

Agenda Item	<b>6.4</b>
Report No	<b>PLN/056/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 10 August 2021  
**Report Title:** 21/01994/FUL: Laura Robinson  
18 Sarclet, Thrumster, Wick KW1 5TU  
**Report By:** Acting Head of Development Manager

### Purpose/Executive Summary

**Description:** Formation of 5 caravan/motorhome pitches  
**Ward:** 03 – Wick And East Caithness  
**Development category:** Local

**Reason referred to Committee:** Community Council objection and number of objections.

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.

### Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The application is for retrospective permission for the installation of a new private access and hardstanding area to form 5no caravan and motorhome pitches on private land at Sarclet, Thrumster. The site will be used as a certified caravan site. Each pitch has its own electricity connection point, visitors will also have use of a new private effluent tank, grey water disposal facilities, fresh water supply, a visitor parking area with 3no spaces , and, recycling and refuse facilities as a new bin storage area will also be formed all within a designated 'utility' area. The site will be screened through planting of species including acer, cherry, blackthorn, sea buckthorn, and holly.
- 1.2 The applicant has received permission to operate a certified caravan site of not more than 5 caravans from the Caravan and Motorhome Club (CAMC), which, being certified by an exempted organisation, establishes the principle of the site's use for that purpose. Following certification, the applicant has sought to provide a good standard of services and facilities to its members by installing the above infrastructure. Unfortunately, the applicant was unaware that permissions for the groundworks associated with the same were not covered by the site licence. As the development is intended on a permanent basis the applicant was asked to cease further development activities for the time being and submit the current application in order that the development may be considered and assessed by the Council accordingly. Consequently, the site is in a semi developed condition with the electricity points installed and pitches cut-out but not yet infilled with hardstanding. The hardstanding is currently stored at the site entrance while the applicant waits for the application to be determined.
- 1.3 Although a formal pre-application advice request was not sought, the applicant has been in discussions and cooperating with Council officers since they were made aware of the need for permission. These discussions have informed the submission, which now includes additional screening and planting for example.
- 1.4 The application is supported by photo-visual information of the infrastructure already installed, including the site access junction, the pitches, and electricity connection points. The submission also includes the effluent tank specifications, and, a Supporting Statement that sets out the justifications for the development, and describes how the site will be operated and managed within the strict rules of the CAMC, and to ensure the amenity of neighbours and guests will be favourably maintained. The statement also describes how effluent from site users (only) will be safely stored and removed from the site to ensure environmental and human health standards are adhered to.
- 1.5 Variations: none, although the site layout plan has been amended to more accurately reflect the development, the proposals have not changed since the application's submission.

## **2. SITE DESCRIPTION**

- 2.1 The application site forms 0.4ha of a registered croft holding at the rear of 18 Sarclet. The site is accessed on the northeast side of the unclassified single-track Sarclet Road (U1214), near the road's south-eastern extent, approximately 2.3km from the

A99(T). The site is relatively flat, although ground levels in the area generally slope towards the coast. The site is also relatively exposed as it lies within a larger field that follows the regular crofting field pattern of the area, characterised by long narrow strips of agricultural grazing bound with post and wire fencing, and with very little vegetation.

- 2.2 Sarclet itself is a traditional crofting village formed of traditional crofters' cottages in linear fashion along the unclassified road. The closest occupied properties to the development are Tryggo to the southeast, the garden ground of which is 37m from the site boundary and 55m from the nearest pitch, and, Taylors Creels approximately 40m west of the site on the opposite side of the unclassified road. There are disused and ruined cottages on neighbouring crofts to the northwest of 18 Sarclet. The East Caithness Cliffs Special Area of Conservation and Special Protection Area, as well as the Craig Hammel to Sgaps Geo Site of Special Scientific Interest, are 85m southeast of the site. There is no known flood risk at the location.

### 3. PLANNING HISTORY

- 3.1 26 June 2015 15/02218/FUL Replacement roof & alterations PERMISSION  
including the installation of 2 No patio doors GRANTED

### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 Development and Unknown Neighbour

Date Advertised: 21 May 2021

Representation deadline: 09 June 2021

Timeous representations: 8 objections, 2 general comments from 8 addresses (2 addresses not supplied).

Late representations: 1 objection.

- 4.2 Material considerations raised are summarised as follows:

- a) Impact on the rural and residential character of the area.
- b) Impact on visual amenity.
- c) Impact on residential amenity including from noise.
- d) Impact on natural heritage designations (East Caithness Cliffs SPA and SAC).
- e) Impact on Protected Species.
- f) Impact on the road network, including the condition and capacity of the U1214.
- g) Road safety concerns, including conflicts with other road users and school children.
- h) Environmental and public health impacts, including from waste water treatment.
- i) Flood and drainage impacts.
- j) Concern over development already undertaken.

