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| Agenda Item | 6.5        |
| Report No   | PLN/025/23 |

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 7 March 2023

**Report Title:** 22/02851/FUL: Mr Calum Nicolson

Land 310M SE Of Ballinclash

8 Hedgefield Road

Portree

**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Siting of 8 pods and ancillary buildings and infrastructure

**Ward:** 10 - Eilean A' Cheò

**Development category:** local development

**Reason referred to Committee:** number of representations received and community council objection

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 Planning permission is sought for a development of eight tourist accommodation pods and the relevant access, parking and servicing infrastructure. The proposed pods are of a standard design, measuring approximately 7m in depth x 4m in width, with a height of approximately 2.6m. Permission is also sought for a communal covered area, measuring 6m x 3m in footprint as well as a kiosk for key collection and tourist information leaflets and flyers.
- 1.2 The application site is an area of previously undeveloped field. An unsurfaced track connects to the Hedgefield public road.
- 1.3 Pre-Application Consultation: none
- 1.4 Supporting Information: Design statement
- 1.5 Variations:
- Amended site layout and access plans 14 November 2022

## SITE DESCRIPTION

### 2.

- 2.1 The application site is an area of undeveloped croftland, part of the wider croft holding of Shullishadder, Siuiliseadair, Portree, registration C4630. The site surroundings slope steeply downhill from east to west, levelling off across the site boundaries. Several derelict agricultural structures are present on site.
- 2.2 The site has an access onto the Hedgefield public road, at an existing rough junction to the north. Hedgefield Road was stopped up with bollards at the western end circa 2018 and is understood to be an access route connecting to Bun-sgoil Ghàidhlig Phort Rìgh (Portree Gaelic Primary School) that is also considered as a Safer Route to School.

## 3. PLANNING HISTORY

- |     |                 |   |                             |
|-----|-----------------|---|-----------------------------|
| 3.1 | 15 January 2018 | 18/00001/PNO, Construction of an extension to an agricultural track | Prior Approval not Required |
| 3.2 | 29 August 2018  | 18/04027/PNO, Erect agricultural building                           | Prior Approval not Required |

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised: West Highland Free Press - Unknown Neighbour 14 Days  
Date Advertised: 7 October 2021  
Representation deadline: 28 November 2022  
Timeous representations: 5 from 5 households  
Late representations: None

4.2 Material considerations raised are summarised as follows:

- Concerns over the potential for increased traffic on pedestrian safety and the impact on the condition of Hedgefield Road, which is listed a Safer Route to School.
- Concerns over the potential for flooding in the surrounding area and over the capacity of the proposed foul drainage arrangements.

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 **Portree and Braes Community Council** object to the application, citing concerns over the impact on pedestrian and traffic safety on Hedgefield Road.

5.2 **Transport Planning Team** initially objected to the application on the basis of lack of details regarding visibility onto Hedgefield Road from the proposed access junction. Following the submission of further information from the applicant, the Transport Planning Team withdrew their objection.

5.3 **The Crofting Commission** offered their standard template response to the proposals, as follows:

*The Crofting Commission position in relation to planning applications concerning croft land is that:*

- *The siting of any proposed development should not restrict the continuing cultivation of a croft*
- *The siting of any proposed development should not restrict proper access to all other areas of a croft*
- *The siting of any proposed development avoids using the better-quality land on a croft*
- *Consideration be given to the number of existing developments relating to a croft to ensure that the croft should retain its identity as a crofting unit*

*Generally, the Commission is supportive of developments on croft land where there is an operational need that will be beneficial to the croft. For example, the Commission would generally be supportive of an application for a dwelling house on a croft where the applicant is a croft tenant or an owner-occupier crofter who personally wishes to reside on and cultivate the croft.*

5.4 **Scottish Water** confirms no objections in principle. The proposed development will be fed from Portree / Torvaig Water Treatment Works. Scottish Water cannot confirm current capacity, so the applicant is advised to submit a pre development enquiry form to them. A public sewer connection is possible, but the nearest sewer is some 400m from the proposal site.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

## 6.1 **National Planning Framework 2022**

1. Tackling the climate and nature crises
2. Climate mitigation and adaptation
3. Biodiversity
  
30. Tourism

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

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 43 - Tourism
- 44 - Tourist Accommodation
- 47 - Safeguarding Inbye/Appportioned Croftland
- 56 - Travel
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

## 6.3 **West Highland and Islands Local Development Plan (2019) (WestPlan):**

No site-specific policies apply

## 6.4 **Highland Council Supplementary Planning Guidance**

- Developer Contributions (March 2018)
- Rural Housing Supplementary Planning Guidance (Dec 2021)
- Managing Waste in New Developments (March 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)

## 7. **OTHER MATERIAL CONSIDERATIONS**

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

- 29.Rural Development
  
- Creating Places

## 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, design and amenity,
  - c) Access, parking and servicing
  - d) Impact on infrastructure and services and proposed mitigation (developer contributions)
  - e) any other material considerations.

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

- 8.4 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. Highland wide Local Development Plan (HwLDP) Policy 28 requires sensitive siting and high-quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 repeats the emphasis on good design in terms of compatibility with the local landscape setting and in terms of place making. Policy 31 requires an assessment for Developer Contributions. The application site is not located within a main or a growing settlement as defined by the WestPlan. As such the site is located within 'wider countryside' and so HWLDP Policy 36 applies. Policy 36 and the adopted Housing in the Countryside, Siting and Design guidance supports development proposals if they are not judged to be significantly detrimental in terms of the following matters: siting and design, pattern of development, landscape character, impact on locally important croftland and servicing, particularly roads.
- 8.5 NPF Policy 30 is the main policy against which the planning assessment is based. The intent of Policy 30 is to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with net zero and nature commitments, and inspires people to visit Scotland. HWLDP Policies 43 and 44 are also relevant and follow the same general direction as NPF 4 Policy 30. Proposals for tourist facilities and accommodation will similarly, be assessed in terms of their scale and fit with the settlement pattern of the area. Proposals are encouraged that would increase the length of peoples stay, increase visitor spending or promote a wider spread of visitors and would safeguard, promote responsible access, interpretation and effective management or enhancement of natural, built and cultural heritage features. Policy 47 aims to minimise the impact of development on

identified croft land. All proposals should avoid siting on the better part of a croft in terms of its agricultural value and minimise the impact of development on the continued working of the holding. Policies 65 and 66 require foul and surface water drainage to meet standards that minimise the risk of pollution and flooding.

#### Principle of development

- 8.6 Under both NPF 4 and HwLDP policy, tourist accommodation within the wider countryside will be supported where: it can be demonstrated that a demand exists for this type of accommodation; and where it can be achieved without adversely affecting the local landscape character or amenity. Proposals for tourism related development will take into account the contribution made to the local economy, compatibility with the surrounding area in terms of the nature and scale of then activity and impacts of increased visitors, impacts on communities, for example by hindering the provision of homes and services for local people; opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; accessibility for disabled people; measures taken to minimise carbon emissions and opportunities to provide access to the natural environment.
- 8.7 The accommodation proposed is generally unsuitable for permanent residential use, by the virtue of design, site layout, plot separation and the shared use of communal facilities, being serviced off a single parking courtyard area, with a communal refuse bin store. Due to the siting and spacing the units would not have individual curtilages or amenity space. As such, the form of accommodation being proposed, although capable of being occupied independently, is clearly designed as holiday letting accommodation and as such, considering the location outwith the Portree Settlement Development Area (SDA), would not conflict with or hinder the provision of homes for local people. A condition is also attached in this respect, to ensure that the proposed units remain as tourist accommodation as applied for.
- 8.8 The applicant has provided market research as part of their design statement that indicates sustained demand for self-catering tourist accommodation within the Highland Council area. It is accepted that Skye is a tourist destination its own right while also acting as a gateway for onward travel to the Western isles. Demand for tourist accommodation is evident and may help to lengthen visitor's stay within the area, contributing to the local economy and providing employment opportunities.

#### Siting, design and amenity

- 8.9 The proposed pods will be sited in a linear row, with intervening screen planting. The pods are of a standard design and are generally unobtrusive within the wider rural setting. The applicant has indicated that the pods will be finished in a dark, recessive colour. They will be backgrounded by steeply rising ground to the west of the site, when viewed from the wider area. The applicant has also indicated a programme of screening planting around the pods, the implementation of which may be secured via condition. As such, the impact on the visual amenity of the surroundings is considered acceptable. Due to the isolated nature of the site, no adverse impacts on nearby residential amenity in the form of noise or inter or overlooking are anticipated. **One of the pods will be accessible on the level from**

the parking area and an accessible parking space will also be provided.

- 8.10 The proposals are situated in a relatively small area of the croft, located in the northern corner of the wider holding. Access would remain possible to the wider holding to the south and the proposed pods are in themselves, unobtrusive structures that could be potentially removed in future. As such, it is considered that the proposals comply with the crofting considerations of HwLDP Policy 47.

Access, parking and servicing

- 8.11 The proposed development will take vehicle access off the to the Hedgefield public road where a new junction is proposed incorporating a service bay. The applicant has proposed that visibility splays of 2.4m x 56m to the left and 2.4m x 60m to the right could be formed around the new access junction. A condition is attached to secure that the access is formed to the correct standard in advance of development commencing. The applicant has shown eight parking spaces, including an accessible space, within the site. The Transport Planning Team's initial objections to the proposals were withdrawn following the submission of further information from the applicant on visibility from the access junction, drainage and parking details.

- 8.12 Hedgefield Road is part of the Safer Routes to School network for Bun-Sgoil Ghàidhlig Phort Rìgh, the Gaelic Medium School. The road is single track from its junction with A87 Trunk Road to the northeast of the application site and has no separate footway, although street lighting columns are present along its length. Bollards are present at the western end, adjacent the school. Tourism in Skye is considered to extend year-round, although it is acknowledged that its peak is during the summer months. The addition of the proposed pods will increase traffic volumes to a degree along Hedgefield Road. The applicant has provided some supporting information as to how they could manage bookings in order to minimise the impacts on the route. While the proposed development may be accessed via car in the first instance, cycle and pedestrian access is also possible and encouraged.

Following consultation with the Council's Safer Routes to School Officers and Area Roads Team, a condition is attached in this respect, to ensure that additional signage, to the satisfaction of the road authority, is erected to advise of the potential presence of pedestrians along the route. Further physical upgrades to the route were not suggested through the consultation process. Transport Planning were satisfied that the proposal was acceptable subject to mitigation which is covered by condition.

- 8.13 The applicant has provided a service point for cleaning cycles and walking boots attached to the kiosk and it is considered that the location of the proposals, on the edge of Portree, would allow guests to utilise the public or active travel options available.
- 8.14 The applicant has included space for a covered communal bin storage area within the application site. The proposals will connect into the mains sewer and water supply network at new points created in the southeast of the site. The proposals incorporate a surface water soakaway to service the parking area and paths within the development will be finished in permeable gravel.

- 8.15 While the representation comments regarding the drainage arrangements are noted, the application site is not within an area considered as at risk of flooding on the SEPA maps. The feasibility of the proposed connection to the public sewer will ultimately, be a matter for consent from Scottish Water. If that is not forthcoming a fresh planning application would be needed for an alternative arrangement.

#### Developer contributions

- 8.16 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements. As tourist letting accommodation, the proposals are not eligible for developer contributions towards local educational capacity. As the development is on a non-prominent site of no cultural or historic significance, contributions towards public art are not justified in this case. The additional signage required on Hedgefield Road, as discussed in more detail above, will be secured via a specific condition.

#### **Other material considerations**

- 8.17 The applicant has submitted additional supporting information detailing how the proposal addresses the climate and nature crises outcomes as expressed in NPF 4 Policies 1-3.
- 8.18 One of the objection comments noted that surrounding landowners had not been notified regarding the extent of land within the visibility splays proposed. The original land ownership certificate and notification was submitted in respect of the initial red line boundary drawn around the application site, which generally complies with the requirement to include the access to the public road in the boundary of all planning applications. The formation and maintenance of the visibility splays, as secured via condition, is ultimately, a private legal matter for the applicant and any other landowners involved.
- 8.19 The plans submitted with this application refer to an agricultural storage shed assessed under case 18/04027/PNO. This assessment concluded that the shed complied with Class 18 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), and therefore, that prior approval is not required.

#### **Non-material considerations**

- 8.20 One of the objection comments noted that part of the sewer connection proposed is in poor condition due to age. While these concerns are acknowledged, the installation and future maintenance of the foul drainage measures will be a matter for the applicant to address in communication with Building Standards and Scottish Water.

#### **Matters to be secured by Section 75 Agreement**

- 8.21 None



## 9. CONCLUSION

- 9.1 The demand for the proposed tourist accommodation is accepted considering the location of the proposals. It is considered that the proposed pods and the associated supporting infrastructure can be accommodated satisfactorily on the site without detriment to the local visual amenity. Additional signage to address the potential impacts on the Hedgefield Road Safer Route to School will be secured via condition.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## 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 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.

**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2 Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. DR002 REV B shall be completed in full and made available for use, with:

- i. the junction formed to comply with drawing ref. DR002 REV B; and
- ii. visibility splays of 2.4m x 56m to the left and 2.4m x 60m to the right (the X dimension and Y dimension respectively) formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension. Thereafter, all car parking spaces and the access shall be maintained for this use in perpetuity.

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

3 No occupation of the tourist accommodation hereby approved shall take place until a scheme of additional road safety and warning signage has been submitted to and approved in writing by the planning authority (in consultation with the Roads Authority) and the approved scheme has been fully implemented.

**Reason:** In the interests of road safety and amenity.

4 The development shall be used for holiday letting purposes only and the approved pods shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any calendar year.

**Reason:** To ensure that the development does not become used for permanent residential occupation in recognition of the lack of private amenity space and in accordance with the use applied for.

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

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

6 The planning permission for a caravan site hereby granted shall not enure other than for the 8 pods and related development detailed in the

application and approved documents.

**Reason:** To ensure the matters considered in the determination of the application do not materially alter without further consideration by the planning authority.

## **REASON FOR DECISION**

The demand for the proposed tourist accommodation is accepted considering the location of the proposals. It is considered that the proposed pods and the associated supporting infrastructure can be accommodated satisfactorily on the site without detriment to the local visual amenity. Additional signage to address the potential impacts on the Hedgefield Road Safer Route to School will be secured via condition.

## **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\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

**Construction Hours and Noise-Generating Activities:** You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as

amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

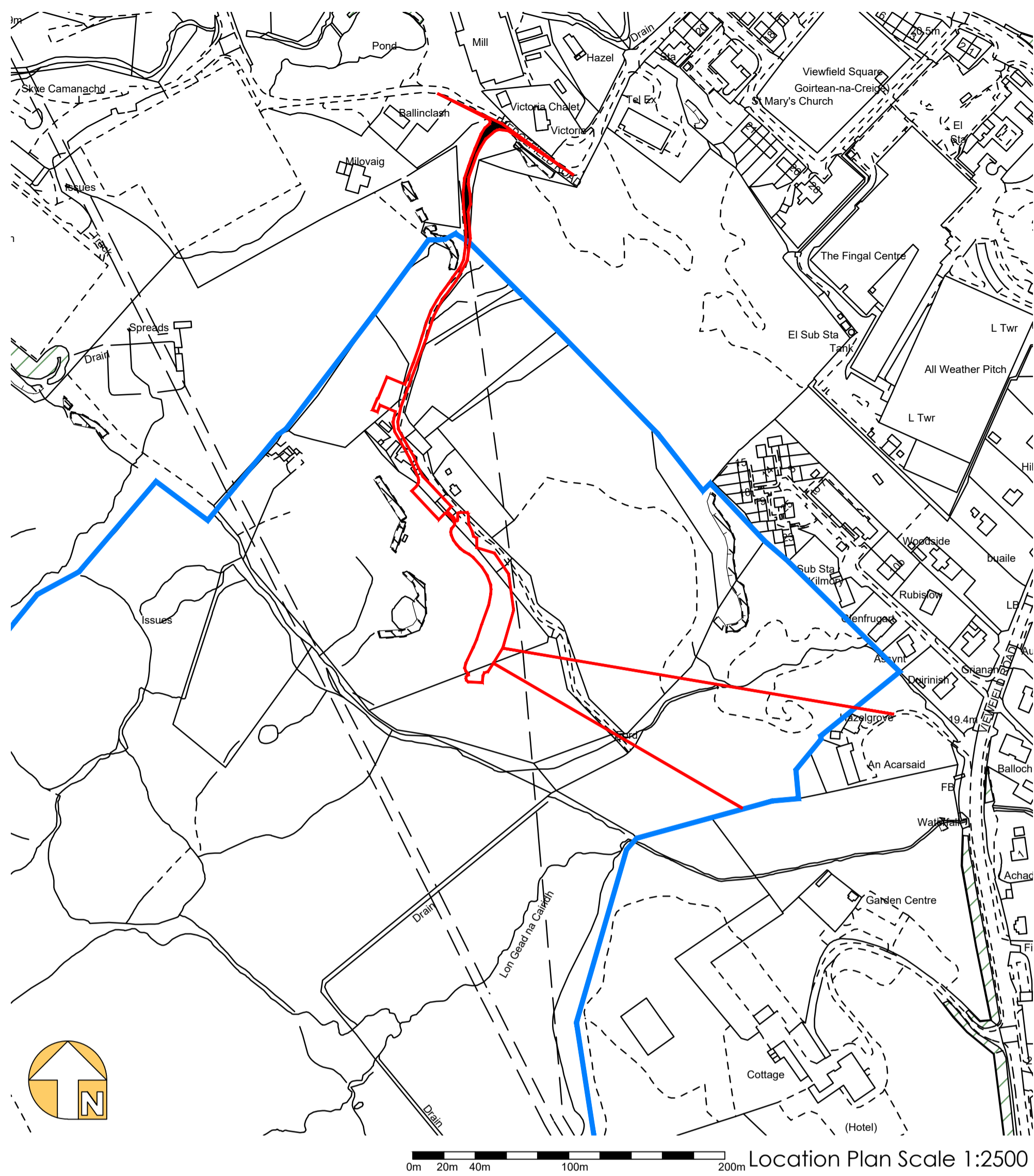
### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

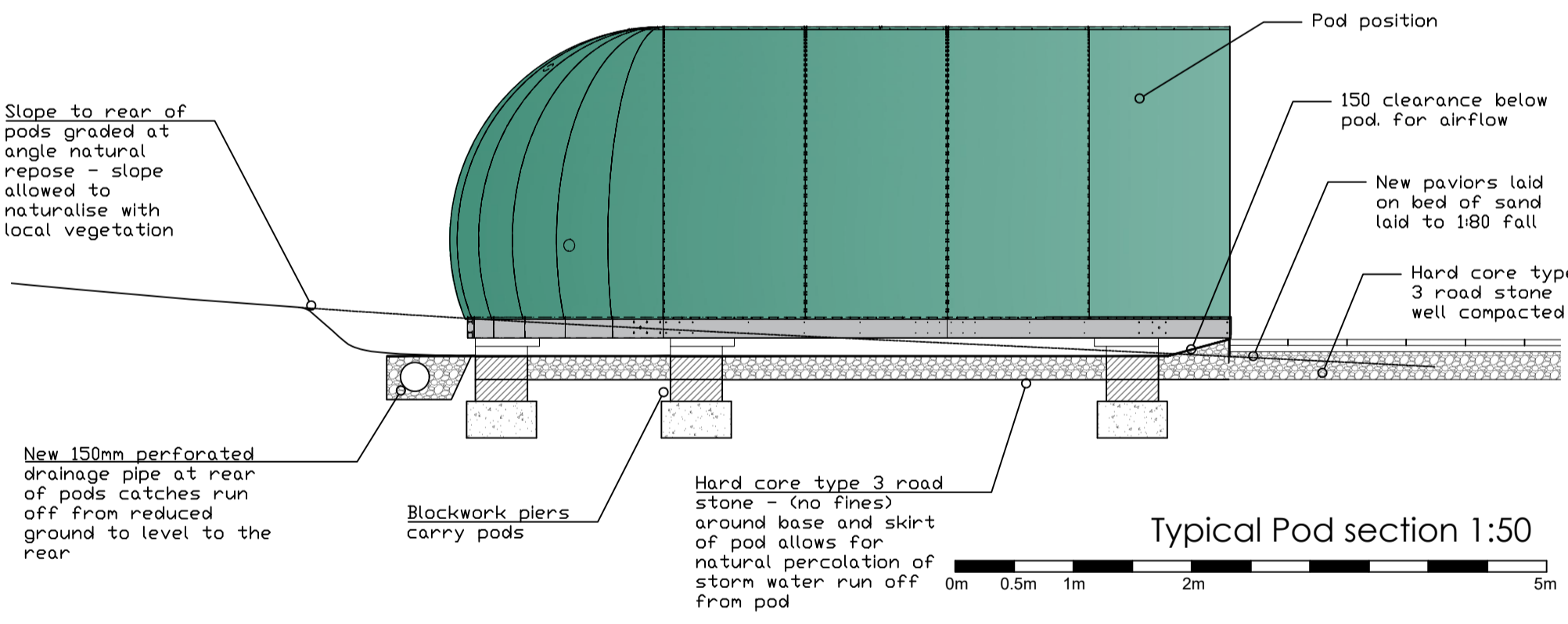
Designation: Area Planning Manager - North  
Author: Michael Kordas  
Background Papers: Documents referred to in report and in case file.

#### Relevant Plans:

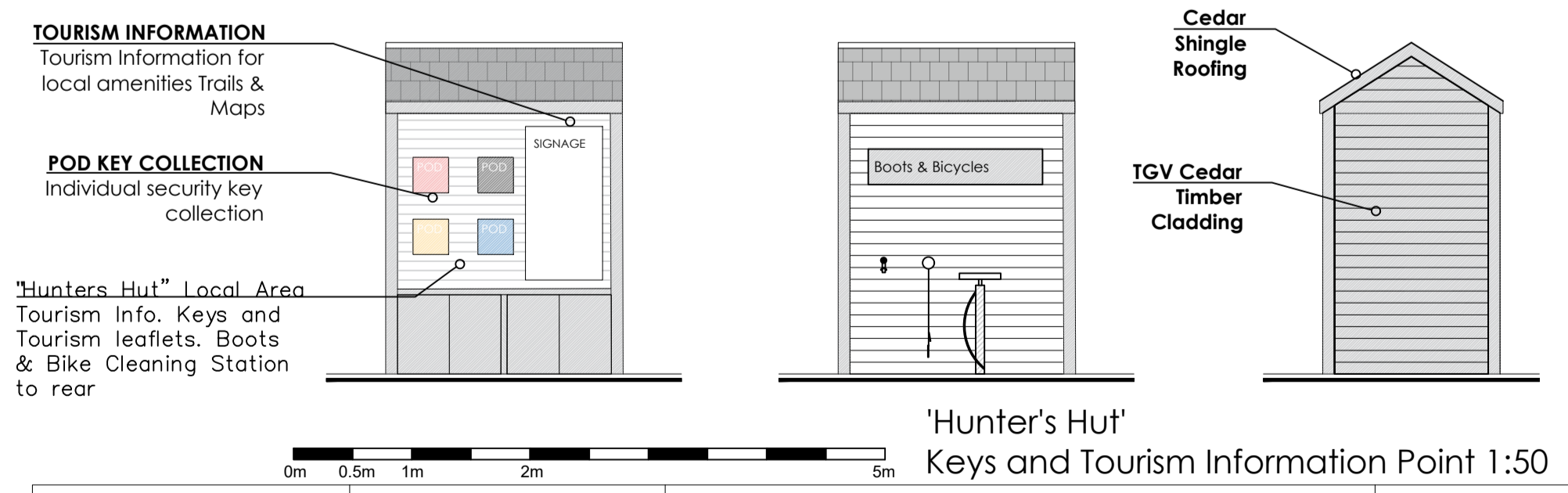
| <b>Document Type</b> | <b>Document No.</b> | <b>Version No.</b> | <b>Date Received</b> |
|----------------------|---------------------|--------------------|----------------------|
| General Plan         | DR-001              | REV B              | 14 November 2022     |
| General Plan         | DR-002              | REV B              | 14 November 2022     |
| Location Plan        | DR-003              | REV A              | 25 June 2022         |
| Landscaping Plan     | DR-004              | REV A              | 25 June 2022         |



