

Agenda Item	6.1
Report No	PLN/029/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 19 April 2023
Report Title: Supplementary Report
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

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. BACKGROUND

- 1.1 Members will recall that this application was presented to the North Planning Applications Committee in March 2023 with a recommendation to approve subject to conditions. After discussion, Members agreed to defer and seek the submission of the following information:
 1. A roads safety plan in consultation with the Roads Safety Team, Transport Planning, Safer Routes to School Team and the Parent Council in Portree
- 1.2 This report should be read alongside the Committee report and plans presented to the NPAC meeting on 7 March 2023.

2. BACKGROUND

- 2.1 The applicant has now submitted a Proposed Road Safety Improvements Report following consultation with the Council's Safer Routes to Schools Team. The report notes that midweek during school terms are the times when the other comparable pod sites are at their lowest occupancy rate.
- 2.2 The report also outlines site management policies. The applicant is investigating timing check out to avoid the potential for guests to encounter pedestrian traffic to and from the Portree Gaelic Medium Primary School on Hedgefield Road.
- 2.3 The report outlines a programme of works at the applicant's expense to instal new signage, consisting of both standard pedestrian warning designs, a yellow backed school warning sign and vehicle active slow down signage (VAS) at various points along Hedgefield Road, as agreed with the Safer Routes to Schools Team. Additional thermoplastic road markings and signage will also be installed. The existing passing place to the east of the site access junction will be cleared and maintained. A new pedestrian 'step off point' will also be created, to provide a refuge should pedestrians encounter traffic.
- 2.4 The applicant has contacted the Portree Gaelic Medium Primary School Parent Council for comments on the road safety proposals. The Parent Council have confirmed via email that they are satisfied with the proposed road safety measures.

3. ASSESSMENT

- 3.1 It is accepted that the applicant may manage the site to avoid conflict between guest's vehicles and pedestrian traffic on Hedgefield Road. The proposed physical road safety measures on the road have been approved by the Safer Routes to Schools Team and the access arrangements were otherwise, considered satisfactory by the Transport Planning Team, during the assessment of the application as presented to the previous committee meeting in March 2023.

4. CONCLUSION

4.1 The additional information demonstrates that the proposed development complies with the relevant road safety considerations of HwLDP Policy 28.

5. IMPLICATIONS

5.1 Resource: Not applicable

5.2 Legal: Not applicable

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

5.4 Climate Change/Carbon Clever: Not applicable

5.5 Risk: Not applicable

5.6 Gaelic: Not applicable

6. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject conditions as per the previous report, and with the following additional conditions:

- 7 No occupation of the tourist accommodation hereby approved shall take place until the scheme of additional road safety improvements and warning signage detailed in the 'Proposed Road Safety Improvements Report, Rev A: 20/03/2023' has been fully implemented.

Reason: In the interests of road safety and amenity.

