

Agenda Item	6.10
Report No	PLN/056/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 6th August 2025

Report Title: 25/00812/FUL: Mrs Iwona Gawin

Land 130M NW Of Heatherlea, Brough

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Siting of 3no. glamping pods for short-term letting

Ward: 2 - Thurso And North West Caithness

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 application is for the erection of 3 glamping pods with associated access, infrastructure and services. The site is situated within the rural area of Brough, northeast of the village of Dunnet, Caithness. The town of Thurso is approximately 10 miles southwest of the site.
1.2	<p>2 Pods measure 3m x 6m to a height of 2.9m and 3.6m x 8m and have a contemporary appearance and are finished in grey metrotiles with horizontal treated timber cladding of the front and rear elevations. Each of these pods contains a bedroom, bathroom and a kitchen/living/sleeping area and outside sauna.</p> <p>The third pod with similar appearance and design is accessible to wheelchair users and measures 4.21m x 9.23m rising to 3.04m in height.</p>
1.3	Included in this application is the formation of a communal bike store and storage hut, refuse and recycling bins, parking bay with an electric vehicle charging point, multiple communal areas including a shared library, play area and sensory garden. Each unit will have a small decking with hot tubs.
1.4	Additional landscaping improvements have been proposed including, planting of native species trees, hedgerow, shrubbery and meadow grass with wildflowers throughout the site enhancing biodiversity measures.
1.5	Access to site is proposed through an improved existing field access gate from the public B855 road which leads to respective parking at each allocated pod.
1.6	Drainage will be via a private treatment system and soakaway. Water supply will be from the public network.
1.7	The proposed short-term holiday let business will be operated remotely by the applicant with the intention of a site manager position being filled by someone in the nearby villages/town.
1.8	<p>Pre Application Consultation:</p> <p>24/01198/PREAPP was submitted in respect of advice on “planning permission for one house on a single plot in the village of Brough”.</p> <p>Based on the information submitted it was likely officer support would be forthcoming for the proposed development of a single dwelling house in Brough.</p>
2	SITE DESCRIPTION
2.1	<p>The village of Brough is located on the B855 single-track road, 2.5 miles (4 km) southeast of Dunnet Head lighthouse the most northerly point on mainland Britain. Nearby is the site of Brough Castle, a twelfth-century Norse fortress. There are a number of local amenities and points of interest within a suitable travel distance to the site which lies just off the NC500 tourist route.</p> <p>Nearby residential properties are situated 43m North and 70m South southeast. A derelict dwelling sits directly opposite the proposed site.</p>

	<p>The proposed site is presently an open field protected on all sides by a post and wire fence and accessed via an existing gate entrance. The site is not within a flood zone with regard to surface water, river, and sea flooding.</p> <p>The access/entrance is required to be upgraded to SDB2 which is secured by condition. An internal site access track is proposed to each pod parking area as shown on the submitted site plan.</p>
2.2	<p>SUPPORTING INFORMATION</p> <p>The following has been submitted in support of the application.</p> <p>The site management plan proposes the effective running of the business and offers the following mitigation to any pre considered issues that may arise.</p> <p>The proposed short-term holiday let business will be operated remotely by the applicant with the intention of a site manager position being filled by someone in the nearby villages/towns. The principal being that having a local manager will ensure staff can be on site within a short time frame for any issues that arise. It is also intended to employ part-time members of staff for cleaning and maintenance purposes. Laundry will be done off-site and may be outsourced to a local company for ease. It is the intention to utilise local businesses and hire locally to contribute positively to the local economy of the surrounding areas.</p> <p>The tourist industry throughout the Highlands is ever growing and the demand for accommodation grows with it. The plot is situated with close connectivity to the NC500.</p> <p>The proposal is to provide high quality, quiet, contemporary accommodation for visitors to the area, with nearby link to the NC500 and short travel distance to nearby towns and villages.</p> <p>The site is set away from the main roads, resulting in a quiet area for visitors and permits easy access to local amenities and allows visitors to enjoy scenery nearby of the local area and also facilitates access to the surrounding tourism assets.</p> <p>The proposed pods will be of highly energy efficient design, containing a bedroom, bathroom and a kitchen/living/sleeping area.</p> <p>The pods contain a bedroom, bathroom and a kitchen/living/sleeping area. Two pods measure 3m x 6m to a height of 2.9m and 3.6m x 8m and have a contemporary appearance, finished in grey metrotiles with horizontal treated timber cladding of the front and rear elevations. The third pod with similar appearance is accessible to wheelchair users and measures 4.21m x 9.23m rising to 3.04m in height.</p> <p>Any ground excavated for the positioning of the pods will be reused in the landscaping on the site. Additional landscaping improvements have been proposed including, planting of native species trees, hedgerow, shrubbery and meadow grass with wildflowers throughout the site.</p>
3	<p>PLANNING HISTORY</p>
3.1	<p>24/01198/PREAPP was submitted in respect of advice on planning permission for one house on a single plot in the village of Brough" where the applicant was advised that based on the information submitted it is likely officer support would be forthcoming for the proposed development of a single dwelling house in Brough.</p>

	Situating to the immediate north, is a site with detailed permission for a one and a half story house 24/02490/FUL. The house will be orientated towards the main road, the only opening on the facing elevation is a side door some 30m away. This house is yet to be built.	
4.	PUBLIC PARTICIPATION	
4.1	Advertised: John O’Groat Journal Date Advertised: 11 th April 2025 Representation deadline: 26th April 2025	
	Timeous representations:	8 from 8 households
	Late representations:	None
4.2	<p>Material considerations raised are summarised as follows:</p> <p>i) Lack of supervision on site, potential for antisocial behaviour, Officer response: This has been addressed within para 1.7 proposal of Development</p> <p>ii) Errors in Application Officer response: This has been addressed in the context of the report in relation to neighbouring properties.</p> <p>iii) Impact on the amenity of adjoining neighbours though noise Officer response: Concerns were originally raised about the number of pods proposed representing overdevelopment of the site. In response to these concerns one of the pods was removed which has allowed a significant improvement to the overall layout. In view of the separation distance to adjoining properties in conjunction with additional landscaping measure that the proposal will not adversely impact on adjoining neighbours. In addition, the management plan has intimated a local manager will be appointed and available for any issues raised locally.</p> <p>iv) Additional tourist provision will alter the character of the community Officer response: The impacts on the character of the area and matters such as traffic and noise were assessed as part of the application.</p> <p>v) Concerns regarding Road Safety and increased traffic movement. Officer response: Transport Planning were consulted and raised no concerns in this regard subject to conditions which are attached.</p> <p>vi) Development not in keeping with the local area Officer response: Each Planning Application has to be assessed on its own merits and its merits are assessed below.</p>	
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	Access Officer. No objection. The core path, CA05.19, will not be affected by this proposal, it not being used to access the site etc.
5.2	<p>The Councils Corporate Address Gazetteer Team. The CAG team advise that each property should have its own unique property reference number (UPRN). Therefore, it is requested that the applicant/agent notifies:</p> <p>CAGRequests@highland.gov.uk</p> <p>when the proposed glamping pods are erected so the necessary changes can be made to the Councils Corporate Address Gazetteer.</p>
5.3	Scottish Water. No objection. There is currently sufficient capacity in the Loch Calder Water Treatment Works to service your development. However, it should be noted that further investigations may be required to be carried out once a formal application has been submitted. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.
5.4	Environmental Health Officer. No objection. The application is for 3 pods operating as short term lets, with associated outdoor space and water treatment plant. The main concern for Environmental Health would be noise nuisance from guests and their activities affecting nearby residents. However, the applicant has produced a noise management plan and proposed effective controls to manage this. There are no objections or adverse comments regarding the application.
5.5	<p>Transport Planning. Transport Planning have no objections to the proposal; the volume of traffic generated along the B855 is not expected to be significant and the planning officer has confirmed suitable visibility is available. However, Google Street View shows a drainage ditch along the site boundary and also road and land drainage within the verge along the frontage of the site.</p> <p>The design should make provision for the drainage. In addition, any boundary feature should be set back a minimum of 2m from the carriageway edge. The owner will be responsible for ensuring the hedge along the site frontage is maintained so it does not obstruct the road verge or visibility. The access junction design should include widening the B855 from the proposed site entrance to the adjacent passing place. The access width should be a minimum of 5.5m with surfacing extending a minimum of 6m from the edge of the public carriageway. Surfacing requirements should comply with the Councils standard specification as shown on SDB2.</p> <p>Therefore, Transport Planning request a suspensive condition (prior to any other works commencing) to submit and agree a revised plan showing detailed and dimensioned access arrangements onto the B855 including provision for the existing and proposed land and road drainage and revisions to the proposed boundary features. Standard visibility requirements may be included within the condition.</p> <p>The applicant should be informed that a Road Opening Permit is required prior to starting works on the access (in addition to planning permission).</p>

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 5 - Soils Policy 7 - Historic Assets and Places Policy 12 - Zero Waste Policy 13 – Sustainable Transport Policy 14 - Design Quality and Place Policy 22 - Flood Risk and Water Management Policy 29 - Rural Development Policy 30 - Tourism
6.2	Highland Wide Local Development Plan 2012 (HwLDP)
	28 - Sustainable Design 29 - Design Quality and Place-making 31 - Developer Contributions 36 - Development in the Wider Countryside 43 - Tourism 44 - Tourist Accommodation 56 - Travel 57 - Natural, Built and Cultural Heritage 58 - Protected Species 61 - Landscape 64 - Flood Risk 65 - Waste Water Treatment 66 - Surface Water Drainage
6.3	Caithness and Sutherland Local Development Plan (2018) (CaSPlan)
	No specific policies apply.
6.4	Highland Council Supplementary Planning Policy Guidance
	Access to Single Houses and Small Housing Developments (May 2011) Developer Contributions (March 2018) Flood Risk and Drainage Impact Assessment (Jan 2013) Highland Historic Environment Strategy (Jan 2013) Highland's Statutorily Protected Species (March 2013) Managing Waste in New Developments (March 2013) Standards for Archaeological Work (March 2012) Sustainable Design Guide (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. 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.
	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) active travel f) pollution g) other material considerations
	Development plan/other planning policy
8.4	NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
8.5	Policy 5 – Soils of NPF4 seeks to protect locally, regionally, nationally, and internationally valued soils.

