

Agenda Item	<b>6.5</b>
Report No	<b>PLN/027/24</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 05.03.2024  
**Report Title:** 23/05507/FUL: Mr James McColl  
Land 150M South West Of Hillhead  
John O'Groats  
  
**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Erection of dwelling and 4no. glamping pods (amendment to previous application 23/02968/FUL)  
**Ward:** 03 - Wick And East Caithness

**Development category:** Local development

**Reason referred to Committee:** Objection representations received from more than five households as well as a 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 9 of the report

## 1. PROPOSED DEVELOPMENT

- 1.1 It is proposed to erect four pods for tourist accommodation purposes, along with an additional managers accommodation unit.
- 1.2 The application site is located around 1.6 kilometres south-west of the famous John O’Groats signpost. The site measures approx. 1740 square metres and comprises flat, open grassland. It previously possessed full planning permission for a dwelling, which has since lapsed. It is bound to its north by the public C1061 road (Duncansby Road).
- 1.3 Pre-Application Consultation: none, although informal feedback provided in relation to previous withdrawn application 23/02968/FUL.
- 1.4 Supporting Information: statement to address neighbour comments; design and access statement; market research.
- 1.5 Variations: none.

## 2. PLANNING HISTORY

- 2.1 15.02.2008 08/00032/FULCA | Erection of house, APPLICATION  
installation of foul drainage treatment system PERMITTED  
discharging to soakaway and formation of  
vehicular access
- 2.2 07.09.2023 23/02968/FUL | Siting of 8no. glamping units, APPLICATION  
storage hut, bike store, formation of access WITHDRAWN  
and associated drainage

## 3. PUBLIC PARTICIPATION

- 3.1 Advertised: John O’Groat Journal, ‘Unknown Neighbour’ (14 days) and ‘Schedule 3 Development’ (14 days)

Date Advertised: 15 December 2023

Representation deadline: 29 December 2023

Timeous representations: Seven objections from seven households

Late representations: None

- 3.2 Material considerations raised are summarised as follows:

- The development is proposed on traditional farming land in the middle of active agricultural land – dogs potentially running free within the proposed development could damage livestock.

Officer note: the Scottish Outdoor Access Code requires dogs to be kept under close control or on a short lead when in any field containing sheep, cows or horses.

- Stated existing overprovision of bed spaces in the local area / no perceived

demand for additional accommodation.

Officer note: as per the Development Plans Team's comments below, the Planning Authority considers that a demand for additional tourist accommodation can be demonstrated.

- Designated wildlife sites nearby.

Officer note: NatureScot has been consulted; the proposed development is not considered to negatively affect nearby designated sites.

- Dearth of local services or public transport provision.

Officer note: this issue is addressed below in Section 6.12.

- Adjacent public road in a substandard condition, no adjoining footpath.

Officer note: an additional passing place is required by an attached condition, in terms of securing local road improvement measures.

- Potential for light pollution emanating from the proposed development.

Officer note: this issue is addressed by an attached condition.

- 3.3 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).

#### 4. CONSULTATIONS

- 4.1 Development Plans Team (informally consulted): no objection. Whilst we don't have evidence which allows for a full assessment of the demand and supply of self-catering units in the JoG area, the regional 'STEAM' data (which is possibly the most recognised and comprehensive measurement and reporting tool for tourism economic impact) provides an indication of the market conditions. The Caithness STEAM reports show, for example, that overall visitor numbers rose from 565k in 2014 to 700k in 2019, an increase of 24% within just 5 years. During this time, serviced accommodation has remained fairly static, with an increase from 115k visitors to 124k visitors. Whereas non-serviced accommodation (i.e. self-catering) has risen from 14k visitors to 29k during the 2013 to 2019 period, now representing approx. 23% of the market.

This increase in self-catering accommodation is typical across Highland (increasing from 750k visitors in 2013 to 1.2M in 2019, an increase of 61%) and mirrors the growth in online travel agent sites such as Airbnb. The self-catering market now makes up approx. 43% of the accommodation sector in Highland. This shows that the self-catering market in Caithness has not grown to the same extent as other places in Highland. With the overall number of visitors expected to continue to grow in Highland over the coming years, and with Caithness becoming a more popular visitor destination (e.g. Caithness and Sutherland, was identified on the Lonely Planet's list of Best Places to visit in 2024), the STEAM data indicates that there will be demand for additional self-catering accommodation.

- 4.2 Transport Planning Team (informally consulted): no objection. As a minimum, we'd expect the access to be formed to the SDB2 layout within the Guidance on Access to Single Houses and Small Housing Developments, with the extended

layby connecting through to the widened section of carriageway in the vicinity of the side road junction with the U1585. That should provide an extended length of road where the carriageway would permit two vehicles to pass, plus somewhere for refuse vehicles to pull in when emptying bins from the development without blocking through traffic.

- 4.3 Scottish Water: no objection. Currently sufficient capacity at Loch Calder Water Treatment Works. Applicant advised to investigate private treatment options.
- 4.4 Dunnet and Canisbay Community Council: no objection. Work to redesign a previous application for the same area noted. Local opposition to this application identified.
- 4.5 NatureScot: no objection. The proposal is over 500m from Duncansby Head SSSI and North Caithness Cliffs SPA, both protected for their population of breeding seabirds. Due to the separation distance of over 500m to both protected areas, we do not intend to offer formal comment on this proposal.

## **5. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application:

### **5.1 National Planning Framework 4 (2023)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 - Soils

Policy 7 - Historic Assets and Places

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 22 - Flood Risk and Water Management

Policy 23 - Health and Safety

Policy 29 - Rural Development

Policy 30 - Tourism

### **5.2 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

56 - Travel

57 - Natural, Built & Cultural Heritage

64 - Flood Risk

65 - Waste Water Treatment



## 66 - Surface Water Drainage

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

John O'Groats is classed as a Growing Settlement – Policy 3 applies.

Placemaking Priority:

Future development of the tourist destination needs to be well integrated with the local community to create a coherent place and sustainable community rather than resulting in a detached and standalone commercial facility.

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

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Sustainable Design Guide (Jan 2013)

## **6. PLANNING APPRAISAL**

6.1 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**

6.2 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**

6.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Siting and Design
- c) Privacy and Amenity
- d) Access and Parking
- e) Flood Risk and Drainage
- f) Biodiversity
- g) any other material considerations.

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

6.4 NPF4 Policy 30(b) states that:

Proposals for tourism related development will take into account:

- i. The contribution made to the local economy;
- ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- v. Accessibility for disabled people;
- vi. Measures taken to minimise carbon emissions;
- vii. Opportunities to provide access to the natural environment.

6.5 Taking these seven criteria in turn:

- 6.5.1 The proposed development would be likely to increase footfall for local businesses and through correct marketing, should increase the length of time tourists remain in the area. This will be beneficial to the local economy including tourist attractions, restaurants, and businesses.
- 6.5.2 Several other tourist accommodation offers are located within a 1.5 kilometre radius of the application site, demonstrating suitability for this type of development. Consideration has been given to the proposed development's impact on the existing road infrastructure.
- 6.5.3 It is acknowledged that the application site previously benefitted from permission for a single dwelling; this permission has however lapsed, meaning that no additional dwellings for local residents could feasibly be provided within the application site in the immediate term. An additional accommodation unit for a manager's use would ensure appropriate management of the proposed development.
- 6.5.4 The proposed development would comply with CaSPlan Policy 3 – it would add to existing tourist facilities and would be served by existing public infrastructure. It is not considered to create a “detached and standalone commercial facility”, as discouraged by CaSPlan – this is further explained in detail later.

6.6 Policy 44 of the Highland-wide Local Development Plan is also pertinent in this instance. It states that:

Tourist accommodation within the open countryside will be supported where: it can be demonstrated that a demand exists for this type of accommodation; that it can be achieved without adversely affecting the landscape character or the Natural, Built and Cultural Heritage features of the area; and, it is consistent with the other guidance on siting and design set out in Policy 36: Wider Countryside. In these circumstances, the Council will generally attach a condition to permissions in order to control occupancy and use of the accommodation.

Some evidence of demand in the form of market research has been submitted to comply with the above policy requirement; it is supported on this basis.

## **Siting and Design**

- 6.7 The application site is situated approximately 1.4 kilometres from the A99 trunk road, along a single-track road. While it is located some distance east of the main village of John O'Groats, it nevertheless relates to some existing nearby development and so is not considered to be "detached and standalone", as discouraged by CaSPlan. The prevailing development in its locality could however be described as 'scattered'.

The proposed development would feature a dwelling sited parallel to the public road, with four pods grouped around its southern elevation in a semicircular pattern. This is considered to be a suitable layout, sufficiently organic in style, improving significantly from a former withdrawn application for a larger tourist development (23/02968/FUL) of more formally sited and strictly regimented pods.

- 6.8 The proposed pods' design would consist of a standard ogee profile, of the standard expected. Information detailing external materials does not appear to have been submitted, however it is assumed that proposed pods would be constructed of timber and bitumen roof shingles, as is customary for pods of the proposed type.
- 6.9 The proposed manager accommodation unit is likewise considered to be of a basic yet acceptable design, featuring a strong rectangular footprint and a simple monopitched roof. Windows would be vertically emphasised. It would be finished in vertically-clad larch timber. It is therefore considered to conform to Highland vernacular design criteria and so is acceptable.

## **Privacy and Amenity**

- 6.10 No existing dwellings are located within a 135-metre radius of the application site – no unacceptable amenity or privacy impacts are therefore anticipated. Should any excessive noise emanate from the application site, this would represent an operational matter for the owner/manager/applicant to resolve.
- 6.11 Concerns have been raised by several public comments regarding light pollution – some lighting information has been provided, with low-level, downward-shining lights proposed. Further information is required by condition.

## **Access and Parking**

- 6.12 The application site is situated approximately 1.4 kilometres from the A99 trunk road, along a single-track road. Around 0.5 kilometres of this distance is serviced by an existing footpath. It is noted that active travel is not limited to pedestrian opportunities, but could also extend to cycle travel (this is especially relevant, given the popularity of John O'Groats to Lands End (JOGLE) cycle journeys). The application site is around five minutes' cycle journey from the A99 trunk road, where a basic level of bus provision can be accessed.
- 6.13 Four car parking spaces for guests are proposed, i.e. one space per pod – this is supported. Two parking spaces reserved for the single-bedroomed manager accommodation unit is likewise supported. Visibility distances are likewise

acceptable, extending to the required minimum 215 metres to the west and 100 metres to the east (this is the maximum possible distance, given that the public road dog-legs northward at this point). An additional passing place is required by an attached condition, at the Transport Planning Team's request.

### **Flood Risk and Drainage**

- 6.14 SEPA's Flood Risk Management Map (inc. future flood maps) does not identify the application site to be at any risk of flooding.
- 6.15 Foul drainage would be addressed via a water treatment plant discharging to a soakaway / drainage field located beneath the proposed parking area. No percolation test results have been submitted; this is nevertheless accepted in view of the fact that foul drainage via a land soakaway was previously assessed and permitted in 2008.
- 6.16 Sustainable drainage of surface water (SuDS) would be addressed via the installation of permeable footpaths and hardstanding areas. This is acceptable.

### **Biodiversity**

- 6.17 Public comments have asserted that the application site is rich in wildlife species. NatureScot has been consulted and has not raised any concerns, with the nearest national/international designations sited over 500 metres' distance from the application site. The online National Biodiversity Network (NBN) Atlas tool furthermore records no species observed within a 150-metres radius of the application site. Having regard to relevant guidance, reviewed all available data and undertaken a site visit there was no indication of protected species present. An attached Informative however requires work to stop immediately, should any European Protected Species' presence be discovered within the application site.
- 6.18 Some soft screen planting of native shrubs and plants has been proposed to aid units' privacy. This accords with NPF4 Policy 3's requirement for biodiversity enhancement measures to be incorporated. No tree planting is proposed, however trees are conspicuously absent from the site's surrounding landscape.

### **Other material considerations**

- 6.19 None.

### **Non-material considerations**

- 6.20 Any potential reduction in water pressure is not a material planning consideration.
- 6.21 The proposed development would not allow parties within the site – any potential noise complaints however would represent an operational matter for the owner/manager/applicant, rather than a material planning consideration.

### **Developer Contributions**

- 6.22 In accordance with HwLDP Policy 31, the Council's [Developer Contributions Supplementary Guidance](#) is used to determine which proposals have to make

proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. This guidance states that single-bedroom homes are exempt from school contributions, where it is clear that no additional rooms could be used as bedrooms. The proposed development therefore would not be liable to pay the current £2,205 contribution towards local education provision at Wick High School. No contribution is required in this instance.

## **7. CONCLUSION**

- 7.1 The proposed development is considered to introduce an additional accommodation offer to an area popular with tourists, a short distance from the North Coast 500 tourist route. Its design is considered to be of an acceptable standard. No unacceptable amenity risk is anticipated. Support is recommended, noting that reservations identified in a previous application for a similar development (23/02968/FUL) have been made good, with the applicant/Agent proactively engaging with the Planning Authority to produce an improved proposal.
- 7.2 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.

## **8. IMPLICATIONS**

- 8.1 Resource: Not applicable
- 8.2 Legal: Not applicable
- 8.3 Community (Equality, Poverty and Rural): Not applicable
- 8.4 Climate Change/Carbon Clever: Not applicable
- 8.5 Risk: Not applicable
- 8.6 Gaelic: Not applicable

## **9. RECOMMENDATION**

### **Action required before decision issued**

Notification to Scottish Ministers	No
Conclusion of Section 75 Obligation	No
Revocation of previous permission	No

**Subject to the above actions,** it is recommended to

**GRANT** the application subject to the following conditions and reasons:

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

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

2. A covered and secure communal bicycle storage system for three bicycles shall be installed in accordance with approved plans 220941-02-02 REV A and 220941-02-08, prior to the first occupation of the development hereby approved.

**Reason:** In order to facilitate the use of a variety of modes of transport.

3. All landscaping works shall be carried out in accordance with the 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 the interests of biodiversity net gain.

4. 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:** To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

5. The dwelling hereby approved shall be used solely for site manager accommodation purposes and at no time shall be used as holiday letting accommodation or be occupied by any individuals who are not employed in relation to the approved development's operation.

**Reason:** In accordance with the use applied for.

6. The four pods hereby approved shall be used for holiday letting purposes only and 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 one calendar year.

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

7. The approved pods shall not be sold, leased, transferred, or otherwise disposed of from the approved dwelling, unless agreed in writing on prior application to the Planning Authority.

**Reason:** In the interests of residential amenity

8. Prior to the first occupation of the dwelling and/or pods hereby approved, the car parking and access arrangements detailed on approved plan ref. 220941-02-02 REV A shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

**Reason:** In order to ensure that the level of off-street parking is adequate.

9. The vehicle turning area shown on the approved plans shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

**Reason:** To ensure that sufficient space is provided within the application site for the turning of cars, so they do not have to reverse onto the public road.

10. No development shall commence until details of one additional passing place to be provided at the application site's frontage junction with the C1061 public road, or suitable equivalent works at an agreed location are submitted to, and approved in writing by, the Planning Authority. This shall be at the developer's expense and shall be provided prior to the commencement of any other development within the site.

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

11. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 22.02.2024), with:

- i. the junction formed to comply with drawing ref. SDB2; and
- ii. visibility splays of 2.4m x 215m (westward) and 2.4m x 100m (eastward) (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

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

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

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

**Reason:** In order to enable the Planning Authority to consider this matter in detail prior to the installation of advertisement and signage; in



the interests of amenity.

