

WESTER ROSS LOCAL PLAN



MONITORING REPORT

DECEMBER 2007



The Highland Council

Highland Council
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SEAVING Ross & Cromarty

PLANNING & DEVELOPMENT SERVICE



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1 INTRODUCTION

The Wester Ross Local Plan was adopted by the Highland Council in June 2006. The plan forms part of a series of national and local planning policy documents that are used by Council officers and elected members when considering applications. This is the first in a series of Monitoring Reports which will be prepared on an annual basis and be used to inform any review of the Policy and Allocations contained with the Plan.

The Wester Ross Local Plan has the following vision:

“Thriving, developing and working communities, maintaining a strong sense of identity, living in one of the finest landscapes in the UK”

In order to achieve this vision, the plan has seven themes:

- Protecting and Promoting the identity of Wester Ross
- Using the natural environment positively and wisely
- Improving access to goods, services and markets
- Maintaining the existing settlement hierarchy
- Creating an improved business environment
- Dealing with the need for quality living environments
- Working with the community and other agencies

The Wester Ross plan seeks to balance the preservation of the area’s natural and cultural heritage, whilst recognising the need to repopulate the area. Policy 1 is supportive of proposals within Settlement Development Areas (SDAs) where best use is made of infrastructure and services. Policy 2 implements a sequential approach where development outwith SDAs will be determined by its impact on local, national and international designations.

This report will review the effectiveness, or otherwise of the Wester Ross Plan. The housing, affordable housing, redevelopment and business allocations of the plan will be monitored. It will also evaluate development rates and planning applications. The purpose is to raise any issues there have been in the first year of the plan and allow these to be addressed.

Within the new Planning etc. (Scotland) Act 2006, there is a specific requirement that local plans be kept under review. This particularly involves the monitoring of:

- Changes in the principle physical, economic, social and environmental characteristics of the district.
- The impact of the policies and proposals contained within local development plans.

The purpose of this monitoring report is therefore to provide:

- An overview of progress in terms of the overall objectives of the Local Plan
- An appraisal of the allocations contained within the Plan, highlighting where development has taken place and where there are constraints to development
- An assessment of the policies set out in the Plan

2 HOUSING DEVELOPMENT TRENDS IN WESTER ROSS

Figure 1 shows housing completions from 2000 to the end of June 2007 in Wester Ross. These figures are based on the issue of completion certificates from the Planning & Development Service of The Highland Council.

The data has been grouped by:

- Completions within the five main Settlement Development Areas (SDA) of Aultbea, Gairloch, Lochcarron, Poolewe and Ullapool;
- Completions within the remainder of the Settlement Development Areas; and
- Completions outwith Settlement Development Areas