- 4.3 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](http://www.wam.highland.gov.uk/wam).

## **5. CONSULTATIONS**

- 5.1 **Tannach and District Community Council** objects to the proposal due to amenity, road safety, road condition and capacity, and environmental and public health concerns. It suggests visitors should be directed to alternative sites at other locations.
- 5.2 **Environmental Health** does not object to the application and suggests a Condition is applied to ensure the development does not result in excessive light pollution. It advises the applicant to discuss caravan site licencing directly with Environmental Health.
- 5.3 **Transport Planning** does not object to the application subject to the site access junction being upgraded to include a Council Standard SDB2 Service Bay, and the developer contributing to the installation of two additional or substantially improved passing places along the U1214.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design  
29 - Design Quality and Place-making  
31 - Developer Contributions  
36 - Development in the Wider Countryside  
44 - Tourist Accommodation  
56 - Travel  
57 - Natural, Built and Cultural Heritage  
58 - Protected Species  
65 - Waste Water Treatment  
66 - Surface Water Drainage

### **6.2 Caithness and Sutherland Local Development Plan 2018 (CaSPlan)**

There are no site specific policies, Sarclet is outwith the Growing Settlement of Thrumster, and therefore the application is assessed against the general policies of the HwLDP.

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

Access to Single Houses and Small Housing Developments (May 2011)  
Developer Contributions (March 2018)  
Flood Risk and Drainage Impact Assessment (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Managing Waste in New Developments (March 2013)  
Sustainable Design Guide (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

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

Scottish Planning Policy (as amended December 2020)

National Planning Framework 3

Creating Places

PAN 3 - Rural Diversification

## **8. PLANNING APPRAISAL**

8.1 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.

8.2 Part 5, Classes 16 and 17 of the Town and Country Planning (Scotland) Act 1992 as amended, grants permitted development rights for the use of land as a caravan site of not more than five caravans being used for recreational purposes where there is in force a certificate issued by an exempted organisation.

8.3 Paragraph 5 of Schedule 1 of the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites (Exemption from Licensing) (Scotland) Order 1961 and Section 13 (1) of the Caravan Sites Act 1968) exempts caravan sites of not more than five caravans from site licencing requirements where there is in force a certificate issued by an exempted organisation.

### **Determining Issues**

8.4 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**

8.5 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Impact on infrastructure and services and proposed mitigation (developer contributions)
- c) any other material considerations

### **Development plan/other planning policy**

8.6 The principle of the use of the land as a caravan and motorhome site for up to five vehicles is established through its certification by the Caravan and Motorhome Club, which is an exempted organisation under the provisions of the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites (Exemption from Licensing) (Scotland) Order 1961 and Section 13 (1) of the Caravan Sites Act 1968) (see paras. 8.2-8.3). The site is therefore permitted to operate indefinitely

without express planning permission from the Council, provided its certification is renewed annually, and provided no other development takes place in association with its operation.

8.7 Therefore, this assessment is focussed on those elements that require planning permission with the following considerations having been assessed against HwLDP Policies 28 (Sustainable Design), 29 (Design Quality and Placemaking), 31 (Developer Contributions), 36 (Development in the Wider Countryside), 44 (Tourist Accommodation), 56 (Travel), 65 (Waste Water Treatment) and 66 (Surface Water Drainage) as set out below. There are no other site specific policies for the application site in the CaSPlan.

#### 8.8 Siting and Design

The principle of the application site for use as a certified site is accepted. The site's layout is considered rational in relation to existing physical features including field boundaries and housing, which accords with Policies 28 and 36 of the HwLDP. The use of hardstanding to form the internal access driveway and caravan pitches is considered appropriate for the rural location, while the remaining infrastructure on site will be minimal and in keeping with the rural character of the wider area. The applicant has also included screening and planting to screen the development, which, once established, will ensure the site's visual impact is within acceptable limits. Conditions are suggested to ensure the facility is maintained in a tidy and orderly condition throughout its operation and to ensure that the ground is returned to its pre-development state if and when the facility is no longer in use or no longer required.

#### 8.9 Signage

Site signage will be standard CAMC template approximate A4 size, and installed at the entrance to the facility.