## **REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **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. The granting of 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 NatureScot

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

<https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Dafydd Jones

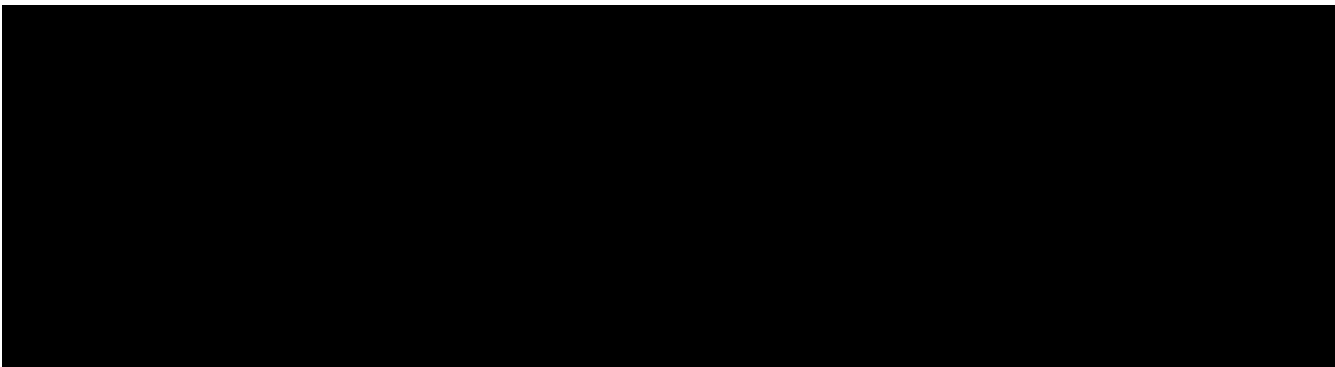
Designation: Area Planning Manager – North

Author: Craig Simms

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>
Location Plan	220941-02-01	
Proposed Site Layout Plan	220941-02-02	REV A
Drainage Layout Plan	220941-02-04	
Floor/Elevation Plan	220941-02-05	
Road Layout Plan	220941-02-06	
Site Layout Plan - Lighting Plan	220941-02-07	
Proposed Elevation Plan	220941-02-08	
Proposed Elevation Plan	220941-02-09	







Date	Description	Rev	By
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Revision Description			

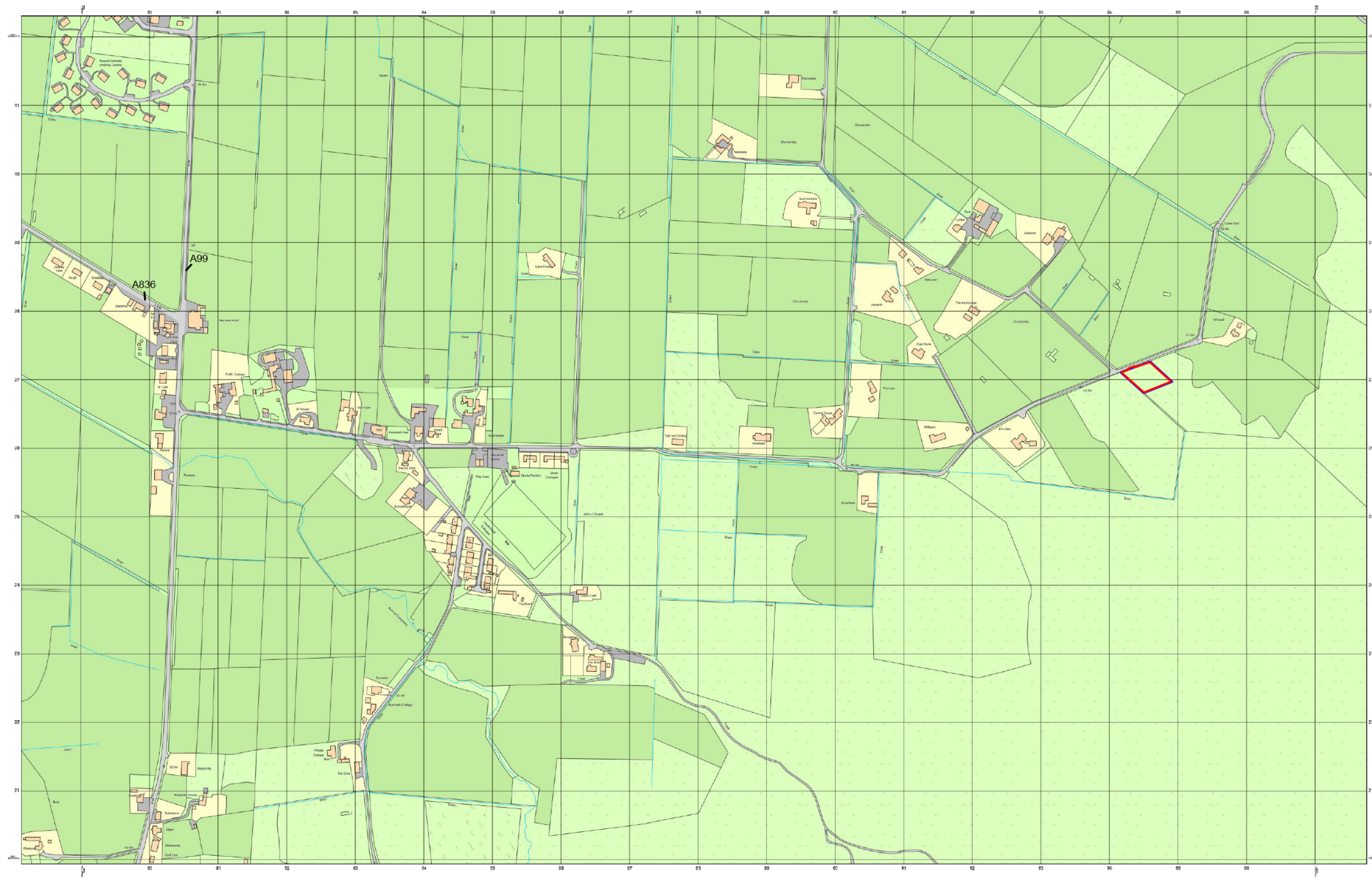
**Project:**  
 Proposed Glamping Site - For James McCol  
 Duncansby, John O'Groats, Wick  
 KY1 4YS

**Drawing Title:**  
 LOCATION PLAN



**Drawing Number:**  
 220941-02-01

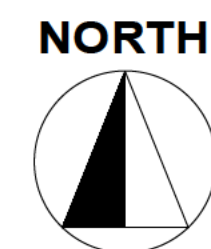
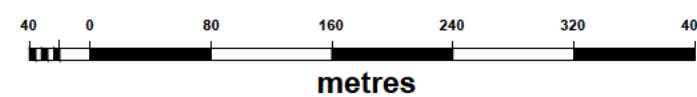
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**Date:** 15.05.2023  
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**CAD Dwg File:** -  
**Checked By:** EC

**Issue Status:**  
**Full Planning Application**



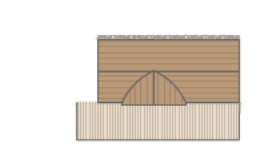



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 OWNERSHIP BOUNDARY  
 SITE BOUNDARY





KEY TO SYMBOLS

-  FRONT-ENTRY GLAMPING POD WITH DECKING
-  SIDE-ENTRY GLAMPING POD WITH DECKING
-  EXISTING FENCE
-  NEW POST & RAIL FENCE
-  FENCE TO BE REMOVED
-  NEW NATIVE SHRUBBERY
-  NEW PERMEABLE FOOTPATH
-  NEW PERMEABLE TRACK

NOTE : Please do not scale from this key.

