

Agenda Item	<b>5.1</b>
Report No	<b>PLN/025/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 20 April 2021  
**Report Title:** 21/01170/PAN: Staffin Community Trust  
Staffin Boatslip And Breakwater, Staffin  
**Report By:** Acting Head of Development Management

### **Purpose/Executive Summary**

**Description:** Upgrade to existing slipway, construction of new breakwater, installation of pontoon, construction of approximately 7 storage sheds, construction of toilet facilities, delivery of access improvements and ancillary infrastructure, quarrying of required rock from Lealt quarry.

**Ward:** 10 - Eilean A' Cheò

### **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. BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 9 March 2021. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 The submitted information attached includes:
  - Proposal of application Notice
  - Site & Location Plan of the Staffin slipway
  - Site and Location Plan of the Lealt quarry
  - Copy of Advert

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposal seeks to create a more sheltered harbour area through the upgrade of the existing slipway and the creation of a separate new breakwater a little further north along the coast. A new pontoon is proposed within the area created.
- 2.2 The proposal also includes the construction of up to seven storage sheds with potential for light industrial commercial use as well as a toilet block.
- 2.3 The construction of the new breakwater is to utilise rock from the re-opening of a previously quarried site at Lealt some 8km to the south of the slipway along the A.855 coastal road.
- 2.4 The transport of this material to the site will require improvements to the access road between the slipway and the A.855 and these works are also subject of this PAN

## **3. SITE DESCRIPTION**

- 3.1 The existing slipway lies just the south of Staffin Bay in the waters bounded to the north by Staffin Island. It is adjacent to the An Corran beach and its well-known dinosaur footprint specimens.
- 3.2 To its landward side the site is bounded by steep coastal cliffs to the west with a small open coastal plain to the south.
- 3.3 The site is served by a narrow single track road which runs at the foot of the cliffs along a twisting route back to a junction with the A.855. A distance of some 1750m.
- 3.4 The topography around the site means that it is not readily visible from the Staffin settlement.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 36 - Development in the Wider Countryside
- 49 - Coastal Development
- 53 - Minerals
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 61 - Landscape
- 62 - Geodiversity
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

#### 4.2 **West Highland and Islands Local Development Plan 2019**

##### **Placemaking Priorities**

- Deliver new affordable housing to retain younger people and attract families to the community.
- Protect the traditional crofting landscape and special qualities of the village and Trotternish National Scenic Area (NSA), through securing high standards of siting and design.
- Safeguard in by croftland within the village Settlement Development Area.
- Concentrate development close to key facilities and the centre of Staffin, provided that it would not adversely affect the traditional crofting landscape.
- Protect and promote the natural and built heritage of the area, including its archaeological remains.
- Support improvements to harbour facilities, including the slipway and breakwater to provide greater depth and protection for harbour users.
- Support and promote the "Eco-museum" tourism and educational initiative.

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

- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Standards for Archaeological Work (March 2012)

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

Scottish Planning Policy;

75. The planning system should:

- in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and
- support an integrated approach to coastal planning.

212. Development that affects a ... National Scenic Area... 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.

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

- 5.1
- a) Visual impact on the National Scenic Area including design of buildings
  - b) Visual impact of the quarry on the Special Landscape Area
  - c) Impact of quarry on Valtos SSSI
  - d) Skye Nature Conservation Order 2019 – palaeontological fossils
  - e) Archaeology
  - f) Geological interests
  - g) Harbour Porpoise SAC
  - h) Otters and other protected species
  - i) Priority Marine Features
  - j) Flood Risk in respect of proposed buildings
  - k) Extent and nature of road improvements required
  - l) Traffic impacts and management
  - m) Impact on tourism – Corran beach and Lealt gorge

## **6. CONCLUSION**

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered 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 public representations and consultation responses.

