

Agenda Item	9.6
Report No	PLS-50-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 23 June 2022

Report Title: 21/05546/FUL: M&J Design
Land 50M East of Croft 1, Upper Lennie, Drumnadrochit

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Conversion and extension of bothy to living accommodation, erection of garage/workshop/store, formation of access track, foul and surface water drainage

Ward: 12 – Aird and Loch Ness

Development category: Local

Reason referred to Committee: Objections from more than 5 households

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 has two main separate elements:
 - Conversion and extension of an existing bothy to form living accommodation. This is located to the centre/south-eastern part of the site
 - Erection of garage/workshop/store to the centre/north-western part of the site
- 1.2 The applicants' supporting statement identifies that the proposal is for a new house by the extension of this existing bothy.
- 1.3 The statement identifies their intention to use the converted and extended bothy in lieu of development of a house, such as that previously approved (07/00031/OUTIN) but now lapsed.
- 1.4 The existing bothy measures 8.25m x 4.9m and will be increased by another 8.4m x 4.9m. The ridge line will be increased from 4m to 4.4m. The incline of the roof plane on the southeast elevation (lochside) will be reduced to allow an overall increased height within the building. The original building will retain its stone walling while the extension will be timber clad. The roof will be clad in natural slate. Internally the space will have a lounge/bedroom, and dining/kitchen with shower room.
- 1.5 The garage/workshop/store is part built into the hillside and has an overall footprint of 9.4m x 6.2m x 6.9m to the ridge. It will contain a garage and workshop on the ground floor and on the upper storey a craft room and store. It will extend to 1¾ storeys in height, with the upper storey visible from the northwest while the 2 storey element will be visible from the southeast. The walls will be clad with vertical and horizontal cladding and roof clad in natural slate.
- 1.6 Vehicle access to the site will be taken from the track on the northwest corner of the site, opposite the access to the Drover's Lodge. There is an unsurfaced private track leading to the site from its junction with the public road, U1640 Bunloit Road. The track serves 4 existing houses (Easter Upper Lennie, Drover's Lodge, No1 Croft, Ardachy) and a holiday chalet. The junction of the private track with the public road has established visibility splays of 90m. At present the bins are located next to the junction and the intention is to improve the situation through the formation of a dedicated area of bin provision to the southeast of the access entrance.
- 1.7 A detailed Drainage Statement has been submitted for the disposal of foul water and surface water drainage. Foulwater drainage will be by means of a treatment tank to the southwest of the bothy building with disposal within the site. Surface water drainage will also be disposed of within the site.
- 1.8 The development will be served by a private water supply.
- 1.9 Pre-Application Consultation: None
- 1.10 Supporting Information: Supporting Information, Private Access Checklist, Private

Water Supply - Impact Assessment, Drainage Impact Assessment

1.11 Variations: Water Supply, Drainage, Access Layout and Visibility Splays

2. SITE DESCRIPTION

2.1 The site is located at Upper Lennie to the west side and above Loch Ness, south of Drumnadrochit. There are 4 houses in relatively close proximity; Easter Upper Lennie, Drover's Lodge, No 1 Croft and Ardachy.

2.2 The existing building comprises of a bothy, constructed of natural stone with a profile metal roof. The surrounding site is rough grassland, which lies at a lower ground level compared to the neighbouring properties of No 1 Croft, the Drover's Lodge and Easter Upper Lennie. The boundary with No 1 Croft is characterised by a mixture of conifer and deciduous trees.

3. PLANNING HISTORY

3.1	17.04.2007	07/00031/OUTIN - Erection of house	Outline Planning Permission Granted
3.2	02.02.2021	20/04540/FUL - Erection of house, conversion and extension of bothy to form house	Withdrawn
3.3	16.09.2010	10/03471/FUL - Erection of house Drover's Lodge	Planning Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3 development

Date Advertised: 10.12.2021

Representation deadline: 27.12.2021

Timeous representations: 14 (12 objections and 2 neutral)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Contrary to Policy – within the Hinterland area and no agricultural need.
- Visual Impact - within Regional Scenic Area and an area of high amenity and would have a detrimental impact on Drover's Lodge in terms of its outlook across Loch Ness. Light pollution impact on participation in astronomy. Bothy of historical importance, with extension doubling footprint
- Protected Species - impact on wildlife, loss of habitat
- Traffic and road network - inadequate visibility splays lack of service bay; access close to junction where 3 existing accesses meet, additional fourth access reduce safety, located on a steep, tight comer, dangerous in winter

- e) Impact on existing B&B business during construction
- f) Future commercial use of workshop, noise, traffic, amenity and environmental disturbance

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.

5. CONSULTATIONS

5.1 Glenurquhart Community Council:

- Traffic - Continued increase in traffic on single-track road which is shared with the Great Glen Way
- Water Supply - increased burden on the Bunloit aquifer due to number of properties; ensure no decrease in water supply to houses below
- Surface and foul water drainage - drainage from houses above has previously drained down the road causing problems and contributed to road flooding and damage

5.2 **Transport Planning Team:** No objection. Existing private access upgraded to SDB2 standard, 90m visibility, both comparable with Council guidelines.

The nature and present condition of the unclassified Bunloit public road means it is not well suited to serve significant further development. Appropriate mitigation/improvement measures are sought by condition:

- localised carriageway widening at 1 no. agreed locations; OR provision of 1 passing place at agreed locations
- Construction Traffic Management Plan (CTMP) to control and minimise the impact of construction traffic

5.3 **Historic Environment Team (Archaeology):** Impacts a building that is considered to be of historic importance. Seek photographic recording (by condition) to provide a record of its current condition and setting.

5.4 **Environmental Health:** Development served from private water supply. Recommend a condition relating to private water supply.

5.5 **Scottish Water:** No objections. There is currently sufficient capacity in the Glenconvinth Water Treatment Works to service the development.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 31 - Developer Contributions
- 35 - Housing in the Countryside (Hinterland Areas)
- 51 - Trees and Development
- 56 - Travel

- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 **Inner Moray Firth Local Development Plan 2015**

Site falls within the Loch Ness and Duntelchaig Special Landscape Area (SLA)

6.3 **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)
- Rural Housing (December 2021)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Inner Moray Firth 2 Proposed Local Development Plan**

- Policy 1 – Low Carbon Development
- Policy 2 – Nature Protection, Preservation and Enhancement
- Policy 3 – Water and Waste Water Infrastructure Impacts
- Policy 8 – Placemaking
- Policy 9 – Delivering Development and Infrastructure
- Policy 14 - Transport

7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (2014)

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.

Determining Issues

- 8.2 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

- 8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) siting and design, including landscape and visual effects
- c) natural, built and cultural heritage features
- d) impact on the road network
- e) impact on amenity
- f) drainage
- g) water supply
- h) any other material considerations.

Development plan/other planning policy

- 8.4 The site lies outwith the Settlement Development Area of Drumnadrochit although just within the defined Hinterland Area. Highland wide Local Development Plan Policy 35 (Hinterland) presumes against housing in the open countryside except if it meets the relevant criteria mentioned in that policy. This Policy links into the Supplementary Guidance on Rural Housing, which details these exceptions.
- 8.5 The bothy is located to the southeast of a group of houses, which is considered to be a 'housing group' for the purposes of the guidance. It is considered to meet the relevant criteria due to:
- there being at least two houses that are physically detached from one another;
 - the houses having a perceptible relationship with one another and share a well-defined, cohesive character

In terms of the form, character and cohesiveness of the group, the proposal is considered to be an extension of that group.

- 8.6 In addition, the other policies contained within the Highland wide Local Development Plan that must be given due consideration seek to ensure that new development is designed to make a positive contribution to the architectural and visual quality of the place in which it is located, be accessible and have no significant detrimental impact upon protected species and/or habitats or individual and community residential amenity. As the development is located within the Loch Ness and Duntelchaig Special Landscape Area (SLA) it is a requirement that any development will not have an unacceptable impact on the natural environment, amenity and heritage resource. Providing that the proposal can demonstrate this to be the case then it would comply with the Development Plan.

Siting and design, including landscape and visual effects

- 8.7 The bothy already exists in the landscape. The proposal involves its reuse, retaining the existing stone walls and replacing the profile metal sheet roof with natural slate; and then adding a similar sized extension, reflecting the overall scale, massing and design of the original bothy. The resultant building, while approximately double the footprint of the original, is nevertheless considered to complement the original building's siting, form and design, and does not dominate

it. The character of the original bothy is not significantly altered to an unacceptable degree. Furthermore, there is considered to be a net environmental benefit through the reuse of this currently derelict rural building.

