

Agenda Item	5.1
Report No	PLN/009/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 12 March 2024
Report Title: 25/00174/PAN: Balfour Beatty
Land 450M East Of Crowlin, Ashaig, Breakish
Report By: Area Planning Manager –North

Purpose/Executive Summary

Description: Proposed temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development
Ward: 10 - Eilean A' Cheò

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended) and was made valid on 17 January 2025. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
 - Location / Site Layout Plan.
- 1.4 There will be four in-person consultation events. These will be held at Kyleakin Hall between 17:30 and 20:30 on 24 February and 11:00 and 15:00 on 4 April and at Broadford Village Hall between 11:00 and 15:00 on 25 February and between 15:00 and 19:30 on 3 April. It is noted that the dates of the follow up events in April are subject to change depending on the outcome of the first events and the availability of technical studies. The events will be advertised in the West Highland Free Press and on Radio Skye.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Kyleakin and Kylerhea and Broadford and Strath Community Councils, as well as local Members and the constituency MP and MSP. The applicant also plans a flyer drop covering a 12 square mile area and including 1562 households and 150 businesses. A plan showing the extent of the area covered has been provided as part of the application. The applicant will also put up posters up in the local areas, update social media accounts and provide a dedicated project website.
- 1.6 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal is for the provision of a temporary workers camp. No details of the scheme have been provided but the proposal would include the provision of accommodation and welfare facilities along with associated access, drainage and other infrastructure. The camp would be for a temporary period only and the site cleared and restored at the end of its use.
- 2.2 The developer has sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments (HC ref. (25/00043/PREMAJ)).

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary covers approximately of 18.2 hectares including former sawmill site at Ashaig and land beyond it to the south east. The A87 (T) runs to the north and there is an existing access. The access to Broadford Aerodrome is immediately opposite the site to the north of the trunk road. There are houses to the east and west and the communities of Ashaig and Breakish is to west of the site.
- 3.2 Remnants of the former sawmill are still present on site. This is screened from the public road by tree cover and rising land. The land beyond is undeveloped and open moorland. A portion of the site to the north east is covered by the Kinloch and Kyleakin Hills Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The SAC is designated for Alpine and subalpine heaths, blanket bog, dry heaths, mixed woodland on base-rich soils associated with rocky slopes, Western acidic oak woodland wet heathland with cross-leaved heath and otter population. The site is identified as class 1 peat on the National Carbon and Peatland map. The Abhain Lusa runs to the east of the site and the land immediately around the water course is identified as being at risk of fluvial flooding. Parts of the site around the former sawmill are identified as being at risk of surface water flooding. There are no Listed Buildings or Scheduled Monuments in the vicinity of the site however the wider area is known for archaeological interests and a former farmstead at the site is identified on the Historic Environment Record.

4.0 DEVELOPMENT PLAN

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

4.1 National Planning Framework 4 (NPF4) (2023)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 – Biodiversity

Policy 4 – Natural Places

Policy 5 – Soils

Policy 6 – Forestry, woodland and trees

Policy 7 – Historic, assets and places

Policy 9 – Brownfield, vacant and derelict land and empty buildings

Policy 13 – Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 18 - Infrastructure First

Policy 22 - Flood Risk and Water Management

Policy 23 - Health and Safety

Policy 25 - Community Wealth Building

Policy 26 - Business and Industry

Policy 29 – Rural Development

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

28 - Sustainable Design

29 - Design Quality and Placemaking

30 - Physical Constraints

31 - Developer Contributions

36 - Development in the Wider Countryside

51 - Trees and Development

56 - Travel

57 - Natural, Built and Cultural Heritage

58 - Protected Species

59 - Other Important Species

60 - Other Important Habitats

61 - Landscape

63 - Water Environment

64 - Flood Risk

66 - Surface Water Drainage

72 - Pollution

74 - Green Networks

77 - Public Access

West Highlands and Islands Local Development Plan (2019) (WestPlan)

- No site specific policies apply

4.3 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)

- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Other Guidance**

- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- PAN 60 - Planning for Natural Heritage

Broadford and Strath Local Place Plan

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Economic impact and tourism;
- k) Construction impacts;
- l) Pollution;
- m) Decommissioning and restoration;
- n) Outdoor access; and,
- o) Any Other Material Considerations Raised within Representations.

