

Agenda Item	<b>7.2</b>
Report No	<b>PLS-81-22</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 20 September 2022

**Report Title:** 22/00289/FUL: Mr Archie Maclellan

Land 350M North of Newtown, Invergarry

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

### **Purpose/Executive Summary**

**Description:** Formation of campsite, erection of shop and cafe building, shower and toilets blocks, parking and access

**Ward:** 12 – Aird and Loch Ness

**Development category:** Local

**Reason referred to Committee:** Objections from 5 or more 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 proposal is for the formation of a campsite covering approximately 1.87Ha, with a clubhouse incorporating a café, kitchen, shop, check-in and ancillary accommodation.
- 1.2 The site is to be laid out to accommodate a total of 46 mobile campers, caravans, tents, and pods. The site layout drawing shows the proposed stances for the mobile homes and caravans to the west and the centre of the site and the area for pods and tents to the east.
- 1.3 The site is accessed from the A82 from a track using an existing established access point to the northeast. The development is all proposed to be located to the northwest side of the existing access track, with the clubhouse building close to this access, and the two shower/toilet blocks to the north and northwest of this.
- 1.4 The parking area for 67 cars is placed adjacent and to the north, northwest and west of clubhouse; 9 of these spaces are reserved for staff. Surrounding this, the pitches are located to the north/northwest and west.
- 1.5 The clubhouse has an overall rectangular plan form, which includes covered external spaces. At its maximum extent it measures 22.5m x 22.7m x 6m, with variable low-pitched roofs of 25° and 30°. External material finishes are profile sheeting to the roof and vertical larch cladding to the walls, with timber windows and doors.
- 1.6 The two shower/toilet blocks are rectangular plan form (19.5m x 5.7m x 4.7m) with a 30° roof pitch. External material finishes are profile sheeting to the roof and vertical larch cladding to the walls, with timber windows and doors.
- 1.7 Areas of existing and new planting and landscaping are proposed around and through the site.
- 1.8 The foul drainage system is to the southwest of the parking area using a treatment plant which was installed at the time of the use of the site for the construction compound; it served the residential and office accommodation. Effluent is disposed of by a soakaway system. The drainage system will be revised to suit the layout.
- 1.9 Pre-Application Consultation: No formal preapplication advice. Discussions undertaken during the negotiations over 22/00068/ENF.
- 1.10 Supporting Information: Design Statement
- 1.11 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The site is located at Newtown Invergarry, approximately 1.9km northeast of Bridge of Oich/Aberchalder, and 3.6km southwest of Fort Augustus. It is located to the west side of the A82.

- 2.2 The site comprises a level area of ground, which was cleared of trees to serve as a temporary site construction compound in connection with the construction of the Beauly-Denny 400kv overhead electricity transmission line.
- 2.3 The land between the site and the A82 is open field while the land to the northwest characterised by a mixture of conifer and deciduous woodland. The site is visible from the A82 from the northeast of Netherwood Cottage. It is however screened from the southern approach to Netherwood Cottage by a wide band of deciduous woodland.
- 2.4 There is an existing vehicular track to the southeast of the site, which runs from its junction with A82 in a southwest direction towards the houses, Glenmor and Forest Lodge. The line of the track follows that of the former railway line that used to terminate at Fort Augustus.

### 3. PLANNING HISTORY

- |     |            |  |                             |
|-----|------------|--|-----------------------------|
| 3.1 | 24.01.2011 | 10/02989/FUL - The formation of a temporary site construction compound and associated welfare and accommodation facilities in connection with the construction of the Beauly-Denny 400kv overhead electricity transmission line. | Planning permission granted |
| 3.2 | 24.01.2011 | 10/03123/FUL - The formation of a temporary site construction compound and associated welfare and accommodation facilities in connection with the construction of the Beauly-Denny 400kv overhead electricity transmission line. | Planning permission granted |
| 3.3 | 12.08.2013 | 13/02254/AGR - building for storing tractors, harvester, hay and straw   | Prior Approval not Required |
| 3.4 | 28.09.2021 | 21/04311/PNO - Agricultural Building   | Prior Approval not Required |
| 3.5 |            | 22/00068/ENF - Unauthorised Building, Engineering or Operations  | Pending consideration       |

### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 development (14 days)  
 Date Advertised: 25 February 2022  
 Representation deadline: 11 March 2022
- Timeous representations: 5  
 Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) overprovision of campsites
- b) visual amenity - scale of development change the character of the area; a significant number of sizeable buildings; greenfield, not a brownfield site.
- c) light pollution
- d) environmental impact – impact on watercourses and groundwater
- e) traffic generation
- f) wildlife
- g) heritage

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 **Transport Planning Team:** No objection. It highlights that the point of entry to the site is from an existing private access that joins the A82 Trunk Road.

It advises that secured, covered staff cycle parking should be provided and that visitor cycle parking for café users should be located close to the main building entrance.

5.2 **Forestry Officer:** Object. Site is situated on what appears to be a temporary construction compound for the Beauly Denny OHL. The 2000, 2010 and 2012 aerial photographs show that the site was relatively recently planted woodland.

Proposal would require the loss of a significant area of the woodland which is required to be reinstated under (10/03123/FUL). Proposal includes some planting proposals, but these are scant in comparison with the area of woodland that would be lost should reinstatement not be possible. Granting planning permission would prevent the reinstatement of the area of woodland cleared to form the Beauly – Denny OHL works compound and would represent the permanent loss of a significant area of woodland.

The proposals do not accord with:

- policy 51 of the HwLDP as they do not promote significant protection to existing trees and woodlands on the site.
- policy 52 of the HwLDP as they do not demonstrate the need to develop a wooded site; they do not show that the site has capacity to accommodate the development; they do not offer clear and significant public benefit and they do not provide compensatory planting.
- the Scottish Government's Control of Woodland Removal policy as they do not demonstrate what significant and clearly defined additional public benefits would be associated with the proposals; do not confirm what area of tree cover would realistically need to be removed in order to accommodate all of the proposals; and do not provide how the area of

woodland proposed to be removed could be adequately compensated for with an area of equivalent size and quality of new woodland.