- 8.8 The resultant building is considered to be well placed within the landscape, with no significant or adverse visual impact on its character.
- 8.9 The garage/workshop/store is located approximately 30m to the west of the bothy. It is set into the slope and this is used to allow a bridge access direct to the upper floor. The material finishes include timber cladding to the walls and a natural slate roof with a row of south facing solar panels. These finishes are considered to be acceptable and relate well to those on the extended bothy. The siting and design of the garage/workshop/store is also well considered, and its placement makes good use of the naturally sloping site. The resultant building, and the overall development including the extended bothy, would introduce a limited and localised visual change to the landscape, and would therefore not result in any wider impact on the Special Landscape Area.

Natural, built and cultural heritage features

- 8.10 There are no protected species affected by this development. The Historic Environment team have advised that the proposal impacts a building that is considered to be of historic importance. A condition requiring photographic recording of its current condition and setting is considered appropriate.

Impact on road network

- 8.11 Vehicular access is taken from the existing access track which connects with the U1640 Bunloit Road.
- 8.12 Following the initial consultation comments from the Transport Planning Team, the applicant submitted further plans detailing the access layout at the junction of the access track with the public road. This shows a surfaced service layby with sightlines of 90m, along with a bin storage area set back from the edge of the public road. These arrangements are considered to be acceptable.
- 8.13 The proposed access from the site onto the private access track will be located opposite the access for Drover's Lodge. These private access arrangements are also considered to be acceptable.
- 8.14 Transport Planning has advised that the proposal is acceptable, subject to mitigation and improvement works to the public road being undertaken. This could take the form of carriageway widening or a passing place, and a construction traffic management plan being in place for the works. These matters can be secured by conditions.
- 8.15 Members will note that such conditions were imposed on planning applications for camping pods at Ancarraig Lodges (20/02160/FUL) and the conversion and alteration of farm buildings at Easter Bunloit (21/00915/FUL) and given the pressures on this road are likely to be sought for future development along this route.

Impact on amenity

- 8.16 Representations suggest that the proposal will impact on the wider amenity/sense of remoteness of the area which guests experience at the nearby Drover's Lodge Bed and Breakfast, which is located approximately 70m northwest of the garage/workshop/store, and 107m northwest of the bothy. In addition, the representations highlight potential impact on views from the B and B, and potential impact on astronomical activity/dark sky conditions/light pollution for the B and B guests.
- 8.17 There will be an impact in the immediate area as a result of the re-development of the site. The sites of both the bothy, and garage/workshop/store, are at 233m and 235m elevation, with Drovers Lodge at over 250m; the relative difference in height between these, combined with their horizontal separation, is such that the view from Drovers Lodge will be over these buildings. The Planning Authority is unable to control internal lighting, or light spillage from within a building. However, conditions relating to the control of lighting of external areas around a building would be appropriate. Potential future noise and disturbance from the site would be matters for assessment by the Environmental Health y as potential statutory noise nuisance and are not matters that can be controlled through planning.

Drainage

- 8.18 A Drainage Statement has been submitted for the disposal of foul water and surface water, setting out that foul drainage would be by a treatment plant and soakaway. However, the statement also indicates that the system would include the option to allow for the final discharge to be collected for irrigation purposes in the event of low rainfall.
- 8.19 Roof water run-off will be collected and after filtration used for toilets, clothes washing and watering of crops during low rainfall.

Water Supply

- 8.20 The applicants' have commissioned advisors with experience in the Bunloit area with regard to securing a private water supply. They are of the opinion that it will be possible to establish a borehole water supply to serve the proposed development. They have indicated that the existing 3 boreholes are located quite close to each other but at a distance of about 110m from the proposed new borehole location. Each of the existing boreholes is currently providing sufficient water to supply the existing housing, and furthermore, their opinion is that at this distance, if the new borehole were to be successful then this is highly unlikely to have any impact on the existing boreholes.
- 8.21 No Hydrological Assessment has been submitted as to the source of borehole for the private water supply although the submitted plans show this as north of the steading. Environmental Health will need to review any hydrological assessment and has sought a condition relating to water quality.

Other material considerations

- 8.22 The applicants' have indicated that the garage/workshop/store will be used for domestic purposes only, such as the garaging of cars, and also as a small workshop for the storage and maintenance of small-scale machinery to be used on the land for agricultural purposes. The 'workshop' will not generate any more traffic on the Bunloit Road other than that for the single dwelling – the extended bothy – which is the subject of the current planning application. There will be a short-term temporary impact on the immediate area during construction works as a result of construction traffic.

Non-material considerations

- 8.23 The impact of the proposed development on an existing commercial Bed and Breakfast business operated from Drover's Lodge is not a material planning consideration and is for the market to address and resolve.

Developer's Contributions

- 8.24 Policy 31 requires all developments to make fair and reasonable contributions towards improved public services as required. Should the proposal be afforded support, developer contributions will be due. The site lies within the school catchment for Glen Urquhart High and Glen Urquhart Primary School. Whilst there is capacity at Glen Urquhart High, contributions of £481 would be due towards an extension to Glen Urquhart Primary School.

9. CONCLUSION

- 9.1 The application is in detail for the conversion and extension of a bothy to living accommodation, the erection of garage/workshop/store, formation of access track, foul and surface water drainage.
- 9.2 The Highland wide Local Development Plan Policy 35 (Housing in the Countryside) supports housing within the Hinterland provided it complies with the exceptions detailed within the associated Rural Housing Supplementary Guidance. The proposal is considered to accord with exceptions to the policy, in that it will form part of a housing group; is sympathetic to the existing housing development pattern in the area; and is a conversion and rehabilitation of a redundant traditional building. The form, scale, design, use of materials and placement on the site of the two main elements of the application – the conversion/extension of the existing bothy; and the erection of the garage/workshop/store – are considered to complement each other and sit well within the landscape. Their siting and design is sympathetic to existing patterns of development in the area. Furthermore, their placement on the site is acceptable with regard to their impact on individual and community residential amenity. Accordingly, the proposal is considered to accord with Policy 28 (Sustainable Design) of the Highland wide Local Development Plan.
- 9.3 There is not considered to be any significant impact on natural heritage in relation to protected species and visual amenity in relation to views from longer distances.
- 9.4 There are concerns regarding public road infrastructure in the area and the potential

impact that the development could have on this. Following assessment by the Council's Transport Planning Team it is considered that such impacts can be mitigated in a proportionate manner with carriageway widening or passing places along parts of the road. The detail of the location of these works is yet to be formally agreed and accordingly, it is considered appropriate to attach a condition to any permission in this regard.

- 9.5 Following the agreed mitigation measures being implemented, the level of traffic that is likely to be generated is considered to be acceptable in road safety terms.
- 9.6 The site can be adequately serviced, with foul drainage designed for the site. The development will have no significant detrimental impact on individual and/or community residential amenity.
- 9.7 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.

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

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:

Conditions and Reasons

1. All foul water and surface water drainage provision within the application site shall be implemented in accordance with the approved plans and shall be

completed prior to the first occupation of the development.

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

2. No development shall commence until a plan, and specification for, improvement works to the U1640 Bunloit Road, has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, the improvement works shall include:
 - I. localised carriageway widening at 1 location; OR
 - II. the installation of 1 passing place

The approved works shall be implemented in full by the developer prior to the first occupation of the development hereby approved.

Reason: In the interests of road traffic safety.

3. No other development shall commence until the site access at the junction of the access track with U1640 Bunloit Road has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines, with:
 - i the junction formed to comply with drawing ref. SDB2; and
 - ii visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction 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: In the interests of road traffic safety.

4. No development shall commence until the developer shall have submitted a Construction Traffic Management Plan (CTMP) for the approval in writing of the Planning Authority in consultation with the Roads Authority. The CTMP shall set out measures to control and minimise the impact of construction activities on the local road network. As a minimum the CTMP shall include the following.
 - i Details of the number and type of vehicle movements that will be generated during the construction phase.
 - ii Proposed traffic management measures on the access route to the site.
 - iii A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period.
 - iv Measures to ensure that all affected public roads are kept free of mud

and debris arising from the development.

The development shall thereafter be undertaken in accordance with the agreed CTMP.

Reason: In the interests of road traffic safety

5. Prior to the first use of the development the area for the storage of refuse and recycling shown on Drawing 1186-00-00TD REV A shall be formed and thereafter maintained in perpetuity.

Reason: To ensure that further suitable provision is made for the storage of communal waste and recycling bins.

6. Notwithstanding the provisions of Article 3 and Class 14 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of any temporary site compounds and storage areas (including their location, scale, means of enclosure, and their restoration and reinstatement) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. Furthermore, all site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development being completed and the land restored and reinstated in accordance with the agreed details.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

7. 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 the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v wheel washing facilities;
 - vi measures to control the emission of dust and dirt during construction;
 - vii a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

8. No development or work (including site clearance) shall commence until a photographic record has been made of the building and/or other features affected by the development/work, in accordance with the attached specification, and the photographic record has been submitted to, and approved in writing by, the Planning Authority.