#### 8.10 Amenity

The aforementioned legislation (paras. 8.2-8.3) considers that certified caravan and motorhome sites with provision for five pitches or less are off sufficiently small scale that any impacts of the development are within acceptable limits. The Supporting Statement describes how the site will be managed in accordance with the strict rules of the Caravan and Motorhome Club, and demonstrates that the amenity of neighbours and guests have been considered. Only members of CAMC have access to the site, while quiet times will be 2200-0800hrs. There will be no site lighting installed, and guests are encouraged to keep internal lighting to a minimum while on site. Onsite facilities, such as for the disposal of grey water and chemical waste, will be accessible to guests only so as to not attract additional holiday vehicles to the location.

8.11 The applicant has already planted several hedging trees, which, once established and in combination with additional fencing, will protect the privacy of neighbouring properties, in particular Tryggo, as well as guests. The site's separation distances from existing occupied properties coupled with its expected low occupancy rate are sufficient to not raise significant concerns that the development will impact on neighbouring residential amenity. Nevertheless, a condition is proposed to tie the

ownership of the site to the applicant and owner of the adjoining house to ensure continued good management. Furthermore, the scale of the development is such that it is not considered to have an unacceptable impact on surrounding farming activities (the applicant also owns livestock). Some limited disruption may be expected during the construction phase of development however, developers must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, which would subsequently be controlled through Environmental Health.

#### 8.12 Travel, Road Safety, Access, and Parking

There are no weight restrictions on the road to preclude caravans and motorhomes using the U1214, which is already used by pedestrians, cyclists, cars, lorries, and farm vehicles. In addition, CAMC members would have access to the site regardless of planning permission by virtue of the site's certification by an exempted organisation. The peak usage of the site is expected to coincide with school summer holidays however the Supporting Statement describes that the owners will encourage visitors to check in and out outwith travel to school times. The statement also provides occupancy rates of similar sites in the wider area, which show that the facility can expect to operate at 80% at peak times (May and August), averaging out to 36% over the year. Transport Planning acknowledge the road safety concerns raised in objections however do not consider the increase in traffic generated by the development of sufficient scale to lead to a detrimental impact on road safety at Thrumster and Sarclet, given the small scale of the development, subject to some improvements to the public road. Any improvements sought, however, must be necessary, reasonable, and proportionate to the scale of the development in order to be competent. In this instance, it is acknowledged that the U1214, which is largely single-track, does have reasonable visibility along its length but is in need of additional/upgraded passing places and Transport Planning have asked the applicant to contribute to two new or substantially improved passing places along the road. The works should be undertaken prior to first occupation of the site, which should be secured by condition.

8.13 Transport Planning also require the site's access to be upgraded to Council Standard SDB2 to enable the larger vehicles accessing the site to manoeuvre without damage to road verge, which should be secured by condition.

#### 8.14 Flooding and Drainage

The site has no known flood risk and there are no permanent new buildings proposed, while the permeable hardstanding will ensure surface water drainage will be as extant, subsequently there are no concerns the development is at risk of flooding or causing flooding elsewhere. Visitors will be able to empty grey water at a drain in the new utility area that connects to the existing septic tank, which the applicant has demonstrated in the Supporting Statement has more than sufficient capacity for the development. Additionally, visitors will be able to empty foul waste into a new chemical waste storage tank also at the utility area. The chemical waste unit will be emptied and the waste removed from site to an appropriate facility as and when required. It is anticipated that the tank will be emptied once a year.

## **Other material considerations**

- 8.15 Although adjacent to the East Caithness Cliffs SAC and SPA, the development is not considered likely to result in a significant impact on the qualifying interests or integrity of either designation by virtue of its type and scale. A standard Protected Species informative is suggested to remind the developer of their responsibilities in relation to Protected Species, in addition to a specific informative regarding Ground Nesting Birds given the proximity of the SPA.

## **Non-material considerations**

- 8.16 The issues listed below are not material planning considerations and have not been considered as part of this assessment:
- a) Welfare of farm animals as this is covered by separate legislation.
  - b) Opinions expressed regarding visitors, including speculation of specific visitor behaviours and their pets.
  - c) Opinions expressed regarding the applicant.
  - d) Lack of employment opportunities from the development as this is not required to establish the principle of the development.
  - e) The availability of alternative facilities at other locations and a preference for visitors being directed to them.
  - f) The Caravan and Motorhome Club's public consultation process.
  - g) Business/commercial insurance policies.

## **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.17 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) None.

