

Agenda Item	5.5
Report No	PLN/091/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 4th December 2024
Report Title: 24/01941/FUL: Wickman Hotels Ltd
Budhmor House, Budhmor Place, Portree, Isle Of Skye
Report By: Area Planning Manager (North)

Purpose/Executive Summary

Description: Partial demolition of care home, erection of extension, change of use to apart-hotel accommodation, landscaping and associated infrastructure
Ward: 10 - Eilean A' Cheò
Development category: Local
Reason referred to Committee: number of objections exceeding 5

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 the redevelopment of the redundant care home, including erection of extension and change of use to form a hotel with 15 self-catering accommodation units. The site is located within the Northern area of Portree and consists of a linked one-and-a-half and two-storey buildings with small garden grounds to the rear.
- 1.2 Access to the site is currently to the North of the site where a small parking area is located.
- 1.3 Pre-Application Consultation: none
- 1.4 Supporting Information: Planning Statement, ASHP Information, Visuals, Architect's response letter
- 1.5 Variations:
Amended drawings submitted on 22nd August 2024 to show revised red line boundary and site layout.

2. SITE DESCRIPTION

- 2.1 The building was most recently a care home which has now closed, it lies within a residential part of Portree, to the North-East of the town centre. It is a corner plot in the top part of the Budhmor area with residential properties around the site. Some trees and mature greenery border the site to the South.
- 2.2 The proposal includes retention and alterations to the two-storey building to create apartments on both floors and demolition of the single-storey buildings with a replacement two-storey wings.

3. PLANNING HISTORY

- | | | | |
|-----|------------|--|---------|
| 3.1 | 04.06.2004 | 07/00058/FULSL - Extensions & alterations to care home | Granted |
|-----|------------|--|---------|

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 28th June 2024
Representation deadline: 13th July 2024
- Timeous representations: 12 comments (6 objections, 6 in support) from individual addresses
- Late representations: None
- 4.2 Material considerations raised are summarised as follows:
- a) impact on amenity of neighbouring properties, especially noise and overlooking caused by proposed balconies and car park,

Officer's comment: This is assessed in more detail below. In this case the impact is considered to be acceptable.

- b) lack of housing for key workers – redevelopment of the site should answer the local needs, “more homes for locals”,

Officer's comment: The proposal is not within an allocated site and the proposal must therefore be assessed on its suitability for the proposed use having regard to all other material planning considerations as is set out in the report.

- c) increased traffic causing noise and nuisance in the area,
Officer's comment: this is assessed in more detail below. In this case the impact is considered to be acceptable.

- d) design inappropriate for the area which will change and lose its quiet, residential character - *Officer's comment: this is assessed in more detail below. In this case the impact is considered to be acceptable*

- e) impact on trees,

Officer comment: The Forestry Officer raised no objection. The large tree near the Southern boundary of the site is not within the application site.

- f) incorrectly drawn plans

Officer's comment: this matter was addressed through the submission of amended plans.

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 Development Plans: overall conformity with approved development plan.

- 5.2 Environmental Health Officer: no objections subject to conditions (submission of Noise Impact Assessment and Dust Mitigation Scheme, restricted construction hours of operation, external lighting to accord with relevant guidance).

- 5.3 Forestry Officer: no objections as the development does not appear to impact on any trees or woodland of particular merit.

- 5.4 Transport Planning: initially, further information regarding car parking arrangements was requested. This has subsequently been submitted and no objection was raised by the team subject to conditions requesting detailed drawings showing parking arrangements and submission of a Construction Traffic Management Plan (CTMP).

- 5.5 Scottish Water: no objections, but existence of live infrastructure in proximity of the site highlighted which requires contacting Asset Impact Team. A relevant informative will be added to decision notice.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 6 - Forestry, Woodland and Trees
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 26 - Business and Industry
Policy 30 - Tourism

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
34 - Settlement Development Areas
44 - Tourist Accommodation
51 - Trees and Development
65 - Waste Water Treatment
66 - Surface Water Drainage

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

Within Portree Settlement Development Area

6.4 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2018)
Managing Waste in New Developments (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 None

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) design and visual impact

- c) impact on neighbouring amenity and
- d) any other material considerations.

