

Agenda Item	8.14
Report No	PLN/074/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 26 November 2025

Report Title: 25/02523/FUL: Cruive Ltd

Land To West of Dunroamin, Dunnet

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Glamping retreat with 3 Bothies, and Service Bothy.

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 establishment of a Glamping retreat with 3 accommodation bothies and a further service bothy with associated access, infrastructure and services. Two bothies are currently on site but are not connected to any services. The site is situated on the east side of Dunnet Bay and within the Dunnet Head Special Landscape Area (SLA). The town of Thurso is approximately 10 miles southwest of the site.
1.2	The original application was for “a glamping retreat with 4 bothies, garage and service bothy”. In addition, the original application made provision for 11 car parking spaces. The closest point to a neighbouring dwellinghouse was 16.8 metres to the rear of this property. Concerns were raised about the number and position of the bothies with regard to neighbouring residential amenity and this was reduced to 3 plus a service bothy and amendments made to the layout and the omission of the garage.
1.3	The bothy cabins measure 6.6m with a porch extending it to 8.93 x 3.17m wide with a height of 3.9m. The service bothy measuring 2.86wide x 4.32 long and 4.32m high. One bothy is to provide disabled compliant ramped level access, shower and WC layout. The cabins have a twin-bed configuration on the entrance level for guests that cannot use the mezzanine sleeping platform.
1.4	Parking was also reduced to 5 spaces allowing the position of the development to be moved westwards effectively away from the neighbouring property, with the closest point now approximately 34 metres from the rear of said property. Included in this application is the establishment of refuse and recycling bins, parking bays, log and bike store.
1.5	Additional landscaping improvements have been negotiated including, planting of native hedgerow, shrubbery and meadow grass with wildflowers throughout the site enhancing biodiversity measures.
1.6	Access to site is proposed through an improved access penny farthing type timber gate with pass gate from the public A836 public road which leads to a single turning and parking area. Additionally, a Caithness stone feature wall entrance is proposed.
1.7	Surface water drainage will be via a private treatment system and soakaway. Water supply will be from the public network. Waste water connection to the existing sewer network.
1.8	The proposed short-term holiday let business will be operated remotely by the applicant. A management plan has been submitted as supporting information.
1.9	The site benefits from an extant planning permission (ref. 24/01322/FUL) for the “erection of a house, garage, home office, self-contained unit (for holiday letting purposes) and formation of access; temporary siting of a residential caravan for use during the construction period.” This existing consent remains valid. The existing permission and the current application could not both be built in accordance with the drawings. It is therefore not considered necessary to revoke the existing permission for the house based on the submitted layout.

1.10	Pre Application Consultation: No formal advice was sought. The issue of compliance with policy is addressed more fully in the main assessment.
1.11	Variations <ul style="list-style-type: none"> • Reduction from 4 to 3 bothies • Amendment to the location of the bothies to increase separation to adjoining houses • Removal of the garage • Reduction in car parking spaces from 11 to 5 • Additional screen planting along eastern boundary
2.	SITE DESCRIPTION
2.1	<p>The application site is a small flat agricultural field at the southern extent of Dunnet Village. The field is located to the rear of a house that fronts the A836 public road. Mansfield House and grounds are to the north of the site the access to which the site would share from the A836. Dunnet Bay, which forms part of the Dunnet Links Site of Special Scientific Interest (SSSI), is to the south and Dunnet Head is to the west and northwest, although the site is within the Dunnet Head SLA.</p>
2.2	SUPPORTING INFORMATION <p>The following has been submitted by the applicant in support of the application. The site noise management plan proposes the effective running and management of the business and offers the following mitigation to any pre considered issues that may arise.</p> <p><u>Guest Code of Conduct</u></p> <p>A clearly worded Code of Conduct will be issued to all guests at the time of booking and displayed in each cabin. It will highlight the need to respect the rural and residential setting, particularly by avoiding loud music, shouting, or gatherings during quiet hours (e.g., 10pm to 8am).</p> <p><u>Quiet Hours Policy</u></p> <p>A strict quiet hour's policy will be in place from 10:00pm to 8:00am, during which all outdoor activity will be discouraged, and amplified music prohibited. Signage will reinforce this policy on-site.</p> <p><u>Site Layout & Buffer Zones</u></p> <p>The layout of the cabins has been designed to minimise direct overlooking or noise transmission to nearby dwellings.</p> <p><u>Limiting Group Bookings</u></p> <p>To prevent large gatherings, bookings will be limited to a maximum of four persons (2 adults and 2 children) per cabin. Group bookings of all four cabins by a single party will be discouraged unless the guests agree to additional terms.</p> <p><u>Monitoring and Enforcement</u></p> <p>Contact information for a local site manager or responsible person will be provided to neighbours and guests to report concerns. Any guests found in breach of the policy may be asked to leave and barred from future bookings.</p> <p><u>Booking Platform Controls</u></p>

	<p>The Code of Conduct and quiet hours policy will be published on all booking platforms used (e.g, Airbnb, booking.com), and guests must accept these terms before confirmation.</p> <p>The principle being that having a local manager will ensure someone can be on site within a short time frame for any issues that arise. 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 following have also been submitted:</p> <ul style="list-style-type: none"> • Design and Access Statement • Phase 1 Habitat Survey • Construction Management Plan • Noise Management Plan 	
3	PLANNING HISTORY	
3.1	<p>20/01032/FUL Erection of house</p> <p>24/01322/FUL Erection of house, garage, home office, self contained unit (holiday letting purpose) and formation of access; temporary siting of residential caravan for use during construction period.</p>	
4.	PUBLIC PARTICIPATION	
4.1	<p>Advertised: John O’Groat Journal</p> <p>Date Advertised: 25th July 2025</p> <p>Representation deadline: 8th August 2025</p>	
	Timeous representations:	None
	Late representations:	<p>24 from 20 Households Objecting</p> <p>5 from 5 Households in support as well as a petition</p>
4.2	<p>Material planning objections summarised as follows:</p> <p>1) The proposal conflicts with planning policy including restrictions in the Highland Council Local Development Plan, the Dunnet Head SLA designation, National Planning Framework 4 (NPF4), placemaking principles, and environmental safeguards for nearby protected habitats, Dunnet Links SSSI. The issue of compliance with policy is addressed more fully in the main assessment.</p> <p>Officer response; The original proposal was not supported and was reduced by one unit, removal of the garage, relocation of bothies and a reduction in parking following negotiation. The reduction in numbers addresses concerns about residential amenity and re-locates development within the overall site to a less sensitive area. In addition, Biodiversity Net gain will provide betterment which will be secured by condition.</p> <p>2) Concerns over the design, scale, and finish of the bothies and the risk of future expansion</p> <p>Officer response; It is considered that the bothies are comparatively small in scale which are discreetly sited. Concerns were originally raised about the number proposed and their location but these have been addressed. Any future development proposals would require to be considered on their own merit.</p>	

3) Concerns over the proposed access and over provision of parking

Officer response; It is considered the access to the site is appropriate subject to conditions for the scale of development proposed. Any future applications would require to be assessed on their own merits.

4) Adverse Visual Impact

Officer response; The development is relatively small scale and designed to have a low impact. It is contained within the site and will not result in significant visual impacts. It will be viewed in the context of existing development.

5) Inappropriate design and materials for the setting

Officer response; Although the design and finish of the bothies are contemporary it is considered they are well sited and comparatively modest in scale and appropriate for this setting.

