

# Toscaig



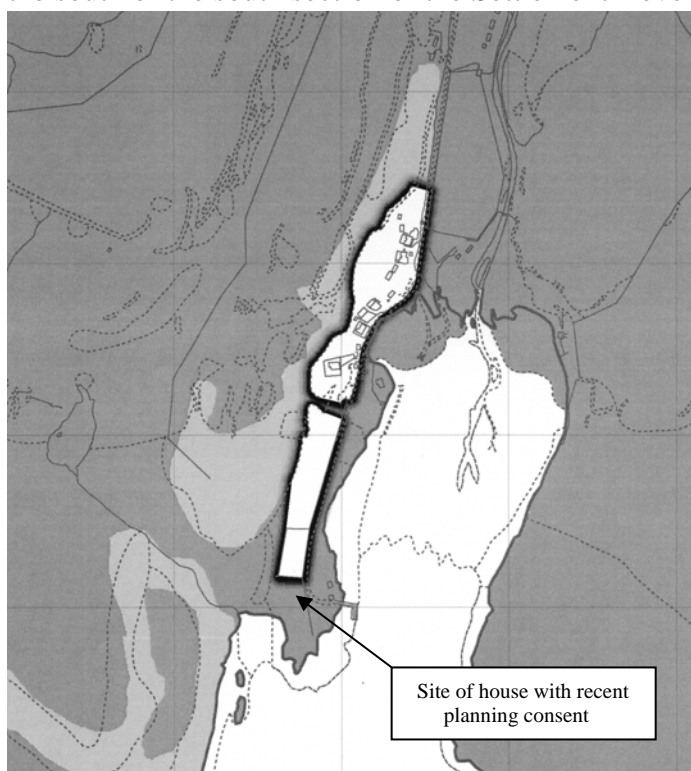
Chapter No:

# 48

- 38 - Toscaig Common Grazings Committee [Written Submissions]  
55 - Applecross Community Council [Written Submissions]

## BACKGROUND

1. Toscaig lies at the head of an inlet off Caolas Mhor, at the outer end of Loch Carron, and at the south end of the Applecross Peninsula. Access is gained by the unclassified cul-de-sac leading from Applecross. In the Wester Ross Local Plan Toscaig Inset Map, the settlement is shown to be bounded by an area of low sensitivity between it and the inlet to the east, and by an area of medium sensitivity to its west (see extract below). A recently erected shed already sits at the south end of the south section of the Settlement Development Area, which comprises a level area of ground running approximately parallel to the shoreline. Prior to the public inquiry into the plan, planning permission was granted for the erection of a dwelling house on ground outwith and immediately to the south of the south section of the Settlement Development Area.



Extract from the Proposals Map Toscaig Inset, showing the location of the proposed new dwelling house

2. The **objectors** represented the local community, as well as crofters in the immediate area who were concerned that croft land was shown to be removed. It was considered that applications for dwelling houses should be judged on their individual merits and that the needs of the community should be given priority. In addition, a correction was sought to the south end of the Settlement Development Area as shown on the inset map.

3. The **council** explained that the boundary had been drawn in two parts, the north area comprising the main linear grouping of houses, with the south area lying on the landward side of the road down to the pier. The boundary had been drawn to reflect the fact that the land in the south section was well contained by the surrounding ridge and that it appeared to be potentially developable.

4. The croft land within the boundary was not of a high quality and, combined with other physical constraints, meant that it could be suitable for development, should any proposal

emerge. However, development would only take place within the Settlement Development Area if there was a demand or a need for it, and if the land owner or local crofters wanted the land to be developed. As the land included in the recent planning consent was also evidently suitable for development, the council proposed a modification to the boundary of the Settlement Development Area to include the site of the proposed house indicated on the inset map extract (see previous page).

5. In addition, future development had to allow for existing or potential future access by foot along the coast. It was therefore proposed that a further modification be introduced by way of an additional development factor listed on the inset map. This would state (additional text shown underlined),

“• Any development at the coast must also allow for existing or potential future foot access along the coast.”

## CONCLUSIONS

6. The settlement pattern at Toscaig has been established by the group of houses identified within the northern section of the Settlement Development Area. It therefore seems logical to allow further growth southwards, and the south section of the Settlement Development Area is clearly intended to do this. Consents therefore should follow the existing pattern and extend southwards from the existing grouping. I note that the southernmost house of the existing group is relatively recent, and I consider that this establishes a logical pattern.

7. On the other hand, planning permission has already been given for a dwelling house beyond the south end of the south section. No doubt, the decision on this was affected by the existence of the shed (shown in the heading to this chapter). I agree with the council that the solution now is to extend the boundary to include the proposed new house, leaving the remainder of the south section of the Settlement Development Area to be infilled in due course.

8. As the council points out, this will only happen if, and when the owner of the land wishes to allow it to happen, and is also subject to need and/or demand, which appears to meet the wishes of the objector.

## RECOMMENDATION

9. Accordingly, I recommend that the council's proposed modifications to the south boundary of the south section of the Settlement Development Area, as detailed in paragraph 4 above, and the additional development factor, as set out in paragraph 5 above, be incorporated into the inset map prior to adoption of the plan.