## **9. CONCLUSION**

- 9.1 The concerns of local residents where relevant to planning are understood; however, the assessment must acknowledge that the principle of the site's use as a caravan and motorhome site is established by virtue of its certification by the Caravan and Motorhome Club. The application site would, therefore, be a destination for caravans and motorhomes regardless of whether the infrastructure requiring planning permission was installed or not. There are no restrictions to preclude caravans or motorhomes from using the public road. Nevertheless, the application's submission allows an opportunity to assess and regulate the development's siting and design to ensure its impact on visual and community amenity are within acceptable limits. Furthermore, Transport Planning have required measures to mitigate the development's impact on the local road network with passing place improvements. As such, the development is considered to accord with HwLDP Policies 28 (Sustainable Design), 29 (Design Quality and Placemaking), 31 (Developer Contributions), 36 (Development in the Wider Countryside), 44 (Tourist Accommodation), 56 (Travel), 65 (Waste Water Treatment) and 66 (Surface Water Drainage) and it is not considered that there are any reasonable grounds on which the development should be refused.



9.2 All relevant matters have been taken into account when appraising this application. It should also be noted that the applicant has been cooperative with the Council throughout the assessment process.

## 10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. 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 actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. Planning permission is hereby granted for the operation of a Caravan Site of not more than five caravans being used for recreational purposes where the length of stay by any one caravan does not exceed 28 days consecutive or 3 months cumulative in any one calendar year and where there is in force a certificate issued by an exempted organisation only. The permission includes the formation and installation of associated infrastructure and services in accordance with the approved plans and supporting information. Should the Caravan Site hereby approved cease to operate as such for a continuous period of 12 months or the certification by an exempted organisation is lapsed, it shall be deemed to have ceased to serve its intended purpose and unless otherwise agreed in writing by the Planning Authority, within a period of 6 months all associated development, services, fixtures and fittings shall be removed from the site and the ground shall be reinstated to a condition comparable with that of the adjoining land.

**Reason:** In order to clarify the terms of the permission. To ensure that any development that has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity and in accordance with the use applied for.

2. This permission shall enure for the benefit of the applicant and for future occupants of 18 Sarclet only. For the avoidance of doubt, the development shall not be sold, leased, transferred or otherwise disposed of from the property unless agreed in writing on application to the Planning Authority.

**Reason:** to ensure the continued adequate management of the site and in the interests of neighbouring residential amenity.

3. Notwithstanding the provision of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), the site shall be laid out and maintained in accordance with the site plan and supporting information docquetted hereto, approved by the Council. For the avoidance of doubt, no amendment or addition to the site, its layout or buildings, including advertisements or signage, as well as the stationing of permanent Residential Caravans, on the site shall take place without the prior approval of the Planning Authority.

**Reason:** in order to enable the Planning Authority to retain Effective control over future development within the application site so that it is carefully managed and does not result in over-development or an adverse impact on the amenity of the area.

4. No other development shall commence until the site access has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 06.11.2021), with the junction formed to comply drawing ref. N20-12-01 REV A, with:
  - i. the junction formed to comply with drawing ref. SDB2;
  - ii. any access gate installed a minimum of 6m from edge of the carriageway to open away from the public road; and,
  - iii. visibility splays of 2.4 m x 180m looking right and 2.4m x 75m looking left (the X dimension and Y dimension respectively) formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

**Reason:** To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

5. Prior to the first occupation of the development hereby approved, all approved services and infrastructure detailed on drawing ref. PL02 REV A including access driveway, car parking and turning areas, caravan and motorhome pitches, electricity connection points, water connection, chemical waste equipment, bin storage area, and screening, shall be installed and completed in full, and made available for use, and thereafter maintained for this use in perpetuity. The site shall at all times be maintained in a neat and tidy manner.

**Reason:** To ensure that the development is completed in full and that the works involved comply with applicable standards in the interests of road safety and amenity.

6. Prior to the first occupation of the development hereby approved, a minimum of two passing places shall be installed or upgraded along the U1214 at the developer's expense and at locations to be agreed in advance with the Roads Authority.

**Reason:** in the interests of road safety.

- 7.. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

**Reason:** In order to ensure that the approved landscaping works are properly undertaken on site in the interests of amenity.

8. No advertisement or signage shall be installed until details of the sign design, dimensions, materials and how/where it will be displayed and installed are submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt, signage shall at no times be illuminated.

**Reason:** In order to enable the planning authority to consider this matter in detail prior to the installation of advertisement and signage; in the interests of amenity.

## **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It should also be noted that the applicant has been cooperative with the Council throughout the assessment process.