- 5.3 **Environmental Health:** No objection, subject to conditions on private water supply. Expected that the developer/contractor will employ the best practicable means to reduce the impact of noise from construction activities. The applicant will be required to submit a scheme demonstrating how this will be implemented.
- 5.4 **Access Officer:** No objection. The red line boundary of the site incorporates a track over which public access rights will apply if and when the site is developed. 2No. cattle grids are identified on that track. The size and nature of the site and the tracks north out into woodland towards the canal suggest that both residents of the site and locals would appreciate the opportunity to explore the area.
- 5.5 **Contaminated Land Team:** No objection.
- 5.6 **HET Archaeology:** The old military road lies under the A82. There is little to indicate that this was the site of a military camp. The camp could have been located in that area, though our record suggests it was closer to Fort Augustus. Given the most recent use of the site and its current condition, there is no real justification in recommending works here. A condition would not be appropriate in this case.
- 5.7 **Transport Scotland:** No objection.
- 5.8 **Scottish Water:** No objection.

## 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
- 36 - Development in the Wider Countryside
- 42 - Previously Used Land
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 61 - Landscape
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 78 - Long Distance Routes

### 6.2 Inner Moray Firth Local Development Plan 2015

The site lies within the Wider Countryside

**6.3 Inner Moray Firth proposed Local Development Plan March 2022**

No specific policies apply

**6.4 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)

Trees, Woodlands and Development (Jan 2013)

**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 9 Delivering Development and Infrastructure

Policy 14 Transport

**7.2 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (as amended December 2020)

**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) site history and woodland development
- c) siting and design
- d) traffic
- e) cultural heritage
- f) protected species
- g) impact on infrastructure and services
- h) any other material considerations.

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

- 8.4 The site lies outwith the Settlement Development Area of Fort Augustus in an area of Wider Countryside where Highland wide Local Development Plan Policy 36 (Development in the Wider Countryside) applies. Development is supported provided they:
- are acceptable in terms of siting and design;
  - are sympathetic to existing patterns of development in the area;
  - are compatible with landscape character and capacity;
  - avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics
  - would address drainage constraints and can otherwise be adequately serviced, particularly in terms of foul drainage, road access and water supply, without involving undue public expenditure or infrastructure that would be out of keeping with the rural character of the area.
- 8.5 All proposals need to be considered against Policy 28. This policy sets out several criteria that proposals are expected to consider, with support only provided where there will be no significant detrimental impact. In this case, in addition to those aspects covered within Policy 36, consideration needs to be given to protecting the amenity of the existing community, natural and cultural heritage resources and ensuring that the siting and design of the proposal is of high quality and in keeping with local character. The use of brownfield sites is supported by Policy 28, a position also set out in Policy 42 relating to previously use land. Given the woodland location Policies 51 and 52 are also relevant and need to be given consideration, particularly as this area of woodland was removed to facilitate the Beauly-Denny overhead line development. The Scottish Government's Control of Woodland Removal policy also applies. Section 218 of Scottish Planning Policy refers to the Scottish Government's Control of Woodland Removal Policy presumption in favour of protecting woodland.
- 8.6 Policy 44 supports tourism development where the scale of the proposal is proportionate to the location, where it will increase the length of peoples' stay, increase visitor spending, promote a wider spread of visitors and where it will have a positive effect on natural, built and cultural heritage features. In addition, tourism development is supported where it is essential to the operation of a new rural business, where it involves re-use of brownfield land and where it can demonstrate sensitive siting and high-quality design in keeping with the character of the area and the historic and natural environment.
- 8.7 In summary, providing that the siting and design of the campsite is compatible with landscape character and capacity of the area, does not have a significantly detrimental impact upon individual or community residential amenity and/or the natural and cultural heritage of the area, and does not adversely impact upon existing infrastructure, then the development would comply with the Development Plan.

## Site history and woodland development

- 8.8 The development proposals are located within an area of felled woodland resulting from the formation of the construction compound (10/03123/FUL) for the Beauly - Denny 400kV overhead electricity transmission line. Condition 5 of that permission stated that:
- “On the expiry of this temporary period, or whenever construction of the Beauly - Denny overhead line is completed, whichever is the soonest - all buildings plant etc shall be removed from the site and the land reinstated to its condition before development unless otherwise approved in writing with the Planning Authority or an application for renewal of this consent shall be submitted.”
- 8.9 It is noted that at the time of consideration of the planning application aerial photography indicated that the site did include an area of conifers. Had these not been felled to facilitate the compound, these would have reasonably been expected to have been subject to a cycle of cropping and replanting.
- 8.10 The site does not fall within an area of woodland that is protected by a Tree Preservation Order, is neither Ancient nor Long Established Woodland or indeed woodland that needs to be safeguarded for the purpose of amenity.
- 8.11 The Forestry Officer notes that the proposal would require the loss of a significant area of the woodland which is required to be reinstated under (10/03123/FUL). Although the development includes some planting proposals, these are limited in comparison with the area of woodland that would be lost should reinstatement not be possible as set out by condition 5 (10/03123/FUL). Granting planning permission would prevent the reinstatement of the area of woodland cleared to form the works compound and would represent the permanent loss of a significant area of woodland.
- 8.12 Representations highlight that the site should not be considered as brownfield land because of this permission and that the site should have been reinstated prior to any further development.
- 8.13 Policy 52 (Principle of Development in Woodland) states that 'the applicant is expected to demonstrate the need to develop a wooded site and to show that the site has capacity to accommodate the development. The Council will maintain a strong presumption in favour of protecting woodland resources. Development proposals will only be supported where they offer clear and significant public benefit. Where this involves woodland removal, compensatory planting will usually be required.' The purpose of Policy 52 is to protect woodland resource.
- 8.14 This aspect of policy, which is set out in more detail within the Council's Trees, Woodlands and Development Supplementary Guidance stems from Section 218 of SPP, states that 'the Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting.'



- 8.15 Given that the site had been used as a construction compound for a considerable period and has remained as a cleared area for some time following this, notwithstanding the reinstatement requirement, it could still be considered as brownfield land. This does not override the Forestry Officers concerns. The point being made is that this site should not have been effectively taken out of forestry use; the use for a compound was intended to be temporary only. In the absence of significant and clearly defined additional public benefits it is his view that the proposal does not comply with the Scottish Government's Control of Woodland Removal Policy and therefore Policy 52 of the Highland wide Local Development Plan.
- 8.16 The proposal is of a form that is popular and attractive and if properly managed can assimilate well within larger woodland assets. While outwith Fort Augustus, the development is likely to bring significant revenue to other local business and the wider economy of this part of the Highlands. Fort Augustus currently has no campsite or campervan facilities, and this would be a welcome addition to the accommodation needs of the area. In addition, the site has capacity to absorb the development along with the opportunity to bolster the existing quality historic tree stock and improve the environmental quality, both visually and from a biodiversity perspective, of the site. It is therefore the very type of development that would achieve wider public benefit. The requirements of Policy 52 can therefore be achieved.
- 8.17 SPP identifies that "public benefits include social, economic and environmental benefits, the latter including carbon considerations." It recognises that woodland removal, with compensatory planting, is most likely to be appropriate where it would contribute significantly to, amongst other things, enhancing sustainable economic growth or rural/community development, supporting Scotland as a tourist destination, encouraging recreational activities and public enjoyment of the outdoor environment and increasing the social, economic or environmental quality of Scotland's woodland cover.
- 8.18 A relatively small scale tourism development such as that proposed will have some additional benefits to the tourism sector, the local economy, and would redevelop previously used land which has not been reinstated in accordance with condition 5 (10/03123/FUL).

