

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
23 OCTOBER 2007

Agenda Item	4.6
Report No	29/07

07/00326/FULSU – Extension to campsite at Halladale Inn Melvich

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in detail to extend the existing campsite to the west to provide 5No. additional touring pitches for touring campervans and caravans. The site is not allocated for tourism use by the Tongue and Farr Local Plan. The application is being reported to Committee as the proposal is a departure from the development plan.

The recommendation is to GRANT planning permission.

Ward Number 1 – North, West and Central Sutherland

Applicant – Mr Ian Fling

1. PROPOSAL

1.1 The proposal is in detail to extend the existing campsite to the west to provide 5No. additional touring pitches for touring campervans and caravans. The site is grass covered and lies just below the A836 Melvich to Thurso road on the eastern approach into Melvich. The land to the east is occupied by a small camping site and the Halladale Inn. The site is currently used for grazing.

2. PLANNING HISTORY

- 03/00006/FULSU - Continued siting of de-mountable toilet block (renewal of existing permission) at Caravan/Camp Site Adjacent to Halladale Inn. Approved 19.02.2003.
- 03/00193/FULSU - Conversion of toilets and part restaurant into dwelling at Halladale Inn. Approved 28.07.2003.

3. PUBLIC PARTICIPATION

3.1 The application was advertised as a Departure from policy, with the 21 day advert expiring on 21 September 2007. No representations have been received on the proposal.

4. CONSULTATIONS

4.1 **Melvich Community Council** – No comments received.

4.2 **Internal Consultees**

TEC Services – No objections. The proposed access is an existing field access. A visibility splay of 90m is required, and this can be achieved. The access must be surfaced in 200mm bituminous macadam for 3m back from the edge of the public road.

5. POLICY

5.1 The following policies are relevant to the assessment of the proposal:

Highland Structure Plan (2001):

- G2 Design for Sustainability
- H8 Access arrangements for new and existing development
- T3 Self catering tourist accommodation

Tongue and Farr Local Plan:

Agricultural/Development restraint – presumption against development which is unsympathetic to the extensive croftland, especially to the east of the townships. The Local Plan notes that there are opportunities to improve the prospects for tourism.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); National Planning Policy Guidelines (NPPG); and Planning Advice Notes (PAN).

- SPP1 – The Planning System

6. PLANNING APPRAISAL

6.1 **Determining issues** – Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The proposal requires to be assessed against both the appropriate policies of the Development Plan, supplementary guidance and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires details assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents

- 6.3 The **proposal** is in detail and seeks to extend the small campsite adjacent to the Halladale Inn with an additional 5No. touring pitches for touring campervans and caravans. The owner of the Halladale Inn and campsite is looking to extend the season and the provision of these additional touring pitches will help this. The development is very low key with the importation of a small amount of material to form the hardstanding and access. The existing campsite toilet and shower block are immediately adjacent to the east of the application site.
- 6.4 **No technical difficulties have been highlighted and no representations have been received.**
- 6.5 **Policy** – The proposal is being reported to Committee as it departs from the Local Plan policy. The land is not allocated for tourism use by the Tongue and Farr Local Plan, which presumes against development inappropriate to its crofting use. The proposal is considered to accord with the servicing requirements of Policies G2 and H8. Furthermore, it accords with Policy T3.
- 6.6 **Assessment** - I do not consider that the proposed use of the ground is significantly different to the existing campsite adjacent. Furthermore, it is my view that due to its small scale, low key nature, it is compatible with the agricultural use of the surrounding land to the west and north. Additionally, it will help to consolidate an existing small business. Therefore, whilst the application has been advertised as a departure from the provisions of the development plan, I do not consider that it will have a significantly detrimental impact on individual or community residential amenity. It is my assessment that the proposal demonstrates sensitive siting, can be satisfactorily serviced, and will not have a detrimental impact on either community or residential amenity as required by Policy G2.

7. CONCLUSION

- 7.1 In my view, the proposed development is an acceptable minor departure from policy. In this instance, I consider that the immediate local circumstances of land use and landscape merit support to the proposal.

RECOMMENDATION

Grant planning permission subject to the following conditions:

- 1 Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted hereto with no deviation there from unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

2 All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Drainage Authority and the Building Standards Authority.

Reason: In the interests of amenity and public health.

3 All access arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Roads Authority, prior to use of the extension to the campsite. For the avoidance of doubt, a visibility splay of 90m shall be provided in each direction at the access onto the A836, and the access shall be surfaced in 200mm bituminous macadam for 3m back from the edge of the public road.