Development plan/other planning policy

- 8.4 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.
- 8.5 WestPlan (2019) recognises importance of Portree as principal commercial, administrative, employment and population centre, but also as a tourism asset. Placemaking Priorities for Portree include consolidation of the existing settlement area by promoting and supporting infill and redevelopment opportunities.
- 8.6 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.
- The application also requires to be assessed against Policy 44 of the HwLDP. Under this policy, tourist accommodation is generally 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 28. This policy sets out a range of general criteria against which proposals will be assessed including impact on local amenity, design, and servicing considerations.
- 8.7 Policy 9 of NPF4 supports proposals which regenerate derelict buildings and spaces to improve wellbeing and transform places.
- 8.8 Policy 14 of NPF4 encourages developments that makes successful places by taking a design-led approach improving quality of an area. Successful places are characterised as being healthy, pleasant, connected, distinctive, sustainable and adaptable. Policies 28, 29 and 34 of HwLDP require developments to be sensitively sited to integrate into the existing pattern of development and respect the distinctiveness of the landscape setting and to conform with existing and approved adjacent land uses. The application is for the erection of an apart-hotel within an existing residential cul-de-sac, and as such the proposed use conforms to the surrounding land uses.
- 8.9 The key issues for this application are considered to be what impacts the proposal would have on the visual character and appearance of the area and impacts on adjoining residential amenity. For the following reasons it is considered that sufficient information has been submitted with the application to address a number of these

key issues and consequently, it is considered that the proposal accords with the development plan.

Design/visual impact

- 8.10 The application is for full planning permission for partial demolition of redundant care home, erection of extensions and change of use to form an apart-hotel accommodation. Visual and landscape impact is a material planning consideration. Policies which require an assessment of visual and landscape impact and seek good quality design are therefore applicable to such proposals.
- 8.11 The site is located on a corner plot in a cul-de-sac neighbourhood within the settlement development area of Portree. The area consists of mixture of bungalows and 2-storey houses. The existing, non-operational care home is a 2-storey building with single storey wings on each side. The 2-storey part will be retained and altered to form apartments on both floors. Combination of rendered walls with a stone clad element (staircase) is proposed with replacement roof tiles to match existing. The wings to the South and West are in poor condition and will be replaced with a 2-storey wing parallel to the retained building. This element will be of contemporary design consisting of timber and stone cladding with a pitched roof finished with dark grey metal sheeting. This part will comprise of further 8 apartments with recessed balconies facing South (4 units on each floor). A reception area with additional apartment will be created in a 2-storey extension to the East elevation of the existing building. This element will link the existing and new blocks. It will have a large, glazed entrance with timber clad walls and a monopitch roof. The existing single storey, Wing extension will be altered to provide laundry, store and staff facilities.

It is considered that a 2- storey apart-hotel of contemporary design can be accommodated on the site without detriment to the character of the wider landscape. The existing building is a large, predominantly two-storey structure with limited architectural value. As such, while an apart-hotel would differ from the smaller, traditionally designed neighbouring residential properties, it is considered that an apart-hotel in this location would not be an unacceptable revitalization of the site. The proposal incorporates contemporary design elements while adhering to traditional proportions that align with the character of the surrounding area. High-quality materials, including natural stone accents, are proposed. As such, the development is considered to comply with Policy 14 of NPF4, delivering a high-quality scheme that meets the six qualities of a successful place.

The neighbourhood features a mix of architectural styles, including two-story homes and contemporary designs. Therefore, the proposed scale and design are considered compatible with both the immediate surroundings and the wider area.

Neighbouring amenity

- 8.12 Concerns were raised regarding potential negative impacts on neighbouring amenity, particularly overlooking from the proposed seating areas on recessed balconies located on the southern elevation of the building. While an amended design to remove these features was suggested to the applicant, it was not incorporated into the proposal. To address these concerns, the applicant provided supporting sectional drawings illustrating the relationship with neighbouring properties to the south. Additionally, it was confirmed that the property at 10 Budhmor

Place, immediately to the south, is owned by the applicant and intended to serve as staff accommodation for the apartments.

- 8.13 The southern boundary of the site is screened by mature vegetation, including several large trees. Due to the corner location, only two properties directly adjoin the site, both situated to the south. The first, at number 10 Budhmer Place, is a detached bungalow owned by the applicant, as previously noted. A separation distance of approximately 26 meters will be maintained between the nearest elevations of the hotel and the bungalow. Car park area, detached garage in the curtilage of the said house, mature greenery and fencing separate the properties. The separation exceeds the recommended minimum window-to-window distance of 18 meters and is therefore considered acceptable.

The second potentially affected property is at number 1 Budhmer. The proposed apartments are positioned approximately 28m to the North-East from the holiday letting unit within its curtilage and about 40 meters from the main house. The seating areas will not have direct views into the property. These distances, combined with the presence of high fencing and mature greenery, are deemed sufficient to mitigate concerns regarding privacy or overlooking. Consequently, no adverse impacts on neighbouring amenity are anticipated. Additionally, the proposal includes additional planting around the Southern boundary to provide further screening.