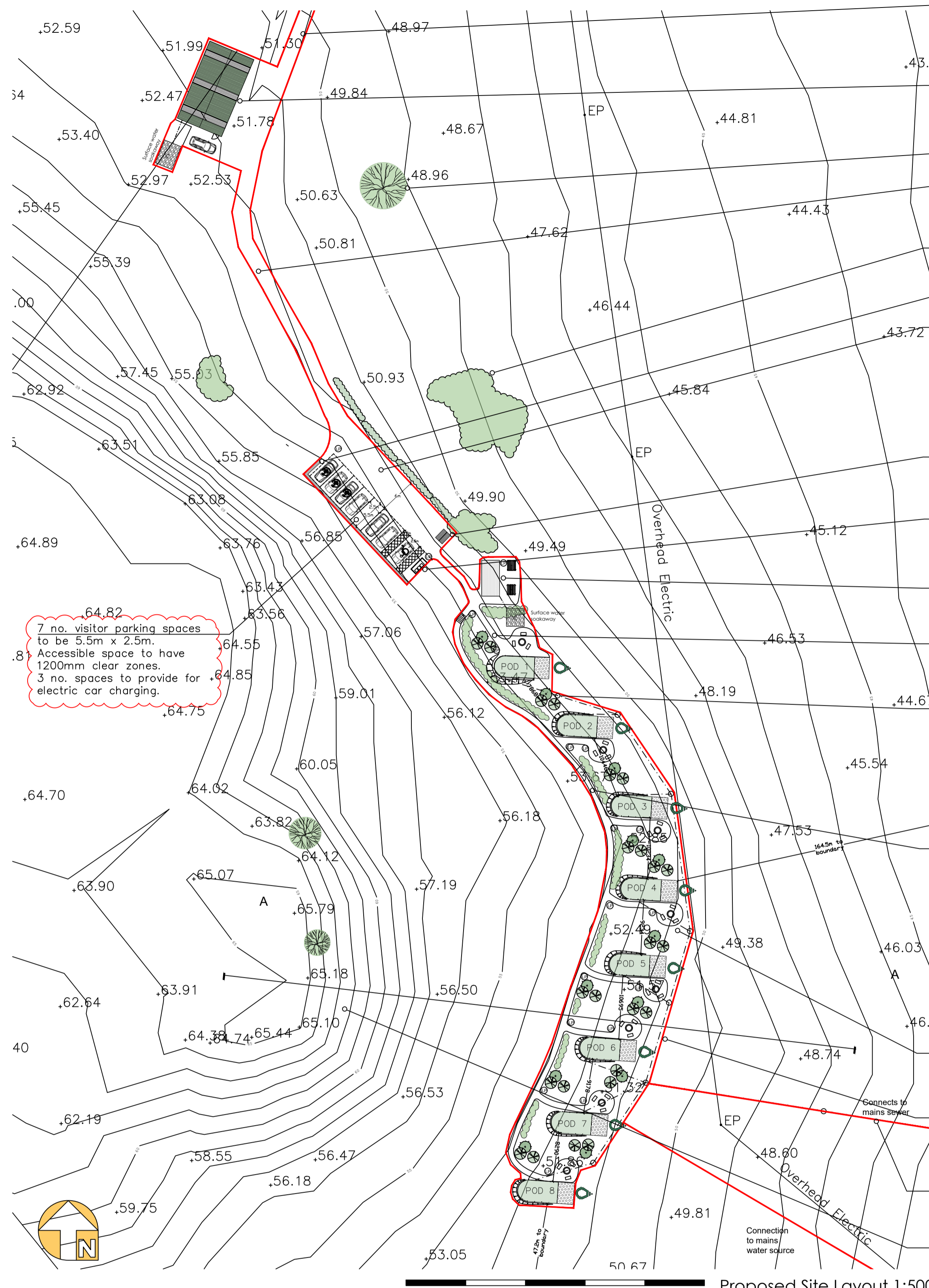
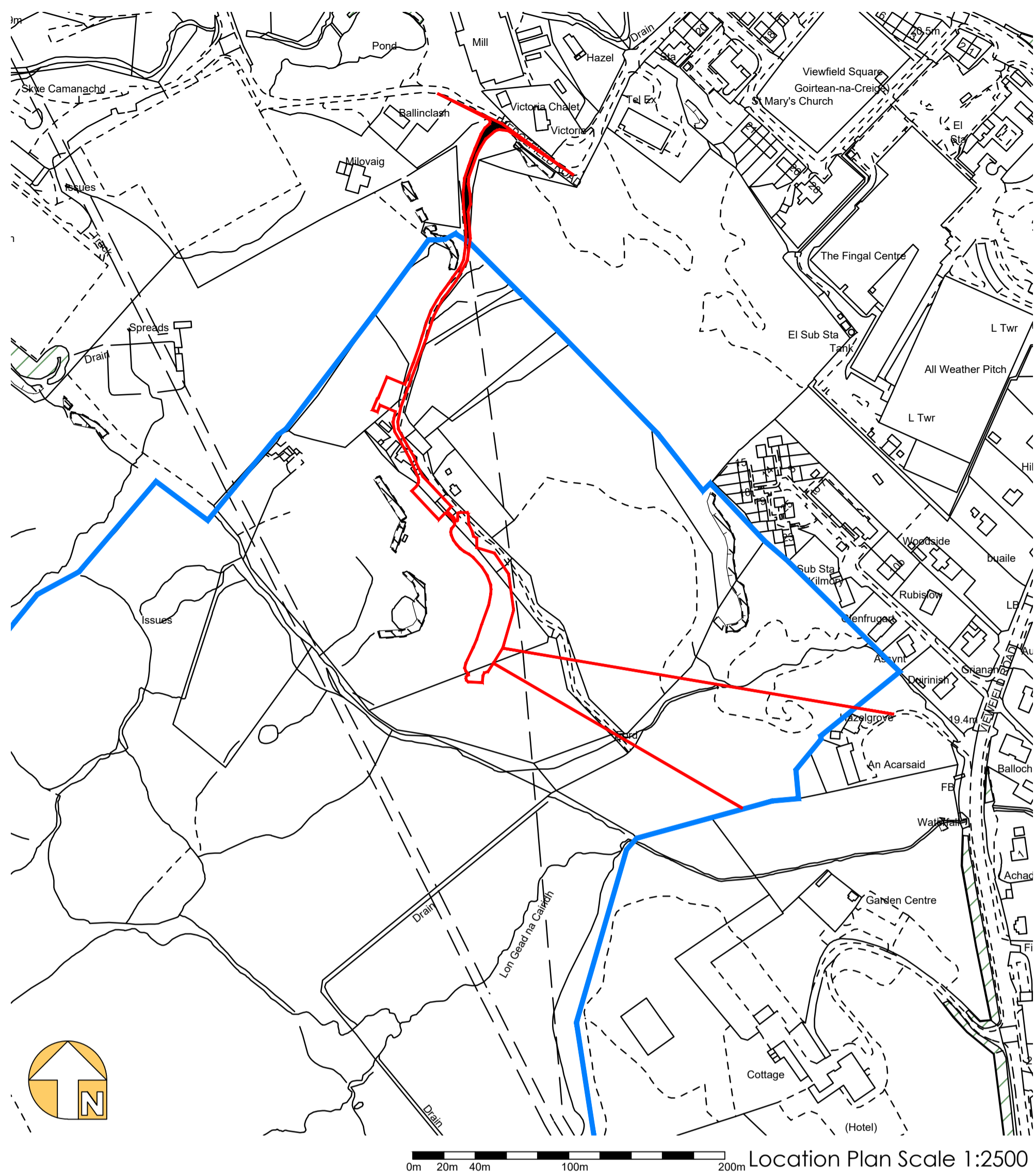
Designation: Area Planning Manager - North

Author: Michael Kordas

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

Relevant Plans:

Document Type	Document No.	Version No.	Date Received
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



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.