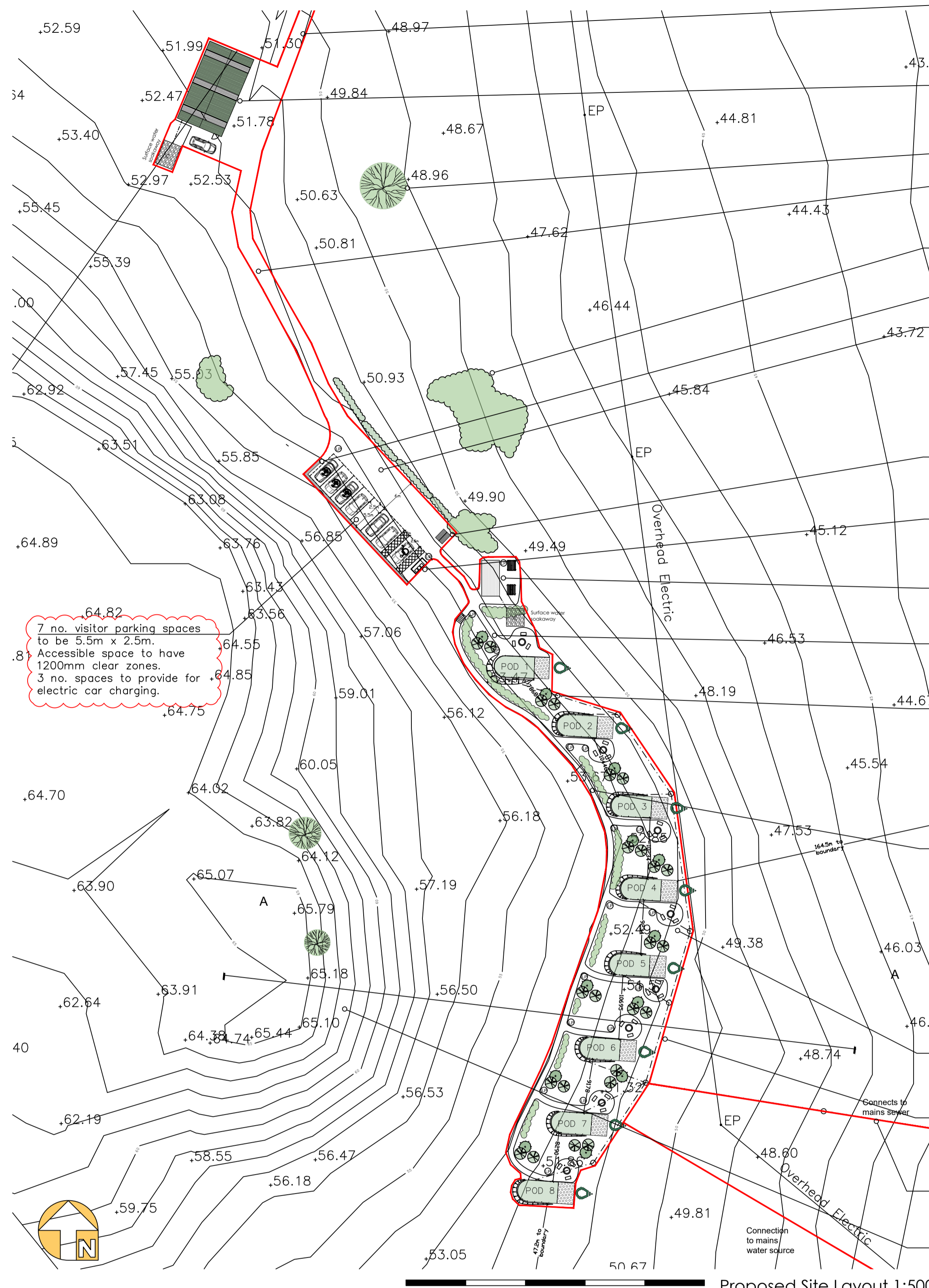
Location Plan Scale 1:2500



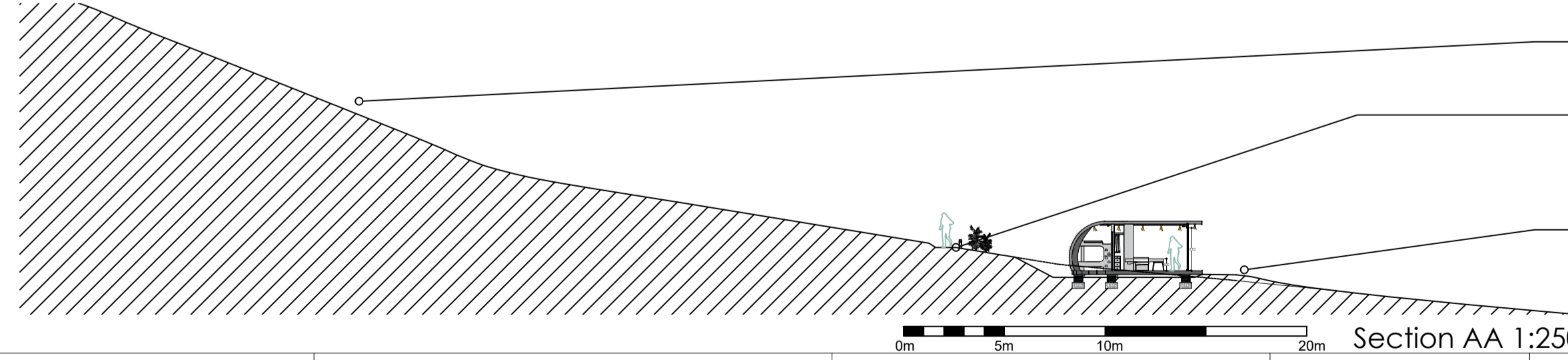
Typical Pod section 1:50



'Hunter's Hut' Keys and Tourism Information Point 1:50



Proposed Site Layout 1:500



Section AA 1:250

Existing entrance on to hedgefield road to be used featuring 5.5m throat access with service bay. See DR-002 for further details.

Proposed storage building in same location as permitted development ref. 18/04027/PND

All existing trees to be retained across the site.

Existing access road with 14-20mm permeable gravel finish to access road within the site.

Existing natural vegetation to be retained.

1100mm x 450mm block retaining wall.

8 no. parking spaces to be provided. 1 no. per pod to include 1 no. accessible space. Parking to be situated on existing hardcore plateau. Parking area to be permeable gravel finish as per the existing access road.

Keys and Tourism leaflets collection point. Boots & Bike Cleaning Station

Refuse storage and recycling area. 1100mm close boarded timber enclosure.

Communal covered area. Refer to drawing DR-002 for details.

Level pedestrian access from car park to Pod 1. 25m total travel distance from parking to Pod 1.

New planting of indigenous trees and shrubs adjacent to pods to increase overall biodiversity of the site. Trees and hedgerows to be a mixture of native species Downy Birch, Rowan, Grey Willow, Hawthorn.

Pathway to run in front of existing hillock and follow natural site contours. Pathways to have low visual impact, permeable, 10mm washed river gravel finish, with timber edge boards and low level bollard lighting.

Low level bollard lighting to be Lucide COMBO - Bollard Light Outdoor - 90mm LED 1x9W 3000K IP54 Black or equal approved.

BBQ area set to south side of pods 1-5 to prevent privacy issues with adjacent pods.

8 no. pods set into gradually sloping hillside. Land to be levelled locally to accommodate bbq fire pit and seating area.

Foul pipe runs with inspection chambers connecting to main sewer at south east corner of site.

Steep rocky hillocks provide natural backdrop for the pods. Natural raised plateau area to west of hillocks.

Steep rocky hillocks provide natural visual backdrop for the pods.

Pedestrian access paths to rear of pods and sloping down to fire pit area and pod access point.

Minor localised levelling of ground to set pods into gradual slope. Land raised locally at front of pod to create level access.

7 no. visitor parking spaces to be 5.5m x 2.5m.

Accessible space to have 1200mm clear zones.

3 no. spaces to provide for electric car charging.

Level pedestrian access from car park to Pod 1. 25m total travel distance from parking to Pod 1.

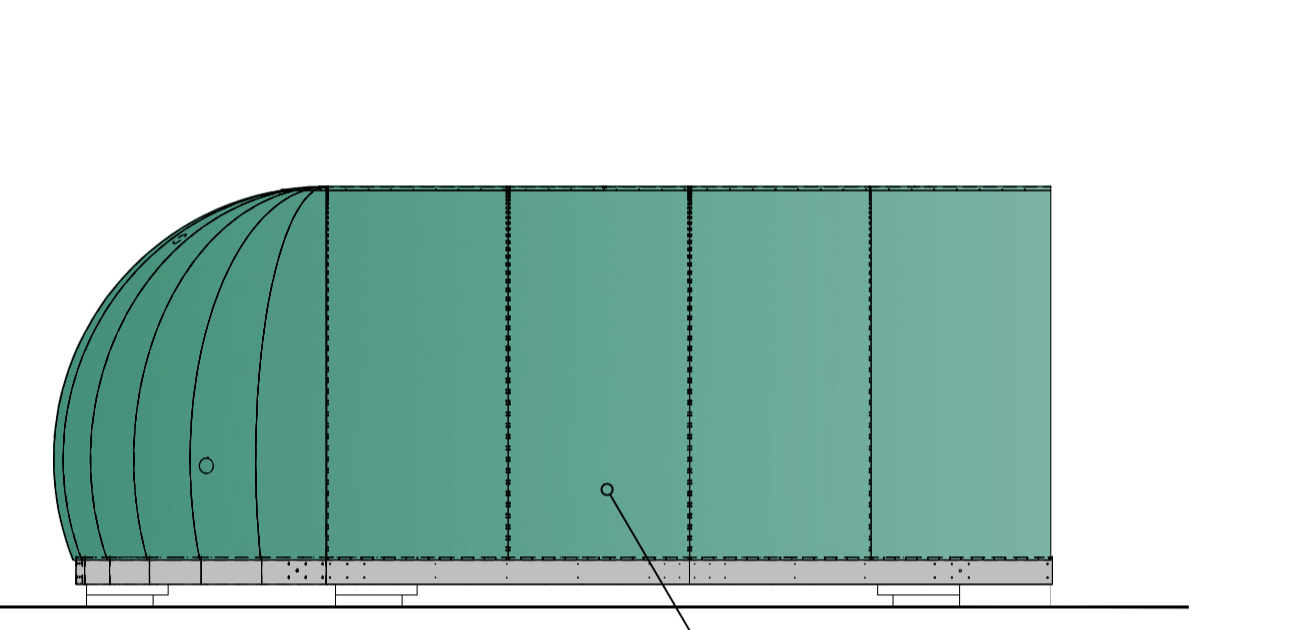
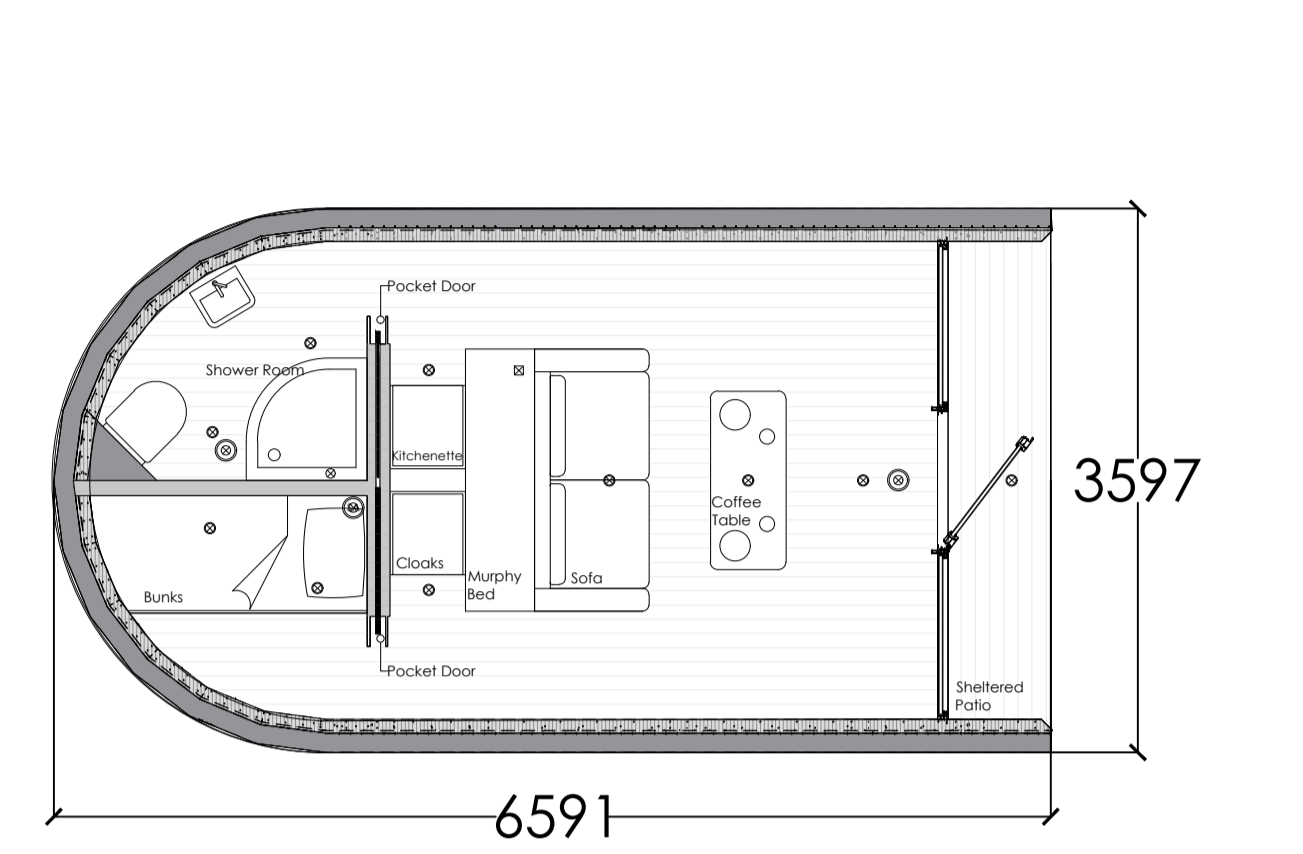
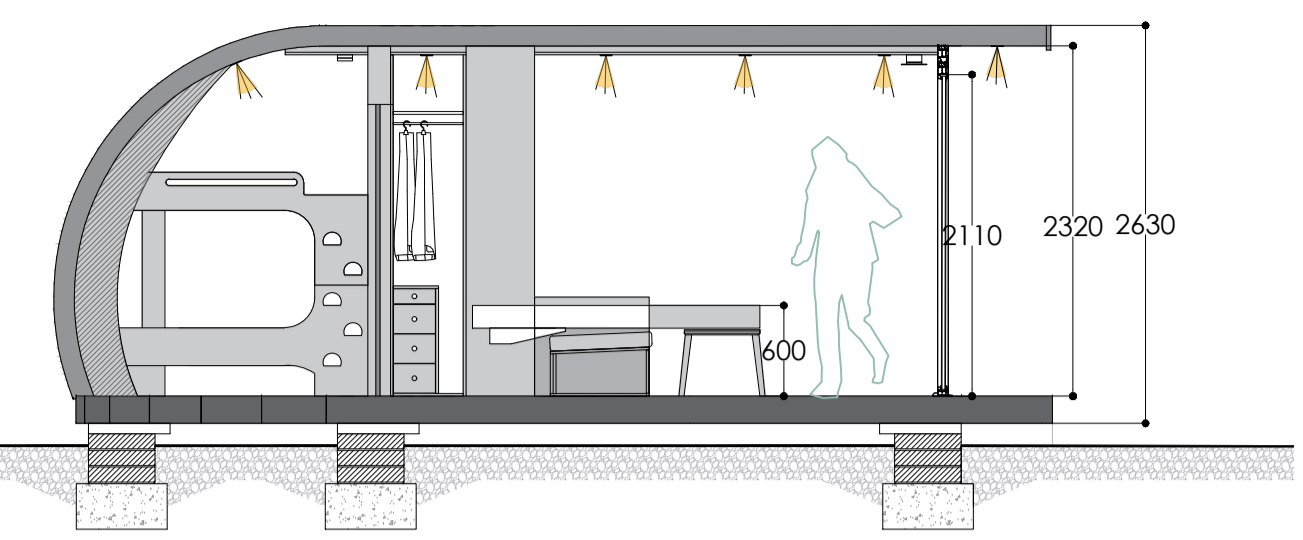
8 no. pods set into gradually sloping hillside. Land to be levelled locally to accommodate bbq fire pit and seating area.

Steep rocky hillocks provide natural backdrop for the pods. Natural raised plateau area to west of hillocks.