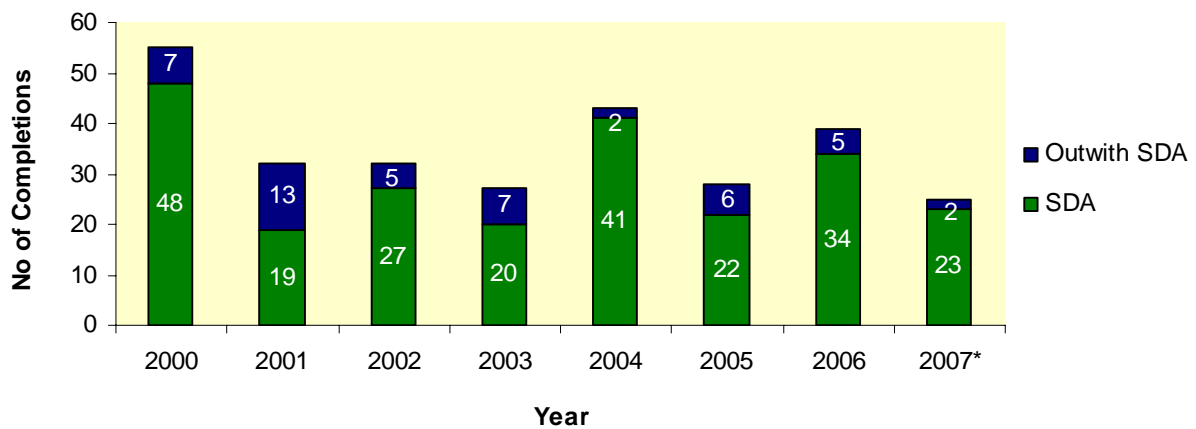
Figure 1: Housing Completions

LOCATION	2000	2001	2002	2003	2004	2005	2006	2007*	Total
Aultbea	0	0	1	1	0	1	0	1	4
Gairloch	2	2	3	1	3	3	3	2	19
Lochcarron	0	2	2	0	0	0	1	4	9
Poolewe	0	0	1	1	2	0	5	0	9
Ullapool	34	2	6	5	2	3	15	4	71
Other SDAs	12	13	14	12	34	15	10	12	121
All SDAs	48	19	27	20	41	22	34	23	234
Outwith SDA	7	13	5	7	2	6	5	2	47
TOTAL	55	32	32	27	43	28	39	25	281

* January to June 2007

Figure 2 illustrates the location of housing completions in Wester Ross (split into either within or outwith a Settlement Development Area). During the period 2000 – 2006 the average number of annual completions was 37. The maximum number of completions by year was in 2000 at 55 and the minimum was in 2003 at 27. The majority of completions occur within Settlement Development Areas. In the year since the adoption of the local plan (1st June 2006 to 31st May 2007) only 11% of houses completed were outside Settlement Development Areas.

Figure 2: Location of Housing Completions in Wester Ross



* January to June 2007

3 PLANNING APPLICATIONS IN WESTER ROSS

This section of the report covers planning applications in the Wester Ross area over the first year of the plan, from 1st June 2006 to 31st May 2007.

3.1 VALID PLANNING APPLICATIONS

There were 300 valid planning applications submitted between 1st June 2006 and 31st May 2007 in the Wester Ross area. Figure 3 describes the different types of valid planning application received during the monitoring period. It shows the largest proportion of valid applications submitted was in the “Dwellings minor” category, accounting for 48%, followed by “Householder developments” making up 22% of all valid applications submitted.

Figure 3: Valid Planning Applications

Application Type	Description	No of Applications
Householder Developments	E.g. extension, conservatory, garage, wall	67
Dwellings Major	10 or more houses or greater than 0.5 hectare	6
Dwellings Minor	Fewer than 10 houses or less than 0.5 hectare	144
Business Major	Gross floor space greater than 1 hectare - e.g. office and industrial uses	4
Other Major	Gross floor space greater than 1 hectare - e.g. retail, hotel or renewable energy uses	1
Other Minor	Gross floor space less than 1 hectare - e.g. retail, hotel uses	49
Listed Buildings	Applications for extensions, alterations, demolitions of listed buildings	6
Advertisements	Display advertisements, signage	1
Other Consents	Applications not covered by other categories e.g. Certificate of lawfulness	1
Agricultural Notifications	E.g. agricultural store, silo, livestock shed	8
Telecommunications	E.g. telecommunications masts, telephone exchanges, lattice towers	13
TOTAL		300

3.2 WITHDRAWN PLANNING APPLICATIONS

There were 20 planning applications withdrawn between 1st June 2006 and 31st May 2007 in the Wester Ross area. This figure includes some planning applications that were submitted prior to this period. Figure 4 breaks these figures down by application type.

Figure 4: Withdrawn Planning Applications

Application Type	Description	No of Applications
Householder Developments	E.g. extension, conservatory, garage, wall	5
Dwellings Major	10 or more houses or greater than 0.5 hectare	1
Dwellings Minor	Fewer than 10 houses or less than 0.5 hectare	9
Other Minor	Gross floor space less than 1 hectare - e.g. retail, hotel uses	3
Listed Buildings	Applications for extensions, alterations, demolitions of listed buildings	1
Advertisements	Display advertisements, signage	1
TOTAL		20

3.3 DETERMINED PLANNING APPLICATIONS

There were 257 planning applications determined between 1st June 2006 and 31st May 2007 in the Wester Ross area. This figure includes some planning applications that were submitted prior to this period. Figure 5 breaks these figures into permitted and refused developments for each type of planning application determined during the monitoring period. It shows the vast majority (98%) of planning applications determined were granted planning permission with only 2% being refused.

Figure 5: Determined Planning Applications

Application Type	Description	Permitted*	Refused	TOTAL
Householder Developments	E.g. extension, conservatory, garage, wall	58	1	59
Dwellings Major	10 or more houses or greater than 0.5 hectare	3	0	3
Dwellings Minor	Fewer than 10 houses or less than 0.5 hectare	115	3	118
Business Minor	Gross floor space less than 1 hectare - e.g. office and industrial uses	4	0	4
Other Minor	Gross floor space less than 1 hectare - e.g. retail, hotel uses	47	0	47
Listed Buildings	Applications for extensions, alterations, demolitions of listed buildings	5	0	5
Advertisements	Display advertisements, signage	1	0	1
Other Consents	Applications not covered by other categories e.g. Certificate of lawfulness	1	0	1
Agricultural Notifications	E.g. agricultural store, silo, livestock shed	8	0	8
Telecommunications	E.g. telecommunications masts, telephone exchanges, lattice towers	11	0	11
TOTAL		253	4	257

* Includes listed building consents, certificate of lawfulness and prior notification approvals

3.3a Applications Refused

As noted in 3.3 above, there are a very small proportion of refusals. Of the four applications refused, two were for the development of single houses, one was for a residential caravan and one was for an extension. Three of the sites were located outwith the Plan's Settlement Development Areas (SDAs). Appendix 1 contains full details of these applications.

3.3b Committee Decisions

The majority of the planning applications granted planning permission between 1st June 2006 and 31st May 2007 were delegated decisions. During the same period another 28 planning applications were determined by the Planning Committee and these are listed in Figure 6. 24 were granted planning permission and 4 were refused. All of the applications dealt with at committee were determined in accordance with the Officers' recommendations.

Figure 6: Committee Decisions and Officer Recommendations

Application Reference	Application Type	Location	Committee Date	Decision	Officers Recommendation
05/00952/OUTRC	Dwellings Minor	Lochbroom, Ullapool	07 February 2006	PER	PER
05/01031/OUTRC	Dwellings Minor	(Plot A) Laide,	23 May 2006	PER	PER
05/01032/OUTRC	Dwellings Minor	(Plot B) Laide,	23 May 2006	PER	PER
05/01033/OUTRC	Dwellings Minor	(Oran Mor) Laide,	23 May 2006	PER	PER
05/01034/OUTRC	Dwellings Minor	(Plot D) Laide,	23 May 2006	PER	PER
05/00467/OUTRC	Dwellings Minor	Badachro, Gairloch	04 July 2006	REF	REF
06/00005/FULRC	Dwellings Minor	Cliffton, Poolewe	04 July 2006	PER	PER
06/00288/OUTRC	Dwellings Minor	Toscaig, Applecross	04 July 2006	PER	PER
06/00260/FULRC	Dwellings Minor	Strath, Gairloch	04 July 2006	PER	PER
06/00368/FULRC	Dwellings Minor	Port Henderson, Gairloch	04 July 2006	PER	PER
06/00443/FULRC	Dwellings Minor	Achmore, Ullapool	04 July 2006	PER	PER
06/00518/FULRC	Dwellings Minor	North Erradale, Gairloch	21 August 2006	PER	PER
05/01140/FULRC	Dwellings Minor	Garve Road, Ullapool	21 August 2006	PER	PER
06/00103/OUTRC	Dwellings Minor	Port Henderson, Gairloch	21 August 2006	PER	PER
06/00257/FULRC	Dwellings Minor	Site 3, Badcaul	21 August 2006	PER	PER
06/00228/FULRC	Other Minor	Argyll Hotel, Ullapool	21 August 2006	PER	PER
06/00334/FULRC	Dwellings Minor	Coulags, Strathcarron	22 August 2006	PER	PER
06/00791/OUTRC	Dwellings Minor	Melvaig, Gairloch	14 November 2006	PER	PER
06/00758/FULRC	Other Minor	Shieldaig, Strathcarron	14 November 2006	PER	PER
06/00832/FULRC	Householder Developments	Shore Street, Ullapool	14 November 2006	REF	REF
06/00844/FULRC	Householder Developments	Shore Street, Ullapool	14 November 2006	PER	PER
06/00874/FULRC	Dwellings Minor	Shieldaig, Strathcarron	14 November 2006	REF	REF
06/00496/FULRC	Dwellings Minor	Sanachan, Kishorn	12 December 2006	REF	REF
06/00971/FULRC	Other Minor	Argyll St, Ullapool	23 January 2007	PER	PER
06/01028/OUTRC	Dwellings Minor	Achintee, Strathcarron	06 February 2007	PER	PER
06/00976/OUTRC	Dwellings Minor	Applecross	06 February 2007	PER	PER
06/01046/OUTRC	Dwellings Minor	Slaggan Ruins, Laide	13 March 2007	PER	PER
06/00296/FULRC	Dwellings Minor	Bridge House, Gairloch	16 April 2007	PER	PER