8.6	<p>Policy 12 - Zero Waste</p> <p>Bins including recycling bins are to be provided ensuring compliance with sub section c) i, ii, of the above policy.</p>
8.7	<p>Policy 13 of NPF4 – Sustainable Transport requires development to encourage, promote and facilitate walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. These requirements are also reflected in Policy 56 – Travel of the HwLDP.</p>
8.8	<p>Policy 22 - Flood Risk and Water Management</p> <p>While the site is not at risk of flooding, Policy 22 Flood risk and water management is relevant as part c requires that proposals do not</p> <ul style="list-style-type: none"> i) increase the risk of surface water flooding to others, or itself be at risk. ii) manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue green infrastructure. All proposals should presume no surface water connection to the combined sewer; iii) seek to minimise the area of impermeable surface. <p>This is in line with Policy 66 – Surface Water Drainage, this requires all development to be drainage by way of SUDs and in accordance with Sewers for Scotland. Where it is not possible to connect to a public sewer Policy 65 – Wastewater Drainage of the HwLDP states that the preferred option is that any private system discharges to land.</p>
8.9	<p>Policy 29 of NPF 4 (Rural development) seeks to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.</p>
8.10	<p>Policy 30 of NPF4 (Tourism) b): require proposals for tourism related development to take into account the following:</p> <ul style="list-style-type: none"> i. The contribution made to the local economy; ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. Impacts on communities, for example by hindering the provision of homes and services for local people; iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. Accessibility for disabled people; vi. Measures taken to minimise carbon emissions; vii. Opportunities to provide access to the natural environment.

	NPF4 and the development plan are supportive of the principle of tourist related development. Supporting information has been provided (2.2 above) to demonstrate compliance with these policies.
8.11	Policy 44 of the adopted Highland wide Local Development Plan (Tourist Accommodation) supports proposals where it can be demonstrated that a demand exists and that it can be achieved without adversely affecting the landscape character or heritage features and is appropriate in terms of siting and design.
8.12	<p><u>Principle of Development</u></p> <p>Policy 29 and 30 of NPF 4 and Policy 44 of the adopted HwLDP are supportive of the principle of tourist development in the rural area. Supporting information has been provided to justify the proposal in terms of demand, and it's siting and design.</p> <p>It is accepted there is demand for self-catering accommodation in the area and it is reasonably well placed to serve visitors on the NC500 and wider area in general. There is other existing holiday accommodation in the surrounding area. It is reasonable to expect that the development could provide some local employment in terms of managing cleaning, changeovers and maintenance.</p> <p>It is submitted that the small-scale nature of the development in the selected site will not have a significant impact on the character of the landscape and surrounding area.</p> <p>Supporting information states that the pods will be accessible for all abilities. For the purposes of the planning application this is considered to be acceptable and will be subject to more technical scrutiny though the Building Warrant process.</p> <p>In terms of minimisation of carbon and biodiversity enhancement, the pods will be constructed of modern materials. Planting of native species trees, hedgerow, shrubbery and meadow grass with wildflowers throughout are proposed enhancing biodiversity gain. This could be further enhanced by providing habitat opportunities with the installation of dead wood piles as well as bat and bird boxes though condition.</p> <p>The general area locally is well established in terms of supporting the increasing demands of tourism. This development will compliment already existing facilities including a local campsite. It is considered low key and subject to mitigation can be supported.</p> <p>It is considered that the principle of the development can be supported, however, consideration still must be given to the material considerations as raised in representations to ensure compliance with all other relevant policy or mitigation by way of conditions.</p>
8.13	<p>Siting, Design, Amenity and Visual Impacts</p> <p>This development is landward (west side) of the public road and within in a field set back from the public road in an area that has a mix of domestic, business and agricultural developments sporadically placed along the open countryside. The surrounding area is generally flat with either hedgerow planting or post and wire fencing along boundaries.</p>

The development of this site is not considered to detract from the existing dispersed development pattern. The units are single-storey, and their scale and finish will help them assimilate into the landscape.

There are a small number of nearby properties and granted developments nearby outwith the applicant's ownership, the potential for amenity impacts must therefore be considered.

The access has been proposed to the South-southeast edge of the development site in order to avoid vehicular/cycle or pedestrian activity entering and egressing the site directly affecting opposite properties. In addition, given the scale and nature of the proposal, it is not considered that vehicle movements are likely to be of an intensity and frequency that would cause significant neighbouring amenity issues over and above normal traffic.

Situated to the immediate north, is a site with detailed permission for a one and a half story house and formation of an access 24/02490/FUL. The proposed house will be orientated towards the road. The only opening facing the site is a side door some 30m from it. This house is yet to be built. Situated to the south is a site with prior approval for the erection of 2 no sheds that will not be affected by this proposal.

Situated to the east is a derelict building surrounded by scaffolding which could be brought back into use but is currently unoccupied.

The proposed planting round the boundary of this land will as previously stated aid with screening nearby properties from view. It is not considered that the siting of the pods will have a significant determinantal impact on visual amenity of the neighbouring property or the surrounding area.

The design of the pods are contemporary and of highly energy efficient design. All three of the dome shaped pods are, finished in grey metrotiles with horizontal treated timber cladding of the front and rear elevations with one being accessible to wheelchair users and conforming to current accessibility standards. The design and external finishing materials are acceptable in this location. The proposal does not result in any loss of prime agricultural land.

Concerns have been raised by third parties with regard to:

Access

Access has been addressed by the inclusion of a SDB2 Standard.

No onsite manager. Whilst there is no policy requirement for on site management and, it is noted that there is no direct supervision of the site at present, the operator intends to employ someone locally to manage them appropriately. It is considered that the distance between the site and the neighbouring houses is likely to rule out significant noise or disturbance issues.

Servicing and infrastructure

A connection to the public water supply is intended. A private drainage system is proposed with a treatment plant and soakaway within the site boundaries. This will be subject to detailed scrutiny during the Building Warrant process. For the purposes of Planning, it is demonstrated that a drainage solution exists. Water will be from the public supply.

	Taking all relevant matters into account, it is considered that the proposal is acceptable in this regard and no policy impacts are identified.
8.14	<p>Transport, Roads and Access</p> <p>Concerns have also been raised in representations in relation to the condition of the public access road and its capacity for increased traffic generated by the pods. Whilst it is noted that the public road leading to the site is narrow and single track. It is not considered that the likely small-scale increase in traffic will result in any significant road safety concerns. The junction of the existing access with the public road requires to be upgraded to SDB2 standard, a condition is attached to secure this. There is adequate parking proposed within the site. Transport Planning were consulted and raised no concerns regarding this development but requested a condition which has been duly applied.</p>
8.15	<p>Active Travel</p> <p>NPF4 places further emphasis on ensuring active travel opportunities. Concerns have been raised in representations that the proposal does not facilitate sustainable or active travel. As outlined in 8.12 above, the principle of the proposal is considered to be in compliance with the policy intent of 29 and 30 of NPF 4 and Policy 44 of the adopted HWLDP. There is a requirement to consider the development plan, including NPF4 as a whole. The Chief Planner's letter of November 2023 recognises that conflicts between policies can be expected, and, in such cases, there remains a need to weigh up all relevant policies and factors in applying planning judgement. In this case it is accepted that there are limited alternative travel options due to the rural nature of the site, a common characteristic in parts of the Highland area. In order to provide some mitigation, it is proposed to include cycle storage on the site to encourage cycling. Taking a pragmatic view of the development plan and NPF4, whilst it does not strictly meet the policy intent of sustainable and active travel, it is considered that the proposal can be supported on balance, meeting the wider objectives of rural tourism and diversification and including a requirement to provide cycle storage.</p>
8.16	<p>Drainage and Water</p> <p>A private drainage system is proposed with a treatment plant and soakaway within the site boundaries. This will be subject to detailed scrutiny during the Building Warrant process. For the purposes of Planning, it is demonstrated that a drainage solution exists. Water will be from the public supply.</p>
8.17	<p>Ecology and Trees</p> <p>The proposal will occupy a currently green field site. There is no evidence to suggest that it currently has significant value for protected species.</p> <p>Biodiversity enhancements are proposed, including additional landscaping improvements by way of the planting of native species trees, hedgerow, shrubbery and meadow grass with wildflowers throughout the site.</p>
	Other material considerations
8. 18	There are no other material considerations.

	Non-material considerations		
8. 19	There are no other non-material planning consideration.		
	Matters to be secured by Legal Agreement / Upfront Payment Developer contributions are not required in connection with this development.		
9.	CONCLUSION		
9.1	Policy 30 of NPF4 and Policy 44 of the adopted HwLDP are supportive of the principle of tourist development in the rural area. Some supporting information has been provided to justify the proposal in terms of demand. The initial submissions were deemed to be an overdevelopment therefore the planning authority sought to reduce the number of Pods from 4 to 3 to address the concerns. The design and siting are considered to be appropriate. Biodiversity measures are included. The siting and the scale of the development area do not give rise to any amenity concerns.		
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.	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.		

	Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
2.	<p>No other development shall commence until revised plans are submitted to and approved in writing by the planning authority showing the following;</p> <ul style="list-style-type: none"> • Provision for drainage along the west boundary ditch • Boundary feature facing a public road being set back 2 a minimum of metres from the carriageway edge • Details showing responsibility by the owner for ensuring the hedge along the site frontage is maintained so it does not obstruct the road verge or visibility. • The access junction design should include widening the B855 from the proposed site entrance to the adjacent passing place. The access width should be a minimum of 5.5m with surfacing extending a minimum of 6m from the edge of the public carriageway. Surfacing requirements should comply with the Councils standard specification as shown on SDB2.
	Reason: In the interests of Road Safety and for the avoidance of doubt.
3.	<p>No other development shall commence until the junction of the existing site access and the public road has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached access schedule dated 7th May 2024, with:</p> <p>i. the junction formed to comply with drawing ref SDB2; and</p> <p>ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.</p> <p>Within the stated visibility splays, at no time shall anything obscure visibility between a driver's height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.</p>
	Reason: To ensure that an adequate level of access is timeously provided for the development in the interests of road safety and amenity.
4.	<p>The pods hereby approved 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 calendar year.</p>
	Reason: To ensure that the development does not become used for permanent residential accommodation in accordance with the use applied for and current applicable rural housing planning policy.
5.	<p>Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as maybe comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development unless otherwise stated in the approved scheme. 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.</p>

	<p>Reason: In order to ensure that a high standard of landscaping is achieved appropriate to the location of the site in the interest of amenity and to ensure that biodiversity is encouraged on site and landscaping maintained thereafter.</p>
6.	<p>Prior to first occupation of the pods, cycle and bin storage shall be provided in accordance with the Council's guidelines and thereafter maintained in perpetuity.</p>
	<p>Reason: In order to facilitate the use of sustainable forms of transport and recycling.</p>
	<p>REASON FOR DECISION</p> <p>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.</p> <p>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 NPF4 and is acceptable in terms of all other applicable material considerations.</p> <p>TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION</p> <p>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.</p> <p>INFORMATIVES</p> <p>The Councils Corporate Address Gazetteer Team.</p> <p>The CAG 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 us at CAGRequests@highland.gov.uk when the proposed glamping pods are erected so we can make the necessary changes to the Councils Corporate Address Gazetteer.</p> <p>Environmental Health Team</p> <p>The applicant will need to apply and comply with the Short Term Let Regulations - for more information and requirements please contact Highland Council on or click the link below – https://www.highland.gov.uk/info/20021/short_term_lets/1021/short_term_lets_licensing</p> <p>Initiation and Completion Notices</p> <p>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</p>

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.

