

Agenda Item	6.7
Report No	PLN/043/25

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 11<sup>th</sup> June 2025  
**Report Title:** 25/00235/FUL: Mr Marcus MacKay  
Land 60M South Of Helmie Autoshine Glebe Terrace Helmsdale  
**Report By:** Area Planning Manager- North

### Purpose/Executive Summary

**Description:** Establishment of a Commercial Garage Workshop

**Ward:** 04- East Sutherland and Edderton

**Development category:** Local

**Reason referred to Committee:** More than 5 objections

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 This proposal is to retrospectively establish a Commercial Garage & Workshop with associated storage container.
- 1.2 Situated within a site measuring 1120.00 square metres, the site comprises of a parking and turning area for 10 vehicles with ample additional parking to the side and rear for further vehicles if required.
- 1.3 There are no changes to access and parking, water supply and drainage arrangements.
- 1.4 The site is not within a flood risk area and no trees are affected by this development.
- 1.5 Access is proposed through an existing access from Rockview Place, Helmsdale.
- 1.6 Variations  
Amended Drawing M1217/PL02 REV A, Site Layout Plan showing additional units.  
Amended Drawing M1217/PL03 Proposed Floor/Elevation Plan showing Ground Floor and Mezzanine Floor plans

## **2. SITE DESCRIPTION**

- 2.1 The building is one of a number of commercial units on the eastern edge of Helmsdale. The site measures approximately 1120.00 square metres and comprises of a parking and turning area for 10 vehicles with ample additional parking to the side and rear for further vehicles if required. There are residential properties in close proximity to the west and south to this general area.  
  
The site sits just off the A9 (Navidale Road) which turning right from the A9 north leads to Glebe Terrace/Rockview Place. Within this general area there is an established small industrial site housing HM Coastguard Station, Fire Station, Depot, Factory Buildings, historical Police Station (now converted) and Health Centre.  
  
The site is not within a flood risk area and no trees are affected by this development.

## **2.2 SUPPORTING INFORMATION**

- 2.1 No supporting information has been provided.

## **3. PLANNING HISTORY**

- 3.1 There is no recent planning history on the site for the proposed use nor previous use. The site was subject to an enforcement complaint which has resulted in the submission of this planning application.

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Northern Times  
Date Advertised: 14<sup>th</sup> February 2025

Representation deadline: 28<sup>th</sup> February 2025

Timeous representations: 5 from 4 Households

Late representations: 4 from 3 Households (2 are same objector and 1 is further objection from previous timeous submission)

4.2 Material considerations raised are summarised as follows:

- a) Access road not suitable for increase in traffic
- b) Road Safety concerns for children (school route)
- c) Emergency Services access
- d) Light/Noise pollution
- e) Application is retrospective
- f) Unsuitable location
- g) Ongoing enforcement matter

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 **Helmsdale Community Council**- No Response

5.2 **Kincraig & Vicinity Community Council**- No Response

5.3 **Corporate Address Gazetteer**- No objection. Informative included.

5.4 **Contaminated Land Officer**- No objection. Informative included.

5.5 **Transport Planning** - note that this is an established business unit that has previously been used for vehicle storage. There is pressure on parking in the area. There is a footway adjacent to the houses opposite.

There is a reasonable amount of parking available within the site and the applicant should ensure this is kept available for customers. The size of the unit is not expected to generate a large volume of traffic nor to cause issues for the safety and operation of the road provided parking is managed by the business within the site. Having consulted with the Road Operations Team, Transport Planning have no objection to the application.

However, it is noted that a fence has been erected within what appears to be road verge (as shown on Google Street View there was originally no formal boundary feature). Any fence should be set back 2m from the edge of the carriageway. It is also noted that the surfacing of the access is not in good condition and requires some repair to prevent damage occurring to the edge of the public road. It is recommended that the applicant contacts the local Road Operations Team to agree proposals for resolving these issues.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 22 - Flood Risk and Water Management

Policy 26 - Business and Industry

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design

41 - Business and Industrial Land

42 - Previously Used Land

66- Surface Water Drainage

67 - Renewable Energy Developments

77 - Public Access

6.3 **Caithness and Sutherland Local Development Plan (2018) (CaSPlan)**

No specific policies apply.