6.0 **CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 **IMPLICATIONS**

7.1 Not applicable.

8.0 **RECOMMENDATION**

8.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager – North
Author(s): Lisa MacDonald
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Example Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Location Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	Balfour Beatty	Agent	Teri Porter
Address	Maxim 7 Maxim Office Park Parklands Avenue Eurocentral ML1 4WQ	Address	Porter Planning 39 St Vincent Place Glasgow G1 2ER
Phone	c/o agent	Phone	07832 207 326
Email	c/o agent	Email	teri@porterplanning.com

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Former Sawhill, Ashaig, Isle of Skye (E169818 N824103)

Description of Development

Please include detail where appropriate – eg the number of residential units; the

gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Proposed temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

Yes

No

Community Consultation

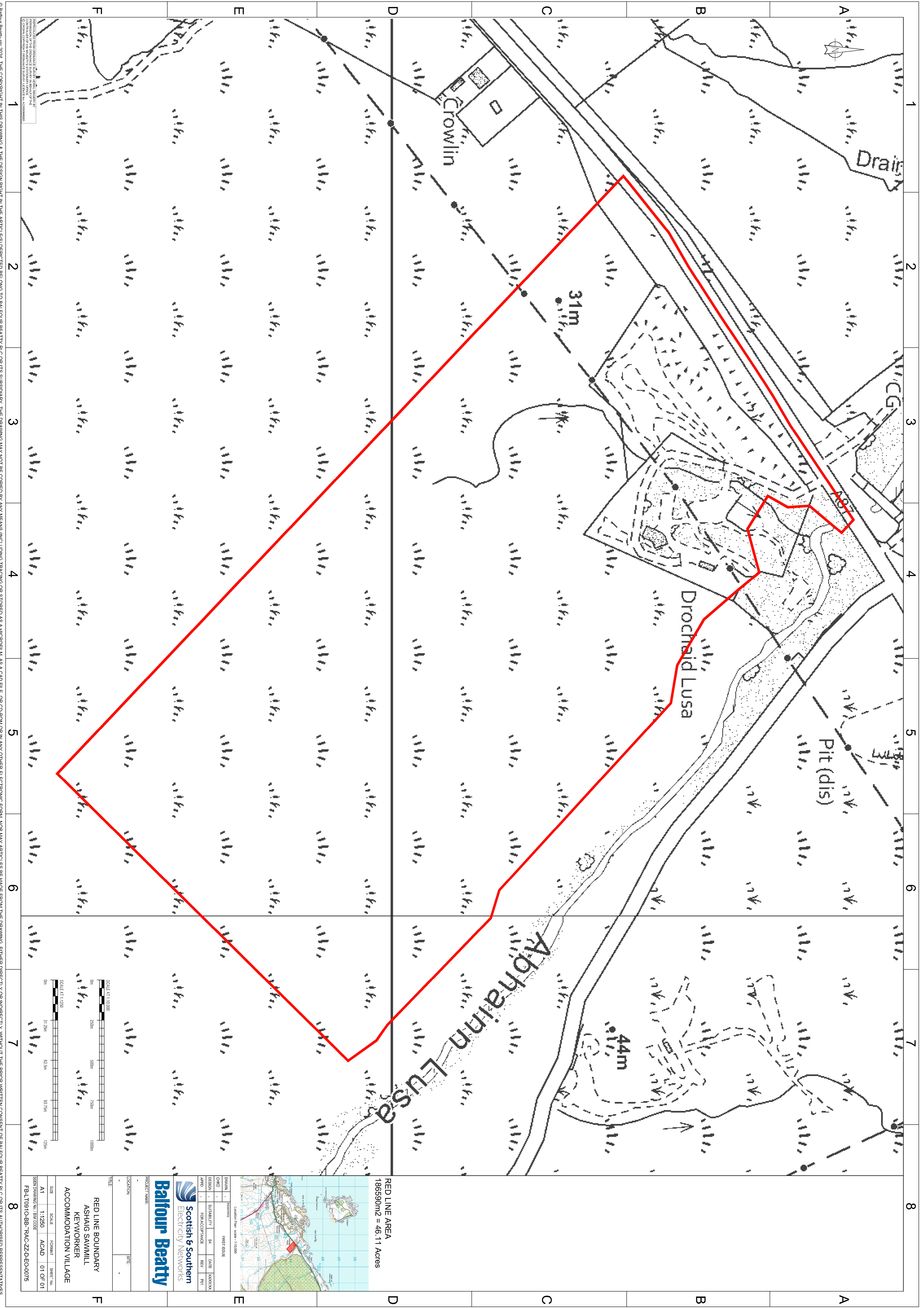
State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
<p>The compound area / site sits close to neighbouring Community Council administrative areas. Therefore, notifying both as follows:-</p> <ul style="list-style-type: none"> • Kyleakin And Kyclerhea Community Council; & • Broadford Community Council 	16th January 2025
Local Elected Members	Date Notice Served
<p>Cllr John Finlayson john.finlayson.cllr@highland.gov.uk</p> <p>Cllr Drew Millar Drew.Millar.cllr@highland.gov.uk</p> <p>Cllr Calum Munro calum.munro.cllr@highland.gov.uk</p> <p>Cllr Ruraidh Stewart Ruraidh.Stewart.cllr@highland.gov.uk</p>	16th January 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served
<p>Constituency MSP (Skye, Lochaber and Badenoch): Kate Forbes MSP Kate.Forbes.msp@parliament.scot</p>	16th January 2025