Date	Description	Rev	By

Revision Description



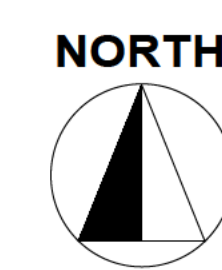
Project:  
**Proposed Glamping Site - For James McColl  
 Duncansby, John O'Groats, Wick  
 KY1 4YS**

Drawing Title:  
**PROPOSED LAYOUT PLAN**

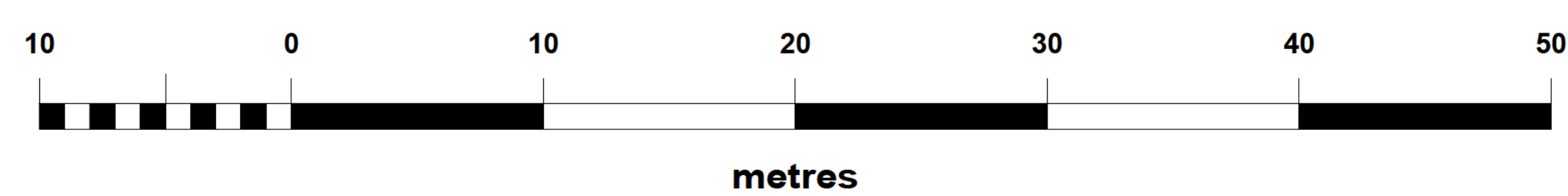
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**220941-02-02**

Revision: A  
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 Drawn By: TA  
 CAD Dwg File:  
 Checked By: EC

Issue Status:  
**Full Planning Application**



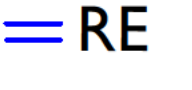





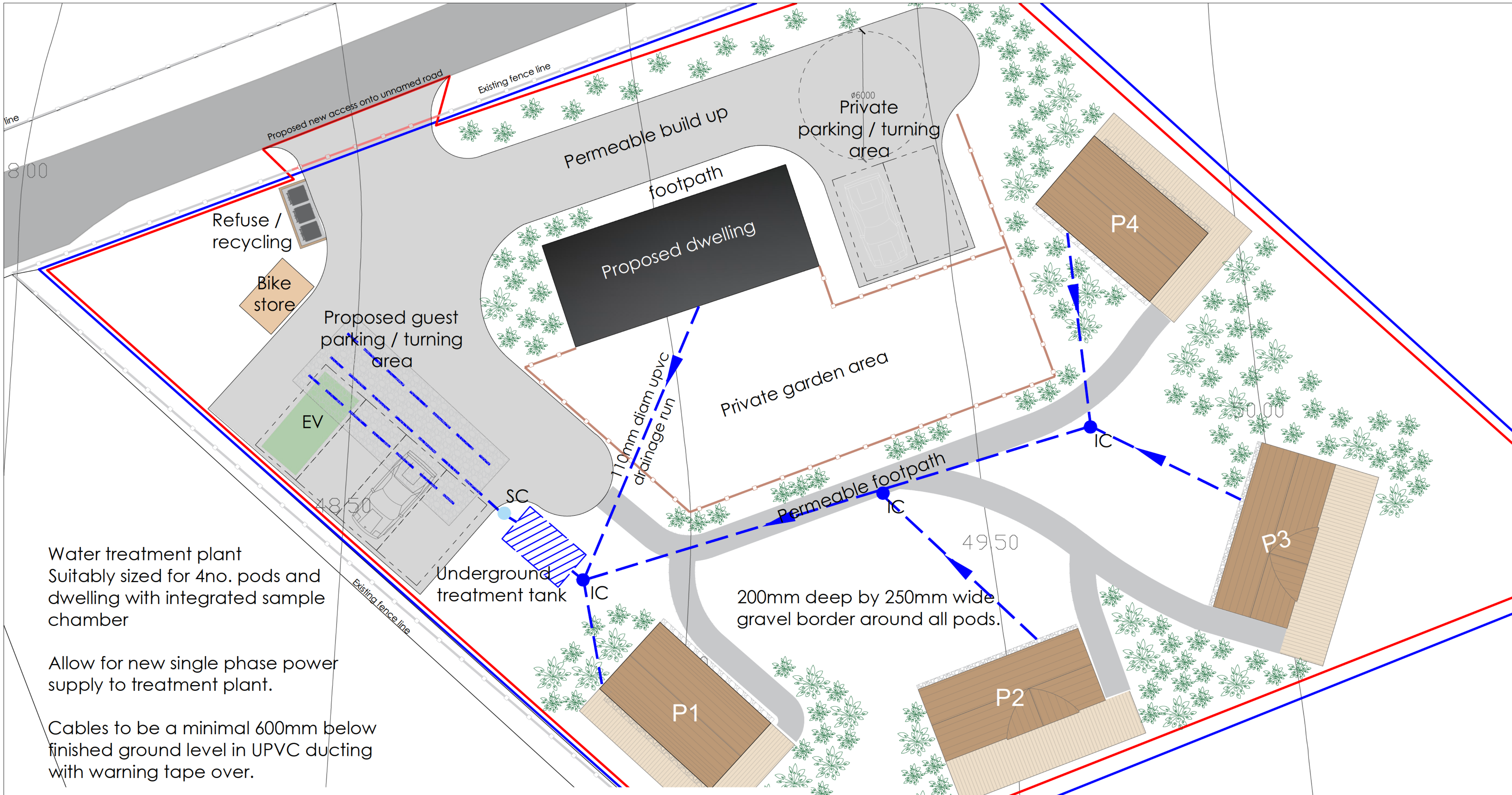
 OWNERSHIP BOUNDARY  
 SITE BOUNDARY





KEY TO SYMBOLS

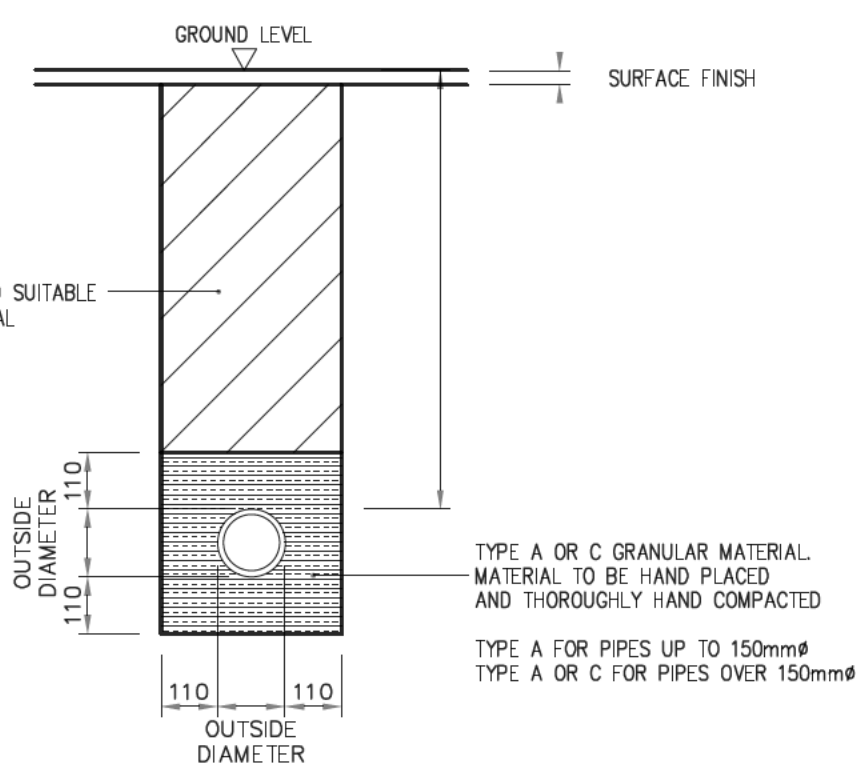
-  DRAINAGE RUN
-  IC INSPECTION CHAMBER
-  RE RODDING EYE
-  SC SAMPLE CHAMBER
-  WATER TREATMENT PLANT
-  SOAKAWAY



Water treatment plant  
 Suitably sized for 4no. pods and  
 dwelling with integrated sample  
 chamber

Allow for new single phase power  
 supply to treatment plant.