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

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 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 - 250103-01-01 LOCATION PLAN
- Plan 2 -250103-01-02 REV A PROPOSED SITE LAYOUT PLAN
- Plan 3 - 250103-01-03 VISUAL INFORMATION
- Plan 4 - 250103-01-04 REV A DRAINAGE LAYOUT PLAN
- Plan 5 - 250103-01-05 REV A PROPOSED FLOOR/ELEVATION PLAN
- Plan 6 - 250103-01-06 REV A ROAD LAYOUT PLAN
- Plan 7 - 250103-01-07 REV A STREET LIGHTING PLAN
- Plan 8 - 250103-01-08 REV A VISUAL INFORMATION
- Plan 9 - 250103-01-09 PROPOSED ELEVATION PLAN

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
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
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	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 ⁴	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 ⁵	£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

¹ 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

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

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

⁴ As above

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

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Transport									
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
Green Infrastructure									
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
Water and Waste									
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					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	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



Date	Description	Rev	By

Revision Description

Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

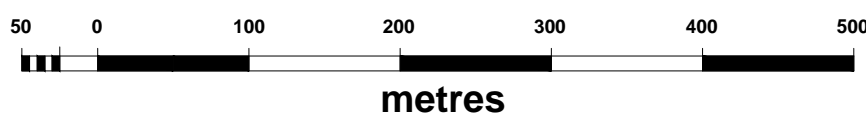
Drawing Title:
LOCATION PLAN

Drawing Number:
250103-01-01

Revision: -
Date: 30.01.2025
Scale: 1:5000 @ A1
Drawn By: TA
CAD Dwg File: -
Checked By: XD

Issue Status:
Full Planning Application

SITE BOUNDARY

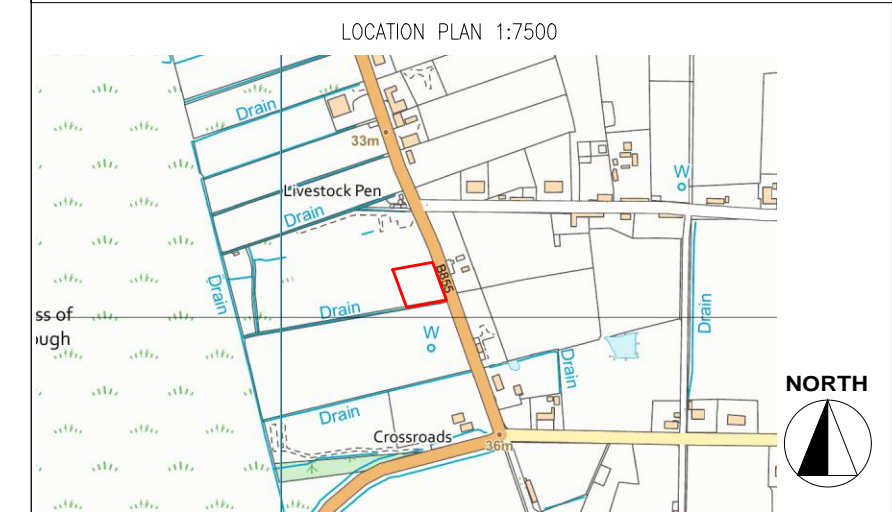


KEY TO SYMBOLS

- FRONT-ENTRY GLAMPING POD WITH DECKING
- SIDE-ENTRY GLAMPING POD WITH DECKING
- EXISTING FENCE
- NEW FENCE
- EXISTING TREE
- NEW NATIVE TREE
- NEW NATIVE HEDGE
- NEW NATIVE SHRUBBERY
- NEW PERMEABLE SURFACE
- PROPOSED MEADOW GRASS

Date	Description	Rev	By
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Revision Description



Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
PROPOSED LAYOUT PLAN

Drawing Number:
250103-01-02

Revision: -
Date: 30.01.2025
Scale: 1:100 @ A1
Drawn By: TA
CAD Dwg File: -
Checked By: XD

Issue Status:
Full Planning Application





View 1. The site lies adjacent to the B855.



View 2. An existing access will be utilised, with improvements to be made.



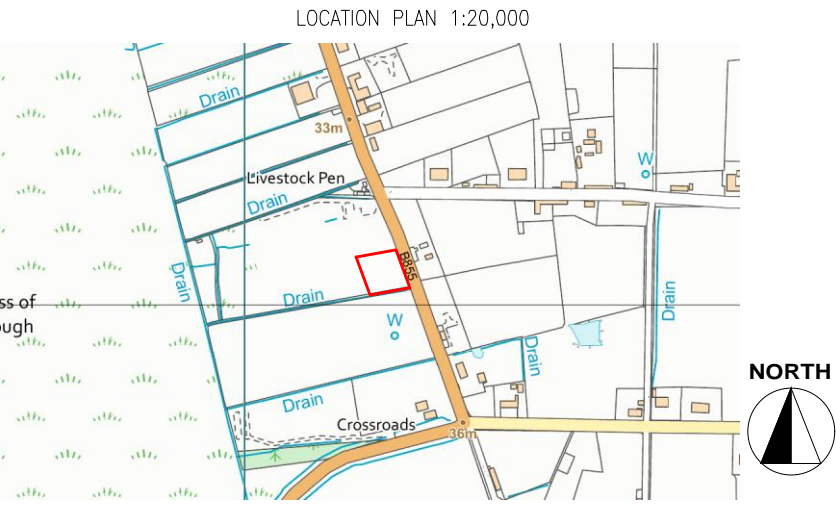
View 3. Scenic views surround the proposed site.



View 4. Planting is proposed around the site boundaries to aid with screening.

Date	Description	Rev	By
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Revision Description



Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
SITE PHOTOS

Drawing Number:
250103-01-03

Revision: -
Date: 30.01.2025
Scale: NTS
Drawn By: ER
CAD Dwg File: -
Checked By: TA

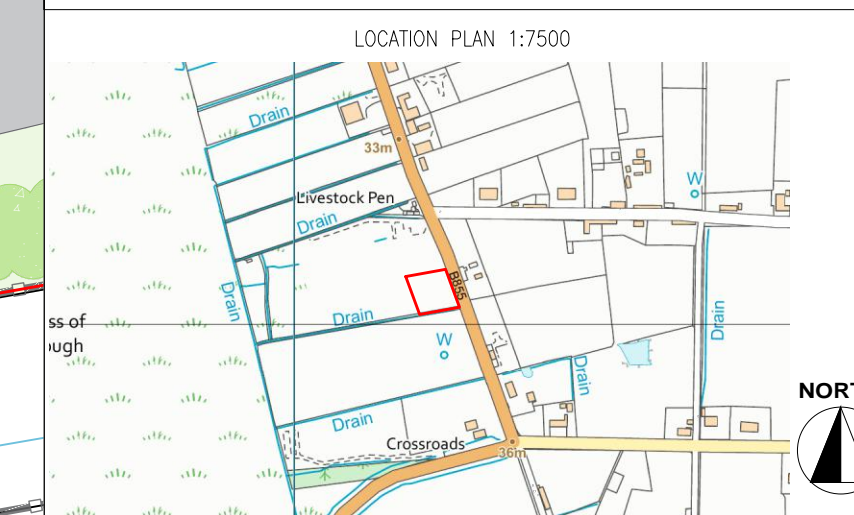
Issue Status:
Full Planning Application

KEY TO SYMBOLS

- — — DRAINAGE RUN
- - - - - HOT TUB DRAINAGE RUN
- INSPECTION CHAMBER
- SAMPLE CHAMBER
- ▨ WATER TREATMENT PLANT
- ⊞ SOAKAWAY

Date	Description	Rev	By
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Revision Description