### **Siting and design**

- 8.19 The site is located between 100-140m from the A82 trunk road / tourist route at its closest point, with its background setting to the northwest being one of land gently rising and covered in woodland with hills further to the west. To the east of the A82 is the steep side of the Great Glen at Aberchalder. Tree planting to the northeast and southwest of the site screen the development from more distant views and means that it is visible only from a relatively short section of the A82 that runs parallel to the site. The proposed use is considered to be acceptable in this location within this landscape context, with the existing tree planting on the boundaries of the site. The submission includes some details of further tree planting which will be carried out to help screen the site further and a condition will address this issue.

## **Amenity**

- 8.20 The site is around 210m northwest of the nearest housing at Netherwood Cottage, which lies to the east side of the A82. The use of the site as a tourist development will introduce lighting to a currently dark area. The control of this lighting can be addressed by condition which will allow the type and scale of external lighting of the site to be managed, thus limiting any impact. The degree of separation between the proposed development and the housing will help to mitigate any light or visual impact.

## **Traffic**

- 8.21 The vehicular access onto the A82 was upgraded at the time of the formation of the construction compound (10/03123/FUL) to a commercial/industrial standard. Transport Scotland has confirmed that it has no objection to the current proposal. The Transport Planning Team has also advised that the proposed parking arrangements are acceptable. In terms of cycle provision, it is also satisfied with the level of provision although the preference is for provision of further information in relation to cycle facilities for staff and future visitors at this stage. Given the size of the application site and the ownership of the surrounding land by the applicant then this information can however be secured by condition.

## **Cultural heritage**

- 8.22 Representations refer to the site being a base for Montrose's army near Leitir nan Lub in January 1645. However, it is noted that the site has no statutory safeguarding as a Historic Battlefield. The Historic Environment Team has advised that there is little to indicate that this was the site of a military camp, which could have been located in that area, although our record suggests it was closer to Fort Augustus. Given the most recent use of the site and its current condition any condition relating to archaeology is not considered to be appropriate.

## **Protected Species**

- 8.23 Representations have raised concern about the impact on wildlife surrounding the site. The site is not covered by any natural heritage designations. While no species surveys have been submitted, the site itself, having been previously developed, does not appear suitable habitat for protected species. The standard informative contained on any decision notice should ensure that the developer is aware of their obligations in respect of protected species during construction. While there is potential for disturbance to wildlife in the surrounding area during the formation of the site, the nature of the development is relatively low impact and will be of short duration. The existing woodland character and habitat will remain intact. New planting and landscaping will reinforce this. There is nothing particularly unusual in having developments such as the one proposed settled within forestry settings. They are not seen as incompatible with the protection of wildlife subject to the users behaving responsibly as is expected.

### **Impact on infrastructure and services**

- 8.24 Representations note that the site is adjacent to Allt Leitir nan Lub, which flows onwards through an area of peat bog into Loch Uanagan. Representations highlight that any contaminated water from the development would permeate into the nearby watercourses and groundwater.
- 8.25 A wastewater treatment plant was installed at the time of the formation of the construction compound (10/03123/FUL). It is intended that the proposal would use this. The construction and technical detail of the installation will have to meet the technical requirements of the Building Regulations. A condition can be attached to secure further detailed information before the commencement of development. The control of this system would be the responsibility of SEPA under the Controlled Activities Regulations.
- 8.26 The site is already served by a private water supply which has previously been tested by Environmental Health when the site was in temporary use as a compound for the construction of the Beaully-Denny overhead power line. The applicant will be required to provide details of the supply in accordance with the Council's Planning Advice Note. Details of this can be controlled by condition.

### **Other material considerations**

- 8.27 Representations refer to potential overprovision of tourist accommodation. While this is largely a matter for the market to determine, and not necessarily planning to control, it is not unreasonable to expect a full range of facilities that meet the needs of all tourists coming to an area. Fort Augustus currently has a limited selection of available sites for traditional camping and very limited scope for overnight pitches for camper van/mobile homes. The latter in particular can create some considerable pressure as evidenced by overnight parking in laybys and other unsuitable locations. More recent times have seen a rise in lodge type accommodation which is most common.
- 8.28 The provision of such accommodation does support the economy of the area. In this case, the supporting statement suggests that there will be 14 staff employed directly at the site covering check-in, reception, shop check out, kitchen and servery, maintenance and cleaning. The more likely tourists are to stay in the area, the more indirect economic benefits there will be.

### **Non-material considerations**

- 8.29 None

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

- 8.30 None

## **9. CONCLUSION**

- 9.1 The site was recently used as a construction compound in relation to the development of the Beaully - Denny 400kV overhead electricity transmission line.

As part of this, the land was cleared, and areas of hardstanding formed. Very limited restoration works, including planting, has been undertaken, although some natural re-growth has occurred. It is considered to be brownfield land.

- 9.2 The proposal offers an opportunity to achieve some restoration and further use of the site, and also to provide a tourism facility which would support and consolidate economic development in the area. Development Plan Policy encourages tourist accommodation provided there are no adverse impacts created by the development.
- 9.3 Restoration to its former state as forest plantation would seem unreasonable and unnecessary given that the woodland had not matured and was of minimal amenity value. Accordingly, its use as a campsite would seem a reasonable reuse of the site, particularly given the scale of the site at 1.87Ha, and its close proximity to both the key strategic A82 tourist artery immediately to the east, as well as the adjacent Great Glen Way, and nearby Caledonian Canal.
- 9.4 Restoration and reuse of the site has the potential to create a high-quality tourist development in a special setting that could make a positive contribution to the visual quality of the place without significantly detrimental impacts on individual and/or community residential amenity, existing infrastructure or the natural environment.
- 9.5 Redevelopment of the land for a tourist facility is not considered to be detrimental to visual amenity and has the opportunity to turn a potentially otherwise long-term vacant site into a tourism opportunity. The siting and design of the proposal is considered to be appropriate to the location, and there will be no adverse impact on the character of the area, or both individual and wider community amenity. There is no adverse impact on infrastructure, with the site already being serviced by an industrial/commercial scale access from the A82. The foul water drainage system is already in situ; control of this system would be undertaken by SEPA under the Controlled Activities Regulations.
- 9.6 Accordingly, a campsite would accord with HwLDP Policy 44 (Tourist Accommodation) which supports tourist accommodation within the open countryside provided that there is no adverse effect on the landscape character or the Natural, Built and Cultural Heritage features.
- 9.7 While there will be a loss of woodland – as it has not been replanted in accordance with the requirements of condition 5 (10/03123/FUL) – this loss is considered to be relatively minor, and a robust landscaping and replanting plan can be secured by condition to improve this part of the overall woodland. Whether the proposal wholly accords with HwLDP Policy 52 Principle of Development in Woodland, or not, it is considered that the development would accord with the Development Plan overall.
- 9.8 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:

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

**Reason:** In order to enable the Planning Authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.

2. No development shall commence until full details of all foul drainage infrastructure (including treatment plant and soakaway locations) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with the approved details.

**Reason:** In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

3. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance

prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

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

4. No work shall start on site until the developer shall have submitted:

- A completed private water supply questionnaire (Form PWS 1)
- A plan of the development and the water supply
- A written report from a competent person which demonstrates that there will be a sufficient piped supply of wholesome water to meet the demands of all properties on the supply.
- Details of any water treatment systems

for the written approval of the Planning Authority in consultation with the Environmental Health Authority. For the avoidance of doubt, prior to the first use of the site, a wholesome supply of water for the development shall be provided.

**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.

5. No development shall commence until a detailed Outdoor Access Plan of public access across the site (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing:

- i. All existing access points, paths, core paths, tracks, rights of way and other routes (whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
- ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
- iii. All proposed paths, tracks and other routes for use by walkers, riders, cyclists, canoeists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);
- iv. Any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the development

(including details of mitigation measures, diversion works, duration and signage).

The development shall be undertaken in accordance with the agreed details.

**Reason:** In order to safeguard public access both during and after the construction phase of the development.

6. No development shall commence until full details of a communal wheelie/kerbside recycling bin storage area, capable of accommodating bins, located outwith any visibility splays, have been submitted to, and approved in writing by, the Planning Authority. The communal storage area shall be constructed in accordance with these approved details prior to the first occupation of the development and thereafter maintained in perpetuity.

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

7. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of 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 a high standard of landscaping is achieved, appropriate to the location of the site.

- 8 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:** As no details have been provided and in order to minimise light pollution.

9. No development shall commence until full details of a covered and secure communal bicycle storage/racking system for bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

**Reason:** In the interests of pedestrian safety.

### **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.

### **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\\_f\\_or\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_f_or_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.

### **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).

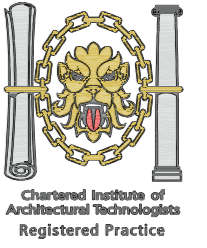
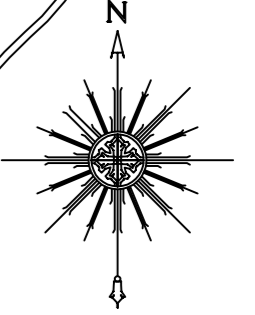
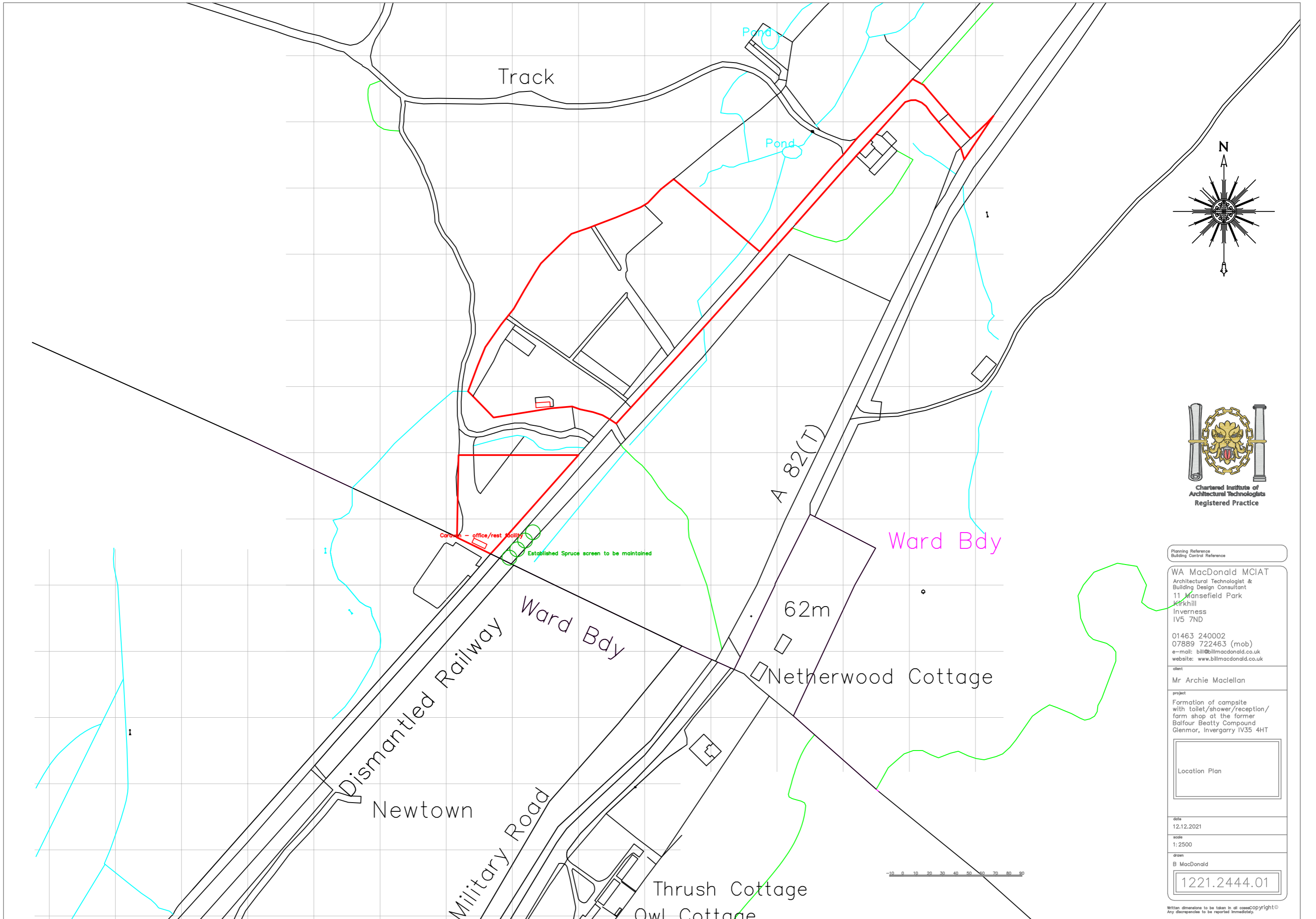
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to 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 Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/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 - 1221.2444.01 LOCATION PLAN  
Plan 2 - 221.2444.02 REV E SITE LAYOUT PLAN  
Plan 3 - 1221.2444.03 REV C CLUBHOUSE ELEVATIONS  
Plan 4 - 1221.2444.04 REV B SHOWER/TOILET BLOCK ELEVATIONS



