

Agenda Item	<b>6.9</b>
Report No	<b>PLN/011/22</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 25 January 2022  
**Report Title:** 21/04667/PIP: Scottish Mountaineering Club  
Land 80M NE of Dipin Annat Torridon  
**Report By:** Area Planning Manager North

### **Purpose/Executive Summary**

**Description:** Erection of new bunkhouse and meeting area, with parking and drainage arrangements

**Ward:** 05 - Wester Ross, Strathpeffer And Lochalsh

**Development category:** Local

**Reason referred to Committee:** Community council objection

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 the application as set out in section 11 of the report

## **1. PROPOSED DEVELOPMENT**

- 1.1 Planning permission in principle is sought for the erection of a bunkhouse, with meeting area and the associated parking and drainage arrangements. The development is connected with the Scottish Mountaineering Club (SMC) for use by their members only and is not a commercial operation which would allow the bedspaces to be rented out to general members of the public. Based on the supporting drainage information it is anticipated that the bunkhouse could cater for up to twenty occupants. Full details of the site layout including the parking and detailed drainage arrangements in addition to the scale, massing and design of the building have not been submitted. This level of information is not required when planning permission in principle is being sought.
- 1.2 The site is served by an existing private access from the A896. The track provides access to the dwellinghouse known as Dipin and the Scottish Water facility which consists of the Torridon Water Treatment Works
- 1.3 Pre-Application Consultation: Informal pre-application submission lodged in 2018 which received a response indicating that in principle the development was likely to secure officer support.
- 1.4 Supporting Information:
  - Design and access statement
  - Private access checklist
  - Drainage Statement
- 1.5 Variations: Amended site layout plan location plan submitted November 2019

## **2. SITE DESCRIPTION**

- 2.1 The site consists of approximately 0.17 hectares of open hillside that is set back 80m or thereby from the A896. The land within the red line boundary is predominately flat with a gentle rise across the site from west to east. To the north the landform naturally rises to the top of a mound to a height which is approximately 7m higher than the ground level in the centre of the site. The access track which serves the Scottish Water site is situated to the south of the site. The Water Treatment works lie 70m, or thereby to the south east above the site. The property Dipin, which is served by the same access track lies more than 80m to the south west of the site. A coppice of mature Scots Pine is located between the A896 and the western boundary of the application site.

## **3. PLANNING HISTORY**

- 3.1 18/05683/PREAPP Erection of a bunkhouse. Response issues 28.01.2019

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 29.10.2021

Representation deadline: 13.11.2021

Timeous representations: One – Torridon and Kinlochewe Community council

Late representations: None

4.2 Material considerations raised are summarised as follows:

- a) Insufficient water supply
- b) Road and pedestrian safety due to the lack of pavement and lighting on the A896.
- c) Impact on watercourses, Scots Pines and neighbouring properties caused by foul drainage.

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](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **Transport Planning Team** – No objection. Satisfied that the development should not give rise to any significant road safety concerns.

It is noted that the Torridon Hotel is 1 mile to the south of this development and the shop at Fasaig is 1.4 miles to the north. The route to the north has a flat maintained verge, approximately 2 metres wide. The bridge crossing over the river Torridon has a paved verge for foot traffic and the cattle grid has a gated route around.

The route south also has a flat maintained verge, approximately 2 metres wide. The route through Annat village is paved and has streetlights. In both directions, areas of the centre verge are gravelled and clearly in use as an established pedestrian route.

The applicant has confirmed that in most cases they expect these journeys to be taken by car.

5.2 **Scottish Water** - no objection. Development will be fed from Torridon Water Treatment Works. Unfortunately, we are unable to confirm capacity currently. The applicant is advised to submit a pre-development enquiry directly to us. There is no public wastewater infrastructure within the vicinity of the proposed development.