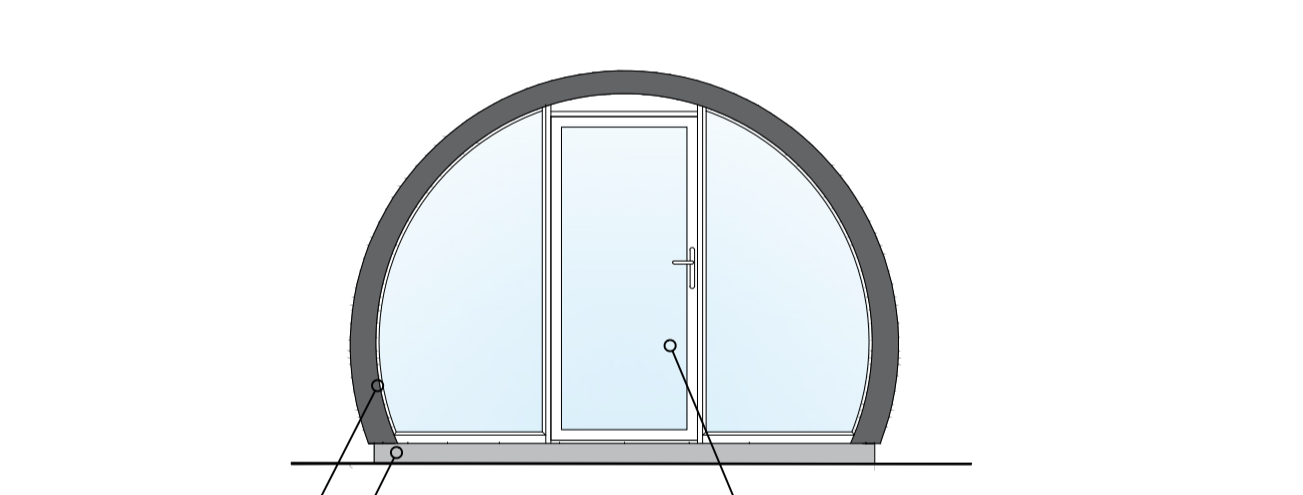
Steep rocky hillocks provide natural visual backdrop for the pods.

Pedestrian access paths to rear of pods and sloping down to fire pit area and pod access point.

Minor localised levelling of ground to set pods into gradual slope. Land raised locally at front of pod to create level access.



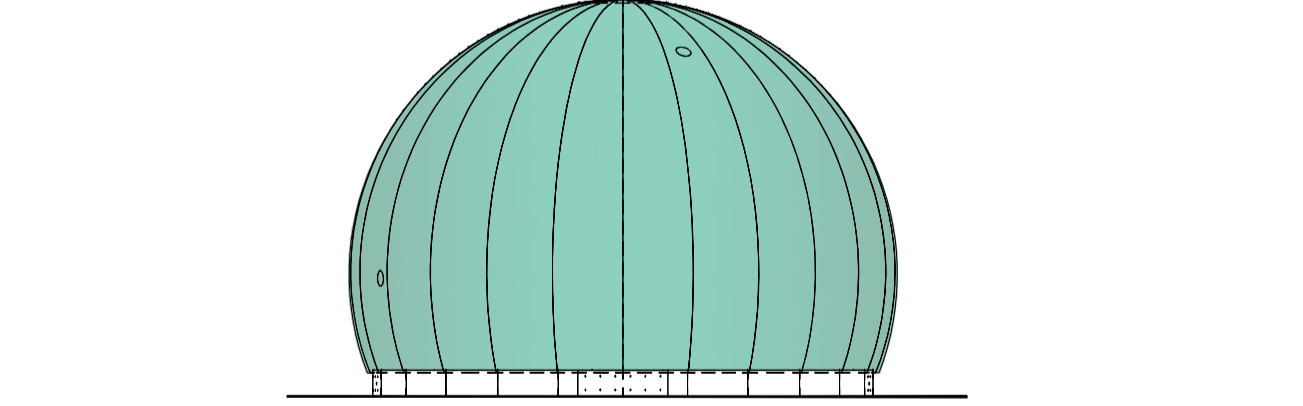
1.5mm PPC aluminium external skin. Coloured to RAL 6005 Moss Green



Dark grey treated fascia.

Dark grey galvanised steel base.

Fully glazed front elevation. Dark grey aluminium profiles and privacy glass.



Plans And Elevations Proposed Pods Scale 1:50



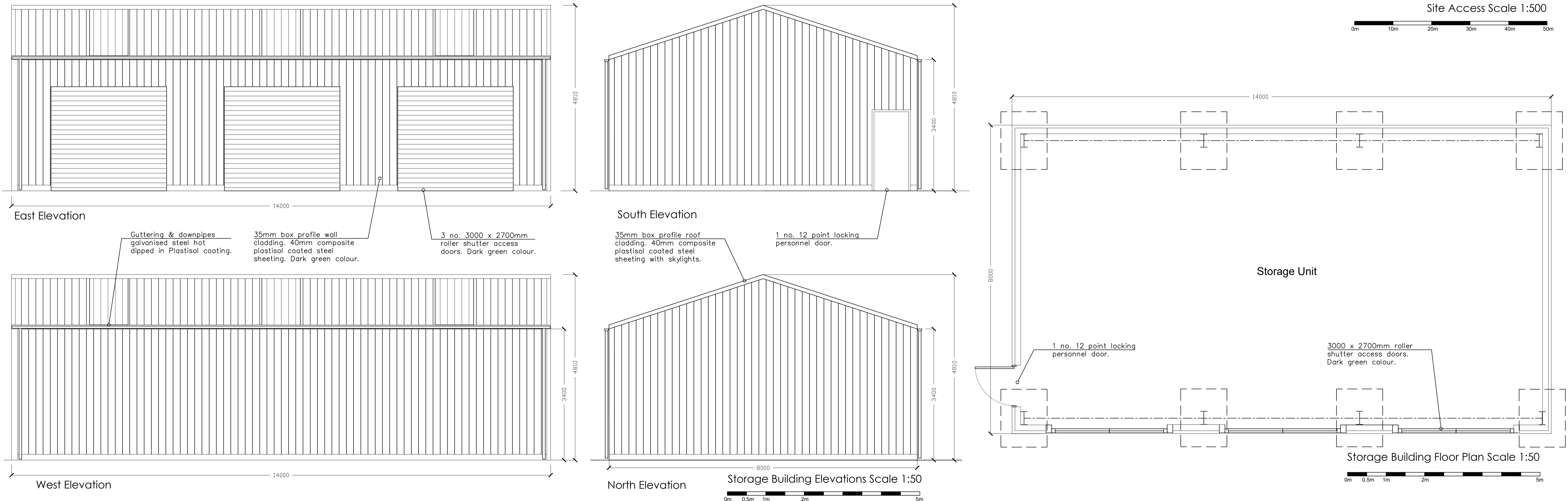
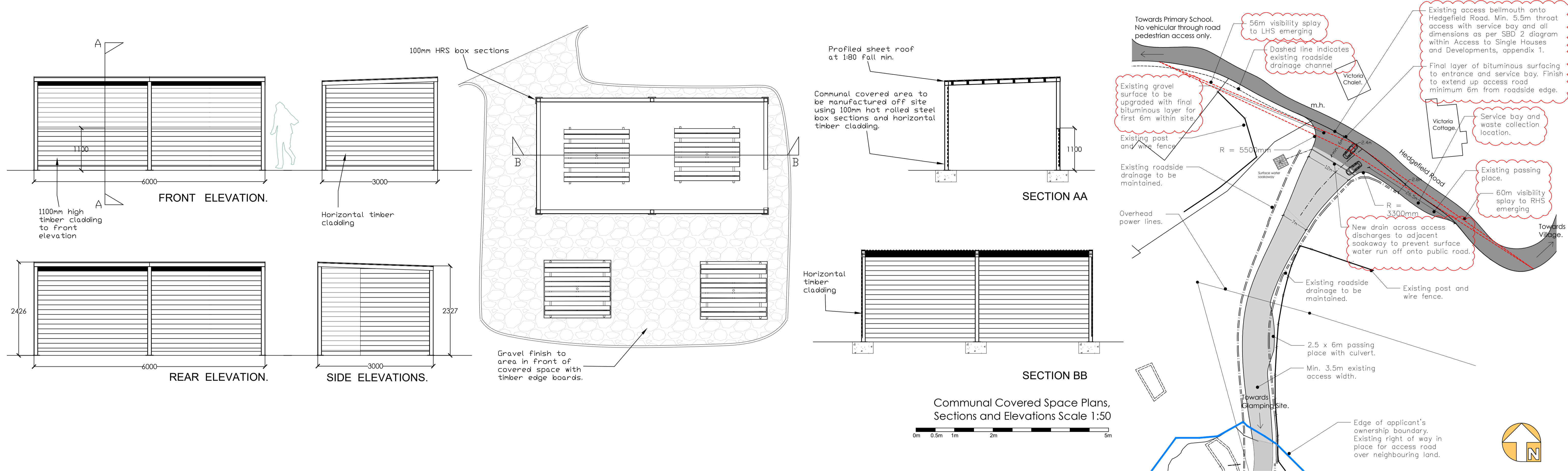
| REVISION & DATE   | DESCRIPTION                       | KEY  | NOTES:  |
|---|-----------------------------------|--|---|
| Rev A: 23.06.2022   | First Issue                       | Pod (Gross F Area 20.1m <sup>2</sup> )   | Prior to the commencement of works, it is our recommendation for the Client/ Contractor to construct a trial hole/ slit trench the full depth of the proposed extensions and/ or alterations so as to confirm the extent of any existing hidden services that were unable to be identified on Survey. |
| Rev B: 11.11.2022   | Dimensions added to parking area. | New landscape planting around site   |   |
|   |                                   | Low level LED light posts  |   |
|   |                                   | New Hedgerows  |   |
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| DRAWING TITLE:                        | PROJECT:                                    | DRAWN:             | SHEET NO.: |
|---------------------------------------|---|--------------------|------------|
| Loc Map, Site Plan, Plans, Elevations | Shullishadder Mor, Hedgefield Road, Portree | RC                 | 1/1        |
|                                       | Isle of Skye, Highlands, IV5 19GF           | SCALE:             | DATE:      |
|                                       |   | As Indicated at A1 | 23.06.2022 |
|                                       |   | CLIENT:            | REVISION:  |
|                                       |   | Mr C Nicolson      | B          |