## **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 the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

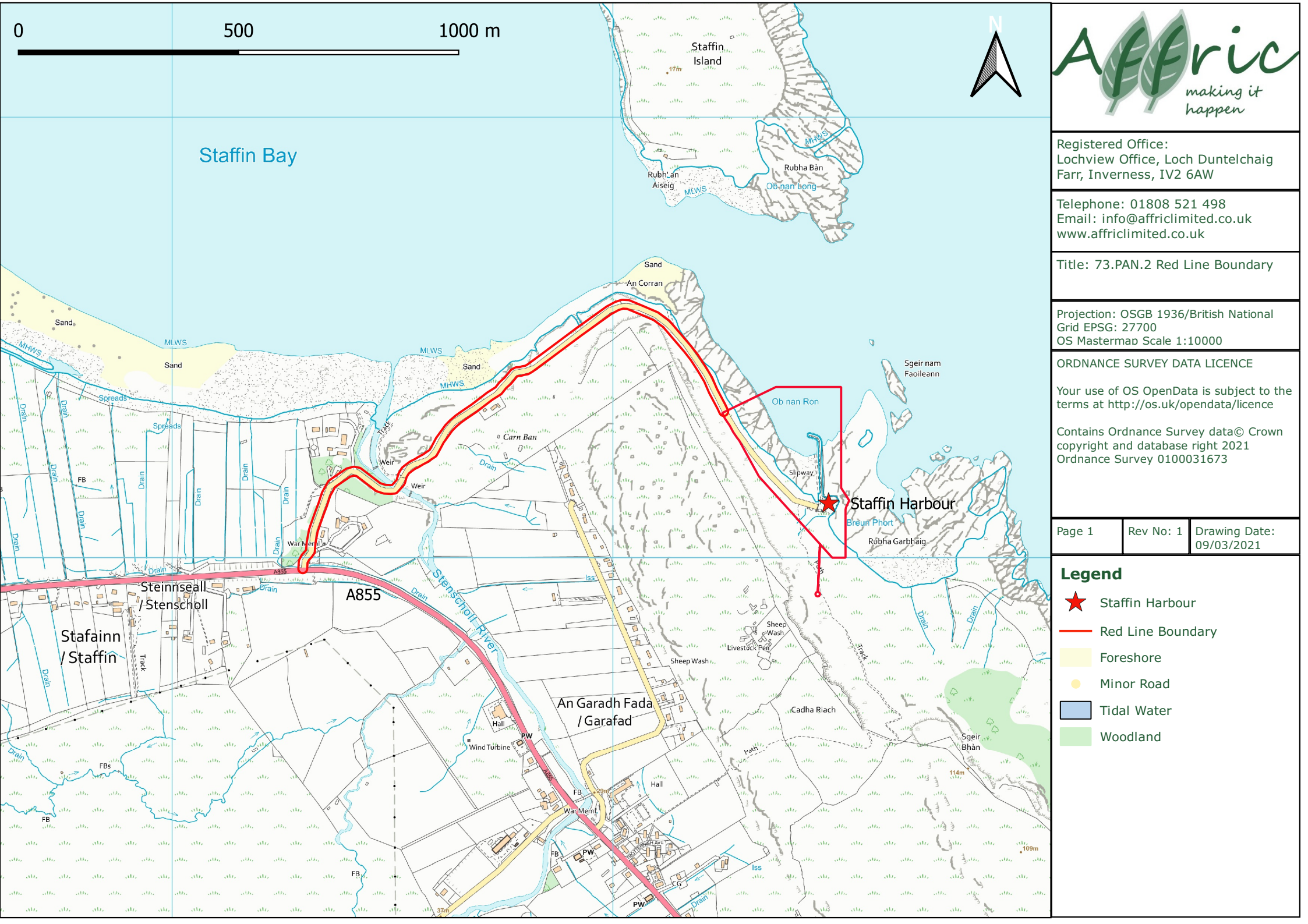
Signature: Dafydd Jones

Designation: Acting Head of Development Management

Author: Mark Harvey

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

Relevant Plans: Plan 1 - Site Plan of slipway  
Plan 2 - Location and access plan of slipway  
Plan 3 - Site plan of Lealt quarry  
Plan 4 - Location plan of Lealt quarry



Registered Office:  
Lochview Office, Loch Duntelchaig  
Farr, Inverness, IV2 6AW

Telephone: 01808 521 498  
Email: info@affriclimited.co.uk  
www.affriclimited.co.uk