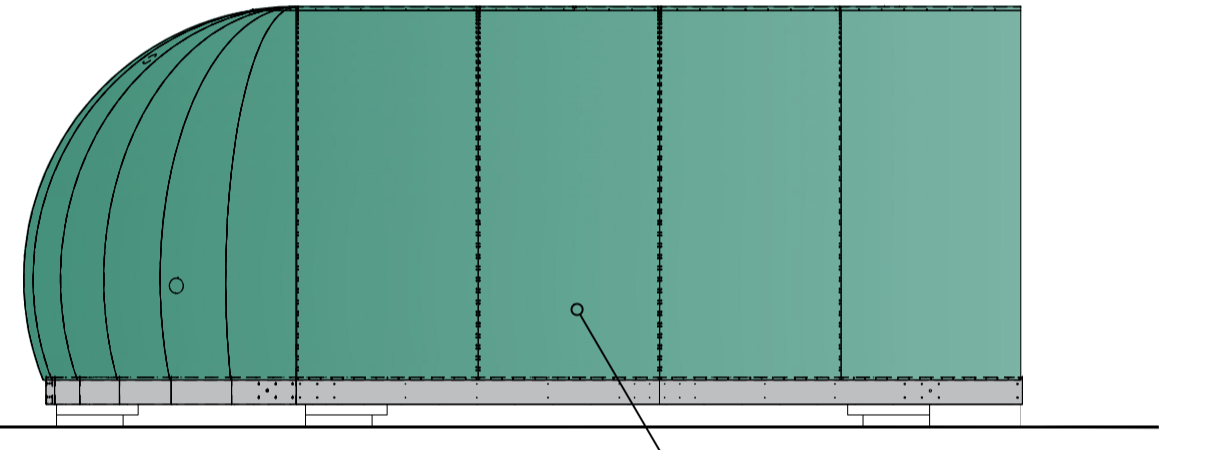
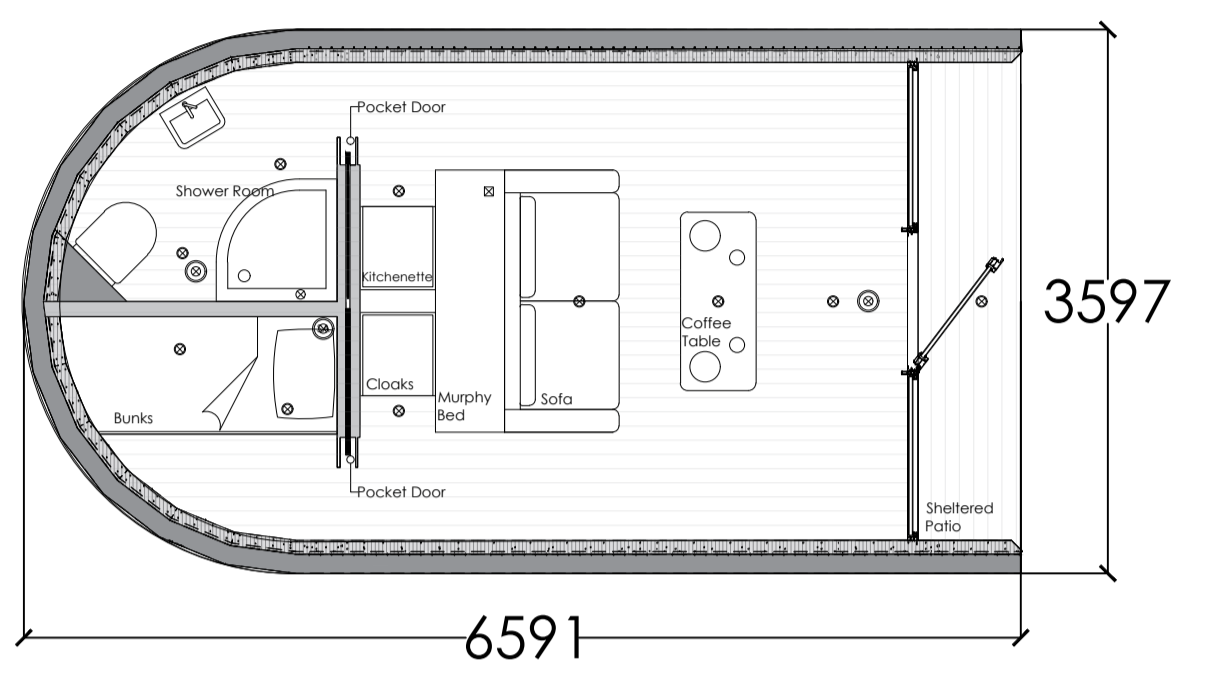
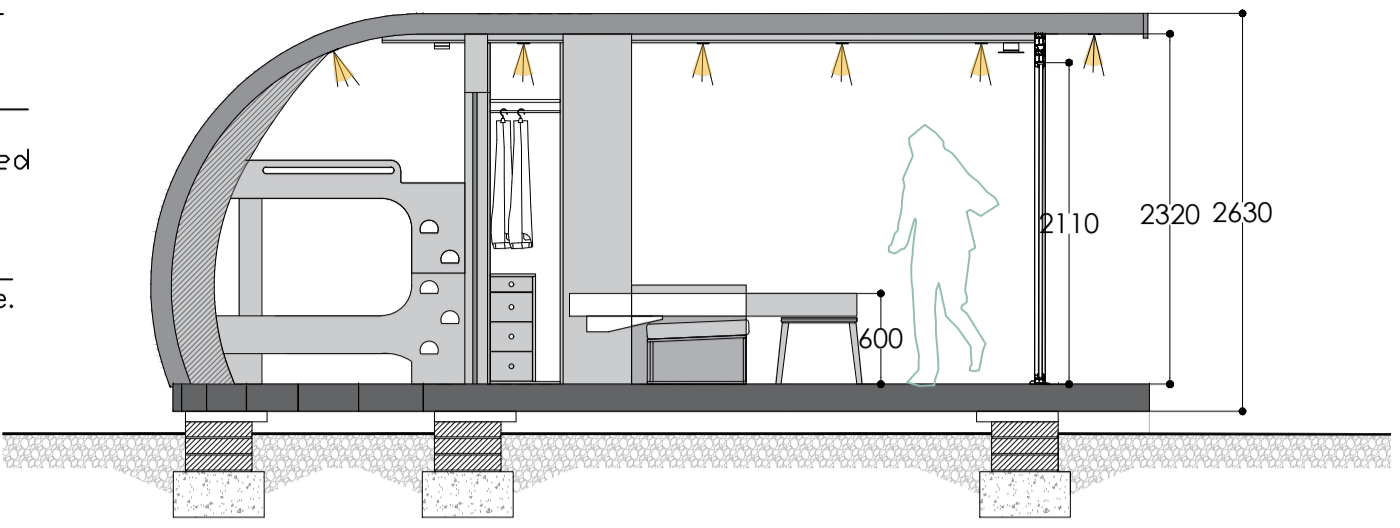
Foul pipe runs with inspection chambers connecting to main sewer at south east corner of site.

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

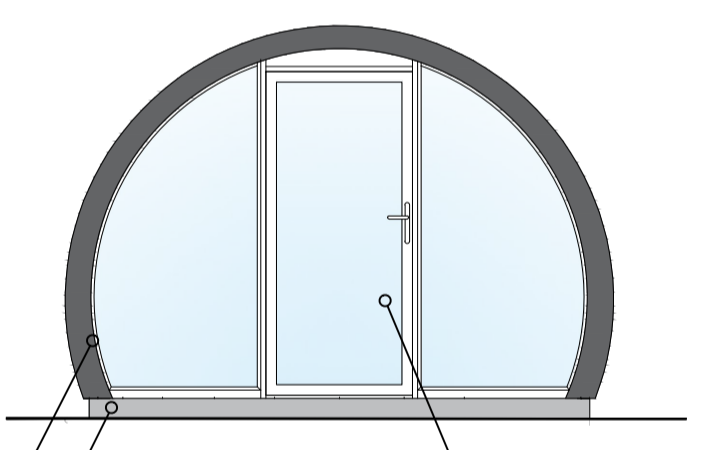
Steep rocky hillocks provide natural visual backdrop for the pods.

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.



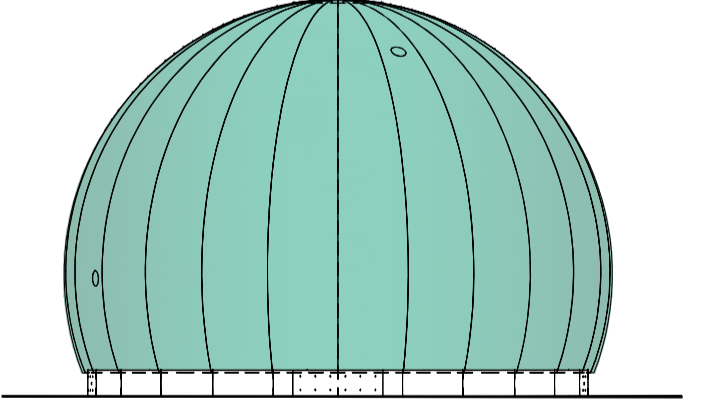
1.5mm PPC aluminium external skin. Coloured to RAL 6005 Moss Green