DRAWING NO: DR - 001

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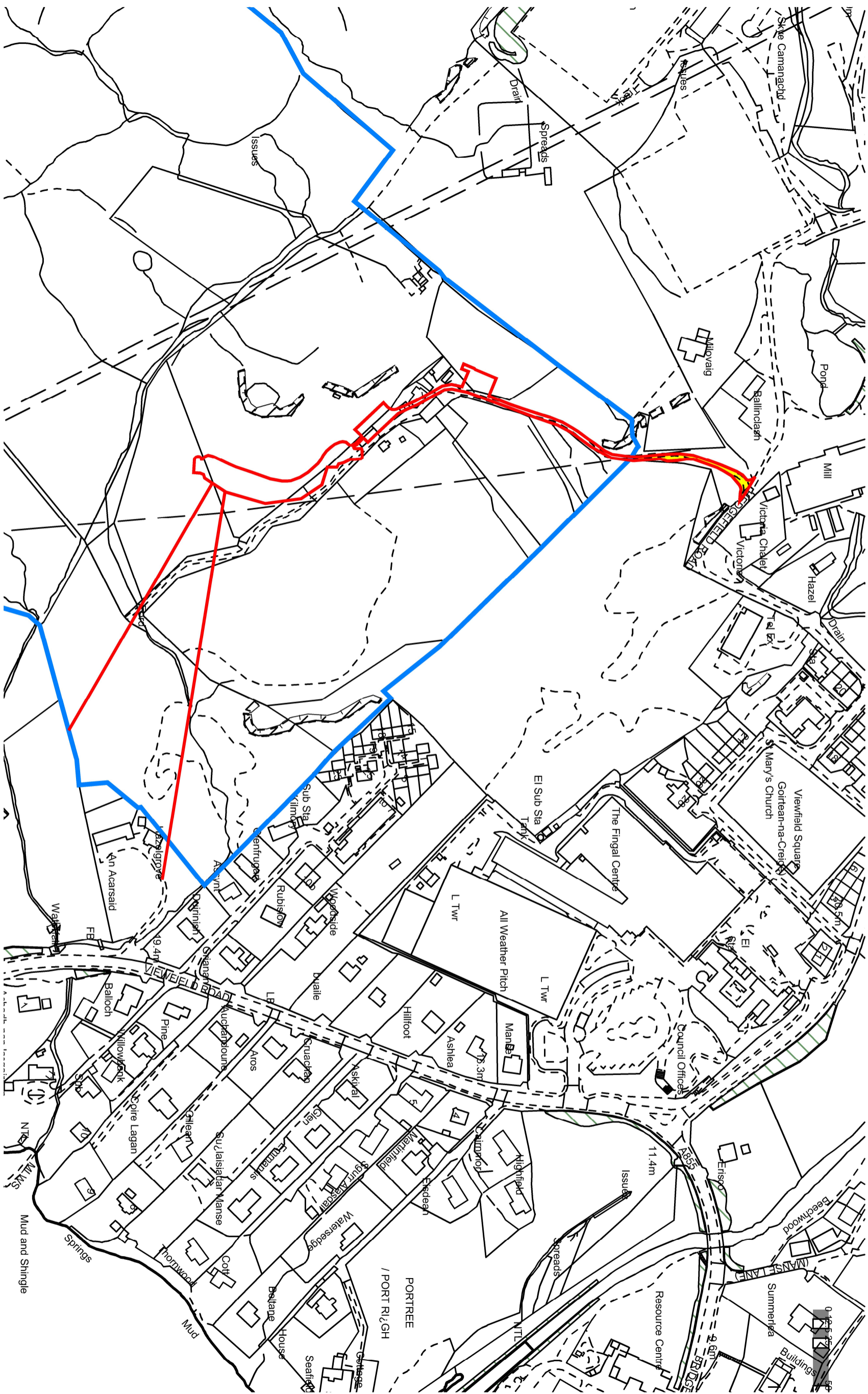
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| REVISION & DATE  | DESCRIPTION  | KEY  | NOTES:  | DRAWING TITLE:  | PROJECT  | DRAWN                     | SHEET NO:                        | DRAWING NO:   |                        |
|--|--|--|---|---|--|---------------------------|----------------------------------|---------------|------------------------|
| Rev A: 23.06.2022  | First Issue  | Pod (Gross F Area 20.1m <sup>2</sup> )   | <p>Prior to the commencement of works, it is our recommendation for the Client/ Contractor to construct a trial hole/ slit trench the full depth of the proposed extensions and/ or alterations so as to confirm the extent of any existing hidden services that were unable to be identified on Survey.</p> <p>We also recommend prior to any excavations that the Contractor conducts a full scan of the area for development to locate any buried services not identified. Refer to Structural Engineer's drawings for all structural matters if necessary.</p> <p>Construction of works shall not commence until full approvals and clarifications have been agreed and obtained from the relevant body and copies submitted to the Local Authority Building Control for approval if necessary.</p> | <p>Existing entrance, Proposed Communal Space and Storage Building Plans, Sections and Elevations</p> | <p>Shullishadder Mor, Hedgefield Road, Portree<br/>Isle of Skye, Highlands, IV5 19GF</p> | RC                        | 1/1                              | <p>DR-002</p> |                        |
| Rev B: 11.11.2022  | Amendments to site access. Refer to notes for details. | <p>New landscape planting around site</p> <p>IC Inspection Chamber</p> <p>Low level LED light posts</p> <p>Pod Direction</p> <p>New Hedges</p>   |   |   |  | <p>As Indicated at A1</p> | <p>DATE:<br/>23.06.2022</p>      |               |                        |
|  |  |  |   |   |  |                           | <p>CLIENT:<br/>Mr C Nicolson</p> |               | <p>REVISION:<br/>B</p> |
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|  |  |  |   |   |  |                           |                                  |               |                        |