The majority of planning permissions granted (17) were within a Settlement Development Area. The remainder (7) were located in the wider countryside and assessed against Policy 2. These were approved on the basis that the proposals were acceptable in terms of the criteria set out in that policy. Appendix 1 contains full details of the applications refused by the Planning Committee. Appendix 2 contains full details of the applications approved by the Planning Committee.

3.4 PLANNING APPLICATIONS PENDING DETERMINATION

There were 48 valid planning applications submitted between 1st June 2006 and 31st May 2007 in the Wester Ross area that are pending determination. Figure 7 breaks these figures down by application type.

Figure 7: Pending Planning Applications

Application Type	Description	No of Applications
Householder Developments	E.g. extension, conservatory, garage, wall	2
Dwellings Major	10 or more houses or greater than 0.5 hectare	2
Dwellings Minor	Fewer than 10 houses or less than 0.5 hectare	34
Business Major	Gross floor space greater than 1 hectare - e.g. office and industrial uses	1
Other Major	Gross floor space greater than 1 hectare - e.g. retail, hotel or renewable energy uses	1
Other Minor	Gross floor space less than 1 hectare - e.g. retail, hotel uses	7
Telecommunications	E.g. telecommunications masts, telephone exchanges, lattice towers	1
TOTAL		48

4 ALLOCATIONS AND SETTLEMENT DEVELOPMENT AREAS

The strategy recognises that most of the future growth of Wester Ross will be in the three villages of Ullapool, Gairloch and Lochcarron (defined as local centres in the Highland Structure Plan). These are the communities:

- which have experienced the greatest development pressures;
- where the main services are;
- where the best transport links are; and
- where larger-scale industrial and business development is the most practical.

As a result, land is specifically allocated in these villages for general housing to meet most of future housing need in Wester Ross. The housing allocations are based on an assessment of the future size of the population and number of households (and take account of the need for housing for people who already live in the area as well as people who may move into the area) but also allow for ineffective housing stock and possible changes in the housing market.

Affordable housing is a particular need, and as a result, the Plan has allocated land to meet this need in certain settlements. Specific sites in Ullapool, Aultbea, Poolewe, Torridon and Lochcarron have been identified through the Local Housing Development Forum on the basis that there is enough land for general housing and a proven local need.

Other land has been allocated where there is a particular opportunity to redevelop a site in a planned and co-ordinated way (possibly for a combination of housing and commercial or other use) or where land is reserved for a particular community use.

In the following sections, the five main Settlement Development Areas (SDAs) of Aultbea, Gairloch, Lochcarron, Poolewe and Ullapool and their allocations are analysed for the first year of the plan, from 1st June 2006 to 31st May 2007. Planning applications and completions outside this time period may also be referred to in the detailed descriptions.

4.1 ULLAPOOL



Ullapool is the largest settlement in the Wester Ross area and, as such, sufficient land has been allocated for 100 houses. Many of the sites have physical constraints which need to be overcome, and only those sites with existing access and services have currently been developed. However, as these sites build out it is expected that these remaining sites will be developed. There is a high demand for business and industrial land but limited supply, and the Council and Local Enterprise Company are actively looking at other possible locations for these uses.

4.1a Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
H1	North West of Morefield Industrial Estate	10	0	0	10	
H2	Fields to the north of golf course	40	0	0	40	Site is located close to the main A832 and is relatively flat so there are no obvious physical barriers to its development. However, it is currently being used as an informal sports pitch and this will require to be taken into consideration in future development proposals. Discussions will continue with the landowner involved to open up this area for some development during the Local Plan period.
H3	Woodland area by quarry access	10	0	0	10	
H4	Rear of Broomhill	4	0	0	4	
H5	South of Glenfield Hotel	6	0	0	6	An outline application for 6 houses was approved in June 2004 and an application was withdrawn for 10 houses in November 2006. There is proposed development at Glenfield Hotel, a site not allocated in the plan. A planning application is expected shortly.
H6	Mill Road North	2	0	0	0	Planning permission was granted for 1 house and outline planning permission was granted for a further house in March 2006.

