

Directorate for Planning and Environmental Appeals

T: 01324-696455 F: 01324-696444
E: Brian.Archibald@scotland.gsi.gov.uk



Tim Stott
Principal Planner
The Highland Council
Glenurquhart Road
INVERNESS
IV3 5NX

Our ref: LDP-270-1
11 December 2009

Dear Tim

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND)
REGULATIONS 2008
THE HIGHLAND COUNCIL – WEST HIGHLAND AND ISLANDS LOCAL PLAN (WHILP)
NOTICE: REQUEST FOR FURTHER INFORMATION**

I am writing regarding the West Highland and Islands Local Plan which was submitted to DPEA on the 28 May 2009 for examination by Scottish Ministers. Under Regulation 22 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 the appointed reporter can request, by way of notice, further information in connection with the examination. This letter is a notice under Regulation 22.

The Reporter, Mr Iain Lumsden, involved in the consideration of the representations made on the local plan in the Lochaber area has identified that the further information, listed below, should be provided by Highland Council. It would be helpful if this information could be sent to me for forward transmission to the Reporter by Wednesday 6 January 2010.

Issue nos:-

2. Ardgour H2:

- i. Can the council please provide a detailed map showing the boundary of the Designed Landscape at Ardgour House and its relationship to the H2.
- ii. The council's statement indicates that capacity of site H2 has been increased (from 6 to 10 units) and that its size has been corrected to 1.96ha. However the table in the Map Booklet, which forms part of the deposit version of the plan, still states that the size of the site is 0.8ha. To what does the council's statement regarding the site size being amended refer to?

4 The Courtyard, Callendar Business Park, Callendar Road,
Falkirk FK1 1XR
www.scotland.gov.uk



3. Ardgour H3

Clarification from the council of the extent of the 'small extension to the SDA' at Woodend (South) which it would accept. Is it the area identified on the plan attached to the representation from Mr R Wright dated 10 February 2009? Mr Wright's letter refers to the area outlined in 'red'. The copy supplied by the council is in black and white. ✓

11. Acharacle H2 ✓

The council's statement makes reference to 'a planning consent' for eight houses on part of this site. The Reporter requires details of any planning permissions that have been granted in relation to the land included within the H2 site and the areas to which they apply. ✓ In addition, mention is made of the need to amend the SEA matrix as it relates to this site. Has this now been done and where can the revised version of this part of the SEA matrix be consulted. ✓

15. Ballachulish South SDA ✓

The area covered by the application made in 2007 for outline planning permission for 5 houses at the Rectory.

16. South Ballachulish SDA

An indication of the extent and location of the land to the west of the harbour at Lochside Cottages which the Community Council wish the council to consider including within the SDA. ✓

20. North Ballachulish Site H2

Details and a plan of the planning permission granted in 2007 or 2008 for housing on this site. ✓

21. North Ballachulish Site B

Details of the boundary of the Scheduled Ancient Monument at the Moss. ✓

22. Glencoe SDA Boundary

A plan of the boundaries of the planning permission granted for 2 houses on land to the west of H4 which is referred to in the council's statement. ✓

23. Glencoe H3

Confirmation that the land which is the subject of the representations from the McTaggarts is the area of ground that lies to the west of the H3 site and to the east of sites B1 and H2. ✓

28. Duror Suggested Extension to SDA

- i. Details of the 2 planning applications made for the land to the south of Old Mill Cottage, which is referred to in the council's statement. Have these applications been determined and has planning permission been granted for either or both of these proposals?
- ii. Council's justification for excluding the Post Office, the school and the local shop from the SDA at Duror?

29. Duror H1

- i. Situation regarding the 2 'pending' applications for full planning permission on the H1 site, referred to in council's statement. Details of the proposals and the council's decisions, if any, on the applications.
- ii. Clarification of what precisely the council intends in relation to the stated wish of the committee to amend the developer requirements regarding the LT site and the improvements to the shared trunk road junction?

33. Lochaline H3

Details of the planning permissions granted for the land covered by H3, which are referred to in council's statement.

35. Kilchoan SDA

The extent and location of the area that the council considers should be included within the SDA at Kilchoan in response to the representation made by Mr Carmichael. Is it correct to presume that this is the small boundary alteration referred to in the section of the council's statement dealing with 'Any Further Plan Changes'.

37. Strontian B2

Details of any planning permissions (including appeal decisions) for housing on this site.

40. Salen SDA Boundary

Details of the planning permission and reserved matters application which were granted in 2008 for a house on this site.

41. Drimnin SDA Boundary

The council should indicate the extent of the land to the west of the pier which it now considers should be excluded from the SDA boundary. Also confirm the area that is to be included in SDA in response to the representation from D Lewis (882).

44. Kentallen SDA Boundary

Confirmation of the extent of the area covered by the planning permission granted in 2002 for the land on seaward side of A828 referred to in the representation from K.R. Banyard (459) and in the council's statement.

46. Morar

- i. H1: Details of outline planning permission for 1 house and the proposed access to this dwelling from the trunk road in the southern part of site H1. Also details of planning permission for a house on northern part of the site together with the proposed access to the local road network.
- ii. H2: Details of the various extant planning permissions for houses within or adjacent to site H2 referred to in council's statement.

47. Arisaig H2

Details of any extant planning permissions and the current position regarding the planning applications referred to in the council's statement on site H2.

48. Gairloch

- i. Details of the planning permissions referred to in council's statement relative to sites H1, H 2 and H4.
- ii. Details of the extant planning permission at the caravan site and the situation regarding the 'pending' planning application for the site.

49. Spean Bridge

- i. Extent of the area covered by the lapsed outline planning permission on site MU2.
- ii. Position and details regarding the planning application for housing on site H1 referred to by council.
- iii. Details of the outline planning permission to the east of the proposed extension to SDA, referred to in the representations by Ferguson Transport at Mossgiel. Also, clarification of the extent of the land referred to by Ferguson Transport which is stated to be in use as workshops by the company and which lies to the south of the village.

50. Roy Bridge

- i. Map showing detailed boundary of the SSSI and its relationship to the SDA boundary.
- ii. Details of the planning permission granted in 2008 for the erection of 14 houses on the site of the holiday chalets at Bunroy.
- iii. Details of 'pending' planning application on land to north of H1. Has a decision been made on this application?

51. Invergarry

Details of outline planning permission for 4 houses on H2.

52. Erracht

Details of the 7 planning applications for development at Erracht. Has the council made decisions on these applications?

I hope this is in order and shall be obliged if you could kindly acknowledge receipt of this letter and confirm when it has been posted on the Council's website. Please do not hesitate to contact me if you would like to clarify anything.

Yours sincerely

B Archibald

**Brian Archibald
Development Plan Officer**