6) Environmental harm given its proximity to the adjacent SSSI

Officer response; The site lies outwith the designated boundaries and it is not considered the proposal will adversely impact on this.

7) No on-site supervision or management, fire safety

Officer response; A guest code of conduct policy will be made available to guests, setting out on-site conduct. A short-term letting licence will be required.

8) Minimal economic benefit to the local area

Officer response; The proposal will help contribute and complement additional tourism accommodation in the area.

9) Some construction work occurred before a decision has been made

Officer response; Two bothies were delivered to the site but these have not been connected and are not in use. This does not represent a meaningful start.

10) The proposal conflicts with planning policy including restrictions in the Highland Council Local Development Plan, the Dunnet Head SLA designation, National Planning Framework 4 (NPF4), placemaking principles, and environmental safeguards for nearby protected habitats.

Officer response; A full policy assessment is detailed in the main body of the report.

11) The inclusion of Log Burners, gives rise to concerns over health and air quality

Officer response; No objections were raised by Environmental Health

12) Inconsistent planning advice on such proposals

Officer response; Each application must be considered on its respective merits having regard to all relevant material planning considerations.

13) The proposal would have an adverse impact on the health and wellbeing of adjoining residents and be contrary to the Equality Act 2010 and Human Rights Act 1988,

Officer response; In response to concerns raised by the Planning Service about the number of bothies, their location and impact on adjoining residents a number of amendments were made. The number of bothies was reduced from 4 to 3, the separation distance of the closest bothies was increased to over 30 m. Additionally it is proposed to plant landscaping along the eastern boundary. A fence/structure will also be required to provide shelter and screening given the windswept nature of the area until the landscaping is established. The primary orientation of each bothy will be towards Dunnet Bay itself and not to any adjoining properties. The

	<p>primary activity associated with the bothies will be with pedestrian movements from them to the parking area. In view of the measures outlined it is considered that the measures outlined will address concerns related to the health and well being of adjacent residents.</p> <p>An Integrated Impact Assessment has been undertaken, which considers the potential effects of the development on the health and wellbeing of adjoining residents and has specifically addressed the Council's duties under section 149 of the Equality Act 2010.</p>
4.3	<p>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.</p>
5.	<p>CONSULTATIONS</p>
5.1	<p>Environmental Health Officer. The application is for 4 bothies operating as holiday lets. The main concern for Environmental Health would be noise nuisance from guests and their activities affecting nearby residents. The applicant should produce a noise management plan and propose effective controls to manage this. There are no objections or adverse comments regarding the application.</p> <p>A noise management plan was subsequently submitted as supporting information</p>
5.2	<p>Transport Planning. Transport Planning has reviewed the submitted documentation, including the Design and Access Statement, Proposed Site Layout, and Site Access Detail. We offer no objection in principle to the development, subject to the following conditions and clarifications, in accordance with the Roads and Transport Guidelines for New Developments (RTGND, May 2013). This includes arrangements for on-site refuse collection, with access and turning provision suitable for service vehicles. The proposal aligns with RTGND (2013) and supports sustainable rural tourism objectives.</p> <p><u>Access and Visibility</u></p> <p>The visibility splays of 2.4m x 120m in both directions from the access onto the A836 shall be maintained thereafter clear of any obstruction above 1.05m in height (measured from the carriageway surface). No upgrade or redesign of the private access is required as it already exists and is considered fit for continued use in its proposed form.</p> <p><u>Parking and Layout</u></p> <p>The Proposed Site Layout shows 12 parking spaces for 4 holiday bothies and one service unit. No accessible (disabled) parking bay is identified. All parking spaces shall be formed in accordance with standard dimensions and retained thereafter. At least one disabled parking space (3.6m x 6.0m).</p> <p><u>Construction Traffic Management</u></p> <p>Due to the site's proximity to the A836 and use of prefabricated units, a Construction Traffic Management Plan (CTMP) is required.</p> <p>CTMP Submitted by applicant during assessment phase.</p> <p><u>Refuse Collection and Bin Storage</u></p> <p>The Site Access Plan (C01) shows bin storage areas recessed within the entrance walls. As the access is surfaced and includes internal turning, collection vehicles can safely enter and exit the site. Refuse collection shall take place from the</p>

	designated bin store area. The access and turning space shall be maintained in a condition suitable for service vehicle us.
5.3	Flood Risk Management Team. No objections to the amended layout
5.4	Dunnet & Canisbay Community Council No response received.
5.5	Archaeology – No objections subject to conditions
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) Dunnet is defined as a Growing settlement and a Special Landscape Area (SLA)
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 Planning Advice Note (PAN) 1/2011 – Planning and Noise. PAN 60 – Planning for Natural Heritage
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	In line with Policy 12 - Zero Waste, the proposal includes refuse storage, including recycling bins ensuring compliance with sub section c) i, ii, of the policy.

8.6	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. Notwithstanding, no provision has been made to provide EV charging facilities therefore this is secured by condition.
8.7	<p>While the site does not lie in an area identified to be at risk of flooding, Policy 22 Flood risk and water management is still relevant as part c requires that proposals do not:</p> <ul style="list-style-type: none"> increase the risk of surface water flooding to others, or itself be at risk. i. 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; ii. seek to minimise the area of impermeable surface. <p>This is in line with Policy 66 – Surface Water Drainage, that requires all development to include a drainage system by way of SUDs and in accordance with Sewers for Scotland. In accordance with policy the proposed development will connect to the public waste water infrastructure.</p>
8.8	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.
8.9	<ul style="list-style-type: none"> i. NPF4 and the Development Plan are supportive of the principle of tourism-related development. Policy 30 of NPF4 (Tourism) states that proposals for tourism-related development should take into account the following: 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.
8.10	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. It is considered that the application has demonstrated compliance with these policies.
	Principle of Development
8.11	There is an established demand for self-catering accommodation in the area, and the site is suitably located to serve visitors using the North Coast 500 (NC500) tourist route and the wider area. Existing holiday accommodation in the vicinity demonstrates that the principle is compatible with the local context.

8.12	The small-scale nature of the development, combined with careful siting, ensures that it would not have a significant impact on the character of the landscape or surrounding area. The bothies will be constructed off-site using modern materials, helping to minimise carbon impact. Proposed planting of native trees, hedgerows, shrubs, and wildflower meadows will enhance biodiversity, which could be further strengthened through the installation of bat and bird boxes and deadwood piles, secured by condition.
8.13	Supporting information states that one of the bothies will provide access for all abilities. For the purposes of the planning application this is considered to be acceptable and will be subject to more technical scrutiny through the Building Warrant process.
8.14	The development is complementary to existing tourism facilities, including a nearby campsite, and is considered to be low-key in nature. It is also expected to generate modest local employment opportunities through management, cleaning, changeovers, and maintenance activities. Overall, the principle of the development is considered acceptable, subject to the assessment of material planning considerations raised in representations and the securing of appropriate mitigation measures through planning conditions where necessary.
Siting, Design, Amenity and Visual Impacts	
8.15	This development is on the seaward side of the public road and within a field set in an area characterised by a mix of domestic, business and agricultural developments sporadically located in the open countryside. The surrounding area is generally flat with either hedgerow planting or post and wire fencing along boundaries. The site consists of agricultural grazing land and does not contain any valuable soils such as prime agricultural land or priority peatland, as such it is considered to comply with Policy 5 – Soils of NPF4 that seeks to protect locally, regionally, nationally, and internationally valued soils.
8.16	The development of the site is not considered to detract from the existing dispersed settlement pattern. The units are single-storey, and their scale and finish will help them assimilate into the landscape. While there are a small number of nearby properties and granted developments outwith the applicant's ownership, potential amenity impacts have been carefully considered. The design and external finishing materials do not raise any significant concerns and are considered acceptable in this location.
8.17	Concerns were raised regarding the absence of an on-site manager. While there is no policy requirement for on-site management, and noting that the site will not have an on site presence as the operator intends to manage the site remotely and will provide the manager's contact details to address issues that may arise. Furthermore, the amended site plan increases the separation distance between the nearest bothy and the neighbouring property. The addition of enhanced screening and a reduction in the number of units are also expected to further mitigate potential impacts on residential amenity.
8.18	The site access has been positioned at the south-southeast edge of the site to minimise direct impact on neighbouring properties. Given the small scale and nature of the proposal, vehicle movements are not expected to generate significant amenity issues beyond normal traffic levels. Proposed boundary planting will provide screening for nearby properties, and the siting of the bothies is not expected to have a detrimental impact on visual amenity.