6.4 **Highland Council Supplementary Planning Policy Guidance**

Biodiversity Enhancement Planning Guidance (May 2024)

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Managing Waste in New Developments (March 2013)

Sustainable Design Guide (Jan 2013)

**7. OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 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) siting, design and amenity and landscape/visual impacts
- c) residential and community amenity
- d) transport, roads and access
- e) pollution
- h) other material considerations

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

- 8.4 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.
- 8.5 The site lies within an area identified in the CAS LDP – Lairg LA04 – Mixed Use Housing / Business. Various developer requirements are noted and refer to a large area including the site. The building occupies land in relatively close proximity to residential properties. However, the previous garage/depot was established for many years and there is no record of conflict between the commercial and domestic uses in the area. The development is not expected to significantly increase the current noise or traffic movements. The design and finishes are considered appropriate. No policy conflicts are identified.
- 8.6 Policies 1-3 Tackling the Climate and Nature Crises, Climate Mitigation and Adaptation, and Biodiversity, of the NPF4 require to be considered. These policies state that when considering all development proposals, significant weight will be given to the global climate and nature crises, with development encouraged to minimise emissions, adapt to current and future risks of climate change, and include appropriate measures to conserve, restore and enhance biodiversity. Whilst the site is within a small industrial setting there is still an opportunity to seek biodiversity enhancement therefore a condition is recommended.
- 8.7 Although the site is on the edge of a town and not considered croftland, consideration has been given to Policy 5 – Soils of the NPF4 as the proposal site is on the outer edge and open land. Scotland's National scale land capability for agriculture map distinguishes the site to be predominantly mineral class soils.
- 8.8 Policy 9 a) NPF4 - Brownfield, Vacant and Derelict Land and Empty Buildings considers that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

- 8.9 The proposal for the reuse of this existing buildings can be supported, taking into account it's suitability for conversion to this use. Given the need to conserve embodied energy, demolition is being avoided and employment opportunities offered locally. Flood Risk and Water Management has been considered, assessed and ruled out from being a factor which would confirms compliance with Policy 22.
- 8.10 Policy 26 – Business and industry of the NPF4 is also of relevance. This policy states that development proposals for businesses will be supported where it is demonstrated that the scale and nature of the proposed development is compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses. The building occupies land in relatively close proximity to residential properties. However, the previous garage/depot was established for many years and there is no record of conflict between the commercial and domestic uses in the area. The development is not expected to significantly increase the current noise or traffic movements. Therefore, it is acceptable.
- 8.11 Policy 26 – Business and industry of the NPF4 is also of relevance. This policy states that development proposals for businesses will be supported where it is demonstrated that the scale and nature of the proposed development is compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses. The building occupies land in relatively close proximity to residential properties. However, the previous garage/depot was established for many years and there is no record of conflict between the commercial and domestic uses in the area. The development is not expected to significantly increase the current noise or traffic movements. Therefore, it is acceptable.

8.12 **Principle of Development**

The building is one of a pair of commercial units at this location. Whilst there is no recent planning history recorded on the site, there has been an established garage use over many years on this site.

The development is reasonably well placed to serve locals and visitors using the NC500. It is considered that the small-scale nature of the development in this site will not have a significant impact on the character of the landscapes it sits within a small commercial setting.

In terms of minimisation of carbon and biodiversity enhancement, the site whilst industrial can still contribute to enhanced biodiversity by the inclusion of bird boxes or similar contributions. It is recommended that a condition be attached requiring this enhancement.

It is considered that the principle of the development for the main building and associated container can be supported, however, consideration still must be given to the specific use and access, drainage, amenity and other material considerations as raised in representations to ensure compliance with all other relevant policy or mitigation by way of conditions.

## 8.12 **Siting, Design, Amenity and Visual Impacts**

The existing building measures 13.681mtrs long x 7.514mtrs wide x 5.423mtrs to the eaves and 7.711mtrs to the pitch. The open ground floor houses a work area leading to stairs to the Mezzanine Floor. Entrance is gained through double roller doors to the west elevation and a single door to the North elevation. In terms of construction the is a lower concrete wall with corrugated sheet on the upper walls and roof. No external alterations are proposed to the building.