Reason: In order to protect the archaeological and historic interest of the site.

9. No development shall commence until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification to the satisfaction of the Planning Authority in consultation with the Environmental Health Authority.

Reason: To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

10. No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

REASON FOR DECISION

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.

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.

Private Water Supply

The applicant should be aware that if the premises is to be used for a commercial purpose (such as a holiday let), then, under the requirements of The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017, The Highland Council must add it to the register of private water supplies. The supply must be risk assessed and the water tested on an annual basis to ensure it meets regulatory standards. There is a charge for this statutory function.

Septic Tanks & 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 & 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.

Roads Authority Permission

Permission will be needed from Highland Council to undertake works on or immediately adjacent to the publicly adopted road. This would be through seeking a Minor Works Permit, often referred to as a Road Opening Permit, with information on that provided on the Highland Council website or by contacting General Enquiries tel no. 01349 886606.

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 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>

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Keith Gibson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 Location Plan - 1186-00-00L-B
Plan 2 Site Layout Plan - 1186-00-00S-E
Plan 3 Elevations - 01-002 A
Plan 4 Elevations - 01-003 A
Plan 5 Tree Planting Plan - 1186-00-00TP-C
Plan 6 Section Plan - 1186-02-001-B
Plan 7 Access layout - 1186-00-00TD REV A
Plan 8 Visibility splay - 1186-00-00TE REV A

Appendix 2

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
Primary – Build Costs	Glenurquhart Primary School – 2 class extension	£481	£0.00	£0.00	BCIS	Q2 2018	Upfront	Apr/Oct	20
Primary – Land Costs	None	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	None	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	None	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	None	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing	None								
Transport	None								
Green Infrastructure	None								
Water and Waste	None								

*1 Adjust total to take account of flat exemptions

*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

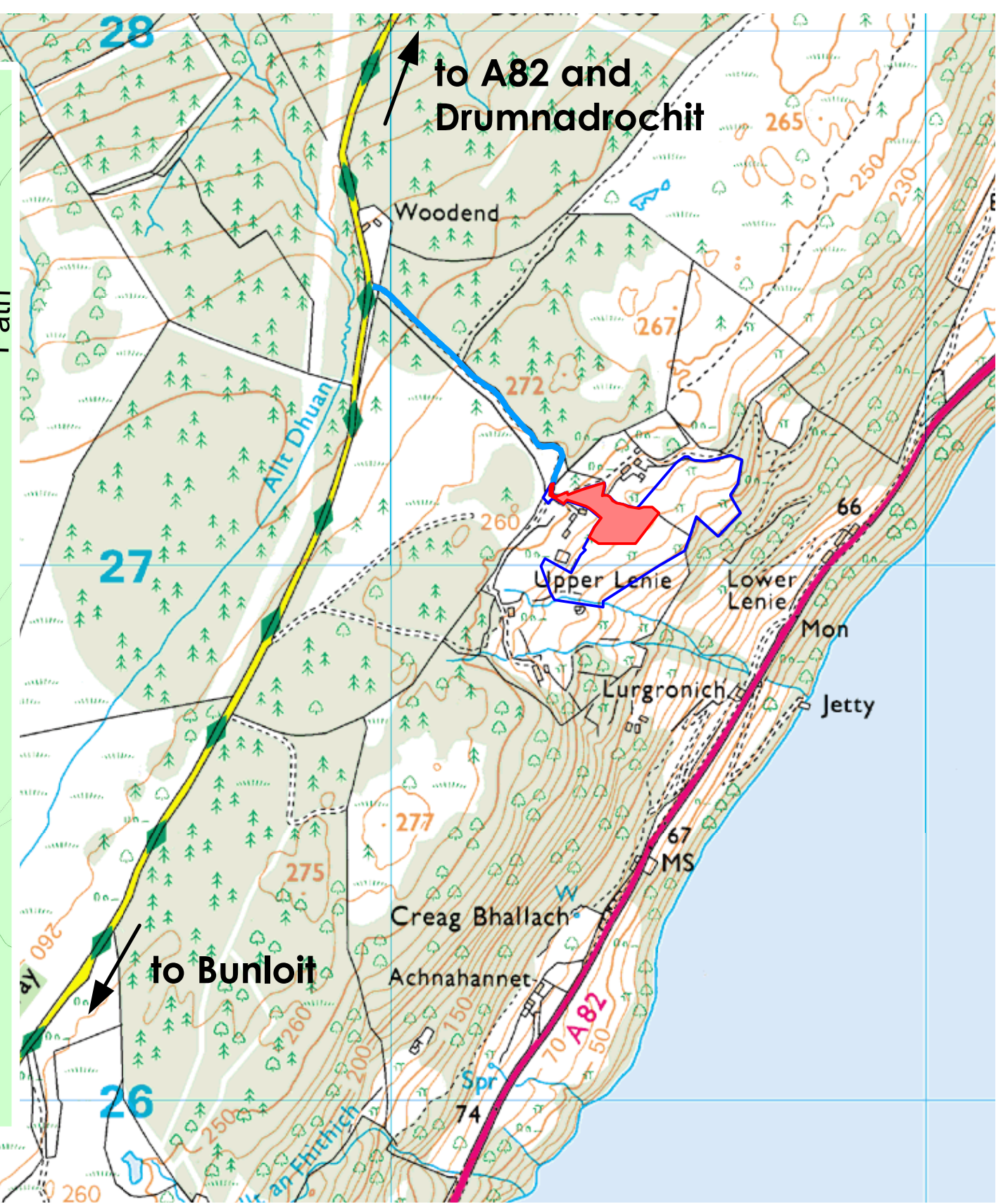
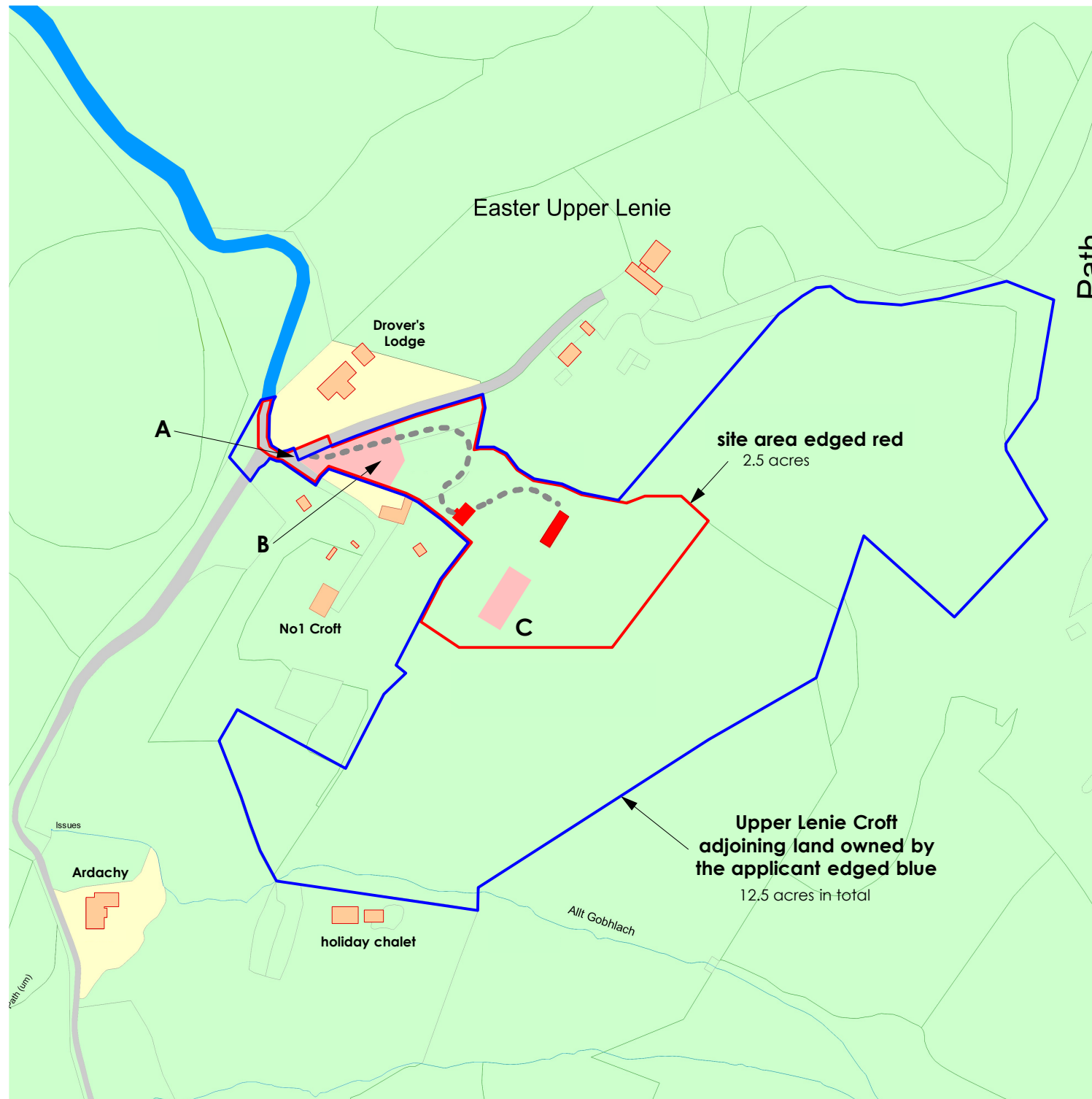
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*5 Clawback – 15 years for Major development; 20 years for Local development