Cables to be a minimal 600mm below  
 finished ground level in UPVC ducting  
 with warning tape over.





- All works to be carried out in accordance with the following:-
- UK water industry research Ltd. 'Civil Engineering Specification for the water Industry, 5th Edition.
  - WATER UK, 'Sewers for Scotland'
  - BE EN 752 Drain and Sewers Systems outside buildings.

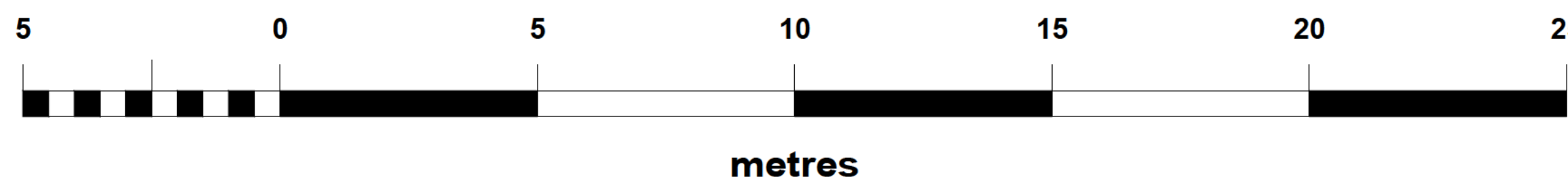
- Foul Water: Falls in runs - 1:10 max - 1:60 min.
- All new drainage branches to be swept in direction of flow.
- All new drainage branches to be fitted with a RE.

SUDS

- All parking areas and new tracks are to be constructed with a porous build up on free draining stone.
- All pods to have a 250mm wide by a min 200mm deep gravel border to all draining sides.

SCALE 1:20

-  OWNERSHIP BOUNDARY
-  SITE BOUNDARY



Date	Description	Rev	By

Revision Description



Project:  
**Proposed Glamping Site - For James McColl  
 Duncansby, John O'Groats, Wick  
 KY1 4YS**

Drawing Title:  
**PROPOSED DRAINAGE PLAN**

Drawing Number:  
**220941-02-04**

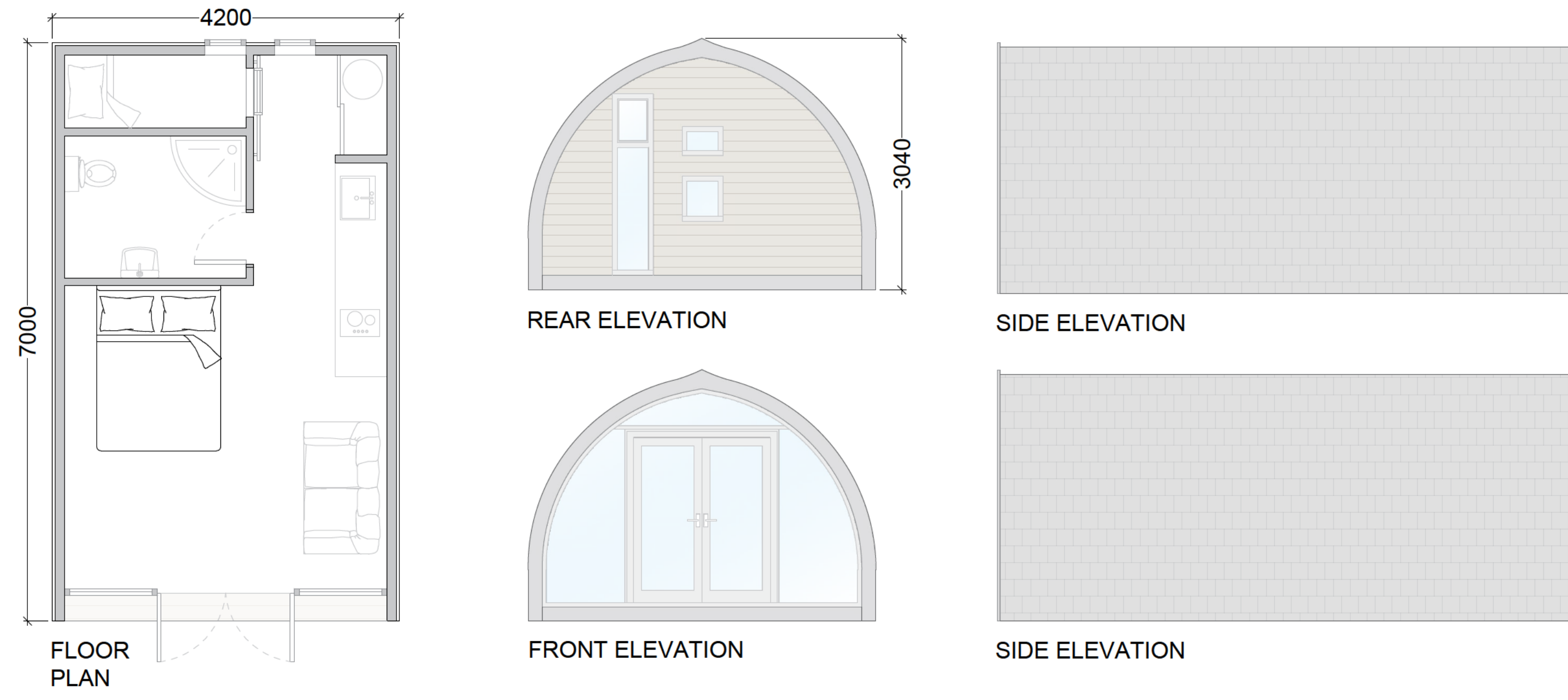
Revision: -  
 Date: 15.05.2023  
 Scale: 1:100 @ A1  
 Drawn By: TA  
 CAD Dwg File: -  
 Checked By: EC