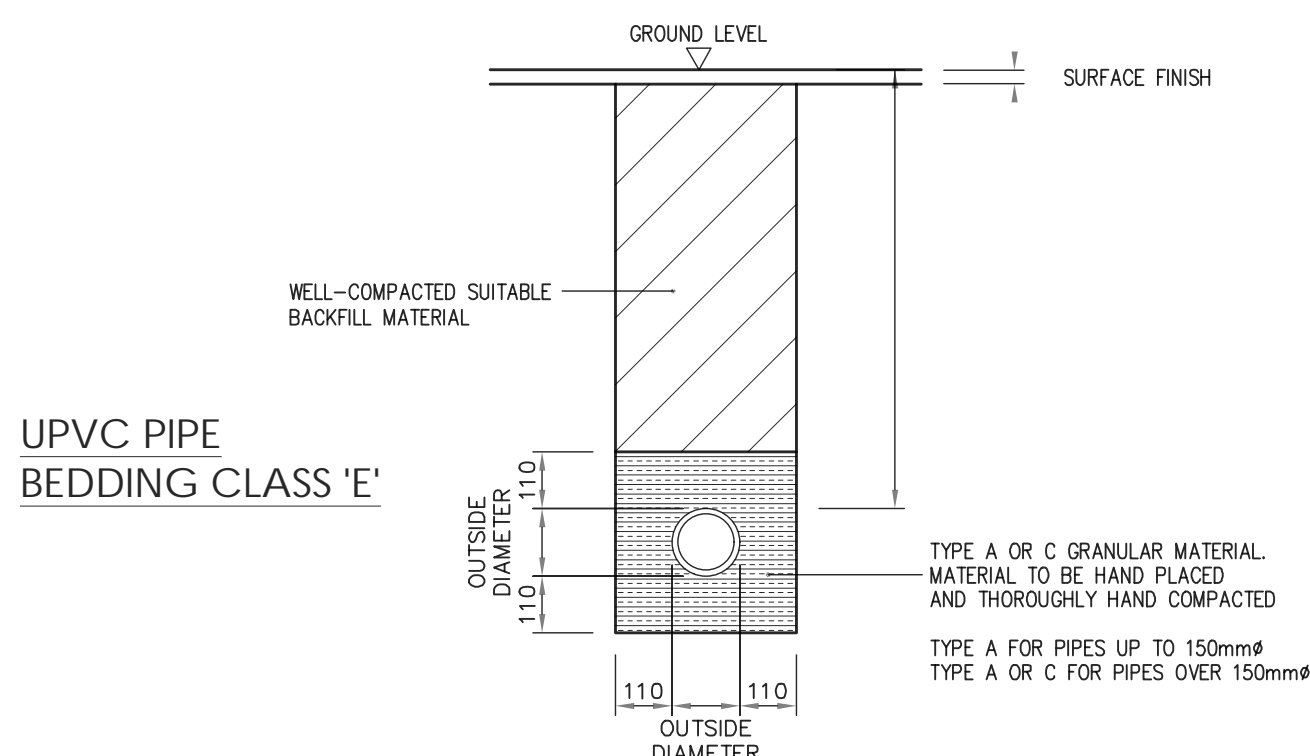
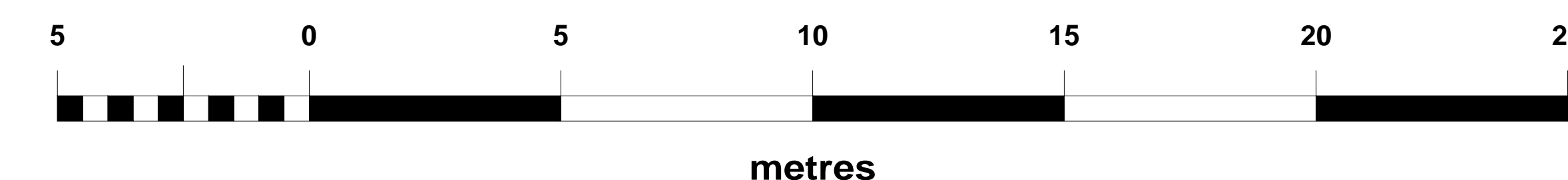
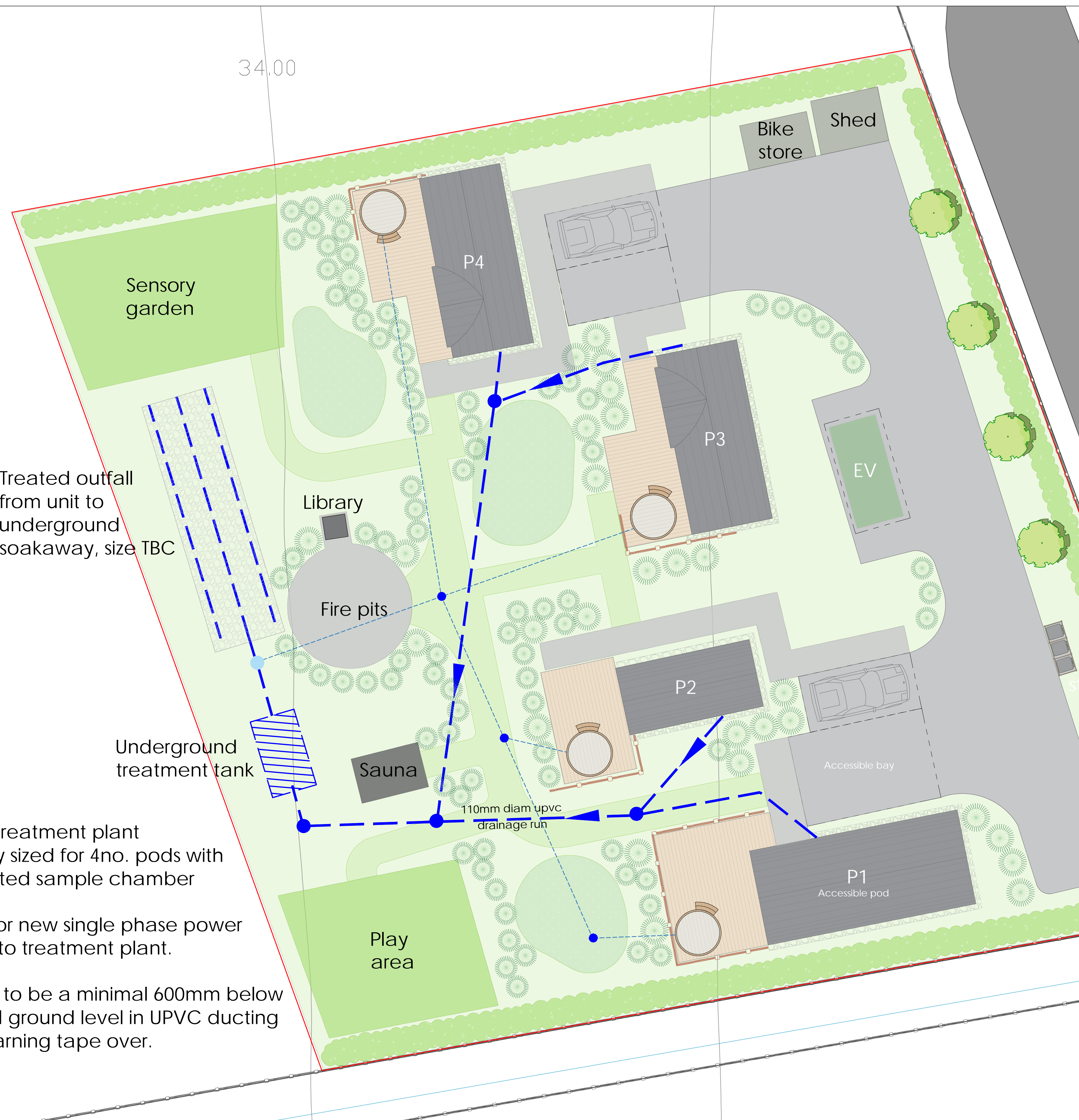
Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
PROPOSED DRAINAGE PLAN

Drawing Number:
250103-01-04

Revision: -
Date: 30.01.2025
Scale: 1:100 @ A1
Drawn By: TA
CAD Dwg File: -
Checked By: XD

Issue Status:
Full Planning Application



SCALE 1:20

- All works to be carried out in accordance with the following:-
1. UK water industry research Ltd. 'Civil Engineering Specification for the water Industry, 5th Edition.
 2. WATER UK, 'Sewers for Scotland'
 3. BE EN 752 Drain and Sewers Systems outside buildings.

- Foul Water: Falls in runs - 1:10 max - 1:60 min.
- All new drainage branches to be swept in direction of flow.
- All new drainage branches to be fitted with a RE.

SUDS

- All parking areas and new tracks are to be constructed with a porous build up on free draining stone.
- All pods to have a 250mm wide by a min 200mm deep gravel border to all draining sides.

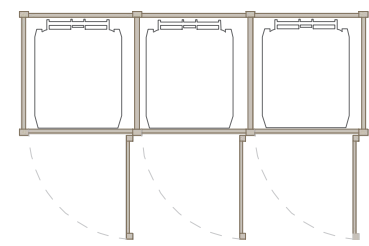
- OWNERSHIP BOUNDARY
- SITE BOUNDARY

Water treatment plant
Suitably sized for 4no. pods with
integrated sample chamber

Allow for new single phase power
supply to treatment plant.

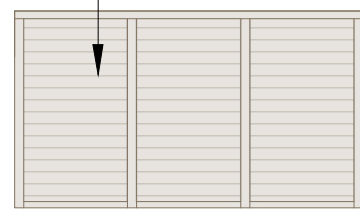
Cables to be a minimal 600mm below
finished ground level in UPVC ducting
with warning tape over.

Bin Store

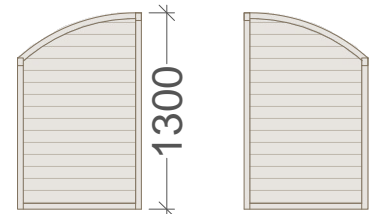


FLOOR PLAN

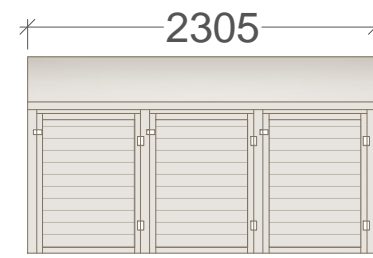
Treated timber cladding



REAR ELEVATION

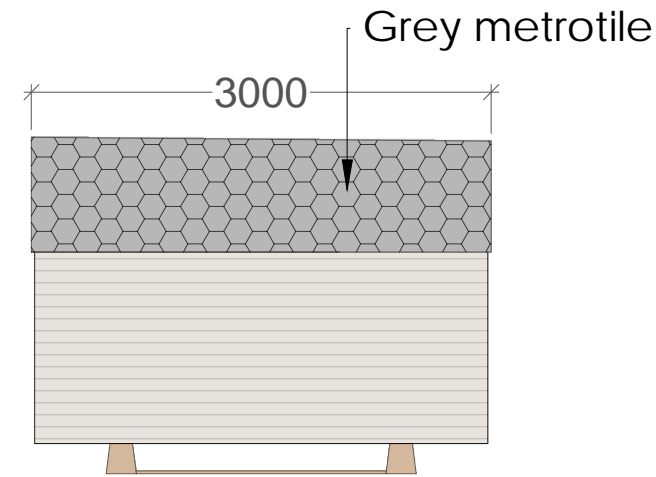


SIDE ELEVATIONS



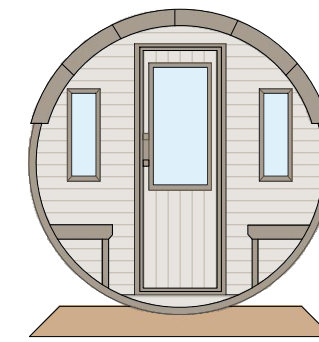
FRONT ELEVATION

Sauna

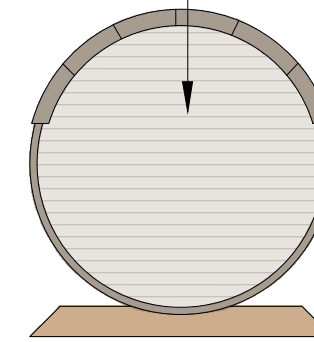


SIDE ELEVATIONS

Treated timber cladding

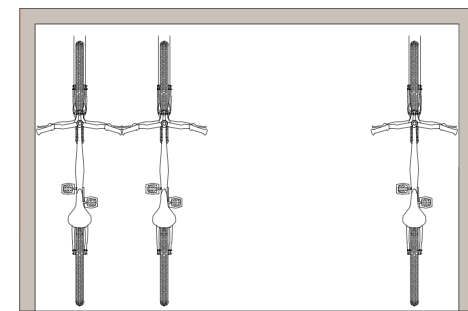


FRONT ELEVATION



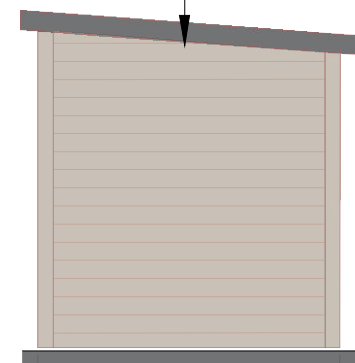
REAR ELEVATION

Bike Store

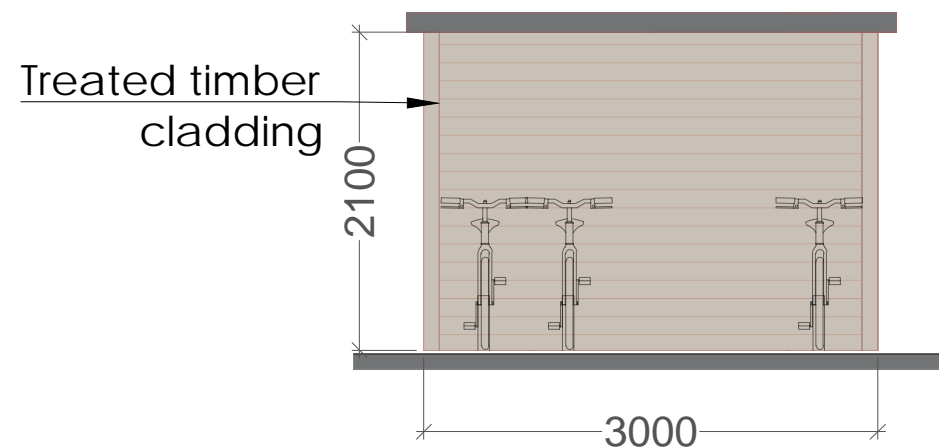


FLOOR PLAN

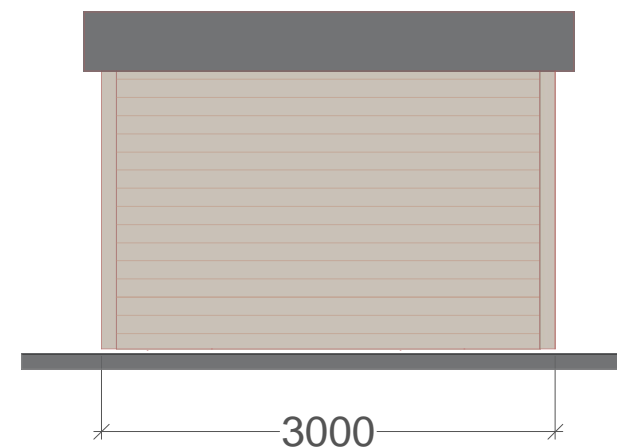
Felt roof finish



SIDE ELEVATIONS



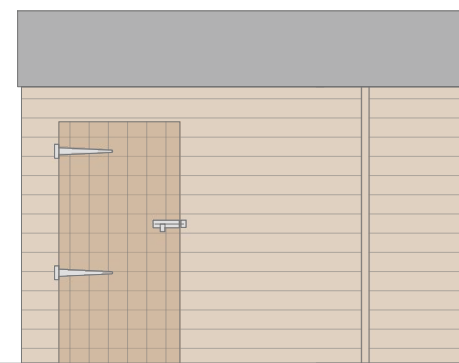
FRONT ELEVATION



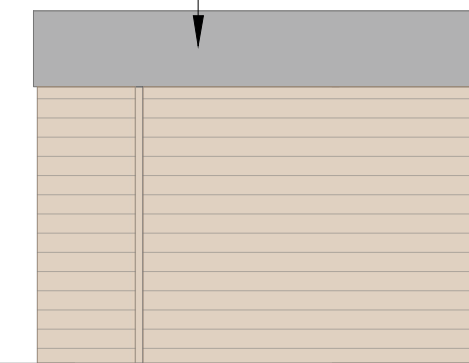
REAR ELEVATION

Storage Hut

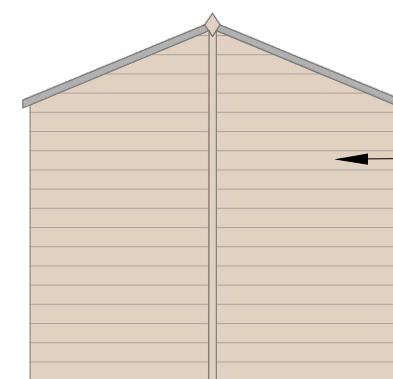
Felt roof finish



FRONT ELEVATION

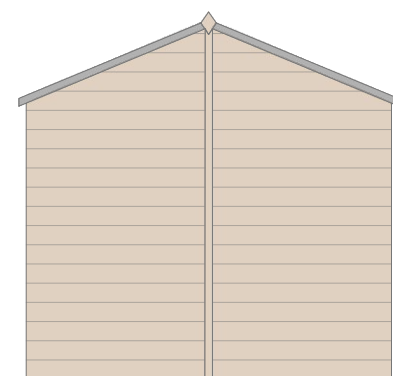


REAR ELEVATION

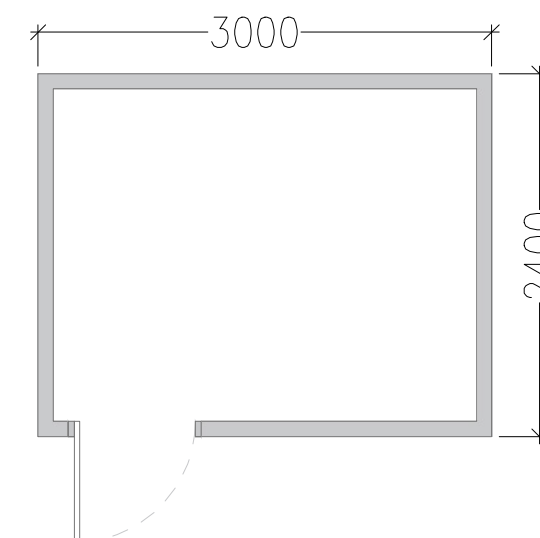


SIDE ELEVATION

Treated timber cladding



SIDE ELEVATION



FLOOR PLAN



W: WWW.GLAMPITECT.CO.UK
E: CONTACT@GLAMPITECT.CO.UK
T: 0131 202 9002

Date	Description	Rev	By

Revision Description

Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
ELEVATIONS

Drawing Number:
250103-01-09

Revision: -
Date: 30.01.2025
Scale: 1:50 @ A2
Drawn By: TA
CAD Dwg File: -
Checked By: XD

Issue Status:
Full Planning Application



View 1. Facing North west on the B855, from the existing access.



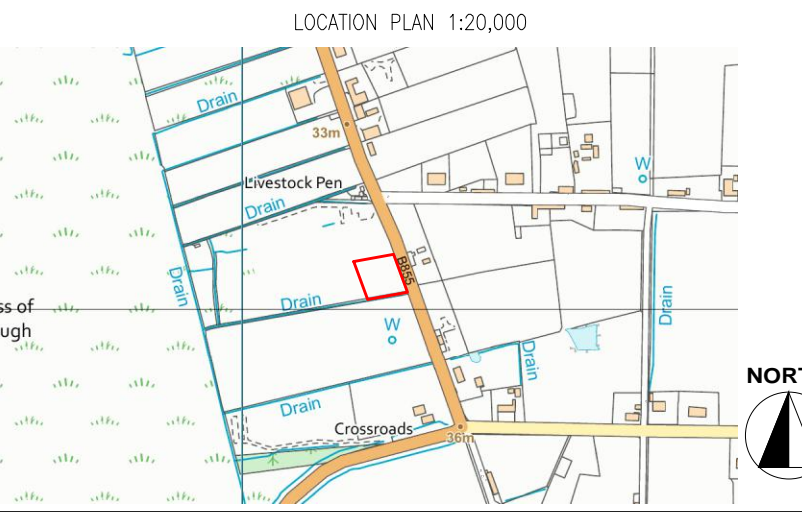
View 2. Facing South east on the B855, from the existing access.



View 3. Existing access into proposed site from B855.

Date	Description	Rev	By
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Revision Description



Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
ROAD AND ACCESS PLAN

Drawing Number:
250103-01-06

Revision: -
Date: 30.01.2025
Scale: 1:100 @ A1
Drawn By: TA
CAD Dwg File: -
Checked By: ER

Issue Status:
Full Planning Application





Low Level Path Lighting

Lanea Path Lighting Bollard with PIR sensor.

Benefits:

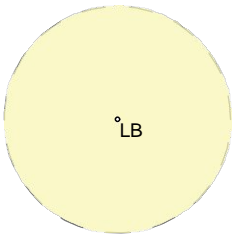
- LED mains wired.
- Low level height, only 40cm high.
- LED bulbs installed into this pillar lam are in such a manner that they shine downwards onto cascading reflectors, keeping all light at low level.
- Integrated PIR sensor, keeping light levels low and only on when required.
- Range 2-8metres, set at 3m as shown.
- Lighting duration (5 seconds to 6 minutes) are configurable.
- Detects movement at an angle of 90 degrees.



GLampitect

W: WWW.GLAMPITECT.CO.UK
E: CONTACT@GLAMPITECT.CO.UK
T: 0131 202 9002

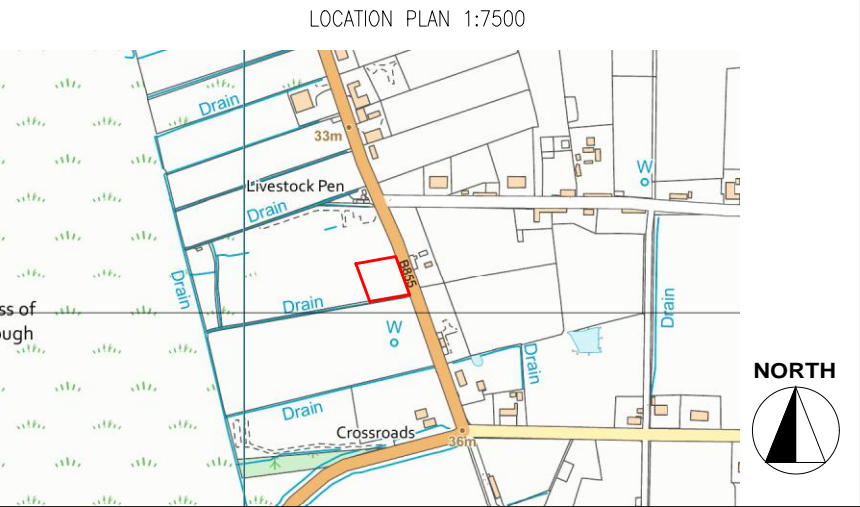
KEY TO SYMBOLS



LOW LEVEL LIGHTING
BOLLARD 9 no. TO BE
INSTALLED. LIGHTING
SPREAD SHOWN AS 3m

Date	Description	Rev	By

Revision Description



Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
PROPOSED LIGHTING PLAN

Drawing Number:
250103-01-07

Revision: -
Date: 30.01.2025
Scale: 1:100 @ A1
Drawn By: TA
CAD Dwg File: -
Checked By: XD

Issue Status:
Full Planning Application



View 1. Proposed site facing east towards road.



