

Agenda Item	6.11
Report No	PLS-067-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 08 December 2020
Report Title: 20/01783/PIP: Gloag Investment Properties Portfolio 2 Ltd
Land 280M SW Of Ballindoun Lodge, Beauly
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings
Ward: 12 – Aird and Loch Ness
Development category: Major
Reason referred to Committee: Major

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission in principle as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 This is an application for planning permission in principle to provide visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings. There is no finalised design at this stage for the development, but an indicative site plan showing 50 lodges (a mix of 1, 2 and 3 bedroom), a camping or glamping field to the south of the site and a hub of service buildings near the entrance provides an indication of how the site could be set out. The proposal is to construct the development within a woodland setting. Significant planting to replace woodland already felled and felling yet to happen will form part of the proposal.
- 1.2 There is no existing infrastructure on the site other than an existing logging access into the site from the A833.
- 1.3 Pre Application Consultation: pre-application advised that there are a large number of constraints on the site that would require significant supporting information to address.
- 1.4 Supporting Information: Drainage Impact Assessment, Habitat Survey, Flood Risk Assessment, Forestry Report, Market Report, Planning Statement, Design Statement, Protected Species Report, Transport Statement, Protected Mammals Survey, Forestry Stratification.
- 1.5 Variations: the access point for the site has been moved from its initial position to further to the north west away from the bend in the road.

2. SITE DESCRIPTION

- 2.1 The site is located in an area that extends to approximately 18 hectares of undulating woodland around 1.2km SE of Lovat Bridge and 1.4km south of Beauly. There is an existing entrance to the woodland from the A833 which bounds the site to the east; the A862 to the north; the Beaufort estate to the south; and the River Beauly bounds the site to the west. There is a significant change in level between the riverbank itself and the thick stand of trees that sits immediately above it.
- 2.2 The woodland that dominates the site can be characterised into three broad categories. The first of these is the thick stand of well-established broad-leaved trees that sit on the riverside edge high above the River Beauly. Trees are indicated at this location on the 1798 map of the area, and the size of these trees suggest they have been a riparian feature for many generations.
- 2.3 The second group is an area of clear-felled woodland in the centre of the site extending to around 9 hectares. This part of the site was felled of mid/late 20th Century Sitka Spruce under a felling licence from 2014. The final area comprises all of the remainder of the site that has been planted with a mixture of Scots Pine, Sitka Spruce, Norway Spruce, Larch and Birch, most of which was planted in the 1950's and 1960's. This area of woodland has been thinned periodically but is largely intact. It is this final area of woodland that effectively prevents public views into the site from the A833 or the A862.

3. PLANNING HISTORY

3.1 None

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3

Date Advertised: 29.05.2020

Representation deadline: 12.06.2020

Timeous representations: 6

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Road safety
- b) Pollution of and boundary with River Beauly
- c) Wildlife and protected species
- d) Noise
- e) Degradation of river landscape, environment and amenity.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Kiltarlity Community Council:** Objects to the application on the basis of road safety due to lack of visibility at the access to the site; and in relation to effluent from the site going into the river.

5.2 **Forestry Officer:** Objects. The proposed site is a clearfell which is surrounded by commercial conifer woodland which will (with the exception of the riparian strip) all be felled in the next 10 years, so it is not a 'woodland' development and a non-woodland site could be used. The applicant has not demonstrated compliance with Policies 51 and 52. There is insufficient information on the following – how retained woodland will be safeguarded; adequate separation distances between existing woodland and proposed development; clear and significant public benefits associated with the proposals or on-site landscape planting masterplan.

5.3 **Flood Risk Management Team:** No objection subject to planning conditions.

5.4 **Transport Planning Team:** The following issues are identified:

- Impact of the development on junction of the A833/A862 and the adequacy of visibility at the junction
- Design of the access to the site from the A833
- Sufficient car parking/cycle storage for the various uses within the site
- Connectivity to existing bus stops on the A832
- Provision of new bus stops on the A833
- Connectivity to existing pedestrian and cycle facilities on the A862

- Servicing arrangements

5.5 **Access Officer:** No objection but ask for an Access Management Plan to be submitted with the MSC application. This should include a link to the cycleway along the A862 and one to the Core Path network by Duff's Lodge.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Protected Species
- 60 - Other Important Habitats
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan 2015

No specific policies apply

6.3 Highland Council Supplementary Planning Policy Guidance

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Not applicable

8. PLANNING APPRAISAL

8.1 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.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the Development Plan and other planning policy
 - b) layout and design
 - c) flood risk and drainage
 - d) forestry
 - e) roads
 - f) protected species
 - g) any other material considerations.