## 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 and Place-making
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 57 - Natural, Built and Cultural Heritage
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

## 6.2 **West Highland and Islands Local Development Plan 2019**

No specific policies apply

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

### 7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (as amended December 2020)

National Planning Framework 3

## 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) landscape and visual impact
- c) means of access,
- d) road and pedestrian safety
- e) Water and Drainage
- f) impact on neighbouring amenity

### **Development plan/other planning policy**

8.4 In terms of the development plan the site is not located within a Main or a Growing Settlement as defined by the WestPlan, 2019. As such the site is located within 'wider countryside' and so Policy 36 of the Highland-wide Local Development Plan applies. Policy 36 aims to be supportive of new development throughout rural highland whilst minimising the impact on the environment, agriculture, infrastructure and services. In the wider countryside the objective is to secure well sited development that is designed to fit with the landscape character and take account of landscape protections whilst minimising the loss of locally important croft land. Policy 28 and 57 promote the aims of policy 36 to ensure that the site is serviceable, and siting and design do not impact negatively on natural, built and cultural heritage features. In this instance the site is located within the Wester Ross National Scenic Area (NSA). Policy 28 also requires consideration to be given to the impact that development would have on the neighbouring amenity.

- 8.5 There is no presumption against development in this location and as such the principal of development is considered to generally accord with the policies of the development plan.

### **Landscape and visual Impact**

- 8.6 In terms of siting, a building in this location is considered to be compatible with the local pattern of dispersed development set back from the road. Development in this location will be seen against a backdrop of rising land and the context of the coppice of trees which lies between the site boundary and the public road, particularly when traveling in a northerly direction towards Torridon village when views of the development will be fleeting . Travelling in the opposite direction the site will be screened from public view by the raising land which lies to the north of the site. Within the supporting statement accompanying the application it is stated that the building will be single storey with a pitched roof in the style of traditional agricultural form found throughout the highlands. A simple material palette, with walls to be clad with untreated larch cladding and a sinusoidal metal roof finish will be used. It is considered that subject to the assessment of a formal application for the detailed design and layout of the site the general design principles promoted by the applicant are acceptable. The height and finish of the building shall be dealt with by way of conditions. It is considered that the principle of development in this location will have no significant visual impact or a significant impact on the qualifying features of the Wester Ross National Scenic Area.

### **Means of Access**

- 8.7 The site will be served by an existing junction off the A896. The junction is currently wide enough to accommodate two vehicles, thereby ensuring that vehicles will not require to stop on the highway in order to access the site should a vehicle be leaving at the same time. There is also sufficient visibility in both directions for vehicles accessing and egressing the junction to see and be seen by other road users. However, the junction is not surfaced and lacks a service layby. Given the increase in usage of the junction which will be associated with the proposed development it is considered, in the interest of road safety, that these matters will require to be addressed. The necessary improvements to the junction can be dealt by way of conditions.

### **Road and Pedestrian Safety**

- 8.8 The community council has raised concerns suggesting that the development will result in an increase in pedestrians walking along the public road to the facilities which lie to the north and south of the site at Torridon village and Annat and so increase pedestrian safety risk. In response the applicant has set out that they expect these journeys to be taken by car. They have also provided the following comments on the characteristics of the public road in the vicinity of the site. The Torridon Hotel is 1 mile to the south of this development and the shop at Fasaig is 1.4 miles to the north. The route to the north has a flat maintained verge, approximately 2 metres wide. The bridge crossing over the river Torridon has a paved verge for foot traffic and the cattle grid has a gated route around. The route south also has a flat

maintained verge, approximately 2 metres wide. The route through Annat village is paved and has streetlights. In both directions, areas of the centre verge are gravelled and clearly in use as an established pedestrian route.

- 8.9 The information provided by the applicant has been considered by the Transport Planning Team who concur with these findings and have offered no objections and raised no concerns about pedestrians and road safety.

### **Water and Foul Drainage**

- 8.10 The development proposes to connect to the public water supply and provide a private foul drainage system which will be constructed within the site boundary and will discharge to the adjacent water course. The Community Council have highlighted concerns about the capacity within the public water supply and have raised concerns about foul water polluting the watercourse as well as impacting on the neighbouring house and trees.
- 8.11 The consultation response from Scottish Water indicates that they are unable to confirm capacity at Torridon Water Treatment Works at the present time. This is a matter for the applicant to resolve through the submission of a separate application to Scottish Water. With regards to the foul drainage system the information submitted with the application indicates that a secondary treatment system shall be used rather than a traditional septic tank and soakaway system. Secondary treatment achieves a higher and better quality of discharge and is generally always required where a discharge is to a watercourse. The submitted site plan indicate that such a system can be accommodated within the area of the land included within the red line planning application site boundary. The drawing indicates the location of the system being a minimum of 5m from any boundary and the location of the proposed bunkhouse. The detailed technical matters will require to satisfy the Building (Scotland) Regulations and the discharge to the watercourse will require separate consent from SEPA. Therefore, whilst the concerns of the community council are acknowledged, these separate regulatory processes will ensure that there is no pollution to the land and water environments. The site is sufficiently set back from the coppice of Scots Pine that development will not impact on the root protection area of these trees.

### **Neighbouring Amenity**

- 8.12 The property Dipin lies 80m or thereby to the south west of the site. The intervening land consist of open hillside over which the access track to the site and the existing Scottish Water treatment works runs. It is acknowledged that the development will bring change into the area, however the separation distance between Dipin and the site is sufficient to ensure that there will be no direct overlooking of habitable windows and therefore no significant loss of privacy, daylight or overshadowing for this property. It is also noted that the applicant has indicated that occupancy of the bunkhouse is likely to be low through the day and significantly lower through the winter months.

## 9. CONCLUSION

- 9.1 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.

## 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

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the following 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 site levels as existing and proposed);
  - 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 and foul drainage arrangements

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

2. Any details pursuant to Condition 1 above shall show a development featuring the following elements:
  - i. walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone/vertical timber cladding;

- ii. a roof covering of natural slate/metal sheeting;
- iii. single storey in height;
- iv. windows with a strong vertical emphasis;
- v. a roof symmetrically pitched of not less than 35° and not greater than 45°; and
- vi. predominantly rectangular in shape with traditional gable ends.

**Reason:** In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting; in the interests of visual amenity.

3. Any details pursuant to condition one above shall show the site access with the A986 upgraded to comply with drawing ref. SDB2 of The Highland Council's Access to Single Houses and Small Housing Developments guidelines

No other development shall commence until the junction has been constructed in full.

Within the existing visibility splay splays of 2.4m (X dimension) x 120m (Y dimension) 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 the interest of road safety to prevent deleterious material being brought onto the public road and to ensure that a service layby is provided.

## **REASON FOR DECISION**

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.

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION IN PRINCIPLE**

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), an application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following:

- i. The expiration of THREE YEARS from the date on this decision notice;
- ii. The expiration of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiration of SIX MONTHS from the date on which an appeal against such refusal was dismissed.



The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained), whichever is the later. If development has not commenced within this period, then this planning permission in principle shall lapse.

## **INFORMATIVES**

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Septic Tanks and Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud and Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

### **Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

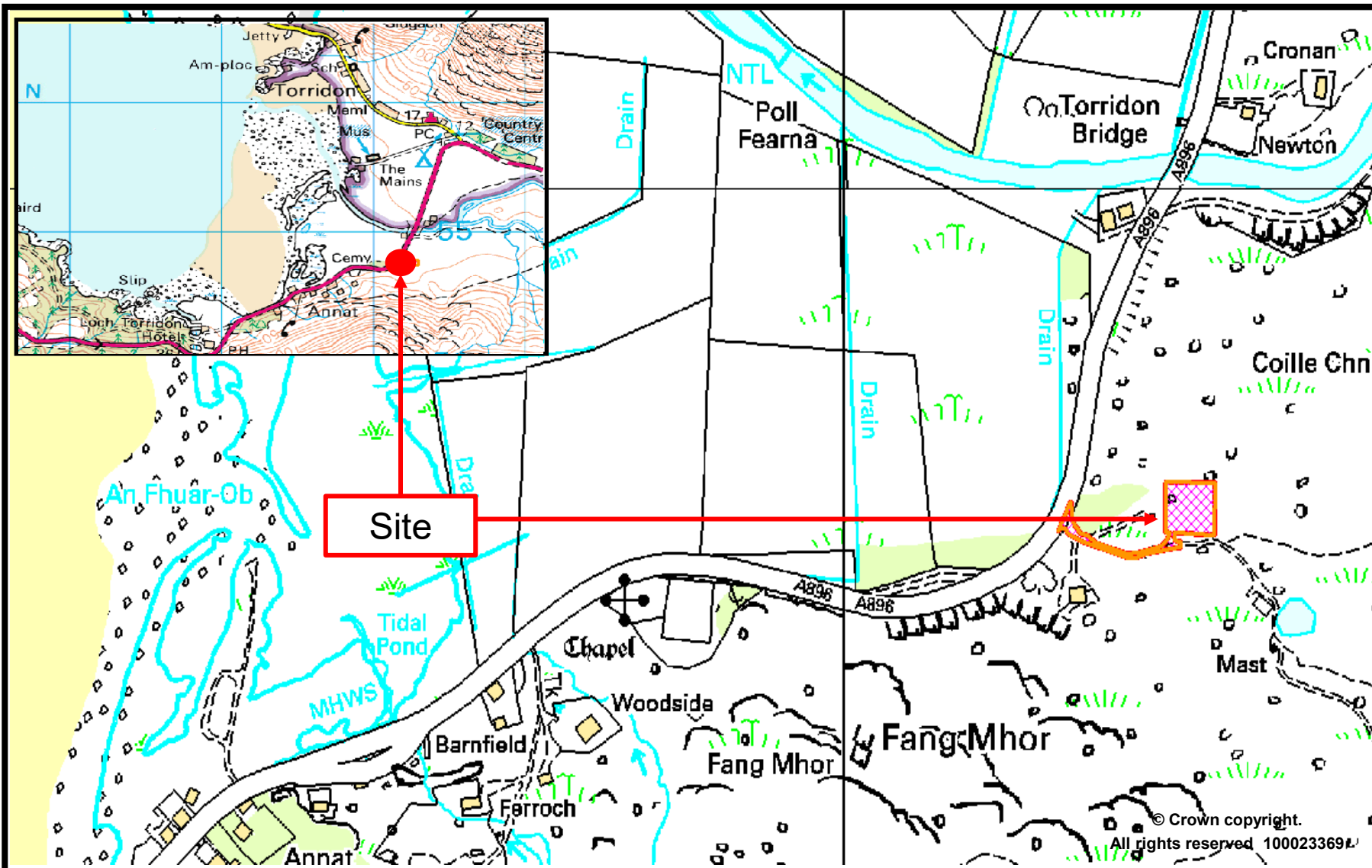
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

## **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Designation: Area Planning Manager - North  
Author: Erica McArthur  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - The Highland Council Location Plan  
Plan 2 - 411-PIP-0001 Location Plan  
Plan 3 - 411-PIP-002B Proposed Site Layout Plan  
Plan 4 - 411-PIP-003 Section Plan  
Plan 5 - 411-PIP-004 Topography Plan  
Appendix 1 – Letters of Representation

Torridon and Kinlochewe Community Council received 11.11.2021

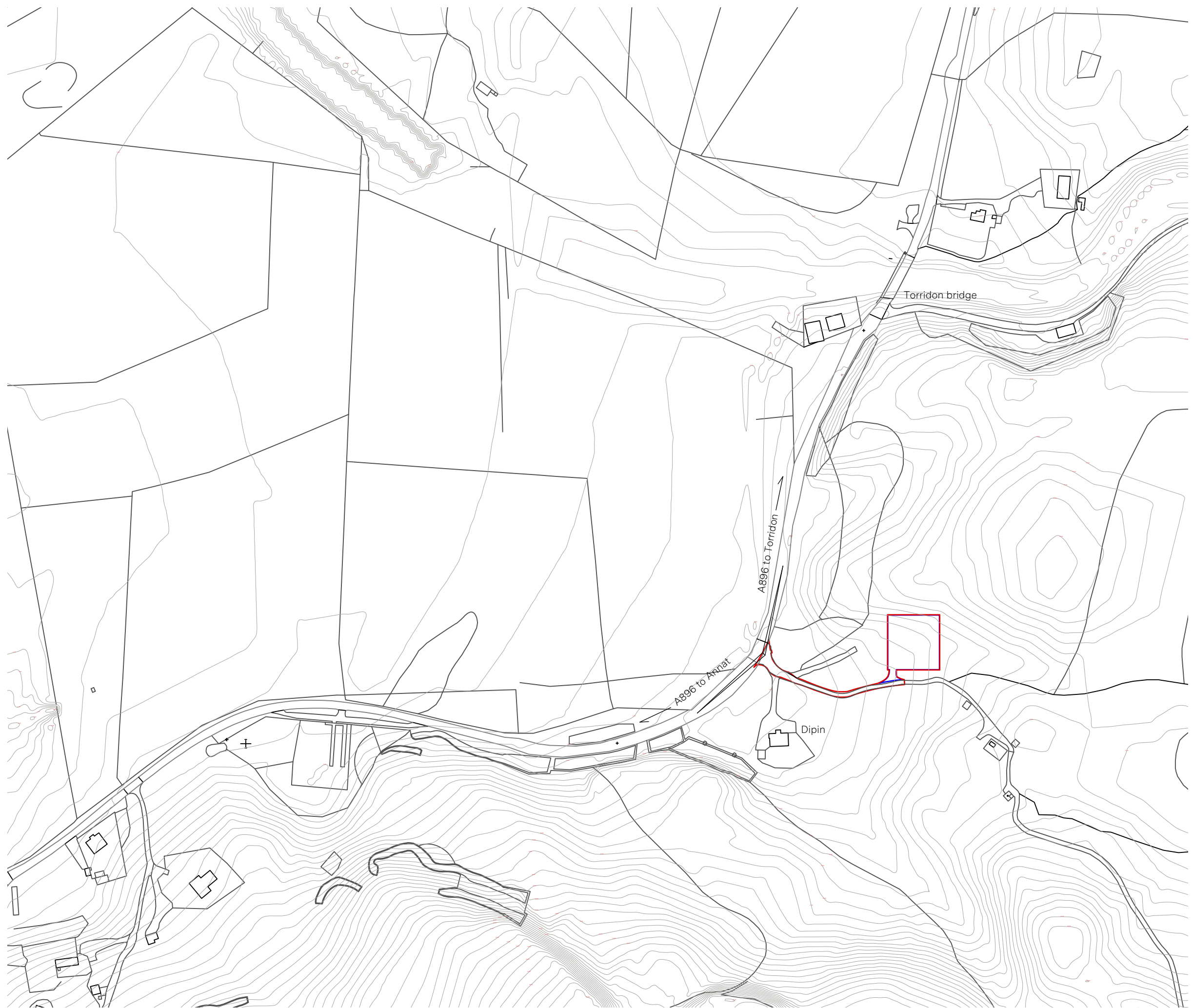


Planning and Development Service

Location Plan  
21/04667/PIP  
**Erection of new bunkhouse and meeting area, with parking and drainage arrangements**  
January 2022



Scale:



# RURAL DESIGN

Mill Studio  
 Struan Road  
 Portree  
 Isle of Skye  
 IV61 9EG  
 tel. 0(44)1478 613379  
 www.ruraldesign.co.uk  
 studio@ruraldesign.net

Project: **Annat hut for SMC**

Client: **Scottish Mountaneering Club**

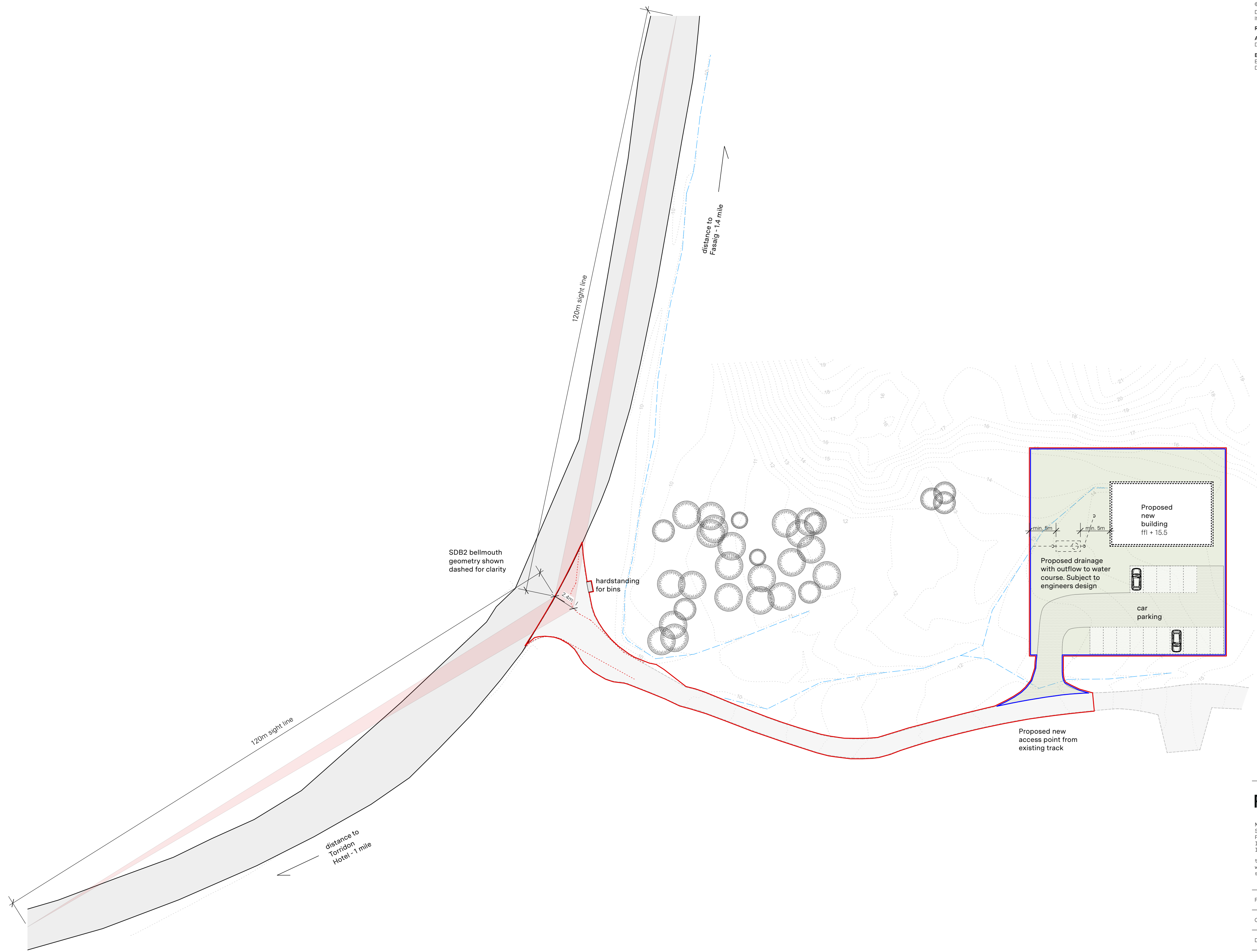
Drawing: **Location Plan**

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Status: <b>PIP</b>	Date: <b>Sept.21</b>	REV:

Drawing No: **411-PIP-001**

**Revisions & Notes:**

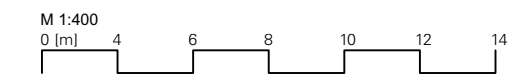
<b>A</b>	10/11/2021	JD
Drainage dimensions		
<b>B</b>	19/11/2021	JD
Existing trees shown		
Distances to local amenities noted		



Proposed new building  
f.f.l. + 15.5

Proposed drainage with outflow to water course. Subject to engineers design

car parking



# RURAL DESIGN

Mill Studio  
 Struan Road  
 Portree  
 Isle of Skye  
 IV51 9EG  
 tel. 0(44)1478 613379  
 www.ruralsdesign.co.uk  
 studio@ruralsdesign.net

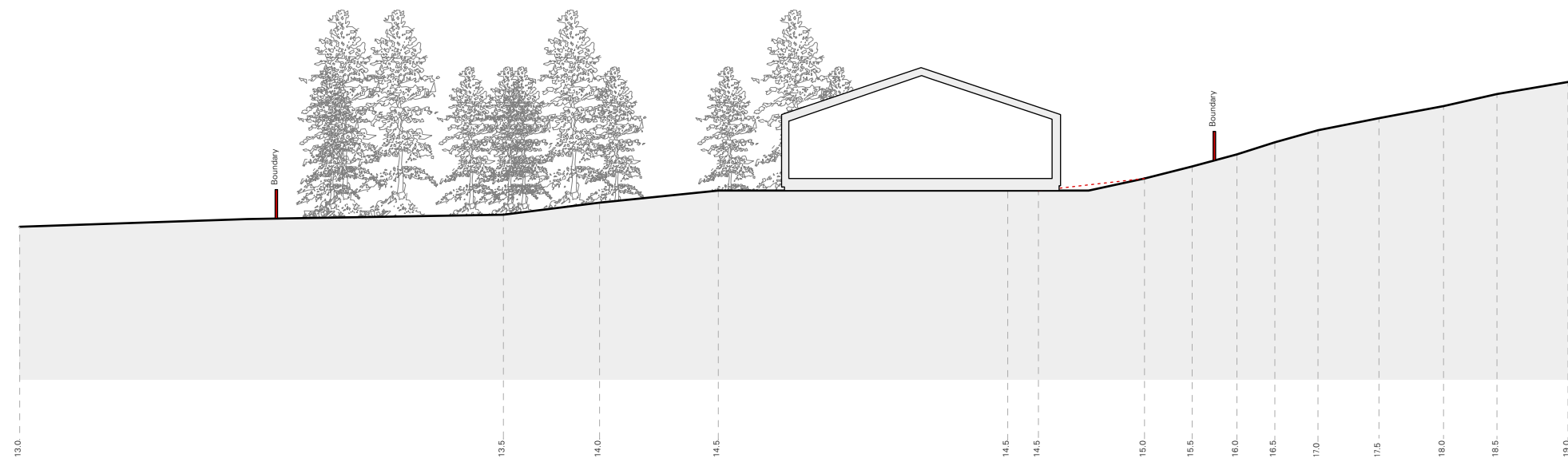
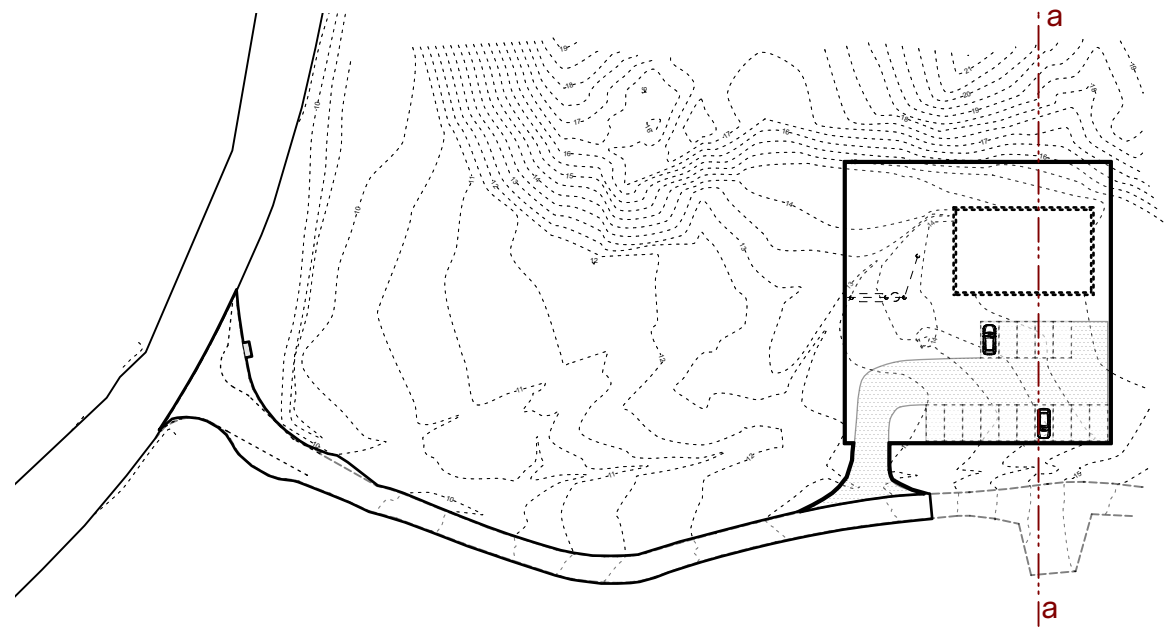
Project: **Annat hut for SMC**

Client: **Scottish Mountaneering Club**

Drawing: **Proposed site plan**

Scale: <b>1:400 @A2</b>	Drawn: <b>JD</b>	Checked: <b>AD</b>
Status: <b>PIP</b>	Date: <b>Sept.21</b>	REV: <b>B</b>

Drawing No: **411-PIP-002B**



# RURAL DESIGN

Mill Studio  
Struan Road  
Portree  
Isle of Skye  
IV51 9EG  
tel. 0(44)1478 613379  
www.ruraldesign.co.uk  
studio@ruraldesign.net

Project:	Annat hut for SMC	
Client:	Scottish Mountaneering Club	
Drawing:	site sections	
Scale:	Drawn:	Checked:
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Status:	Date:	REV:
PIP	Sept.21	
Drawing No:	411-PIP-003	



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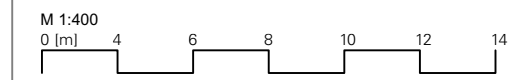
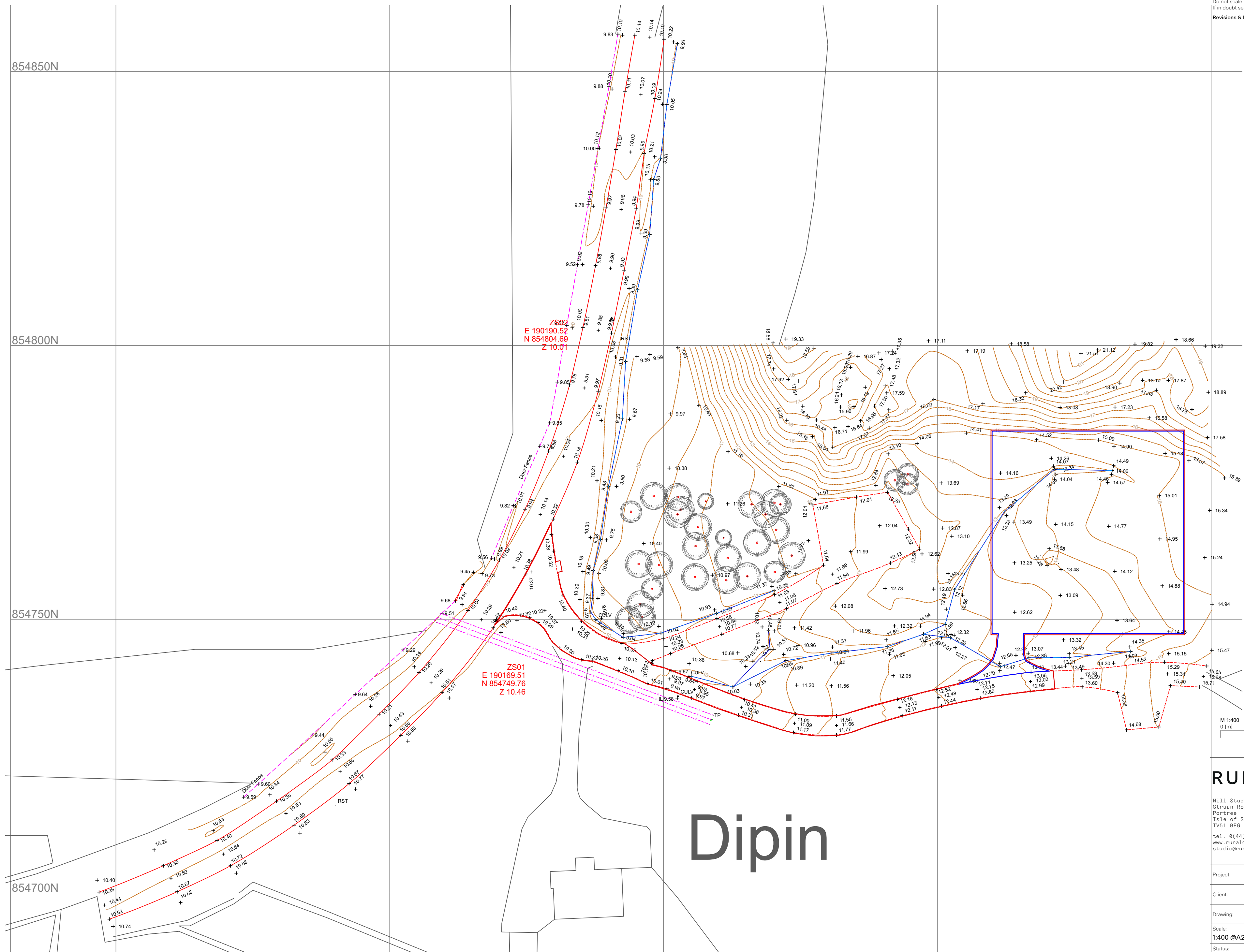
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ZS01  
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 Z 10.46



# Dipin

## RURAL DESIGN

Mill Studio  
 Struan Road  
 Portree  
 Isle of Skye  
 IV51 9EG  
 tel. 0(44)1478 613379  
 www.ruraldesign.co.uk  
 studio@ruraldesign.net

Project:	Annat hut for SMC	
Client:	Scottish Mountaineering Club	
Drawing:	topo plan	
Scale:	Drawn:	Checked:
1:400 @A2	JD	AD
Status:	Date:	REV:
PIP	Nov.21	
Drawing No:	411-PIP-004	