A storage container has been sited immediately adjacent to the main building measuring 2.42m x 5.8m x 2.6m in height. A central opening has been created from the side of the container producing access directly to the workshop area. Given the design and finish of the container it is not considered suitable for permanent retention and a condition is proposed to address this.

The Contaminated land team have advised that their records indicate the site was previously in use as an Industrial area, which may have resulted in land contamination depending on activities. In this instance given the proposal would not appear to materially change the risk of potential contamination, a contaminated land condition which requires further investigation is not recommended for this application however, an informative has been included to this report at their request.

## 8.13 **Transport, Roads and Access**

The access is from the unclassified public road at Rockfield Place as per the submitted plans and is currently being used. All other services exist on site and no further connections are required at this time.

## 8.14 **Non-material considerations**

### **Issues Raised by Third Parties**

A total of 4 objections and 3 general comments have been raised in respect of this development. They can be summarised as follows and the planning authority's response to these objections are in bold.

#### Objections:

1. Potential health and safety with the children walking to and from school.  
**Planning Comment** : Any users of the safer route to school paths are expected to adhere to the path constructed or established.
2. BT pole and lines that can cause issues such as the Fire Engine leaving the street and turning into the village, the fire engine needs 24 hours access.  
**Planning Comment** : It is not expected that the development will exacerbate any existing issues
3. The business is already running even though no planning is in place with access from inside the building.  
**Planning Comment** : This is being addressed through the retrospective application and assessment process.
4. High pressure car washing facilities fitted, but drainage would be an issue.  
**Planning Comment** : This is not operational yet and is subject to a further retrospective planning application which it is understood is in the process of being submitted.
5. Scrap vehicles and various car parts in the carpark which look an eye sore

may cause contamination.

**Planning Comment** : This is not a material planning consideration however, a condition has been attached to control a centre point for such materials ensuring a restricted storage area within the site.

6. The application it says 10 vehicles, I counted and have photos of 28.

**Planning Comment** : Parking is for 10 vehicles, however, there is sufficient parking provision.

7. In the application the access to the premises is not where it says it has clearly been moved closer to the junction to the fire station.

**Planning Comment** : Access was returned to original position.

8. SEPA have not been notified.

**Planning Comment** : SEPA do not require to be consulted on this type of planning application.

9. Excessive noise out of hours and unreasonable times of the day and weekend.

**Planning Comment** : This is addressed through relative condition and informatives.

### **Other material considerations**

There are no other material considerations.

### **Matters to be secured by Legal Agreement / Upfront Payment**

Developer contributions are not required in connection with this development.

## **9. CONCLUSION**

- 9.1 Policy 9 of NPF 4 and Policy 44 of the adopted HwLDP are supportive of the principle of development. The proposal in terms of its siting and design are considered to be appropriate. Records indicate that the site has previously been in use as an Industrial area, which has no recorded conflicts of interest. The use of the building for the purpose specified and the development proposed is considered acceptable subject to conditions.

- 9.2 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

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1. Within 3 months of the development hereby approved, details of biodiversity enhancements within the site shall be submitted to and approved in writing by the Planning Authority. Biodiversity enhancement measures may include, but are not limited to, installation of bird/bat boxes and/or inclusion of soft planting. Thereafter any landscaping planting shall be implemented in full during the first planting season following commencement of development and any bat/bird box installations shall be made available within three months of the development hereby approved and thereafter maintained in perpetuity.

**Reason:** In the interest of biodiversity enhancement.

2. The container shall be used solely for ancillary Commercial Garage Workshop use and not for any other or commercial use.

**Reason:** To ensure that the development is used in accordance with the use applied for.

3. Planning permission for the container is hereby granted for a temporary period only and shall cease to have effect on 11<sup>th</sup> June 2028. Prior to this cessation, the application site shall be cleared of the shipping container approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures and fittings) and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification)

**Reason:** In order to enable the Planning Authority to retain effective control over the development of this site, and to review any impact on amenity in due course.

### REASON FOR DECISION

It is considered that the surrounding area can accommodate the nature and scale of development. The proposal is considered to be suitably sited and designed, no significant impacts have been identified.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles of and policies contained

within the Development Plan and NPF 4 and is acceptable in terms of all other applicable material considerations.

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

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

### **INFORMATIVES**

#### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

#### **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.

#### **Environmental Health Team**

There is the potential for contamination at this site due to previous use as an Industrial area. As the proposed development would not appear to materially change the risk of potential contamination at the site, an investigation is not required at this stage. However, should any suspected contamination be encountered during development, all works should halt until further actions are agreed with the Council. Please note all former industrial/commercial uses have been prioritised by the Highland Council under duties conferred by Part IIA of the Environmental Protection Act 1990 and may require investigation in the future and can affect property value. Should you wish to discuss potential contamination issues, please contact the Contaminated Land Team, Place Service Cluster – Environmental Health for advice.

#### **Corporate Address Gazetteer**

The Councils Corporate Address Gazetteer Team would like to inform you that each property should have its own unique property reference number (UPRN). Therefore,

we would request that the applicant/agent notifies [CAGRequests@highland.gov.uk](mailto:CAGRequests@highland.gov.uk) when the proposed change of use is complete so that the necessary changes to the Councils Corporate Address Gazetteer can be made.

### **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>

Signature:

Designation: Area Planning Manager- North

Author: Aidan Brennan

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

Relevant Plans:

- Plan 1 -M1217/PL01 Location Plan
- Plan 2 -M1217/EX01 Existing Floor Plan
- Plan 3 -M1217/PL02 Site Layout Plan
- Plan 4 -M1217 Proposed Floor/Elevation Plan

Appendix 1 – Letters of Representation

USE LSTOBJ from Enterprise Print Screen

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
<b>Community Facilities</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
<b>Affordable Housing</b>									
On-site provision <sup>3</sup>	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision <sup>4</sup>	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum <sup>5</sup>	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

<sup>3</sup> Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

<sup>4</sup> As above

<sup>5</sup> Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked <sup>1</sup>	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
<b>Transport</b>									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Green Infrastructure</b>									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Water and Waste</b>									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
<b>Public Art</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Other (Please Specify)</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

\*1 Adjust total to take account of flat exemptions

\*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

\*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

\*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

\*5 Clawback – 15 years for Major development; 20 years for Local development

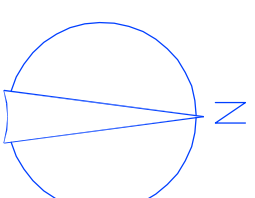
### Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details

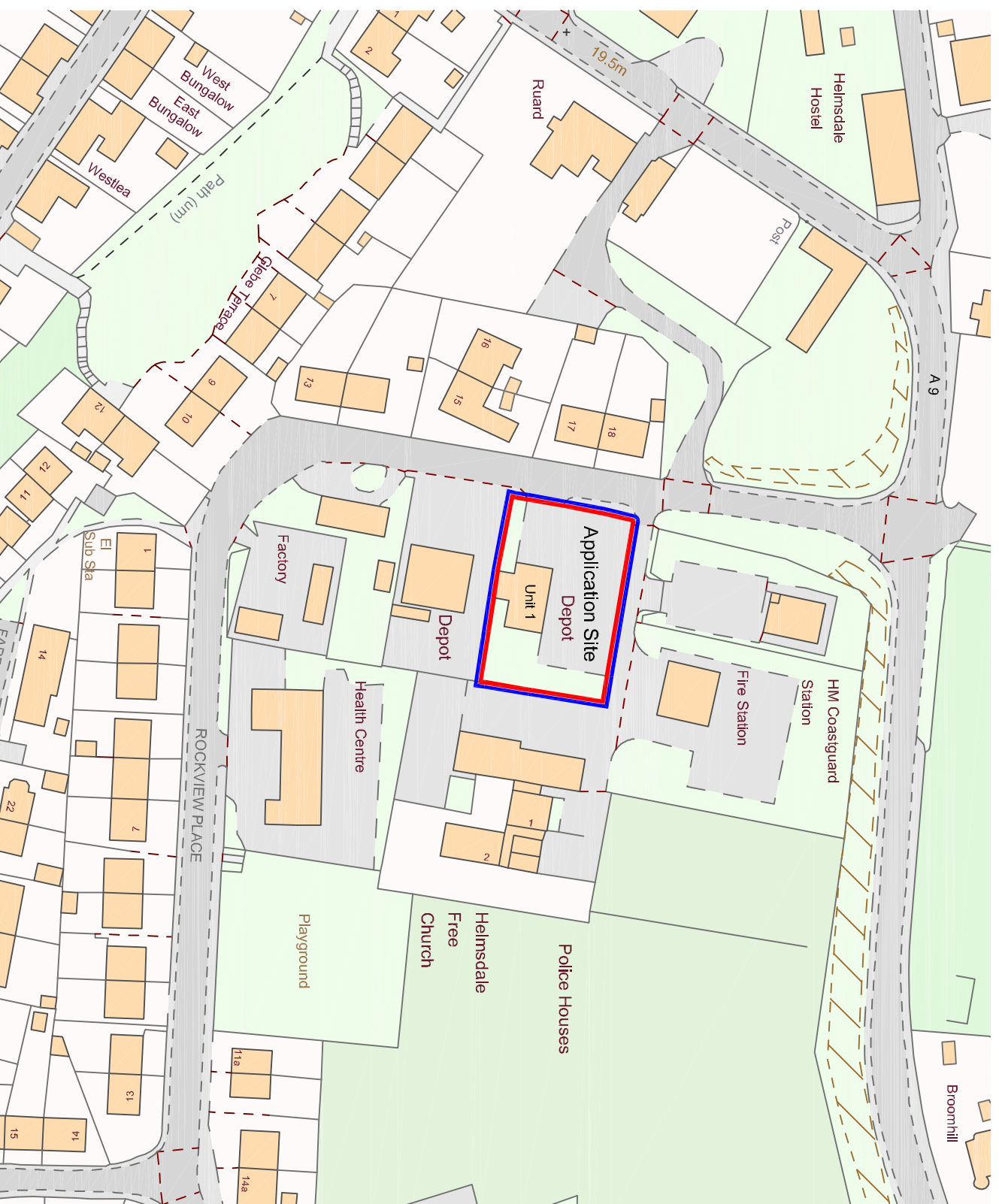


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HELMSDALE



Location Plan (scale 1:1250)

Scale 1:1250



**blueprint architecture**

RIBA CHARTERED ARCHITECTS

19 HIGH STREET | TAIN | ROSS-SHIRE | IV19 1AB

MAIL@BLUEPRINTARCHITECTURE.COM | 01862 892900

PLANNING

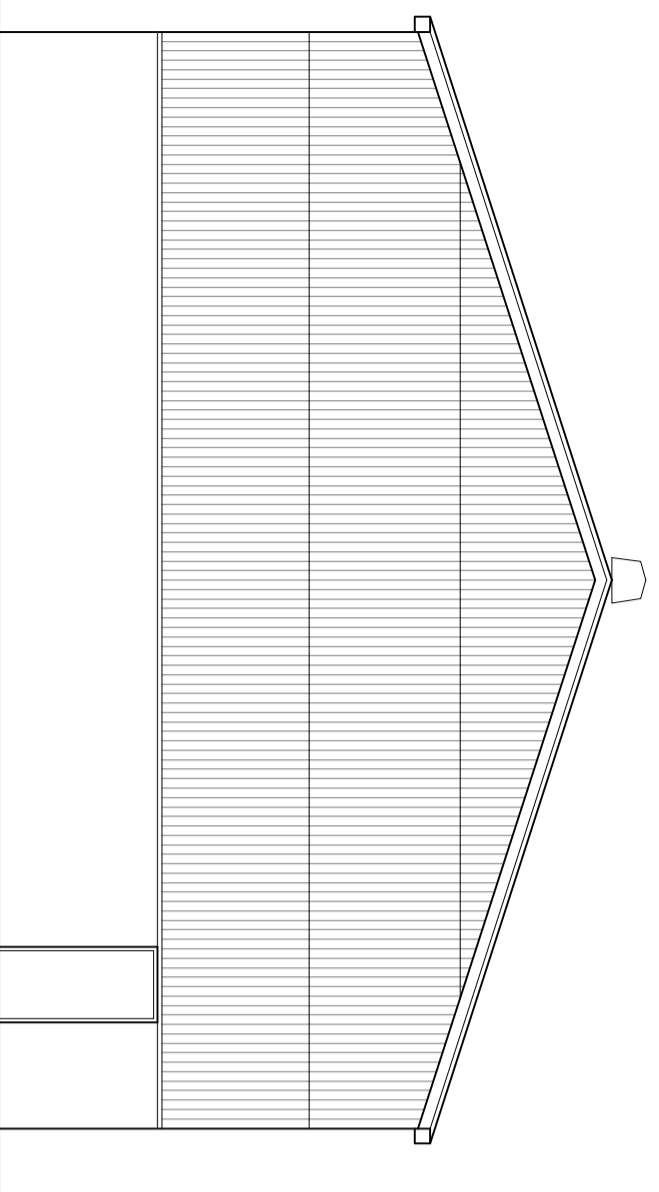
Client: Station Garage (Golspie) Ltd Scale: 1:1250

Project: Change of Use Unit 1 Glebe Terrace, Helmsdale, KW8 6LG

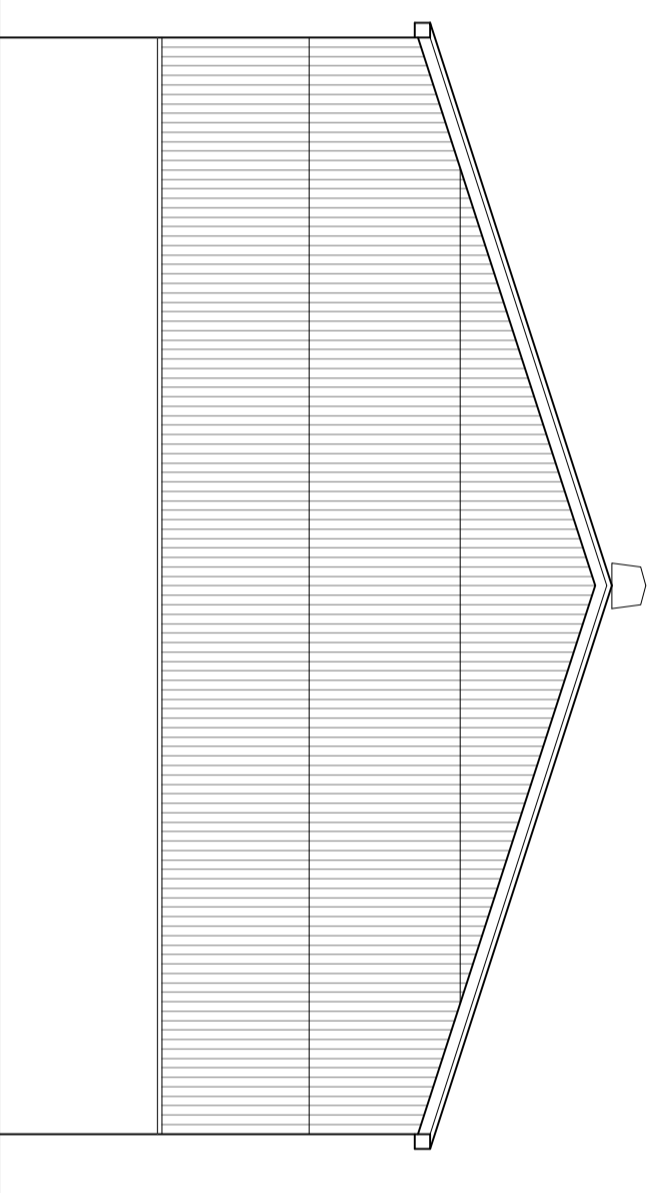
Title: Location Plan Size: **A3**

Drawing No. **M1217 / PL01** Rev: -

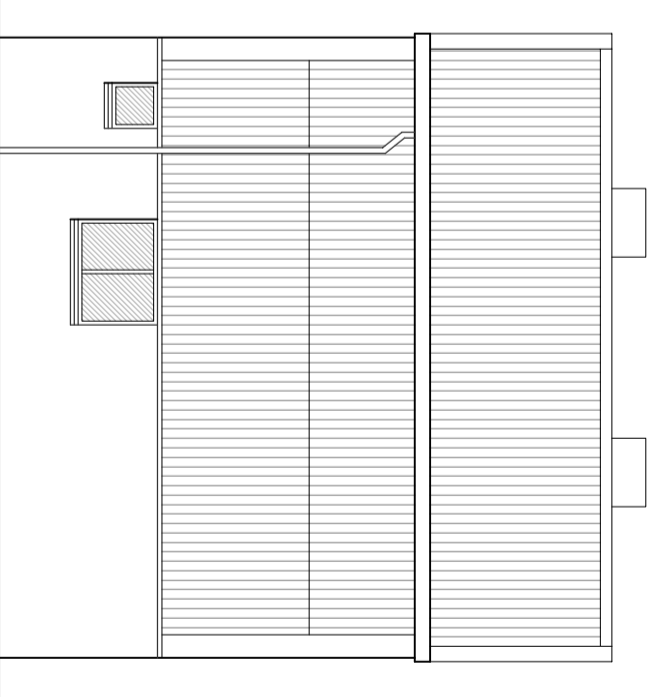




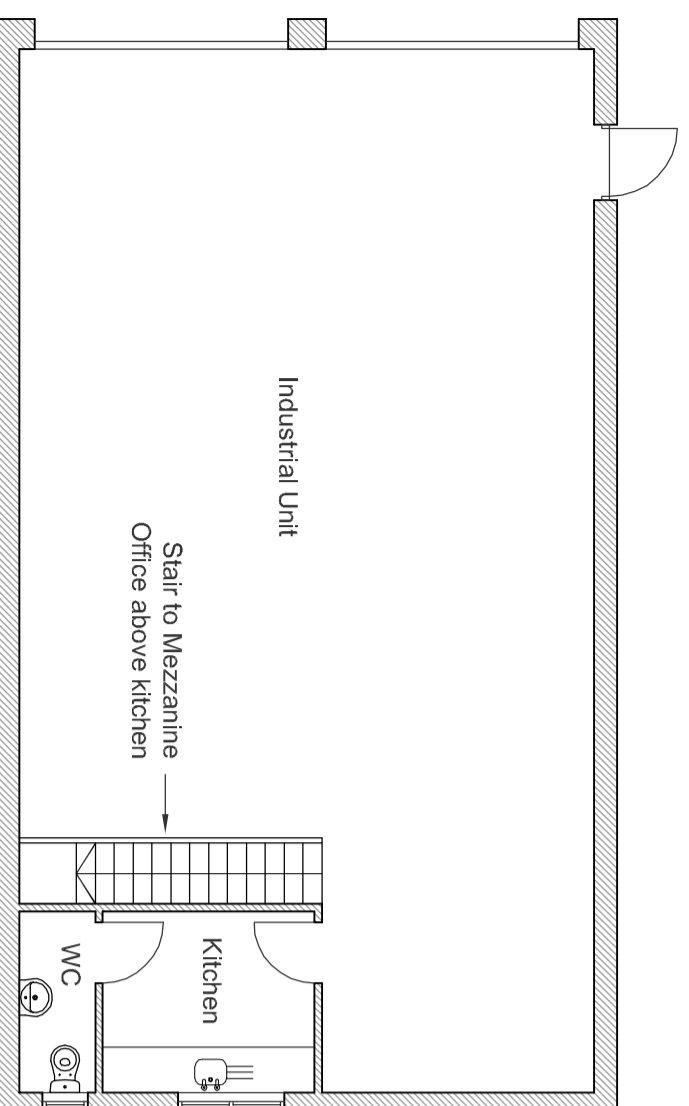
North Elevation (scale 1:100)