Development plan/other planning policy

- 8.4 Policy 44 of the Highland-wide Local Development Plan supports tourism development where the scale of the proposal is proportionate to the location, where it will increase the length of peoples' stay, increase visitor spending, promote a wider spread of visitors and where it will have a positive effect on natural, built and cultural heritage features. In addition, tourism development is supported where it is essential to the operation of a new rural business, where it involves re-use of brownfield land and where it can demonstrate sensitive siting and high quality design in keeping with the character of the area and the historic and natural environment.
- 8.5 The applicant has submitted a Market Report for self-catering accommodation, particularly focussed in the Beauly/Inverness area. The report assess demand for self-catering accommodation in the area through available statistical information, online research of available self-catering properties and information from public agencies who promote tourism in the Highlands and self-catering lettings agencies. This research concludes that there is a healthy demand for self-catering properties in the Highlands and scope to develop new facilities in the Inverness/Beauly area, particularly at the higher quality end of the market without adversely affecting existing operators. There is no development of this type and scale in the Inverness/Beauly area at present, so it is considered that the principle of this proposal could be supported.
- 8.6 However, there are a number of other key policy considerations against which the development must be assessed, including the siting, layout and design of the proposal and the impact it could have on natural and cultural heritage features. This includes the potential impacts on trees, landscape setting and other natural, built and cultural heritage assets.
- 8.7 In addition, proposals should ensure that they do not significantly impact on individual and community residential amenity or existing services and/or infrastructure.

Layout and design

- 8.8 As the application is in principle only, no fixed layout and/or design proposals accompany this application. The indicative site plan shows 50 lodges (a mix of 1, 2 and 3 bedroom), a camping or glamping field to the south of the site and a hub of

service buildings near the entrance provides an indication of how the site could be set out.

- 8.9 The Design Statement submitted in support of the application sets out that the aim is to create a development of lodges in a landscaped, well planted woodland environment that respects not only the existing environment but also the historical context of the site. The intention is to concentrate development within the central part of the site as much as possible as the forestry here has already been clear felled and to retain the riparian strip containing the mature broadleaf trees while creating opportunities for further planting elsewhere on the site.
- 8.10 With the intention to create an orientation and support building in a vernacular steading style with the associated cabins being of timber pitched roof form with generally low impact, there is potential to create a high quality development in a special setting that could be enhanced rather than denigrated. Most of the detail of this, it has to be recognised, will need to be demonstrated within subsequent Matters Specified in Conditions applications.

Flood Risk and Drainage

- 8.11 Despite its location adjacent to the River Beauly, the Flood Risk Management Team has confirmed it has no objection to the application providing conditions are included to ensure no development is located below the 10m AOD level and, as part of the Matters Specified in Conditions application, the applicant will have to provide a detailed, finalised Drainage Impact Assessment that will show how the site will be adequately drained without impacting on the River Beauly. There should be sufficient space within the site to provide adequate SUDS surface water drainage and appropriate private waste water treatment. Again these matters of detail will be addressed within a future Matters Specified in Conditions application.

Forestry

- 8.12 The site is located fully within woodland which is listed on the Ancient Woodland Inventory as Long Established Plantation Origin woodland (LEP01860). This is a feature of local/regional importance in Policy 57 of the Highland-wide Local Development Plan where it is noted that the Council 'will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource'.
- 8.13 Policy 52 (Principle of Development in Woodland) of the HwLDP states that 'the applicant is expected to demonstrate the need to develop a wooded site and to show that the site has capacity to accommodate the development. The Council will maintain a strong presumption in favour of protecting woodland resources. Development proposals will only be supported where they offer clear and significant public benefit. Where this involves woodland removal, compensatory planting will usually be required.'
- 8.14 Policy 51 (Trees and Development) of the HwLDP states that 'the Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required

between established trees and any new development. Where appropriate a woodland management plan will be required to secure management of an existing resource'.

