

Agenda Item	6.1
Report No	PLN/079/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 October 2019

Report Title: 18/04760/FUL: Mr Kenneth Gollan
The Plockton Inn, Innes Street, Plockton, IV52 8TW

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 **Description:** Demolition of outbuilding and erection of extension to restaurant, erection of two service/accommodation buildings (12 guest rooms) and formation of parking area.
- 1.2 **Ward:** 05 - Wester Ross, Strathpeffer And Lochalsh

Development category: Local development

Reason referred to Committee: More than five letters of representation from five different addresses.

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

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

3. PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought to extend the floor space of the restaurant, provide 12 additional guest rooms and replacement hotel service facilities in addition to the provision of additional on site and off site car parking.
- 3.2 The restaurant extension comprises of a single storey extension which will wrap round the eastern gable and rear of the building. It has been designed as a deferential contrast to the section of the existing building that provides the restaurant, which is itself an extension to the original building.
- 3.3 The proposed guest accommodation and service space consists of two additional buildings at the rear of the hotel. Building one will encompass the footprint of an existing service outbuilding on the western boundary of the plot. The current two storey building will be demolished and replaced by a larger two storey development which will provide replacement hotel service facilities on the ground floor and four guest rooms above. Building two will sit at right angles to building one. It will provide eight guest rooms over two floors. These buildings have been designed in a contemporary style which means that they are an assertive contrast to the existing hotel building. The main features of the buildings are the split roof planes with celestial windows, the extensive use of dark timbers as the external finish and the use of angled open boarding on the front elevations. Access to the guest accommodation from the rear of the hotel is to be provided via an external walkway which will link both buildings together as well as providing access to the hotel. There will also be direct access from the car park area which will occupy the courtyard that will be formed by the rear of the hotel and the new buildings.
- 3.4 A total of 13 car parking spaces are to be provided on site. A further 5 spaces are proposed within the curtilage of the property known as the Old Schoolhouse. This building is owned by the applicant and is a bedroom annexe to the hotel.
- 3.5 Access to the rear of the hotel is from Croft Road which leads off Innes Street. There is also two means of direct vehicular access to the remote parking at the Old Schoolhouse. The hotel is connected to the public water and drainage networks.

Pre Application Consultation

- 3.6 An informal pre-application submission was lodged in October 2017. At that time the proposals comprised of a managers house, extension to restaurant, replacement service building with guest rooms above and a separate guest accommodation block. The applicant was advised that these proposals were unlikely to secure officer support on the grounds of general impact on the character of the conservation area in particular, overdevelopment, scale, massing and design, impact on neighbouring property and established woodland.

Supporting Information

- 3.7 Design and Access statement. Visual perspectives

Variations

- 3.8 The original design of the restaurant extension as been amended to address concerns over the external appearance, in particular the fenestration details and the provision of an external access stair at the rear of the extension which serves an existing residential flat that occupies the roof space above the existing restaurant. The on-site and off-site car parking layouts has been amended to address the consultation responses from the Transport Planning Team. The design of the service and guest accommodation buildings have been amended to address comments offered by the case officer, Historic Environment Team and privacy issues raised by third parties in relation to the neighbouring property; the Old Manse.

4. SITE DESCRIPTION

- 4.1 The Plockton Inn occupies a prominent location on the north side of Innes Street. It comprises of an original red sandstone two storey building which has a flat roofed single storey addition along the street frontage and a 1½ storey extension on the eastern side which comprises of the restaurant, with residential flat above. At the back of the building is a stone built two storey building used as service space, a number of small timber sheds and an area of hardstanding which is used as a parking and serving area. The remainder of the rear plot of land is laid out as garden and is under grass and bounded to the north by mature trees.

The Old Schoolhouse annexe is located on the opposite side of Innes Street, the proposed off site parking area currently consists of an area of garden of the Old Schoolhouse which has direct vehicular access from the adjacent lane and which is enclosed by a 1.5m (approx.) stone wall.

To the east of the hotel on the far side of Croft Road is a further hotel 'the Haven'. The boundary to the west of the hotel is defined by a stone dyke beyond which is the property and garden ground of the Old Manse. The land behind the hotel rises by several metres from the rear of the hotel, which results in the lower floor of the existing service outbuilding being below the ground level.

5. PLANNING HISTORY

- | | | | |
|-----|---|---------|------------|
| 5.1 | 05/00512/FULSL Demolition of existing kitchen & rebuild on same footprint | Granted | 19.01.2006 |
| 5.2 | 09/00104/FULRC Installation of two dormer windows | Granted | 17.04.2009 |

6. PUBLIC PARTICIPATION

- 6.1 Advertised: Unknown Neighbour and Section 65 Affecting character of conservation area.

Date Advertised: 22.10.2018

Representation deadline: 16.11.2018

Re- Advertised: Unknown Neighbour and Section 65 Affecting character of conservation area.

Date Advertised: 29.07.2019

Representation deadline: 23.08.2019

Representations both 17 letters from six separate addresses.

timeous and late :

- 6.2 Material considerations raised are summarised as follows:
- a) Development will have a negative impact on the character and qualities of the conservation area.
 - b) Development will have a negative impact on the setting of the adjacent listed buildings
 - c) Development will have a negative impact on the residential amenity of the Old Manse.
 - d) Development is considered to be overdevelopment.
 - e) Lack of accessible rooms and parking spaces.
 - f) Bank Street and lane unsuitable as a means of access to the proposed parking spaces at the rear of the Old Schoolhouse.
 - g) Capacity of drainage network
 - h) Delivery vehicles.
 - i) Plan inaccuracies
 - j) Notification of application for conservation area consent .

- 6.3 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.

7. CONSULTATIONS

- 7.1 **Transport Planning Team:** First Response 02.11.2018 - Additional information sought to fully determine parking requirements. Further responses submitted 05.04.2019, 13.05.2019, 27.06.2019 and 08.07.2019 following the submission of revised plans from applicant. Each response informed the revisions to the plans.

Response dated 27.06.2019 confirmed that there was no objection to the application. The layout of the hotel courtyard which will contain a total of 13 spaces, including an accessible bay, represents an additional 8 spaces in this location over and above what is currently provided. The proposal to provide a further five spaces as the rear of the Old School house, which is in the applicant's control is acceptable and secures the provision of a total of 13 new parking spaces for the 12 additional bedrooms.

The expansion to the restaurant will intensify the desire for parking. It is considered that this can be absorbed within the existing village parking facilities.

The proposal to continue servicing the hotel directly from Innes Street is considered to be manageable and the intensification in the use of the site due to the proposed developments is unlikely to significantly exacerbate issues.

The existing waste collection system remain appropriate.

- 7.2 **Historic Environment Team:** First response dated 14.11.2018 – unable to support application in present form.

Following face to face meetings and further negotiations which informed amendments to the proposals a second response dated 25.09.2019 removed the objection and offering the following comments:

Restaurant extension;

The amended drawings propose a contemporary addition to the restaurant which is a significant improvement over the previous iteration. This ensures that the extension is clearly distinct from the parent building and prevents it unbalancing the principal elevation. The rhythm and proportion of the windows is a positive addition. For avoidance of doubt the windows will be timber. It is noted that the proposed windows will be finished in a dark muted colour – the exact finish (RAL number or equivalent) should be confirmed by condition. The proposed design of the enclosed stairwell to the rear is considered a good solution to a difficult problem and should result in an overall improvement in character to this part of the building. It is noted that no gutters or downpipes are shown on the drawings. Unless it is proposed to dispose of rainwater using a concealed system, all rainwater goods will be cast iron or conservation-grade metal to a profile and colour to be agreed. No downpipes will be fixed to the SE elevation and the number of downpipes on the NE elevation will be kept to a minimum.

New accommodation blocks to rear;

We have worked hard with the applicant and their architect to reach a compromise solution to the design of these buildings and improvements have been achieved. It would have been helpful to see rendered drawings to illustrate how the various architectural elements of the buildings interact as the 2D drawings give the impression of a cluttered façade, which it is likely that in reality may not be the case. Whilst I remain uncomfortable with the design solution of both buildings, on balance, the extensive use of high quality natural materials and recessive finishes should reduce their overall impact and visually reduce their massing. Although they will remain partly visible from Innes Street, views will be restricted and, with the change in materials and finishes, should not detract from the character of the surrounding buildings.

At this stage, in conservation terms – and on balance – the proposal is at a point where it can be considered to not significantly harm the character of the conservation area, as experienced from the public realm. Developments judged to not harm the character or appearance of the conservation area are considered to accord with Section 64 of Planning (Listed buildings and Conservation Areas) (Scotland) Act 1997. Equally, it would be considered to meet the test in Policy 57.1 of the Highland-wide Local Development Plan that states that ‘developments are suitable where it can be satisfactorily demonstrated that they will not have an unacceptable impact on the protected amenity and heritage resource.’

7.3 **Access Officer:** No objections.

The proposed development is adjacent to Core Path SL19.03, The Braes Path. Recommend that the following condition is attached to any permission granted;

The track should not be obstructed during or after the construction phase. This will include placing of materials and structures and parking of vehicles on the track.

Reason To comply with the Council’s statutory duty to uphold access rights.

7.4 **Skye and Lochalsh Access Panel:** No objection. General comments and recommendations regarding the development to accessibility.

7.5 **Scottish Water:** No response to date.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
44 - Tourist Accommodation
51 - Trees and Development
57 - Natural, Built and Cultural Heritage
58 - Protected Species
66 - Surface Water Drainage
77 - Public Access

8.2 West Highland and Islands Development Plan 2019

Plockton is identified as a 'Growing Settlement' in the settlement hierarchy; a key tourist destination village, conservation area and employment centre in the Lochalsh area.

8.3 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy- A Successful, Sustainable Place:
- Promoting Town Centres
- Supporting Business and Employment
- Valuing the Historic Environment

Historic Environment Scotland Policy Statement (June 2016)

Historic Environment Circular 1 (June 2016)

Historic Environment Scotland – Managing change in the Historic Environment

10. PLANNING APPRAISAL

10.1 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

10.2 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

10.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Impact on the setting of listed buildings

- c) Impact on the character of the conservation area
- d) Impact on individual and community residential amenity
- e) Impact on trees
- f) Access, parking and servicing
- g) Foul and surface water drainage.
- h) any other material considerations.

Development plan/other planning policy

- 10.4 The site lies within the settlement of Plockton where additional commercial and tourist related development in principle is acceptable through the policies of the WestPlan and the Highland Wide Local Development Plan.

The development is acceptable in principle in this location subject to the consideration of other matters below.

Impact on the setting of Listed Buildings

- 10.5 The Plockton Inn sits between a category C listed building No. 3 Innes St 'the Haven' and the property known as 'the Old Manse'. The Old Manse is a category B listed building and included in the descriptive list for the property is reference to a drystone wall and cast iron railings. Opposite the Plockton Inn on the south side of Innes Street are Nos. 4 and 5 'the Free Church Manse' and 'the Old School House' both B listed buildings and to the west of these properties, opposite the Old Manse is Plockton Church (Church of Scotland) and Graveyard and wall a category A listed building.

- 10.6 All of the above listed buildings are prominent features on Innes Street and therefore to a degree each building contributes to the setting of each other. With respect to the impact on the setting of those buildings on the south side of Innes Street; Nos 4 and 5 'the Free Church Manse' and 'the Old School House' and Plockton Church, it is considered that the proposed development will not negatively affect the setting of these buildings as no element of the proposed development will interrupt key views of these buildings, the development will not detract from the appreciation of these historical assets, nor will the visual impact of the development impact on the ability of others to appreciate and understand the scale of these listed buildings.

- 10.7 With regards to the setting of the buildings on either side of the Plockton Inn, the setting of the Old Manse is characterised by its prominent location in the streetscape and the garden ground within which the property sits. It is not considered that there was an intention for this property to be seen from distance viewpoints or from other specific points in the landscape other than from the confined views of Innes Street. Similarly the setting of 'the Haven' is defined by its position on Innes Street. Assessed in a similar manner to the listed buildings on the opposite side of Innes Street, it is not considered that the proposed development will have a negative affect on the setting of these buildings. No element of the proposed development will interrupt key views of these buildings, the development will not detract from the appreciation of these historical assets, nor will the visual impact of the development impact on the ability of others to appreciate and understand the scale of the these listed buildings.

It is acknowledged that by virtue of its length and height proposed building one

which will occupy the western boundary will enclose and reinforce the sense of enclosure of the Old Manse garden ground along this boundary. Whilst this may alter the visual appearance of this boundary from the Old Manse garden it is not considered to negatively impact on the way the setting of the Old Manse is understood, appreciated or experienced from a public realm perspective.

Impact on the character of the conservation area.

- 10.8 In the determination of applications for development within Conservation Areas the Planning Authority has a statutory duty of care to have regard to the preservation and enhancement of the character and appearance of conservation areas. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 also requires that in certain instances Conservation Area Consent is required for the demolition of an unlisted building in a conservation area. An application for Conservation Area Consent was initially lodged, alongside the application for planning permission, for the demolition of the outbuilding at the rear of the hotel, which is currently used as a laundry/service building. Following a review of the relevant legislation the applicant was advised that the size of this building is below the threshold contained within the relevant legislation which would trigger the need for Conservation Area Consent. The demolition of this building is permitted by virtue of the Act. The application for Conservation Area Consent was withdrawn.
- 10.9 The Conservation Area of Plockton in the vicinity of the Plockton Inn is characterised by the buildings, including the Plockton Inn, that front onto both sides of Innes Street. The woodland to the rear provides a natural and soft edge to the conservation area. The designation of Plockton as a Conservation Area reflects the quality of not only the individual buildings but also their relationship with each other and to the wider 'sense of place'.
- 10.10 Since the applicant initially approached the planning service with a pre-application enquiry for the development of the land at the rear of the hotel and to extend the existing restaurant facilities, the need to bring forward proposals which do not detract from this 'sense of place' has been uppermost in the advice and comments offered by the Planning Service. The Planning Service has worked with the applicant to bring forward a proposal which is considered to preserve the character and appearance of the conservation area.
- 10.11 The design approach adopted in relation to the restaurant extension can be categorised as a deferential contrast to the existing building. The proposals have been developed during the processing of the application with the design amended to ensure that the extension is stepped back from the existing front elevation and the window design now complements rather than replicates that of the existing restaurant. These finer details of the design are considered to provide a clear distinction between the old and the new development. The access to the residential flat, which is located above the restaurant, reads as a dormer extension similar in external appearance to the two dormers on the front roof plane of the restaurant, clad in slate. As this addition to the roof of the restaurant will be on the rear roof plane it is not considered to negatively affect principle views of the building which are from Innes Street. It is concluded that the alterations and extension to the restaurant will not have a negative impact on the character of the conservation area.
- 10.12 With respect to the new guest accommodation and service buildings, the design approach adopted is the introduction of a contemporary development which is an

assertive contrast to the principle building. Sited at the rear of the hotel and restaurant the development will introduce new development of a contemporary style and finish which is considered not to significantly harm the character of the conservation area, as experienced from the public realm. The use of dark stained or charred timber ties the buildings together and gives a contemporary finish along with the use of slate on the roof. The split roof plane reduces the overall bulk of each building and the vertical timber screening is a sensitive approach to enclosing the external walkways which run along the full length of each building. Both buildings will have a footprint of 124m², or thereby, with an overall height of 7 metres. Building one will be constructed off the ground level of the existing laundry building, resulting in the new building appearing lower than building two and no more than 2 metres higher than the existing laundry building. Given the setting of the development to the rear of the existing hotel building which is in the region of 10 metres in height, and the scale and massing of these buildings the design approach is considered appropriate for this specific location within the conservation area. The proposed layout of the courtyard parking area will require a section of the existing boundary wall to Croft Road to be removed. It is not considered that the loss of parts of this wall will significantly impact on the character of the Conservation Area as sections of the wall will remain and the wall itself due to its modest height does not appear as a key element in the conservation area. Developments judged to not harm the character or appearance of the conservation area are considered to accord with Section 64 of Planning (Listed buildings and Conservation Areas) (Scotland) Act 1997. Equally, it would be considered to meet the test in Policy 57.1 of the Highland-wide Local Development Plan that states that 'developments are suitable where it can be satisfactorily demonstrated that they will not have an unacceptable impact on the protected amenity and heritage resource.

Impact on individual and community residential amenity

- 10.13 There are a mix of uses on Innes Street including a number of other commercial premises comparable to the Plockton Inn as well as public buildings such as the Church and Primary School. As such the scale of the on-site and off-site elements of the development are not considered to bring significant change to the wider amenity of the area.
- 10.14 The amount of noise and disturbance likely to be associated with the five remote parking spaces at the rear of the Old Schoolhouse is not considered to be at a level that would significantly impact on the residential amenity of the neighbouring property. The Old Schoolhouse is occupied as an annexe to the Plockton Inn.
- 10.15 The Old Manse, which is a private residential property, shares a boundary with the Plockton Inn. Concerns have been expressed about the impact that the additional guestrooms and service development will have on the amenity of this property and garden ground. Specifically the concerns relate to loss of privacy, and disturbance from noise and light pollution.
- 10.16 It is acknowledged that the Old Manse is the neighbouring property that will be most affected by the development at the rear of the Plockton Inn. It is noted that the letters of representation do not oppose the potential for development in principal. Matters relating to the design and scale of the development are dealt

with elsewhere in this report.

- 10.17 The design of building two, which will provide 8 guestrooms, has been amended so that there is no window on the westerly gable window overlooking the garden ground of the Old Manse. There are no windows on the rear elevation of building one which threaten the privacy of the Old Manse. Light and ventilation to the 4 guest bedrooms in building one will be provided by rooflights. The rooflights are set back from the roof edge by a minimum of 0.6m which means that they will be above head height from within the bedrooms where the internal ceiling height is no less than 2 metres. Any views out of these rooflights would therefore be of the sky and not over the garden ground of the Old Manse. It is accepted that glimpses of the garden ground and the rear elevation of the Old Manse will occur from the walkway that is proposed to link the guest accommodation blocks with the existing rear doorway of the hotel. It is noted that this existing doorway and its associated external stairway gives access to the laundry building and is therefore currently used on a regular basis. Whilst there will be an increase in the footfall between the main hotel and the guest and servings buildings, given the transitory nature of the use of the walkways and stairs it is not considered that the current level of privacy that the Old Manse enjoys will be significantly affected. In particular, other than the single windows on the gable of the Old Manse which faces towards the external stair of the hotel, there will be no direct overlooking of any habitable windows in the property. Building one, as described in one of the third party representations, will have the appearance of a large wall close to the boundary of the two properties and therefore will, to a degree, improve the level of privacy and separation between the hotel and house. The window on the gable of building one which faces towards Innes Street is directly comparable to the existing windows on the gable of the laundry/service building.
- 10.18 It is acknowledged that the development at the rear of the hotel will bring change into the area and that as a result there will be additional traffic and pedestrian movement in this area. Nonetheless it is not considered that noise and disturbance from these activities will undermine the amenity of the Old Manse. All vehicles movements will be within the courtyard served off Croft Road. The siting of the two buildings around the parking area will contain noise and disturbance to within the courtyard. Similarly, whilst no specific details have been provided of external lighting at this stage, the applicant has indicated that low level lighting will be provided and it is anticipated that this can successfully developed to ensure that the level of lighting does not impact on the amenity of the Old Manse. Concerns about light emanating from the rooflights of the guest bedrooms during the hours of darkness will not impact on the amenity of the Old Manse to any significant degree.

Impact on trees

- 10.19 The applicant was advised at the pre-application stage to carry out a detailed survey of the trees which lie along the rear boundary of the plot at the back of the hotel. The supporting statement confirms that three trees are recommended for removal, a self seeded cherry and two sycamores one of which is noted as 'post mature'. Other trees on the rear boundary are identified for canopy reduction in order to allow more light to the back of building two. The footprint of this building appears to be beyond the root protection area of these trees. It is concluded therefore that the development will have minimal impact on the woodland belt at the rear of the site. A condition shall be attached to any permission granted to ensure that appropriate measures are put in place to protect the root protection

areas during the construction period.

Access, parking and servicing

- 10.20 Along with the discussions regarding the design and external appearance of the development the provision of sufficient parking and the servicing of the site has been the subject of detailed negotiations with the applicant. In order to achieve the level of off street parking which is commensurate with the number of additional bedrooms the applicant brought forward, in the latter stages of negotiations, a proposal to identify five off site parking spaces at the rear of the Old Schoolhouse. Transport Planning have confirmed that as these spaces are within 150m of the hotel, this arrangement is acceptable and achieves the level of parking required. In respect of road safety the Transport Planning raised no concerns about the use of Bank Street and the adjacent lane as a means of access to these parking spaces. A total of 13 spaces, which includes the provision of an accessible space will serve the additional 12 bedrooms. Transport Planning have confirmed that they are also content that there is sufficient capacity within the wider village parking areas to accommodate the traffic associated with the restaurant extension. It is acknowledged that the provision of off-site parking is less than ideal, however, given the footprint of the buildings it would not be possible to provide all of the parking adjacent to the buildings. Taking everything into consideration the proposal to provide off-site parking is accepted. Conditions shall be attached to any permission granted which requires these parking spaces to be made available for use by the Plockton Inn and retained in perpetuity for that use.

Foul and surface water drainage

- 10.21 A formal consultation response from Scottish Water is outstanding at the time of preparing the report of handling. It is anticipated based on the past consultation responses for the Plockton area that there will be sufficient capacity with Kyle of Lochalsh Water Treatment Works and Plockton Waste Water Treatment works. Further clarification and update will be provided at determination. The applicant has confirmed that the surface water drainage system will comply with SUDS. It is intended to provide soakaways with a permeable surface within the courtyard. These details shall be covered by a planning condition.

Other material considerations.

- 10.22 An inspection by the case officer of the existing laundry/service building, which will require to be demolished, did not indicate that bats were present. As is current practice an informative will be attached to any permission granted highlighting the legal responsibilities of the applicant regarding protected species.
- 10.23 During the processing of the application a number of revisions have been made to the plans. Concerns were expressed by the third parties that there were inaccuracies between the elevations and the floor plans the applicant has addressed these matters in the final plan submission.
- 10.24 Reference is made in the third party representations to the listed status of the

boundary wall of the Old Manse and the potential for the development to impact on the section of wall that marks the boundary between this property and the hotel. It is acknowledged that the walls within the curtilage of this property are also deemed to be listed. The development will be set back from the wall, in line with the existing laundry/service building and therefore alterations to the wall should not be required. Should the demolition of the outbuilding affect the wall, the wall will require to be reinstated, it is therefore considered appropriate to cover this matter by a planning condition.

Non-material considerations

- 10.25 A number of matters were raised in the letters of representation that are not material to the determination of the application. Firstly, concern was expressed by a number of individuals about the level of redaction of their letters. Following a review by the Corporate Service Business Support Team responsible for carrying out this process, the degree to which the letters were redacted was reduced. The parties involved were also contacted directly by the Planning Case Officer to confirm that the full content of their letters were available within the case file and that the redaction process is only used for publishing papers online through the eportal.
- 10.26 A request was made within a number of letters of representation that determination of the application should not take place without a site visit by the Planning Application Committee. This will be a matter for the committee to decide however the need for a site visit is not a material consideration in the determination of the application. It was also highlighted that a member of their family who was a past resident of the Old Manse was chairman of the Planning Committee. Family circumstances are not a material planning consideration.
- 10.27 Reference is also made that the applicant's agent has been responsible for the design of other developments in Plockton which in the opinion of the third party have resulted in a loss of privacy. A comment was made that the applicant should have taken the opportunity to purchase the neighbouring hotel 'the Haven' when it was on the market several years ago and that this would remove the need for any development in the grounds of the Plockton Inn. The business decisions of an applicant and his agent are not matters relevant to the determination of a planning application. Finally, it is suggested that the Council should undertake construction works to extend the car parking facilities within the village to overcome parking

problems on Innes Street. Such a project would require a significant level of investment and would require to be included in the council's Capital Programme and is therefore outwith the scope of this planning application.

Matters to be secured by Section 75 Agreement

- 10.28 None.

11. CONCLUSION

- 11.1 Considerable time and extended negotiations have taken place in order to conclude this application. The ability for the site to successfully accommodate the level of additional commercial accommodation as well as service space sought by the applicant has required a pragmatic approach to be adopted by the consultees

and the Planning Service. Considering all relevant material considerations and the weight that can be attached to each it is concluded that a recommendation to approve the application can be put forward. The principal of additional development within the village is supported by policy 35 of the Highland wide Local Development Plan and it is recognised that the provision of additional tourist accommodation and facilities is key to the continuing economy of the village. The design and relationship of the individual elements of the development are judged to comply with the other policy requirements in relation to the setting of the listed buildings, the character of the conservation area, individual residential amenity of the neighbouring property and road safety.

- 11.2 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.

12. IMPLICATIONS

- 12.1 Resource: Not applicable.
- 12.2 Legal: Not applicable.
- 12.3 Community (Equality, Poverty and Rural): Not applicable.
- 12.4 Climate Change/Carbon Clever: Not applicable.
- 12.5 Risk: Not applicable.
- 12.6 Gaelic: Not applicable.

13. 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. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of visual amenity and in order to safeguard the character and qualities of the conservation area.

2. No development or work shall commence until a detailed specification for all rain water goods (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of visual amenity and in order to safeguard the character and qualities of the conservation area.

3. No development or work shall commence until a detailed specification for all external lighting has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of residential and visual amenity and in order to safeguard the character and qualities of the conservation area.

4. No development or work shall commence until plans have been submitted which confirm the final finished ground level of the courtyard car park area and the finished floor level of the approved buildings, based on a fixed datum point at the junction of Innes Street and Croft Road has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of visual amenity and in order to safeguard the character and qualities of the conservation area.

5. No trees within the application site, other than those which are specifically identified for removal on the approved plans, shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter and in order to safeguard the character and qualities of the conservation area.

6. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important

amenity assets, during construction.

7. Prior to demolition of the existing outbuilding the boundary wall which lies between this building and the neighbouring property the Old Manse and which extends the length of the boundary shall be protected from damage using protection measures. Details of the protection measures shall be submitted for the consideration and written approval of the Planning Authority prior to work commencing. The protection measures shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority

Reason: In order to ensure the protection of the boundary wall.

8. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

9. Prior to the first occupation of any of the bedrooms hereby approved, the car parking and access arrangements detailed on approved plans ref 4 Rev A and PLP2 Rev A shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for use by the Plockton Inn hotel premises in perpetuity.

Reason: To ensure that an adequate level of off-street parking is timeously provided for the development; in the interests of road safety and amenity.

10. No development, including any demolition works, shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. measures to control the movement of heavy goods vehicles to avoid all nearby school opening and finishing times.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: To ensure that the site compounds are sensitively located and are adequately secured and to ensure good traffic management in the interests of public safety and with sensitivity to the established amenity of the area.

11. Public access to Core Path SL19.03, The Braes Path shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or determent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.

Reason: In order to ensure that access to the core path network is not obstructed as a result of this development

12. For the avoidance of doubt the windows of the restaurant extension hereby approved shall be manufactured from timber.

Reason: In the interests of visual amenity and in order to safeguard the character and qualities of the conservation area

REASON FOR DECISION

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

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and 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 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.