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Location Plan Scale 1:2500

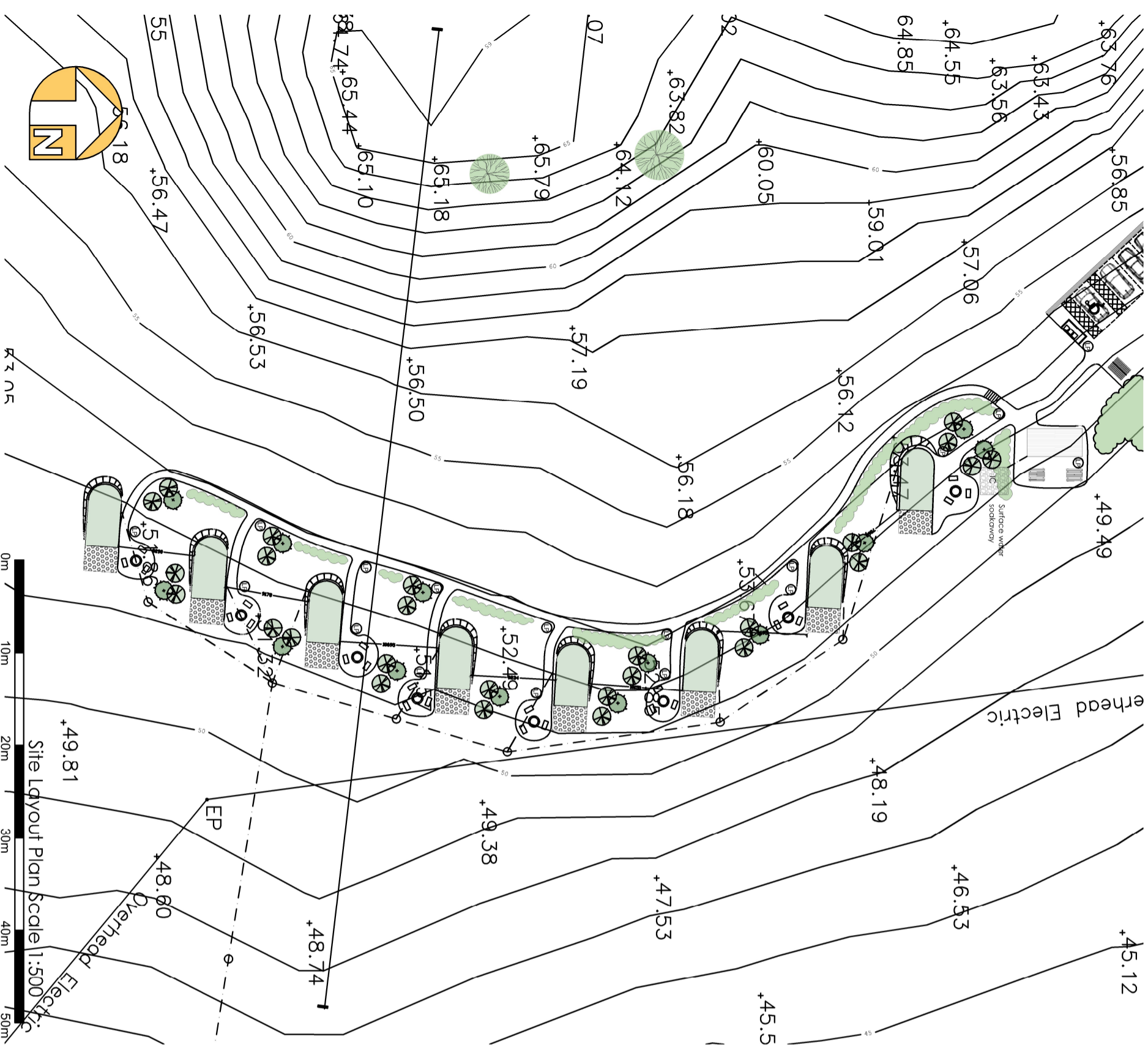


| REVISION & DATE  | DESCRIPTION | KEY   | NOTES  | DRAWING TITLE      | PROJECT  | CLIENT                     | DATE                | REVISION       | DRAWING NO. |
|--|-------------|---|--|--------------------|--|----------------------------|---------------------|----------------|-------------|
| Rev. A: 22/06/2022   | Final Issue | Application Site Boundary<br>Membership Boundary<br>Existing right of way | <p>Refer to the commencement of works. It is our recommendation for the proposed extensions and/or alterations so as to confirm the extent of any existing hidden services that were unable to be identified on site. We recommend prior to any excavation that the Contractor conducts a full scan of the area for development to locate any buried services not identified. Refer to Structural Engineer's drawings for all structural matters if necessary.</p> <p>Commence until full approvals and identifications have been agreed and obtained from the relevant body and copies submitted to the Local Authority Building Control for approval if necessary.</p> | Site Location Plan | Shullishaddar Mor, Hedgeduff Road, Portree<br>Isle of Skye, Highlands IV5 19GF | CLIENT:<br>M. C. Nicholson | DATE:<br>22/06/2022 | REVISION:<br>A | DR-003      |
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**LANDSCAPING**  
Plant supply shall be obtained from a nursery that are members of the horticultural trades association nursery certification scheme and approved by the project and local authority landscape architect.

Planting implementation shall be undertaken by the end of the next available planting season.

- Deciduous trees and shrubs: Late October to end March
- Conifers and evergreens: September / October or April/May
- Container grown plants: At any time if ground and weather conditions are favourable.

**5 YEAR MAINTENANCE**

**Trees**  
Newly planted tree stock should be inspected for disease by a competent person and inform the landowner of any major defoliation in the condition of any landscape element.  
Annually - In late autumn.

Pruning of epicormic or basal growth can normally be undertaken by unqualified personnel.  
Annually - September

Weed control by ensuring no weed growth within a 500mm diameter of each tree. A suitable herbicide should be used in compliance with manufacturer's instructions.  
Up to year 3 - April and August

Inspect tree ties and stakes as scheduled and after strong winds. Replace loose, broken ties or decayed stakes to original specification.  
Every 3 months.

Remove ties and stakes  
4 years after planting.

Remove dead trees and replace as per original specification.  
Annually

**Hedging**  
Weed control by ensuring no weed growth within the hedgerow with a suitable herbicide and used in compliance with manufacturer's instructions.  
Annually - April and August

Fertilise using suitable slow release fertiliser as per manufacturer's instructions.  
Up to year 4 - April and August

With hedge cutters prune hedges with vertical sides at maximum height of 1m.  
After Year 2 September and August.

| Landscape Schedule |                              |                                 |                    |          |                |  |
|--------------------|------------------------------|---------------------------------|--------------------|----------|----------------|--|
| Application        | Botanical Name               | Common Name                     | Quantity           | Density  | Maintenance    |  |
|                    | (Native) Tree                | Betula pubescens                | Approx. 10 no.     | As Shown | Refer to Notes |  |
|                    | (Native) Tree                | Sorbus subsp. Sorbus            | Approx. 10 no.     | As Shown | Refer to Notes |  |
|                    | (Native) Tree                | Salix cinerea subsp. olerifolia | Approx. 10 no.     | As Shown | Refer to Notes |  |
|                    | Hedgerow                     | Crataegus laevigata             | Approx. 110m total | As Shown | Refer to Notes |  |
|                    | (Native) smalltree and shrub | Ilex Aquifolium                 | Approx. 15 total   | As Shown | Refer to Notes |  |
|                    | (Native) smalltree and shrub | Corylus avellana                | Approx. 15 total   | As Shown | Refer to Notes |  |
|                    | (Native) smalltree and shrub | Rosa mollis                     | Approx. 15 total   | As Shown | Refer to Notes |  |

|                            |                    |            |  |                       |  |                |                   |                     |
|----------------------------|--------------------|------------|--|-----------------------|--|----------------|-------------------|---------------------|
| <b>REVISION &amp; DATE</b> | <b>DESCRIPTION</b> | <b>KEY</b> | <b>NOTES:</b>  | <b>DRAWING TITLE:</b> | <b>PROJECT:</b>  | <b>DRAWN:</b>  | <b>SHEET NO.:</b> | <b>DRAWING NO.:</b> |
| Rev A - 23.06.2022         | Final Issue        |            | <p>Prior to the commencement of works, it is our recommendation for the proposed extensions and/or alterations so as to confirm the extent of any existing hidden services that were unable to be identified on site. We recommend prior to any excavations that the Contractor conducts a full scan of the area for development to locate any buried services not identified. Refer to Structural Engineer's drawings for all structural matters if necessary.</p> <p>Any necessary consents, until full approvals and identifications have been agreed and obtained from the relevant body and copies submitted to the Local Authority Building Control for approval if necessary.</p> | Landscape Plan        | Shullishaddar Mor, Hedgeduff Road, Portree<br>Isle of Skye, Highlands IV5 19GF | RC             | 1/1               | DR-004              |
|                            |                    |            |  |                       |  | SCALE:         | DATE:             |                     |
|                            |                    |            |  |                       |  | 1:500 @ A3     | 23.06.2022        |                     |
|                            |                    |            |  |                       |  | <b>CLIENT:</b> | <b>REVISION:</b>  |                     |
|                            |                    |            |  |                       |  | M. C. Nicolson | A                 |                     |

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