H7	Far end of Royal Park	6	0	0	6	
H8	By Royal Hotel	6	6	3	3	This site is an extension of existing development and so the infrastructure was already largely in place. 5 detached houses and 4 flats have now been built taking up all available capacity on this site.
H9	South of Braes	10	0	0	10	A planning application has now been submitted for the development of 14 houses on this site.
TOTAL		94	0	4	87	

4.1b Affordable Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
AH1	Former petrol filling station	6	0	0	6	An application has been lodged by Albyn Housing Association for this site.
AH2	Urquhart's Yard	14	0	14	0	This site has been completed – 6 houses and 8 flats.
AH3	West of ferry assembly area	8	0	0	8	An application for 6 houses is pending consideration.
TOTAL		28	0	14	14	

4.1c Redevelopment

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
R1	Former library and doctor's surgery	8	0	0	8	An application on the site by Cairn Housing Association for 7 flats is pending consideration. This does not incorporate the former surgery building which is being left for community use.
TOTAL		8	0	0	8	

4.1d Business/Industry

Site Reference	Location	Land Available (ha)	Applications approved 2006-2007	Completions 2006-2007	Remaining Land	Notes
BI1	Morefield Industrial Estate	2.1				The majority of the site is already in use, however there is a large area in front of Invisible Heating Systems being used for vehicle storage.
BI2	North Road Industrial Estate	0.5	1			Change of use for accommodation granted on 13/09/2006. Some small sites available and the opportunity for the telephone exchange building to be converted.
BI3	Harbour area	3.0				The harbour area is largely required for Calmac ferry and fishing equipment however there is undeveloped land.
BI4	Morefield quarry	7.0				Morefield quarry is a working quarry, and the access is via a private estate road which presently limits its development.
TOTAL			1	0		

4.2 GAIRLOCH



Gairloch is the second largest village in the area, and land is allocated for the development of 50 houses. Houses are being developed in the sites to the west of the settlement. There has been no affordable housing allocation in Gairloch, but affordable housing will be provided on site R1. Gairloch is experiencing some longer term water supply constraints which could hold up development if a strategic solution is not brought forward.

4.2a Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
H1	Fasaich	13	1	0	8	There are 3 completed houses on the site, and two under construction. There is an application pending consideration for 13 house plots.
H2	North of old peoples' home, Smithtown Site 1	10	1	0	6	There are two houses built, two houses permitted, and one further house pending consideration.
H3	North of old peoples' home, Smithtown Site 2	10	0	0	10	
H4	West of A832	4	0	0	4	
H5	Rear of Achtercairn	6	0	0	6	
TOTAL		35	2	1	26	

4.2b Affordable Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
AH1	Sage Terrace	6	0	0	6	An application is due to be lodged by Albyn Housing Association for this site.

AH2	Urquhart's Yard	14	0	14	0	This site has been completed – 6 houses and 8 flats.
TOTAL		28	0	14	14	

4.2c Redevelopment

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
R1	Achtercairn, former Sands Site	38	0	0	38	This site is an important redevelopment area in the centre of the town, adjacent to the A832. There is existing development on the site along with areas of brownfield and greenfield land. An outline application was granted in March 2004 for 12 houses, and there is currently a proposal pending consideration for 8 semi-detached houses, 4 flats and 2 retail units.
R2	Former seafood factory		0	0		The factory has been demolished.
TOTAL		38	0	0	38	

4.2d Business/Industry

Site Reference	Location	Land Available (ha)	Applications approved 2006-2007	Completions 2006-2007	Remaining Land	Notes
BI1	Claich na Broig Quarry				All	It is a large site with good development opportunity as it consists of a large flat area, as well as the worked out areas.
BI2	Rear of Old Inn				Infill	
TOTAL			0	0		

4.3 LOHCARRON



Lochcarron is the third largest and the southernmost settlement. In July 2007, The Highland Council prepared a development brief for the area. This brief covers sites H1, AH1, AH2 and R1 and creates proposals to accelerate the delivery of development in Lochcarron. The development brief sets out a framework for a comprehensive and cohesive approach to development including layout, access, sustainable development principles, servicing, environmental requirements and a degree of design guidance.