- 8.14. Some concerns were also raised regarding noise and nuisance caused by the future holidaymakers and the increased traffic on the street and the car park to the rear (South) of the proposed building. It is acknowledged that the car park will be close to the Southern boundary, but, again, the anticipated level of vehicle movements and noise arising from such activity is not considered to be unacceptable. Firstly, the car park's primary use will be for vehicles arriving and departing at typical intervals, rather than for continuous or high-intensity activity. Such intermittent movements are not expected to create sustained noise levels that would be disruptive to nearby residents. Any associated landscaping or boundary treatments, such as fencing or vegetation, will also act as noise buffers, further dampening sound transmission. A large tree with other mature planting borders the site to the South and is within the control of the adjacent property. Further greenery is proposed to provide further screening, and the landscaping details will be secured by a relevant condition.

Given the context of the site, it is anticipated that vehicle movements will predominantly occur during business or daytime hours, aligning with periods of higher ambient noise levels in the area. This minimises the likelihood of the car park causing disturbances during quieter night-time hours.

Noise from the apartment's seating areas is unlikely to exceed acceptable norms due to the nature of their use, which typically involves quiet activities such as conversation or relaxing, generating minimal sound.

Additionally, submission of Noise Impact Assessment in relation to the proposed air source heat pump and air-conditioning units, which are to be installed at the Northern side of the building and next to the proposed plant room, will be secured via a condition to make sure that any noise caused by the development does not exceed acceptable levels.

The hours of operation within the construction period will be restricted to protect the neighbouring amenity as per noise related legislation however this will be through an informative.

Some concerns were also raised regarding increased traffic within the area and the local roads system not being sufficient for the proposal. As the current use of the site is a care home, it is considered that the traffic levels, generated by the proposed change of use to 15 holiday letting apartments, will not significantly increase over what can occur at present. The road, although narrow in a short section, can accommodate this potentially small increase in vehicle movements.

Other material considerations

- 8.15 There are no other material considerations.

Non-material considerations

- 8.16 None

9. CONCLUSION

- 9.1 The proposed development is considered to meet the relevant planning policy discussed above. The site is within the SDA, and, in addition, it can be supported on the basis of meeting the Portree Placemaking Principles. The demand for tourist accommodation in Portree and the whole of the region is well known. The development will address such need and will revitalise a no longer in operation care home site.

The proposal is being assessed through the change of use from a care home to an apart-hotel and as such, the potential noise and traffic impact of the development is considered to be not significantly greater than the existing use of the site.

The visual impact of the whole development is considered as acceptable, and existing residential and community amenity is not expected to change detrimentally due to the proposal. It is recognised that the modern design, although differing from the residential properties in the vicinity, will fit with the settlement pattern of the area. Thus, it is considered that the proposal is acceptable, and does not justify a reason for refusal.

- 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 N

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. No development shall commence until a Noise Impact Assessment has been submitted, for the written approval of the planning authority, and carried out by a suitably qualified and competent person. The assessment should assess the likely impact of noise emanating from plant and equipment associated with the development on noise sensitive properties. The assessment should include but is not limited to the following: -

- 1) A description of the proposed development in terms of noise sources and the proposed locations and operating times of the same.

- 2) A detailed plan showing the location of noise sources, noise sensitive premises and survey measurement locations.*

- 3) A description of any noise mitigation methods that will be employed. The effect of mitigation methods on the predicted levels should be reported where appropriate.

- 4) A survey of current ambient (LAeq) and background (LA90) noise levels at appropriate locations neighbouring the proposed site.

- 5) A prediction of noise levels resultant at neighbouring noise sensitive premises, for the operational phase of the proposed development. The raw

data and equations used in the calculations should be made available on request.

6) An assessment of the predicted noise levels in comparison with relevant standards.*

*Relevant standards and monitoring locations must be agreed beforehand with the Council's Environmental Health Officer.

Thereafter the development shall progress in accordance with the approved Noise Impact Assessment and all approved mitigation measures shall be in place prior to the operational phase commencing or as otherwise may be agreed in writing by the Planning Authority.

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

3. No development shall commence until a dust mitigation scheme, designed to protect neighbouring properties from dust arising from the demolition/construction phase of this development, has been submitted to and agreed in writing by the Planning Authority in consultation with the Environmental Health Manager.

Thereafter the development shall progress in accordance with the approved dust suppression scheme and all approved mitigation measures shall be in place prior to the commencement of operations or as otherwise may be agreed in writing by the Planning Authority.

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

4. The external lighting system shall be designed and installed in accordance with the best practice contained in the Institute of Lighting Professionals document *Guidance Notes for the Reduction of Obtrusive Light*.

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'.

5. No development shall commence until details of the proposed cycle parking which shall satisfy the requirements specified in Section 6.3.6 of Roads and Transport Guidelines for New Developments (RTGND) have been submitted to and agreed in writing by the Planning Authority in consultation with the Roads Authority. Thereafter the agreed details shall be implemented prior to the first use of the building as an apart-hotel and shall be retained in perpetuity.