Planning Reference  
Building Control Reference

WA MacDonald MCIAT  
Architectural Technologist &  
Building Design Consultant  
11 Mansfield Park  
Kirkhill  
Inverness  
IV5 7ND  
01463 240002  
07889 722463 (mob)  
e-mail: bill@billmacdonald.co.uk  
website: www.billmacdonald.co.uk

client  
Mr Archie Maclellan

project  
Formation of campsite  
with toilet/shower/reception/  
farm shop at the former  
Balfour Beatty Compound  
Glenmor, Invergarry IV35 4HT



date  
12.12.2021

scale  
1:2500

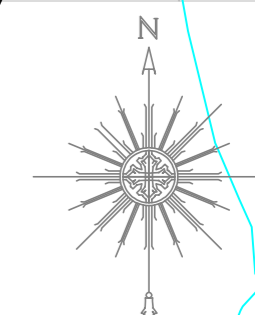
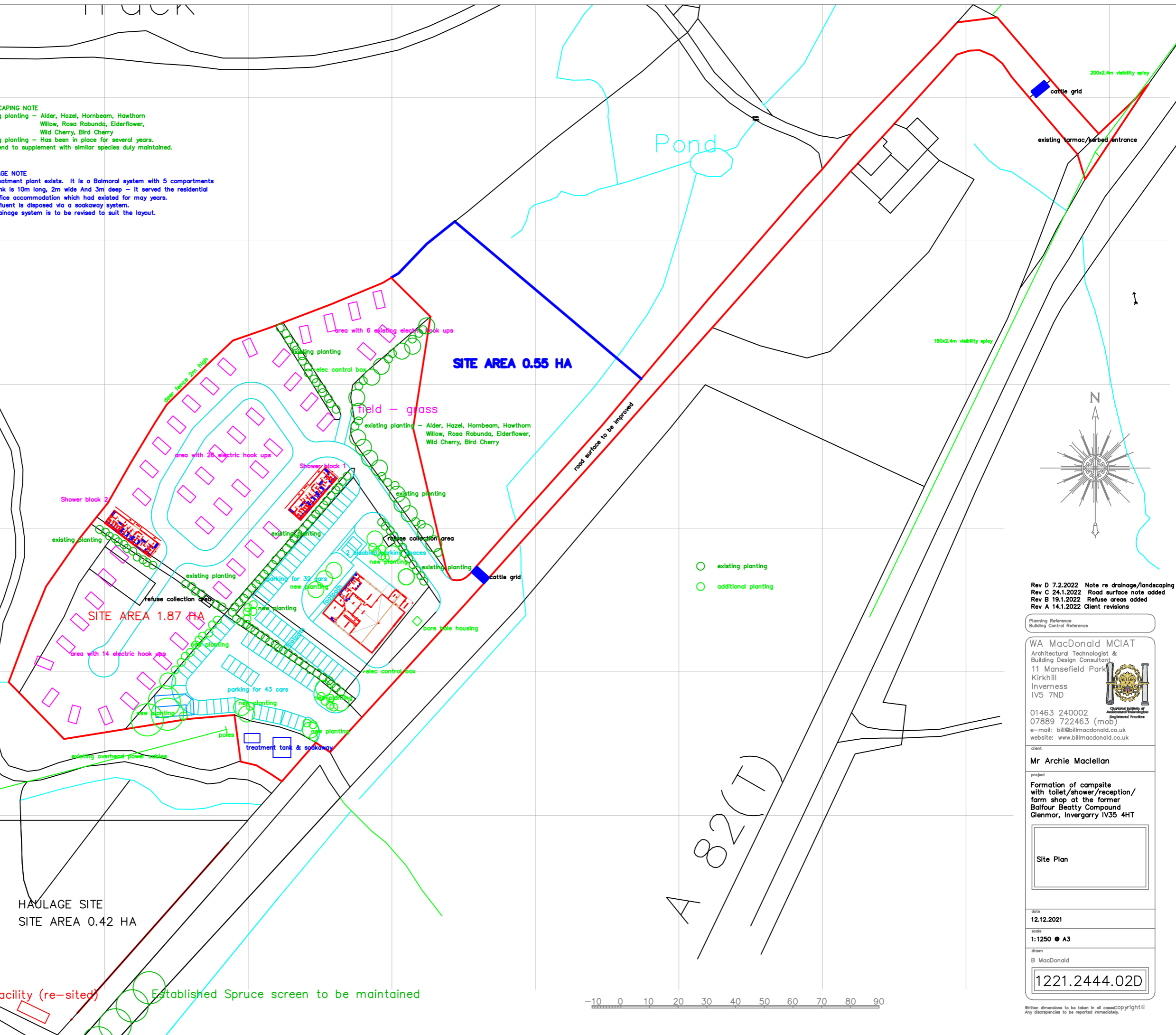
drawn  
B MacDonald

1221.2444.01

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Any discrepancies to be reported immediately.

**LANDSCAPING NOTE**  
 Existing planting – Alder, Hazel, Hornbeam, Hawthorn  
 Willow, Rosa Rubunda, Elderflower,  
 Wild Cherry, Bird Cherry  
 Existing planting – Has been in place for several years.  
 We intend to supplement with similar species duly maintained.

**DRAINAGE NOTE**  
 The treatment plant exists. It is a Balmoral system with 5 compartments  
 The tank is 10m long, 2m wide And 3m deep – it served the residential  
 and office accommodation which had existed for many years.  
 The effluent is disposed via a soakaway system.  
 The drainage system is to be revised to suit the layout.