The purpose of the brief is to encourage early development of both affordable and private housing in Lochcarron by:

- Highlighting the key planning issues which need to be taken into account in planning applications submitted in these areas;
- Setting out the opportunities for accessing the future development of the leisure centre and community woodland; and
- Setting out a framework for the co-ordinated delivery of development.

The layout proposed relates to the existing linear development and it both mirrors the existing pattern while connecting it with the new development. The brief does not intend to prevent innovation and stresses that the brief is only to achieve consistent building proportions such as building depth, roof pitch and wall materials.

The brief can be found online at

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/wester-ross-local-plan-development-briefs.htm>

4.3a Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
H1	Upper Kirkton Gardens	8	0	0	8	Outline consent was granted for 3 houses in June 2000. Part of the Development Brief.
TOTAL		8	0	0	8	

4.3b Affordable Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
AH1	Sage Terrace	8	0	0	8	Part of the Development Brief.
AH2	Kirkton Gardens (south end)	13	0	0	13	Part of the Development Brief.
TOTAL		21	0	0	21	

4.3c Redevelopment

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
R1	North Kirkton	20	0	0	20	Part of the Development Brief. Existing outline planning consent for a leisure centre also incorporated into the brief.
TOTAL		20	0	0	20	

4.3d Business/Industry

Site Reference	Location	Land Available (ha)	Applications approved 2006-2007	Completions 2006-2007	Remaining Land	Notes
B11	Tullich Industrial Estate		Yes			Temporary siting of caravan and containers approved.
TOTAL			0	0		

4.4 POOLEWE



Poolewe has experienced affordable housing development and proposals, but no housing or business proposals. All of the allocated land is flat and has no physical constraints.

4.4a Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
H1	Shorefield (east of hotel)	5	0	0	5	
H2	Builders yard field (adjacent to park)	7	0	0	7	
H3	Rear of service station	2	0	0	2	Outline permission was granted in August 2003 for 2 houses.
TOTAL		14	0	0	14	

4.4b Affordable Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
AH1	Cliffton Road	6	0	0	0	This site has been completed – 5 houses.
AH2	Former builders yard	8	0	0	0	Planning permission granted for 8 houses in January 2006. The houses are not built yet.
TOTAL		14	0	0	0	

4.4c Business/Industry

Site Reference	Location	Land Available (ha)	Applications approved 2006-2007	Completions 2006-2007	Remaining Land	Notes
BI1	Former coal yard		Yes			Temporary siting of caravan.
TOTAL			0	0		

4.5 AULTBEA



4.5a Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
H1	West of surgery	8	0	0	8	There is an outline application for a house to the West of the surgery pending decision.
H2	East of war memorial	5	0	0	2	Three houses were completed in 2002, 2005 and 2007. There is outline permission for one house to the south east of the site.
H3	Below Drumchork Hotel	4	0	0	4	The site is currently used for forestry. Outline consent was granted for 4 houses in February 2003 and there are currently four full planning applications for the houses pending decision.
TOTAL		17	0	0	14	

4.5b Affordable Housing

Site Reference	Location	Indicative Capacity	Applications approved 2006-2007	Completions 2006-2007	Remaining Capacity	Notes
AH1	Birchburn	4	0	0	4	
TOTAL		4	0	0	4	

4.5c Business/Industry

Site Reference	Location	Land Available (ha)	Applications approved 2006-2007	Completions 2006-2007	Remaining Land	Notes
B11	Garage area					
TOTAL			0	0		

5 OTHER DEVELOPMENT CONSIDERATIONS

5.1 SCOTTISH WATER

This section will give a brief summary of the capacity of the main settlements for water treatment and waste water treatment. The information is taken from Scottish Water's "Strategic Asset Capacity and Development Plan 2007-08", and therefore indicates capacity at March 2007.

