

Agenda Item	7.5
Report No	PLN/017/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 11 March 2026
Report Title: 25/00282/FUL: Highland Heart Ltd
Land 45M SE Of Sandbank
Broadford, Isle of Skye
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of 8 short-term letting units, 1 staff facilities unit and 1 service/office unit
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 permission is sought for erection of 2 buildings containing 8 holiday letting units, 1 staff accommodation unit and 1 service (laundry, store and office) unit at land about 45m South-East of a property called Sandbank in Broadford. The site is in the centre of the village, on the Northern side of the A87 trunk road and across from the village hall.
- 1.2 Pre Application Consultation: none
- 1.3 Supporting Information: Drainage Impact Assessment (DIA), Flood Risk Assessment (FRA), Preliminary Ecological Assessment, Response to Objectors, Road Safety Audit, Supporting Letter
- 1.5 Variations:
- 23rd and 28th May 2025 – amended drawings showing Unit 1 relocated, revised access details and further information regarding biodiversity and public art;
 - 29th July and 4th August 2025 – further details of access arrangements;
 - 18th November 2025 – updated site sections.
 - 20th February 2026 – details of finishes updated

2. SITE DESCRIPTION

- 2.1 The site comprises an open, grassy land situated on the Northern side of the trunk road A87 and in the centre of Broadford Village. The ground initially slopes steeply from the road with the remaining area sloping gently towards the Broadford Bay. Some shrubs and mature greenery border the site to the South and West. A footpath runs along the Northern boundary with the shores beyond.
- 2 residential properties are located to the North-East, a house and art studio to the North, a recently consented holiday letting unit to the North-West of the site. Local business units are situated to the West, across the small road leading to the pier.
- 2.2 The site is within an allocated site BF10 North of Village Hall for Mixed Use, as designated in the WestPlan Local Development Plan (LDP), as shown below:

BF10: North of Village Hall

Use: Mixed Use (Housing, Business/Tourism, Retail)

Area (ha): 0.7

Indicative Housing Capacity: 2

Developer Requirements: Opportunity for mix of live/work/retail units; ensure permeability of links into the site, keeping a connection with the pier; Flood Risk Assessment (no development in areas shown to be at risk of flooding); Additional access routes into the site may be required. Road access may require upgrading; High quality of architectural siting and design; Conform with existing settlement pattern, scale and density; Archaeological walkover survey in first instance with possible programme of archaeological works/mitigation; Protected species survey.

3. PLANNING HISTORY

3.1 None found

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 7th March 2025

Representation deadline: 21st March 2025

Timeous representations: 7

Late representations: none

4.2 Material considerations raised are summarised as follows:

- a) Refuse bins collection issues – the location shown along the private track to the pier is inappropriate as bin lorries do not access this route. Collections are undertaken from the junction near the A87; additionally, a suitable bin enclosure is required;

Officer's comment: the bins enclosure details have been requested and provided, bins have been re-located to near the junction for suitable collection.

- b) Parking constraints - parking adjacent to the stone building is associated with the hairdressing; overall shortage of parking for local businesses and residents along the lane, particularly during the tourist season;

Officer's comment: the two existing spaces located beside the stone building fall within the applicant's ownership, and any associated issues are a private legal matter between the landowner and the local business. The Transport Planning team is satisfied that the proposed development provides acceptable parking arrangements.

- c) Proximity to neighbouring properties - Unit 2 is located too close to the boundary with the adjacent Seaside Cottage and the Seaside Beag holiday letting unit within its grounds, with potential for disturbance to occupants of the holiday accommodation;

Officer's comment: Unit 2 is positioned approximately 11 m from the neighbouring holiday let, with no openings or direct views toward this boundary. New planting along the Eastern boundary will provide additional screening. No excessive noise is anticipated, and any site management issues will be the applicant's responsibility. A Noise Management Plan will be secured via a condition to make sure that appropriate measures are taken to minimise any disturbance.

- d) Policy and community impact: the proposal is not in accordance with the adopted Broadford and Strath Local Place Plan (LPP) which identifies the site as

community space. The development would result in the loss of public amenity and green space, a valuable community asset historically used for local events;

Officer's comment: While the Broadford & Strath LPP is a material consideration, the LPP is not part of the statutory development plan. It is instead intended to help inform the next LDP. Local Development Plan is the statutory planning framework prepared by the Council and forms the basis for determining planning applications. Whereas, the Local Place Plan is a community-led document that informs future plan preparation but does not form part of the statutory development plan or carry decision-making weight in its own right. At present, the statutory plans remain WestPlan and the HwLDP, and the proposal has been assessed against these alongside all relevant policies and guidance. On this basis, the development is considered acceptable. This matter is addressed further below.

- e) Traffic impact - the proposal would have a negative effect on already congested traffic conditions within the area;

Officer's comment: the proposed access arrangements are considered to be satisfactory and no significant impacts on local traffic conditions are anticipated. Both the Transport Planning team and Transport Scotland were consulted on the application and raised no objections.

- f) Plan accuracy and access concerns - the submitted plans contain inaccuracies and lack sectional drawings, which are critical for assessing access arrangements, particularly given the steep drop in ground levels adjacent to the public road;

Officer's comment: amended plans have been submitted and now provide the necessary detail.

- g) Foul drainage capacity - the existing foul drainage system is operating inadequately and is prone to blockages; therefore, careful consideration is required to ensure it can accommodate the proposed development appropriately;

Officer's comment: a Drainage Impact Assessment (DIA) has been submitted and the Flood Team raised no objections to the proposed drainage arrangements. They did, however, highlight that the existing culvert must be unblocked and repaired, if required, prior to the occupation of the units to ensure the system functions adequately. This matter and technical details will be dealt with during Building Warrant process.

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

5. CONSULTATIONS

- 5.1 **Broadford and Strath Community Council** emphasised the site's importance as a valued community asset, described as a "cherished open space" in the Broadford and Strath LPP, and stressed that it should be respected as a local gathering place. They also raised concerns about the proposed trunk road access worsening existing traffic

congestion during the tourist season, and noted that limited local services (shops and petrol station) would be further strained by the proposal.

5.2 **Archaeology** commented that although no known historic sites are within the application area, there is potential for buried archaeological remains. While full excavation is not required, any features should be identified and recorded, and site clearance should be carried out under archaeological supervision. A condition to that effect was recommended and will be attached to decision notice.

5.3 **Historic Environment Team – Conservation** noted that the proposal would not have a significant or adverse impact on the setting of the nearby C-listed lime kiln and pier, as existing buildings and vegetation already limit visibility, and the key views are from the pier access road rather than the A87.

5.4 **Development Plans** advised that the proposal aligns with the BF10 site allocation in WestPlan, making the principle of tourism/business use consistent with the statutory development plan, while the Broadford and Strath LPP is a non-statutory consideration that will inform the next LDP. They explained that:

“(…) the LPP suggests that there is an appetite to explore potential for community purchase of the site for amenity use, coordinated by SSCC. This appears to stop short of expressing an explicit community aspiration to allocate the site for amenity use, but rather indicates that there is an appetite to explore the potential for this. If taken forward, this would be subject to an entirely separate statutory regime for community right to buy. At present the Council is unaware if further actions have been taken by the community to register a community interest in buying the land. Even if this were the case, it does not prevent the current landowner from exercising any of their rights over that land, including the right to develop or lease their land or building, or to obtain planning permission. A successful application to register community interest in buying the land gives the community the first option to buy if the owner offers the land or building for sale.”

They also highlighted that:

“It is noteworthy that the allocation of the site within BF10 of Westplan, while part of the statutory development plan at present, should not be interpreted as meaning that existing allocated sites will be carried forward into the next LDP.”

Developer Contributions have been assessed as required in a form of public art (for example street furniture, lighting, landscaping, boundary treatments or sculptural works) and on site green infrastructure.

5.5 **Outdoor Access Officer** commended the existing public path being retained for access through the site and that community use of the lower open space and landscape will be maintained. A condition safeguarding public access to the path and open space at all times has been recommended by the Access Officer and will be added to decision notice.

5.6 **Flood Risk Management Team (FRMT)** initially objected to the proposal due to lack of sufficient information on flood risk and drainage. Consequently, drawings showing amended siting of Unit 1 and further details together with the requested FRA and DIA were submitted allowing the objection to be withdrawn.

- 5.7 **Transport Planning Team (TP)** raised no objection to the proposal however, further information regarding vehicle and bike parking spaces was requested. Additional details have been submitted with no concerns raised by the team however, conditions regarding accessible parking and cycle parking were recommended and will be added to decision notice accordingly.
- 5.8 **CAG Team** advised that each property must be assigned a unique property reference number (UPRN) and requested notification once the units are erected so the Council's address records can be updated. A relevant informative will be added to decision notice.
- 5.9 **Environmental Health Officer** was consulted on the application and raised no objection, subject to the submission and approval of a Noise Management Plan and a Dust Mitigation Scheme, and confirmation that any external lighting will comply with the relevant standards. Appropriate conditions securing these requirements will be attached to the decision notice.
- A recommendation was also made to restrict the use of the external seating areas to between 10:00 and 20:00 in order to minimise potential noise disturbance. However, this restriction is not considered reasonable in this instance. On-site management will be present, and it is not anticipated that noise arising from the use of the seating areas would exceed acceptable levels. Furthermore, the site is located within a busy area in the village centre, adjacent to a trunk road, where existing background noise levels are already present.
- 5.9 **SEPA** initially raised an objection and requested modification of the proposed layout so the units are located entirely above the flood risk level of 4.89m AOD. Following submission of amended plans and FRA, the objection was withdrawn.
- 5.10 **Transport Scotland** raised no objection to the proposal subject to conditions ensuring that the access is formed in accordance with the approved plans. Details of drainage details will also need to be submitted to ensure that the proposal does not impact the existing drainage network.

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 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 10 - Coastal Development

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 22 - Flood Risk and Water Management

Policy 27 - City, Town, Local and Commercial Centres

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
34 - Settlement Development Areas
44 - Tourist Accommodation
49 - Coastal Development
58 - Protected Species
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage

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

Broadford Settlement Development Area (SDA) and allocated site BF010

6.4 Broadford and Strath Local Place Plan (2024)

6.5 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)
Standards for Archaeological Work (March 2012)
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 development plan and other planning policy,
- b) compliance with Broadford and Strath LPP,
- c) siting and design
- d) impact on neighbouring amenity,
- e) access and road safety and
- f) any other material considerations

Development plan/other planning policy

8.4 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

8.5 WestPlan (2019) recognises importance of Broadford as the second largest settlement on the Isle of Skye, serving as a major centre for the South end of the island. Placemaking Priorities for Broadford include consolidation of the existing village centre and expansion of tourism facilities within the Western area as well as promoting high quality siting and design for development along the trunk road.

Placemaking Priorities - Broadford

- Assist and support economic development by consolidating the centre of Broadford at its western end.
- High quality siting and design for development along the A87.
- Encourage the provision and enhancement of community facilities such as a new community school and a new hospital.
- Promote the delivery of affordable housing.
- Expansion of recreational tourism activity to the west of the village including extension of green networks.
- Promote active travel links to the village centre.
- Support relocation of the public toilets to reclaimed land adjoining the main car park.
- Work with Scottish Water and potential developers to secure additional water supply capacity to service expected growth.
- Protect inbye croftland and retain traditional crofting pattern of development and land use, particularly in the eastern part of the settlement.
- Secure sufficient land for an airstrip at Ashaig to allow the reintroduction of scheduled air services to Skye, promoting business and tourism.
- Support for a new or extended burial ground.
- Ensure that the natural heritage interests that surround the settlement, particularly those around the shoreline, are not compromised.

Furthermore, WestPlan designates the site under allocation BF10 (North of Village Hall) for Mixed Use development comprising Housing, Business/Tourism, and Retail.

- 8.6 NPF4 Policy 30 is the main policy against which the planning assessment is based. The intent of Policy 30 is to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with net zero and nature commitments, and inspires people to visit Scotland.

The application also requires to be assessed against Policy 44 of the HwLDP. Under this policy, tourist accommodation is generally supported where it can be demonstrated that a demand exists for this type of accommodation; that it can be achieved without adversely affecting the landscape character or the natural, built and cultural heritage features of the area; and it is consistent with the other guidance on siting and design set out in Policy 28. This policy sets out a range of general criteria against which proposals will be assessed including impact on local amenity, design, and servicing considerations.

- 8.7 Policy 14 of NPF4 encourages developments that makes successful places by taking a design-led approach improving quality of an area. Successful places are characterised as being healthy, pleasant, connected, distinctive, sustainable and adaptable. Policies 28, 29 and 34 of HwLDP require developments to be sensitively sited to integrate into the existing pattern of development and respect the distinctiveness of the landscape setting and to conform with existing and approved adjacent land uses.

- 8.8 The intention of Policy 10 (NPF4) and Policy 49 (HwLDP) is to control coastal development, permitting it only where there is a clear locational need, while safeguarding coastal character, natural processes, and resilience to climate change and coastal erosion.

- 8.9 Policy 22 of NPF4 requires places to be resilient to current and future flood risk where vulnerability to flooding is reduced. This reads with criteria of Policy 64 of HwLDP.

- 8.10 The key issues for this application are considered to be compliance with the Development Plan and other relevant planning policy; compliance with the Broadford and Strath LPP; the siting and design of the proposed development; the impact on neighbouring amenity; and the implications for access and road safety.

For the following reasons it is considered that sufficient information has been submitted with the application to address a number of these key issues and consequently, it is considered that the proposal accords with the development plan.

Compliance with Broadford and Strath LPP

- 8.11 The application is for planning permission for erection of holiday letting units and associated staff and facilities units at land falling under site allocation BF10 (WestPlan) for Mixed Use including business and tourism. The Broadford and Strath LPP identifies the site as community space and suggests the potential for community purchase.

The proposed development accords with the allocation of the site in West Plan and is therefore consistent with the adopted statutory development plan. The principle of tourism and business use on the site is established through this allocation and is supported by the wider policy framework of the HwLDP. The proposal has been

assessed against NPF4, WestPlan, the HwLDP, and all other relevant material policies and guidance, and on this basis the principle of development is considered acceptable.

While it is recognised that the community invested time and effort in the LLP and while it is a material consideration, the document is not part of the statutory development plan. Rather, it is a non-statutory document prepared to inform the next LDP. Individual proposals, like the site currently under consideration, may be assessed for potential inclusion in the forthcoming LDP; however, they will not automatically be carried forward. As such, the LPP carries material weight, but does not supersede or override the current adopted plans, which remain NPF4, WestPlan and the HwLDP. The proposal requires to be considered in the context of the currently adopted Development Plan.

The LPP further indicates a community interest in exploring the potential for community purchase of the site for amenity purposes, potentially coordinated by the South Skye Community Council (SSCC). This reflects a desire to examine options rather than an adopted or statutory allocation of the land for amenity use. Any move toward community ownership would require progression through a separate statutory process under community right-to-buy legislation. As confirmed by Development Plans Officer, the Council is not aware of any formal registration of community interest in the land at this time.

Even if such an interest were registered, this would not restrict the landowner's existing rights to develop, lease, or otherwise manage the property, nor would it preclude the submission and determination of a planning application.

Accordingly, while the LPP sets out community aspirations which may inform future plan preparation, it does not alter the current statutory allocation of the site for tourism and business use under site allocation BF10.

The applicant recognises the site's previous informal use for community gatherings and events. In response, the proposal retains the Northern part of the site as accessible open space for community use. This area will incorporate seating, public art and interpretation panels providing information about the local area, as per Development Plans Officer's suggestion. In addition, the existing path along the Northern boundary will be retained to maintain public access through the site. These measures ensure that community benefit and amenity value are embedded within the scheme, notwithstanding the site's allocation for tourism and business development.

It is therefore considered that the proposal accords with the BF10 site allocation within WestPlan, as it reflects the established tourism and business purpose of the site. Although the Broadford and Strath LPP identifies the land as community space and notes an aspiration for potential community purchase, this is not part of the statutory development plan and cannot override the adopted allocation. In contrast, NPF4, WestPlan and the HwLDP provide clear policy support for tourism and business development on the site. The LPP has been carefully considered in the assessment, including through the retention of accessible open space and community features within the scheme; however, it does not provide sufficient planning grounds to set aside the statutory allocation or to resist development that otherwise accords with the development plan.

8.12 **Siting and design**

The proposed holiday accommodation would be provided within two detached buildings. Unit 1 would contain three holiday apartments, along with a staff accommodation unit and a service/office space, while Unit 2 would comprise five holiday letting units. Both buildings would share a similar design, with rectangular footprints, black timber cladding, and pitched roofs finished with black metal sheeting. In Unit 1, a covered walkway would separate the holiday apartments from the staff and service areas.

The buildings would be positioned set back from the main road, with additional planting proposed to provide natural screening and improve privacy. As the site sits at a lower level than the trunk road, the overall visual impact would be reduced. While there would be some impact on views towards the bay, this would be limited in scale, as an existing building is already located beyond the site boundary and there are other properties in the immediate vicinity. Consequently, the current perception is not of an uninterrupted or undeveloped outlook.

In terms of scale and finishes, the proposal is considered appropriate for this location. Existing and proposed landscaping would help integrate the development into its surroundings. The siting is compatible with the character of the area and would not result in adverse visual impacts or harm to the local landscape character.

Taking into account the scale and nature of the development, together with the general demand for tourist accommodation in the wider area, the proposal is considered to comply with the requirements of NPF Policy 30 and Policy 44 of the HwLDP. Given the proposed use and design, a condition has been attached to ensure that the holiday accommodation units are used solely for holiday letting purposes.

Impact on neighbouring amenity

8.13 Unit 2 would be positioned approximately 11m from the neighbouring property to the East, which comprises a holiday letting unit, with the principal dwellinghouse associated with that property located significantly further away toward the shoreline. The proposed building incorporates no openings or direct views toward the Eastern boundary, thereby avoiding issues of overlooking or loss of privacy. In addition, new planting is proposed along the Eastern boundary to provide further visual screening and reinforce separation between the properties over time.

Unit 1 would be located approximately 25 m from the art gallery and the residential property known as Sandbank, situated to the North along the public path. This level of separation is considered sufficient to safeguard the amenity of these neighbouring uses.

A stone building lies to the North-West of Unit 1, within the applicant's ownership, and has recently been granted permission for a change of use from gallery to holiday letting accommodation. Given its position behind a walled garden, the existing mature greenery and the approximate 13m separation distance, no adverse amenity impacts are anticipated in relation to this property.

In terms of noise and general disturbance, the site lies within the defined village centre in close proximity to a busy public road and established commercial premises to the West. As such, there is an existing level of background activity and ambient noise associated with traffic and neighbouring businesses. The proposal relates to

tourism/business use consistent with the established character of the area and the site's allocation, and it is not situated within a quiet rural setting where even limited additional activity might give rise to significant amenity concerns. Any operational or site management matters, including control of deliveries, servicing, or hours of activity, would be the responsibility of the applicant. Additionally, pedestrian access to the buildings would be provided from the rear (South), adjacent to the parking area, rather than from the front elevation closest to the neighbouring properties, in that way helping to minimise potential disturbance to adjoining residential amenity. Taking account of the separation distances, orientation, screening measures, and the established village context, the development is not considered likely to give rise to any significant adverse impact on residential amenity.

Environmental Health Officer was consulted and raised no objection to the proposal, subject to the submission and approval of a Noise Management Plan and a Dust Mitigation Scheme, and confirmation that any external lighting complies with the relevant standards. These matters will be secured by conditions.

The hours of operation within the construction period will be restricted to protect the neighbouring amenity as per noise related legislation however this will be through an informative.

Access and road safety

- 8.14 Concerns were raised regarding the potential for increased traffic within the area and the presence of a steep embankment between the site and the trunk road, which was considered by some to present challenges in forming a safe and suitable access. It is acknowledged that the road experiences high seasonal traffic flows; however, the level of vehicle movements likely to be generated by the proposed holiday letting apartments is modest and would not represent a significant increase over the traffic levels that could arise from the site under its existing allocation. The road network can accommodate this limited uplift in movements. Furthermore, the application site lies within a 20mph speed restriction, meaning that although traffic volumes may be higher during the tourism season, vehicle speeds are moderated, which assists in maintaining road safety within the village centre environment.

Both the Council's Transport Planning team and Transport Scotland were consulted on the application. Following assessment, the proposed access arrangements were deemed acceptable in principle, and it was confirmed that the formation of a safe junction with the trunk road is achievable at this location. Detailed technical matters relating to the design and construction of the access will be secured by planning condition and fall within the statutory remit of Transport Scotland.

Transport Scotland's formal response includes Advisory Notes clarifying that the granting of planning permission does not give any right to carry out works within the trunk road boundary. Any such works require separate approval from Transport Scotland. The applicant is therefore required to engage with Transport Scotland following the grant of planning permission to progress the outline junction proposals to detailed design stage.

In addition, it is noted that an existing trunk road junction is located immediately adjacent to the application site. This demonstrates that an appropriate and policy-compliant junction arrangement can be achieved at this point along the road, notwithstanding the variation in site levels. Subject to compliance with Transport

Scotland's requirements and the imposition of suitable planning conditions, the proposal is therefore considered acceptable in terms of access and road safety.

Other material considerations

8.15 Parking arrangements

The proposal incorporates a total of 13 new on-site parking spaces in addition to 2 existing spaces located along the western boundary, accessed from the public road Sraid Na h-Atha leading toward the pier. These two existing spaces are to be retained as part of the development. The overall parking layout has been designed to accommodate the operational needs of the proposed holiday letting apartments within the application site, thereby minimising reliance on on-street parking.

Public representations raised concerns regarding existing parking pressures along the narrow local road, particularly during the peak tourism season when demand is high and instances of informal roadside parking can result in obstruction of private accesses. While these wider seasonal pressures are acknowledged, the assessment of this application must focus on whether the development itself provides adequate parking to serve its needs and whether it would materially exacerbate existing issues. In this regard, the level of parking proposed is considered proportionate to the scale and nature of the development and is intended to ensure that visitor parking demand is accommodated within the site.

Concern has also been raised regarding the use of the two existing spaces adjacent to the stone-walled holiday letting unit and their association with the nearby hairdressing business. It is noted that these two spaces fall within the applicant's ownership. Any informal arrangements or disputes relating to their use by third parties are private legal matters between the landowner and the relevant business and do not constitute a material planning consideration in the determination of this application.

The Council's Transport Planning team has reviewed the parking provision and layout and is satisfied that the proposed development provides acceptable and policy-compliant parking arrangements. Subject to the proposed layout being implemented and retained, the development is not considered likely to result in unacceptable parking or road safety impacts.

8.16 Biodiversity and ecology

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 an open, grassy area within a village centre, between A87 trunk road and a shoreline of Broadford Bay. Some mature greenery grows along the Western and Southern boundary.

A Preliminary Ecological Assessment has been undertaken in support of the proposal. The assessment concludes that, subject to appropriate safeguards, the development is unlikely to result in significant adverse effects on habitats or protected species. The report includes a number of precautionary recommendations to avoid potential impacts during construction, including good practice measures in relation to construction works, protection of retained habitats, and timing of works where necessary. Pre-construction

walkover check for otters and nesting birds were also advised. These measures can be secured through planning conditions to ensure their implementation.

The proposed works include further planting around and within the site and retention of the wet marshland section of the site (North). Further details will be requested via a condition to ensure that these measures are sufficient to meet the requirements of NPF4 Policy 3 in respect of biodiversity enhancement. The agent dealing with the application confirmed that a minimum 10% of biodiversity enhancement will be provided as per the Council's guidance on biodiversity. The delivery of such measures will be secured through planning condition added to decision notice.

8.17 Flooding/drainage

The Northern part of the site is within coastal flood risk zone as per SEPA's flood maps. Initially, Unit 1 was partially on land below the required levels of 4.91m AOD making it potentially at risk of flooding. SEPA and Flood Team initially objected on flood risk grounds, requesting that the layout be amended to ensure that the proposed units are located entirely above the identified flood level. Amended plans and supporting information were subsequently provided demonstrating compliance with this requirement, and the objections were thereafter withdrawn.

The proposal includes connection of foul drainage to the existing public sewer network located on land to the West of the site. An existing land drain crossing the site is to be retained and incorporated into the proposed surface water drainage system in accordance with the recommendations set out within the FRA. Surface water will subsequently discharge to the shoreline.

A DIA has been submitted in support of the application. The Flood Team initially objected due to insufficient information in respect drainage arrangements. Following the submission of revised drawings together with necessary assessments, the FRMT confirmed that they have no objection to the development. They have, however, advised that the existing culvert must be cleared of any blockages and repaired, if necessary, prior to occupation of the units to ensure the system functions effectively. 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

- 8.18 The issue of the concentration of holiday letting accommodation in the wider area and the identified impact this has on the availability of housing for permanent residents is not a material planning consideration. The application site is not located within a designated Short Term Let Control Area, and the proposal has been assessed against the relevant policies of the adopted Local Development Plan and the site's specific allocation. The principle of tourism-related use is supported in policy terms. In the absence of any identified conflict with the development plan or other material considerations, there is no policy basis upon which to resist the proposal on the grounds of a claimed overprovision of holiday letting accommodation in the locality.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.19 None

9. CONCLUSION

- 9.1 The proposed development is considered to meet the relevant planning policy discussed above. The site is within the SDA, and, in addition, it can be supported on the basis of meeting the BF10 site allocation and Broadford Placemaking Principles. The demand for tourist accommodation in Broadford and the whole of the region is well known. The development will address such need and will revitalise an undeveloped land within the village centre.

While the Local Place Plan sets out community aspirations, it does not alter the policy support for tourism/business use at this location. Impacts on residential amenity are not considered significant, given the separation distances, absence of overlooking, proposed screening, and the site's village-centre context with existing background activity. Access, road safety, and parking arrangements have been assessed by the Council's Transport Planning team and Transport Scotland and are considered acceptable, subject to compliance with required standards and conditions.

The visual impact of the whole development is considered as acceptable, and existing residential and community amenity is not expected to change detrimentally due to the proposal. It is recognised that the simple, modern design, although differing from the residential properties in the vicinity, will fit with the settlement pattern of the area. Thus, it is considered that the proposal is acceptable, and does not justify a reason for refusal.

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

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision N issued

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

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

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence until the access on the A87 trunk road has been upgraded, as generally illustrated by 'Proposed Site Plan' drawing No. 1075-101 rev. N, to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason: To maintain safety for both the trunk road traffic and the traffic moving to and from the development. To ensure that drivers of vehicles leaving the site are enabled to see and be seen by vehicles on the trunk road carriageway and join the traffic stream safely.

3. No development shall commence until drainage details for the site has been submitted to and approved by the Planning Authority, in consultation with Transport Scotland. This should include measures to ensure that all drainage from the site does not discharge onto the trunk road and there shall be no drainage connections to the trunk road drainage system.

Reason: To ensure that the efficiency of the existing drainage network is not affected.

4. No development shall commence until details of the proposed accessible parking bays, including 1200mm wide hatched strips in accordance with Figure 6.4 of the Roads and Transport Guidelines for New Developments (RTGND), have been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. Thereafter, the agreed details shall be implemented prior to the first occupation of any part of the development hereby approved and shall be retained for this use in perpetuity

Reason: To ensure that adequate accessible parking is provided.

5. No development shall commence until details of the proposed cycle parking provision, including the number of spaces, type of stands, and their dimensions and weather protection, have been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The cycle parking shall be designed in accordance with Section 6.3.6 of the Roads and Transport Guidelines for New Developments (RTGND). Thereafter, the approved cycle parking shall be implemented prior to the first use of the development and retained in perpetuity.

Reason: To ensure that adequate cycle parking is provided.

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. No development shall commence until a scheme for the layout, design and construction of the open space including seating area with public art (including specifications and timescales for implementation) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: In order to secure high-quality open spaces in compliance with Council Supplementary Planning Guidelines.

8. No development shall commence until a noise management plan (NMP), which sets out their proposals to reduce the impact of noise arising from this development, has been submitted, for the written approval of the planning authority.

The NMP may include, but is not limited to:

- restriction of operating hours (see comments above),
- choosing low noise plant and equipment,
- management controls of noise sources,
- physical controls of noise sources,
- monitoring proposals and
- complaints procedures.

Thereafter the development shall progress in accordance with the approved Noise management Plan and all approved mitigation measures shall be in place prior to the first occupation of any part of the development hereby approved, or as otherwise may be agreed in writing by the Planning Authority.

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

9. No development shall commence until details of a dust mitigation scheme, designed to protect neighbouring properties from dust arising from this development, has been submitted, for the written approval of the planning authority.

Thereafter the development shall progress in accordance with the approved dust suppression scheme and all approved mitigation measures shall be in place prior to the commencement of operations or as otherwise may be agreed in writing by the Planning Authority.

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

10. The applicant shall ensure that the path along the Northern boundary is not to be obstructed or access deterred at any time before, during or after construction of the development. This would include any of the following.
- the placing of materials on the path,
 - allowing water, soil or any other substance to flow or spill onto the path,
 - erecting any fence or locked gates across the path,
 - prohibitory signs or notices which might deter public access or
 - parking vehicles or placement of any other structures on the path.

Reason: To comply with the Council's statutory duty to uphold access rights.

11. The 8 units hereby approved shall be used for holiday/short term letting purposes only and shall not be used as the sole or main place of residence of any occupant; a holiday being defined as a stay of one or more nights by a person or persons away from that person or persons sole or main place of residence unless otherwise agreed with this Council as Planning Authority and shall not be occupied by the same person or persons for more than 3 months in any calendar year (Any such period shall not run consecutively to such a period in any successive or preceding year).

Reason: In the interests of amenity and in order to ensure that the units are used for the purpose applied and upon which its planning merits have been assessed.

12. The self-contained staff accommodation and the service unit hereby approved shall be used solely for purposes ancillary (staff housing and laundry/office uses) to the holiday letting units and at no time shall the units be occupied as separate dwellings.

Reason: To ensure that the development does not become used for permanent residential occupation, in recognition of the lack of private amenity space and in accordance with the use applied for.

13. No development shall commence until details of proposed landscaping works have been submitted to and approved in writing by the Planning Authority. The proposed landscaping works for the site should include appropriate measures to conserve, restore and enhance biodiversity which could be in the form of additional trees, hedges or shrubs which can provide food, shelter and safe corridors for movement across a site encouraging priority species. For avoidance of doubt, the enhancement shall be no less than 10%.

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 order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site; in the interests of neighbour amenity.

14. The external lighting for the site shall be designed and installed in accordance with best practice contained in the Institute of Lighting Professionals document "*Guidance Notes for the Reduction of Obtrusive Light*".

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

15. Mitigation measures for protected species and habitat shall be implemented as per Section 6 of the Preliminary Ecological Assessment dated May 2025.

Reason: To ensure there is no significant disturbance to protected species.

16. Prior to the first occupation of any part of the development hereby approved, parking spaces for a minimum of 15 cars shall be provided as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate.

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).

Transport Scotland Advisory Note and Contact Details:

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Roads Directorate. Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.

Trunk Road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk Road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

The road works which are required due to the above Conditions will require a Road Safety Audit as specified by the Design Manual for Roads and Bridges.

Any trunk road works will necessitate a Minute of Agreement with the Trunk Roads Authority prior to commencement.

Contact details: Roads - Development Management

Transport Scotland, 2nd Floor, George House, 36 North Hanover St, Glasgow G1 2AD

Telephone Number: 0141 272 7100

e-mail: development_management@transport.gov.scot

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>

Corporate Address Gazetteer Team

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 short term letting units, staff facilities and service/office unit are erected so we can make the necessary changes to the Councils Corporate Address Gazetteer.

Signature:

Designation: Area Planning Manager - North

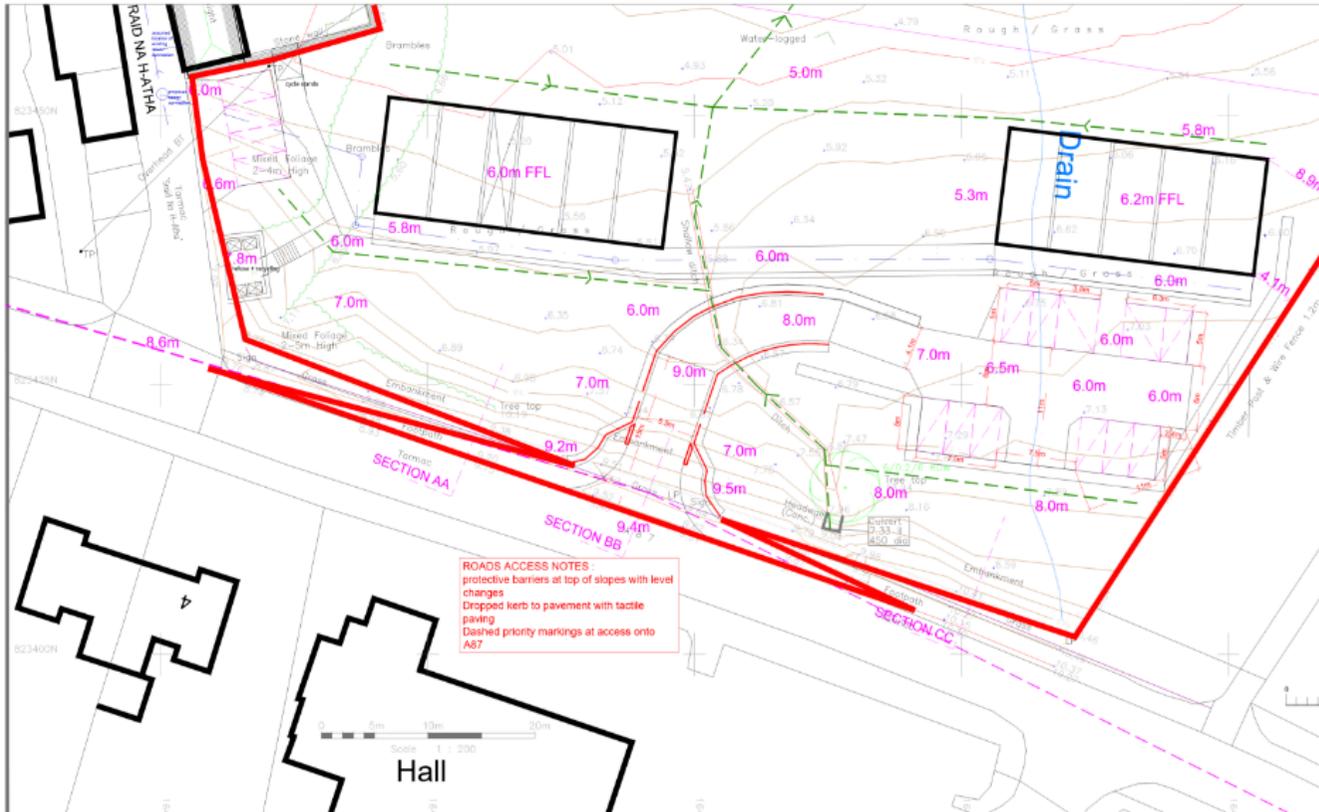
Author: Karolina Slotwinska

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

Relevant Plans:

- Plan 1 - 1075-001b Location Plan
- Plan 2 - 1075-101N Site Plan
- Plan 3 - 1075-Roads-E Access Plan
- Plan 4 - 1075-104a Elevations Unit 1
- Plan 5 - 1075-106c Elevations Unit 2
- Plan 6 - 1075-103c Unit 1 Plans
- Plan 7 - 1075-105d Unit 2 Plans

roads + access plan



ROADS ACCESS NOTES :
 -protective barriers at top of slopes with level changes
 -Dropped kerb to pavement with tactile paving
 -Dashed priority markings at access onto A87

ACCESS :
 All to be as agreed with transport scotland, and incorporating all recommendations of RSA

- First 15m of access road not to exceed 1 in 40 gradient, and finished in bituminous surface ; new section 1 in 10 gradient max.
- New road gully to be installed with falls towards ditch

ROADS ACCESS NOTES :

- protective barriers at top of slopes with level changes
- Dropped kerb to pavement with tactile paving
- Dashed priority markings at access onto A87

VISIBILITY :
 -2.4mx150m both sides

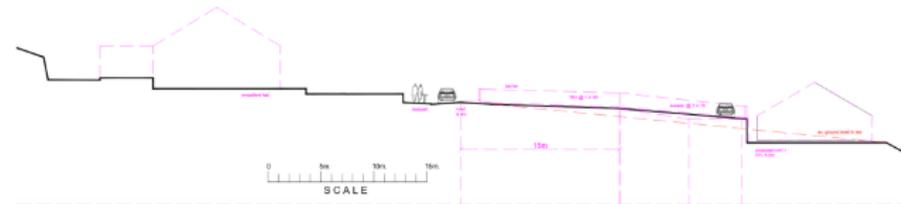
site plan - new access 1-500



site plan - visibility splays 1-2500



visibility splays in magenta - all within highland council roads control 2.4x150m both sides



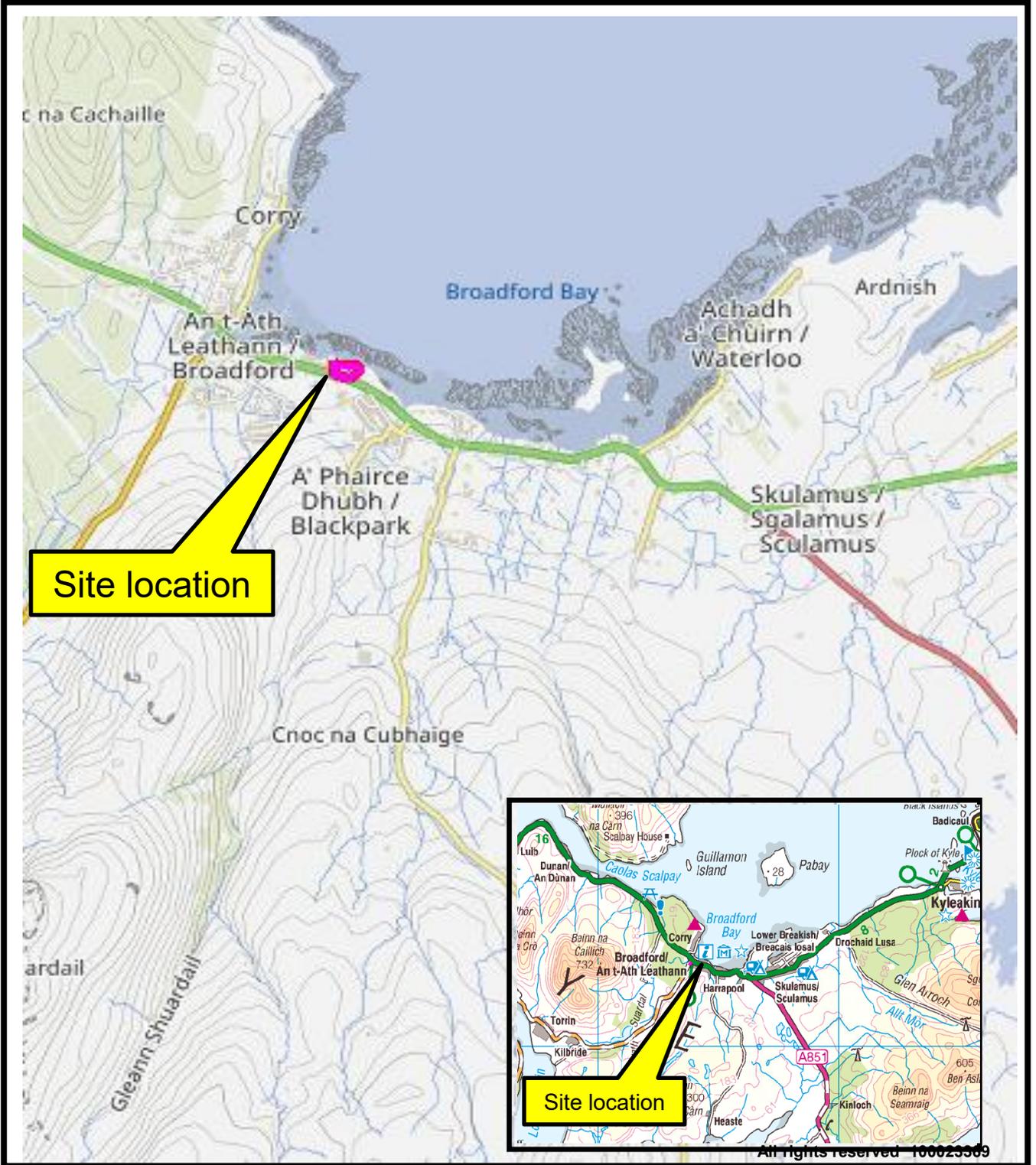
road section BB 1-500

chartered architect
 broadford : isle of skye
<http://www.grigor-taylorassociates.co.uk>
 tansygd@btinternet.com : 07720059219

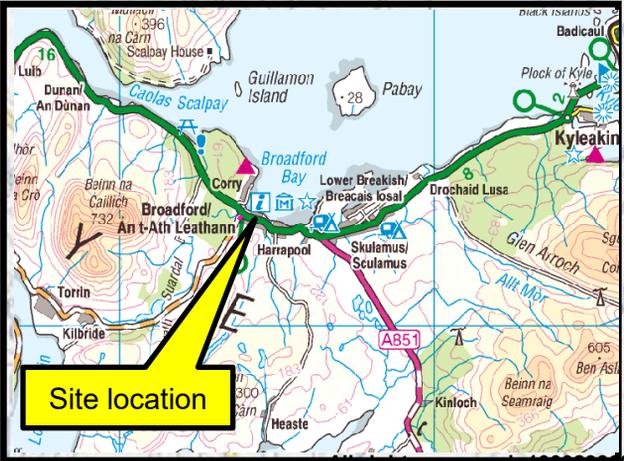
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 for gregory kerr
 scale 1-500/2500@a3
 dwg no. 1075-Roads-E



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 chartered architect



Site location



Site location



The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure Service

25/00282/FUL

Erection of 8 short term letting units,
1 staff facilities unit and 1 service/office unit

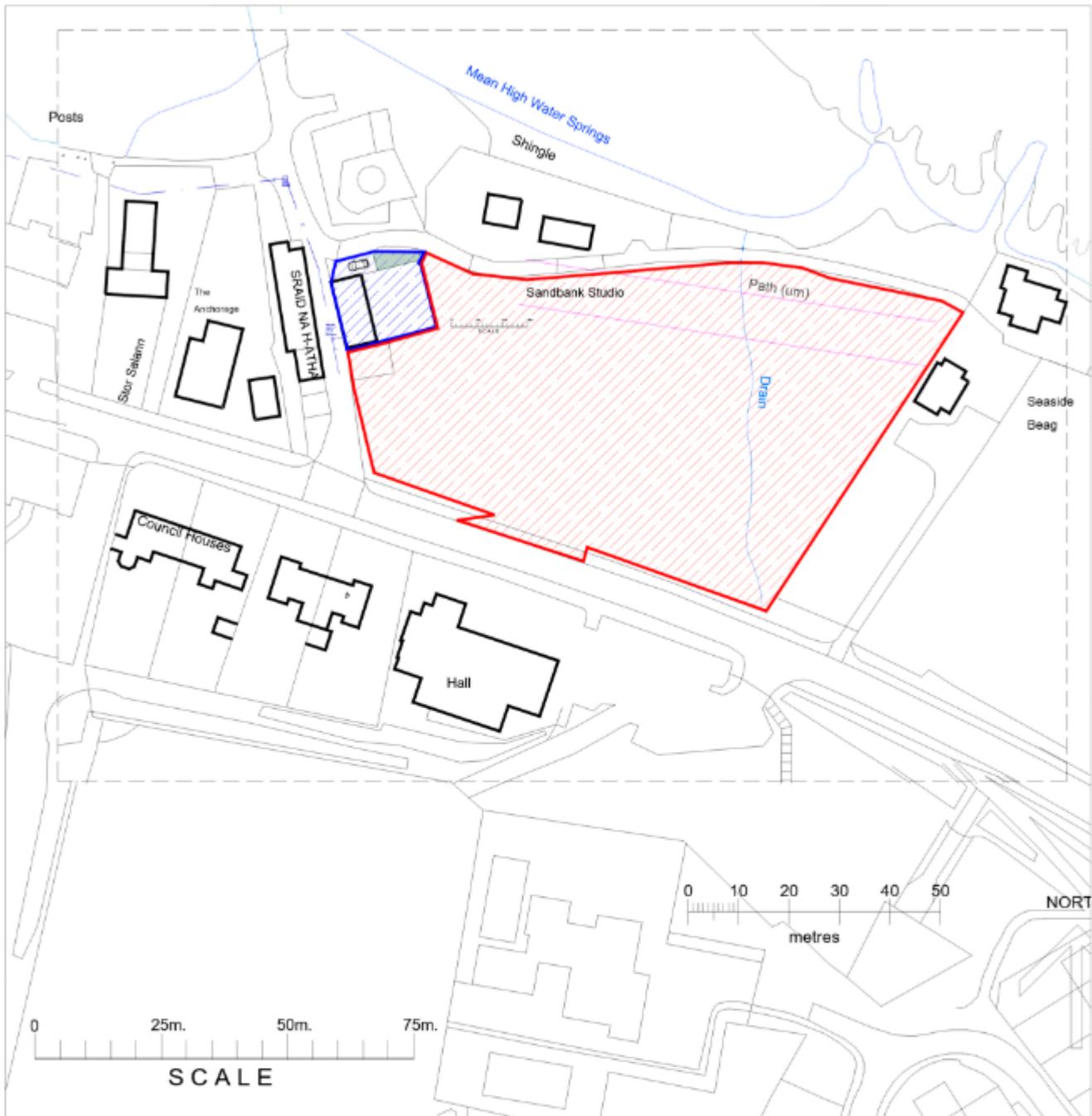
Land 45m SE of Sandbank

Broadford

March 2026

location plan

stor a ghuail : harrapool



location plan 1-1250



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broadford : isle of skye

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tansygd@btinternet.com : 07720059219

development at stor a ghuail : harrapool

for gregory kerr
scale 1-1250@a4
dwg no. 1075-001b

gta



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chartered architect

proposed site plan

- FOUL DRAINAGE :**
To be taken to existing public sewer in sraid na-h-atha
- EXISTING FOOTPATH:**
retained unaffected for access thru site and community use of open space + landscape to lower section of site
- PHASE 2:**
existing building converted to residential unit for staff or short term let using existing access + parking
- UNIT 1 :**
3NO. 2-4 PERSON 40SQ.M. SHORT-TERM LETS + 80SQ.M. FOR ANCILLARY + STAFF UNIT
- FLOOD RISK :**
5.0m contour shown in red ; buildings set above 4.9m AOD with FFL min. 6.0m
- PARKING :**
2no. existing spaces retained + 2no. new for staff unit + laundry , cycle stands provided
- REFUSE + RECYCLING:**
4no. 1100l binsets indicated in new enclosure within 10m of road for suitable collection
- SURFACE WATER DRAINAGE :**
Existing land drain retained and channelled into new surface water SUDS system, all subject to FRA recommendations.
- LANDSCAPE + BIODIVERSITY:**
new / enhanced native species landscape screening formed to east, west and south perimeters of site for screening and privacy; mix of hawthorn, alder, rowan goat willow + birch. Existing edge scrub retained for habitat. Lower marshland retained
- ACCESS :**
new access to Transport Scotland approval ; refer to roads layout for simple priority junction with 15m level section and 1 in 10 gradient thereafter. 2.4 x 150m visibility splay



- FOUL DRAINAGE :**
To be taken to existing public sewer in sraid na-h-atha - all approved in principle by scottish water
- EXISTING FOOTPATH + COMMUNITY ACCESS + ART:**
Footpath at north of site retained for access thru site and community enjoyment of open space + landscape. Additional benching, sculpture + interpretation Board included, to approval of planning 'Developer Contribution' Requirements
- FLOOD RISK :**
5.5m contour shown in red ; all building built above this level and with FFL 6.0m or above
- ELECTRICITY LINE :**
assumed 5m build distance shown in magenta
- SURFACE WATER DRAINAGE :**
Existing land drain retained and channelled into new surface water SUDS system, all subject to FRA recommendations.
- NEIGHBOUR - unit 2:**
located behind existing holiday let to maintain views.
- UNIT 2 :**
5NO. 2-4 PERSON 40SQ.M. SHORT-TERM LETS
- PARKING :**
1 space per unit = 8no. + 2 general use disabled parking spaces + 1 staff space
4 additional staff spaces + general spaces at existing access
15no. total
- RETAINING WALL :**
retaining wall to ground level formed at changes in level due to access road gradient ; with 1.1m open railing for safety above road level
- SERVICES :**
water mains and drainage in road ; overhead BT + electricity as shown on site plan

site plan 1-500



site section AA 1-500

stor a ghuail : harrapool

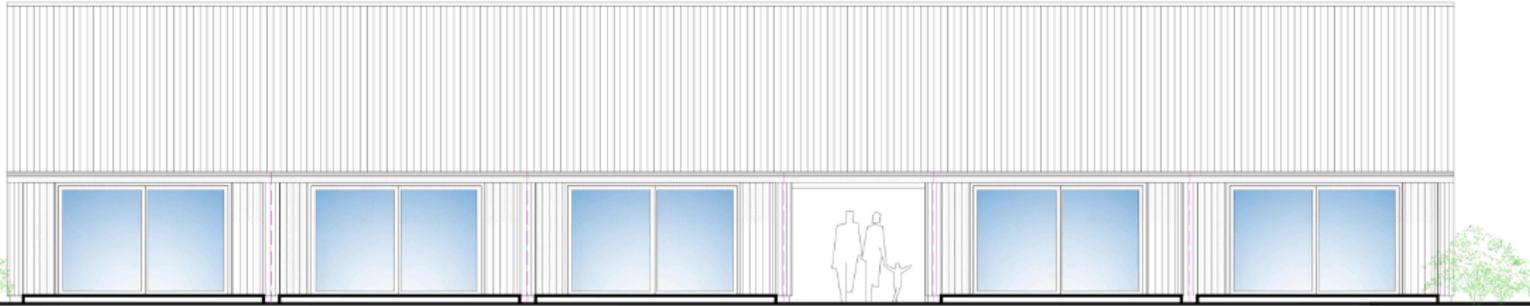
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for gregory kerr
scale 1-500@a3
dwg no. 1075-101N



unit 1 elevations



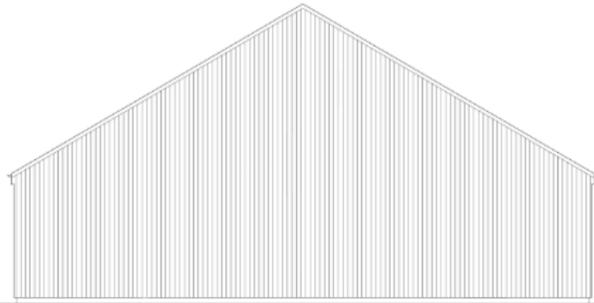
south elevation



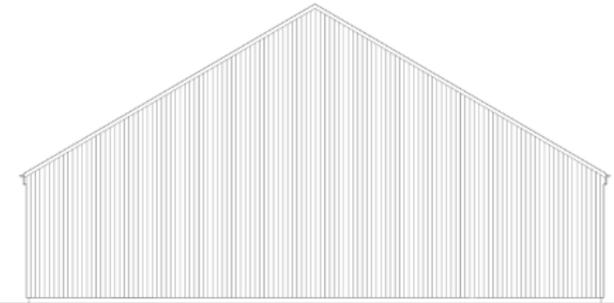
north elevation

MATERIALS :
 assumed structural timber frame with prefab
 roof trusses ; walls in black stained timber with
 untreated larch details as shown on elevations,
 and roof in black sheet metal with
 contemporary detailing and high-performance
 glazing

SCALE
 0 1m. 2m. 3m. 4m. 5m.



east elevation



west elevation

stor a ghuail : harrapool

materials palette



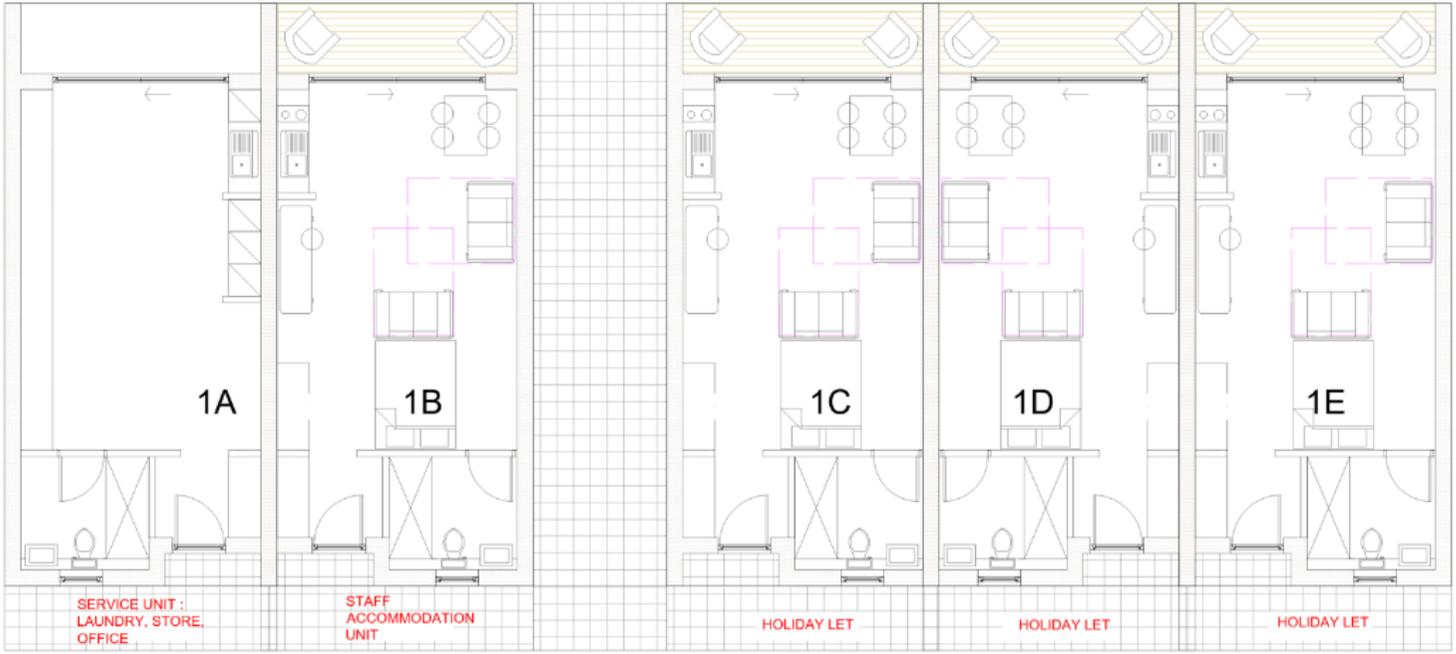
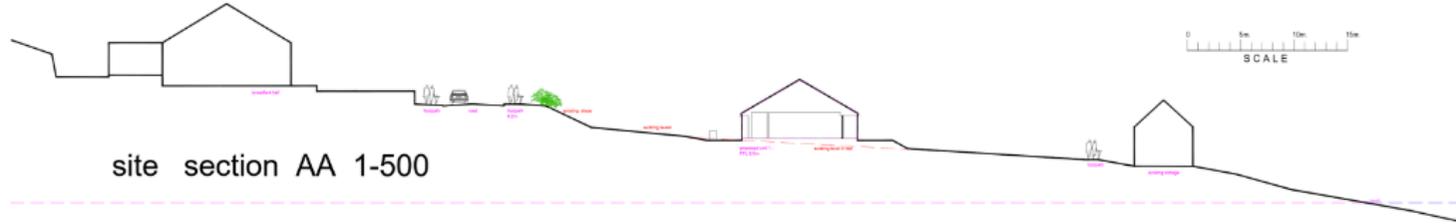
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 for gregory kerr
 scale 1-100@a3
 dwg no. 1075-104a

gta

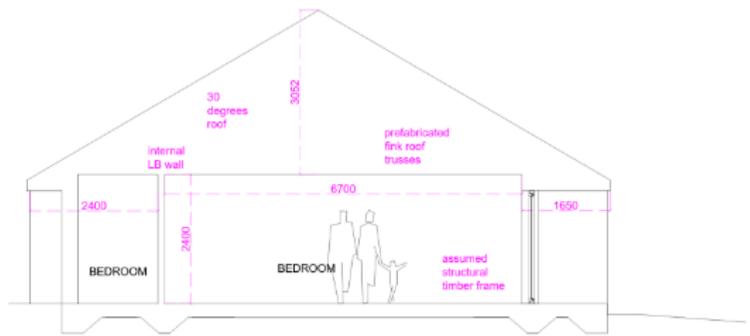
grigor-taylor associates
 chartered architect

unit 1 plans



INTERNAL FLOOR AREA
405Q.M. PER UNIT

MATERIALS :
assumed structural timber frame with prefab roof trusses ; walls in black stained timber with untreated larch details as shown on elevations, and roof in black sheet metal with contemporary detailing and high-performance glazing

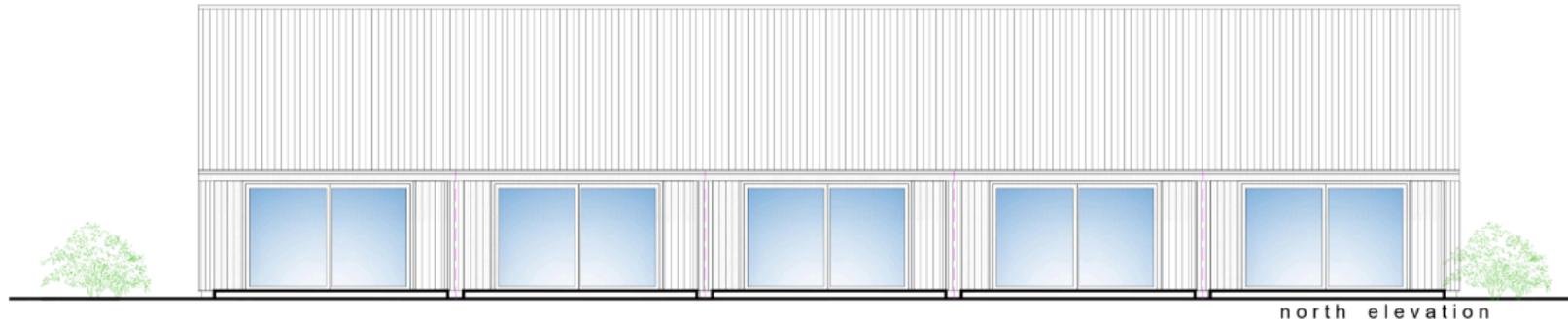
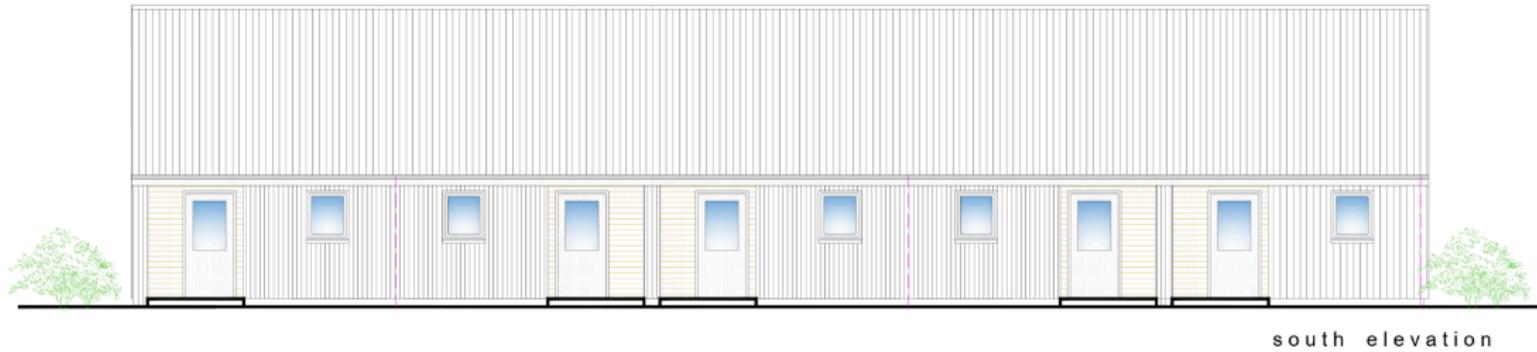


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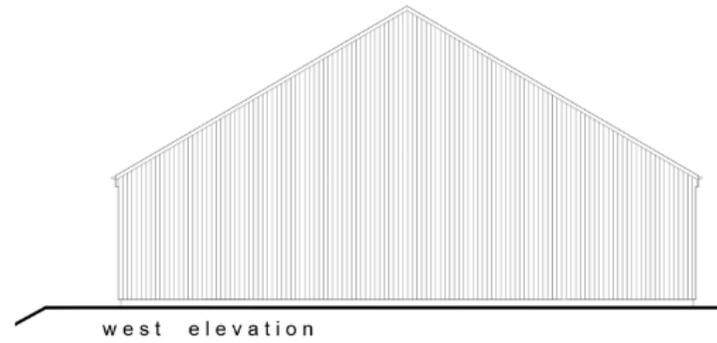
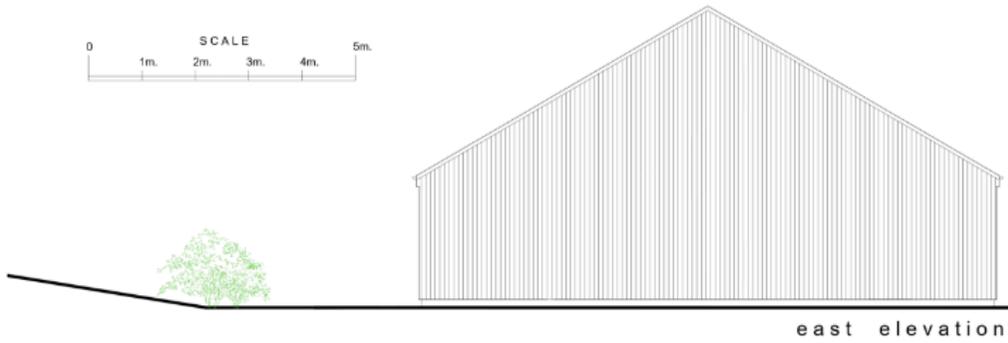
<p>chartered architect broadford : isle of skye</p> <p>http://www.grigor-taylorassociates.co.uk tansygd@btinternet.com : 07720059219</p>	<p>development at stor a ghuail : harrapool for gregory kerr scale 1-100@a3 dwg no. 1075-103c</p>
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unit 2 elevations



MATERIALS :
 assumed structural timber frame with prefab
 roof trusses : walls in black stained timber with
 untreated larch details as shown on elevations,
 and roof in black sheet metal with
 contemporary detailing and high-performance
 glazing



stor a ghuail : harrapool

materials palette

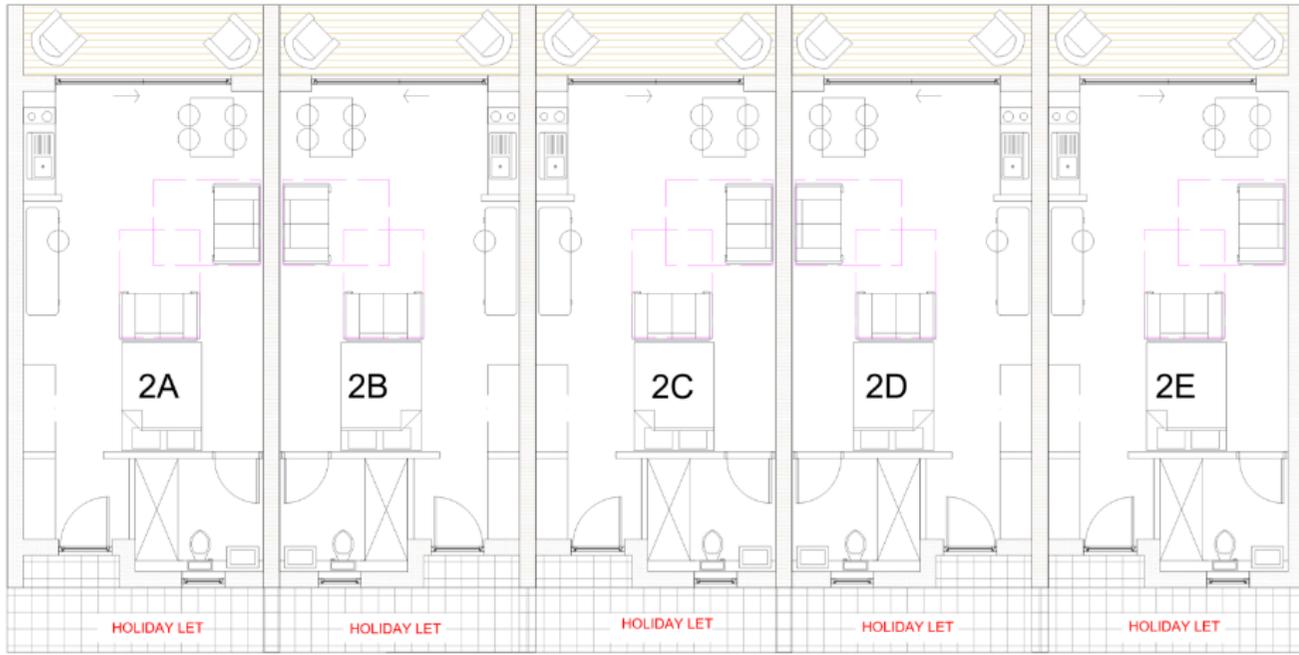
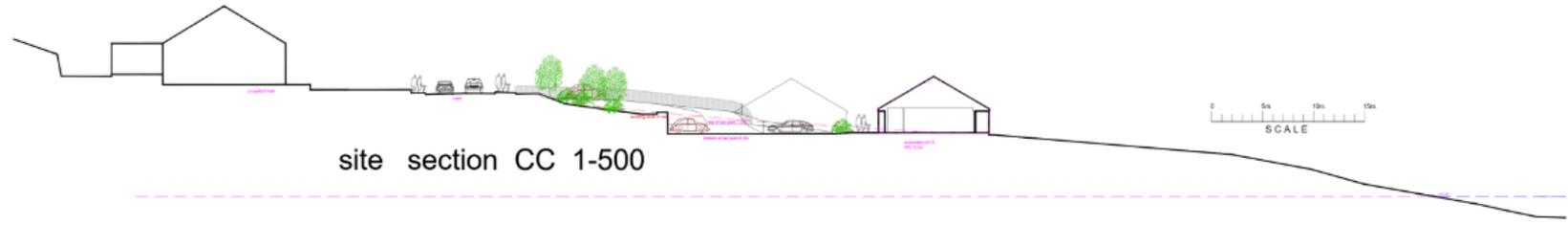


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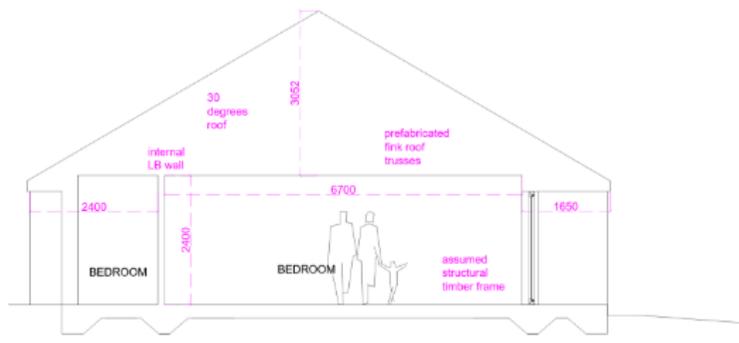
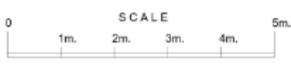
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 for gregory kerr
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 dwg no. 1075-106c



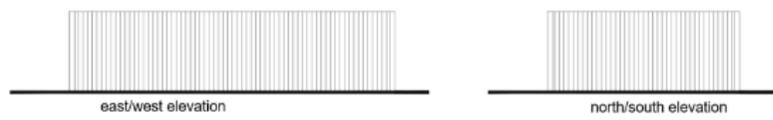
unit 2 plans



MATERIALS:
 assumed structural timber frame with prefab roof trusses - walls in black stained timber with untreated larch details as shown on elevations, and roof in black sheet metal with contemporary detailing and high-performance glazing



BINS ENCLOSURE:
 1.5m high black stained timber enclosure on three sides to screen and secure refuse bins, less than 10m from carriageway with level access for ease of moving bins.



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 dwg no. 1075-105d



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