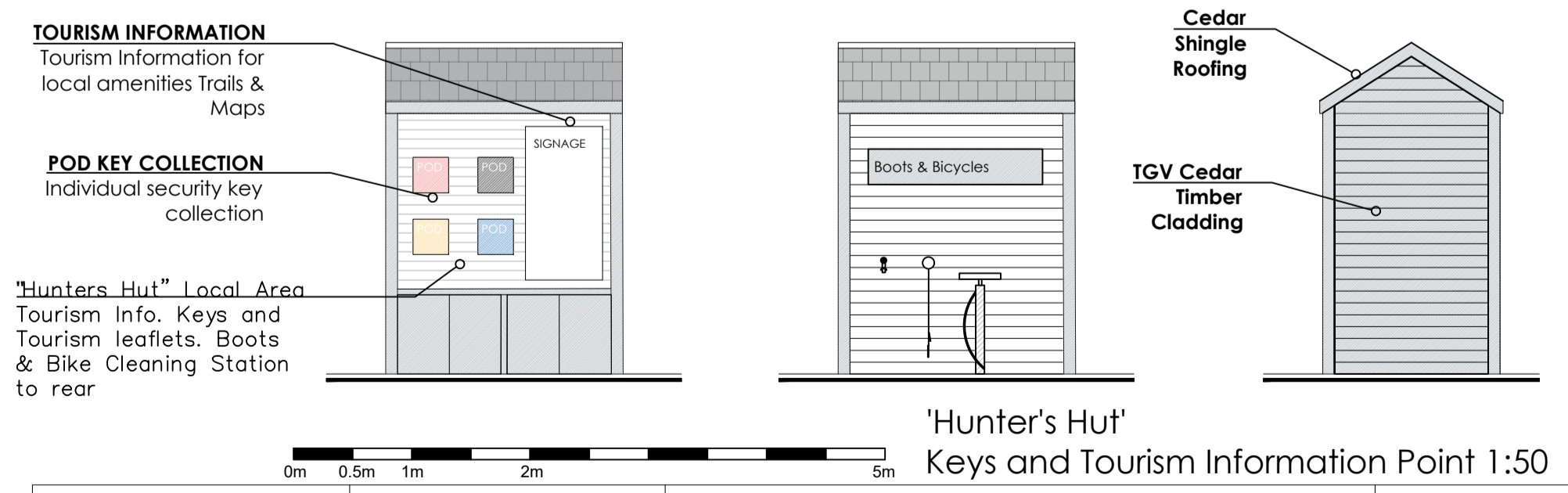
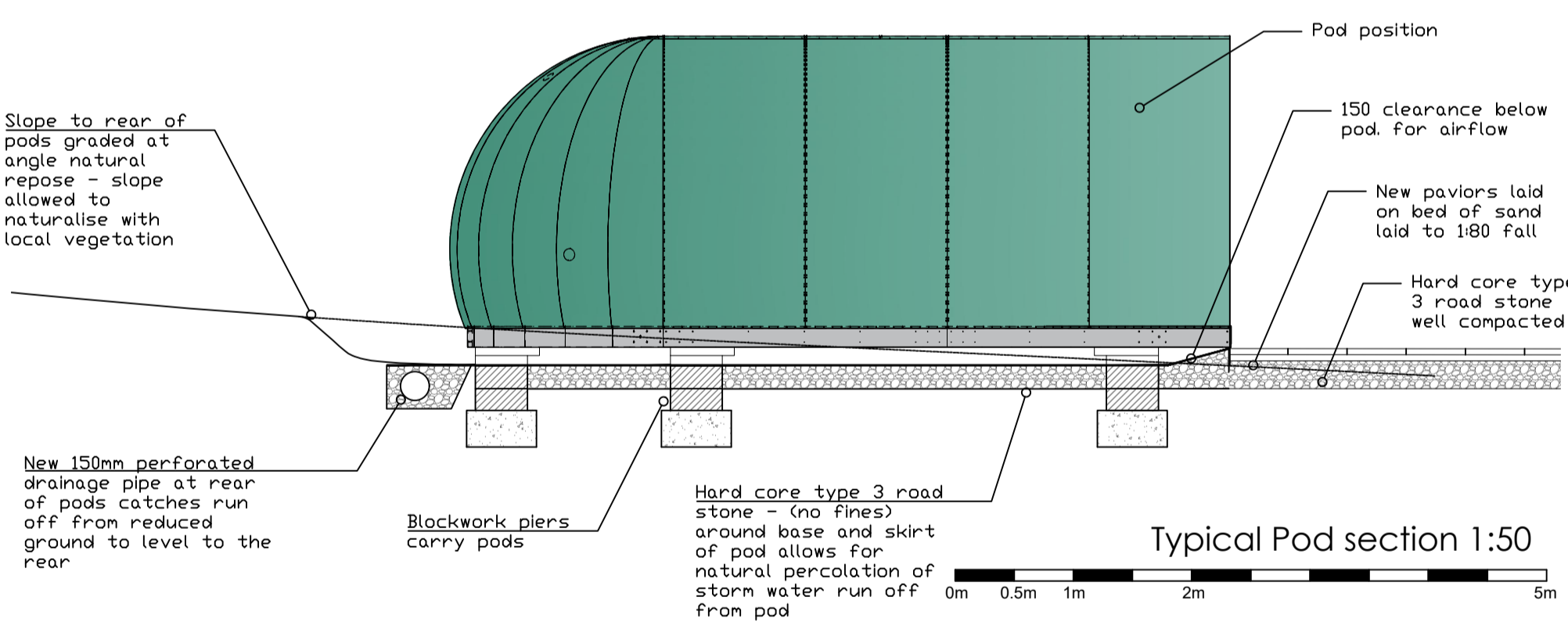
Dark grey treated fascia.

Dark grey galvanised steel base.

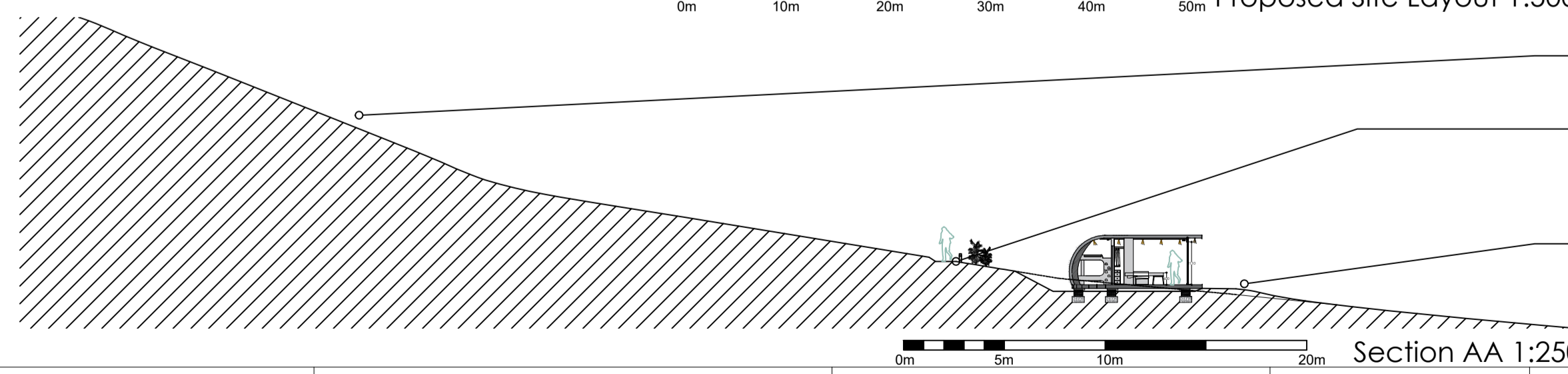
Fully glazed front elevation. Dark grey aluminium profiles and privacy glass.



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 ²)	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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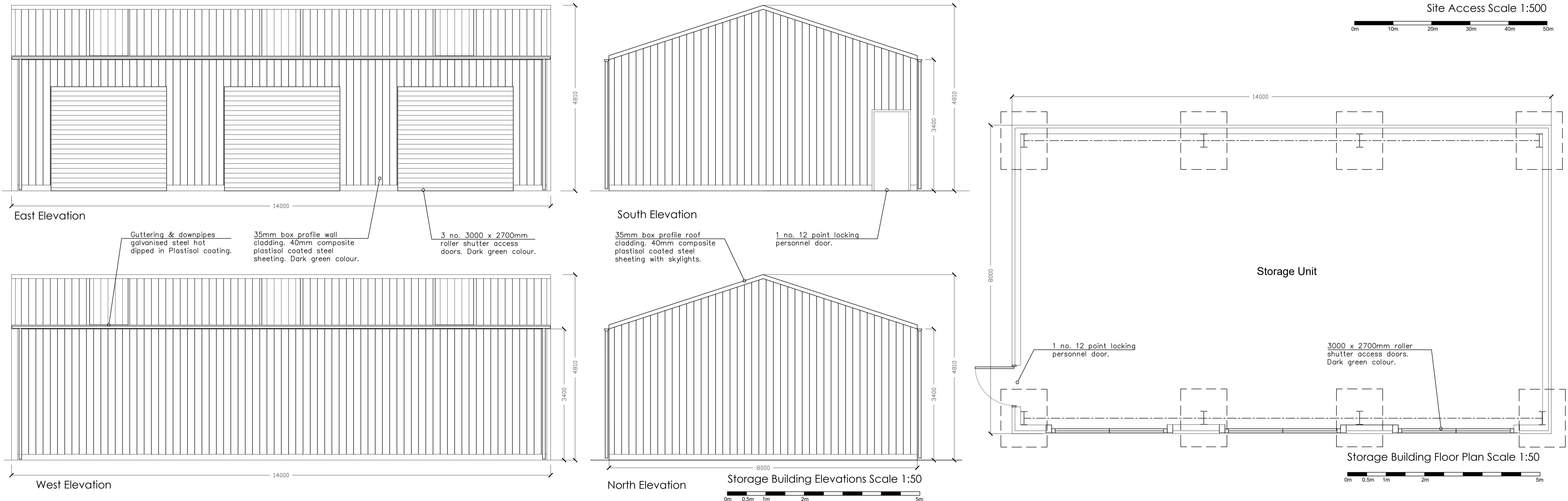
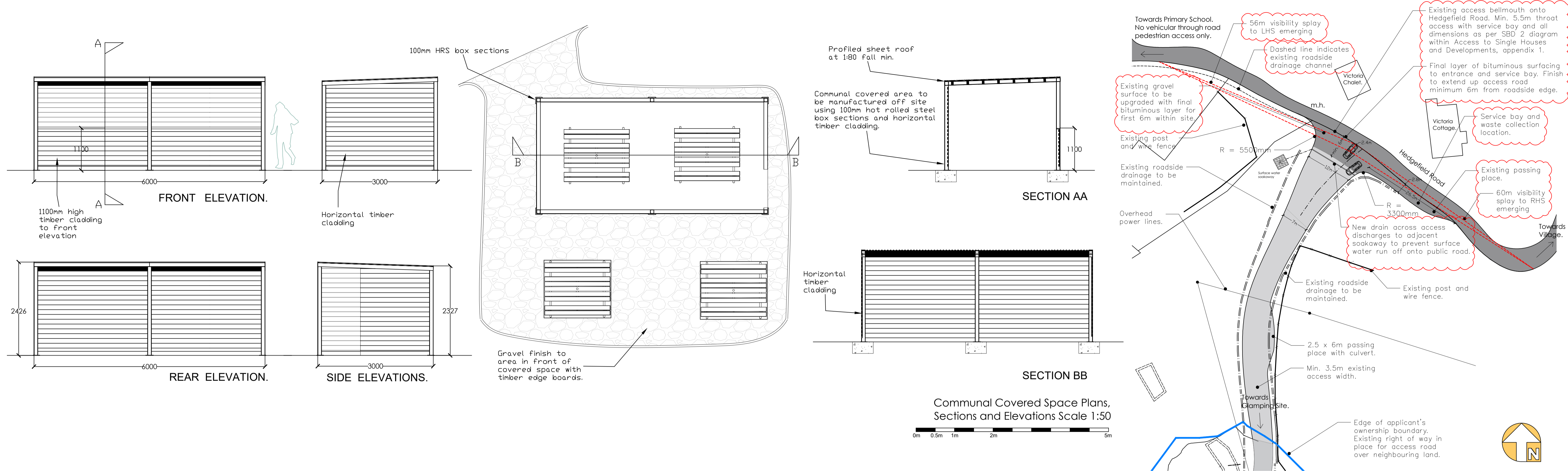