## **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.

## **INFORMATIVES**

### **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.

### **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](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](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

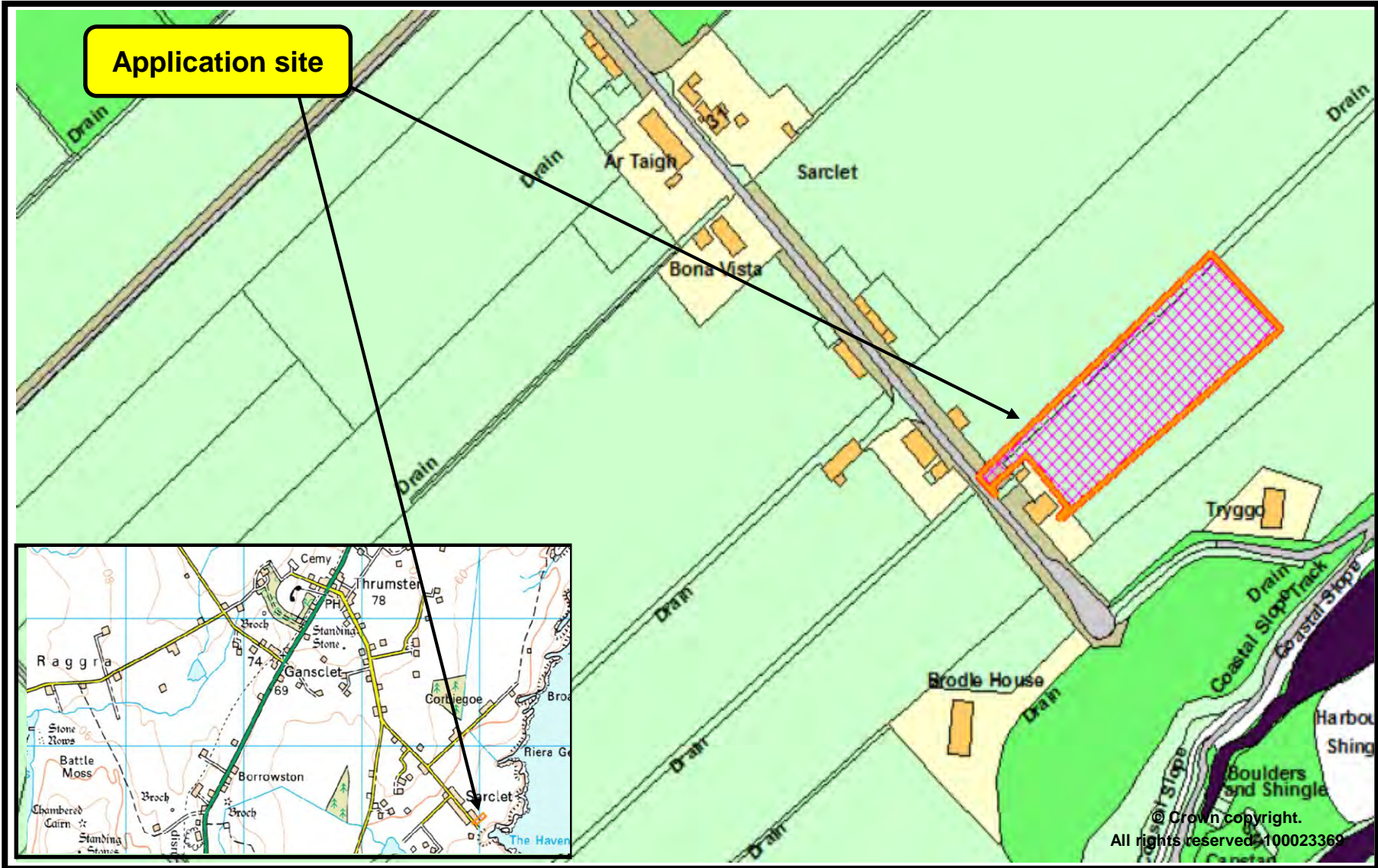
You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

### **Protected Species - Ground Nesting Birds**

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: [www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp](http://www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp)

Signature: Dafydd Jones  
Designation: Acting Head of Development Management  
Author: Mark Fitzpatrick  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - PL01 Location Plan  
Plan 2 - PL02 REV A Site Layout Plan  
Plan 3 - PL03 Visibility Splay Plan