Figure 8: Water Treatment Works Capacity for main Wester Ross Settlements

Location	Capacity	Notes
Gairloch	15	Additional strategic capacity projects are planned for 2007-2010.
Lochcarron	13	Existing capacity is sufficient for project development.
Ullapool	34	Existing capacity is sufficient for project development.
Aultbea	12	Additional strategic capacity projects are planned for 2007-2010.

All areas have capacity, and those with limited capacity have projects planned to increase the capacity. The five main settlements therefore have no long term water constraints.

Figure 9: Waste Water Treatment Works for Main Settlements in Wester Ross

Location	Capacity	Notes
Gairloch	49	Existing capacity is sufficient for project development.
Gairloch Lonemore	<10	Existing septic tank can be expanded as required.
Gairloch Harbour	<10	Existing septic tank can be expanded as required.
Ullapool	113	Existing capacity is sufficient for project development.
Ullapool Braes	<10	Existing septic tank can be expanded as required.
Ullapool Morefield	<10	Existing septic tank can be expanded as required.
Poolewe	14	Additional strategic capacity projects are planned for 2007-2010.
Aultbea	<10	Existing septic tank can be expanded as required.

There are a number of waste water treatment works which have a capacity of fewer than 10. Gairloch Lonemore and Harbour do not have much capacity, but Gairloch has enough capacity to cope. Similarly in Ullapool, Braes, Harbour and Morefield all have limited capacity, but Ullapool has enough capacity for the amount of development planned. Aultbea has limited capacity, but it can be expanded and there are only 2 houses per annum planned there.

6 KEY CONCLUSIONS

6.1 POLICY

Policy 1 Settlement Development Areas has been shown to be effective in promoting development within settlements. It is supporting new development in settlements, where there is existing infrastructure and services, and is helping these communities to become more sustainable.

Policy 2 Countryside appears to be operating effectively. This policy allows planning officers to assess development against the impact on the natural and cultural heritage of the particular area being considered. It does, therefore, enable development in the wider countryside where the circumstances allow. The analysis of house completions shows that there is a low proportion of houses built outwith the Settlement Development Areas.

6.2 LAND SUPPLY

Generally there is sufficient supply over the plan area. The following points indicate areas where there are or are likely to be planning issues:

- **Ullapool** has demand for industrial or business land, but limited supply of such land. The affordable housing allocations in Ullapool are being quickly developed, but there are large sites to be developed which will have to incorporate affordable housing. Some of the sites allocated in Ullapool will be very difficult and expensive to develop, such as H1 and H4. There will be other sites within Ullapool, such as the Glenfield Hotel where redevelopment may take place.
- Allocations for affordable housing in **Poolewe** have also been rapidly developed, but the two larger housing allocations have yet to be developed.
- **Lochcarron** has had a development brief prepared which sets out proposals for the area. Development has yet to commence, but the brief means that proposals should be more straightforward as most of the background work has been done.

6.3 SUMMARY

Overall, this report shows that the Wester Ross Local Plan is working effectively. Development rates are consistent with those historically. The majority of development is occurring within Settlement Development Areas, as intended within the development strategy of the Local Plan. There have been no major physical, economic, social or environmental changes in the area. The objectives of the plan are being met and the policies are effective at achieving the Local Plan's aims. The one key area of concern is therefore that there is a lack of business land available in Ullapool.

APPENDIX 1 REFUSED PLANNING APPLICATIONS

06/00832/FULRC

Erect a shed and roof extension, 11 Shore Street, Ullapool.

The proposal was said to be an inappropriate extension, detracting from the character of Ullapool conservation area and it would set an undesirable precedent. The application was in retrospect, the materials and design were poor and if approved would condone extensions of poor quality to be built in a conservation area.

06/00874/FULRC

Siting of a residential caravan, land adjacent to Shildaig Primary School.

The caravan is no longer occupied by the applicant, who has already had eight years of temporary permission. The site is out with the SDA and so policy 2 requires that development should not significantly impact on landscape and scenery and demonstrate sensitive siting and high quality design. Policy 2 enables this application to be refused, to safeguard the natural and cultural heritage of the area.

05/00467/OUTRC

Erection of a house and an agricultural building at Torr Croft, Badachro.