View 2. Proposed site facing northeast facing all pods.



View 3. Proposed improved access and parking arrangements.

Date	Description	Rev	By

Revision Description

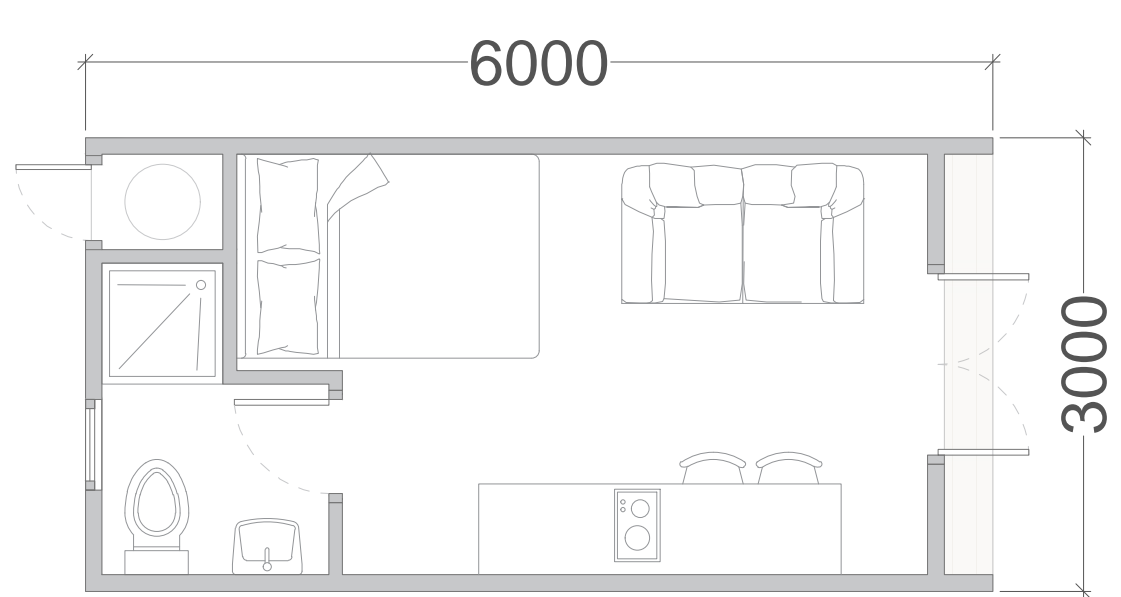
Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
ARTIST IMPRESSIONS

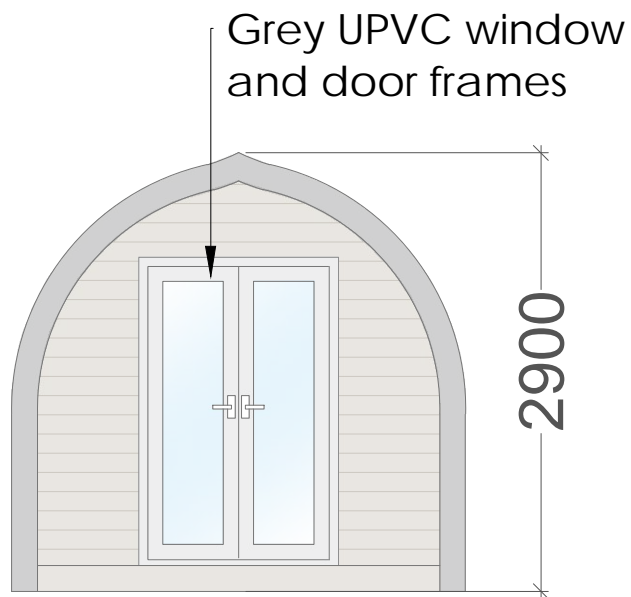
Drawing Number:
250103-01-08

Revision: -
Date: 30.01.2025
Scale: NTS
Drawn By: TA
CAD Dwg File: -
Checked By: XD