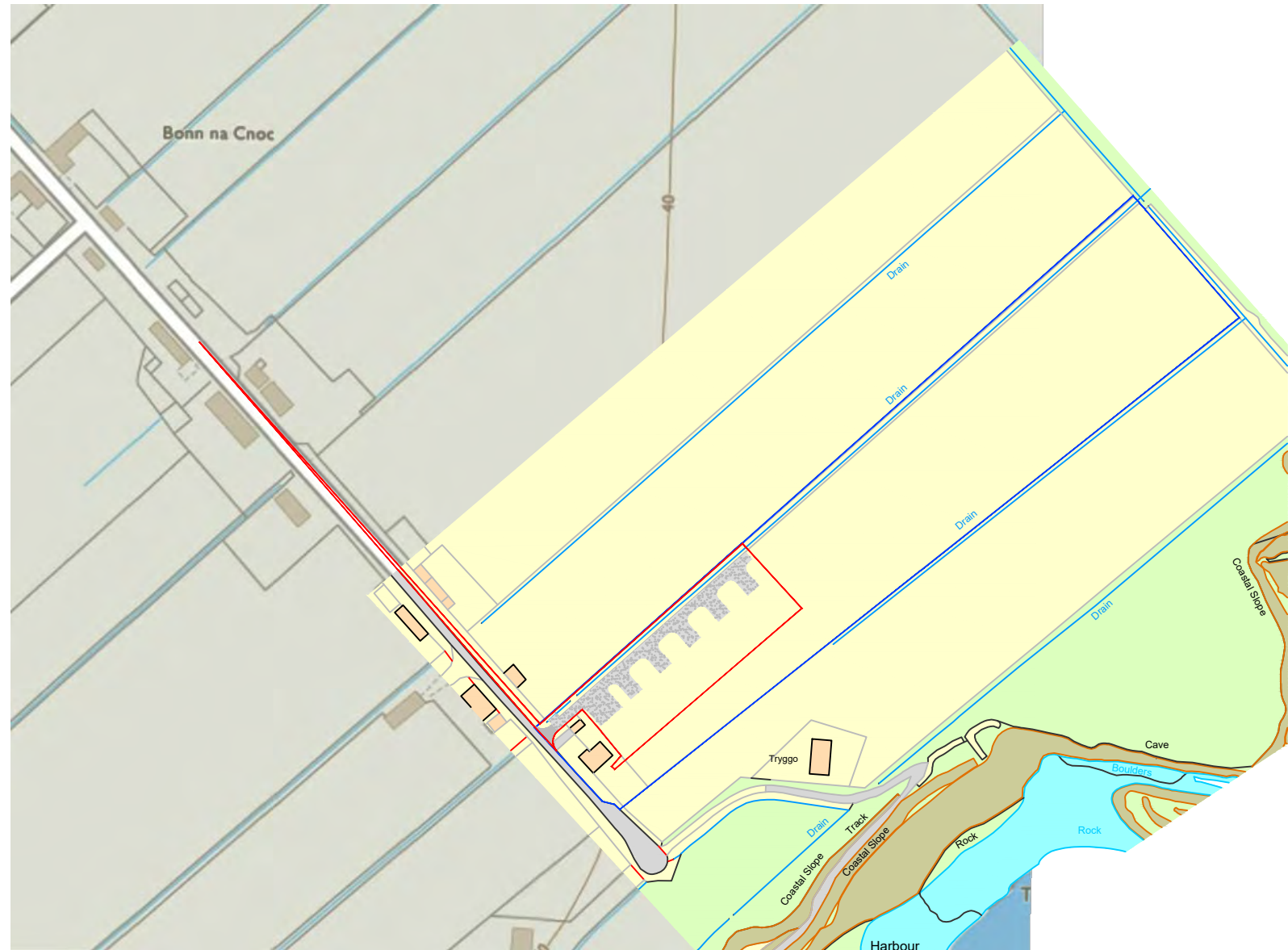


The Highland Council  
Comhairle na Gàidhealtachd  
Planning and Development Service

21/01994/FUL  
Formation of 5 caravan/motorhome pitches  
At  
18 Sarcliet, Thrumster



Location Plan 1:10000 Scale 1:10000 (metres)

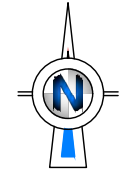


Location Plan 1:2500 Scale 1:2500 (metres)



Site OS Grid Ref: ND 35009 43419

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



**PLANNING APPLICATION**

REVISIONS			
Rev.	Description	Drawn	Date

Client  
**Pauline Robinson & Laura Robinson**

Project  
**Proposed Motor Home Parking  
The Croft, 18, Sarclet Village,  
Wick**