Rev D 7.2.2022 Note re drainage/landscaping ad  
 Rev C 24.1.2022 Road surface note added  
 Rev B 19.1.2022 Refuse areas added  
 Rev A 14.1.2022 Client revisions

Planning Reference  
 Building Control Reference

WA MacDonald MCIAT  
 Architectural Technologist &  
 Building Design Consultant  
 11 Mansfield Park  
 Kirkhill  
 Inverness  
 IV5 7ND



01463 240002  
 07889 722463 (mob)  
 e-mail: bill@billmacdonald.co.uk  
 website: www.billmacdonald.co.uk

client  
**Mr Archie Maclellan**  
 project  
**Formation of campsite  
 with toilet/shower/reception/  
 farm shop at the former  
 Balfour Beatty Compound  
 Glenmor, Invergarry IV35 4HT**

Site Plan

date  
**12.12.2021**  
 scale  
**1:1250 @ A3**  
 drawn  
 B MacDonald

1221.2444.02D

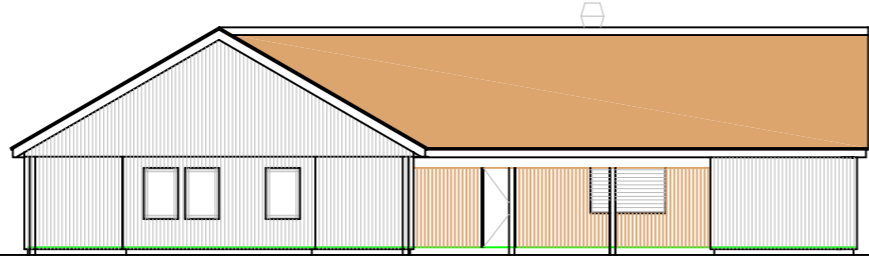
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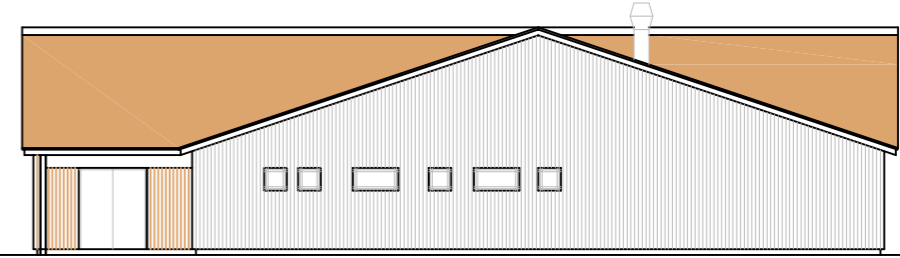


Caravan – office/rest facility (re-sited) Established Spruce screen to be maintained

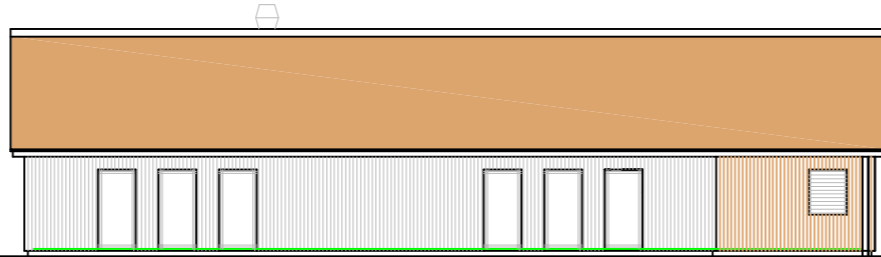
FINISHES SCHEDULE	
Roof	Profiled steel sheeting
Walls	Larch clad – vertically
Windows & doors	Timber
Fascia's & soffit's	Timber
Rainwater goods	Black upvc



