

Agenda Item	5.4
Report No	PLN/042/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 4th June 2024

Report Title: 24/01638/PAN: Sodexo Energy & Resources
Land 220M SW Of Tigh Na Greine, Broadford, Skye

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of temporary accommodation, welfare and recreational buildings for staff. Formation of access and parking.

Ward: 10 - Eilean A' Cheò

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).

1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 18 April 2024. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.

1.3 The submitted information attached includes:

- Proposal of Application Notice (Application Form)
- Cover letter
- Location Plan.

1.4 Two in-person consultation events are proposed. The first will take place on

- Tuesday 21st May 2024 between 15:00 and 19:00 at Broadford Village Hall and the second is planned for
- Tuesday 20th June 2024 between 15:00 and 19:00 at Broadford Village Hall.

The first event was advertised on 13th May 2024 in the West Highland Free Press. The advert for the next event will be placed in West Highland Free Press on 10th June 2024.

1.5 Details of all notified parties are contained in the PAN form and include Broadford and Strath, Sconser, Kyleakin and Kylerhea and Sleat Community Councils, as well as local Members and the MSP. The applicant undertook a mailshot to advise of the consultation events to all residents within 500m of the site boundary. Posters and leaflets were sent to Broadford Village Hall, Broadford Library, Broadford Primary School, The Co-op, Deli Gasta, Broadford Free Church, Strath and Sleat Church of Scotland and St. Maolrubha Catholic Church.

1.6 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 The proposal is for the formation of a temporary (5 years) accommodation base for SSE workers involved in local renewable energy projects. Its maximum capacity is set at some 350 beds and will be formed through the siting of some 22,000m² of modular buildings to provide facilities for;

- living accommodation
- kitchen and dining areas
- welfare and medical services
- a laundry

- recreational areas and a gym

Operational development will include access and internal roads, parking areas and a landscaping bund.

The final layout of the proposal has not been submitted.

2.2 The proposal has not been screened under the EIA regulations

3.0 SITE DESCRIPTION

3.1 The PAN boundary covers approximately of 6 hectares of rough grazing land to the east of the B8083 Broadford to Elgol road. To the west the land is bordered by the commercial forestry and the Broadford river. The site is just outside the Broadford settlement development area (SDA) boundary.

3.2 There are residential properties to the north of the site fronting the B8083 at the edge of the SDA including extant permissions close to its north-eastern boundary. The site does not fall within any natural environment designation.

3.5 The northern extremity of the site appears to be at a 1:200 year plus climate risk of fluvial flooding, according to SEPA's Flood Risk Mapping.

4.0 DEVELOPMENT PLAN

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

4.1 National Planning Framework 4 (2023)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 - Soils

Policy 11 - Energy

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 22 - Flood Risk and Water Management

Policy 29 - Rural Development

4.2 Highland Wide Local Development Plan (2012):

28 - Sustainable Design

36 - Development in the Wider Countryside

55 – Peat and Soils

56 - Travel

57 - Natural, Built & Cultural Heritage

58 - Protected Species

59 – Other important Species

60 – Other Importance Habitats

- 61 – Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 69 – Electricity Transmission Infrastructure
- 77 – Public Access

4.3 **West Highland and Islands Local Development Plan (2019) (WestPlan)**

No site specific policies apply

4.3 **Highland Council Supplementary Guidance**

- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Peat
- e) Roads and transport;
- f) Flood risk and drainage impacts;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Economic impact;
- k) Pollution;
- l) Decommissioning and restoration;
- m) Outdoor access; and,
- n) Any Other Material Considerations Raised within Representations.

6.0 **CONCLUSION**

- 6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 **IMPLICATIONS**

- 7.1 Not applicable.

8.0 RECOMMENDATION

8.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager – North

Author: Mark Harvey

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

Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)

Plan 2 – Cover letter

Plan 3 – Location Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	Sodexo Energy & Resources	Agent	Ryden LLP
Address	4 th Floor, The Exchange No1 62 Market Street, Aberdeen, AB11 5PJ	Address	The Capitol, 431 Union Street, Aberdeen, AB11 6DA
Phone	01224 324388	Phone	01224 588866
Email	Gareth.thain@sodexo.com	Email	Michael.lorimer@ryden.co.uk

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land approximately 100m south west of the settlement of Broadford and west of the B8083, Isle of Skye.

Location: E163702 N823162.

Please refer to PoAN Location Plan which details the extent of the red line site boundary.

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Formation of temporary accommodation base for SSE workers comprising modular buildings to provide living accommodation (c.350 beds), mobile kitchen and dining facilities; welfare and medical facilities; laundry; recreational areas and gym, including the formation of access, parking, internal road layout and landscaping bund.

The modular buildings will comprise an area of c.22,000m² on a site of c.6ha.

The development will be sought for a temporary period of 5 years to service renewable energy projects and associated infrastructure requirements on Skye.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

Yes

No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

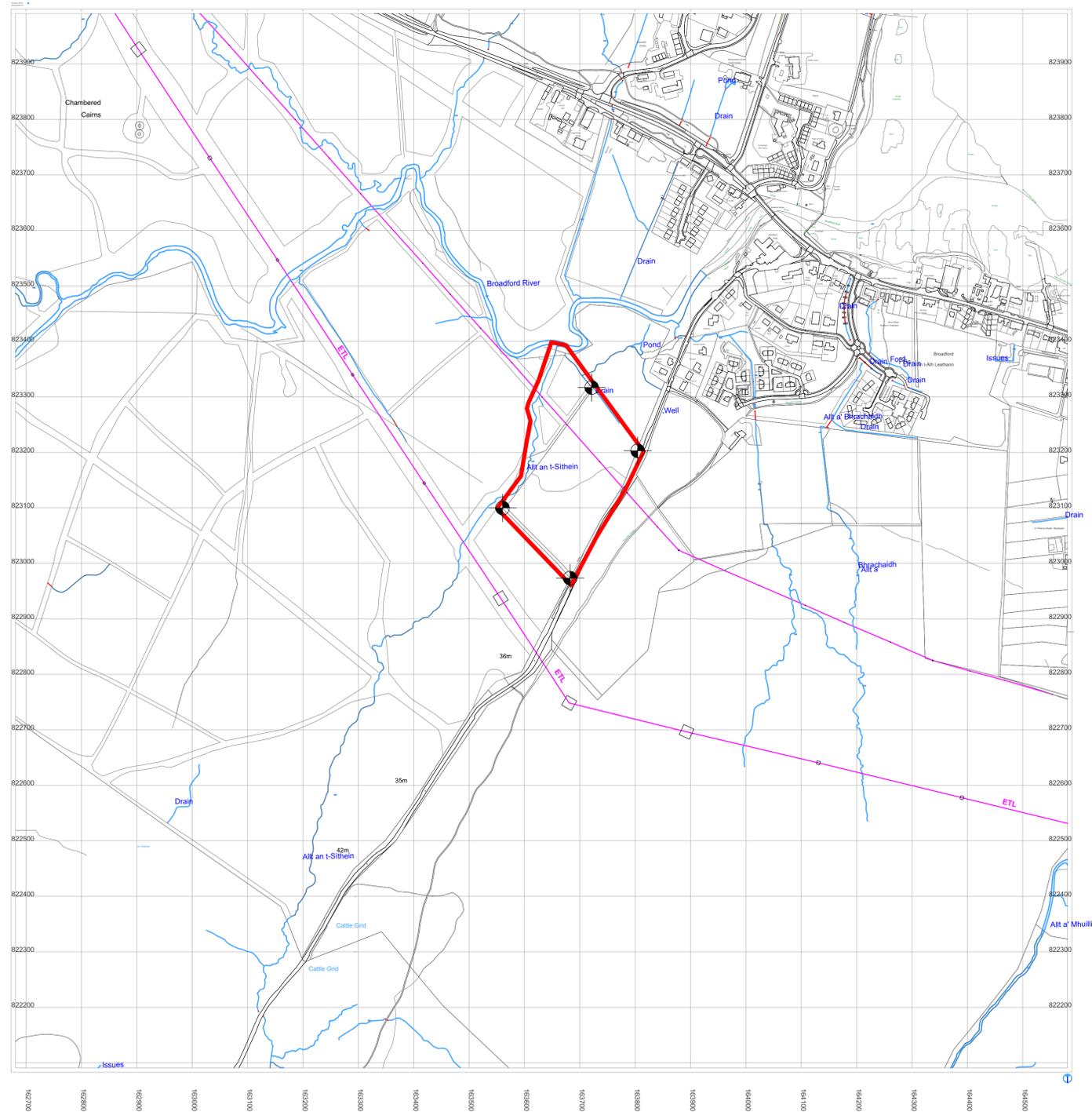
Community Council/s	Date Notice Served
Broadford and Strath Sconser Kyleakin and Kylerhea Sleat	18.4.24 (via email)
Local Elected Members	Date Notice Served
Ward 10 - Eilean a' Cheò John Finlayson, Drew Millar, Calum Munro and Ruraidh Stewart	18.4.24 (via email)
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Kate Forbes - MSP for Skye, Lochaber and Badenoch (Constituency)	18.4.24 (via email)
Names / details of other parties	Date Notice Served
N/A	

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Public drop-in exhibition	Broadford Village Hall 1 A87, Broadford, Isle of Skye IV49 9AE	Tuesday 21 st May 2024 3pm – 7pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public drop-in exhibition	Broadford Village Hall 1 A87, Broadford, Isle of Skye IV49 9AE	Thursday 20 th June 2024 3pm – 7pm

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Public Notice	West Highland Free Press	Monday 13 th May 2024 (1 st Advert) Monday 10 th June 2024 (2 nd Advert)

Details of any other consultation methods (date, time and with whom)
<p>To coincide with the 1st press advert (13th May) a neighbor notification mailshot will be issued to local residents within 500m radius of site boundary and a poster / leaflet distribution will be sent to following public buildings and businesses providing details of the two consultation events:</p> <p>Broadford Village Hall; Broadford Library; Broadford Primary School; The Co-op; The Coffee Bothy; Deli Gasta; Broadford Free Church; Strath & Sleat Church of Scotland; St. Maolrubha's Catholic Church.</p>

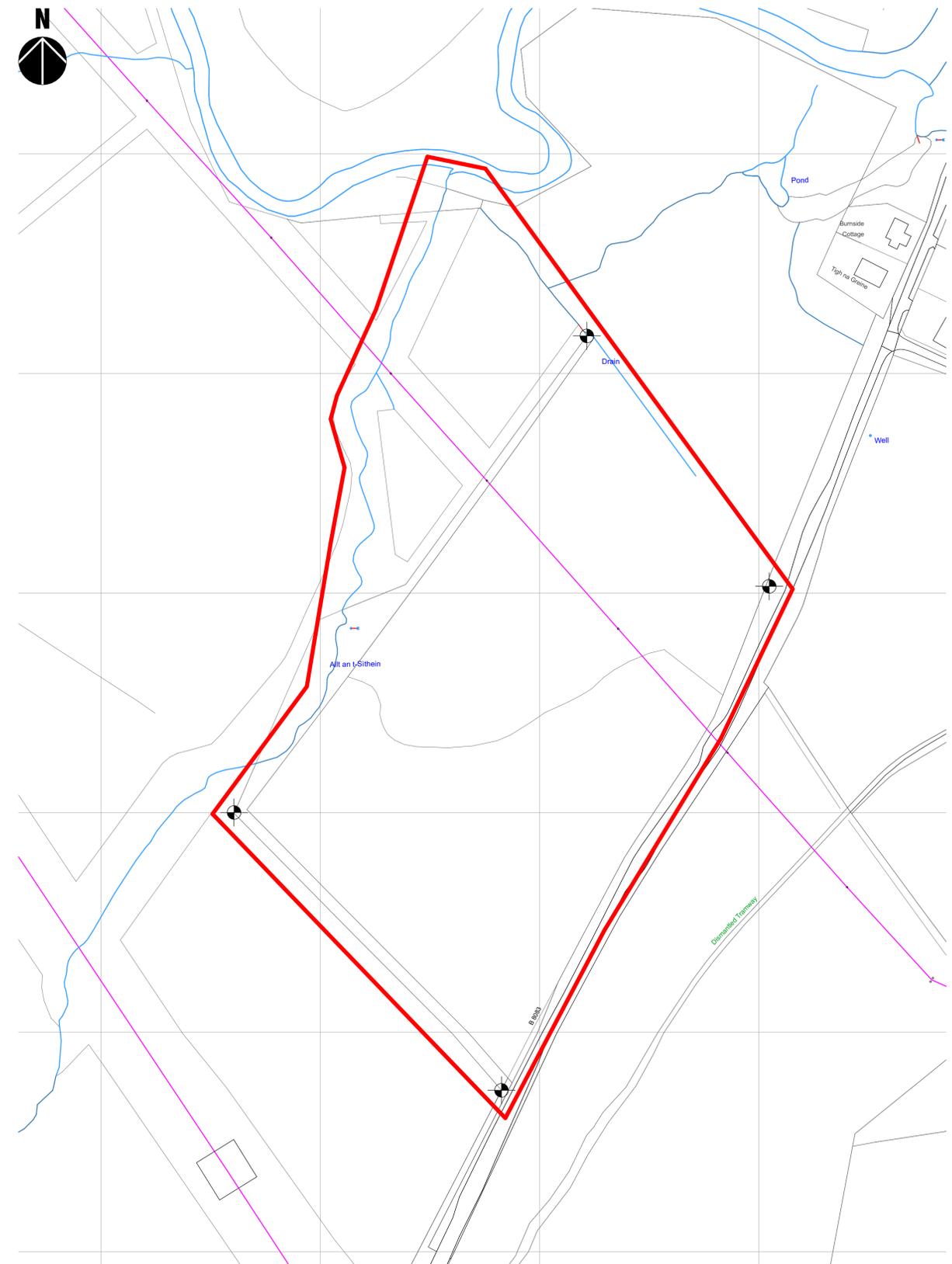
Signed		Date	18 April 2024
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BROADFORD
LOCATION PLAN
SCALE
1:5000

NOTES
1. Do not scale off this drawing.
2. All dimensions are in millimetres unless otherwise stated.
3. This drawings to be read in conjunction with all relevant MAC Architects, civil/structural, and services engineer's drawings and specifications.

APPLICATION AREA IN RED - 5.995Ha



BROADFORD
SITE LOCATION PLAN
SCALE
1:1250

REV	DRN	CHK	APP	DATE	DESCRIPTION

SKYE REINFORCEMENT PROJECT
SITE SOUTH WEST OF BROADFORD
ISLE OF SKYE

DRAWING TITLE
LOCATION PLAN & SITE PLAN

ISSUE STATUS
PROPOSAL OF APPLICATION NOTICE

Scale at A1	Date First Issue	Drawn	Checked	Approved	Job No.	Drawing No.
AS NOTED	01.04.2024	JC	CB	EM	653	653(POAN)001