Drawing  
**Location Plan**

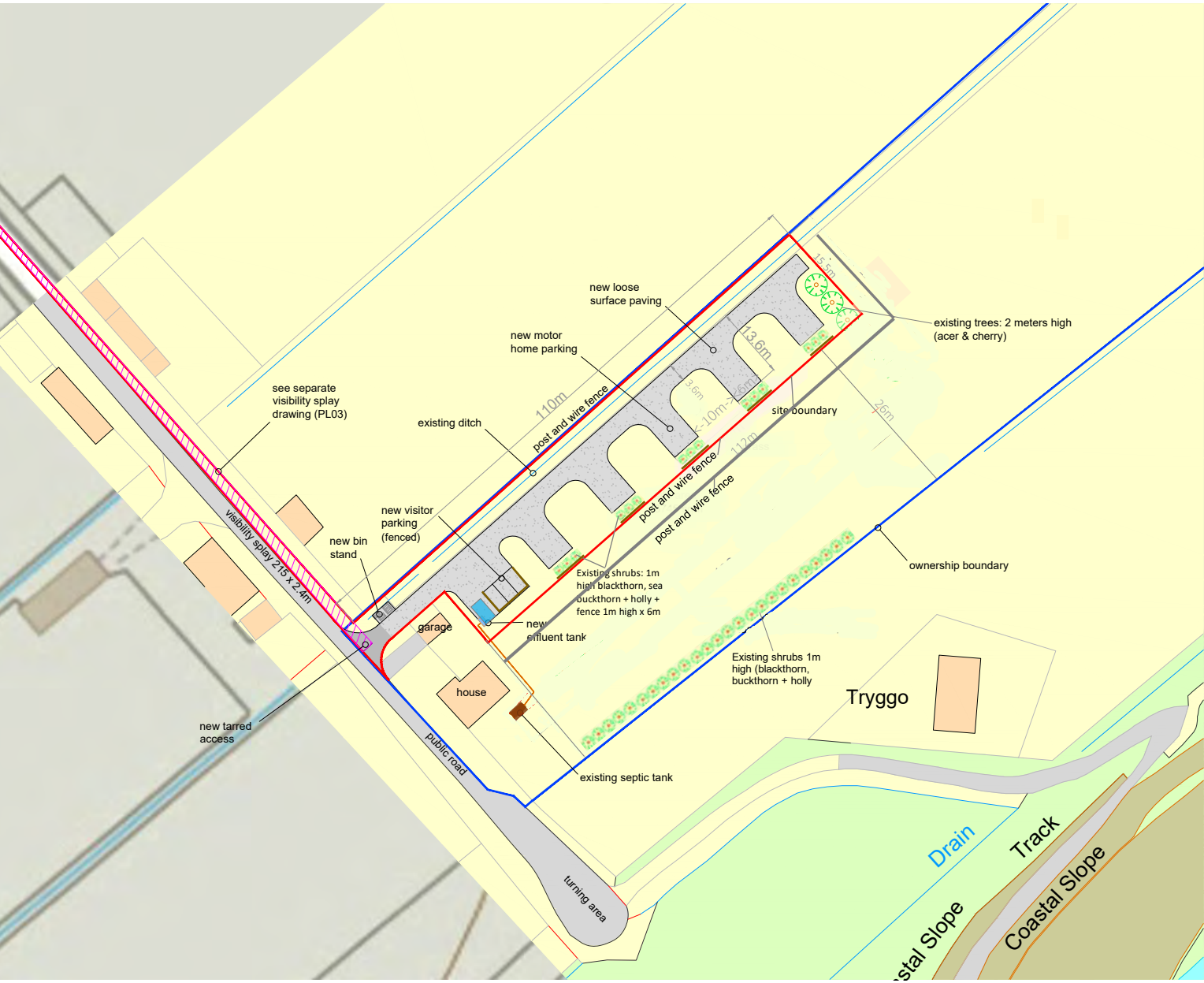
Scale <b>noted@A3</b>	Date <b>April 21</b>	Drawn by
Project no <b>M207</b>	Dwg no <b>PL01</b>	Rev

**G.H. JOHNSTON**  
BUILDING CONSULTANTS LTD

WILLOW HOUSE  
STONEFIELD BUSINESS PARK  
INVERNESS IV2 7PA  
Email: technical@ghjohnston.co.uk

TEL (01463) 237229





DO NOT SCALE, IF IN DOUBT PLEASE ASK  
 All setting out must be checked on site prior to commencement.