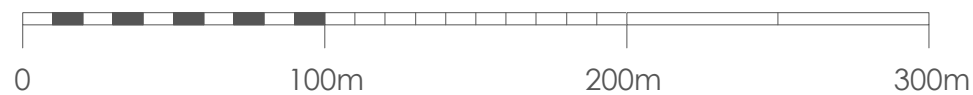
¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether or not 1 bed houses/flats are exempt



Location Plan

scale 1:2,500@A3



Proposed Bothy Conversion, Extension and New Workshop
at
Upper Lenie Croft
Bunloit
IV63 6XJ

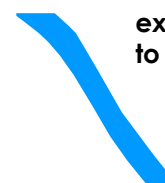
10 November 2020

1186-00-00L-B-Location Plans

indicative line of proposed track to bothy



existing public access track to public road



key

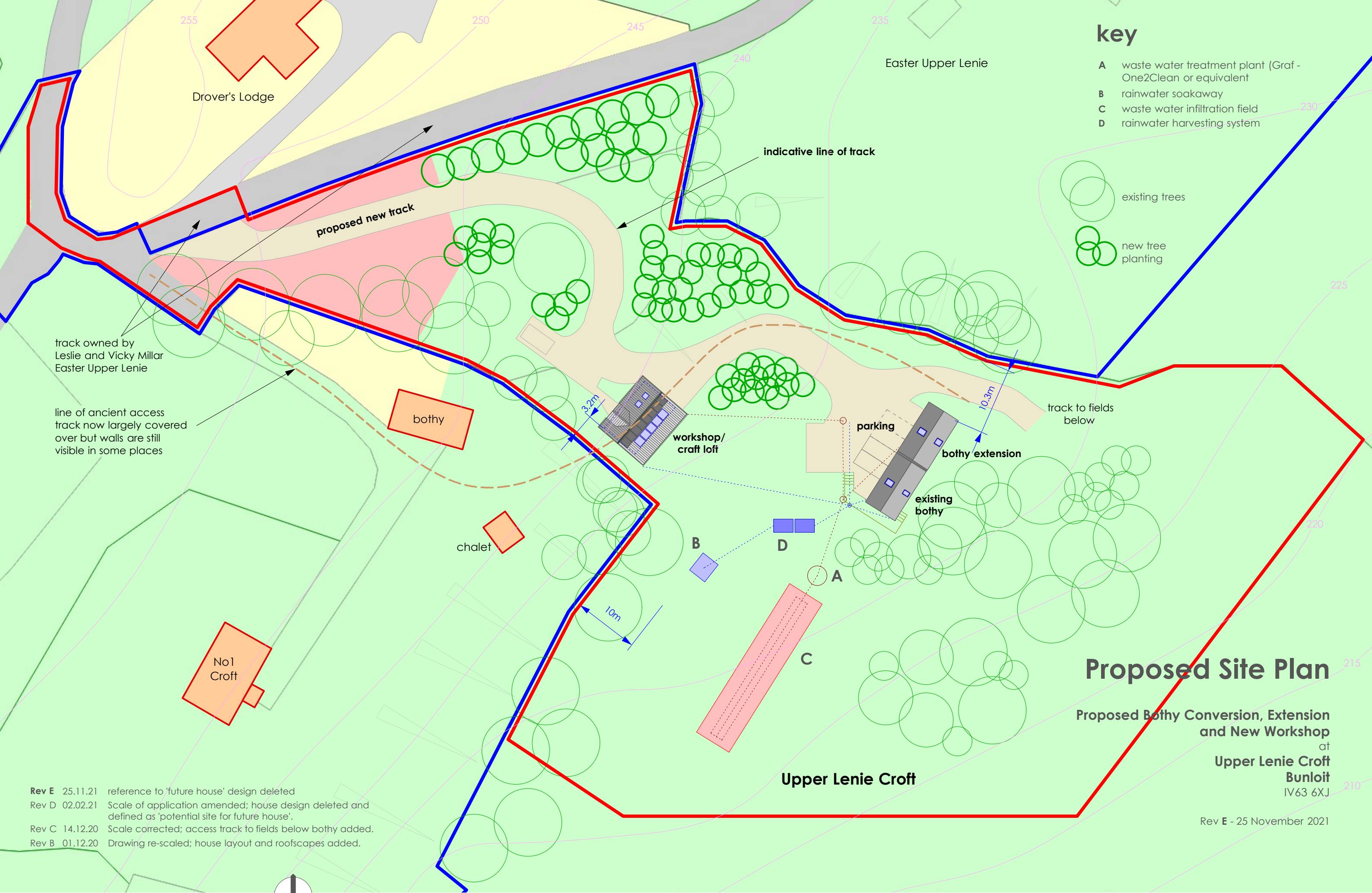
- A** point of access from private track to the site
- B** area to be explored for suitability for water supply bore hole
- C** area identified for percolation tests

Site Location Plan

scale 1:10,000@A3

Rev B - 02 February 2021





key

- A waste water treatment plant (Graf - One2Clean or equivalent)
- B rainwater soakaway
- C waste water infiltration field
- D rainwater harvesting system

- existing trees
- new tree planting

track owned by Leslie and Vicky Millar Easter Upper Lenie

line of ancient access track now largely covered over but walls are still visible in some places

proposed new track

indicative line of track

bothy

workshop/
craft loft

parking

bothy extension

existing bothy

chalet

No1 Croft

Proposed Site Plan

Proposed Bothy Conversion, Extension and New Workshop at Upper Lenie Croft Bunloit IV63 6XJ

Upper Lenie Croft

- Rev E 25.11.21 reference to 'future house' design deleted
- Rev D 02.02.21 Scale of application amended; house design deleted and defined as 'potential site for future house'.
- Rev C 14.12.20 Scale corrected; access track to fields below bothy added.
- Rev B 01.12.20 Drawing re-scaled; house layout and roofscapes added.

