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Issue 25: Tongue

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2. Representations

Proposed Plan:

Caladh Sona Action Group (979708)
Crofting Commission (955042)
John Ferguson (968144)
Jon Baggs (967461)
SNH (909933)
Wildland Limited (983561)

Modified Proposed Plan:

G Skene (MPP 1036901)

3. Relevant Council's Supporting Documents

CD12: Onshore Wind Energy Supplementary Guidance, Nov 2016
CD16: Sutherland Local Plan, Jun 2010 (as continued in force, 2012)
CD18: Highland-wide Local Development Plan, Apr 2012
CD20: Community Planning Partnership's Single Outcome Agreement
CD48: NHS Highland Kyle of Tongue press release

Issue 25	TONGUE	
Development plan reference:	Tongue pages 106 - 109	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p><u>Proposed Plan:</u> Caladh Sona Action Group (979708) Crofting Commission (955042) John Ferguson (968144) Jon Baggs (967461) SNH (909933) Wildland Limited (983561)</p> <p><u>Modified Proposed Plan:</u> G Skene (MPP 1036901)</p>		
Provision of the development plan to which the issue relates:	Tongue settlement text and site allocations	
Planning authority's summary of the representation(s):		
<p>Tongue General <u>Jon Baggs (967461)</u> The café and gift shop at Rhitongue should be mentioned.</p> <p><u>John Ferguson (968144)</u> The allocations will help Tongue develop as a strategic service and tourism centre, whilst protecting the Kyle of Tongue NSA and the Council has recognised the importance of these factors to the community.</p> <p><u>Wildland Limited (983561)</u> Supports the statement in paragraph 180.</p> <p>TG01 South of Loyal Terrace <u>Crofting Commission (955042)</u> Site is part common grazing land and apportioned croft land. Objections have been received to decrofting applications within this vicinity in recent years. The area immediately adjacent to Loyal Terrace remains common grazing land and was left as such for the purpose of access when other parts were apportioned in 1970. We are not aware that this remains a current requirement, and given the length of time it is doubtful that it remains relevant.</p> <p>TG02 North of Varrich Place <u>SNH (909933)</u></p>		

For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".

TG01 South of Loyal Terrace and TG02: North of Varrich Place

John Ferguson (968144)

TG01 together with TG02 make substantial provision for housing while maintaining the linear development pattern of the settlement. These allocations also avoid development projecting outwards and intruding into the surrounding open landscape of the Kyle of Tongue NSA.

TG03 East of the Fire Station

John Ferguson (968144)

This is a coherent allocation that maintains the linear settlement development between the two main roads. It would have good access to both roads and the services in the village centre. It would link between the main village and the shop/garage/petrol cluster on the other side of the lower road. The nature of the site allows a variation in height that would give an attractive environment for the residents, and allow the housing to blend in to the landscape.

TG04 South of St. Andrew's Church

John Ferguson (968144)

Supports this allocation as it links in with existing community and housing provision and has good access to the main road.

Jon Baggs (967461)

Object to the site being used for a business use as there are ample businesses in Tongue and the surrounding areas. Object to any uses which may displace their nearby café and shop. Any proposed business use has the potential to harm or displace existing businesses in the area. Any Business Displacement may be against the E.U. human rights act unless compensations is given and may contravene the E.U. Competition Laws if state run. Believe this site was bought at a peppercorn rate for community uses.

Caladh Sona Action Group (979708)

This site should be allocated and protected for community use. There has been extensive consultation between the NHSH and THC regarding the site for the proposed building to replace the two THC Care Homes, Caladh Sona (Melness) and Sinclair Court (Melvich). The Kyle of Tongue has been identified as the preferred area for the new build and if Tongue is the location selected then TG04 is the most suitable site being directly alongside the Health Centre and adjacent to the Kyle Centre. This land needs to be protected for this purpose or future Health and well-being facilities. There was considerable concern when this piece of land was put up for sale on the open market recently and only withdrawn by the CEO when it was drawn to his attention the suitability of this piece of land for the proposed new residential Care and Nursing facility/Health Hub. There is consensus in the community that even if this land is not chosen for the new build Health Hub that it should be retained for community development purposes due to its strategic position.

TG05 North of Fire Station

John Ferguson (968144)

Has the potential as a good site for the wider business community, including those living in the extended communities across the Kyle causeway bridge, who could come to work in business premises sited in this location.

Jon Baggs (967461)

Object to the site being used for a business use as there are ample businesses in Tongue and the surrounding areas. Object to any uses which may displace their nearby café and shop. Any proposed business use has the potential to harm or displace existing businesses in the area. Any Business Displacement may be against the E.U. human rights act unless compensations is given and may contravene the E.U. Competition Laws if state run.