DRAWING TITLE:	PROJECT:	DRAWN:	SHEET NO.:
Loc Map, Site Plan, Plans, Elevations	Shullishadder Mor, Hedgefield Road, Portree	RC	1/1
	Isle of Skye, Highlands, IV5 19GF	SCALE:	DATE:
		As Indicated at A1	23.06.2022
		CLIENT:	REVISION:
		Mr C Nicolson	B

DRAWING NO: DR - 001

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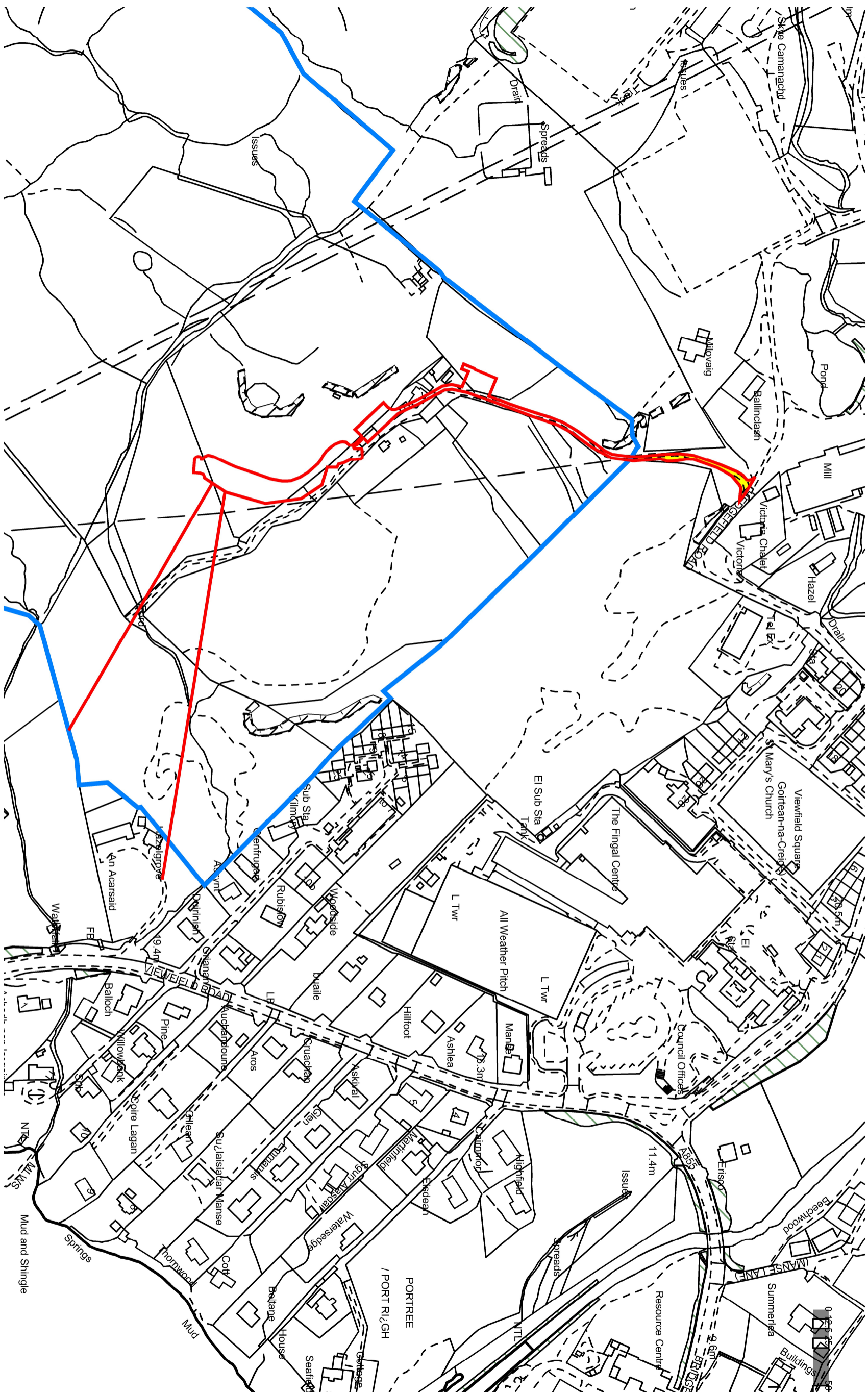
FURTHER.SPACE