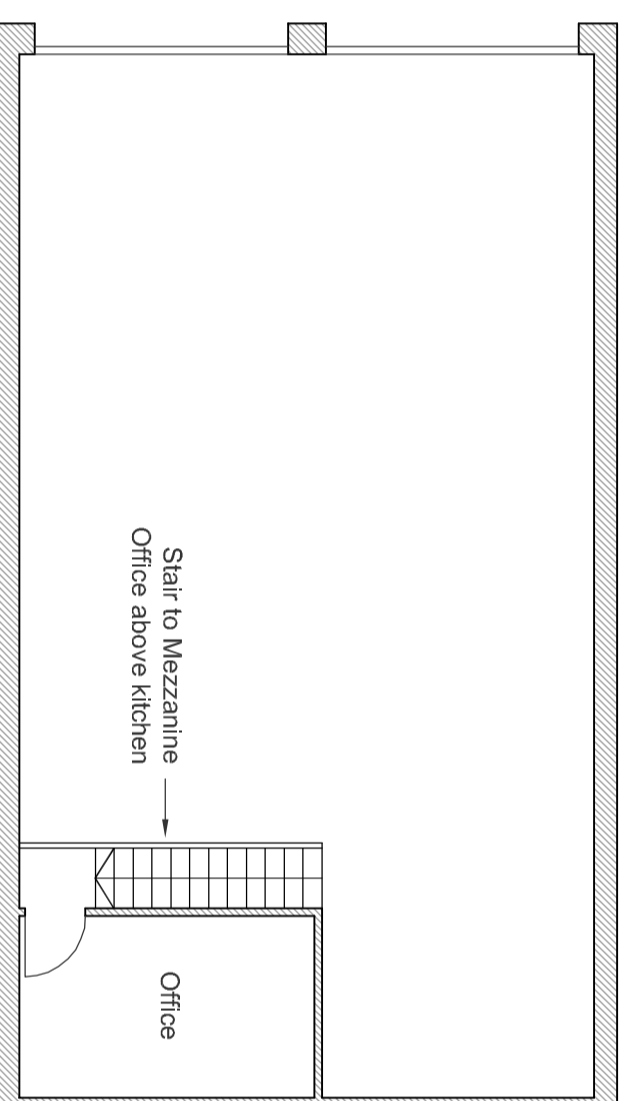
South Elevation (scale 1:100)



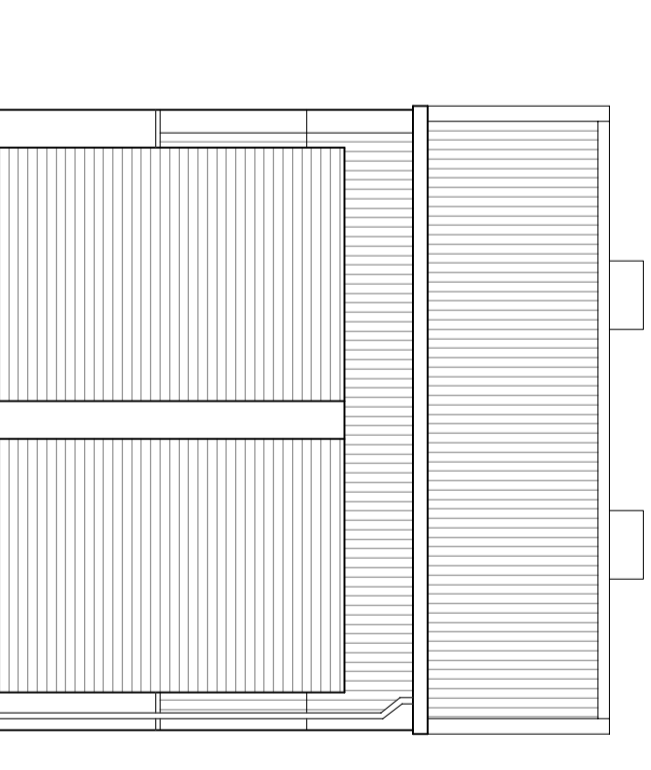
East Elevation (scale 1:100)



Ground Floor Plan (scale 1:100)



Mezzanine Floor Plan (scale 1:100)



West Elevation (scale 1:100)

## PLANNING

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Client Station Garage (Golspie) Ltd | Scale 1:100  
Project Change of Use Unit 1 Glebe Terrace, Helmsdale, KW8 6LG

Title Floor Plans and Elevations as Existing

Size **A2**

Drawing No. **M1217 / EX01**

Rev -

0 10 100  
Millimetres

Scale 1:100

0 1 2 3 4 5  
10m