- 8.15 If the proposals result in the loss of more than 0.1 ha of woodland, then the Scottish Government's Control of Woodland Removal (CWR) policy would apply. Section 218 of Scottish Planning Policy (June 2014) states that 'the Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting.'
- 8.16 The site is a matrix of mature, riparian, native broad leaf woodland; areas of mixed broadleaf and conifer plantation in various states of windblow, and areas which have been clear felled under licence from the Forestry Commission. There are two recent Felling Licences relating to the application area – one approved on 4 August 2014 and another on 19 July 2018. The earlier licence allowed the clear fell of the area where development is proposed and has restock obligations attached to the licence. This licence has expired, but most of the felling has already taken place, with the exception of the northern end of the licenced area which does not appear to have been felled. The applicant's Forestry Statement notes that the woodland was due to be restocked by June 2019, but this was extended for 12 months and so is now overdue.
- 8.17 It is suggested in the Forestry Statement that the indicative layout has been designed to concentrate development where clear-felling has already taken place so that the likely requirement for tree removal would be minimal. However, this overlooks the fact that the whole site is woodland, and any development would require woodland loss. The Statement goes on to refer to the possibilities for compensatory planting to mitigate the loss of woodland. The Forestry Officer points out that before offering compensatory planting the sequential order of establishing if woodland loss is acceptable is first demonstrating that there is clear and significant public benefit associated with the proposals.
- 8.18 The indicative development proposals are largely within clear felled woodland and also partly within commercial conifer woodland and partly within mature, riparian broad leaf woodland. At present the proposals do not promote significant protection to existing hedges, trees and woodlands on and around development sites and do not provide adequate separation distances between established trees and any new development and therefore would not accord with policy 51 of the HwLDP. However, this is a planning permission in principle application and as such conditions can be included to ensure there is adequate protection to existing woodland and separation distances between established trees and new development.
- 8.19 Policy 52 (Principle of Development in Woodland) requires the applicant to demonstrate the need to develop a wooded site and to show the site has the capacity to accommodate the development. It further requires that proposals must offer clear and significant public benefit. The applicant has submitted both a Planning Statement and Design Statement that indicate the desire for this type of woodland holiday accommodation. It is a form that is popular and attractive and if properly managed

can assimilate well within larger woodland assets. A tourist destination like this, could bring significant revenue to other local business and the wider economy of this part of the Highlands. As such it is considered that the proposal goes some way, if not fully, to addressing the requirements of Policy 52.

- 8.20 The proposals would require the loss of a significant area of woodland, all of which is listed in the Ancient Woodland Inventory as Long-Established Plantation Origin. The applicant has submitted a Design Statement that includes old maps from the early 1800's of the site that show the mature woodland edge to the River Beauly to the west of the site and arable land across the centre of the site. Further woodland along the roadside marks the eastern edge of the site. It is primarily this former arable land that is now proposed for development. While it is accepted that the more recent history of the site is established woodland, in the lifespan of trees, the woodland in the centre of the site where development is proposed is more recent. It is important that the more historic woodland along the river and the road is retained and this can be conditioned.
- 8.21 Taking into account the history of the site, it is considered that with the appropriate management of the woodland resource and additional planting to supplement and enhance it, the proposal can be generally considered to comply with the development plan.

Roads

- 8.22 In relation to Policy 56 (Travel), the applicant has submitted a Transport Statement for the proposed development. The statement includes detailed analysis of public transport routes and facilities and of active travel routes around the site. The Access Officer was generally satisfied with the proposals in relation to active travel but requested that a condition be included requiring an Access Management Plan that details a link to the cycleway along the A862 and one to the Core Path network by Duff's Lodge.
- 8.23 It is recognised that as this is a planning permission in principle application and full details of numbers of lodges remains to be determined or how the site will be managed in terms of staff, it is more difficult to accurately predict the likely impact of the overall development on the local road network. The main concern raised by local residents and the Community Council were of safety and the proximity of the proposed access to a bend in the road, and the implicit limit on visibility to the north. The general sense from representations is that if the access was moved further south within the straight stretch of the A833, then the required visibility could be achieved. The applicant agreed to move the access to allow for the 2.4m x 160m visibility splay that was requested by Transport Planning. This also has a positive impact on reducing the number trees for felling to achieve the visibility. In addition, the stone wall that is typical of this area, can also largely remain intact.
- 8.24 Transport Planning raised a number of matters that will require addressing as part of the Matters Specified in Conditions application. These include ensuring full visibility at the junction of the A833 with the A862, ensuring sufficient car parking within the site for both lodges and staff and any other guest facilities, adequate cycle parking, access to public transport, including the provision of bus stops as required to serve

the development, ensuring adequate active travel and appropriate facilities for the management and collection of refuse for the development.

Protected Species

- 8.25 The applicant has stated that “the Proposed Development seeks to utilise the central portion of the site as far as possible. This area has been cleared of plantation forestry, with dense broom (*Cytisus scoparius*) scrub now dominating. These areas are considered to be of lower ecological value and, subject to the appropriate pre-construction safeguards, appropriate as the focus of development works within the site. The Proposed Development will seek to retain existing stands of woodland and to ensure wildlife corridors are preserved wherever possible. This would not only ensure that habitats for badgers and otter are retained, it would also ensure that potential roosting habitat and flight lines for bats and nesting habitat for a range of bird species are preserved, and where possible, enhanced.”
- 8.26 In relation to the ecology and wildlife on the site, the applicant has also submitted an Extended Phase 1 Habitat Survey Report, Protected Species Report and a Bird Species Protection Plan. These reports indicate that some badger setts and otter resting places do exist and that both must be taken into consideration in the design of the development. Equally, there are many mature trees with potential to support bat roosts. The reports therefore set out a number of recommendations to ensure protected species are considered and taken care of in developing the proposal towards final application. These recommendations can be included as a condition of any planning permission.

Other material considerations

- 8.27 There are no other material considerations.

Non-material considerations

- 8.28 The issue of anti-social behaviour on the site is not a material planning consideration and any issues relating to noise from the site will be considered under Environmental Health legislation.

Matters to be secured by Section 75 Agreement

- 8.29 None

9. CONCLUSION

- 9.1 This proposal was always going to have to balance a number of competing interests from the promotion of tourist accommodation, expanding a local business and planting more native trees to the loss of woodland, potential habitat and ensuring safe access into the site. The applicant has sought to provide an appropriate level of detail for this planning permission in principle application and, while a significant amount of detail still requires submission through the Matters Specified in Conditions application, it is considered that the applicant has submitted sufficient information to demonstrate that it is possible to develop this site for holiday accommodation while maintaining appropriate safeguards for ecological concerns.

- 9.2 The loss of woodland is unfortunate and the Forestry Officer's objection on this basis understood, but, given the lack of management of the woodland previously, with the proposed planting of native trees and additional compensatory planting off-site together with the wider community benefits of bringing visitors to the area, it is considered that the benefits of the proposal, including securing new planting, outweigh the loss of woodland in this particular case .
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords generally, although not completely, with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission in principle be **GRANTED** subject to the following conditions and reasons:

Conditions and Reasons

1. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:
 - i. a detailed layout of the site of the proposed development, including all buildings, holiday cabins, existing and proposed site levels;
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements; and
 - v. details of the proposed water supply, foul, and surface water drainage arrangements.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

2. Visibility splays of 9m x 145m (the X dimension and Y dimension respectively) across the applicant's land to the west from the centre line of the junction at the A833 with the A862 shall be provided and maintained. Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: In order to ensure the safety and free flow of traffic on the public road.

3. Any details pursuant to condition 1 above shall show a site access onto the A833 with:
 - i. visibility splays of 2.4m x 160m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension. No other development shall commence until the site access has been constructed in accordance with the above details.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

4. Any details pursuant to condition 1 above shall show two car parking spaces for a 3 bedroom holiday unit, and one car parking space for 1 and 2 bedroom holiday units, and sufficient staff and visitor car parking within the site.

Reason: To ensure that an adequate level of car parking is provided within the site.

5. Any details pursuant to condition 1 above shall include details of a covered and secure communal bicycle storage/racking system for staff and guests. The storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development.

Reason: In order to facilitate the use of a variety of modes of transport.

6. Any details pursuant to condition 1 above shall include details of new bus stop arrangement to serve the proposed development. The agreed arrangement shall be implemented prior to first occupation of any part of the development hereby granted.

Reason: In order to reduce dependency on the private car and to encourage greater use of public transport.

7. Any details pursuant to condition 1 above shall include full details of a scheme for the storage of refuse and recycling within the application site. The storage area shall be constructed in accordance with the details approved by the Planning Authority prior to the first occupation of the development and thereafter maintained in perpetuity.

Reason: To ensure that suitable provision is made for the storage of communal waste and recycling bins.

8. No development shall have a finished floor level below 10m AOD.

Reason: In order to protect people from the impact of flooding.

9. Any details pursuant to condition 1 above shall include a detailed, finalised Drainage Information Assessment in accordance with The Highland Council's Supplementary Guidance: Flood Risk and Drainage Impact Assessment and other relevant guidance.

Reason: In order to ensure that water and sewerage infrastructure is carefully managed and provided timeously, in the interests of public health and environmental protection.

10. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within 6 metres of any watercourse without Planning Permission being granted on application to the Planning Authority.

Reason: To ensure that development which is normally permissible without the need for a Planning Application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk.

11. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and agreed in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

Reason: In order to protect the archaeological and historic interest of the site.