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

6. No development shall commence until details of proposed disabled parking bay showing 1200mm wide hatched strips allocated on both sides of the bay have been submitted to and agreed in writing by the Planning Authority in

consultation with the Roads Authority. Thereafter the agreed details shall be implemented prior to the first use of the building as an apart-hotel and shall be retained in perpetuity

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

7. No development shall commence until details showing how surface water from the proposed car parking area will be prevented from flowing onto the public road have been submitted to and agreed in writing by the Planning Authority in consultation with the Roads Authority. Thereafter the agreed details shall be implemented prior to the first use of the building as an apart-hotel and shall be retained in perpetuity

Reason: In the interests of road safety, and that the works involved comply with applicable standards and in order to protect the public road amenity.

8. No development shall commence until a Construction Traffic Management Plan have been submitted to and agreed in writing by the Planning Authority in consultation with the Roads Authority. Consideration should be given to the following issues:

- clarification of the potential for abnormal loads,
- predicted volume and type of construction traffic,
- proposals for traffic management,
- location of staff and visitor parking,
- locations for loading and unloading of materials, plant and machinery,
- location of storage materials, skips and plant,
- proposals for consultation with anyone affected by construction traffic,
- construction traffic hours of operation,
- length of construction period and
- measures to ensure the safety of the public.

Thereafter the development shall be carried out in accordance with the plan at all times.

Reason: In the interests of road safety, and that the works involved comply with applicable standards.

9. All units hereby approved shall be used for holiday/short term letting purposes only and shall not be used as the sole or main place of residence of any occupant; a holiday being defined as a stay of one or more nights by a person or persons away from that person or persons sole or main place of residence

unless otherwise agreed with this Council as Planning Authority and shall not be occupied by the same person or persons for more than 3 months in any calendar year (Any such period shall not run consecutively to such a period in any successive or preceding year).

Reason: In the interests of amenity and in order to ensure that the unit is used for the purpose applied and upon which its planning merits have been assessed.

10. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site; in the interests of neighbour amenity.]

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

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.

Scottish Water records indicate that there is live infrastructure in the proximity of the development area that may impact on existing Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact Asset Impact Team via their Customer Portal for an appraisal of the proposals.

Septic Tanks and 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

Road Opening Permit

In order to occupy the public road (for example with skips or scaffolding), the applicant will be required to apply for a road occupation permit available on the Council website.

Mud and 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 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>

Short term lets

Under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, it is a legal requirement for all short-term let operators to obtain a Short Term Let Licence. Short term let properties must comply with the licensing scheme and satisfy the licence conditions adopted by the Council for such properties.

Further information on short term lets can be found on the Highland Council website https://www.highland.gov.uk/info/20021/short_term_lets

Signature:

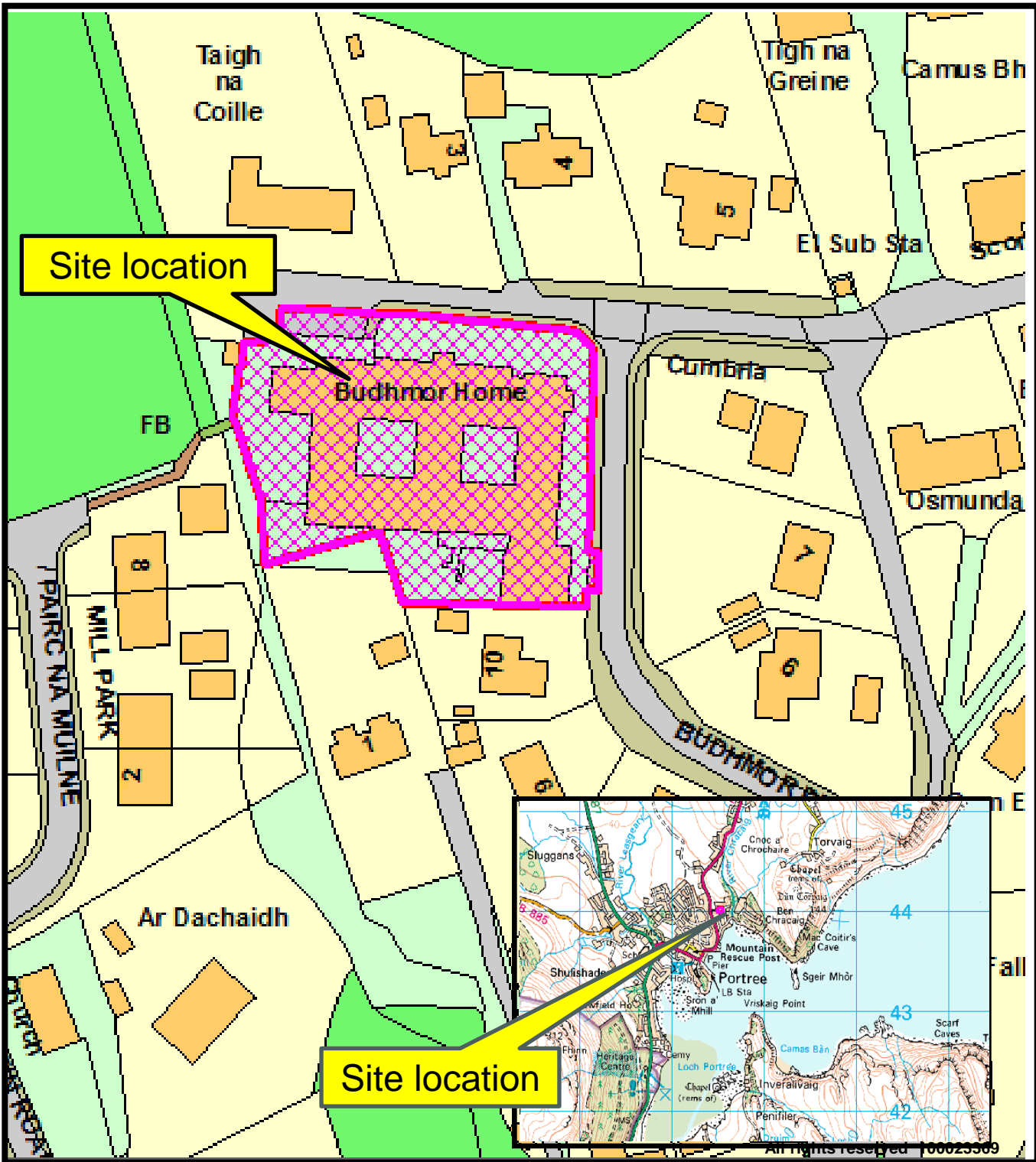
Designation: Area Planning Manager - North

Author: Karolina Slotwinska

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

Relevant Plans:

- Plan 1 - Location Plan
- Plan 2 - Location Plan 102-0381-PL(00)001-B
- Plan 3 - Site Plan 102-0381-PL(90)001-B
- Plan 4 - Ground Floor Plan 102-0381-PL(20)001-A
- Plan 5 - First Floor 102-0381-PL(20)002
- Plan 6 - Elevations 102-0381-PL(05)001-A
- Plan 7 - Site Section 102-0381-PL(90)008



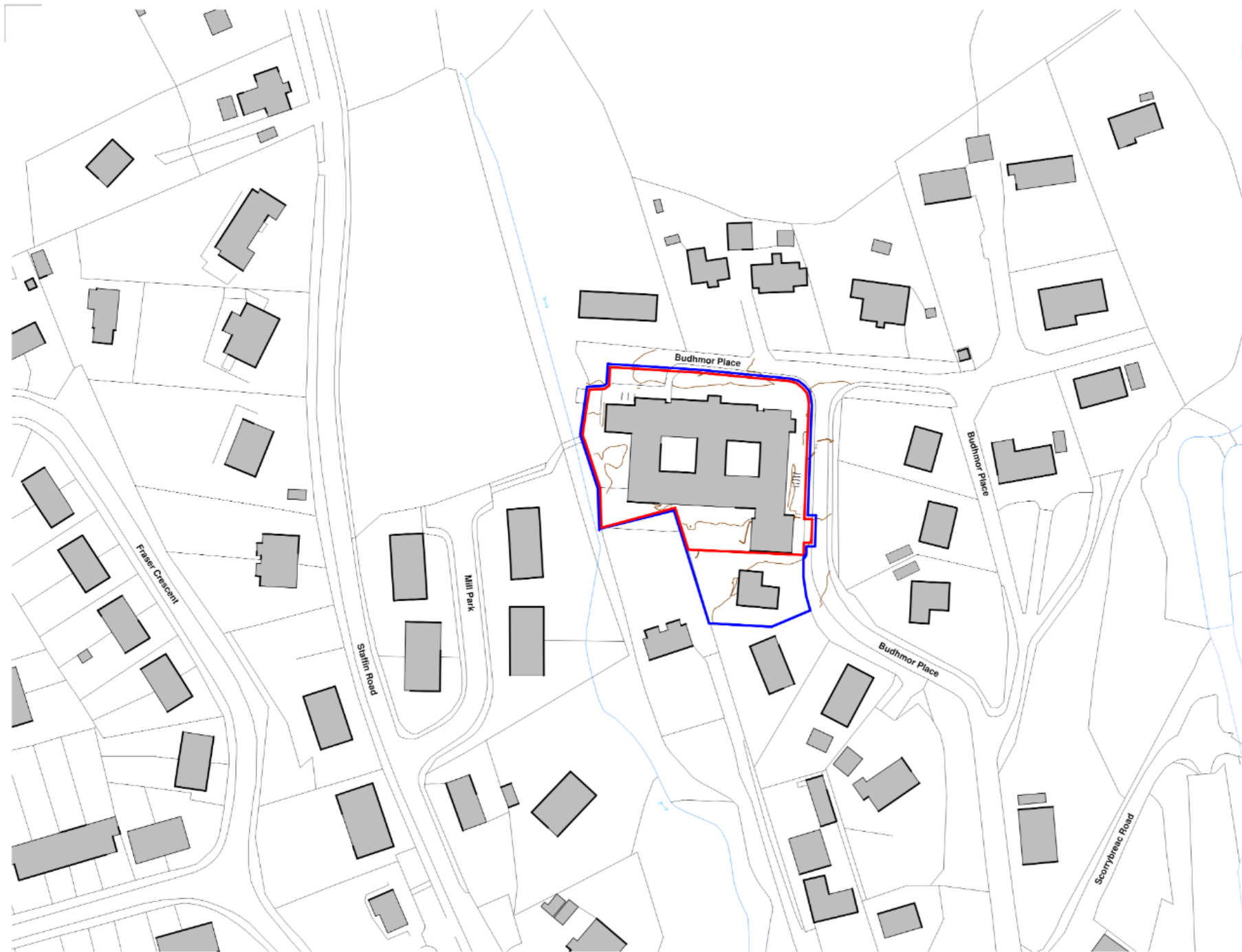
The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure Service