	Servicing and infrastructure
8.19	A connection to the public water supply and waste water is intended. A private surface water 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. Taking all relevant matters into account, it is considered that the proposal is acceptable in this regard, and no policy impacts are identified.
	Transport, Roads and Access
8.20	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 bothies. Whilst it is noted that the road leading to the site is narrow and single track it is not considered that the likely 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.
	Active Travel
8.21	NPF4 places further emphasis on ensuring active travel opportunities. As outlined 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 is relatively easy access to local services, such as hotel pub/restaurant and a local bus service, as such, it is considered that the proposal can be supported on balance, meeting the wider objectives of rural tourism.
	Ecology and Trees
8.22	The proposal will occupy a currently green field site. There is no evidence to suggest that it currently has significant value for protected species. 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. No provisions have been made to provide low level lighting therefore this is secured by condition.
	Archaeology
8.23	HET Archaeology raised no objection to the development of the site previously subject to a condition for an evaluation in order to establish the archaeological content and potential of the site. Dependent on the results of this work, a further study may be required in advance of, and during, construction works to record any identified remains. The evaluation will be backed up by desk-based research to produce a report setting out the results and any required mitigation strategy. The applicant will need to engage the services of a professional archaeological contractor
	Other material considerations

8. 24	There are no other material considerations.
	Non-material considerations
8. 25	Impact on Existing Local Businesses and Visitor Experience
	Matters to be secured by Legal Agreement / Upfront Payment
8.26	Developer contributions are not required in connection with this development.
9	Integrated Impact Assessment
9.1	The requirement for an Integrated Impact Assessment (IIA) in this case arises from the nature of the concerns raised in representations. Objectors specifically raised concerns that the proposal would have an adverse impact on their health and wellbeing and would be contrary to the Equality Act 2010 and the Human Rights Act. These issues engage the Council's Public Sector Equality Duty under section 149 of the Equality Act 2010, its responsibilities in respect of Human Rights, and its wider duties to consider socio-economic impacts and wellbeing in decision-making.
9.2	In response, an IIA screening was undertaken to ensure that any potential impacts on people with protected characteristics, those who may be socio-economically disadvantaged, and the rights and wellbeing of residents were systematically identified, assessed and recorded. This demonstrates that the Council has given due regard to its statutory duties and has allowed those considerations to inform the planning assessment and recommendation to Members.
9.3	For this proposal, an Integrated Impact Assessment screening was undertaken on 14 November 2025, and the conclusions have been reviewed and approved by the relevant manager.
9.4	The screening process has concluded that, while potential negative impacts were identified in respect of equalities (specifically the protected characteristic of disability) and human rights (in particular Article 8 – right to respect for private and family life, Article 14 – protection from discrimination, and Protocol 1, Article 1 – protection of property), these are capable of being appropriately mitigated.
9.5	In response, a series of design and layout changes have been secured, including: a reduction in the number of bothies on site from four to three; an increase in separation distance to in excess of 30m to minimise overlooking; additional landscaping/hedging along the affected boundary to increase privacy; the provision of screened fencing or boundary treatment, to remain in place until the planting is established; and the careful positioning of windows so that none directly overlook the affected property. The landscaping or hedging, screened boundary fencing and controls over window positions will be secured by planning condition. On this basis, the screening concludes that the identified negative impacts can be reasonably offset and that a Full Impact Assessment is not required.
10.	CONCLUSION
10.1	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 with potential to impact on

	neighbouring amenity, therefore the planning authority sought to reduce the number of Bothies from 4 to 3 and further sought the removal of a substantial garage to address these 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 significant amenity concerns.		
10.2	An Integrated Impact Assessment screening has been undertaken, which identified potential negative impacts in respect of equalities (disability) and related human rights, but concluded that these can be appropriately mitigated through design and layout changes, including increased separation distances, boundary landscaping, screened fencing and controls over window positions, all to be secured by planning condition. Having regard to the outcome of the screening process and the mitigation secured, the siting and scale of the development are not considered to give rise to any significant amenity concerns.		
11.	IMPLICATIONS		
11.1	Resource: Not applicable		
11.2	Legal: Not applicable		
11.3	Community (Equality, Poverty and Rural): Please see section 9.		
11.4	Climate Change/Carbon Clever: EV charging		
11.5	Risk: Not applicable		
11.6	Gaelic: Not applicable		
12	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:	Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).		
2.	No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be		

	<p>provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.</p>
Reason:	In order to protect the archaeological and historic interest of the site
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> <ul style="list-style-type: none"> i. the junction formed to comply with drawing ref SDB2; and ii. visibility splays of 2.4m x1200m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction. <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.	The development hereby approved shall be used solely 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.
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>No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:</p> <ul style="list-style-type: none"> i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point; ii. A plan showing existing landscaping features and vegetation to be retained; iii. The location and design, including materials, of any existing or proposed walls, fences and gates; iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works. vi. Details of screen fencing/barrier along the eastern boundary adjacent to the proposed landscaping to which shall be a minimum 1.8 m high <p>Biodiversity enhancement measures may include, but are not limited to, inclusion of soft screen planting and/or installation of bat/bird boxes. Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the</p>

	first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.
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.
	No development shall commence until full details of a covered and secure communal bicycle storage/racking system for a minimum of 4 bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.
Reason:	In order to facilitate the use of a variety of modes of transport.
6.	Prior to the first occupation of the development, a minimum of two electric vehicle (EV) charging points shall be installed and made fully operational within the site. These shall be retained for use as EV charging points thereafter.
Reason:	To support sustainable travel and reduce carbon emissions, in accordance with Policy13 (Sustainable Transport) of National Planning Framework 4.
7.	All external lighting installed on the site shall be designed and operated in accordance with bat-friendly lighting principles, including the avoidance of light spill beyond the site boundary and the prevention of lighting on key habitat features such as trees, hedgerows, or watercourses. Lighting shall accord with best practice guidance including the Institute of Lighting Professionals Guidance Note 08/23 (Bats and Artificial Lighting) or any subsequent updates
Reason:	To protect and enhance biodiversity and to avoid harm to protected species, in accordance with Policies 3 (Biodiversity) and 4 (Natural Places) of National Planning Framework 4.
8.	Prior to first occupation of the first bothy, parking spaces shall be formed in accordance with the approved drawings and retained thereafter maintained in perpetuity for this use. At least one disabled parking space (3.6m x 6.0m) shall be provided.
Reason:	In the interests of road and public safety.
9.	No development shall commence until full details of the log store have been submitted to and approved in writing by the Planning Authority, thereafter the development shall be completed in accordance with the approved details.
Reason:	In the interests of visual amenity.
10.	No development shall commence until details of any staining or colour to be applied to the external walls of the buildings hereby approved has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details.
	REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles of and policies contained within the Development Plan and NPF4 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

The Councils Corporate Address Gazetteer Team.

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.

Environmental Health Team

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

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.

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 G-01 LOCATION PLAN

Plan 2 C02 SITE ACCESS PLAN

Plan 3 G03 REV J PROPOSED SITE LAYOUT PLAN

Plan 4 G07 PROPOSED GENERAL PLAN - FLOOR/ELEVATION PLAN

Plan 5 G08 PROPOSED GENERAL PLAN- SERVICE BOTHY

Appendix 1 – Letters of Representation

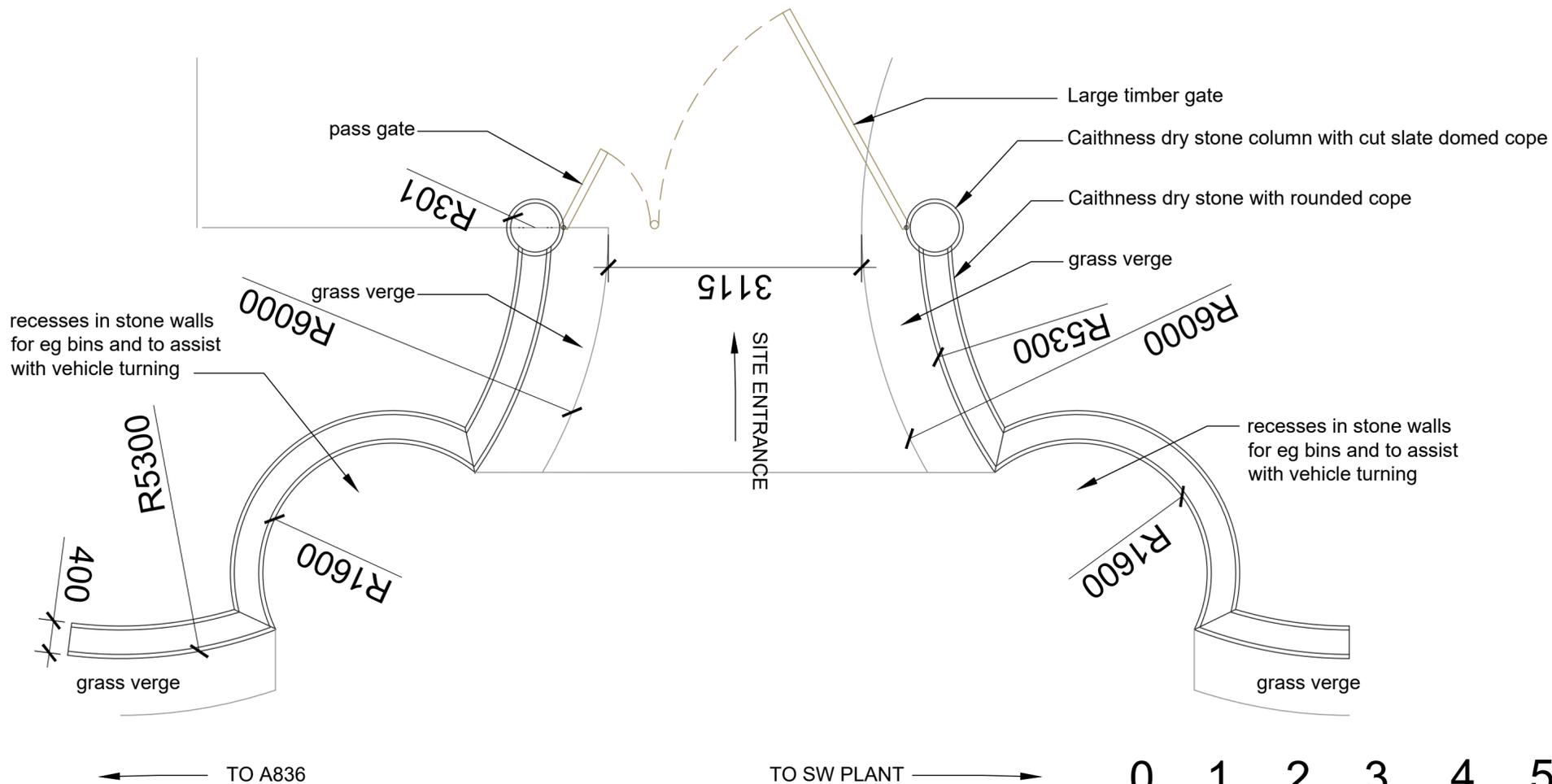
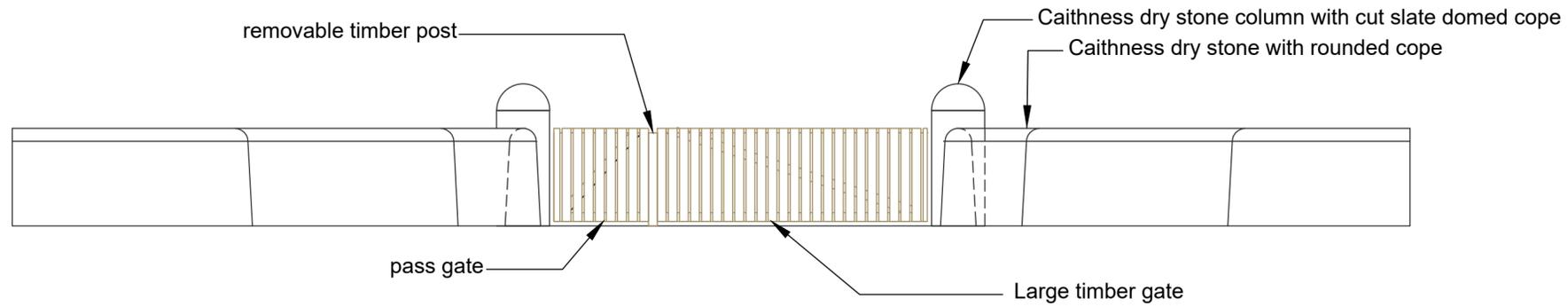
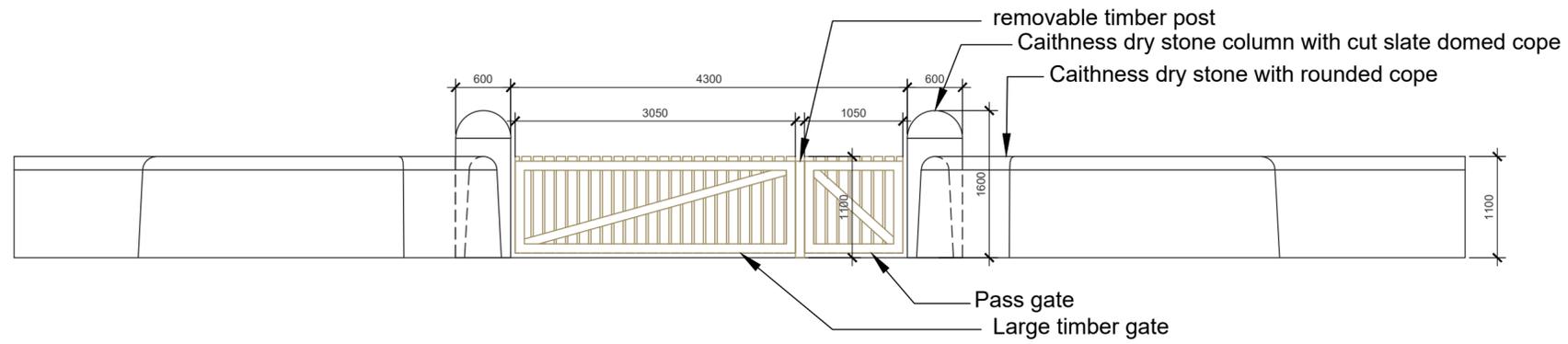
LIST OF REPRESENTATIONS FOR Glamping retreat with 3 Bothies and a Service Bothy. AT Land To West Of, Dunroamin, Dunnet, 25/02523/FUL.

OBJECTORS-NON-TIMEOUS

1.	Heather & Stuart Webb	Karibu, Dunnet, Thurso, KW14 8XD,	13/08/25
2.	K Nestor & A Guttridge	2 Marymas Cottage, Dunnet, Thurso, KW14 8XD,	13/08/25
3.	Mary Humphreys	Maori Ha, Dunnet, Thurso, KW14 8XD,	13/08/25
4.	Justine Bainbridge	Dunroamin, Dunnet, Thurso, KW14 8XD,	13/08/25
5.	Mrs June Dyson	Seaview, Brough, Thurso, KW14 8YE	11/08/25
6.	Mrs Sophia Peddie	1 Orchard Cottage, Kincaig, Kingussie, PH21 1NA	12/08/25
7.	Mr Martin Nicolson	Corner Cottage, Dunnet, Thurso, KW14 8XD	14/08/25
8.	Mr David Steele	Burnlea, Kirkstyle, Dunnet, Thurso, KW14 8YD	19/08/25
9.	Stuart Gibb		19/08/25
10.	Mr Roy Blackburn	The Chimneys, Castletown, Thurso, KW14 8SX	11/08/25
11.	Dr David Sinclair	Wenliknap, Dunnet, Thurso, KW14 8YD,	11/08/25
12.	Hugh And Fiona Boyd	Kirkstyle, Dunnet, Thurso, KW14 8YD,	12/08/25
13.	Morris Macleod		12/08/25
14.	Ros Curwood	3 Castle Gdns, Barrock Street, Thurso, KW14 7GZ	14/08/25
15.	Mrs Angela Williamson	Sandwood, Westside, Dunnet, Thurso, KW14 8YD	02/09/25
16.	Stewart Smith	Thirl Croft, Dunnet, Thurso, KW14 8YD,	13/08/25
17.	John Lawes And Sheila Mackay	Dunnet Bay Escapes, Manse Field, Dunnet, Thurso, KW14 8XD,	12/08/25
18.	Mrs Christine Gunn	14 Henderson Court, Ormlie, Thurso, KW14 7LB	11/08/25
19.	Denise Imrie	Langrig, East Gills, Scrabster, Thurso, KW14 7UQ,	13/08/25
20.	Stewart Smith	Thirl Croft, Westside, Dunnet, KW148Y	13/08/2025

SUPPORTERS- NON-TIMEOUS

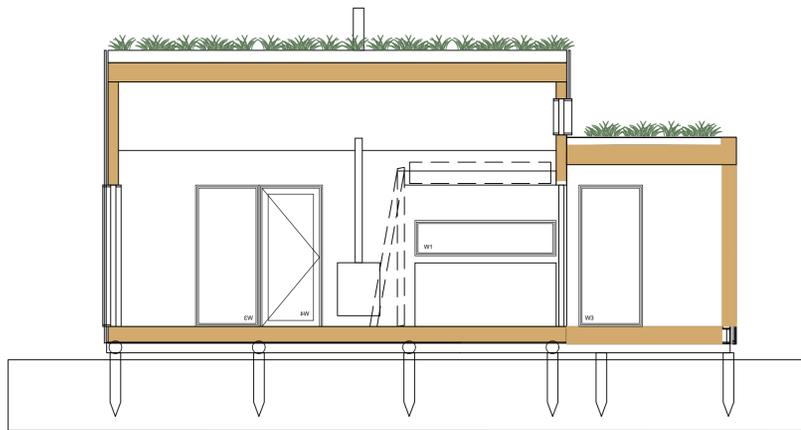
1	John Gunn		20/08/25
2	Mr Roddy Riddle	2 Holm Dell Gardens, Inverness, IV2 4GT	14/08/25
3	Ms Diane Allardyce	East Cattie Steading, Oldmeldrum, Inverurie, AB51 0DP	15/08/25
4	Mr Kevan Newlands	Middle Bodachra Farmhouse, Dyce, Aberdeen, AB217AR	14/08/25
5	Mrs Janice Jordan	12 Sinclair Street, Halkirk, KW12 6XT	18/08/25
6	J M Paterson	10 Vulcan Court, Thurso, KW14 7JJ,	19/08/25



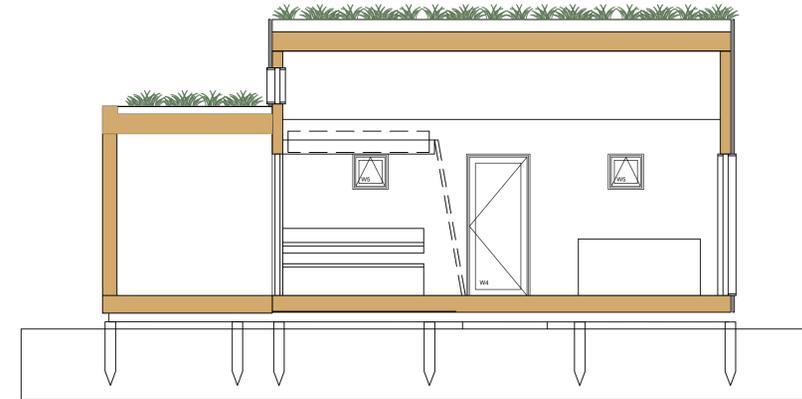
Revision	Description	Date
Status:		
PLANNING		
G Paterson Architect Ltd		
<small>A: 14 Sandylands Road, Cupar, Fife, KY155JS T: 01334 657666 M: 07771644517 E: gary@gpatersonarchitect.scot Director: Gary Paterson Company Number: SC482336</small>		
Client		
Cruive Ltd		
Project		
Bothy retreat development Mansfield Dunnet		
Drawing Title		
Site Entrance Detail		
Scale	Date	Drawn By
1:50 @ A2	July 25	GP
Job No.	Dwg No.	Rev
453	C02	

SPECIFICATION:

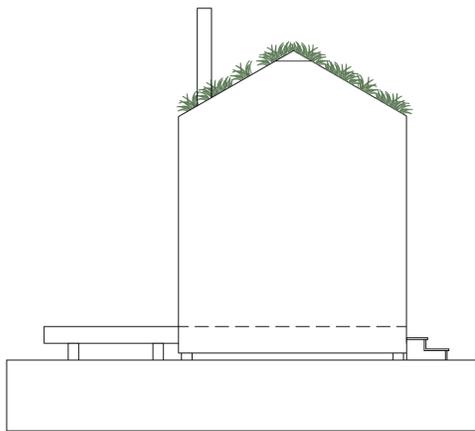
- 10. **SUB STRUCTURE**
Radix screw piles to support timber sub frame set at appropriate height for bothy and deck.
- 20. **ROOF**
150mm turf substrate with local flora and fauna on EPDM membrane on VCL on insulated OSB cassettes.
- 21. **EXTERNAL WALLS**
Vertical 150 x 14mm timber board on treated battens and counterbattens on breather membrane on OSB insulated cassettes.
- 22. **FLOOR**
Timber floor boards on insulated OSB cassettes with waterproof liquid applied, on timber sub frame and concrete foundation to St Eng detail.
- 31. **WINDOWS AND DOORS**
Timber alu clad windows and doors by Nordvest or equal.
- 32. **SLEEPING PLATFORM**
200x50mm timber frame with mattress recessed into frame with decorative plywood to underside.
- 50. **SPACE HEATING**
Wood fired stove on Caithness flagstone hearth with fire retardant board / flagstone on adjacent wall.
- 51. **WATER HEATING**
Kitchen below sink Stiebel Eltron DEM 6, Shower Room Mira Vie Electric Shower - 8.5kW and below sink Stiebel Eltron DEM 3
- 91. **Kitchen**
Stainless steel and plywood Kitchen with built in sink. Include below work surface power for small fridge and hot water heater and for wall mounted mechanical extract. Surface mounted power on side of Kitchen for portable devices eg hot plate, kettle and toaster.
- 52. **SURFACE DRAINAGE**
EPDM with secret rainwater gutter and outlet.
- 53. **SANITARYWARE**
WC and WHB and supports to doc M disabled toilet standard. 800x800mm Mira Flight low shower tray to be recessed into decorative floor covering. Mira Vie Electric Shower (8.5kW) and Stiebel Eltron DEM 3 instant hot water heater under whb.
- 54. **ELECTRICS**
Incoming electric and consumer unit in external corner of Kitchen bench. All electrics surface mounted in metal conduit. Wall mounted mechanical extract capable of 15l/sec to Kitchen and Shower Room.
- 90. **EXTERNAL DECK AREA**
To consist 100-150 x 25mm timber boards on timber frame to suit on sub frame. Deck to be level with internal floor.



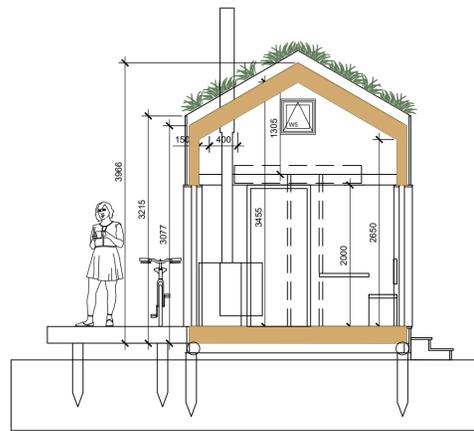
01 LONG SECTION
G07 1:50



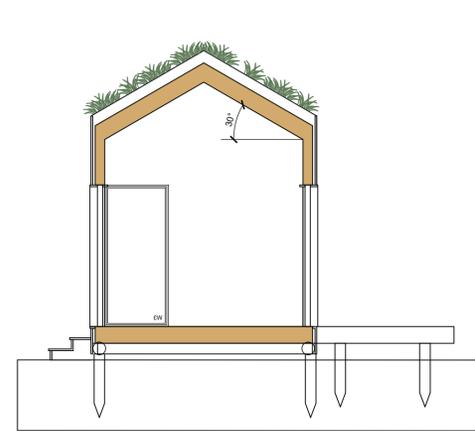
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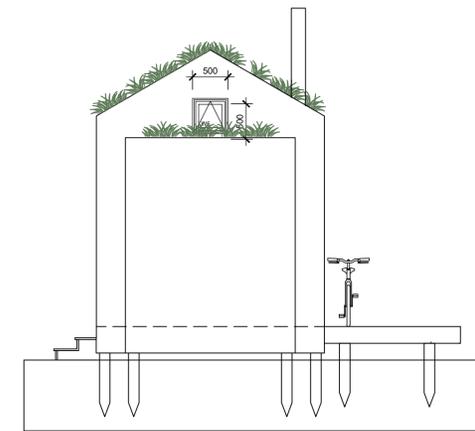
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G07 1:50



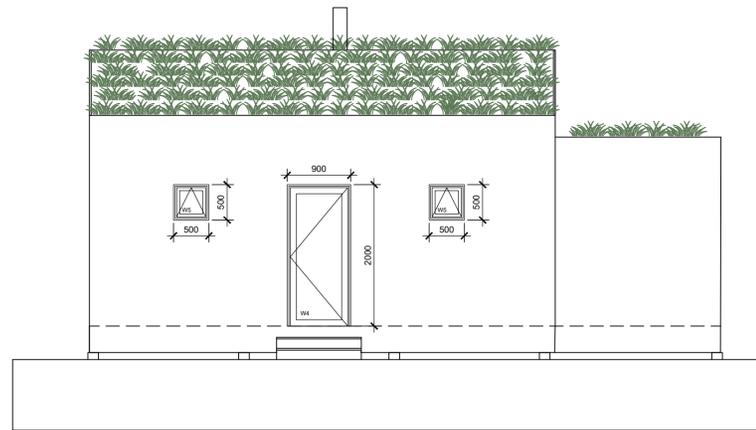
04 CROSS SECTION
G07 1:50



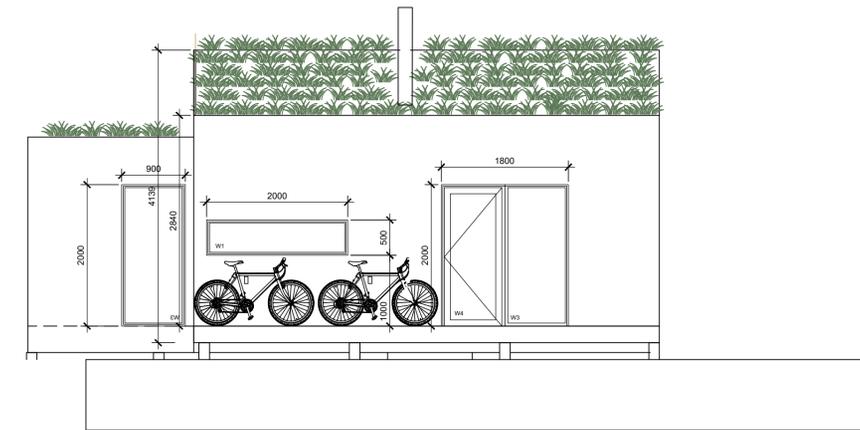
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G07 1:50



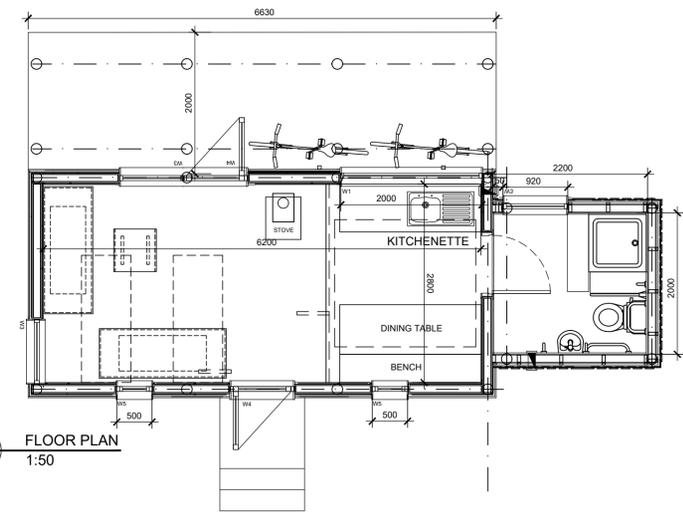
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G07 1:50