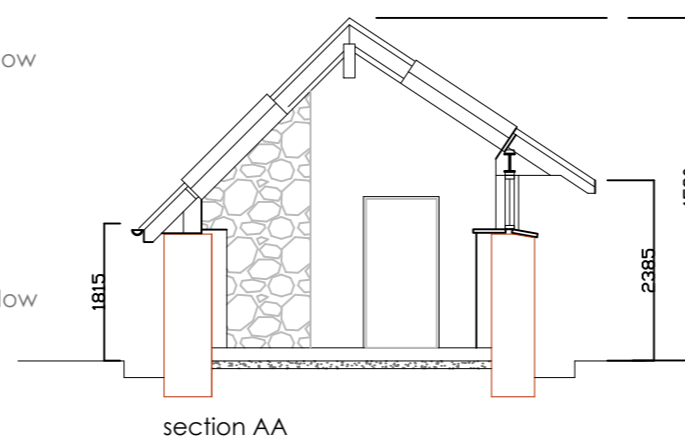
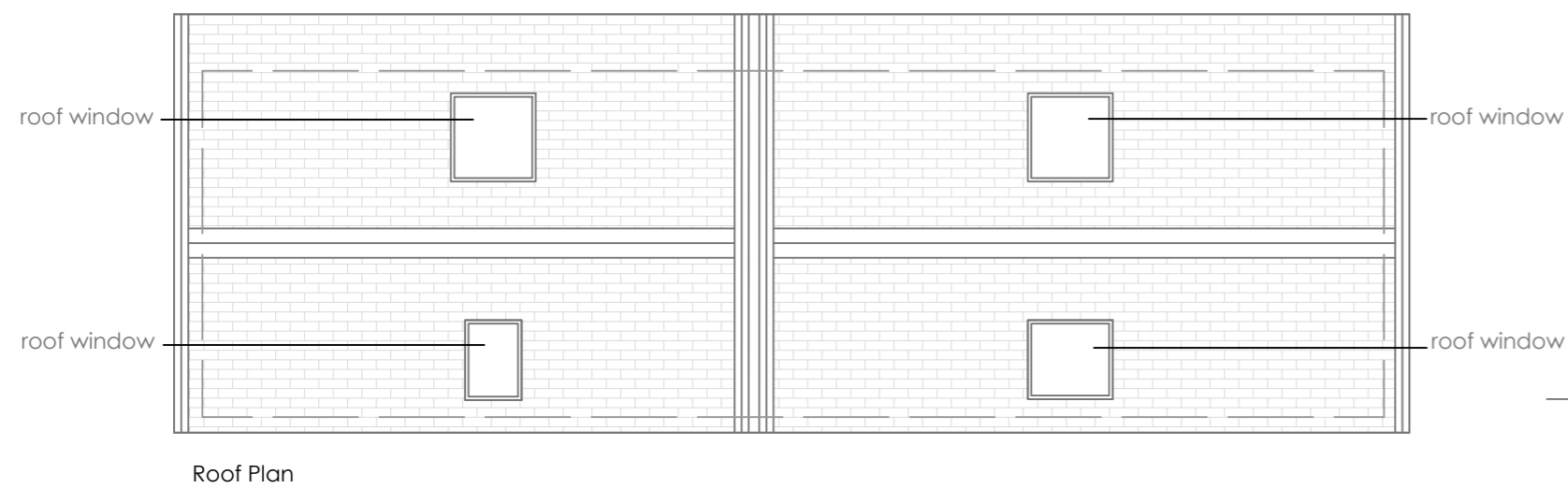
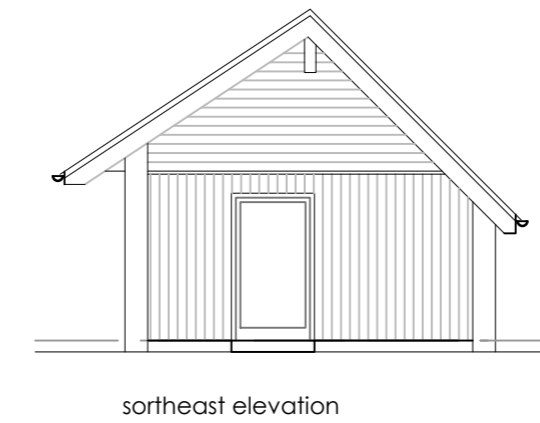
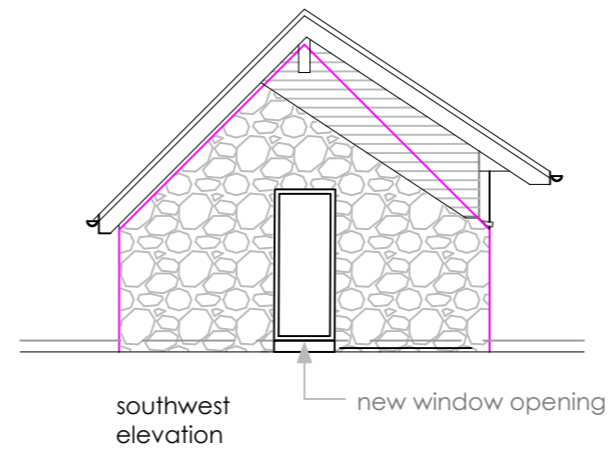
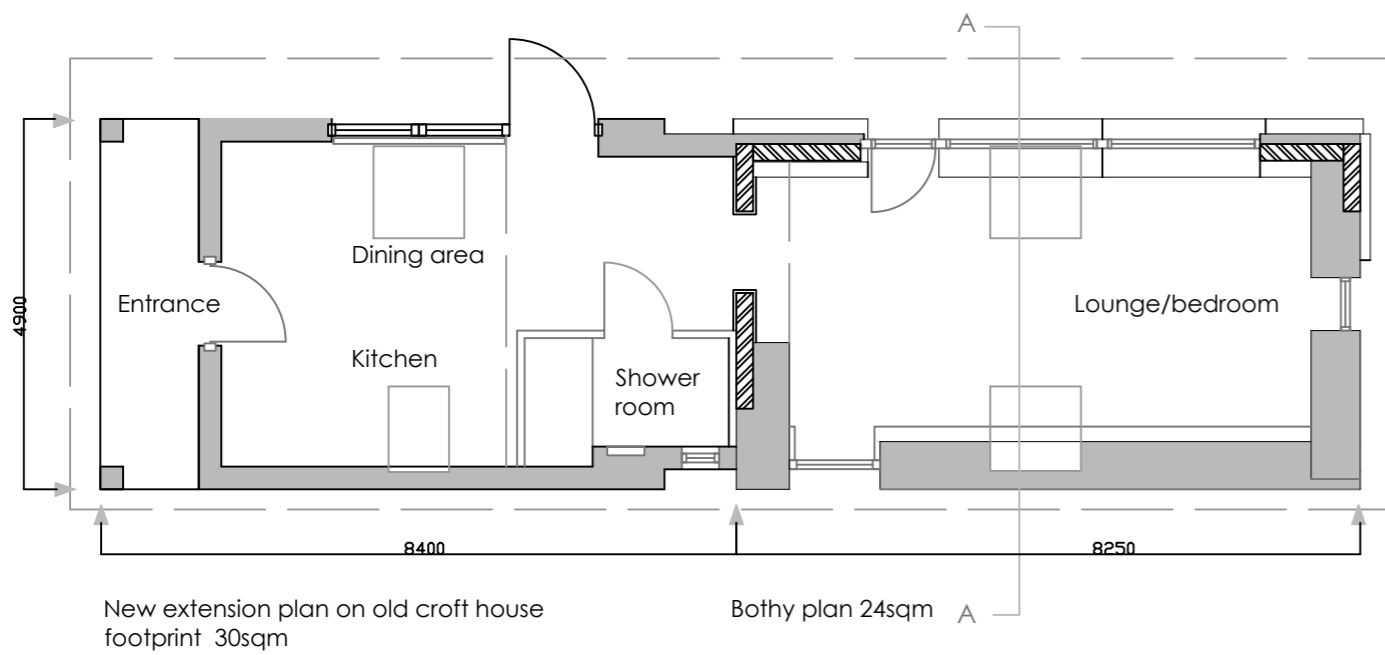
Rev E - 25 November 2021



23 November 2020

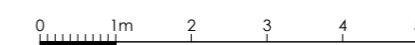
1186-00-00S-E-Proposed Site Plan





Materials

- bothy: existing natural stone walls to be repaired and re-pointed
- extension: natural unfinished larch wall cladding - horizontal and vertical as shown
- natural slate roof with lead detailing
- all windows, doors and rooflights to be painted 'anthracite' grey



Do not scale off drawing - Scale is for guidance purposes only
Scale 1:100 @ A2

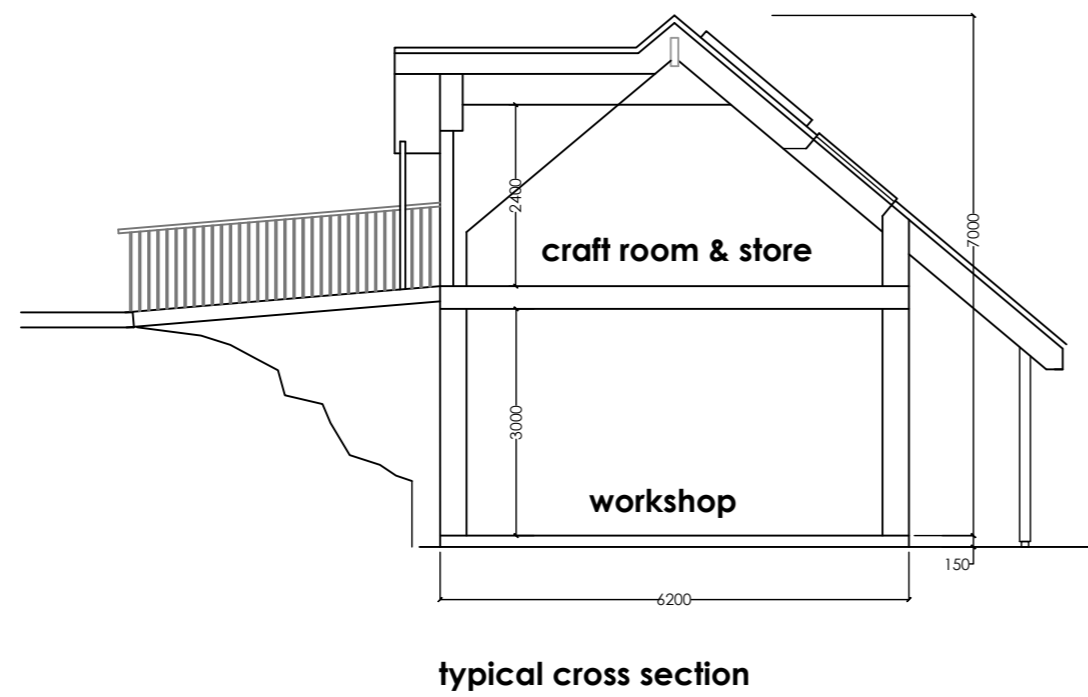
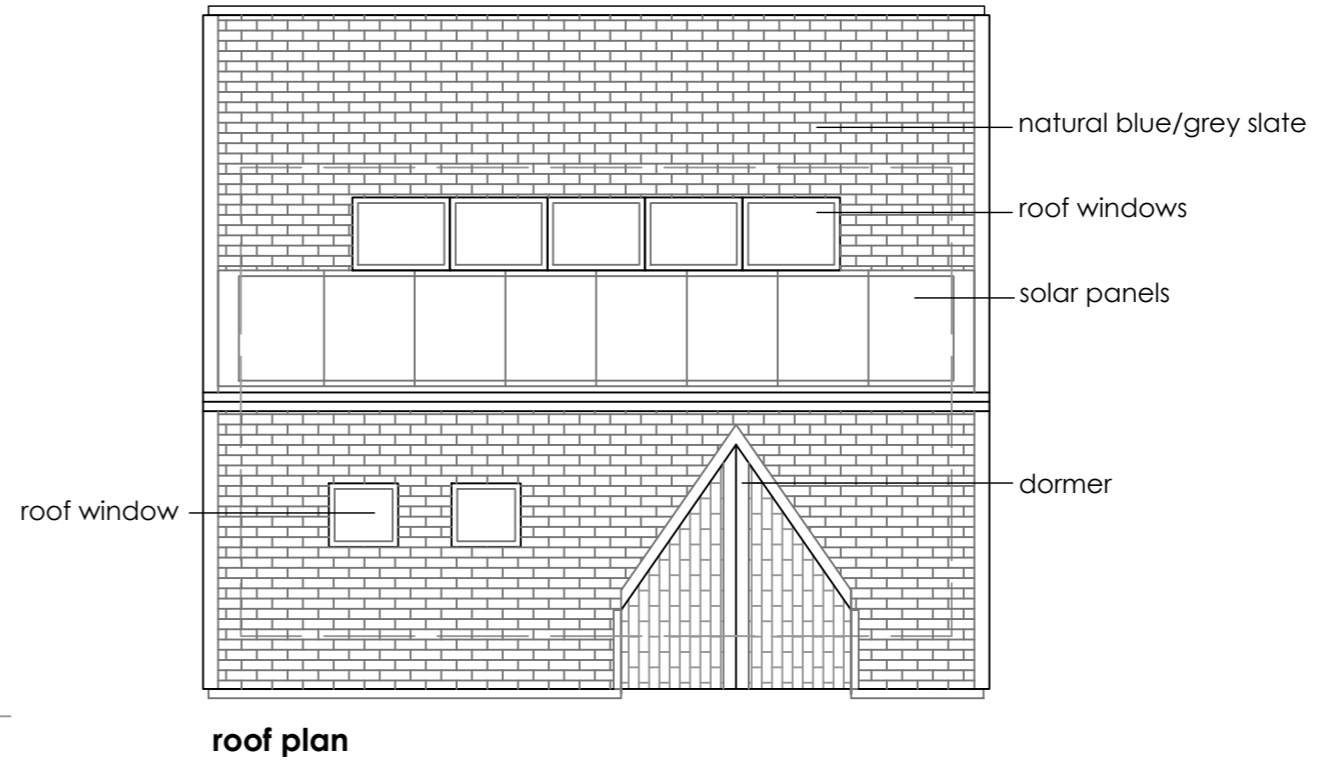
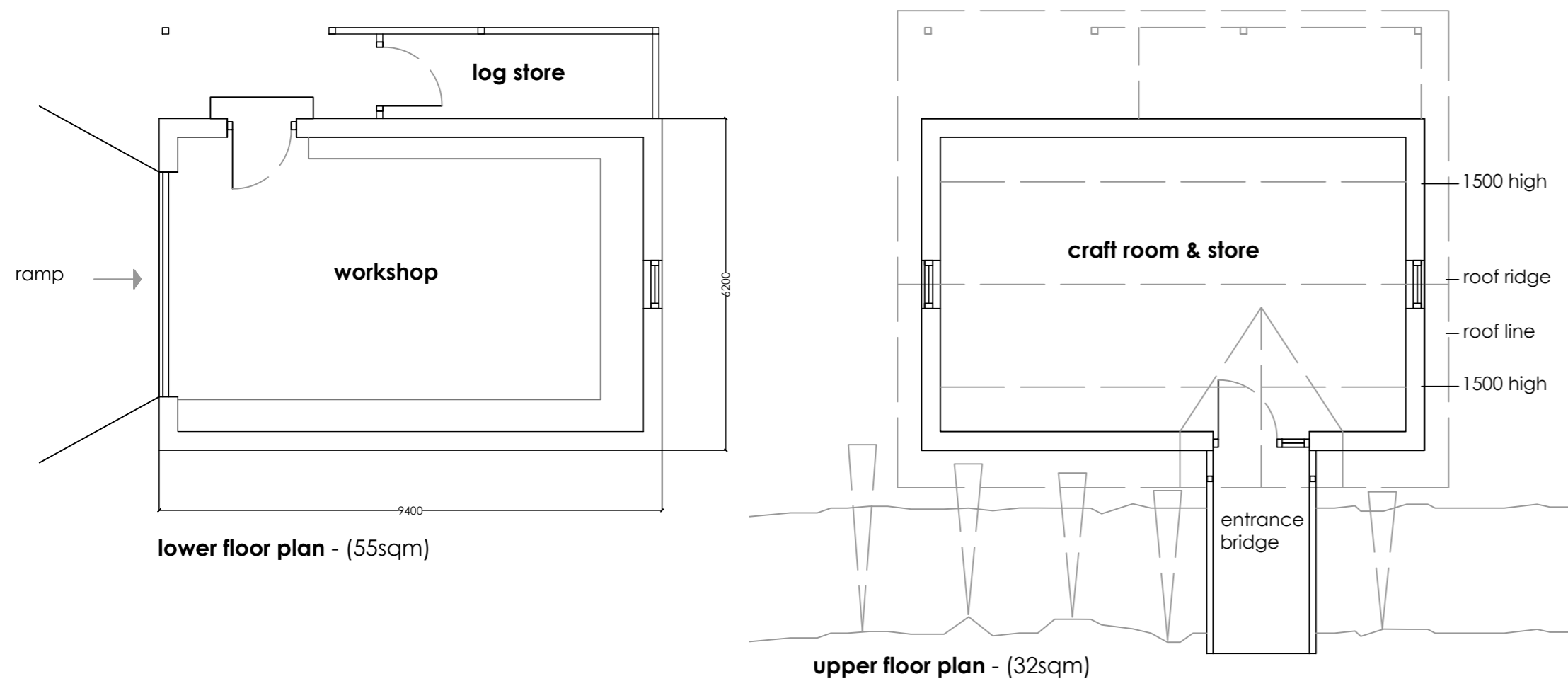
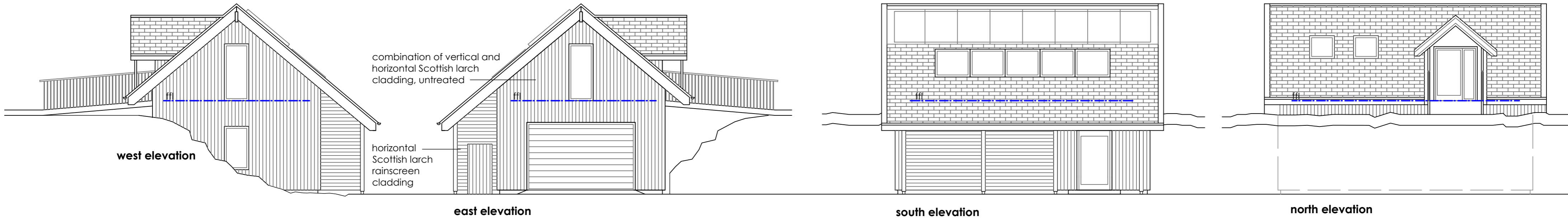


PLANNING ISSUE

Rev A - 25.11.21 - Planning Application 2
- First Issue



CLIENT: Shona + Francis Jones				
PROJECT: Proposed Bothy Conversion, Extension and New Workshop - Upper Lenie Croft, Bunloit, Drumnadrochit, IV63 6XJ				
job no	dwg no	rev	scale	date
1105	01-002	A	1:100 @A2	25.11.21
DRAWING TITLE: Proposed plan, elevations & section				
CONTACT: 01456 476 703 mail@mjdesignworks.com				
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PLANNING ISSUE



Rev A - 25.11.21 - Planning Application 2
- First Issue

M&Jdesign

CLIENT:
Shona + Francis Jones

PROJECT:
Proposed Bothy Conversion, Extension and New Workshop - Upper Lenie Croft, Bunloit, Drumnadrochit, IV63 6XJ

job no	dwg no	rev	scale	date
1105	01-003	A	1:100 @A2	25.11.21

DRAWING TITLE:
Proposed Workshop Building

CONTACT:

01456 476 703
mail@mjdesignworks.com




DO NOT SCALE OFF DRAWING -
Scale is for guidance purposes only
Scale 1:100@ A2



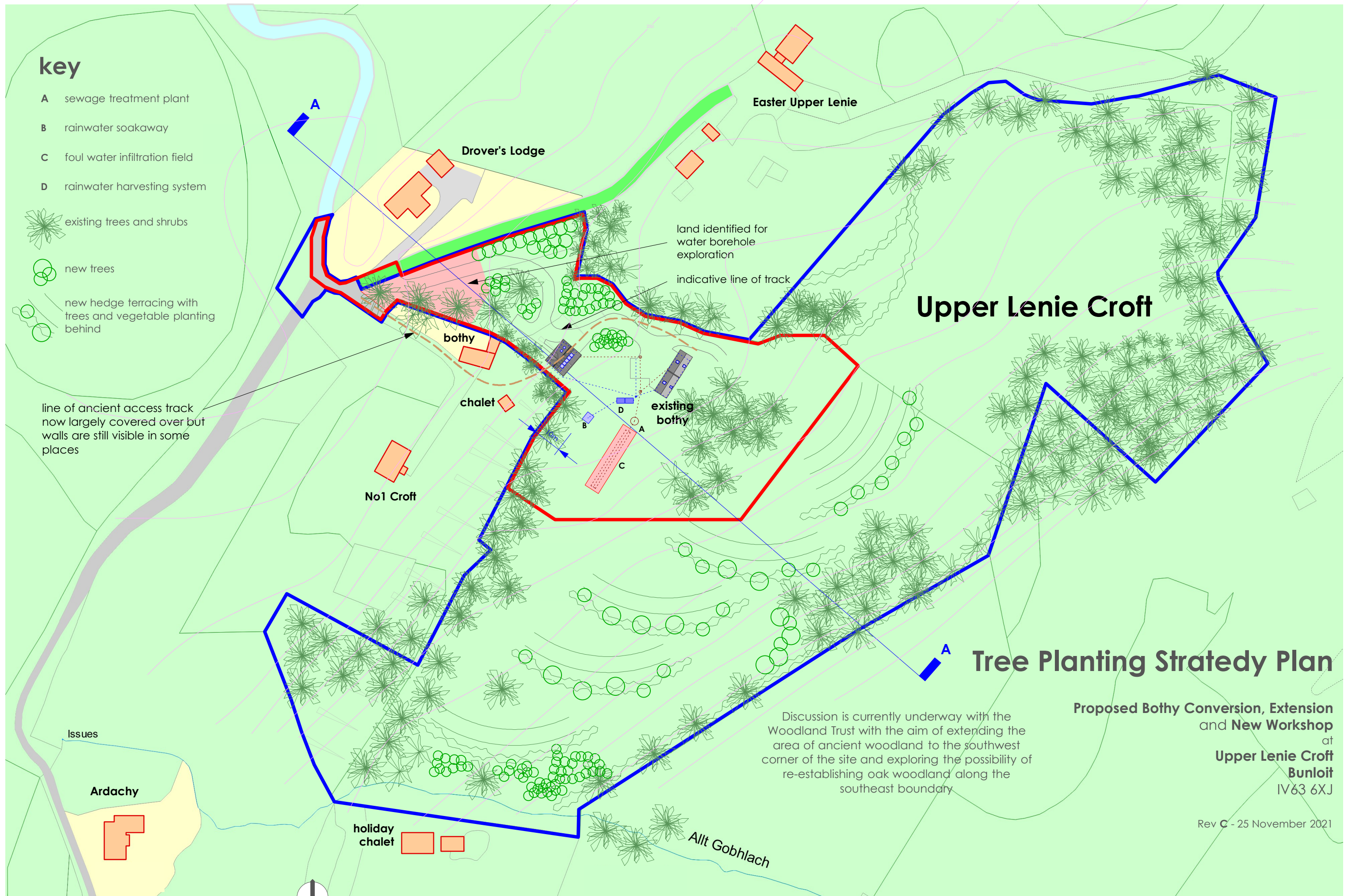
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key

- A sewage treatment plant
- B rainwater soakaway
- C foul water infiltration field
- D rainwater harvesting system

-  existing trees and shrubs
-  new trees
-  new hedge terracing with trees and vegetable planting behind

line of ancient access track now largely covered over but walls are still visible in some places



Upper Lenie Croft

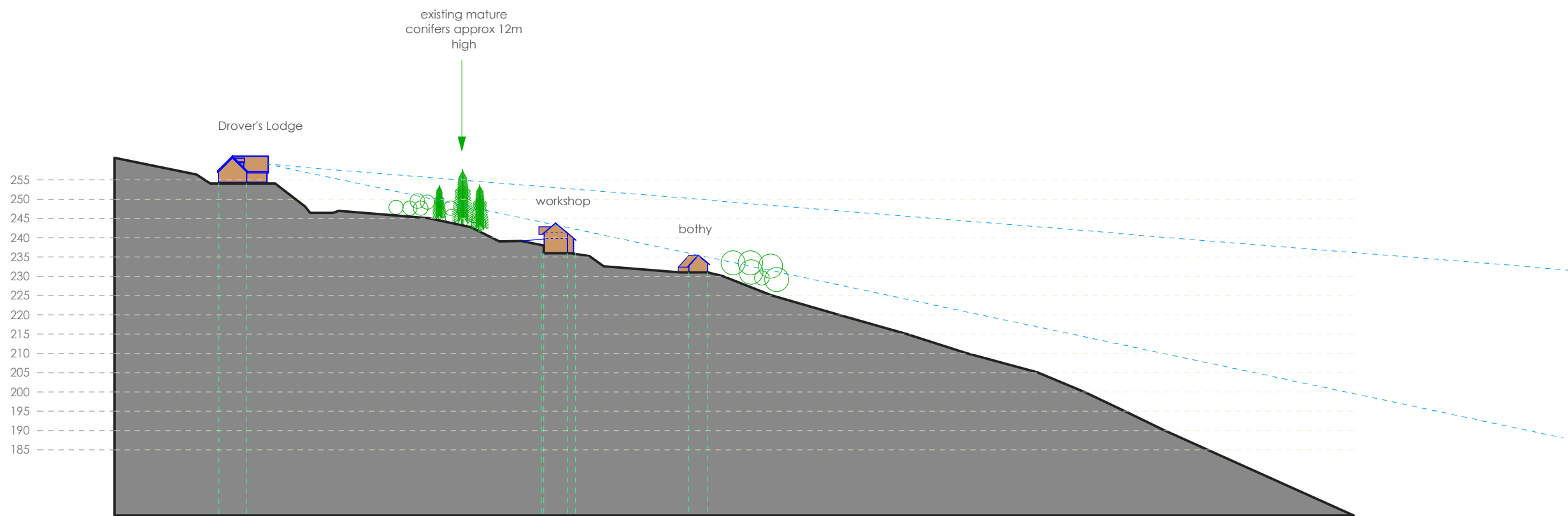
Tree Planting Strategy Plan

Discussion is currently underway with the Woodland Trust with the aim of extending the area of ancient woodland to the southwest corner of the site and exploring the possibility of re-establishing oak woodland along the southeast boundary

Proposed Bothy Conversion, Extension and New Workshop
at
Upper Lenie Croft
Bunloit
IV63 6XJ

