change at short notice.

A daily update of Range activities will be broadcast from the Range Terminal Building Applecross at 0800 and 1800 each day.

RTB Applecross listens on VHF Channel 8, 13 and 16 continuously.

Attention is drawn to the BUTEC Byelaws 2016.

**Lochalsh & Skye Housing Association** will be hosting a public drop-in session to discuss future phases of the Campbell's Farm Housing Development in Broadford

Broadford Hall  
Friday 26th April 2019  
between 10am & 1pm

All welcome!



## COLBOST FOLK MUSEUM

Peter MacAskill regrets that owing to major roof repairs needed, we are unable to open the museum this season

### PROPOSED ASSIGNATION OF A CROFT

**GILLIAN BROWN** is applying to assign the tenancy of the croft at ½ of 4 **SCULLAMUS, BREAKISH** to **EMMA BEE OF THE CARAVAN, ½ of 4 SCULLAMUS, BREAKISH**.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, Inverness IV3 8NW, [info@crofting.gov.scot](mailto:info@crofting.gov.scot) by 17/5/19.

### PROPOSED LET OF A CROFT

**MISS MARY L CAMPBELL** is applying to let the tenancy of crofts at 170 & 171 **NEAR ARD TOE IN THE PARISH OF ARDNAMURCHAN ANNE** to **MRS SHEILA S. KENTRA, ACHARACLE PH36 4LA**.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, Inverness IV3 8NW, [info@crofting.gov.scot](mailto:info@crofting.gov.scot) by 17/5/2019.

### PROPOSED ASSIGNATION OF A CROFT

**MR ANGUS MORRISON** is applying to assign the tenancy of the croft at 14 **GRIMINISH, PARISH OF SOUTH UIST** to **MR NEIL MACPHERSON of 15 LINICLATE, ISLE OF BENBECULA HS7 5PJ**.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, Inverness IV3 8NW, [info@crofting.gov.scot](mailto:info@crofting.gov.scot) by 17/5/2019.

### CROFTING COMMISSION COIMISEAN NA CROITICHEAN DECROFTING APPLICATION

**D Macdonald**  
1 & ½ 2 Glengrassgow, SNIZORT  
0.194 ha – Site for amenity  
96736

**K Mackinnon**  
12 Kilmuir, Duirinish  
0.06 ha – Site for a dwelling  
96737

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, Inverness IV3 8NW, [info@crofting.gov.scot](mailto:info@crofting.gov.scot) by 17/5/2019.

**Jon Hearach Memorials**

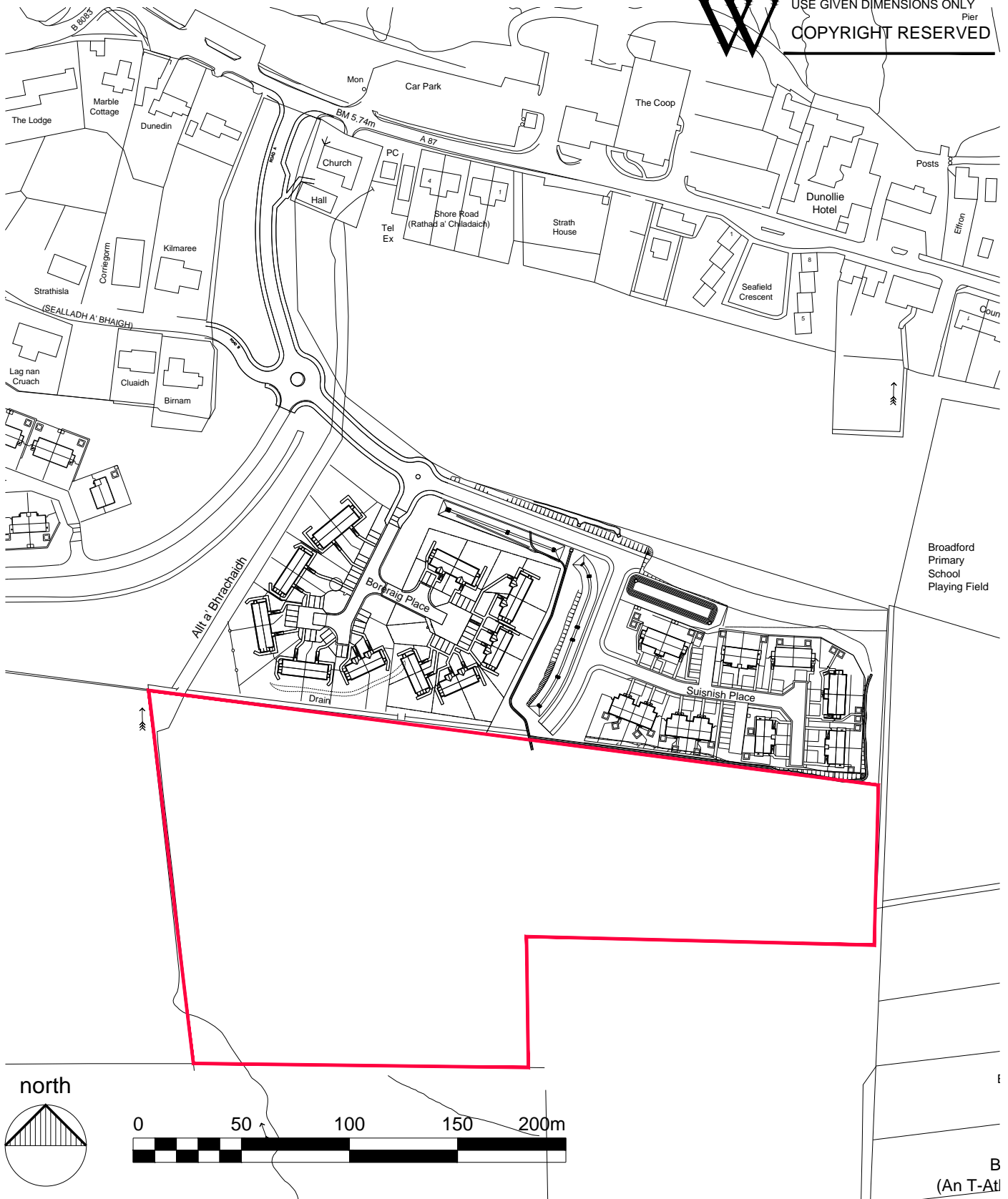
33 CARSEGATE ROAD, INVERNESS IV3 8EX  
Workshop Telephone: 01463 711287  
Fax: 01463 729478  
Mobile: 0779 8734778  
email: [hearachworks@aol.com](mailto:hearachworks@aol.com)

- Family run business offering personal and caring advice
- Home visits arranged
- Renovations and additional inscriptions carried out in any cemetery
- Telephone for our helpful brochure

If you have a notice to include –  
**CALL US**  
**01471 822161**



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## Location Plan

## Campbell's Farm Phase 4, Broadford, Isle of Skye

Scale: 1:2500

Date: 08 March 2019

**WITTETS**  
ARCHITECTS

Riverbank, Broadford, Skye IV49 9AB  
T 01471 822434 F 01471 822477  
e mw@wittets.co.uk www.wittets.co.uk

**19:06:00**

Drawn by: pd

A4