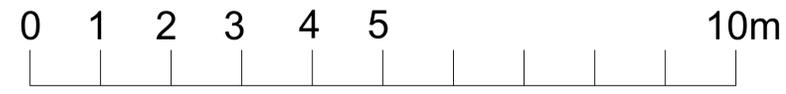
07 FRONT ELEVATION
G07 1:50



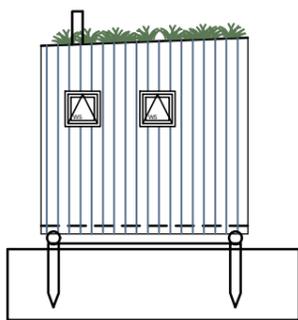
08 REAR ELEVATION
G07 1:50



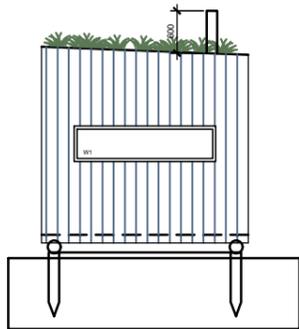
09 FLOOR PLAN
G07 1:50



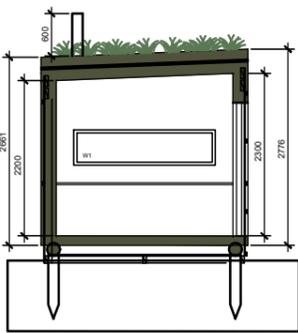
Revision	Description	Date
STATUS: CONSTRUCTION		
G Paterson Architect Ltd		
A: 14 Sandylands Road, Cupar, Fife, KY15 5JS T: 01334 657666 M: 07771644517 E: gary@pateronarchitect.scot Director: Gary Paterson Company Number: SC482336		
Client CRUIVE		
Project Bothy retreat development Mansfield Dunnet		
Drawing Title Proposed plan section and elevations		
Scale 1:50 @ A1	Date July 2025	Drawn By GP
Job No. 453	Dwg No. G07	Rev



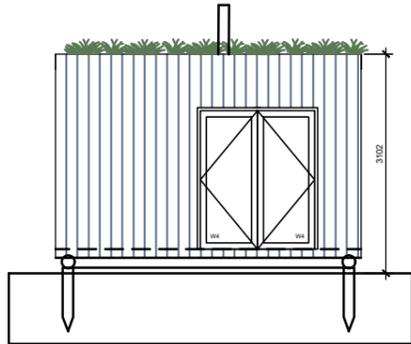
01 SIDE ELEVATION
G07 1:100



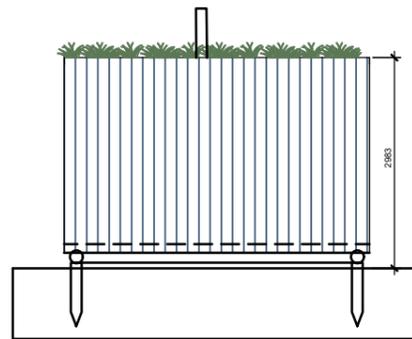
02 SIDE ELEVATION
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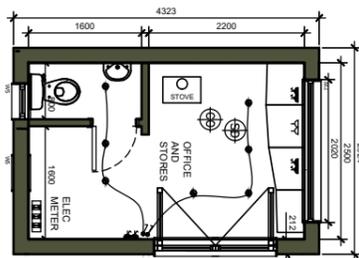
03 SECTION
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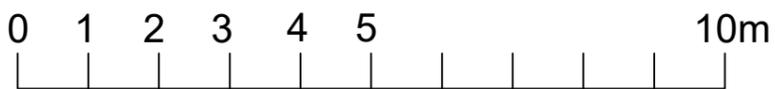
04 FRONT ELEVATION
G07 1:100



05 REAR ELEVATION
G07 1:100



06 PLAN
G07 1:100



SPECIFICATION:

00 SUB STRUCTURE.
Timber frame anchored into hardsanding

10 STRUCTURE. Timber frame.

21 WALLS clad with untreated timber cladding to age naturally.

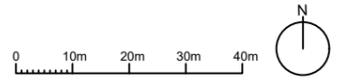
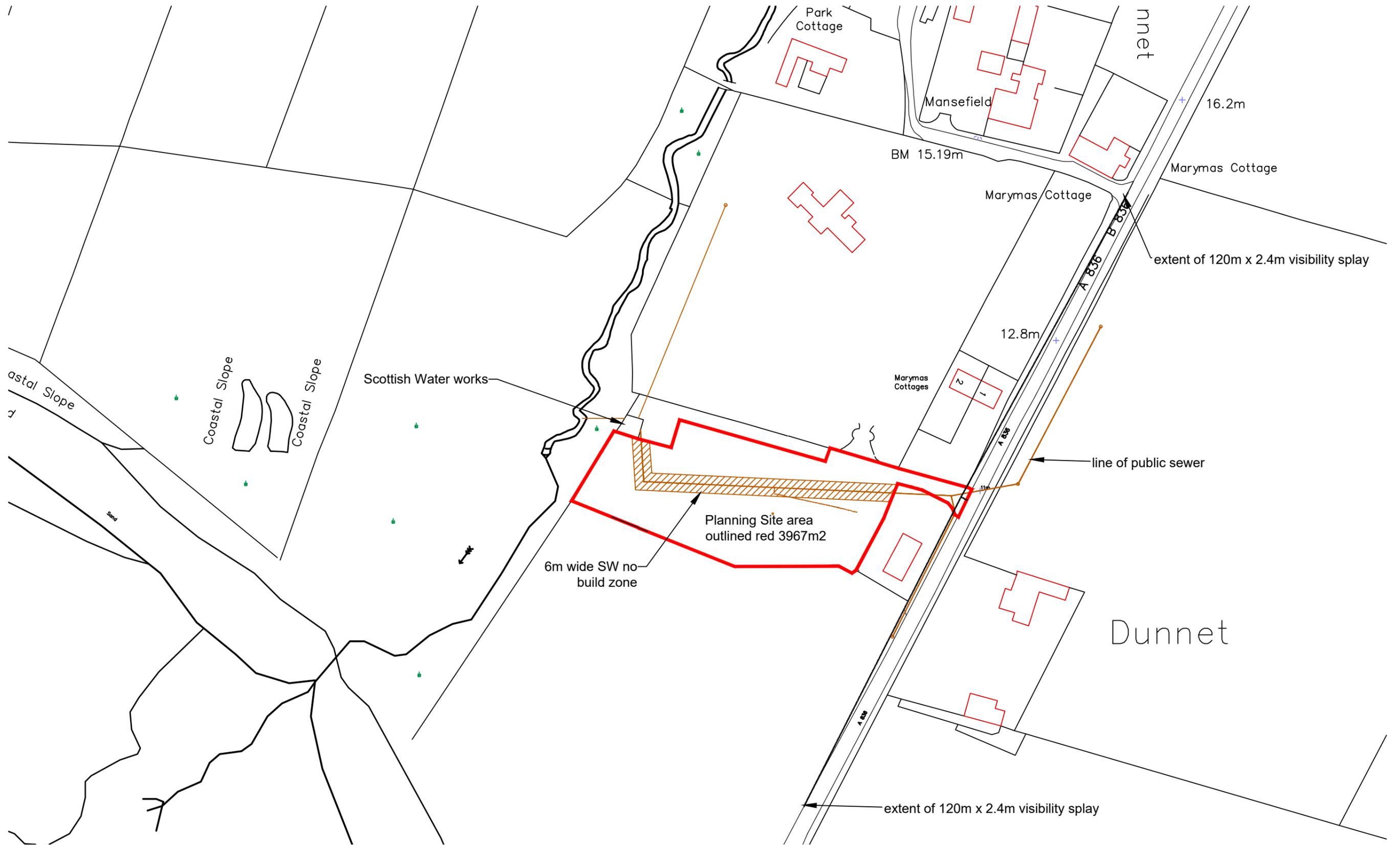
22 ROOF. turf roof planted to match existing grassland.