Believe this site was bought at a peppercorn rate for community uses.

G Skene (MPP 1036901)

Concerns that an industrial use on the site could compromise a gateway into the settlement and impact residential amenity and setting. The potential for a future use as a car mechanic's garage would require a large area of land including set down for vehicles and waste materials. It would also require further management of drainage of the site and affect traffic management. However, the representor does not seek any modifications to CaSPlan.

Modifications sought by those submitting representations:**Tongue General**

Jon Baggs (967461)

Add text to the introductory section that mentions the café and gift shop at Rhitongue.

TG02 North of Varrich Place

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by mentioning the sensitive landscape setting.

TG04 South of St. Andrew's Church

Jon Baggs (967461)

Remove 'Business' from list of site uses to safeguard existing businesses in the area.

Caladh Sona Action Group (979708)

Remove 'Housing' and 'Business' from list of site uses to safeguard site for replacement care facility for Caladh Sona (Melness) and Sinclair Court (Melvich).

TG05 North of Fire Station

Jon Baggs (967461)

Remove 'Business' from list of site uses to safeguard existing businesses in the area.

Summary of responses (including reasons) by planning authority:

Tongue General

The Council do not support the suggestion to mention individual private businesses. The Plan deals with land allocations and not with promoting specific private interests. However, the Plan does recognise the role Tongue serves as a service and tourist centre for the area and is therefore generally supportive of the contribution that local businesses make to supporting this role. No modification is proposed by the Council.

TG01 South of Loyal Terrace

The comments from the Crofting Commission are noted. The allocation is included in the adopted Sutherland Local Plan, June 2010 (as continued in force, 2012) - Map Booklet pt2 (CD16-4) for housing and by continuing to allocate it in the Plan, it will provide a suitable option for future housing development.

TG02 North of Varrich Place

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text (additional text italicised): "Development should be supported by a Design Statement to safeguard the sensitive *landscape* setting".

TG01 South of Loyal Terrace and TG02: North of Varrich Place

The support for the allocations to continue the existing linear form of the settlement and safeguard the sensitive landscapes of the NSA is noted.

TG03 East of the Fire Station

Support for the site to continue the existing linear form of the settlement and the assertion that the site has good access, could help consolidate the settlement and fit well into the landscape is noted.

TG04 South of St. Andrew's Church

Support for the allocation and assertion that it has good access and could consolidate the settlement is noted.

The objection made on the basis of potential threats to existing businesses in the area is noted. However, the site is allocated for mixed use, including business, to offer a flexible supply of land for future uses. This is in response to a range of emerging development proposals in the area (e.g. Wild Land Ltd. proposals, North Coast 500 Route etc.) and the need to ensure a land supply to meet potential future needs. The Plan deals with land allocations and not with specific business proposals, and therefore it is not anticipated that the Plan will cause displacement of existing businesses. No modification is proposed by the Council.

The aspiration for the site to be safeguarded for use by NHS Highland as a replacement health and care facility for Caladh Sona (Melness) and Sinclair Court (Melvich) is noted. It is also noted that NHS Highland have indicated that a location in the Kyle of Tongue is preferred, but that further consultation on options is still required, as set out in the NHS Highland Kyle of Tongue Press Release (CD48). The site is currently allocated for mixed

use and given that no particular site has yet been identified by NHS Highland, it is considered that ensuring a mix of uses to meet the range of potential needs for Tongue is an appropriate approach. Should this site emerge as NHS Highland's preferred location for a replacement facility it may not occupy the entire allocated site and the remainder may therefore be appropriate for additional uses, including housing and business. No modification is proposed by the Council.

TG05 North of Fire Station

Support for the site to provide potential employment opportunities for the wider area is noted.

The objection made on the basis of potential threats to existing businesses in the area is noted. However, the site is allocated for mixed use, including business, to offer a flexible supply of land for future uses. This is in response to a range of emerging development proposals in the area (e.g. Wild Land Ltd. proposals, North Coast 500 Route etc.) and the need to ensure a land supply to meet potential future needs. The Plan deals with land allocations and not with specific business proposals, and therefore it is not anticipated that the Plan will cause displacement of existing businesses. No modification is proposed by the Council.

Concerns that the site has potential to impact on general amenity, gateway qualities, drainage and traffic management are noted. However, the Developer Requirements for the site deal specifically with all of these issues through careful siting and design, Flood Risk Assessment and relocation of the 40mph speed limit signage. No changes required to Plan.

Reporter's conclusions:

Reporter's recommendations: