

## Introduction

Tim Stott & Lynn Clarke from Highland Council Development and Infrastructure Service visited Kyle on 1 April 2015 to present the approach to the preparation of the new Local Development Plan to KLCT, HPT and KCC.

It was explained that the LDP is a legal document that will be used as a framework to guide planners in reviewing development in the future and that it influences investment from other public agencies.

18 “main villages” have been identified for detailed plans, including Kyle, Plockton and Dornie in Lochalsh and Staffing, East Sleat, Broadford, Dunvegan and Portree.

Proposals from communities can include sites that the community does not want to see developed and sites where no agreement with a landowner is place. At this stage all proposals are ideas only.

A public consultation exercise will take place in autumn 2015.

The following notes summarise the ideas tabled by KLCT, KCC and HPT for further consideration.

## Sites from existing plan

H1 Proposal for 80 units may be affecting gradient required for access route. 80 units would be very densely build. Lower density may permit steeper access road. Good site with good aspect.

H2, H3 No comment

H4 Good potential site for development as extension of Langlands Terrace

H5 No comment

H6 Good site, on Plock land

MU1 ?

MU2 KLCT in discussions with Housing Assoc re development of this site. Residential on level 1 & 2, retail/commercial on ground floor. Critical to see this site improved.

MU3 No comment

MU4 No comment

C Potential to reclaim and develop sports pitches. Would make existing pitch available for housing and parking

OS Site is boggy and poor aspect for development.

B How does location of Clan Garage affect the access to H1?

National importance –keen to understand significance of site to west of Co-op.

### **Other sites / suggestions**

The Plock – The Trust would be prepared to consider making areas available on the periphery of the site for affordable housing / mixed use to generate funds for other community projects.

The Plock – The future use of the site is still in development. Current ideas include a tourist destination, campsite, camping pods etc Potential to define for mixed use development.

Planetarium / Earth Centre – sites are currently being explored on Plock land (either the main site or on the shore south of the A87 between the Co-op and Skye Bridge) Ian Begg submitted a design proposal and presented initial ideas.

Toll Booth –KLCT is looking to take this in to community use. Some development / change of use is likely.

Marina – KLCT is currently working with Highland and Island Enterprise to undertake feasibility work to assess potential for the development of a marina facility (up to 150 berth). Subject to the outcome of the feasibility study, a location may be identified on the north side of the Plock (Pladaig Bay) or between the bridge approach road and the existing pontoons. To the north of the Plock a marina would be sheltered but the site may potentially require dredging. To the South there is deep water, but it is exposed, requiring a breakwater. In the event that a marina was developed, parking capacity would need to be significantly enhanced and suitable sites for shore facilities identified.

Ownership – land ownership in the village is quite unclear. HC to update the HC property map.

Petrol station on Station road

Parking – parking remains a major problem in the village. The Trust is looking to work with the council to identify sites to permit the corner site development (MU2 to take place) What opportunities are there to develop sites around the harbour or railway to offer parking?

Village Hall – There is potential to develop/extend this building to provide office/commercial space.

School – essential that this community facility is not lost

Playing fields at Douglas Park and the area around the Leisure Centre - suitable for mixed development.