31 WINDOWS AND PASS DOOR: timber alu clad windows and doors anthracite grey paint finish.

51 SPACE HEATING via multifuel stove with stainless steel double walled chimney to terminate 600mm over roofline.

52 DRAINAGE: Aluminium RW goods to drain into gravel channels with land drain to soakaway kept min 5m from buildings and boundaries.

Revision	Description	Date
STATUS: PLANNING		
G Paterson Architect Ltd		
<small>A: 14 Sandylands Road, Cupar, Fife, KY155JS T: 01334 657666 M: 07771644517 E: gary@gpatersonarchitect.scot Director: Gary Paterson Company Number: SC482336</small>		
Client Cruive Ltd		
Project Bothy retreat development Mansfield Dunnet		
Drawing Title Service Bothy		
Scale 1:100 @ A3	Date July 25	Drawn By GP
Job No. 453	Dwg No. G08	Rev

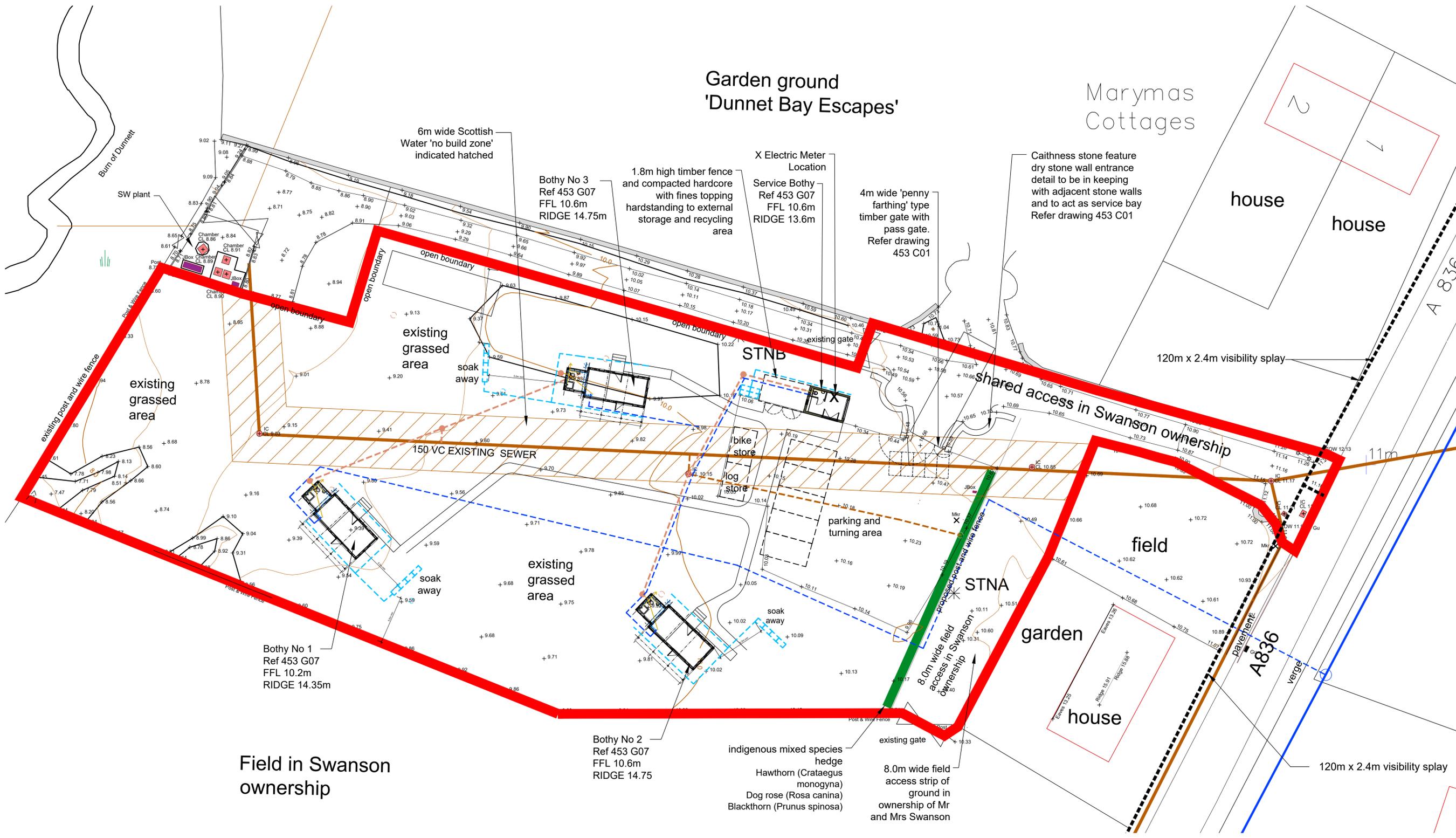


G Paterson Architect Ltd

A: 14 Sandylands Road, Cupar, Fife, KY155JS
 T: 01334 657666
 M: 07771644517
 E: gary@gpatersonarchitect.scot
 Director: Gary Paterson
 Company Number: SC482336

Revision	Description	Date
STAGE: PLANNING		

Client Cruipe Ltd		
Project 4 Glamping Bothies Mansfield Dunnet		
Drawing Title Location Plan		
Scale 1:1250 @ A3	Date June 25	Drawn By GP
Job No. 453	Dwg No. G01	Rev



Garden ground
'Dunnet Bay Escapes'

Marymas
Cottages

house
house

Field in Swanson
ownership

garden
house

indigenous mixed species
hedge
Hawthorn (*Crataegus
monogyna*)
Dog rose (*Rosa canina*)
Blackthorn (*Prunus spinosa*)

8.0m wide field
access strip of
ground in
ownership of Mr
and Mrs Swanson

J	temp caravan omitted	05.11.25
H	temp caravan adjusted	05.11.25
G	Bothy locations adjusted and temp caravan added	05.11.25
F	Bothy locations adjusted	18.10.25
E	Hedge added and car parking adjusted	25.09.25
D	Bothy 4 and garage omitted	
C	+ Service Bothy repositioned	09.09.25
B	Service Cabin repositioned	19.08.25
A	Swanson ownership added	22.07.25

STATUS:
PLANNING

G Paterson Architect Ltd

A: 14 Sandylands Road, Cupar, Fife, KY15 5JS
T: 01334 657666
M: 07771 644517
E: gary@gpatersonarchitect.scot
Director: Gary Paterson
Company Number: SC482336

Client	Cruive Ltd	
Project	4 Glamping Bothies Mansfield Dunnet	
Drawing Title	Proposed Site Plan	
Scale	1:200 @ A1	Drawn by GP
Job No.	453	Drawn Date June 25
		Revised By J

