

Agenda Item	6.3
Report No	PLN/005/26

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 21<sup>st</sup> January 2026

**Report Title:** 24/02908/MSc: Mr Ross Lambie

Land 120M SW Of Tigh Na Greine, Broadford

**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Erection of house

**Ward:** 10 - Eilean A' Cheò

**Development category:** Local

**Reason referred to Committee:** Number of objections exceeding 5

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 Planning approval of matters specified in conditions is sought in relation to the erection of a house at land 120m South-West of property called Tigh Na Greine in Broadford.

Planning permission in principle 20/04826/PIP for the erection of a house was granted on appeal by the DPEA in December 2021. The permission in principle was still live at the time the current application was submitted.

- 1.2 Pre-Application Consultation: none

- 1.3 Supporting Information: Private Access Checklist, ASHP information

- 1.4 Variations:

19<sup>th</sup> August 2024 - amended site layout submitted on to show further access details;

25<sup>th</sup> October 2025 – amended house design;

11<sup>th</sup> November and 5<sup>th</sup> December 2025 – updated site layout plan addressing comments from Transport Planning Team.

17<sup>th</sup> December 2025 – existing site plan submitted to show young trees area

## **2. SITE DESCRIPTION**

- 2.1 The site comprises rough agricultural grazing land situated on the Western side of the single-track public road B8083, on the outskirts of Broadford village. Existing residential properties lie further North of the site on both sides of the road. A portion of the site falls within a larger area of young woodland established under a Scottish Forestry-funded scheme. The remainder of this woodland extends Southwards and across the road, with only a small section located within the application site. There are also some shrubs growing along the roadside boundary.

- 2.2 The proposal includes the formation of a new junction with the public road, designed in accordance with SDB1 guidance. To accommodate formation of a gravel access leading to the house over the existing road ditch, a culvert will be installed. A footpath linking with the existing path running to near the Tigh Na Greine is proposed to provide active travel linkage with the village.

- 2.3 Planning application 23/02890/MS for a house immediately to the North of the site (Plot 2) has been approved by NPAC in March this year and application 23/05735/MS (Plot 1) has been granted by NPAC in June last year. This application is the 3<sup>rd</sup> plot along the road.

## **3. PLANNING HISTORY**

- |     |            |                                |                           |
|-----|------------|--------------------------------|---------------------------|
| 3.1 | 20.12.2021 | 20/04826/PIP Erection of house | Granted on appeal by DPEA |
|-----|------------|--------------------------------|---------------------------|

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 30.08.2024.

Representation deadline: 13.09.2024

Timeous representations: 6

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) site is outwith the SDA and would result in ribbon development;  
*Officer's comment: erection of house on the site has already been established during PIP application process, this application is for matters specified in conditions only.*
- b) proposal not in line with The Highland Council's guidance on rural development;  
*Officer's comment: as per above, principle of development has been established already.*
- c) site regularly floods with the biggest concern being the location of proposed septic tank and soakaway;  
*Officer's comment: the site is not within a flood risk zone, however this matter is addressed further in para.8.15*
- d) absent landlord wishing to build a holiday home rather than much needed social/affordable house;  
*Officer's comment: the site is not within a controlled area for holiday lets, therefore the matter is not a material planning consideration, see para. 8.16*
- e) almost identical design of the 3 neighbouring houses;  
*Officer's comment: amended design has been requested and submitted*
- f) application site overlapping with woodland regeneration scheme and deer fencing moved to facilitate development;  
*Officer's comment: The applicant clarified that the trees are very young and some will be dug up and any viable ones re-used for 'beat-up' restocking of the adjacent woodland. During the first 5–7 years, newly planted trees are regularly replaced to maintain planting density at contract levels. Forestry Scotland were consulted and advised that if planning consent is granted, the applicant will have to contact them so recovery of the woodland regeneration grant can be initiated.*
- g) negligence during the DPEA appeal – the Reporter didn't consider the Supplementary Guidance on Rural Housing which was adopted around the decision time. Equally, Highland Council were negligent not noticing or reporting the error;  
*Officer's comment: The Reporter's decision is a matter for the DPEA. It is for the Reporter to determine which policies and guidance carry weight at the time of decision. The Council is not responsible for the Reporter's assessment or conclusions in an appeal decision.*
- h) proposed access will be unsafe as it will have insufficient visibility splays on

a busy road with vehicles going over the speed limit of 20mph;

*Officer's comment: the existing 20mph speed limit is proposed to be extended Southwards and will cover access to the site.*

- i) proposal will further damage the public road which is already in a poor condition;

*Officer's comment: the increase of vehicle movements associated with a single house is relatively small, therefore the development is not considered to lead to unacceptable damage to the public road.*

- j) negative impact on biodiversity of the site, including protected species and peat;

*Officer's comment: there are no nature conservation designations in place on the site and online records for sightings of protected species don't show records of protected species which could be affected by the development. An informative will be added to a decision notice advising that all works must stop if any signs of protected species are encountered during implementation of the development. Peat matter is assessed in detail in para. 8.14. Biodiversity enhancements are proposed.*

- k) neighbours and wider community were not notified of the application;

*Officer's comment: As no address points were within the relevant 20m buffer identified there was no properties to be notified. However, the application was advertised in the local paper and the weekly list circulated to the community council*

- l) local opposition to the proposal being ignored by the applicant;

*Officer's comment: the applicant is not required to agree with the public views however, all material planning concerns raised have been assessed by the local Planning Authority and taken into account in determining the application;*

- m) siting of house next to the proposed SSEN workers camp not appropriate

*Officer's comment: the application referred to has since been withdrawn.*

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

## **5. CONSULTATIONS**

- 5.1 **Environmental Health:** no objection to raise subject to conditions about ASHP. Informative regarding wood burning stove will be added to decision notice. The officer also highlighted that a minimum 50m distance is required between the proposed foul drainage and any private water supply source. The applicant has confirmed that the surrounding land is within his ownership and there are no PWSs in the vicinity.
- 5.2 **Transport Planning Team:** initially objections due to further details regarding visibility splays and road drainage being required. However, those matters have been addressed by the applicant with amended drawings submitted showing the requested information. The proposal is now acceptable to the Roads department.

5.3 **Forestry Officer:** highlighted that the site is within young woodland under Forestry Grant Scheme (FGS) and the council's strong presumption in favour of protecting existing woodlands. An objection was placed and investigation with Scottish Forestry recommended due to moved deer fencing and the FGS funding. Scottish Forestry confirmed that the applicant has been contacted regarding the unauthorised relocation of the woodland boundary fence. They have also advised that, if a consent is granted, the applicant will be required to repay the woodland scheme funding. However, the Forestry Officer upheld the objection on the grounds of woodland removal and unresolved matter of public funding towards forestry scheme.

5.2 **Scottish Water:** raised no objections.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 National Planning Framework 4 (2023):**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 – Biodiversity

Policy 5 – Soils

Policy 6 – Forestry, Woodland and Trees

Policy 13 – Sustainable Transport

Policy 14 - Design Quality and Place

Policy 17 – Rural Homes

### **6.2 Highland Wide Local Development Plan 2012**

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

36 - Development in the Wider Countryside

51 - Trees and Development

52 - Principle of Development in Woodland

55 - Peat and Soils

65 - Waste Water Treatment

66 - Surface Water Drainage

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

Placemaking Priorities – Broadford

Broadford and Strath Local Place Plan (2024)

### **6.4 Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Rural Housing (December 2021)

Sustainable Design Guide (Jan 2013)

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

7.1 None

## **8. PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Determining Issues**

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### **Planning Considerations**

8.3 The key considerations in this case are:

- a) compliance with the related Permission in Principle consent 20/04824/PIP, development plan and other planning policy;
- b) siting and design;
- c) access and road safety and
- d) impact on woodland plantation;

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

8.4 This application follows on from the granting of planning permission in principle (PIP) for erection of a house on this site, as one of three which was granted on appeal to the Scottish Government. The original applications for three houses were recommended for approval but were refused by NPAC. It is noted that applications for Matters Specified in Condition relating to the erection of houses on Plot 1 (23/05735/MSC) and on Plot 2 (24/02890/MSC) have already been granted by NPAC.

Consequently, the principle of the erection of house on this site has been established as meeting policy criteria. Although NPF4 came into force after the PIP consent was granted, it is considered that the proposal is not contrary to the new legislation. The application site is located within an area designated as a remote rural area. Under NPF 4 Policy 17 (b), being the lead policy in this case, development proposals for new homes in remote rural areas will be supported where the proposal will:

- contribute towards local living and
- addresses local housing needs, economic considerations and transport needs as appropriate for rural location.

Although the house would be immediately outwith the Broadford SDA, it would address the local needs for housing and economic growth. Thus, the development is not considered to be contrary to Policy 17 of NPF4.

The issues raised in the public representations do not introduce any new material considerations beyond those identified during the determination of the associated planning in principle application, with the exception of matters relating to the woodland plantation. All other issues were fully considered and addressed by the Reporter during the appeal process. The impact on trees is discussed below and further in paragraph 8.12.

- 8.5 NPF4 Policy 6 seeks to protect existing woodland and promote the expansion and enhancement of tree cover, recognising its role in delivering climate resilience, biodiversity, and wider community benefits. While development involving woodland loss is generally discouraged, Policy 6 allows for such proposals where clear and significant public benefits can be demonstrated and where impacts are appropriately mitigated in accordance with the mitigation hierarchy.

This approach is consistent with Policies 51 and 52 of the Highland-wide Local Development Plan, which support a strong presumption in favour of protecting woodland resources while allowing limited removal where justified by a clear public benefit and subject to appropriate compensation and regulatory control.

In this case, the proposal would affect only a small portion of an established woodland plantation. The woodland is regulated by Forestry Scotland, who were consulted on the proposal. They have confirmed that, should planning permission be granted, they would initiate the appropriate recovery of grant funding from the applicant in respect of the affected area.

The proposal is submitted as a MSC application, with the principle of development already having been established through the associated PIP permission. As such, the current assessment relates to detailed matters rather than the acceptability of the development in principle.

- 8.6 NPAC rejected the previous PIP application with the view that the land designated in the WestPlan 2019 for housing (BF03) located across the road (East) from the site should be developed before any houses are built on the subject site (and adjacent land). The DPEA Reporter disagreed with such approach to the development plan and concluded that the site's location accords with HwLDP Policy 28, Policy 29 and Policy 36 and the related supplementary guidance.

### **Siting and design**

- 8.7 Conditions attached to the PIP required the house to be of sympathetic design, form and finish to the surrounding settlement and incorporating the following:
- i. The building shall be no higher than one and a half storey in design and height.
  - ii. The roof shall be symmetrically pitched at least 35 degrees and finished in natural slate. External walls shall be finished in a white/off-white cement render.
  - iii. Windows shall have a strong vertical emphasis.
  - iv. The building to be predominantly rectangular in shape with traditional gable ends.

It is considered that the details submitted in this application for the approval of matters specified in conditions adequately satisfy the requirements of those conditions. The house has been designed to reflect the character of the surrounding settlement and presents as a 1½-storey, L-shaped building. Amendments to the design were requested to avoid an identical appearance to the recently approved houses on adjacent Plots 1 and 2. While the form of the house does not strictly accord with the planning in principle condition requiring a rectangular footprint, it is considered acceptable, as the overall form remains longer than it is wide. The proposed external materials comprise a natural slate roof and off-white rendered walls, with a small larch-clad porch proposed on the North elevation. This design is therefore considered acceptable and raises no concerns in terms of residential amenity.

### **Access and road safety**

- 8.8 The proposed access point will meet an SDB1 standard design and Transport Planning Team is satisfied with the arrangements. A culvert will be installed to allow construction of a gravel access drive over the roadside ditch. The proposed access raises no concerns, sufficient visibility splays are achievable.
- 8.9 The site layout includes the necessary level of parking required by the condition of the PIP and the access junction design accords with the access schedule and the relevant PIP condition.
- 8.10 The original permission in principle sought the repositioning of the speed limit boundary and installation of additional street lighting to reflect the additional accesses. The amended site plan shows proposed lighting posts and speed limit signage. The requirement for the footpath to be provided along the entire frontage of the site also remains and is shown on the plans. Again, the details are deemed satisfactory by the Roads department. The applicant confirmed that a Roads Opening Permit will be applied for before formation of the access or commencement of any works within the road.
- 8.11 It has been suggested that the public road is in poor condition and that the development will lead to its further damage. It is acknowledged that the public road is showing signs of wear and tear, however it is not considered that the traffic levels generated by the proposal will materially worsen this situation. It is also noted that the road is a single track and busy, especially during the tourist season, however it is not considered that the traffic levels generated by the proposal will materially worsen this situation. Especially, that 20mph speed limit will be extended to include the site's access.

### **Impact on woodland plantation**

- 8.12 Given the site's location within an area subject to a woodland regeneration scheme, the proposal has been assessed against NPF4 Policy 6 (Forestry, Woodland and Trees), which seeks to protect existing woodland resources while supporting their appropriate management, enhancement, and expansion. The proposal would result in the loss of a limited number of young trees; however, this issue was not identified as a matter of concern during consideration of the associated Permission in Principle, including through the appeal process.



Forestry Scotland have been consulted on the current proposal and are aware of the extent of woodland affected. They have confirmed that, should planning permission be granted, the necessary recovery of grant funding would be undertaken in respect of the affected area. It is further noted that the Forestry Officer has maintained an objection in relation to woodland removal. However, this application relates solely to Matters Specified in Conditions, with the principle of development already established through the extant Permission in Principle. As woodland considerations were not included within the conditions attached to the Permission in Principle, they do not form a material consideration in the determination of this MSC application.

Additionally, the applicant confirmed that the trees will be dug up and any viable specimens reused for 'beat-up' restocking within the adjacent woodland. During the first 5–7 years, newly planted trees are routinely replaced to maintain planting density in accordance with contractual requirements. The trees concerned are young, measuring no more than 1.5 m in height, and are therefore not significant in size.

### **Other material considerations**

#### **8.13 Biodiversity**

In the context of the ongoing climate and nature crises, Policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation), and 3 (Biodiversity) of NPF4 must also be given significant weight. These policies require all development proposals to contribute positively to climate mitigation, to be resilient to current and future climate risks, and to conserve, restore, and enhance biodiversity. The site consists of a grassy area with an area of young woodland plantation to the South-West.

While the removal of the young trees within part of the site is regrettable, the overall impact on biodiversity is considered acceptable, as some saplings will be replanted within the adjoining woodland regeneration area. Further mitigation is provided through the planting of additional trees along the Northern boundary and shrubs along the roadside boundary. These measures are considered sufficient to meet the requirements of NPF4 Policy 3 in respect of biodiversity enhancement.

#### **8.14 Peat**

Objections highlight that the site consists of peat which shouldn't be disturbed as this will have detrimental impact on the current nature crisis. According to the online records, the site is not within a carbon-rich peatland, and it's classified as Class 0 peatland (mineral soil) - peatland habitats are not typically found on such soils. Therefore, it is considered that the development will not have negative environmental impact in this regard.

According to the Highland Council records, the site is not part of a croft. In addition, Scotland's National scale land capability for agriculture mapping identifies the site to be predominantly Class 5.3 which is described as "Land capable of use as improved grassland. Pasture deteriorates quickly". Therefore, it is considered that the application site is not prime agricultural land and as such, the proposed development is considered compatible with Policy 5 of the NPF4.

#### 8.15 Flooding/drainage

A new private foul drainage system will be accommodated within the site. Objections were raised stressing that the site is prone to flooding due to a river running to the North of the site, especially where the soakaway is proposed. This was highlighted as a problem which will make implementation of drainage in the shown location impossible. However, SEPA's flood maps show that the site is outwith the flooding risk. The technical details of private foul drainage arrangements will require to satisfy the Building (Scotland) Regulations.

There are no other material considerations.

#### **Non-material considerations**

- 8.16 The absentee landowner ignoring local opposition towards the development, possible use of the house as a holiday home and negligence during the DPEA appeal are non-material considerations.

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

- 8.17 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) None

### **9. CONCLUSION**

- 9.1 The proposal follows on from the planning permission in principle granted in 2021 and seeks to satisfy matters specified in conditions attached to that consent. It needs to be highlighted that the principle of erection of house on this site has been established.
- 9.2 The proposed development is considered to meet the relevant planning policy discussed above. Although the site is not within the SDA, it is adjacent to it and, in addition, it can be supported on the basis of meeting the Broadford Placemaking Principles. This matter was addressed positively by the Reporter during the appeal process. The visual impact of the whole development is considered acceptable, and existing residential amenity is not expected to change detrimentally due to the proposal. It is recognised that the additional house will introduce change to this part of the settlement but not in negative ways that would justify a reason for refusal.
- The matter of impact on the small section of woodland regeneration scheme has been investigated by Forestry Scotland, as explained above.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **10. IMPLICATIONS**

- 10.1 Resource: Not applicable

- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

### **Action required before decision issued** N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

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

1. The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

**Reason:** The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

2. No other development shall commence until the junction has been constructed in full. Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

**Reason:** In the interests of road safety, and that the works involved comply with applicable standards.

3. Prior to the first occupation of the development hereby approved, the footpath shall be constructed in accordance with the approved details as shown on drawing 10 rev. P4. The footpath shall be retained for public use in perpetuity.

**Reason:** To enable pedestrians to keep out with the public road and the path of oncoming traffic; in the interests of road safety.

4. Prior to first occupation of the house hereby approved, the street lighting as shown on approved plan 10 rev. P4 shall be erected and made operational.

**Reason:** In the interests of road safety.

5. The development shall not be carried out other than in accordance with the details shown on approved Site Plan drawing 10 rev. P4 and any other details stipulated by the required Road Opening Permit.

**Reason:** In the interests of road safety.

6. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the planning authority. Thereafter, the watching brief shall be implemented as approved.

**Reason:** In order to protect the archaeological and historic interest of the site.

7. Landscaping works shall be carried out in accordance with the approved scheme. All approved works 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.

**Reason:** In the interest of biodiversity gain and visual amenity.

8. The air source heat pump must be installed in accordance with the Microgeneration Scheme guidance: - MCS 020 MCS Planning Standards For Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

**Reason:** In order to safeguard the amenity of neighbouring properties and occupants.

## **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## **INFORMATIVES**

### **Initiation and Completion Notices**

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

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

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

### **Flood Risk**

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

### **Scottish Water**

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

### **Septic Tanks and Soakaways**

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

### **Local Roads Authority Consent**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Wood Burning Stove**

Any solid fuel space heating appliance must have emission levels that meet Eco Design standards or better.

Signature:

Designation: Area Planning Manager - North

Author: Karolina Slotwinska

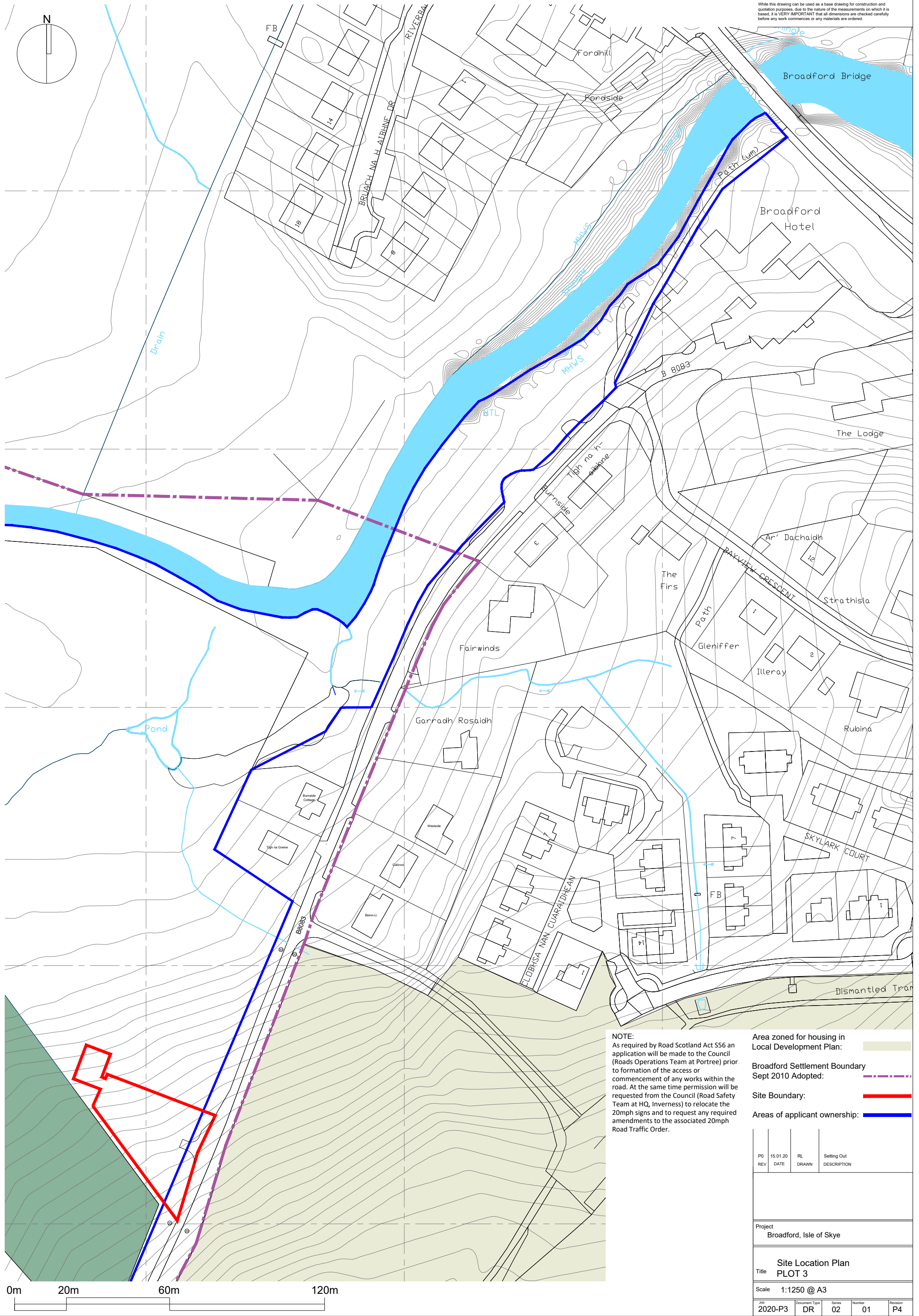
Background Papers: Documents referred to in report and in case file.

Relevant Plans:


- Plan 1 - Location Plan
- Plan 2 - 01 rev. P4 Location Plan
- Plan 3 - 10 rev. P4 Site Plan
- Plan 4 - 10A rev. P1 Site Plan with Visibility Splays
- Plan 4 - 12 rev. P1 Elevation Plan
- Plan 5 - 11 rev. P1 Floor Plan





**Disclaimer:**  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is **VERY IMPORTANT** that all dimensions are checked carefully before any work commences or any materials are ordered.




**NOTE:**  
As required by Road Scotland Act S56 an application will be made to the Council (Roads Operations Team at Portree) prior to formation of the access or commencement of any works within the road. At the same time permission will be requested from the Council (Road Safety Team at HQ, Inverness) to relocate the 20mph signs and to request any required amendments to the associated 20mph Road Traffic Order.

Area zoned for housing in  
Local Development Plan: 

Broadford Settlement Boundary  
Sept 2010 Adopted: 

Site Boundary: 

Areas of applicant ownership: 

P0 REV	15.01.20 DATE	RL DRAWN	Setting Out DESCRIPTION		
Project Broadford, Isle of Skye					
Title Site Location Plan PLOT 3					
Scale 1:1250 @ A3					
Job 2020-P3	Document Type DR		Series 02	Number 01	Revision P4



KEY:

Site Boundary:

Total Site Area:

1,407m<sup>2</sup>

Disclaimer:

While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Site Access:

Access designed in accordance with SDB1 of the 'Access to Single Houses and Small Housing Developments' The Highland Council.

Visibility splay shown in red tone is 90m.

Extent of proposed footpath shown in blue hatch. Path design to specification of SDB3 of the 'Access to Single Houses and Small Housing Developments'.

Path to be 1200mm wide and consist of:

- 40mm close graded asphalt surface.
- 60mm dense asphalt binder course.
- 140mm Type 1 sub-base.
- 225x125 half battered kerb to roadside, bedded on 12mm thick mortar (3:1 sand cement), haunched with ST1 Class Concrete.
- 150x50 concrete Bullnose path edging bedded on 12mm thick mortar (3:1 sand cement), haunched with ST1 Class Concrete.

Pavement Cross Section  
1:20@A1 / 1:40@A3

Proposed Gully @ 75m cts  
(Road at average of 1:20 fall)  
Discharge into drainage ditch.

Dropped kerb

Proposed Lighting Column

Existing Lighting Column

Proposed pedestrian lighting column,  
specification equivalent to existing  
adjacent on the B8083.

(20)

Proposed speed sign.

\*Existing passing place width of 5.5m to  
be retained as a minimum.

0 2m 6m 14m

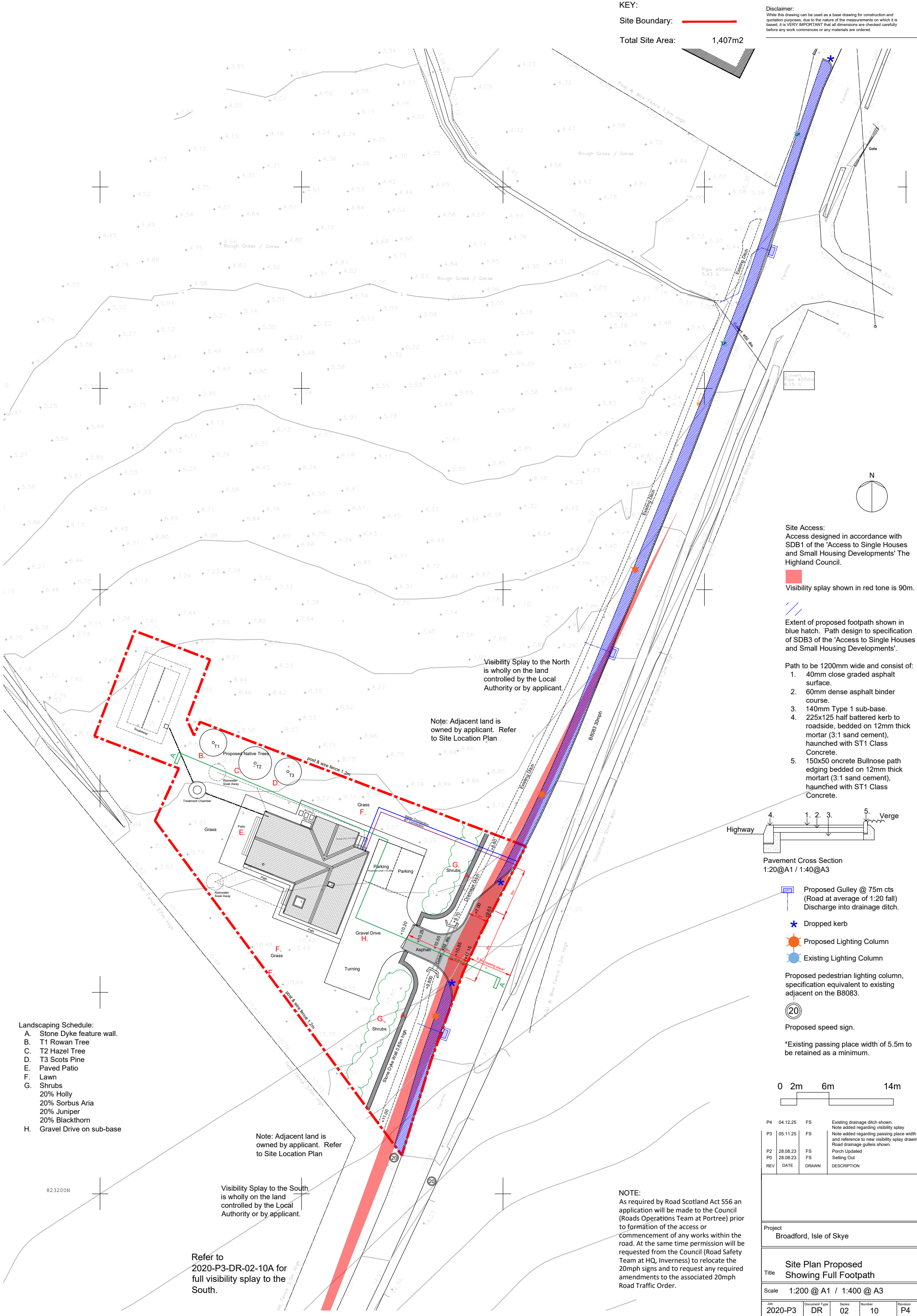
P4	04.12.25	FS	Existing drainage ditch shown. Note added regarding visibility splay
P3	05.11.25	FS	Note added regarding passing place width and reference to new visibility splay drawing
P2	28.08.23	FS	Road drainage gulleys shown.
P0	28.08.23	FS	Porch Updated
REV	DATE	DRAWN	DESCRIPTION

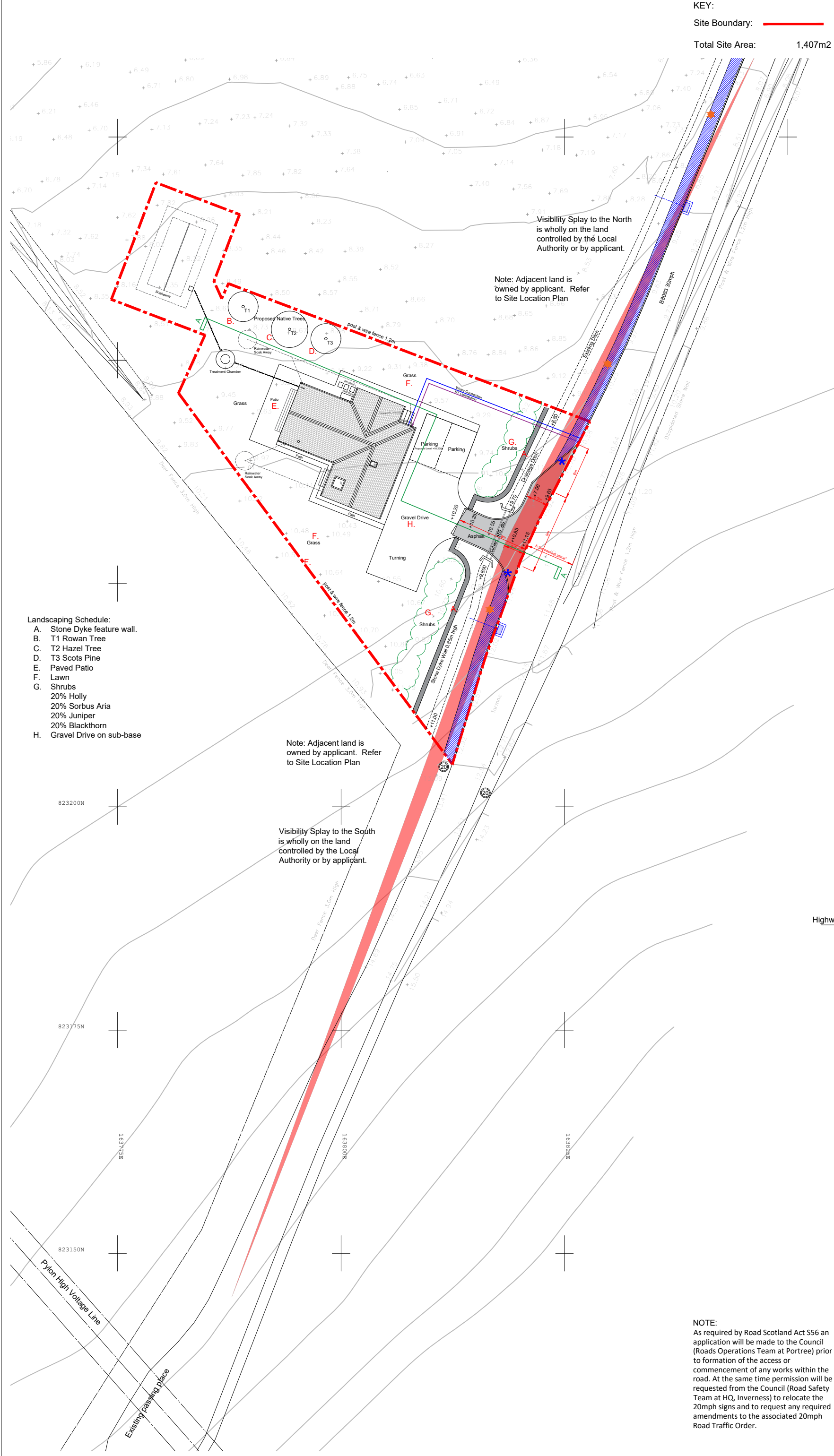
Project  
Broadford, Isle of Skye

Title  
Site Plan Proposed  
Showing Full Footpath

Scale  
1:200 @ A1 / 1:400 @ A3

Job	Document Type	Series	Number	Revision
2020-P3	DR	02	10	P4





KEY:  
Site Boundary: —  
Total Site Area: 1,407m<sup>2</sup>

Disclaimer:  
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- Landscaping Schedule:
- A. Stone Dyke feature wall.
  - B. T1 Rowan Tree
  - C. T2 Hazel Tree
  - D. T3 Scots Pine
  - E. Paved Patio
  - F. Lawn
  - G. Shrubs  
20% Holly  
20% Sorbus Aria  
20% Juniper  
20% Blackthorn
  - H. Gravel Drive on sub-base

Note: Adjacent land is owned by applicant. Refer to Site Location Plan

Visibility Splay to the South is wholly on the land controlled by the Local Authority or by applicant.

Visibility Splay to the North is wholly on the land controlled by the Local Authority or by applicant.

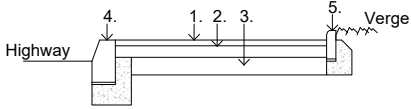
Note: Adjacent land is owned by applicant. Refer to Site Location Plan

Site Access:  
Access designed in accordance with SDB1 of the 'Access to Single Houses and Small Housing Developments' The Highland Council.

Visibility splay shown in red tone is 90m.

Extent of proposed footpath shown in blue hatch. Path design to specification of SDB3 of the 'Access to Single Houses and Small Housing Developments'.

- Path to be 1200mm wide and consist of:
- 40mm close graded asphalt surface.
  - 60mm dense asphalt binder course.
  - 140mm Type 1 sub-base.
  - 225x125 half battered kerb to roadside, bedded on 12mm thick mortar (3:1 sand cement), haunched with ST1 Class Concrete.
  - 150x50 concrete Bullnose path edging bedded on 12mm thick mortar (3:1 sand cement), haunched with ST1 Class Concrete.



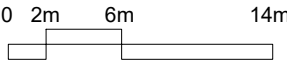
Pavement Cross Section  
1:20@A1 / 1:40@A3

- Proposed Gully @ 75m cts (Road at average of 1:20 fall) Discharge into drainage ditch.
- Dropped kerb
- Proposed Lighting Column
- Existing Lighting Column

Proposed pedestrian lighting column, specification equivalent to existing adjacent on the B8083.

Proposed speed sign.

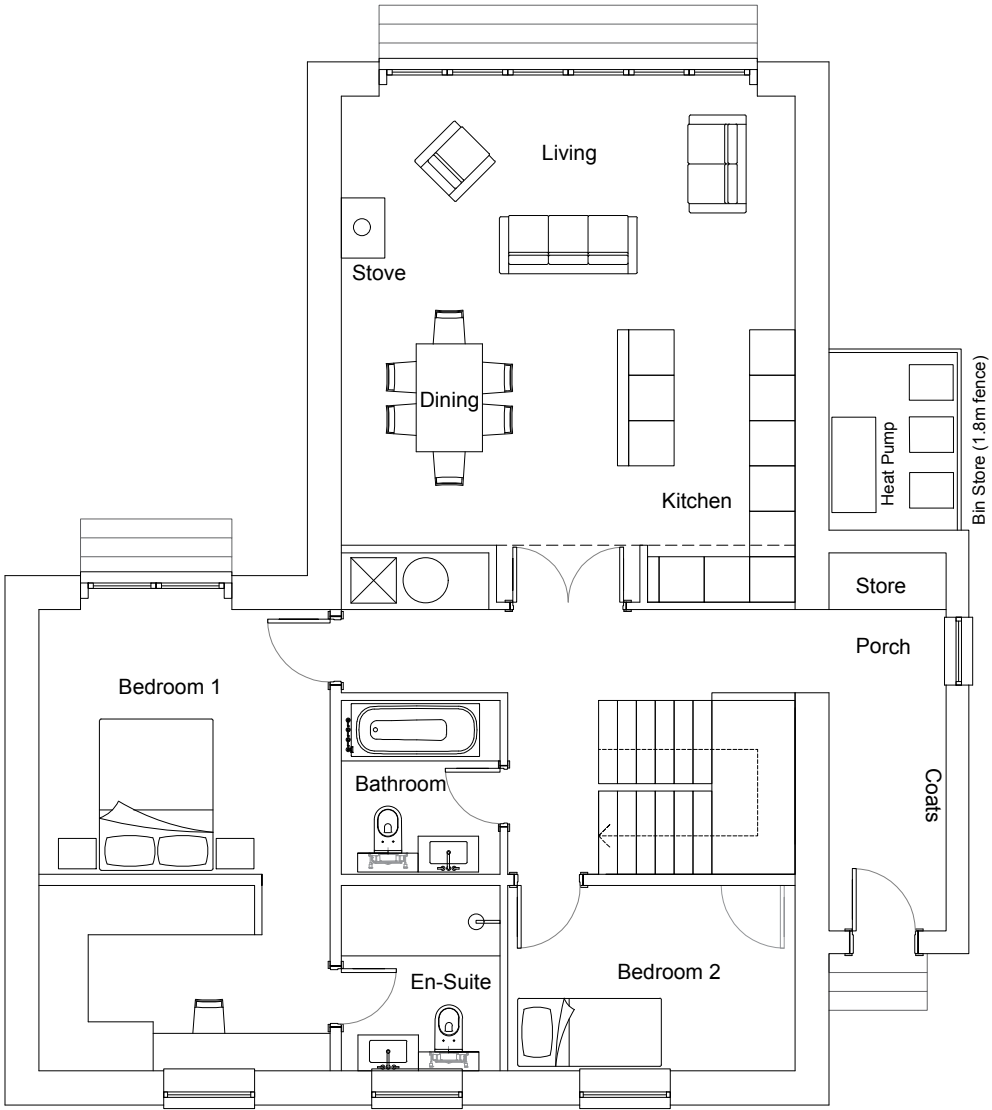
\*Existing passing place width of 5.5m to be retained as a minimum.



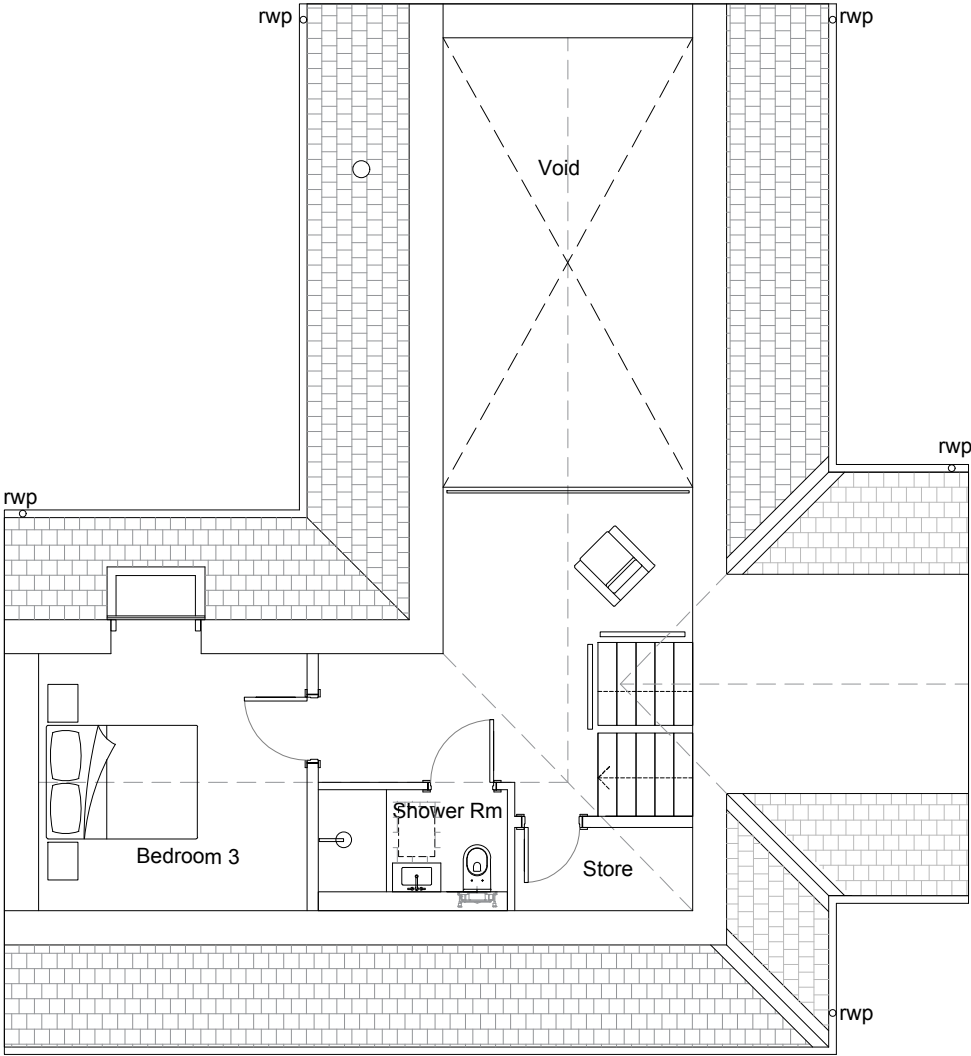
NOTE:  
As required by Road Scotland Act S56 an application will be made to the Council (Roads Operations Team at Portree) prior to formation of the access or commencement of any works within the road. At the same time permission will be requested from the Council (Road Safety Team at HQ, Inverness) to relocate the 20mph signs and to request any required amendments to the associated 20mph Road Traffic Order.

P1	04.12.25	FS	Existing drainage ditch shown. Note added regarding visibility splay
PO	05.11.25	FS	Setting Out
REV	DATE	DRAWN	DESCRIPTION
Project Broadford, Isle of Skye			
Title Site Plan Proposed Showing Full Visibility Splay			
Scale 1:200 @ A1 / 1:400 @ A3			
Job 2020-P3	Document Type DR	Series 02	Number 10A
			Revision P1

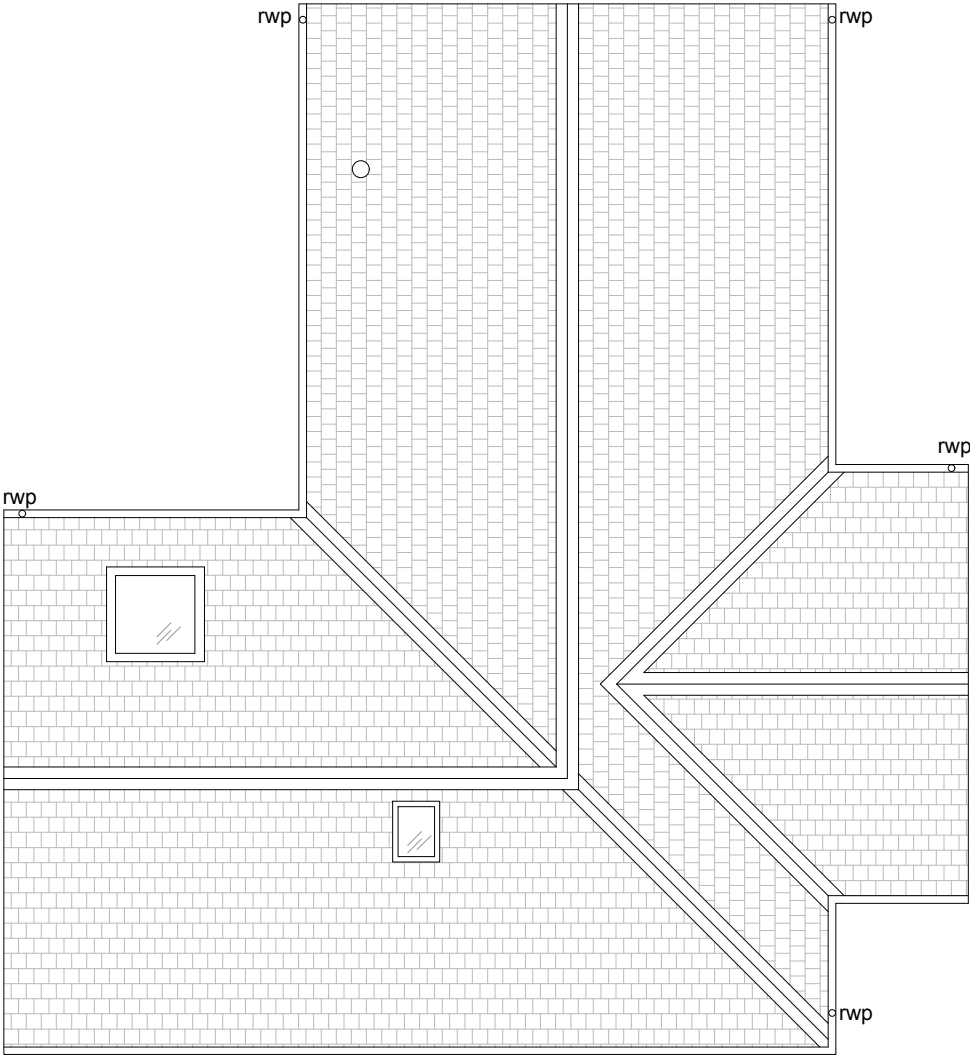
Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.



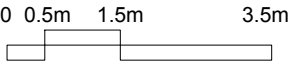
Ground Floor Plan



1st Floor Plan



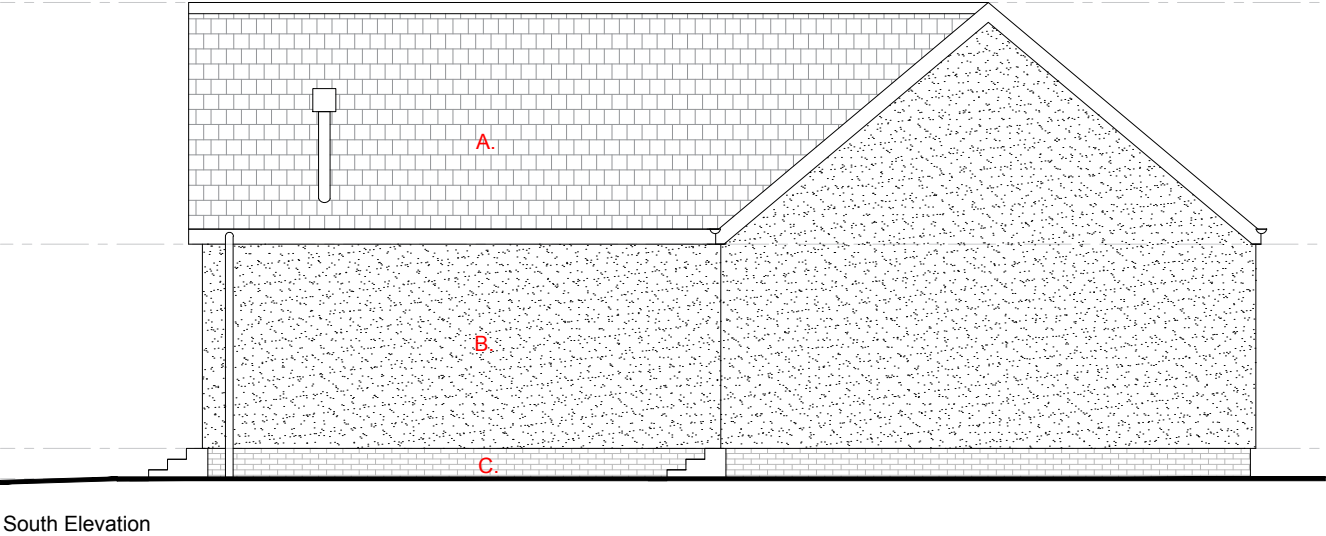
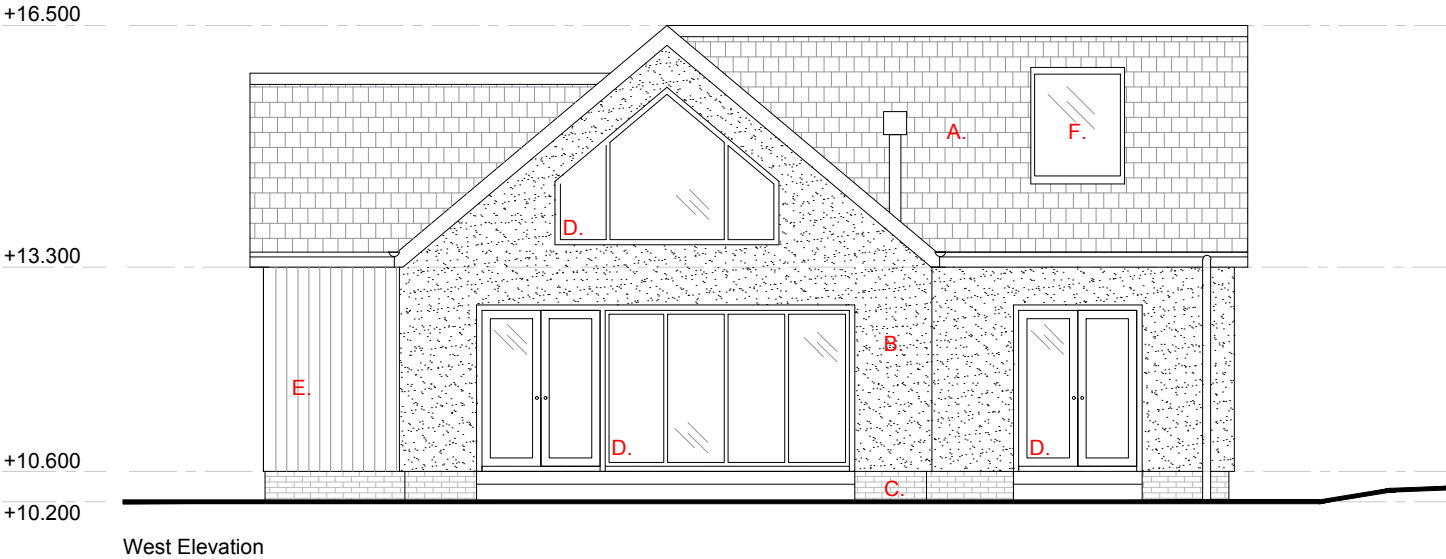
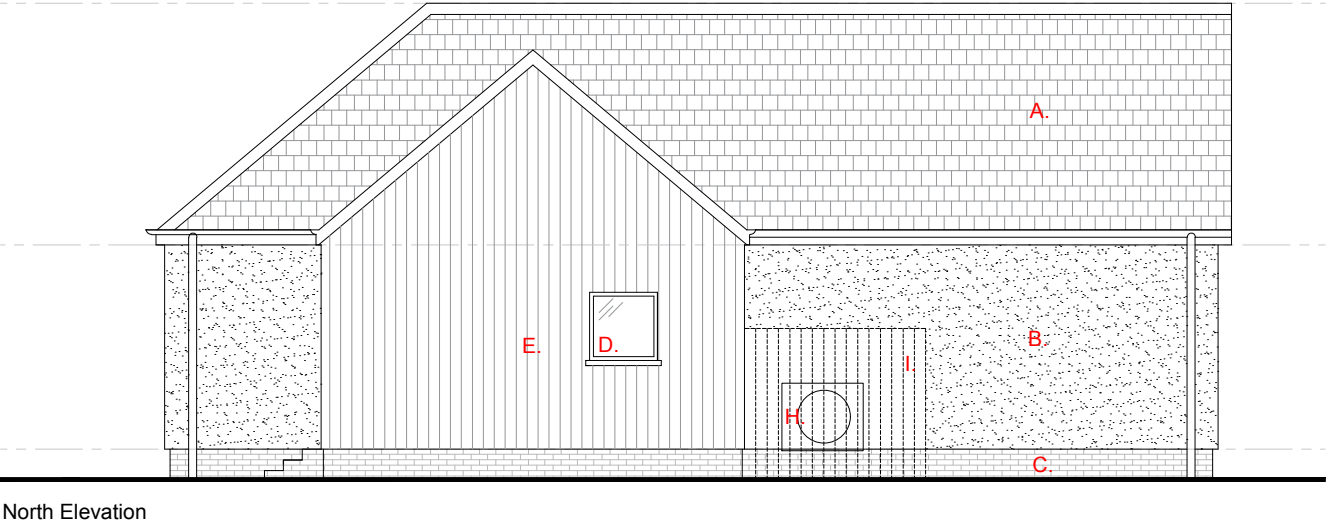
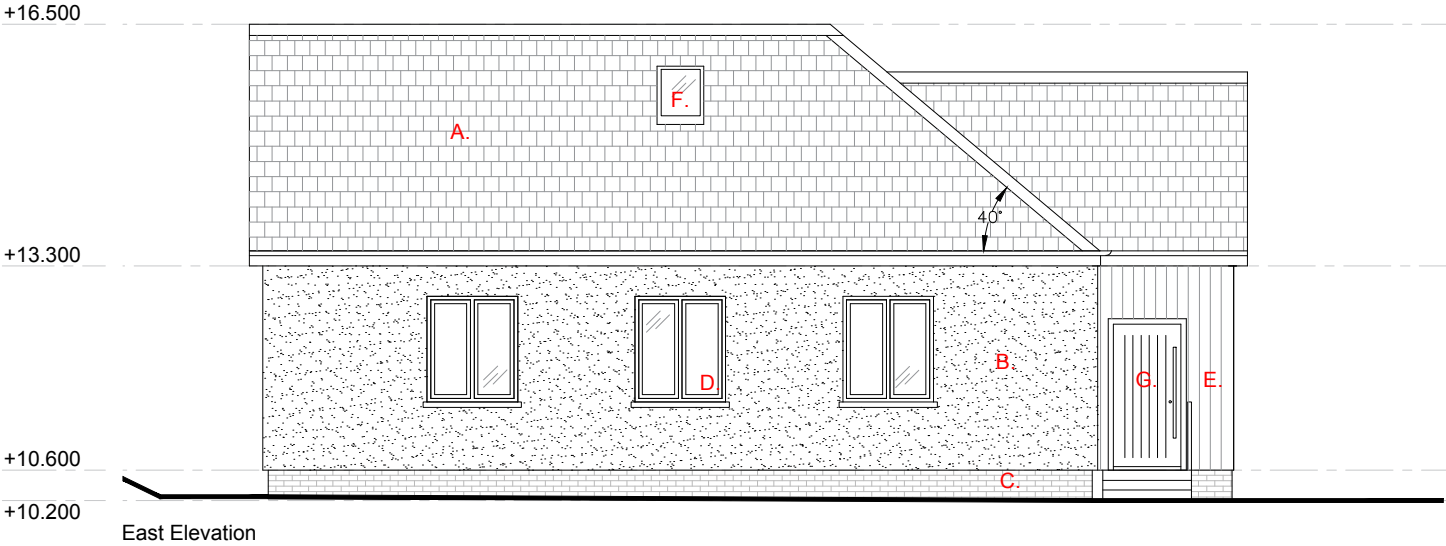
Roof Plan



P1	20.10.24	FS	Gable added	
P0	06.12.23	FS	Setting Out	
REV	DATE	DRAWN	DESCRIPTION	
Project				
Broadford, Isle of Skye				
Title				
Floor Plans Proposed				
Scale 1:100 @ A3				
Job	Document Type	Series	Number	Revision
2020-P3	DR	02	11	P1

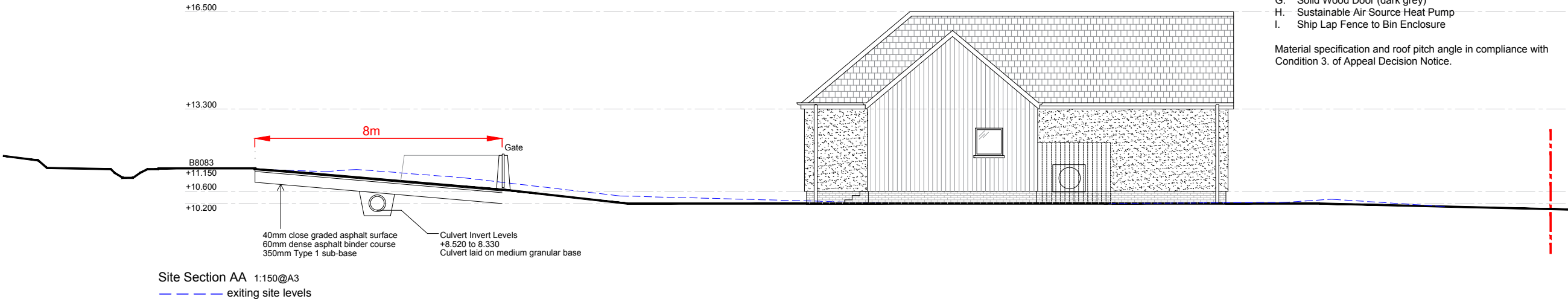
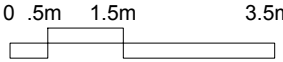


Disclaimer:  
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- Material Key:
- A. Natural Slate Roofing
  - B. Off-White Render
  - C. Engineering Brick Base Course (grey/blue)
  - D. Aluminium Framed Double Glazing & French Doors (dark grey)
  - E. Natural Responsibly Sourced Larch Cladding.
  - F. Double Glazed Velux
  - G. Solid Wood Door (dark grey)
  - H. Sustainable Air Source Heat Pump
  - I. Ship Lap Fence to Bin Enclosure

Material specification and roof pitch angle in compliance with Condition 3. of Appeal Decision Notice.



REV	DATE	FS	FS	DESCRIPTION
P1	20.10.24	FS	FS	Gable added
P0	28.08.23	FS	FS	Setting Out
Project				
Broadford, Isle of Skye				
Title				
Elevations Proposed				
Scale 1:100 @ A3				
Job	Document Type	Series	Number	Revision
2020-P3	DR	02	12	P1