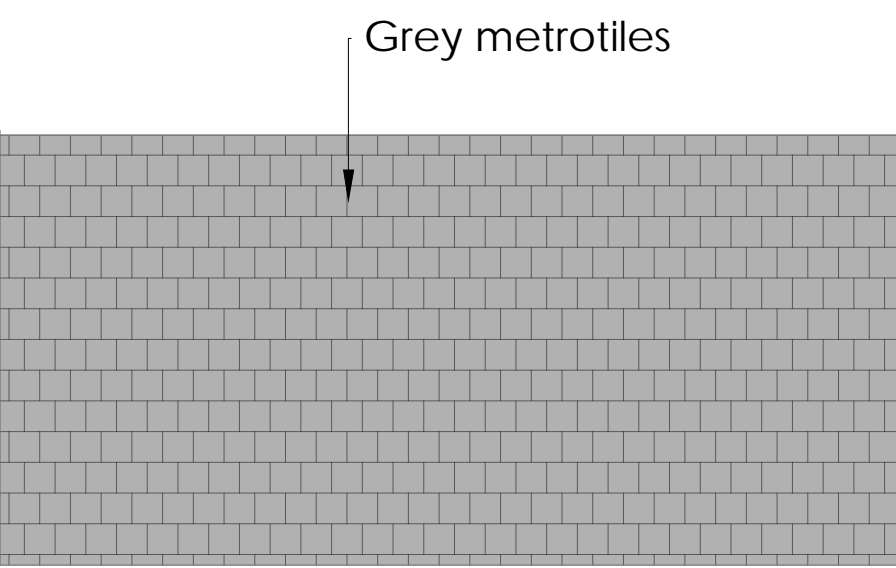
Pod 2



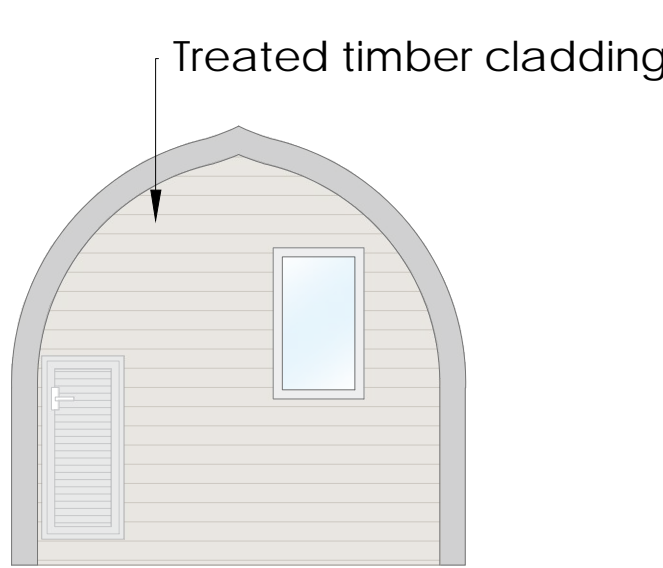
FLOOR PLAN



FRONT ELEVATION

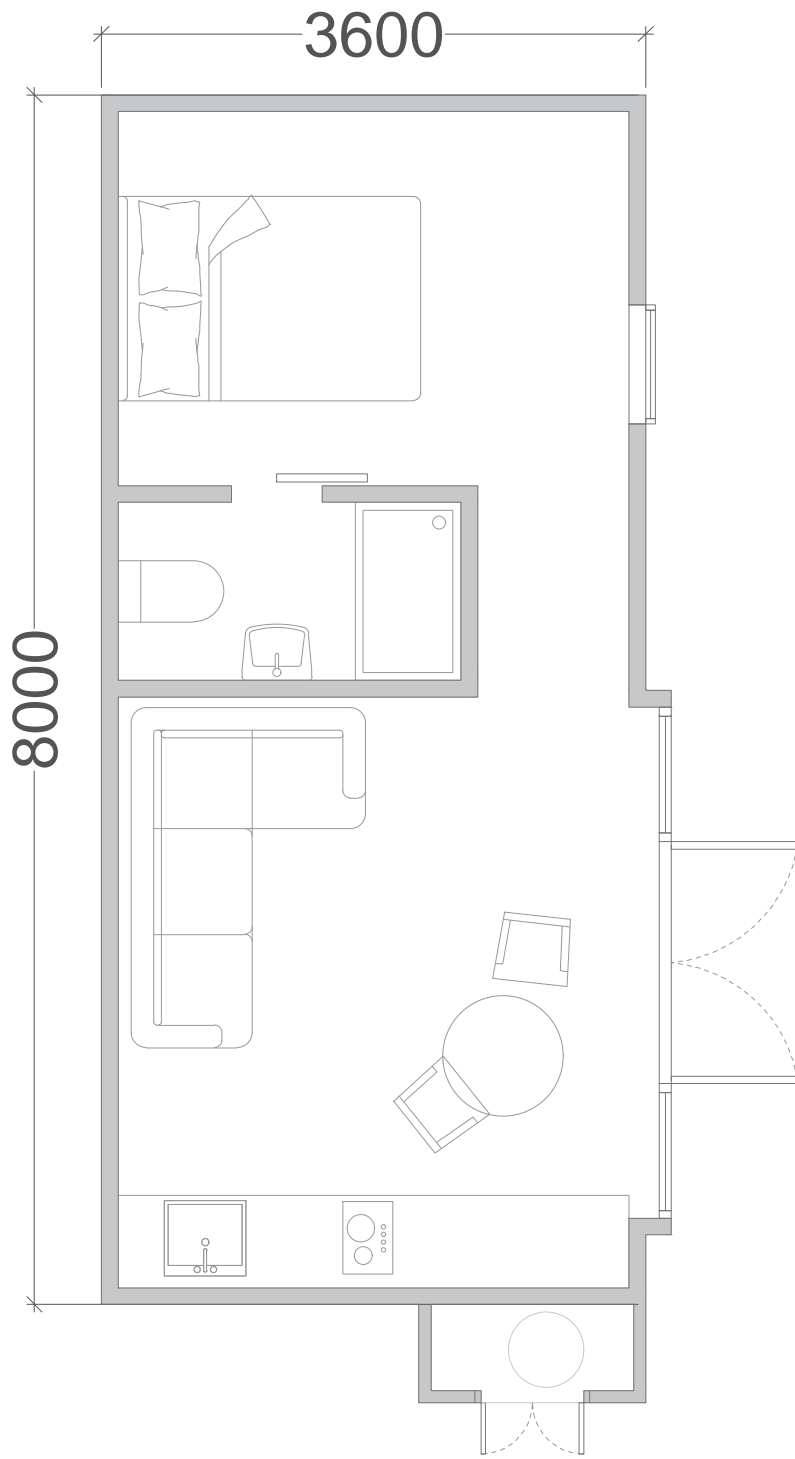


SIDE ELEVATIONS

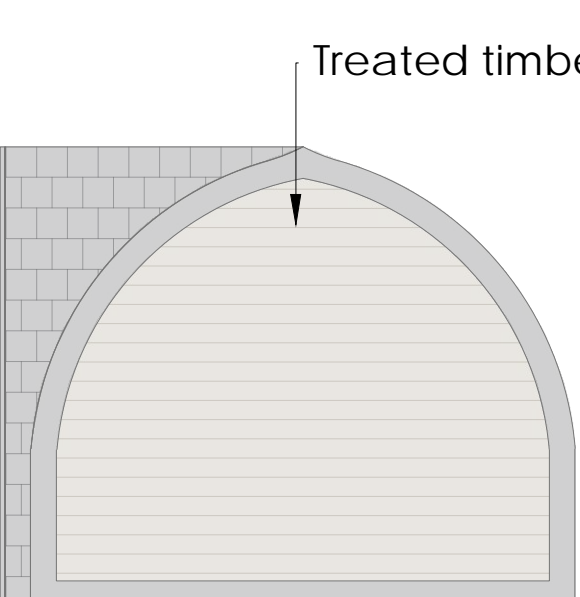


REAR ELEVATION

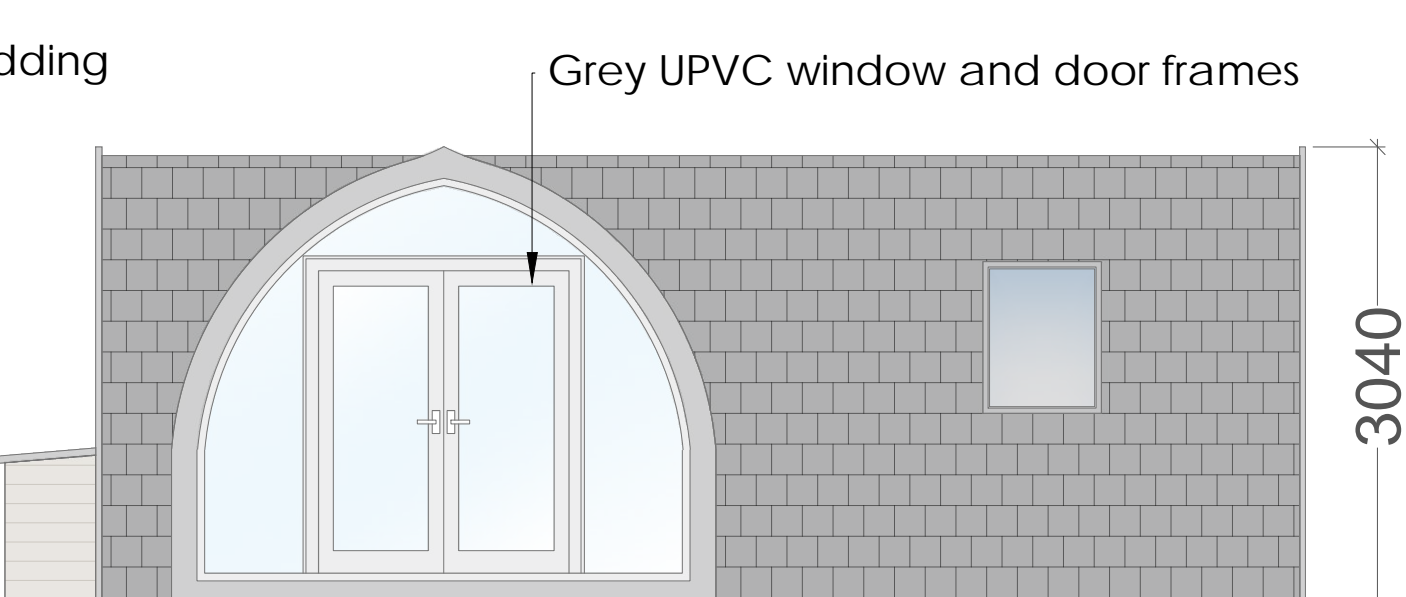
Pods 3 and 4



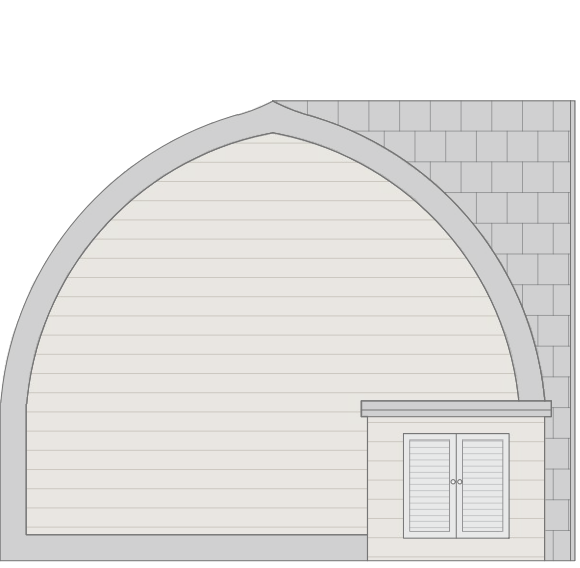
FLOOR PLAN



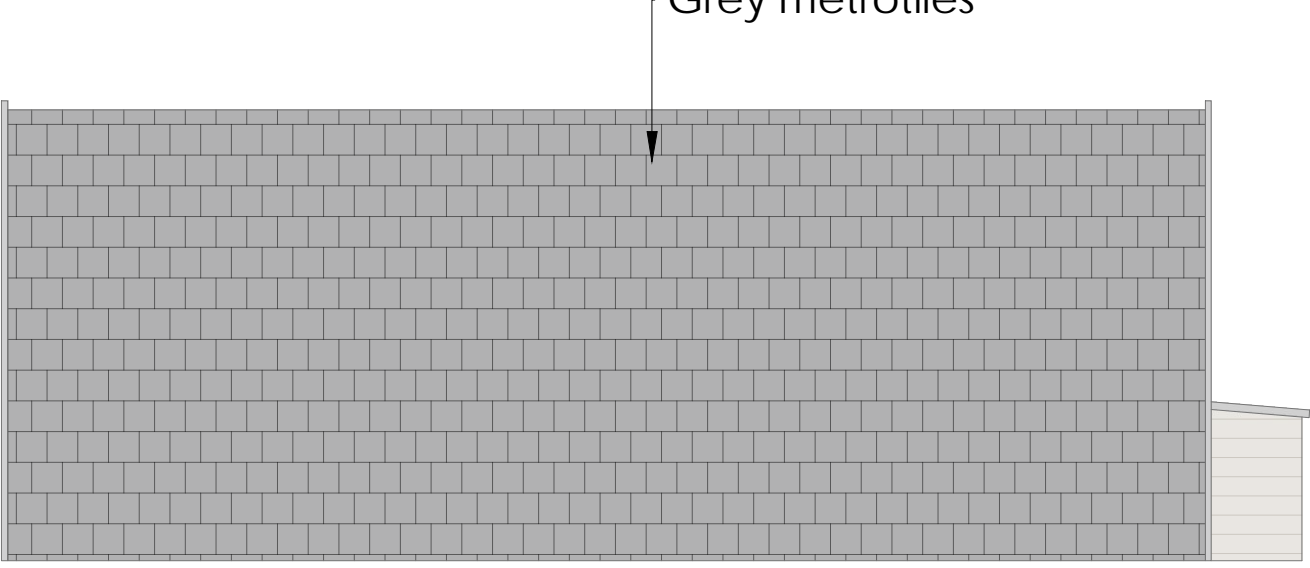
REAR ELEVATION



FRONT ELEVATION

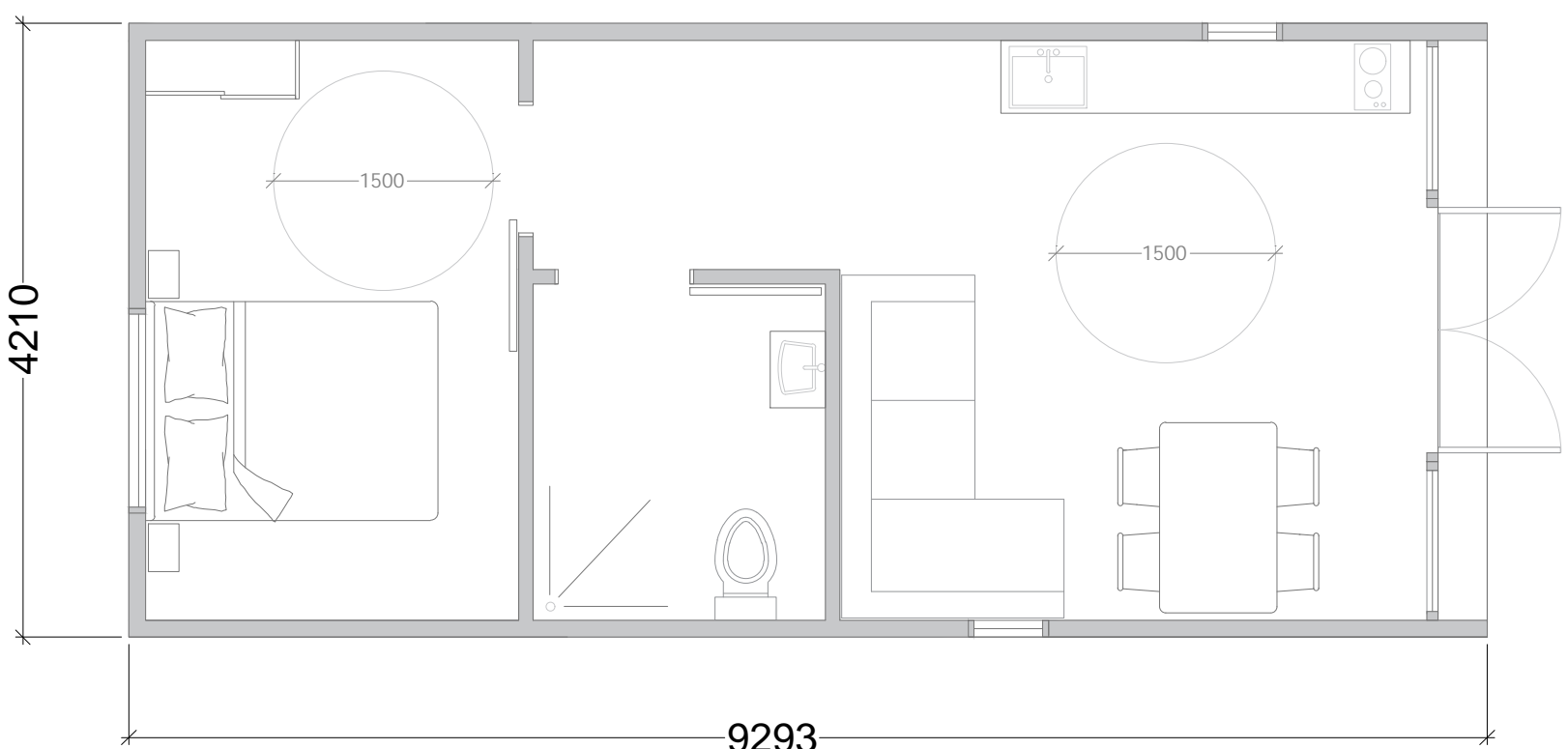


FRONT ELEVATION

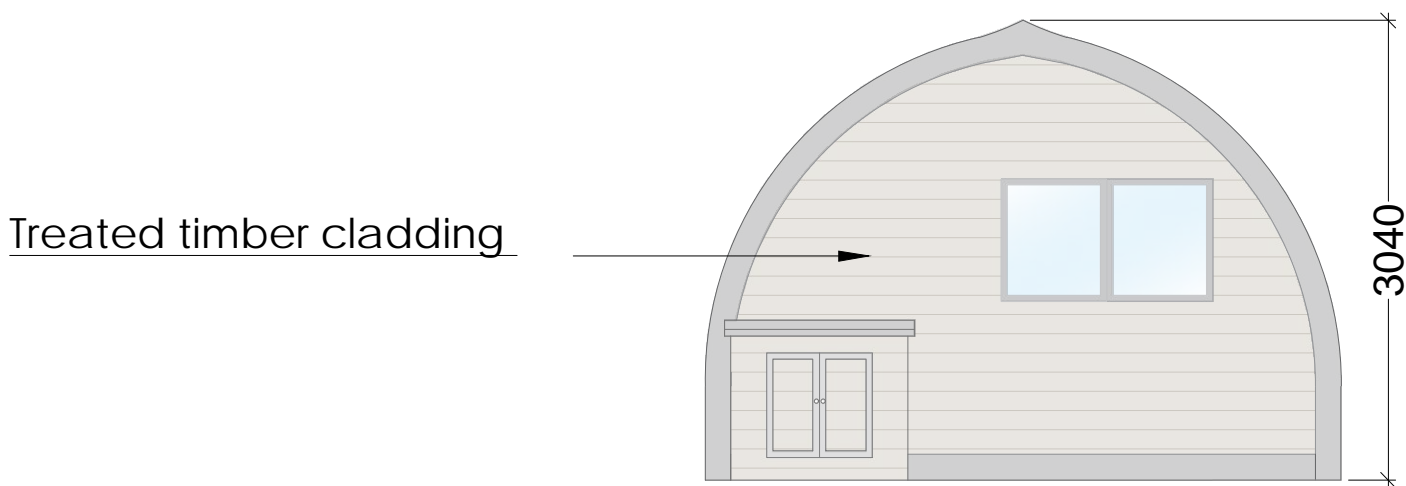


REAR ELEVATION

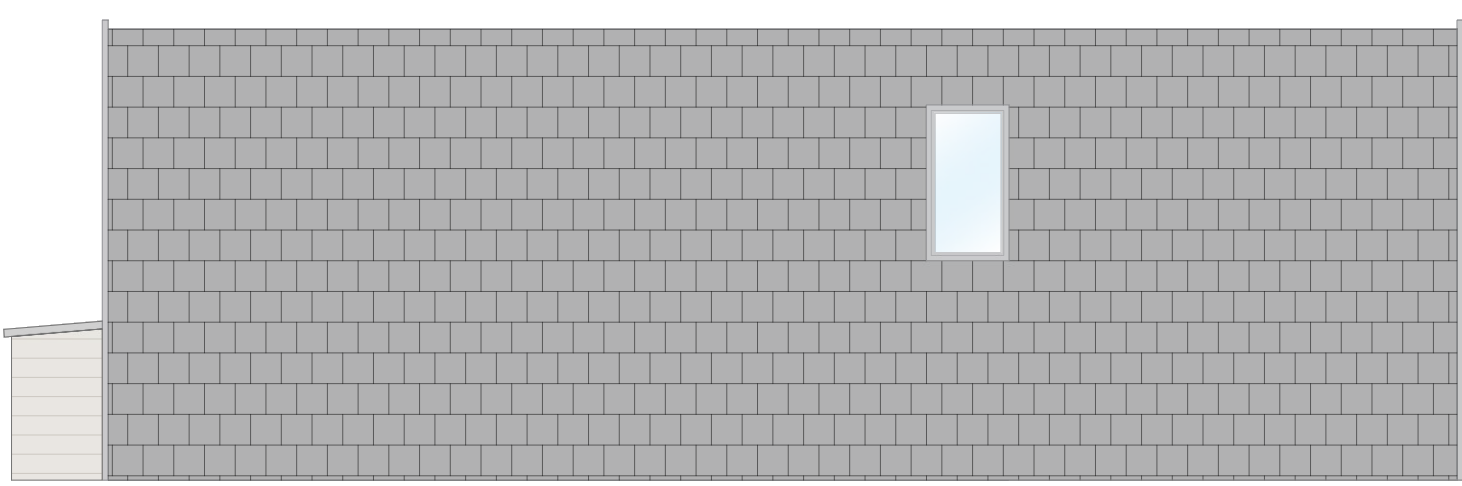