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

Designation: Acting Head of Development Management – Highland

Author: Erica McArthur

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

Relevant Plans: Plan 1 - location plan Rev 1 C

Plan 2 - roof plan Rev 2 B

Plan 3 - floor plan Rev 3 B

Plan 4 - site layout and ground floor plan Rev 4B

Plan 5 - Floor plan Rev 5 C

Plan 6 - elevations Rev 6B

Plan 7 - elevations Rev 7 B

Plan 8 - elevation Rev 8 B

Plan 9 - elevation and sections Rev 9 B

Plan 10 - Parking Plan PLP B

Plan 11 - Parking Plan PLP 2 A



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

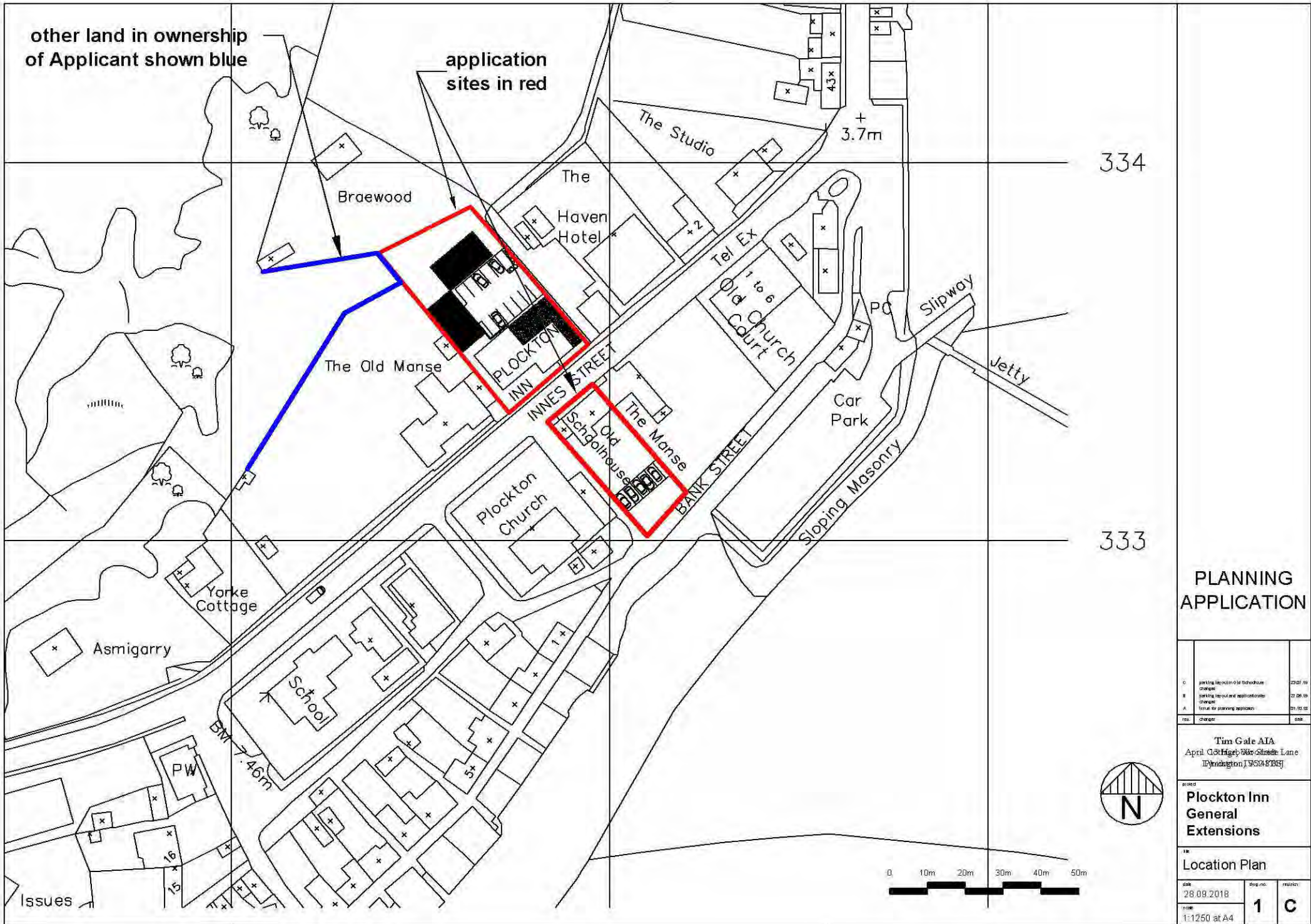
Demolition of outbuilding and erection of extension to restaurant, erection of two service/accommodation buildings (12 guest rooms) and formation of parking area.

Location Plan
18/04760/FUL

October 2019



Scale:



PLANNING APPLICATION

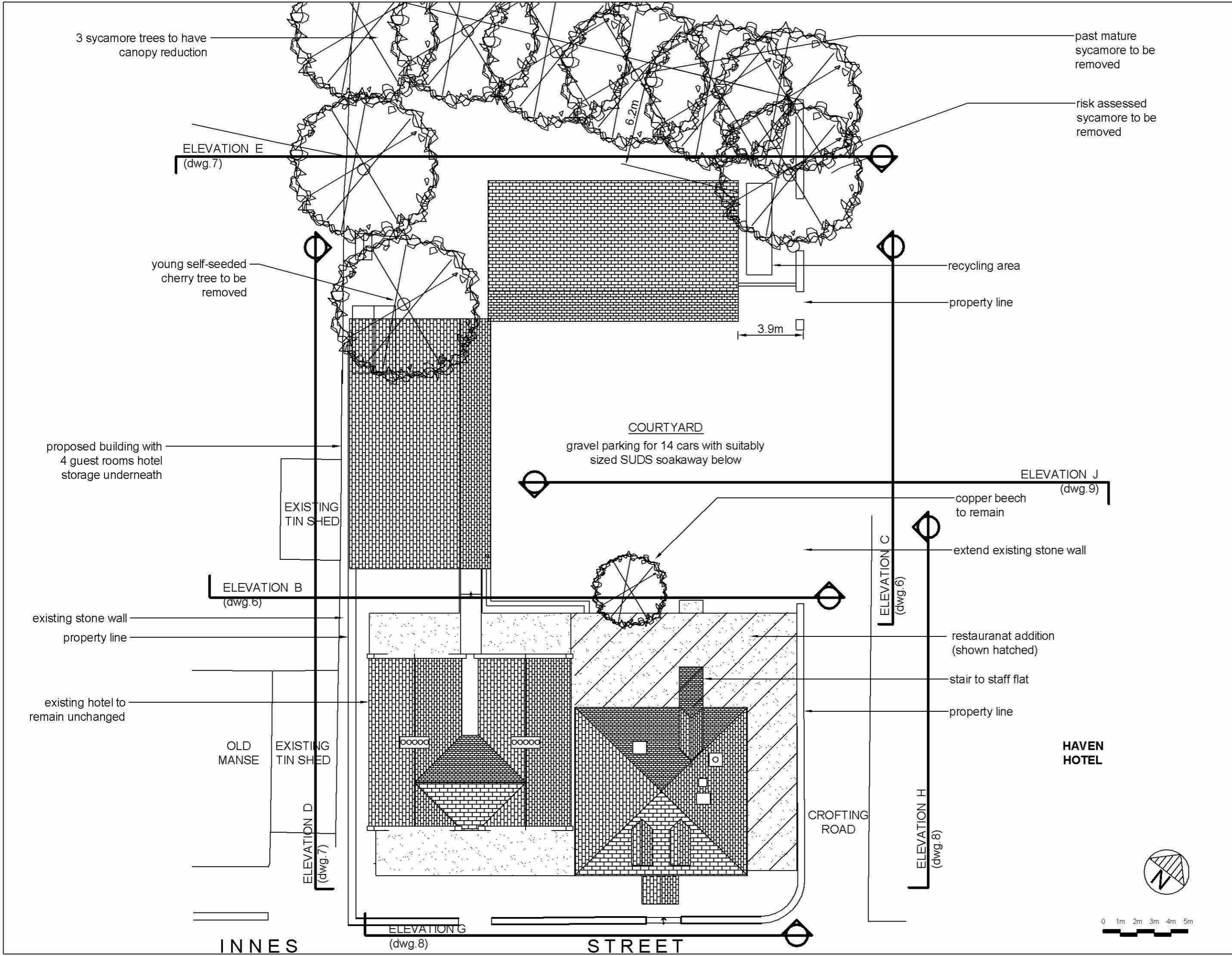
D	parking layout in Old Schoolhouse	22.07.19
E	parking layout and applications	27.06.19
A	issue of planning application	09.10.18
res.	charge	see

Tim Gale AIA
 April Cottage, 600, Castle Lane
 [Dumfries] G62 8BS

**Plockton Inn
 General
 Extensions**

Location Plan

date	drawn	revised
28.09.2018	1	C
scale	1:1250 at A4	



NOTES

PLANNING APPLICATION

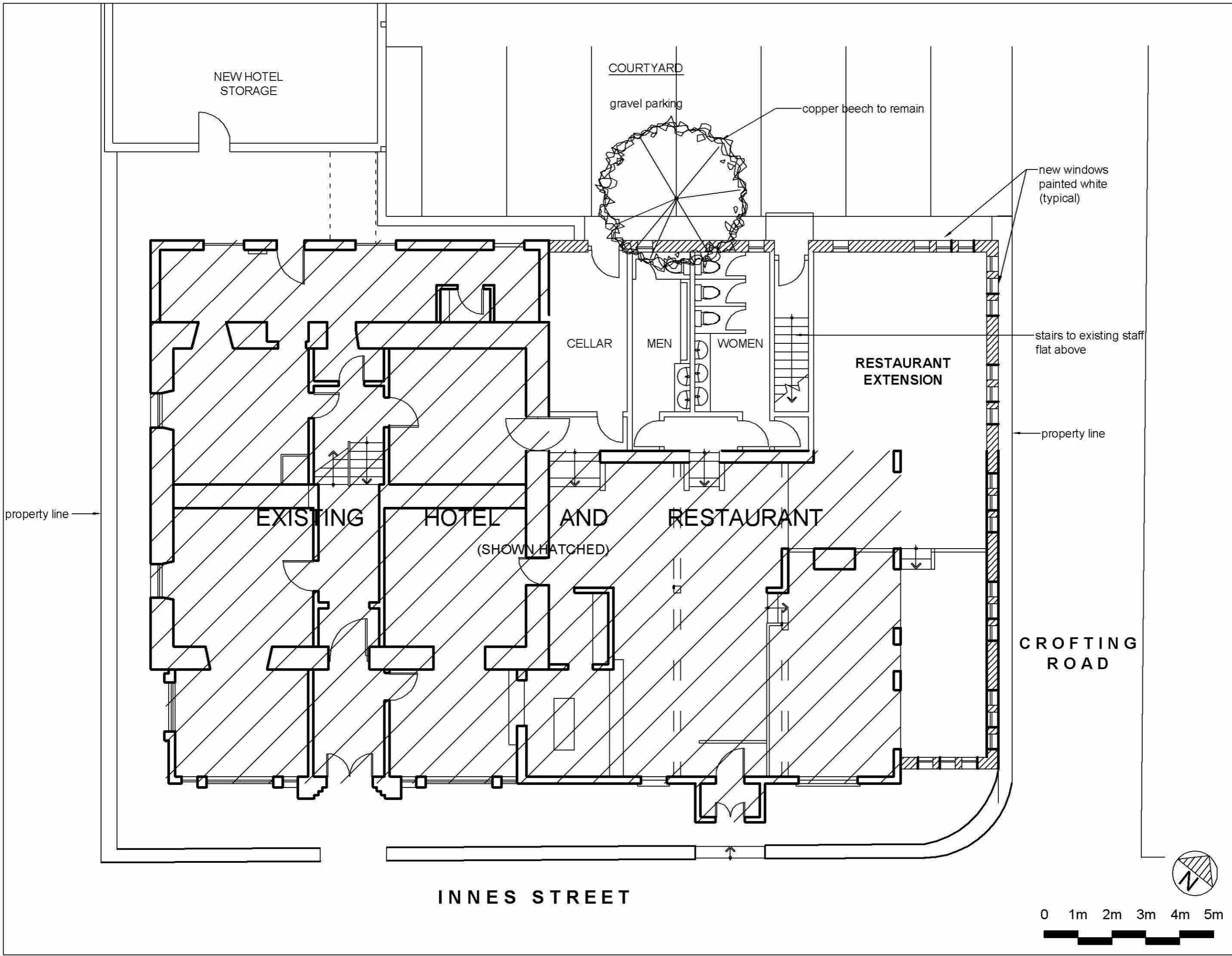
rev	changes	date
B	Guest rooms moved 300mm to N&S. Restaurant extension outline adjusted. Stair to staff flat revised.	27.05.19
A	Use for planning application	01.10.18

Timothy Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

Project
**Plockton Inn
 General
 Extensions**

Site
Site/Roof Plan

date	28.09.2018	dwg. no.	2	revision	B
scale	1:200 at A3				



NEW HOTEL STORAGE

COURTYARD

gravel parking

copper beech to remain

new windows painted white (typical)

CELLAR

MEN

WOMEN

RESTAURANT EXTENSION

stairs to existing staff flat above

property line

property line

EXISTING HOTEL AND RESTAURANT (SHOWN HATCHED)

CROFTING ROAD

INNES STREET

NOTES

PLANNING APPLICATION

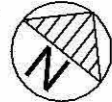
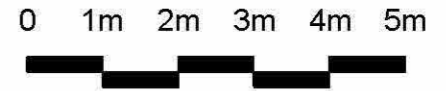
B	restaurant extension outline, fenestration adjusted, and stairs to staff flat moved	27.05.18
A	issue for planning application	01.10.18

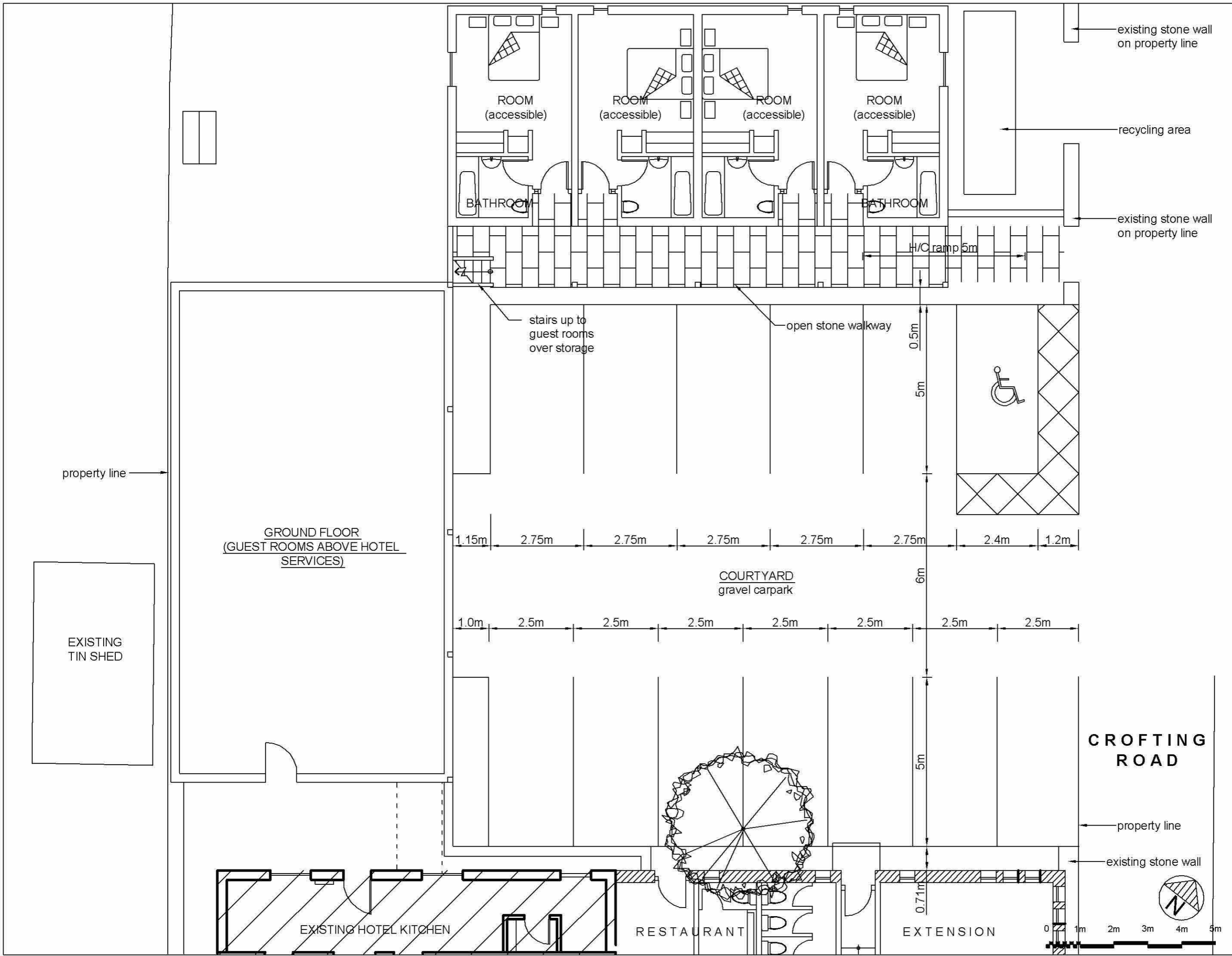
Timothy Gale AIA
April Cottage, Woodside Lane
Lymington, SO41 8FJ

project
**Plockton Inn
General
Extensions**

title
Restaurant extension

date	28.09.2018	draw. no.	3	revision	B
scale	1:100 at A3				





NOTES

PLANNING APPLICATION

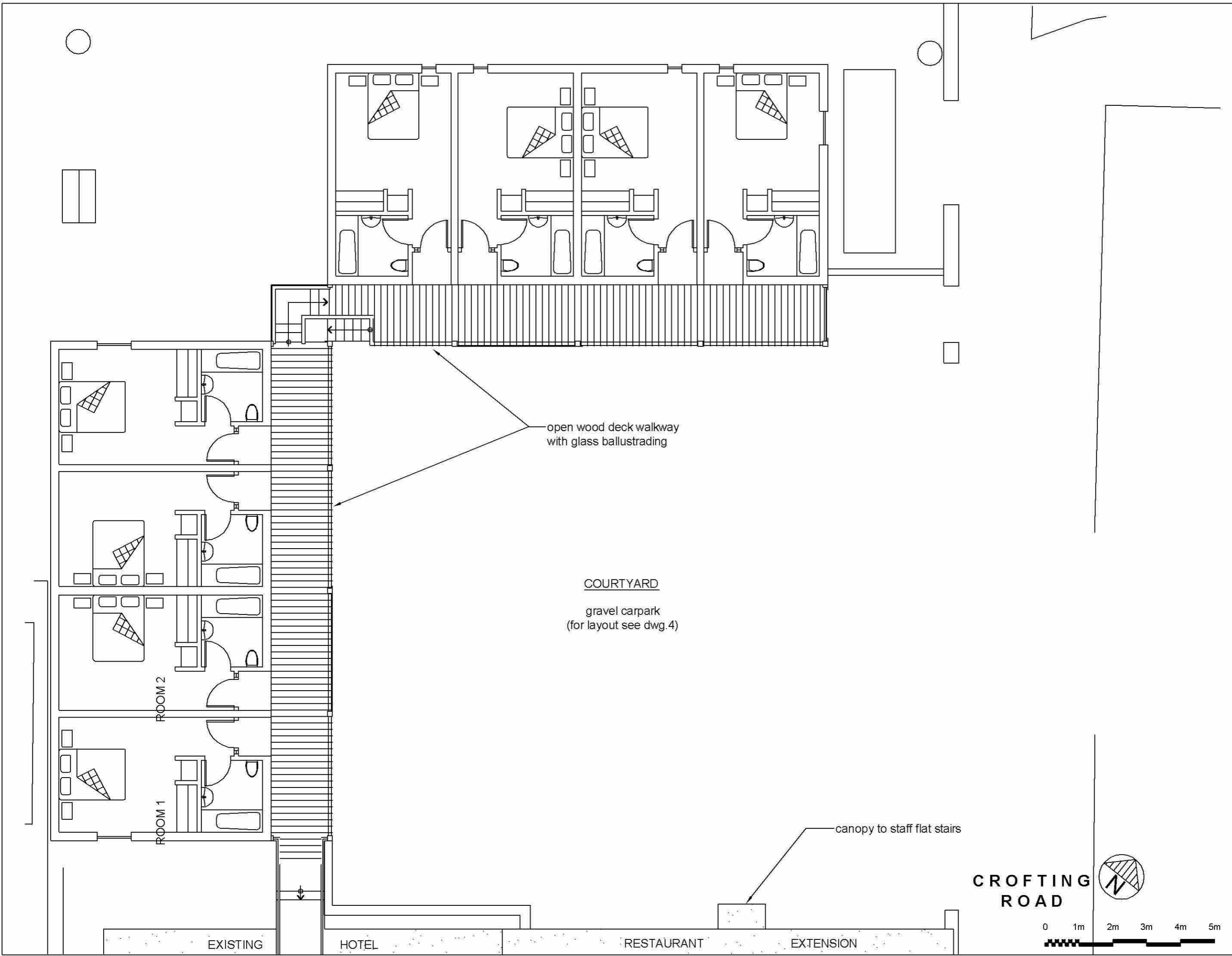
rev.	changes	date
B	Guest rooms moved NE 800mm, and layout for courtyard and parking revised.	27.05.19
A	Issued for planning application.	01.10.18

Timothy Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

project
**Plockton Inn
 General
 Extensions**

title
**g.fl. plan - guest
 rooms & services**

date 28.09.2018	dwg. no. 4	revision B
scale 1:100 at A3		



NOTES
 All roofs to be slate
 except flat roof to
 restaurant
 extension which
 will be fibreglass.

**PLANNING
 APPLICATION**

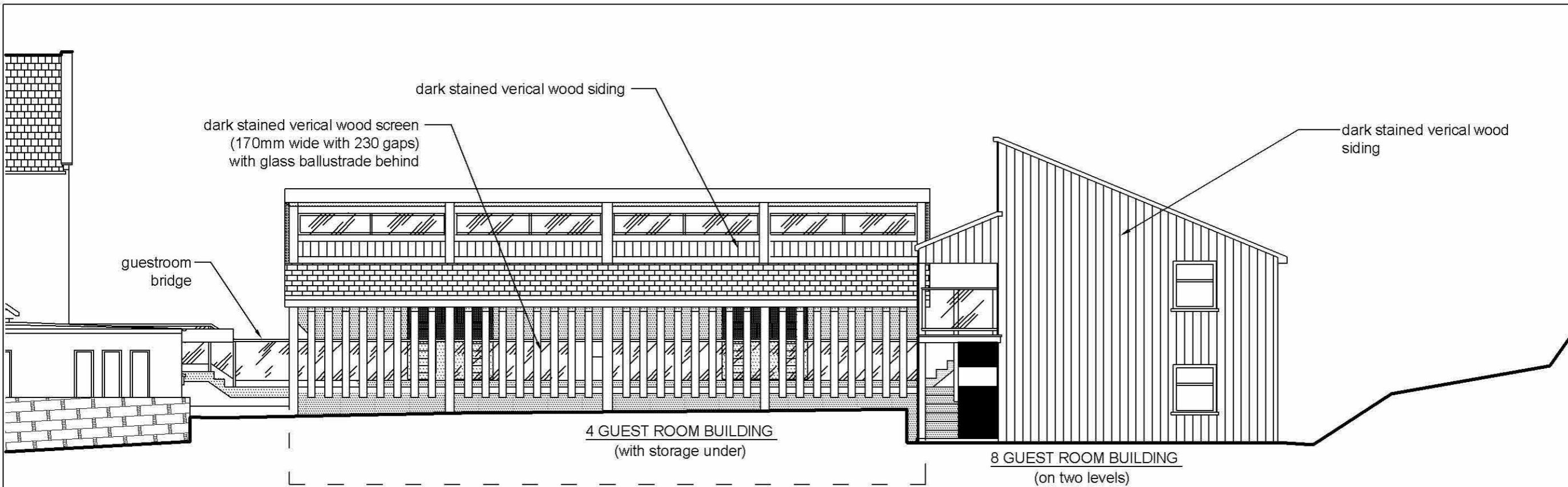
rev.	changes	date
C	window in SE gable end deleted	05.08.19
B	guestrooms move NE 800mm	27.05.19
A	issue for planning application	01.10.18

Timothy Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

project
**Plockton Inn
 General
 Extensions**

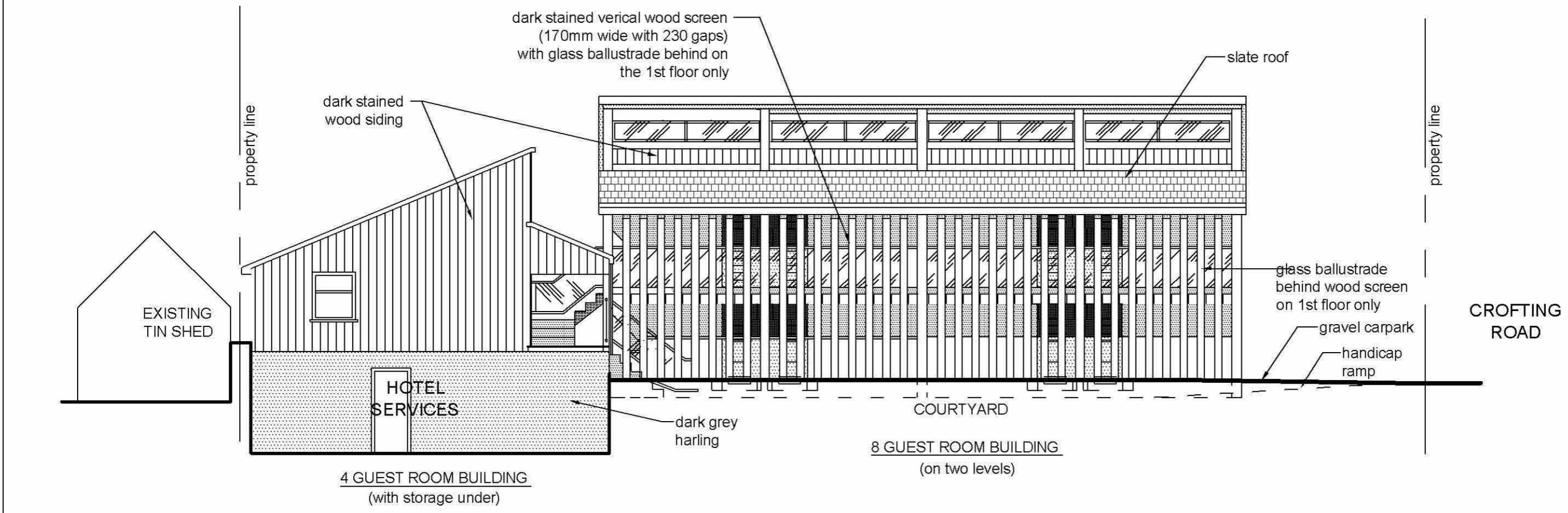
title
**first floor plan -
 accommodation**

date	28.09.2018	des. no.		revision	
scale	1:100 at A3		5	C	



C - NORTH-EAST ELEVATION
(guest rooms)

NOTES
All roofs to be slate except flat roof to restaurant extension which will be fibreglass.



B - SOUTH-EAST ELEVATION
(guest rooms)

PLANNING APPLICATION

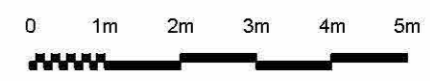
B	guest rooms moved NE 900mm, clerestory windows revised, and screen to guest room walkway added	27.05.19
A	issue for planning application	01.10.18
rev.	changes	date

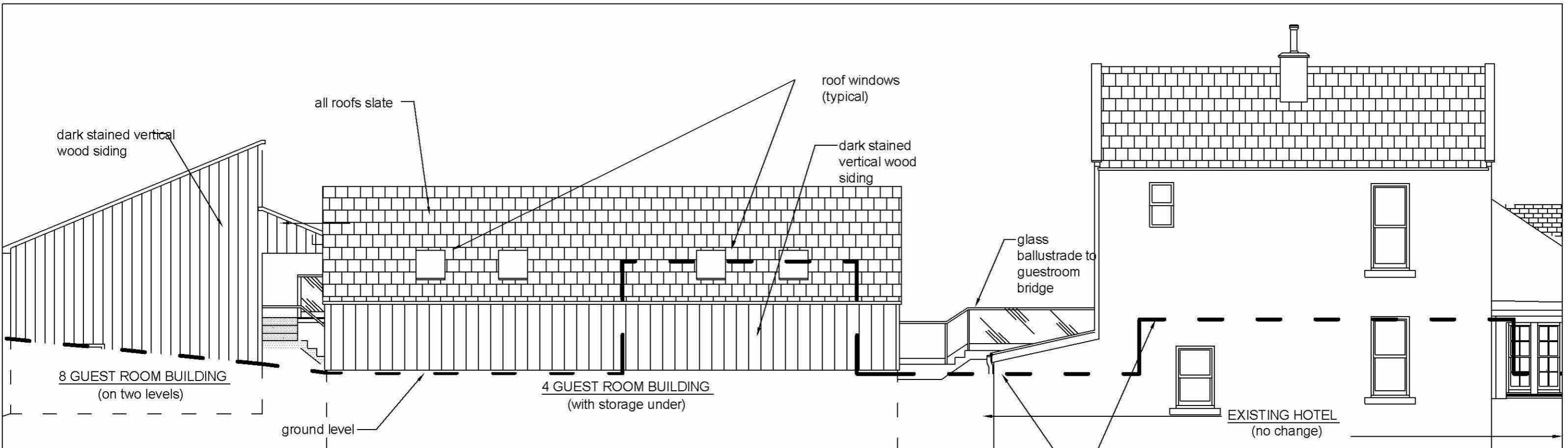
Timothy Gale AIA
April Cottage, Woodside Lane
Lymington, SO41 8FJ

project
Plockton Inn
General
Extensions

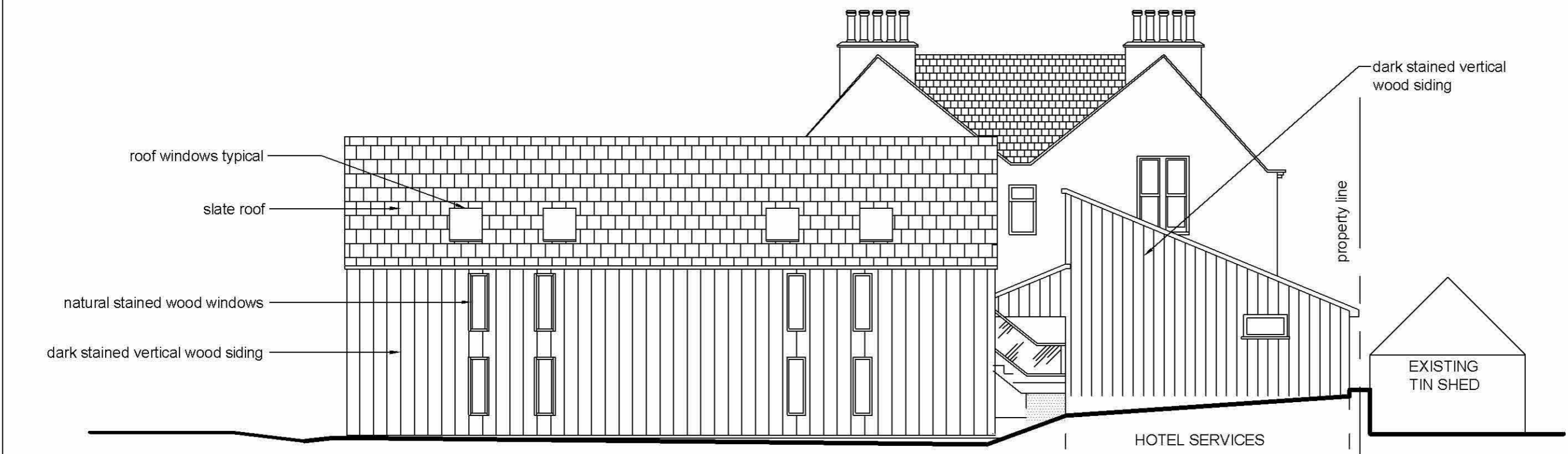
title
NE & SE
accomodat'n elevs.

date	28.09.2018	des. no.		revision	
scale	1:100 at A3		6		B





D - SOUTH-WEST ELEVATION



E - NORTH-WEST ELEVATION

NOTES
 All roofs to be slate except flat roof to restaurant extension which will be fibreglass.

PLANNING APPLICATION

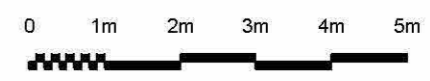
B	guest rooms move NE800mm, and wood siding colour changed	27.05.19
A	issue for planning application	01.10.18
rev.	changes	date

Timothy Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

project
**Plockton Inn
 General
 Extensions**

title
**NW & SW
 accomodat'n elevs.**

date	28.09.2018	des. no.		revision	
scale	1:100 at A3		7	B	

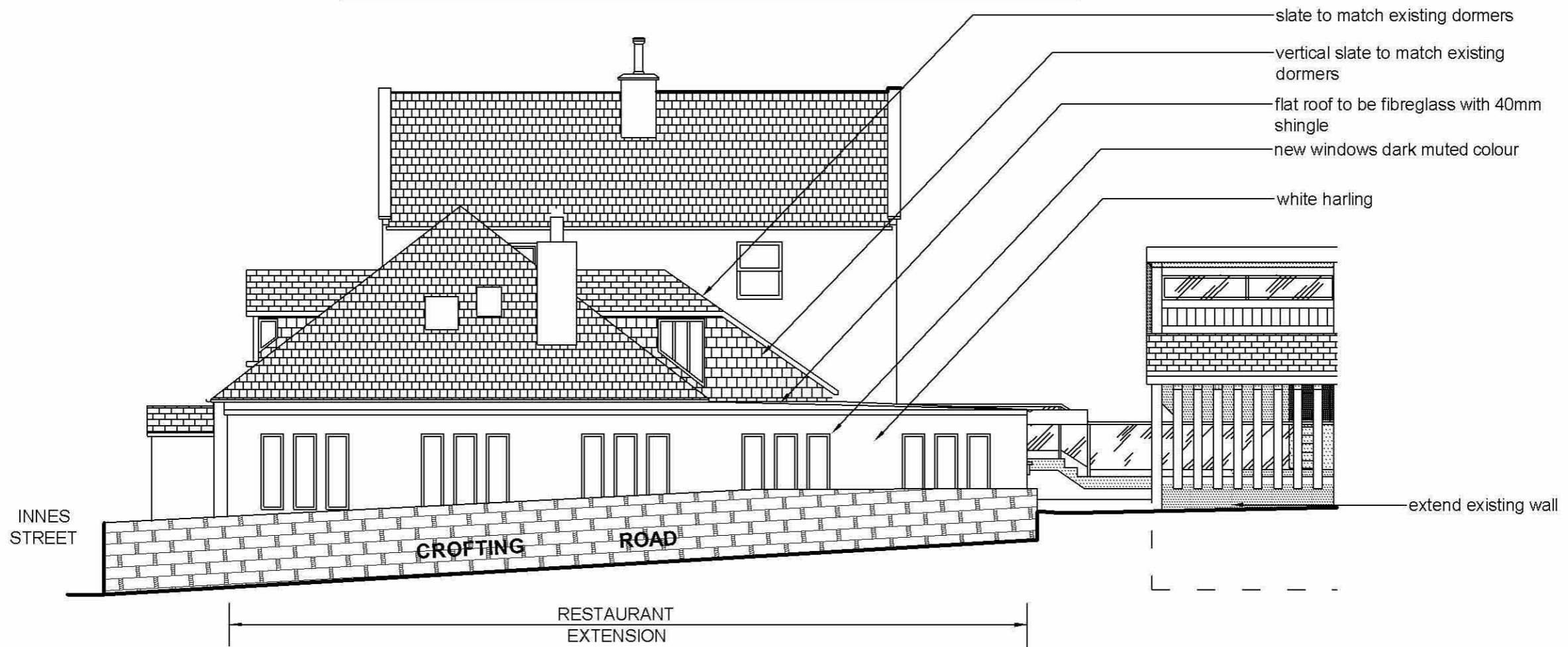




G - RESTAURANT SOUTH-EAST ELEVATION

NOTES
 All roofs to be slate
 except flat roof to
 restaurant
 extension which
 will be fibreglass.

- flat roof to be fibreglass with 40mm shingle
- new windows dark muted colour
- white harling
- CROFTING ROAD



H - RESTAURANT NORTH-EAST ELEVATION

- slate to match existing dormers
- vertical slate to match existing dormers
- flat roof to be fibreglass with 40mm shingle
- new windows dark muted colour
- white harling
- extend existing wall

PLANNING APPLICATION

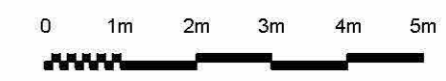
B	enclosure for staff flatstair revised, and envelope for restaurant extension revised	27.05.19
A	issue for planning application	01.10.18
rev.	changes	date

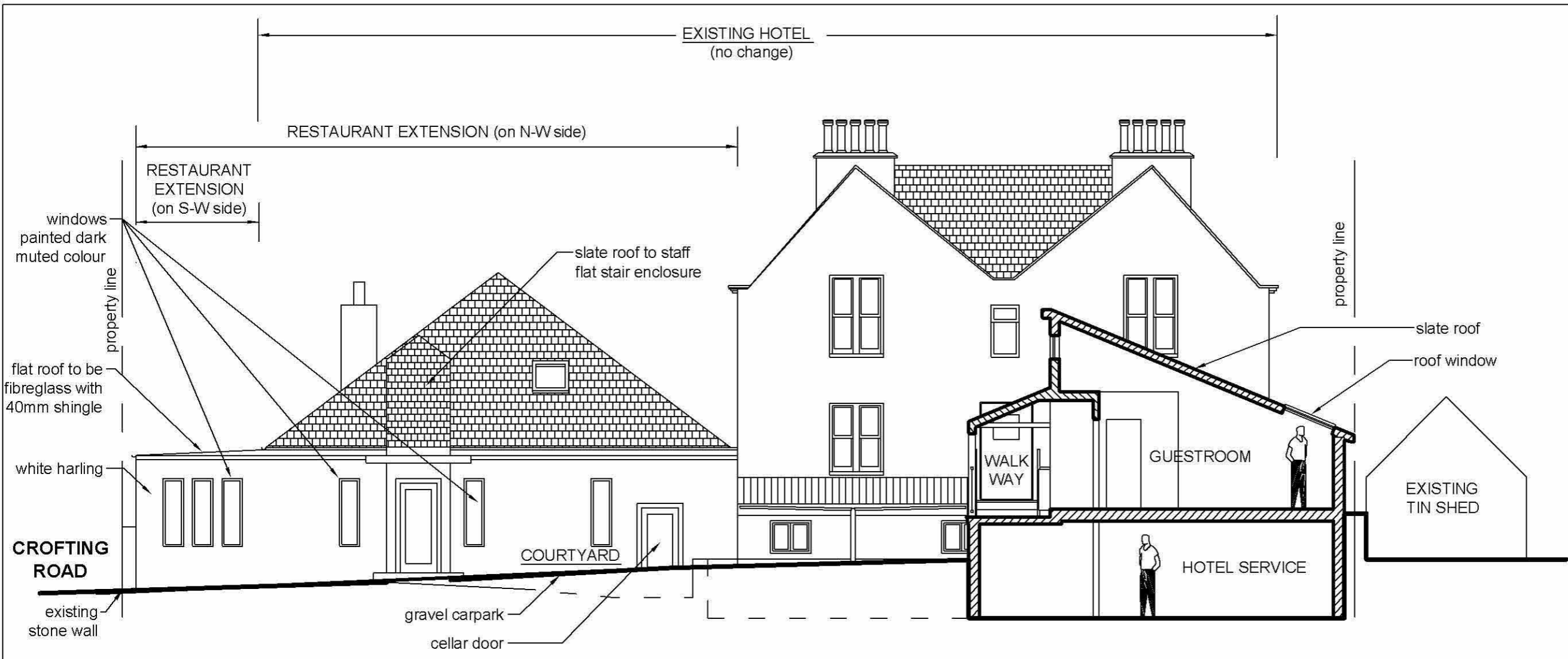
Timothy Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

project
**Plockton Inn
 General
 Extensions**

title
**NE & SE
 restaurant elevs.**

date	28.09.2018	des. no.		revision	
scale	1:100 at A3		8		B





J - RESTAURANT N-W ELEVATION

GUESTROOM SECTION

NOTES
 All roofs to be slate except flat roof to restaurant extension which will be fibreglass.

PLANNING APPLICATION

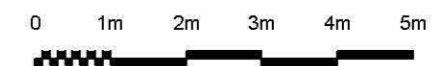
rev.	changes	date
B	envelope for restaurant extension revised and roof to staff flat stairs revised	27.05.19
A	issue for planning application	01.10.18

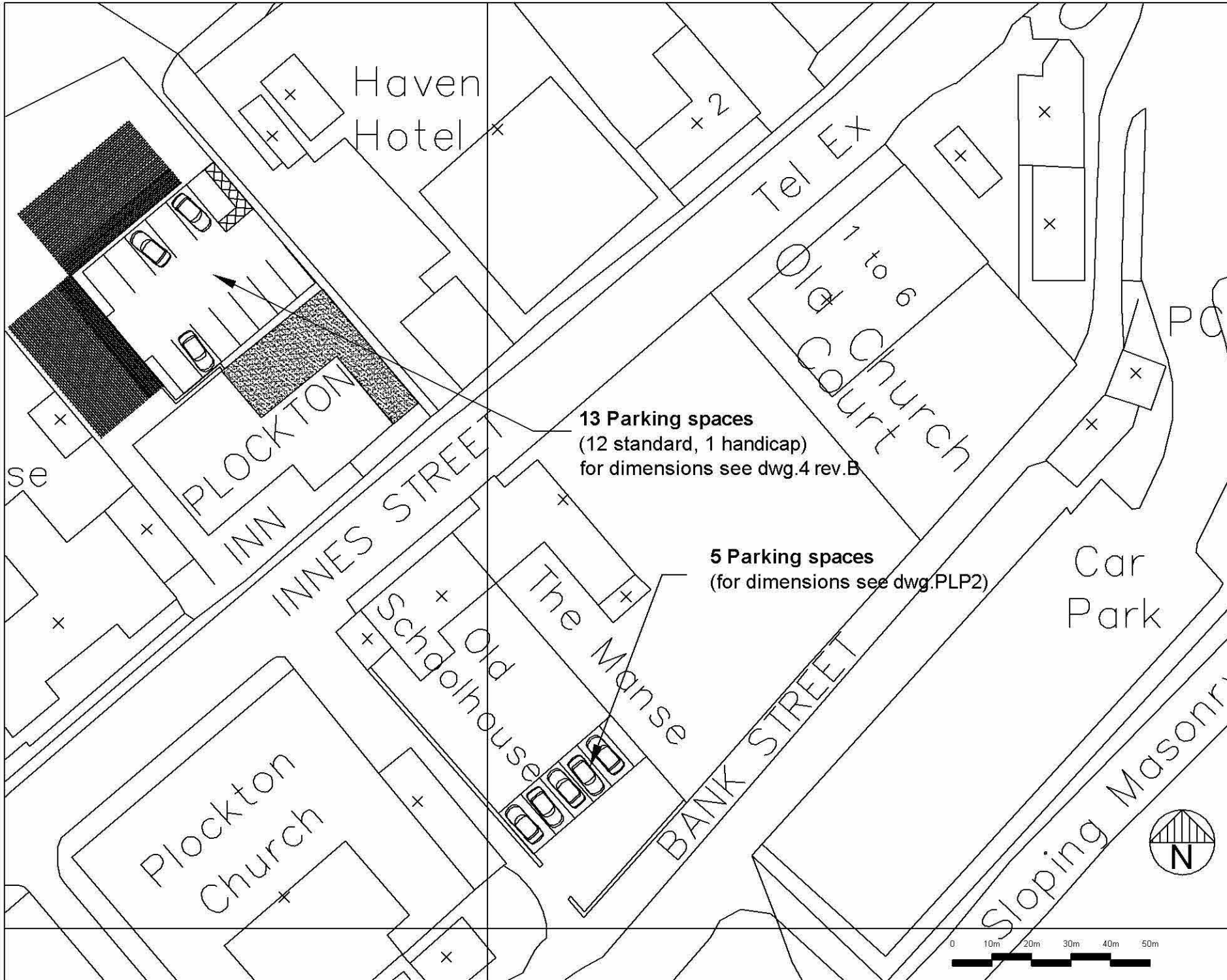
Timothy Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

project
**Plockton Inn
 General
 Extensions**

title
**Restaur't NW elev
 & room section**

date	28.09.2018	des. no.	9	revision	B
scale	1:100 at A3				





13 Parking spaces
 (12 standard, 1 handicap)
 for dimensions see dwg.4 rev.B

5 Parking spaces
 (for dimensions see dwg.PLP2)

PLANNING APPLICATION

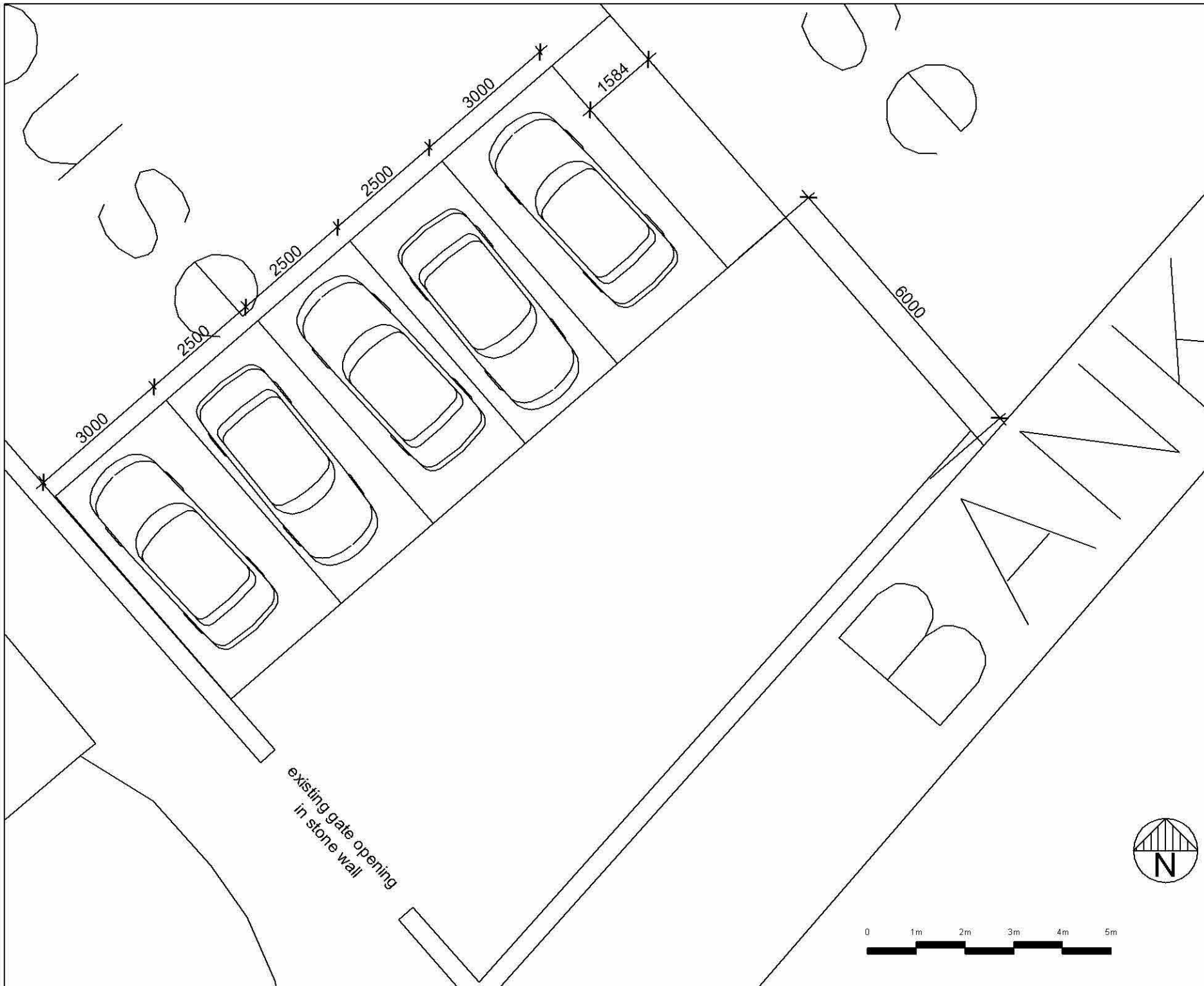
1	parking layout in Old Schoolhouse	22m: 19
A	proposed layout in parking layout in Old Schoolhouse plan	22m: 19
	charge	date

Tim Gale AIA
 April Cottage, Woodside Lane
 Lymington, SO41 8FJ

Project
**Plockton Inn
 General
 Extensions**

1st Parking location
 plan

date	dwg. no.	revision
27.05.19	PLP B	
scale	1:500 at A4	



PLANNING APPLICATION

A		parking layout in 016 Schedule Change	22/07/19
rev.	change		date

Tim Gale AIA
April Cottage, Woodside Lane
Lymington, SO41 8FJ

project
**Plockton Inn
General
Extensions**

1st Annex Parking
detail plan

date 05.07.19	orig. no. PLP	revision 2	reason A
scale 1:100 at A4			