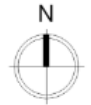
24/01941/FUL

Partial demolition of care home, erection of extension, change of use to apart-hotel accommodation, landscaping and associated infrastructure
Budhmor House, Budhmor Place, Portree

December 2024



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- Applicants Boundary
- Site Boundary

Rev	Date	Description	By
B	21.08.24	Updated as per Planning feedback	PMacD
A	17.05.24	Red line updated as per Planning request	PMacD

CRGP Limited
Unit 9 The Green House
Beechwood Business Park
Inverness IV2 3BL

CRGP
ARCHITECTS

also in Glasgow

Tel: 01463 718200 web: www.crgp.co.uk

CLIENT
Wickman Hotels Ltd

PROJECT
Budhmor Project

DRG. TITLE
Location Plan

STATUS **Planning**

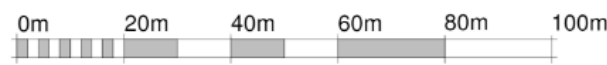
DRAWN JIS SCALE 1 : 1000

CHECKED PMacD ORIGINAL A3

JOB NO. 102-0381 DATE 22/04/24

DRG. NO. -REV.
102-0381-PL(00)001-B

Location Plan
1 : 1000



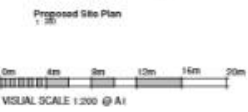
VISUAL SCALE 1:1000 @ A3



- 5 no. existing staff parking
- 6 staff bikes spaces
- 4 no. Eurobins stored in service area and moved to roadside for collection
- Fencing 1m Height
- LPG Tank 1m x 1.5m

- Existing Wall and Planting
- 10 bike spaces

Existing Planting around building to be retained



ALL DRAWINGS TO BE APPROVED BY THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY. A SEPARATE SET OF APPROVED DRAWINGS MUST BE SUBMITTED TO THE LOCAL PLANNING AUTHORITY FOR APPROVAL OF ANY FURTHER DEVELOPMENT.



- Applicants Boundary
- Site Boundary

1	12.10.20	Approved as per Planning Schedule	1:50
2	17.10.20	Not Approved as per Planning Schedule	1:50
3	18.10.20	Not Approved as per Planning Schedule	1:50

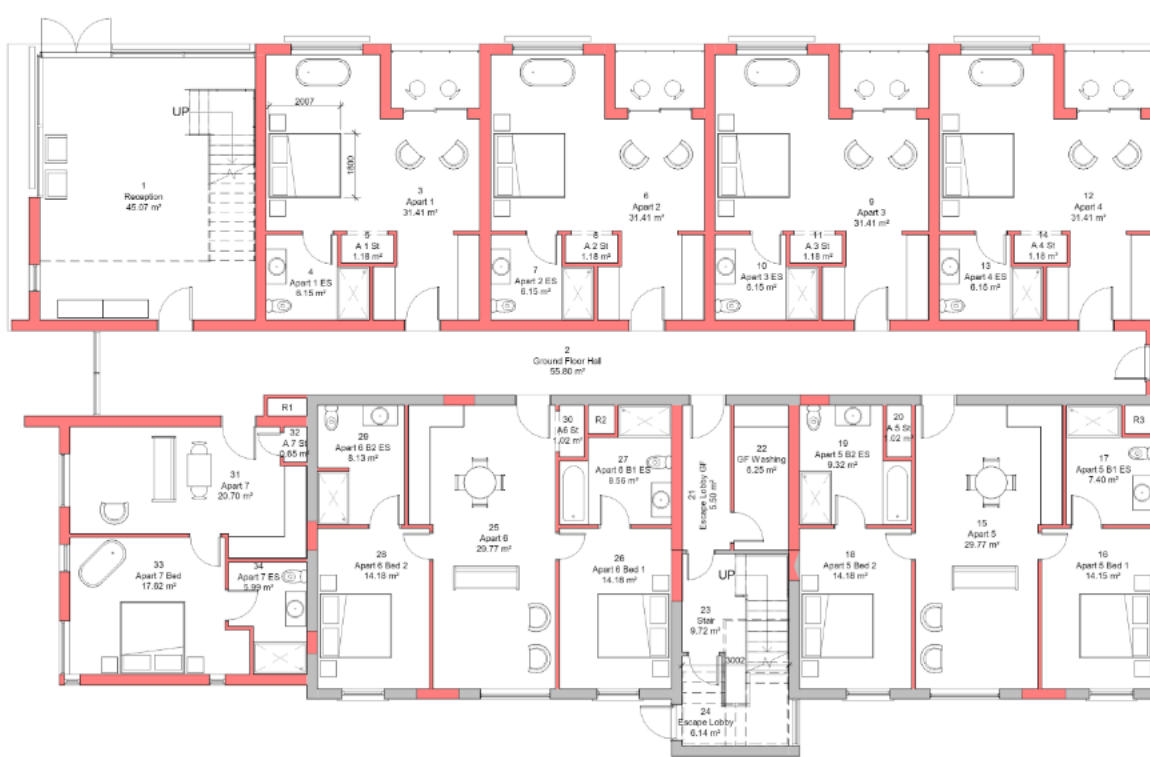
CRGP ARCHITECTS
1st Floor, The Green House, 100-102, High Street, Stafford, Staffordshire ST16 2JL
Phone: 01927 542000
www.crgp.co.uk

Wickman Hotels Ltd		
PROJECT Budhmor Project		
SITE TITLE Proposed Site Plan		
DRAWING Planning		
DRAWN	PK/BJ	SCALE 1:200
CHECKED	SM/	ORIGINAL BY
JOB NO	497 028	DATUM 1984/24
SHEET NO. REV		
102-0381 - PL (R0)001-B		

Elevation A
PL(05)001

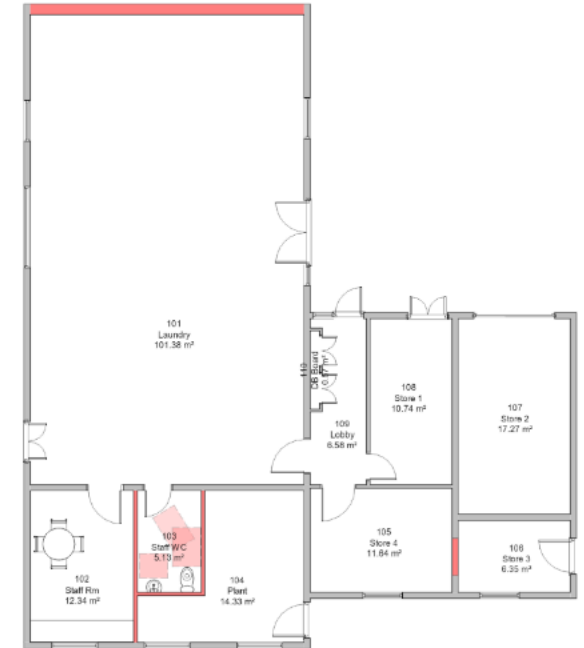


Elevation D
PL(05)001



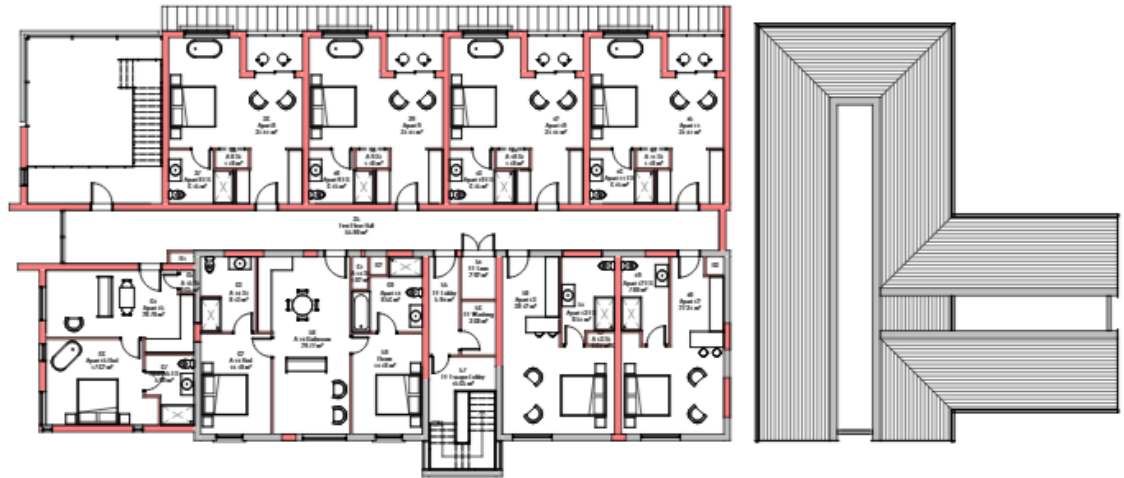
Ground Floor Plan
1 : 100

PL(05)001
Elevation C



PL(05)001
Elevation B





First Floor Plan
1:100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:200 @ A1

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

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Rev. No. Description 1/1

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Client
Wickman Hotels Ltd

Project
Buthmar Project
Portree

Drawn Title
Proposed First Floor

Status
Planning

Drawn: P.McD
Checked: S.M.P
Job No: 102-0381
Date: 08/06/24
Drawn No: 001
102-0381 - PL(20)002



Elevation A
1:100

- Material Key
- Stone Cladding
 - Timber Cladding
 - Facade Cladding
 - Glass Cladding



Elevation B
1:100

100' Look



Elevation D
1:100



Elevation C
1:100

100' Look 100' Look 100' Look



CRGP ARCHITECTS
102-0381 - PL(05)001-A

A	11/2024	Updated with planning permission	Page
			10

CRGP Limited
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also in Glasgow

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Wickman Hotels Ltd

PROJECT
Buckmar Project
Part 2a

DRWG TITLE
Elevations

STATUS
Planning

DRAWN: P.McD
SCALE: 1:100

CHECKED: S.M.P
ORIGINAL: A1

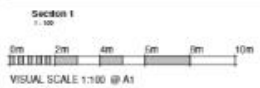
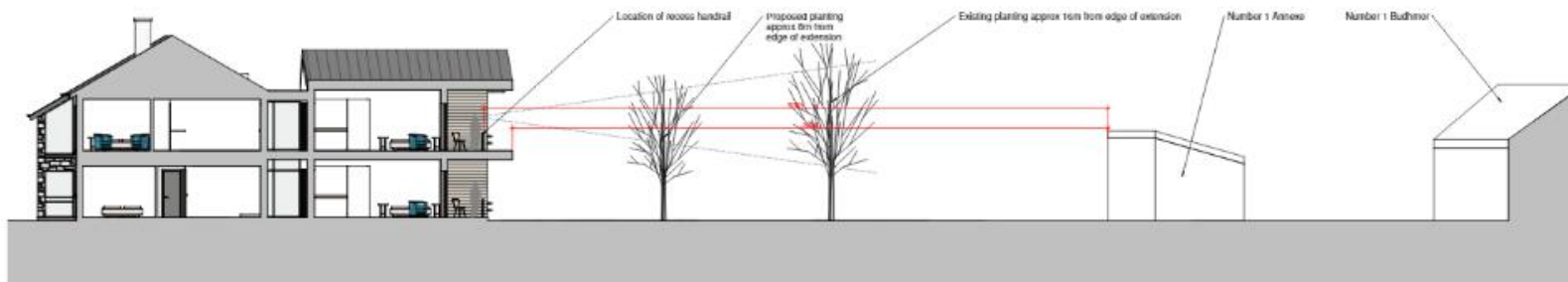
JOB NO: 102-0381
DATE: 11/2024

DRWG NO: REV:
102-0381 - PL(05)001-A

Existing large tree between annexe and 1 Budhmor. Image taken as part of Topographical Survey in 2004



Existing large tree between annexe and 1 Budhmor. Note height relative to existing ridge line



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 Wickman Hotels Ltd

PROJECT
 Budhmor Project

DWG TITLE
 Site Section

DATE	Planning
DRAWN	TMaC
CHECKED	BMJ
DATE	05/05/2011
DATE	05/05/2011
DWG NO	102-0381 - PL(00)008