Pod 1 - Accessible to wheelchairs



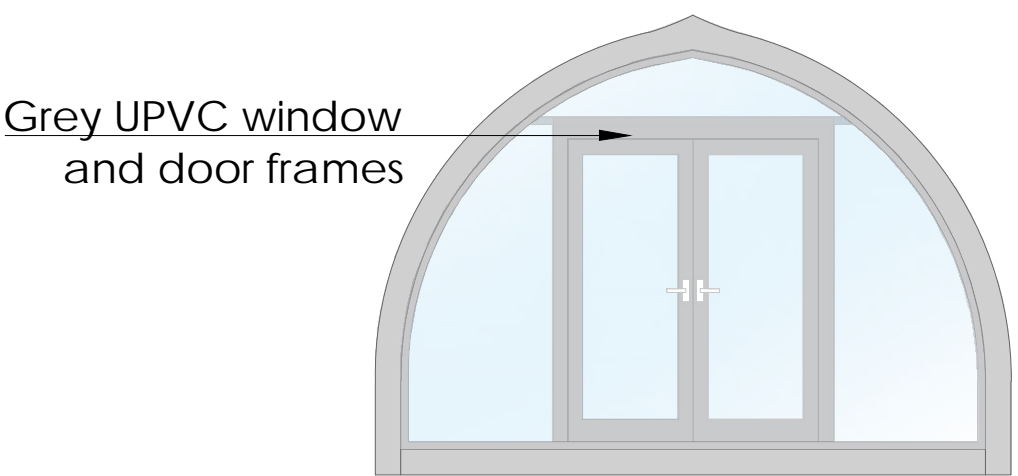
FLOOR PLAN



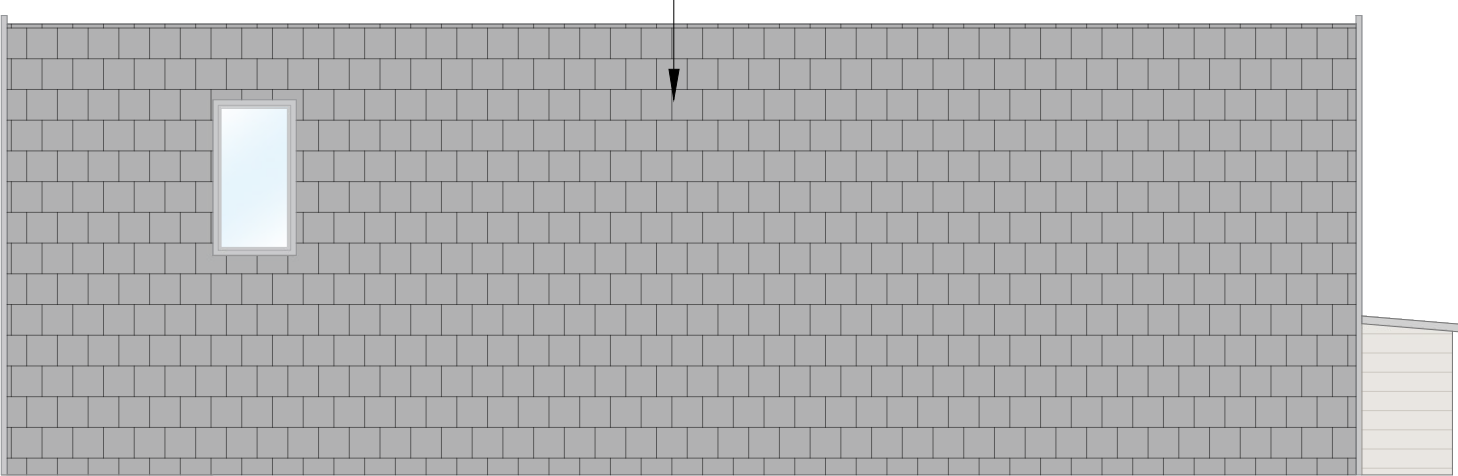
REAR ELEVATION



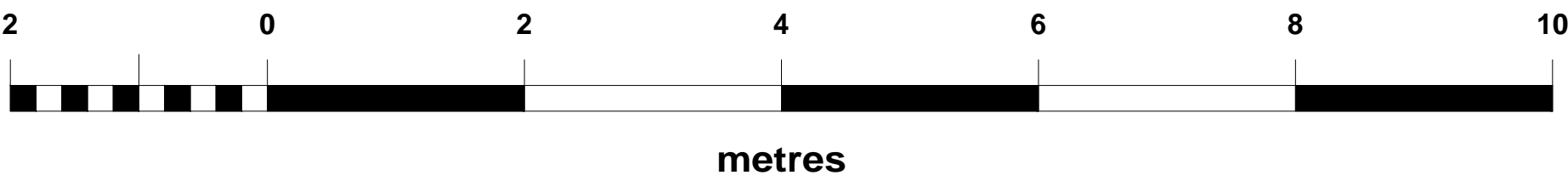
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



Date	Description	Rev	By

Revision Description

Project:
Proposed Glamping Site - For Iwona Gawin
Land west of Briar Cottage, Brough
KW14 8YE

Drawing Title:
POD PLAN AND ELEVATIONS

Drawing Number:
250103-01-05

Revision: -
Date: 30.01.2025
Scale: 1:50 @ A1
Drawn By: TA
CAD Dwg File: -
Checked By: XD

Issue Status:
Full Planning Application