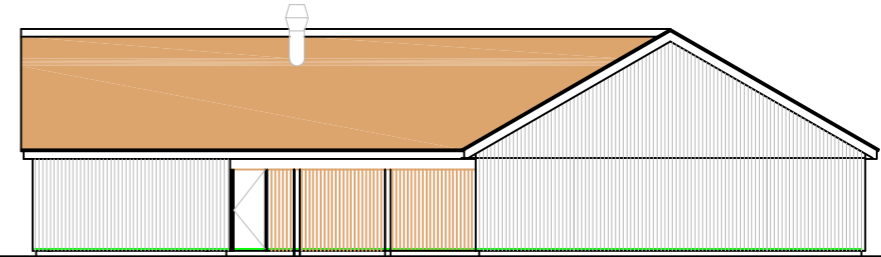
North-east elevation



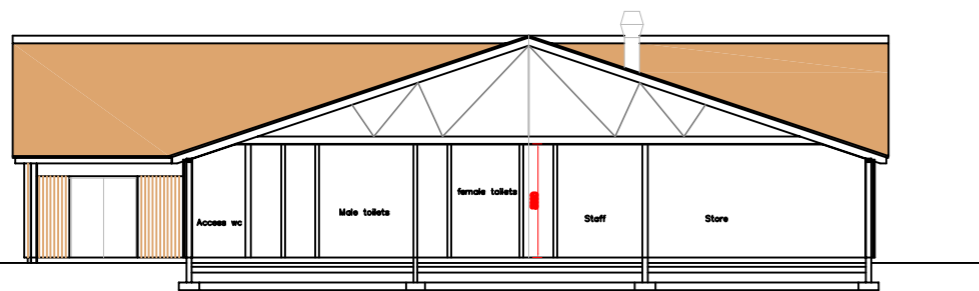
North-west elevation



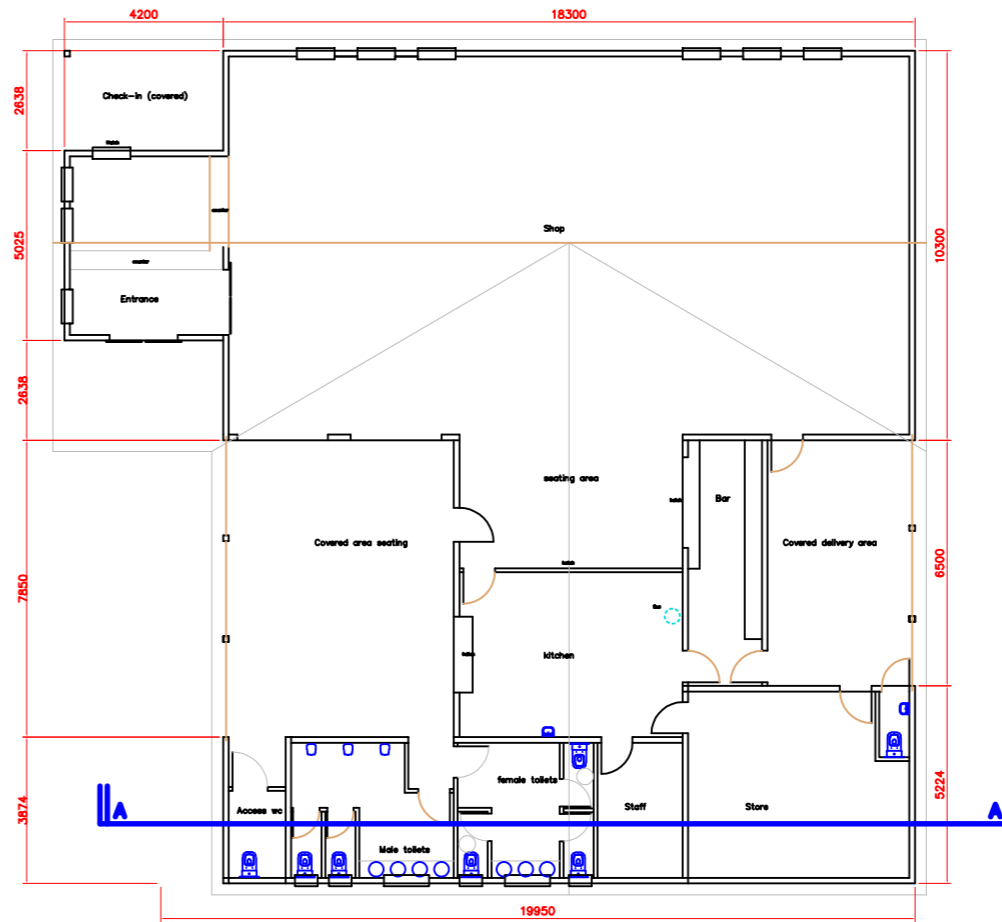
South-east elevation



South-west elevation



Section on A - A



Floor plan – 410 sq m

Rev C 7.2.2022 Dim size increased  
 Rev B 24.1.2022 Spec added  
 Rev A 14.1.2022 Client revisions

Planning Reference  
 Building Control Reference

WA Macdonald Building Design Ltd MCIAT  
 Architectural Technologist &  
 Building Design Consultant  
 Approved Certifier of Design for (Section 6 – Energy)  
 for Domestic Buildings  
 11 Mansfield Park  
 Kirkhill, Inverness  
 IV5 7ND  
 01463 240002  
 07889 722463 (mob)  
 e mail: bill@macdonald.co.uk  
 website: www.billmacdonald.co.uk

client  
 Mr A MacLellan

project  
 Erection of camping site &  
 shop/showers/toilets/kitchen  
 at Glenmor, Invergarry  
 Inverness IV35 4HT

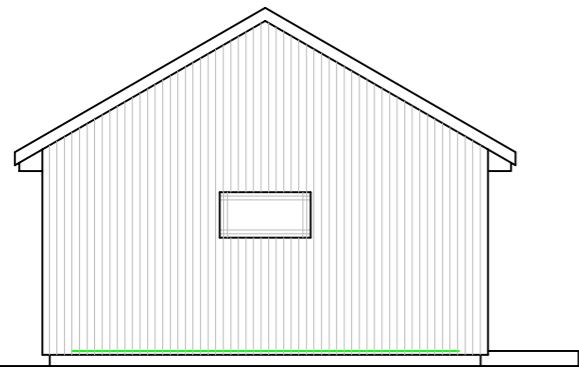


date  
 14.12.2021  
 scale  
 1:200 @ A3  
 drawn  
 wa macdonald

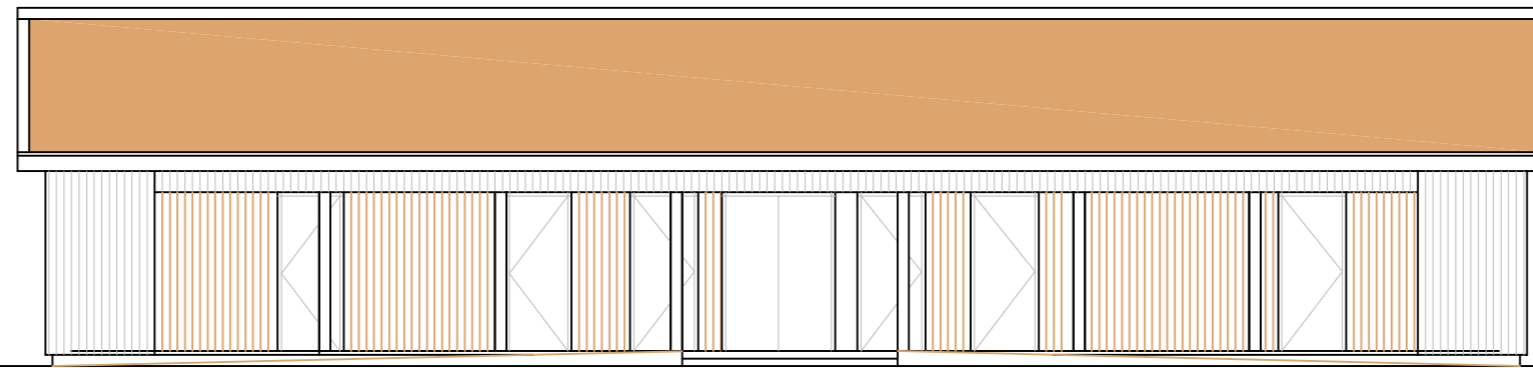
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 Any discrepancies to be reported immediately.  
 Contractor to check all sizes on site. copyright©



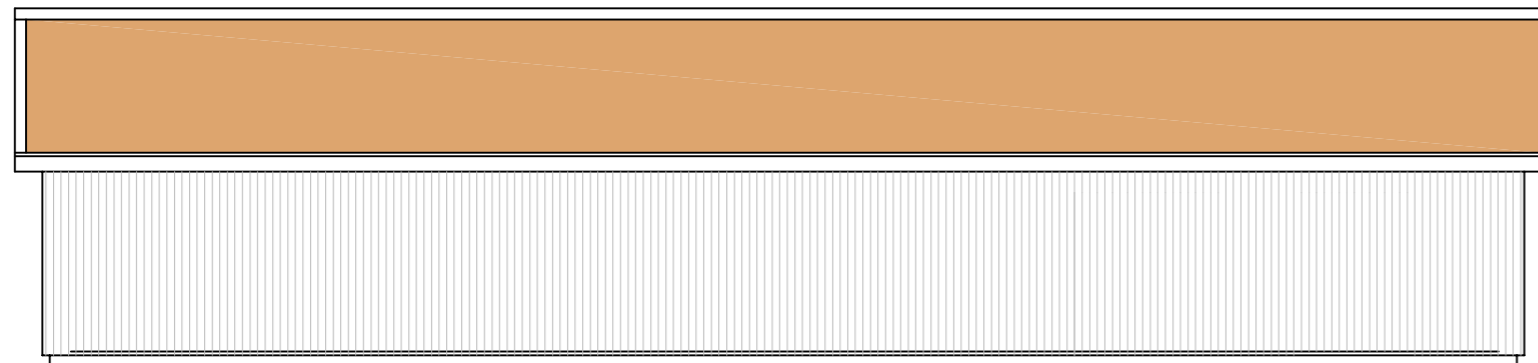


gable elevation

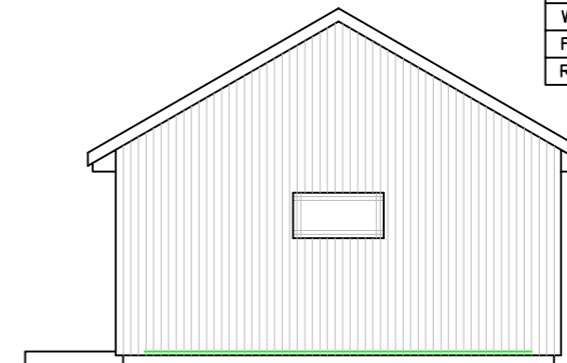


front elevation

FINISHES SCHEDULE	
Roof	Profiled steel sheeting
Walls	Larch clad - vertically
Windows & doors	Timber
Fascia's & soffit's	Timber
Rainwater goods	Black upvc



rear elevation



gable elevation

Rev B 24.1.2022 Spec added  
Rev A 14.1.2022 Client revisions

Planning Reference  
Building Control Reference

WA Macdonald Building Design Ltd MCIAT  
Architectural Technologist &  
Building Design Consultant  
Approved Certifier of Design for (Section 6 - Energy)  
for Domestic Buildings  
11 Mansfield Park  
Kirkhill, Inverness  
IV5 7ND  
01463 240002  
07889 722463 (mob)  
e mail: wam@wamcdonald.co.uk  
website: www.wamcdonald.co.uk

client  
Mr A MacLellan

project  
Erection of camping site &  
shop/showers/toilets/kitchen  
at Glenmor, Invergarry  
Inverness IV35 4HT



date  
14.12.2021

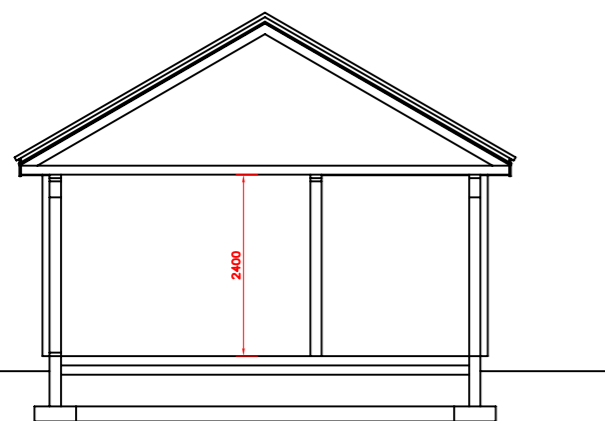
scale  
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drawn  
wa macdonald

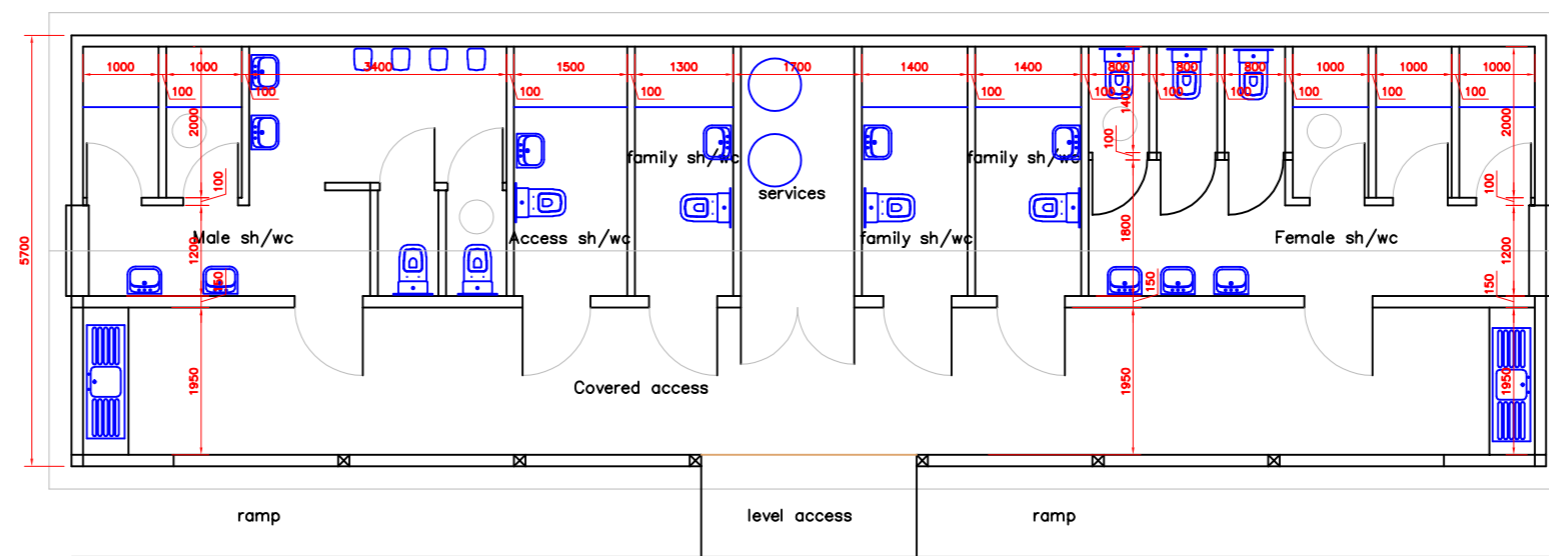
1221.2444.04B

Written dimensions to be taken in all cases.  
Any discrepancies to be reported immediately.  
Contractor to check all sizes on site.

copyright©



section



floor plan - 111 sq m (2 blocks)

-10

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10