This application was refused on the grounds that it was within an area of national importance (National Scenic Area) and would compromise the amenity and heritage resource. The report states from Policy G2 that outside any Settlement Development Area within an Area of National Importance "we will allow developments that can be shown not to compromise the amenity and heritage resource...where there may be any significant adverse affects, these must be clearly outweighed by social or economic benefits of national importance."

06/00496/FULRC

Demolish existing cottage and erect a house at Sanachan Shore, Kishorn.

It was refused on the grounds that it was contrary to policy 2, impeded the policy 'views over open water,' would significantly alter the landscape character and the style of the building is inappropriate.

APPENDIX 2 PLANNING APPLICATIONS DETERMINED AND APPROVED BY COMMITTEE

06/00518/FULRC

Erect house and garage, 28, North Erradale.

Complies with policy, is within SDA, does not have servicing implications, does not detract from any sea views.

06/00791/OUTRC

Erect house, North of 26, Melvaig, Gairloch.

Within SDA, does not adversely impede views and reflects the character of the area, 1 objector.

06/00758/FULRC

Formation of all-weather sports court and skate area.

Site is not within SDA but is near to edge of settlement. It is in Wester Ross National Scenic Area but will not have a significant effect on it.

06/00844/FULRC

Alterations & erection of extension, 12 Shore St Ullapool.

Within SDA, it is a two storey extension to the rear which encompasses the whole garden, however it is currently a concrete yard, and an area of decking will be created, sympathetic to existing property, 1 objector.

05/00952/OUTRC

Formation of house site, Lochbroom, Ullapool.

Not in SDA, in AGLV, however is in keeping with development pattern, and would have no significant adverse impact on any important local features, 1 objector.

05/01140/FULRC

Change of use from 2 houses and design centre to 2 town houses & 2 flats.

Within SDA, compatible with existing development, SDS submitted, 3 objectors.

05/01031/OURC

Erect 4 houses, Laide, Achnasheen.

Supports policy 1 – within SDA, fits into the settlement pattern, 5 objectors.

06/00005/FULRC

Erect 8 affordable houses, Clifton, Poolewe.

Within SDA, requirement for affordable homes. However one objection concerning amount and pace of housing in Poolewe, 2 objectors.

06/00103/OUTRC

Erect house & garage, Port Henderson, Gairloch.

Within SDA, maintains character of settlement, 2 objectors.

06/00257/FULRC

Erect 2 semi-detached houses, Badcaul, Garve.

Within SDA, already permission for one house, 2 objectors.

06/00288/OUTRC

Demolition of two barns and erection of 2 semi-detached houses, Toscaig, Applecross.

Within SDA, compatible with surrounding houses.

06/00296/FULRC

Demolish existing house & erect replacement house, Bridge House, Gairloch.
previously considered at committee, deferred for re-design, new design acceptable, 4 objectors.

06/00228/FULRC

Erect fixed canopy/veranda, Argyll Hotel, Ullapool.
No specific policy but G2, within SDA, 2 objectors.

06/00260/FULRC

Erect house, Strath, Gairloch.
Within SDA, water constraints, also access needs to become adoptive standard, Section 75 to prevent further housing on the croft, 1 objector.

06/00368/FULRC

Erect house, Port Henderson, Gairloch.
Hearing procedure. The house is innovative included zinc finishing, solar panels, wind turbine and underground heat pump. Located outwith SDA, but on boundary, 2 objectors.

06/00443/FULRC

Erect 2 semi-detached houses at Achmore, Ullapool.
Within SDA, however it is a 2-storey property amongst bungalows, there is a need for this type of property in Ullapool, 1 objector.

06/00334/FULRC

Erect house, 2 Coulags, Strathcarron.
Outwith SDA, policy 2, has no designations, development will continue the established pattern.

06/01046/OUTRC

Erect house & agricultural building, Laide.
Outwith SDA and in a NSA, however will not undermine national or regional designations, 1 objector.

06/00971/FULRC

Siting of clad wooden portable building, Argyll St, Ullapool.
Within SDA, appropriate siting, no significant impact on adjacent residents, 13 objectors.

06/01028/OUTRC

Erect house, Achintee, Strathcarron.
Outwith SDA, but no local designation, complies with G2, is in a fragile community, 1 objector.

06/00976/OUTRC

Erect house, Applecross.
Outwith SDA, but use of brownfield site (derelict house), will support existing development pattern, 1 objector.