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 ²)	<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 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.	New landscape planting around site				IC Inspection Chamber	SCALE:		DATE:
		Low level LED light posts				Pod Direction	As Indicated at A1		23.06.2022
		New Hedges					CLIENT:		REVISION:
							Mr C Nicolson		B
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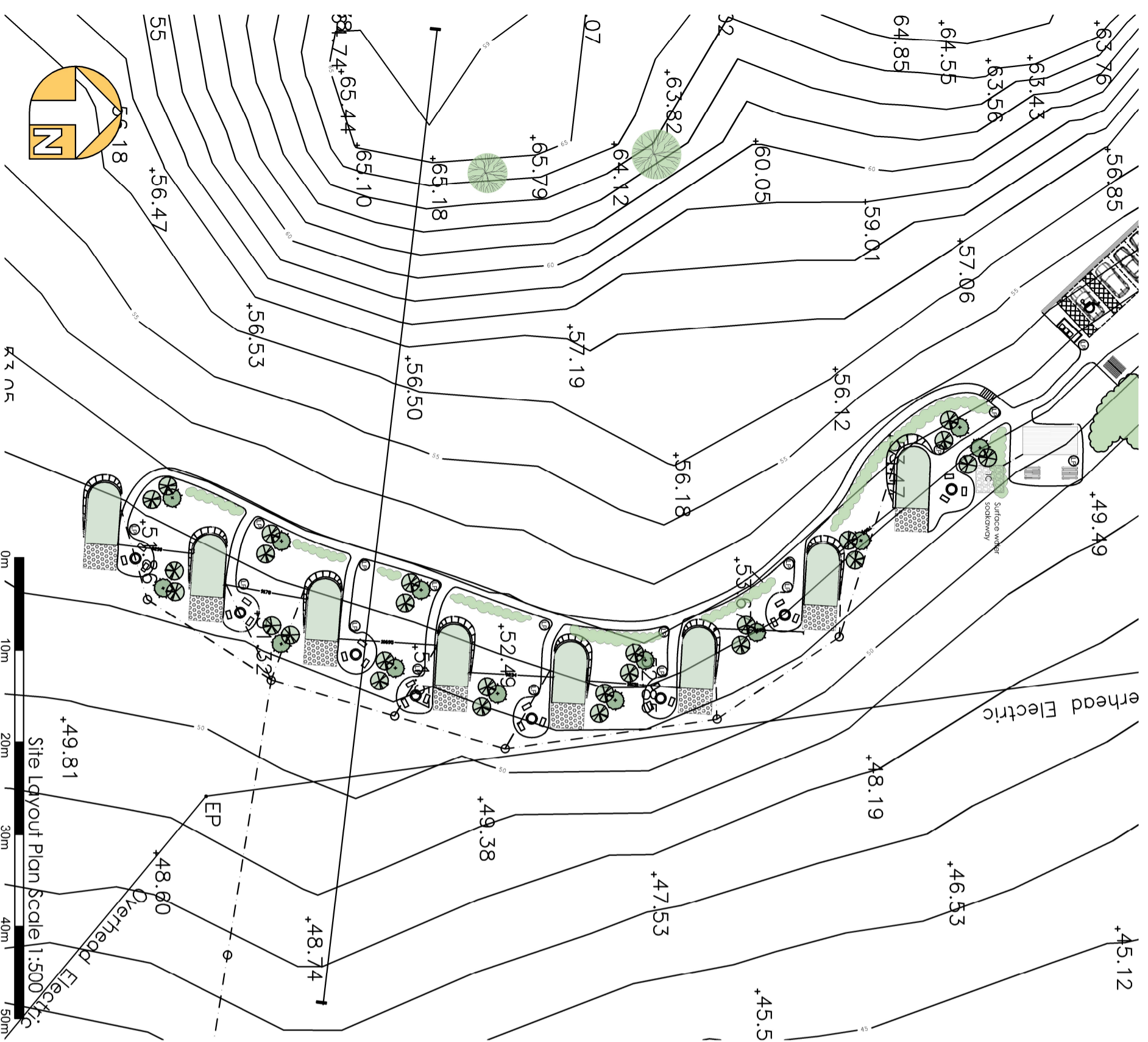
Location Plan Scale 1:2500



REVISION & DATE	DESCRIPTION	KEY	NOTES	DRAWING TITLE	PROJECT	CLIENT	DATE	REVISION	DRAWING NO.
Rev. A: 22/06/2022	Final Issue	Application Site Boundary Demerit Boundary 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>Commencement of works shall be subject to all applicable and conditions 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, Hedgelfield Road, Portree Isle of Skye, Highlands IV5 19GF	CLIENT: M. C. Nicolson	DATE: 22/06/2022	REVISION: A	DR-003
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Scale: 1:500
 0m 10m 20m 30m 40m 50m

Landscape Schedule						
Application	Botanical Name	Common Name	Quantity	Density	Maintenance	
(Native) Tree	Betula pubescens	Downy Birch	Approx. 10 no.	As Shown	Refer to Notes	
(Native) Tree	Sorbus subsp. Sorbus	Rowan	Approx. 10 no.	As Shown	Refer to Notes	
(Native) Tree	Salix cinerea subsp. olerifolia	Grey Willow	Approx. 10 no.	As Shown	Refer to Notes	
Hedgerow	Crataegus laevigata	Hawthorn	Approx. 110m total	As Shown	Refer to Notes	
(Native) smalltree and shrub	Ilex Aquifolium	Holly	Approx. 15 total	As Shown	Refer to Notes	
(Native) smalltree and shrub	Corylus avellana	Hazel	Approx. 15 total	As Shown	Refer to Notes	
(Native) smalltree and shrub	Rosa mollis	Soft Downy Rose	Approx. 15 total	As Shown	Refer to Notes	

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.

REVISION & DATE	DESCRIPTION	KEY	NOTES:	DRAWING TITLE:	PROJECT:	DRAWN:	SHEET NO.:	DRAWING NO.:	Building 8 Carryduff Business Park, Belfast B18 8AN E: info@further.space T: 028 9097 3499 FURTHER.SPACE
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>Dimensions are given in millimetres unless otherwise stated and all dimensions 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, Hedgelfed Road, Portree, Isle of Skye, Highlands IV5 19GF	RC	1/1	DR-004	
						SCALE: 1:500 @ A3	DATE: 23.06.2022	REVISION: A	

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