Rev C - 25 November 2021

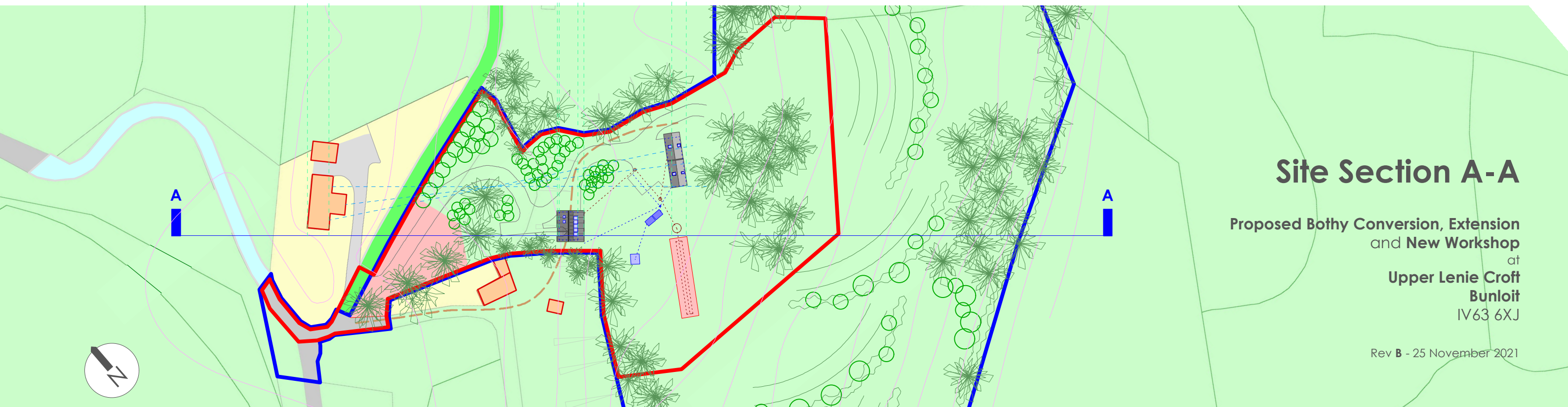




Section A-A

The above section should be read in conjunction with the topographical survey and the plan below. Together these drawings demonstrate that the proposed workshop building would not be readily visible from either Drover's Lodge or No1 Croft, especially as the now mature coniferous trees, planted around 2005 are now of a mature size. If necessary photographs can be taken from the mentioned properties to demonstrate this further.

The extension to the bothy would of course be visible from Drover's Lodge but not from No1 Croft. However this extension is a small single storey addition and would not impact on the visual amenity of either property.



Site Section A-A

Proposed Bothy Conversion, Extension
and New Workshop
at
Upper Lenie Croft
Bunloit
IV63 6XJ

Rev B - 25 November 2021

to Drumnadrochit

sightline to 90m minimum - refer to drawing 1186-00-00TE for photographs

to Bunloit

sightline to 90m minimum - refer to drawing 1186-00-00TE for photographs

Rev A 28.02.22 Planning Issue

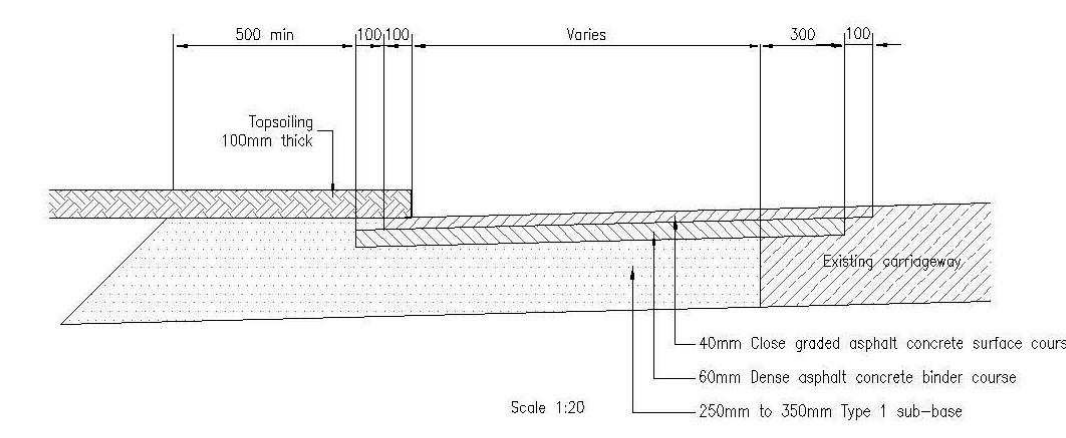
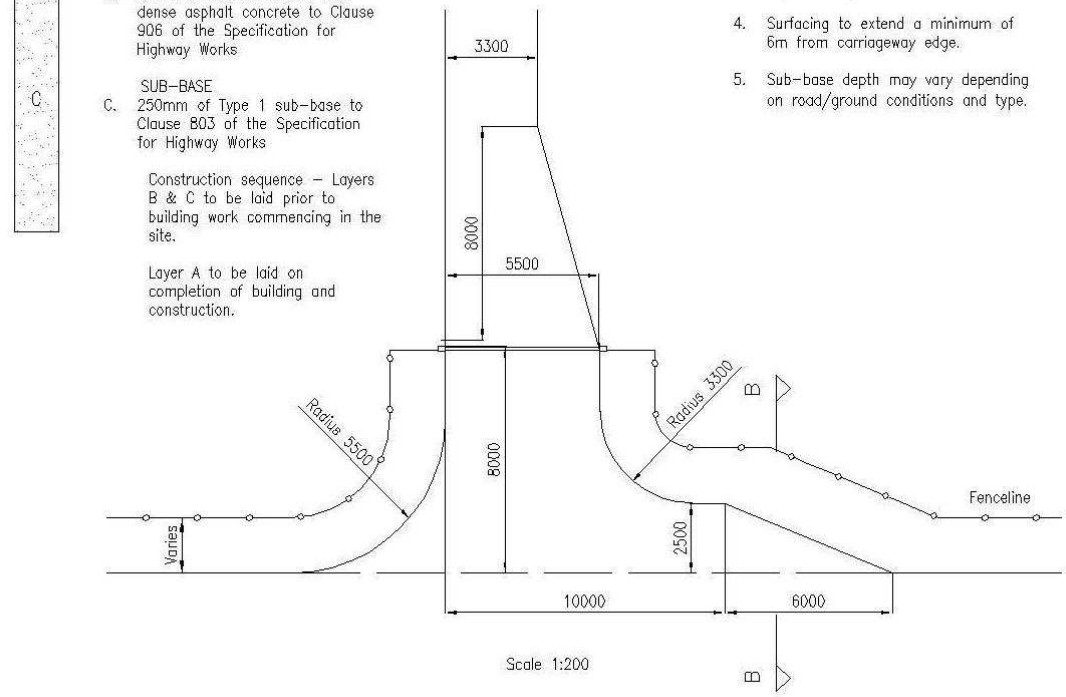
Plan
scale 1:250@A3



TYPICAL MATERIAL SPECIFICATION

- SURFACE COURSE**
A. 40mm of 14mm nominal size close graded asphalt concrete to Clause 912 of the Specification for Highway Works.
 - BINDER COURSE**
B. 60mm of 20mm nominal size dense asphalt concrete to Clause 906 of the Specification for Highway Works
 - SUB-BASE**
C. 250mm of Type 1 sub-base to Clause 803 of the Specification for Highway Works
- Construction sequence - Layers B & C to be laid prior to building work commencing in the site.
Layer A to be laid on completion of building and construction.

- Notes:
- Verge a minimum of 500mm wide to rear of bituminous surface.
 - Service bay may be constructed on left or right hand side.
 - Gates should be set 8m from road edge and open inwards.
 - Surfacing to extend a minimum of 6m from carriageway edge.
 - Sub-base depth may vary depending on road/ground conditions and type.



PLAN AND SECTION OF SERVICE BAY PROPOSAL BASED ON SDB 2

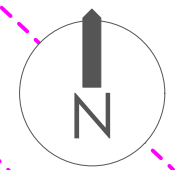
key

- existing fencelines
- proposed new fencelines
- existing road/track edges
- proposed road/track edges
- centreline of existing road
- existing road - U1640 Bunloit Road
- New 'macadam' track entrance as specified under SDB 2 - as opposite

Proposed Site Plan

Proposed Bothy Conversion, Extension and New Workshop at Upper Lenie Croft Bunloit IV63 6XJ

Rev A - 28 February 2022





from 'Viewpoint' looking north



from 'Viewpoint' looking south



track entrance from road



current bin location

Proposed Site Plan

Proposed Bothy Conversion, Extension and New Workshop at Upper Lenie Croft Bunloit IV63 6XJ

Rev A - 28 February 2022

Plan

scale 1:1,000@A3



25 February 2022

1186-00-00TE-A - Track Entrance Visibility Drawing