Site OS Grid Ref: ND 35009 43419

**PLANNING APPLICATION**

**REVISIONS**

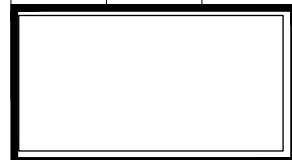
Rev.	Description	Drawn	Date
-	-	-	-

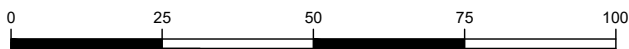
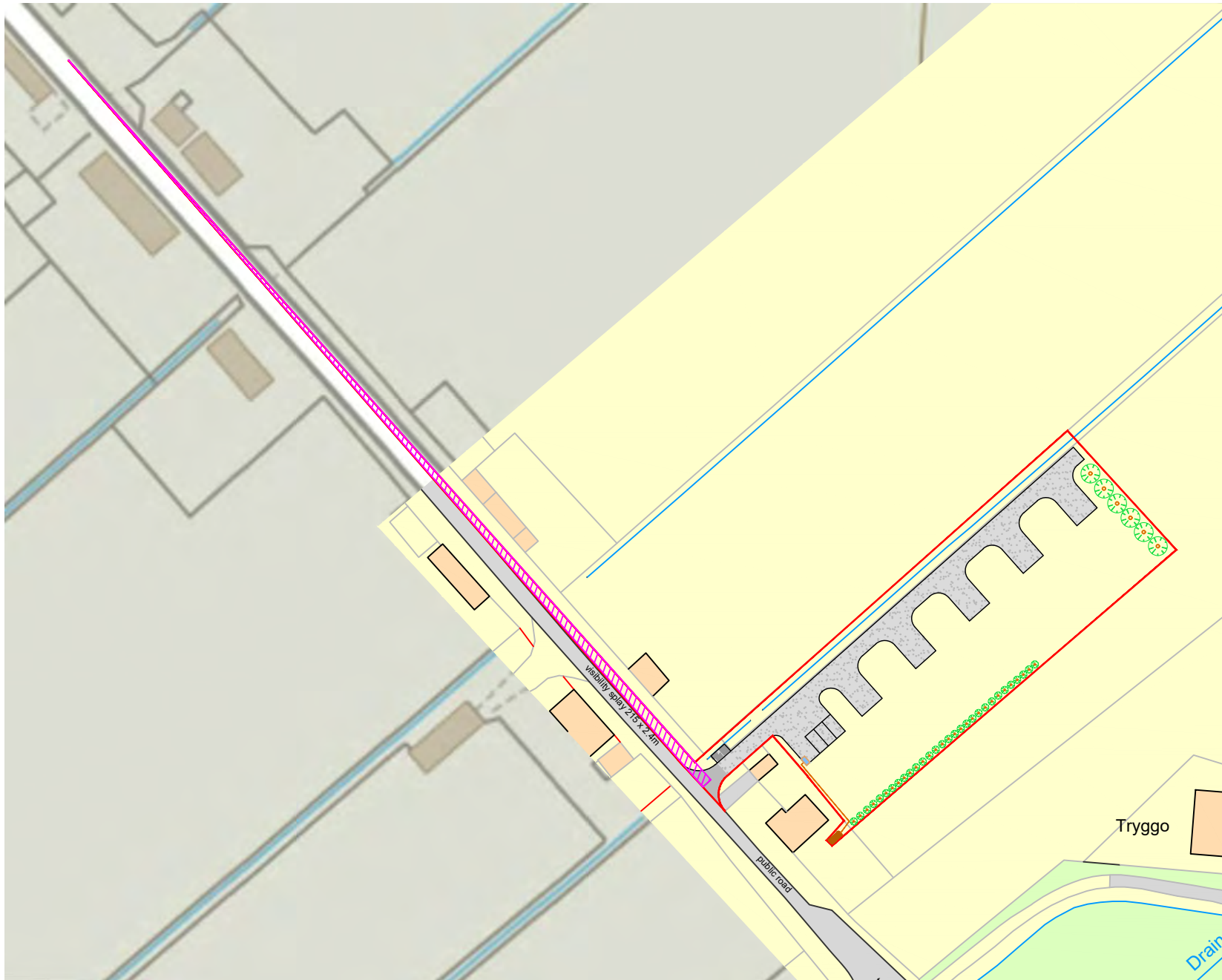
Client  
**Pauline Robinson & Laura Robinson**

Project  
**Proposed Motor Home Parking  
 The Croft, 18, Sarclat Village,  
 Wick**

Drawing  
**Site Plan**

Scale <b>1:500@A2</b>	Date	Drawn by
Project no	Dwg no	Rev





Scale 1:1250 (metres)

© Crown Copyright and Database 2021 Ordnance Survey Licence Number 100002613

Ordnance Survey, © Crown copyright 2021. All rights reserved. Licence Number 100022432

DO NOT SCALE, IF IN DOUBT PLEASE ASK  
All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



# PLANNING APPLICATION

## REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client

Pauline Robinson  
& Laura Robinson

Project

Proposed Motor Home Parking  
The Croft, 18, Sarclet Village,  
Wick

Drawing

Visibility Splay  
215 x 2.4m

Scale

1:1250@A4

Date

April 2021

Drawn by

Project no

M207

Dwg no

PL03

Rev

**G.H.JOHNSTON**



BUILDING CONSULTANTS LTD

WILLOW HOUSE  
STONEFIELD BUSINESS PARK TEL (01463) 237229  
INVERNESS IV2 7PA  
Email: technical@ghjohnston.co.uk