Reason: In the interests of road safety.

Alan J. Tarr

Signature:

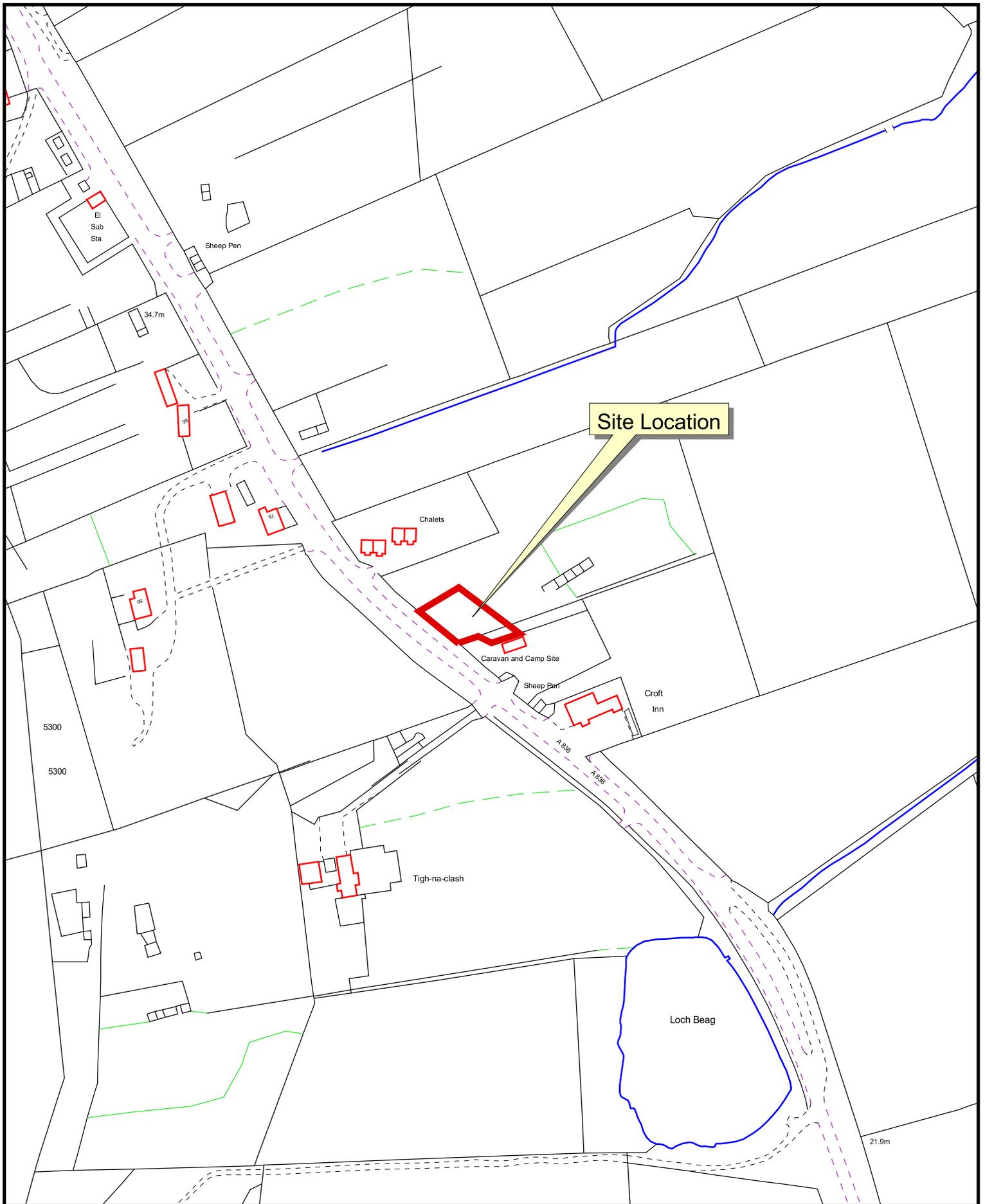


Designation: Area Planning & Building Standards Manager

Author: Bob Robertson 01862 812044

Background Papers: As referred to in the report above and case file reference number 07/00326/FULSU

Date: 9 October 2007



07/00326/FULSU
 Extension to campsite at Caravan and Campsite
 Halladale Inn, Melvich

Mr I Fling
 Halladale Inn
 Melvich

Date: 08 October 2007

SUPPLIED BY THE HIGHLAND COUNCIL



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