Title: 73.PAN.2 Red Line Boundary

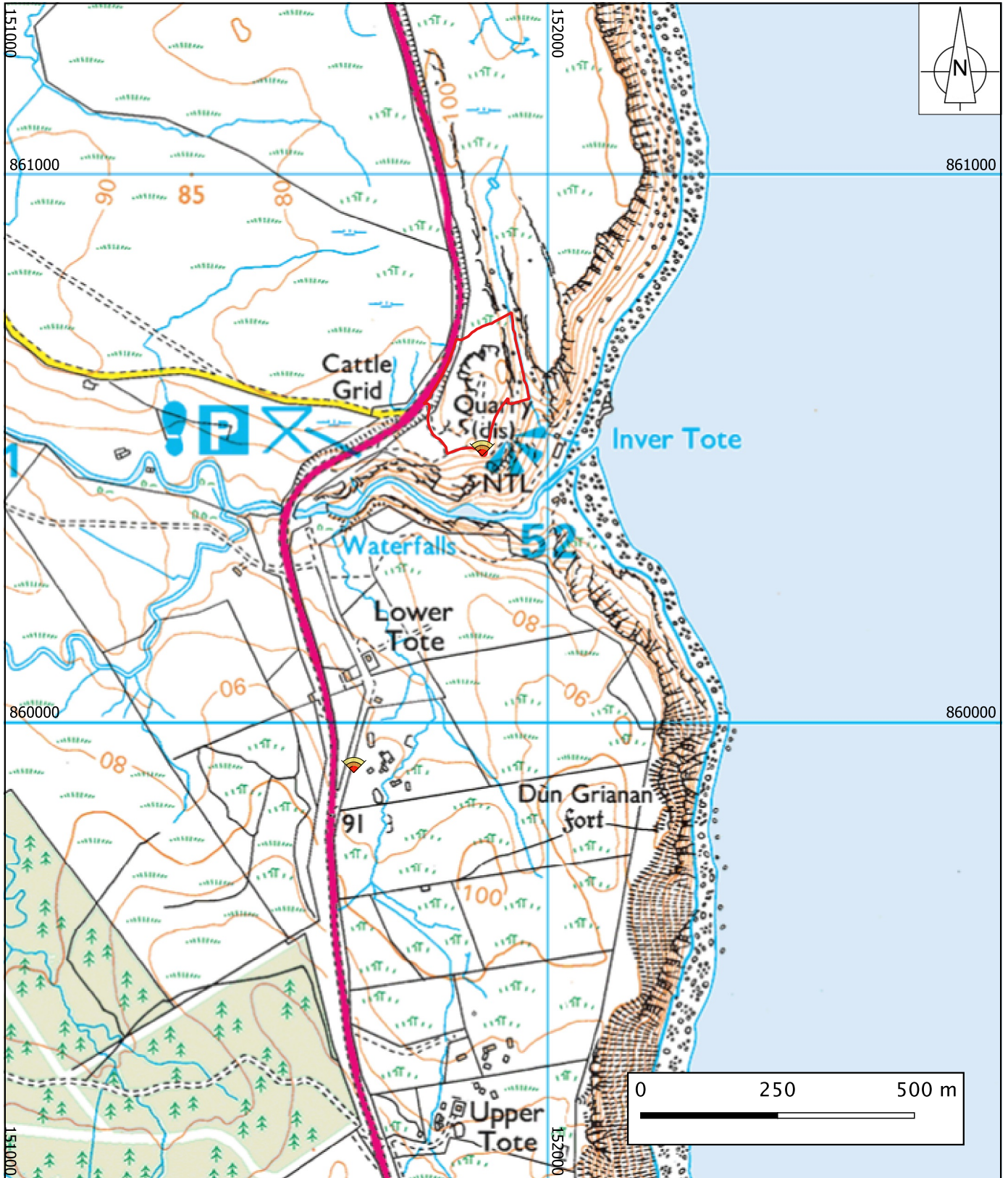
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- Legend**
- ★ Staffin Harbour
  - Red Line Boundary
  - Foreshore
  - Minor Road
  - Tidal Water
  - Woodland



Legend

— Planning Application Boundary

Client: STAFFIN COMMUNITY TRUST  
Project: STAFFIN COMMUNITY HARBOUR  
Title: BORROW PIT  
REDLINE BOUNDARY

Dalgleish Associates Ltd

ENVIRONMENTAL, MINERAL AND  
PLANNING CONSULTANTS  
CATHEDRAL SQUARE  
DUNBLANE FK15 0AH  
Tel: 01786 822339



Figure: PAN 4 Drawn: RML

Scale: 1:10,000 Checked: WB

Date: 09.03.21 Sheet Size: A4