12. No development shall commence until a detailed Landscape Plan and Maintenance Programme has been submitted to, and agreed in writing by, the Planning Authority.

The agreed Landscape Plan shall be implemented in full during the first planting season following commencement of development, with maintenance thereafter being carried out in accordance with the Maintenance Programme.

For the avoidance of doubt, any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

13. No development shall commence until a Tree Planting Plan, that should include enhancement of the historic trees along the River Beauly, has been submitted to, and agreed in writing by, the Planning Authority.

The agreed planting shall be implemented in full during the first planting season following commencement of development, or as may otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the Maintenance Programme agreed under Condition 12.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

14. No development shall commence until a Tree Protection Plan and Arboricultural Method Statement (including arboricultural supervision), in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction), has been submitted to, and agreed in writing by, the Planning Authority.

Thereafter, the approved barriers shall be erected prior to any development, site excavation or groundwork commences and shall remain in place throughout the construction period. Barriers must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, during construction.

15. A minimum separation of 15 metres shall be maintained between existing trees and any future development within the application site. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no extensions or outbuildings which encroach into any such separation area shall be erected within the curtilage of the development without Planning Permission being granted on application to the Planning Authority.

Reason: In order to avoid future conflict due to safety concerns and restricted light or views.

16. No development shall commence until a Woodland Management Plan, that demonstrates how the woodland within and around the site shall be managed, has been submitted to, and agreed in writing by, the Planning Authority. This

should include, but is not restricted to, the historic woodland along the River Beaully. The agreed plan shall be implemented.

Reason: To ensure that retained trees and woodland are properly managed and maintained.

17. Any details pursuant to condition 1 shall include a proposal for compensatory planting off-site in mitigation of the loss of woodland as a result of this development.

Reason: In order to ensure there is no net loss of woodland for the wider environment as a result of this development.

18. No development shall commence until all pre-commencement recommendations and mitigation set out within the Extended Phase 1 Habitat Survey Report (February 2020), the Protected Species Survey Report (March 2020) and site monitoring and mitigation set out in the the Bird Species Protection Plan (October 2020) has been completed and thereafter adhered to during the construction of development.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

19. No development shall commence until a detailed plan of public access across the site (existing, during construction and upon completion), the Access Management Plan, has been submitted to, and agreed in writing by, the Planning Authority.

The Access Management Plan shall show:

1. All existing paths, tracks and rights of way, and any areas currently outwith or excluded from statutory access rights (Under Part One of the Land Reform (Scotland) Act 2003);
2. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage, in relation to proposed buildings or structures;
3. All paths and tracks proposed for construction, for use by walkers, riders, cyclists, all-abilities users, etc;
4. Any diversion of paths, temporary or permanent, proposed for the purposes of the development.

The plan shall also include details for achieving links to the cycleway along the A862 and the Core Path network beside Duff's Lodge.

The agreed Access Management Plan and associated works shall be implemented prior to the first occupation of the development hereby granted, or as otherwise stipulated in the Access Management Plan.

Reason: To ensure suitable and timely provision of public access.

20. The development shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

Reason: To ensure that the development does not become used for permanent residential occupation in the interest of the area's visual amenity, in recognition of the lack of private amenity space and in accordance with the use applied for.

Designation: Area Planning Manager – South

Author: Elaine Watt

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - 170309(10)001 Rev A Location Plan
Plan 2 - 170309(10)002 Rev B Site Layout Plan



Notes

Do not scale from this drawing except for the purposes of the planning application. All dimensions to be checked on site prior to construction. Discrepancies reported to the architect.

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No.	Description	Rev.	Date	By	Check
1	Final Issue	001	17/01/20		

Revisions

Status

Planning In Principle

Client

Savills

Project

Beaufort Highland Lodges

Title
Site Location Plan

Scale	Size	Date	Drawn	Checked
1:2000	A1	17/01/2020	RH	AM

3DRaid
www.3draid.com
Architecture Interiors Masterplanning



Project No. Drawing No. Rvw.
170309(10)001 A



Notes
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All dimensions to be checked on site prior to construction to avoid discrepancies reported to the Architect.
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Key:
10m AOD Contour - All development to be located above to mitigate potential flood risk.

Rev.	Description	Author	Date
1	Final Issue	RH	17/01/20

Revisions

Status
Planning In Principle

Client
Savills

Project
Beaufort Highland Lodges

Title
Site Plan as Proposed

Scale	Size	Date	Drawn	Checked
1:2000	A1	17/01/2020	RH	AM



3DRS ID
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Architecture Interiors Masterplanning
Project No. Drawing No.
170309/10/002