MP (Inverness, Skye and West Ross-shire): Angus MacDonald angus.macdonald.mp@parliament.uk	
Names / details of other parties	Date Notice Served
<ul style="list-style-type: none"> • Broadford Community Company • Kyle Community Trust 	16th January 2025

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
In-person consultation event(s)	Kyleakin Hall, Kyleakin Roundabout, Kyleakin, Isle Of Skye IV41 8PQ	24 th February 2025 between 5.30pm and 8.30pm
	Broadford Village Hall, Broadford, Isle of Skye, IV49 9AG	25 th February 2025 between 11am and 3pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
In-person consultation event(s)	Broadford Village Hall, Broadford, Isle of Skye, IV49 9AG	Thursday 3 rd April 2025 between 3pm-7pm (NB – 2 nd date subject to outcome of Event 1 and ongoing technical studies progressing as planned)
	Kyleakin Hall, Kyleakin Roundabout, Kyleakin, Isle Of Skye IV41 8PQ	Friday 4 th April 2025 between 11am-3pm

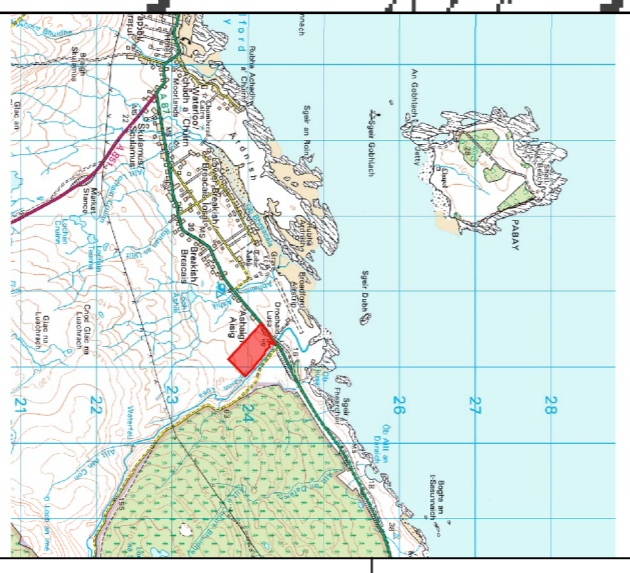
Publication of Event			
Newspaper Advert	Name of Newspaper	Advert Date	
Planning / Public Notice at least 7 days before event	West Highland Free Press; & advertising on Radio Skye for a period in advance of the events.	Event 1 – at least 7 days pre-event (different publication dates)	Event 2 - at least 7 days pre-event (different publication dates)
Details of any other consultation methods (date, time and with whom)			
<ul style="list-style-type: none"> • Dedicated project website – www.streets-uk/ashaig • Flyer distribution (please refer to enclosed map showing extent of distribution). This will cover 12 square miles comprising 1562 households and 150 businesses • Posters to be displayed within the local community, eg. local shops and post office • Online advert shared using local Facebook groups and other online forums etc 			
Signed		Date	16th January 2025 with update 31st January and all identified stakeholder receiving revised PAN



1 2 3 4 5 6 7 8

A B C D E F

RED LINE AREA
186590m² = 46.11 Acres



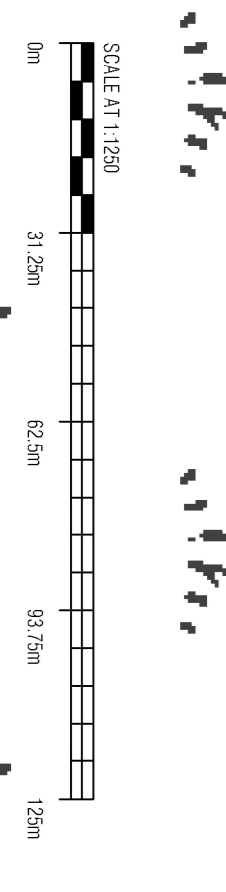
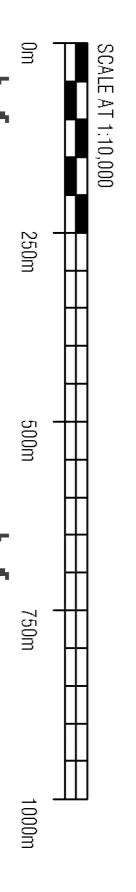
ROWN	PROPOSED	PROJ ISSUE
CHD	SUBMITTAL	SI
ESION	FOR ACCEPTANCE	REV
APD	DATE	NOXXX
	REV	NO

Scottish & Southern
Electricity Networks

Balfour Beatty

RED LINE BOUNDARY
ASHAIG SAWMILL
KEYWORKER
ACCOMMODATION VILLAGE

PROJECT NAME	
LOCATION	SITE
TITLE	
SCALE	FRONT
SIZE	SHEET NO.
A1	01 OF 01
SCALE	ACAD
1:1250	
ISSN DRAWING NO./REV CODE	
FB-L10910-BB-RAC-ZZ-D-EO-0075	



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