Issue Status:  
**Full Planning Application**

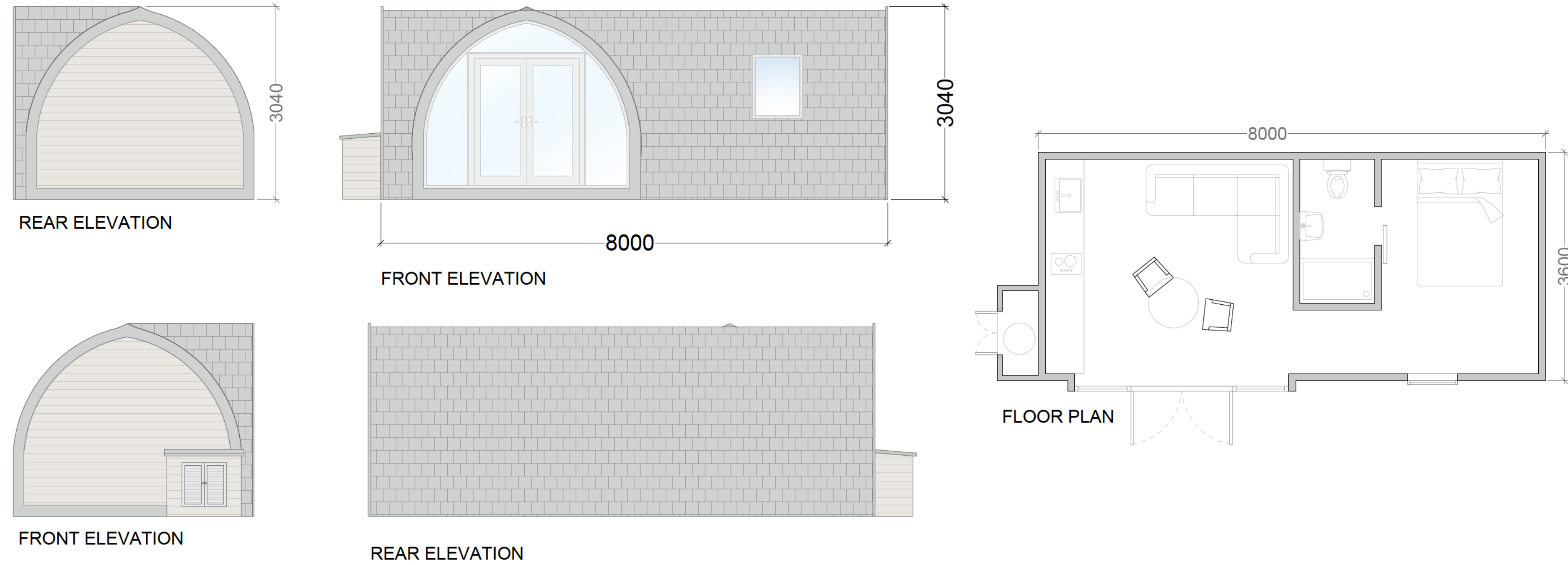




Front Entry Pods



Side Entry Pods



Date	Description	Rev	By

Revision Description

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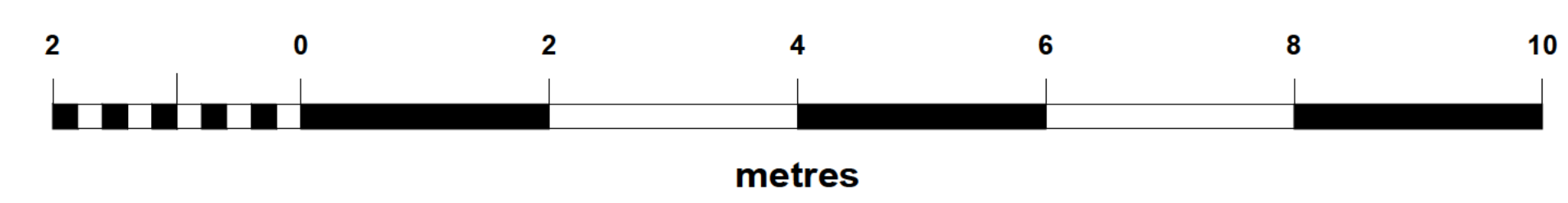
Project:  
Proposed Glamping Site - For James McColl  
Duncansby, John O'Groats, Wick  
KY1 4YS

Drawing Title:  
PROPOSED POD ELEVATIONS

Drawing Number:  
**220941-02-05**

Revision: -  
Date: 15.05.2023  
Scale: 1:50 @ A1  
Drawn By: TA  
CAD Dwg File: -  
Checked By: -

Issue Status:  
**Full Planning Application**







View 1. View of proposed new access onto public road.

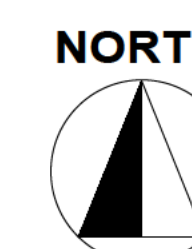
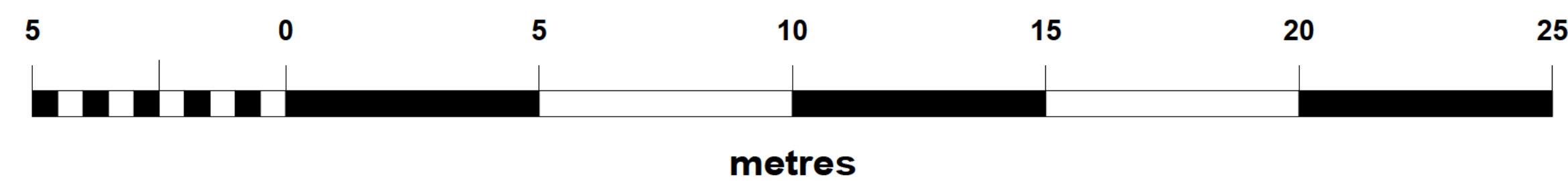


View 2. Existing views on public road facing Northeast.



View 3. Existing view on public road facing southwest.

— OWNERSHIP BOUNDARY  
 — SITE BOUNDARY



Date	Description	Rev	By

**Revision Description**



**Project:**  
 Proposed Glamping Site - For James McColl  
 Duncansby, John O'Groats, Wick  
 KY1 4YS

**Drawing Title:**  
 ROAD AND ACCESS PLAN

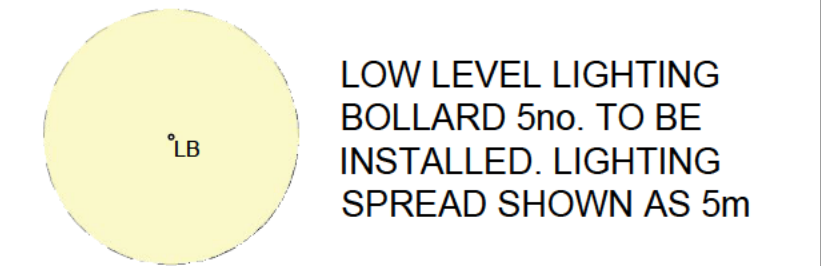
**Drawing Number:**  
 220941-02-06

**Revision:** -  
**Date:** 15.05.2023  
**Scale:** 1:100 @ A1  
**Drawn By:** TA  
**CAD Dwg File:** -  
**Checked By:** XD

**Issue Status:**  
 Full Planning Application A1



KEY TO SYMBOLS



### Low Level Path Lighting

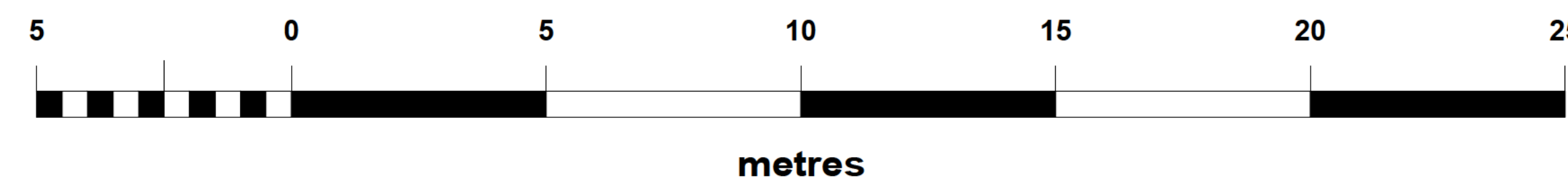
Lanea Path Lighting Bollard with PIR sensor.

Benefits:

- LED mains wired.
- Low level height, only 40cm high.
- LED bulbs installed into this pillar lamp are in such a manner that they shine downwards onto cascading reflectors, keeping all light at low level.
- Integrated PIR sensor, keeping light levels low and only on when required.
- Range 2-8metres, set at 5m as shown.
- Lighting duration (5 seconds to 6 minutes) are configurable.
- Detects movement at an angle of 90 degrees.



— OWNERSHIP BOUNDARY  
 — SITE BOUNDARY



Date	Description	Rev	By

Revision Description



Project:  
 Proposed Glamping Site - For James McColl  
 Duncansby, John O'Groats, Wick  
 KY1 4YS

Drawing Title:  
 LIGHTING PLAN

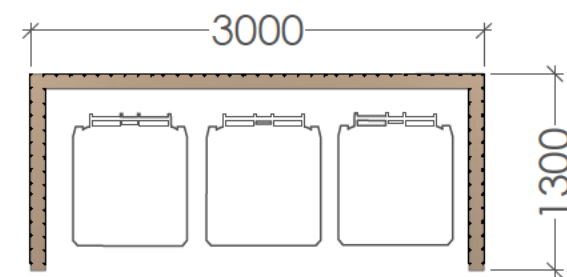
Drawing Number:  
**220941-02-07**

Revision: -  
 Date: 15.05.2023  
 Scale: 1:100 @ A1  
 Drawn By: TA  
 CAD Dwg File: -  
 Checked By: XD

Issue Status:  
**Full Planning Application**



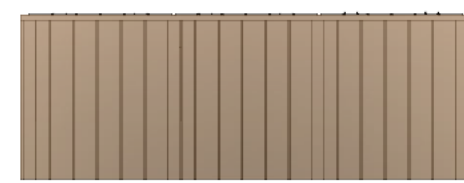
## Bin Store



Floor Plan



Side Elevation

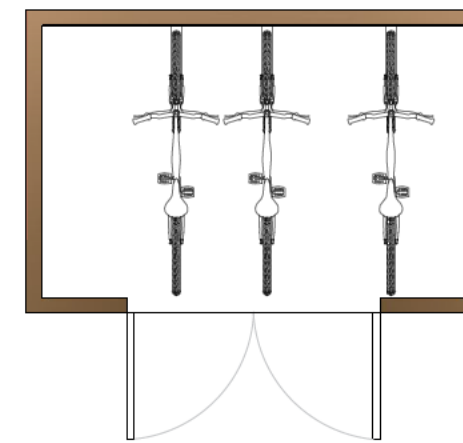


Front Elevation

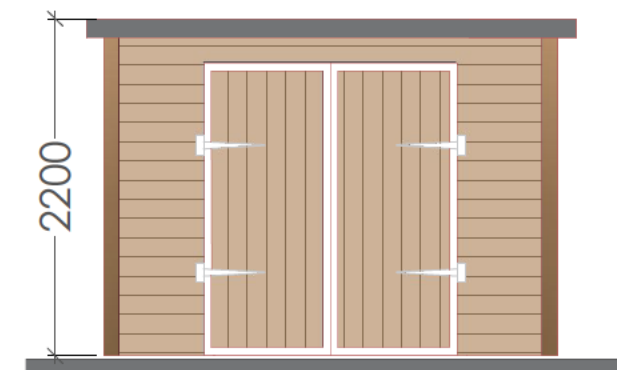


Side Elevation

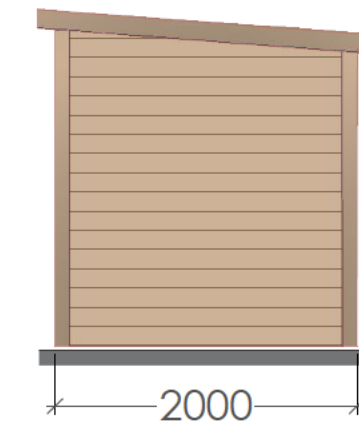
## Bike Store



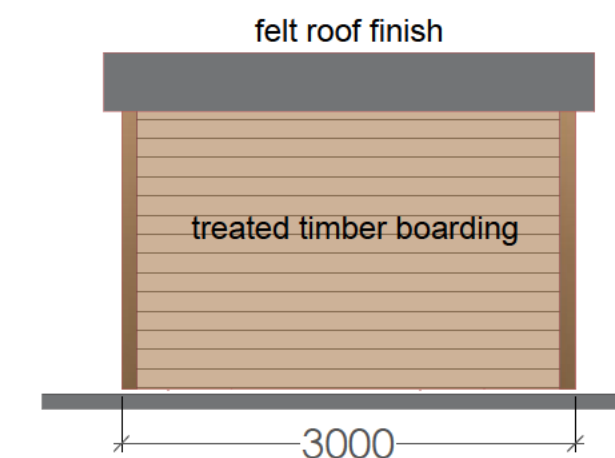
Floor Plan



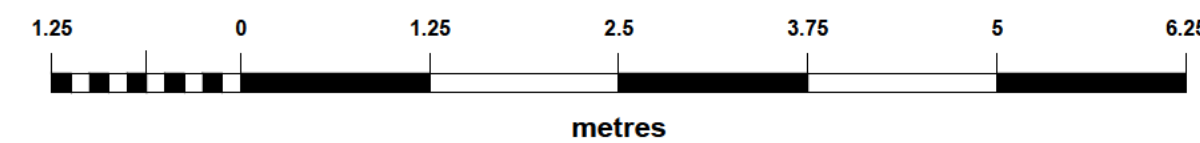
Front Elevation



Side Elevation



Rear Elevation



Date	Description	Rev	By
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### Revision Description



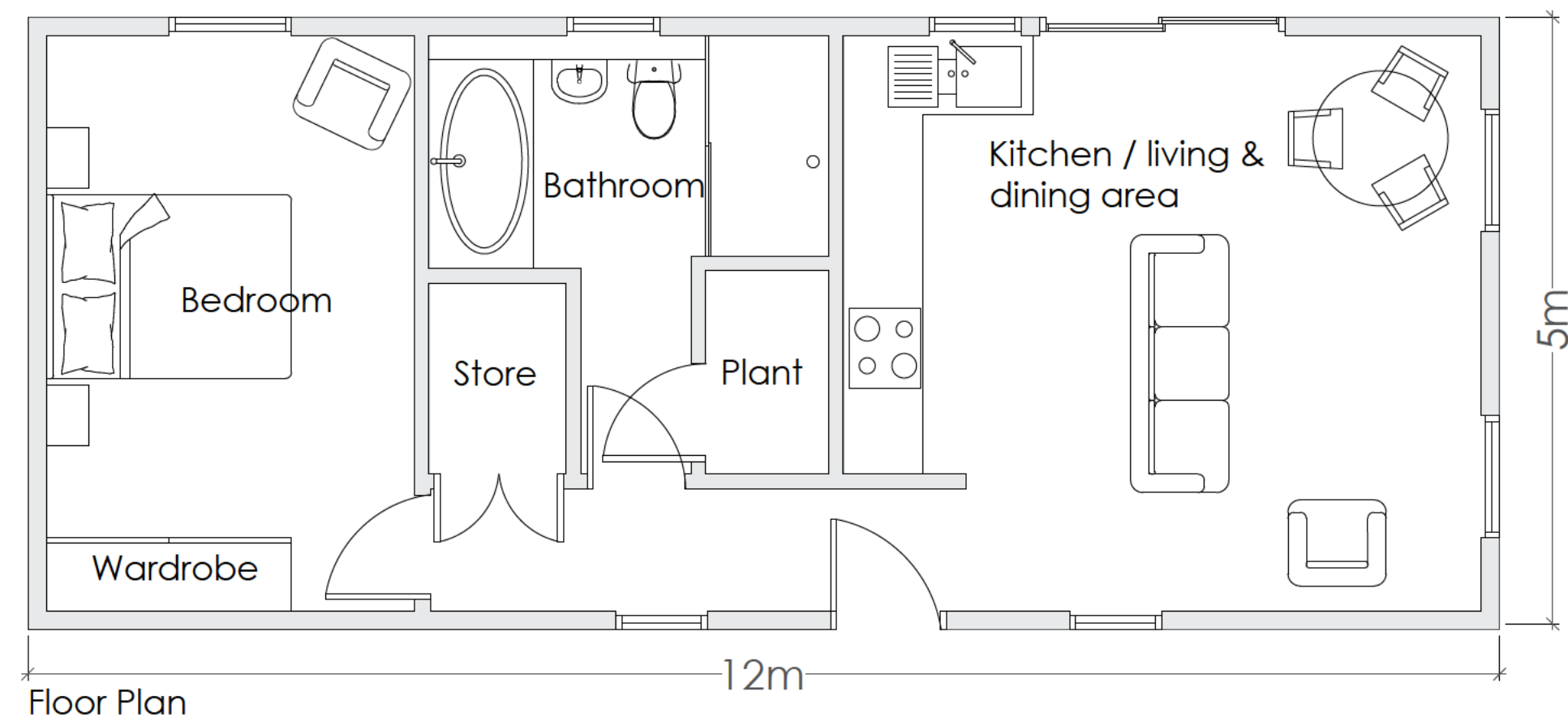
**Project:**  
 Proposed Glamping Site - For James McColl  
 Duncansby, John O'Groats, Wick  
 KY1 4YS

**Drawing Title:**  
 ELEVATIONS

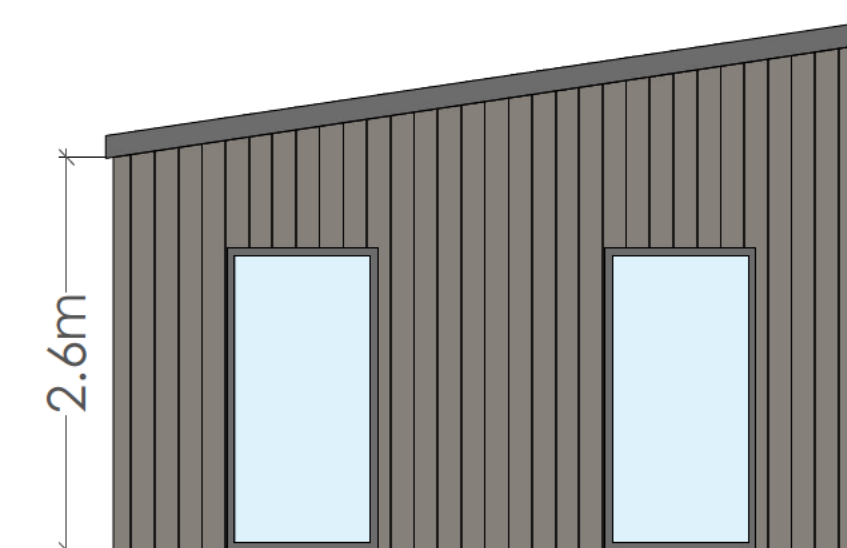
**Drawing Number:**  
 220941-02-08

**Revision:** -  
**Date:** 15.05.2023  
**Scale:** 1:50 @A1  
**Drawn By:** TA  
**CAD Dwg File:** -  
**Checked By:** XD

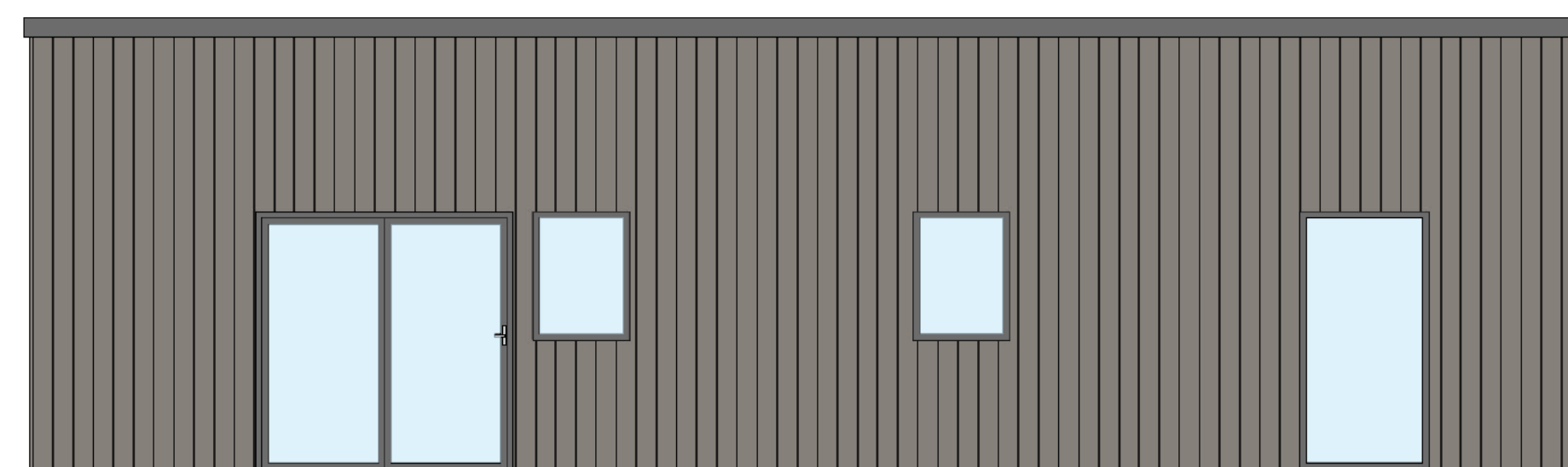
**Issue Status:**  
 Full Planning Application A2



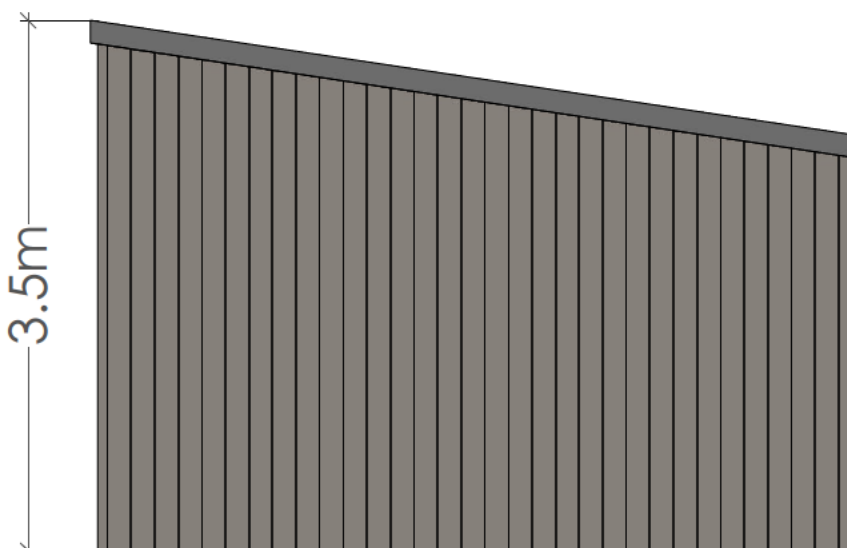
Front Elevation



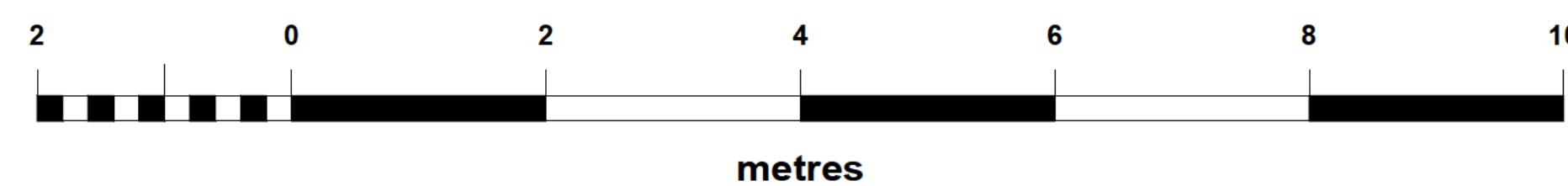
Side Elevation



Rear Elevation



Side Elevation



Date	Description	Rev	By

**Revision Description**

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**Project:**  
 Proposed Glamping Site - For James McColl  
 Duncansby, John O'Groats, Wick  
 KY11 4YS

**Drawing Title:**  
 PROPOSED DWELLING ELEVATIONS

**Drawing Number:**  
**220941-02-09**

**Revision:** -  
**Date:** 15.05.2023  
**Scale:** 1:50 @ A1  
**Drawn By:** TA  
**CAD Dwg File:** -  
**Checked By:** -

**Issue Status:**  
**Full Planning Application**

