

Agenda Item	6.4
Report No	PLN/022/26

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 23.04.2026  
**Report Title:** 25/04916/FUL : Mr D MacAskill  
Land 60m North of 13 Cove, Poolewe  
**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Erection of dwelling house and garage  
**Ward:** 05- Wester, Strathpeffer and Lochalsh  
**Development category:** N03B – Housing Local  
**Reason referred to Committee:** Objections from more than 5 parties

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 The proposal is for the erection of a house and garage within the settlement of Cove north of Poolewe. The proposed house is located on a registered croft and has an immediate neighbour to the south. To the east is croft land with Loch Ewe further beyond, to the west is an access track leading to another croft, and to the north is more residential properties.
- 1.2 The site is accessed from the B807 and is on a road with good visibility. Scottish Water have indicated that there is capacity for a water connection. Private foul and surface water drainage is proposed.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: Planning justification statement, topography plan
- 1.5 Variations: Changes to house size and design, narrowing of gables, increase in height of eaves.

## **2. SITE DESCRIPTION**

- 2.1 The site is located to the east of the B8057 and slopes from west to east. It is in the rural community of Cove and is immediately neighboured by a residential property to the south. Currently the site is a mixture of grass and scrub and is part of a registered croft. To the north is a small watercourse which runs adjacent to the northern boundary of the site before curving to follow the eastern boundary. To the west is a private access track named Calum's Road. To the east is the main part of the registered with Loch Ewe further beyond. The established settlement pattern is primarily dispersed houses set on the landward side of the coastal road however there is intermittently coastal side homes along the B8057 that are set closer together. There are two properties to the south of the site which are set close to the road on the seaward side.

## **3. PLANNING HISTORY**

- 3.1 19.11.2024 24/03627/FUL - Erection of 2no. Lodges and Withdrawn associated works.

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour  
Date Advertised: 05.09.2025  
Representation deadline: 07.12.2025
- Timeous representations: 6 (6)
- Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Protecting public views over open water  
Officer Comment: The location of the house is on the seaward side of the road. The proposal is not considered to conflict with the established pattern of development in this regard as there are other houses sited in a similar location. There is a sizeable portion of land between the site and the coast as well as more scenic open views elsewhere which will remain unaffected by the proposal.
- b) Depopulation; fragility of Cove as a settlement, need for affordable housing, Highland Council Local Housing Strategy.  
Officer Comment: The provision of a house will help in this regard. Although concerns have been raised about the possible future use of the property as a holiday home or short term let, the application has been considered on the basis of what has been applied for as a property for residential use.
- c) Siting and design  
Officer Comment: This will be addressed in detail in section 8 of the report, but the proposal is considered to be acceptable in this regard.
- d) Access visibility splays  
Officer Comment: The proposed access has adequate visibility splays. Although slightly below the required standard they are considered acceptable given the limited volume of traffic and their speed given the configuration of the road itself. This is outlined in Transport Planning's response.
- e) Impact on habitats and biodiversity  
Officer Comment: The site of the house is not on an identified priority habitat, and any impacts are expected to be mitigated appropriately via the introduction of hedge and wildflower planting.
- f) Impact on drainage  
Officer Comment: The Flood Risk Management Team has not objected to the application. There is a treatment plant proposed as a foul drainage solution. This will be combined with a surface water drainage solution which will further dilute the foul effluent. Representations suggest that the SEPA flood map referenced in the application is outdated and does not accurately reflect the current situation. The proposed drainage solution is considered to be acceptable, and the Planning Authority has based its own assessment on the most recent SEPA flood maps which includes the future flood maps which account for climate change. The issue of sewage overflow to the neighbouring property, number 5, to the north is unlikely as it is located uphill of the proposed development and the watercourse runs to the south along the eastern boundary of the site.
- g) Contrast with established character and settlement pattern  
Officer Comment: The proposed house would not constitute a break from the established character of the area or pattern of development. There is a mix of buildings sited on the landward and coastal side of the road with varying forms and materials. To the south of the site is two other buildings set near to road on the coastal side. The proposed house is gabled and finished with white render and a slate roof. This is typical of single homes in Wester Ross and the settlement of Cove. The proposed design and finish are considered acceptable.

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 **Transport Planning:** Transport Planning has no objections to the proposal subject to criteria that has been listed in their response. They have also undertaken a review of the CrashMap software and there are no identified injury collisions in the vicinity of the site within the last 5 years. Reduced visibility splays have been accepted in this instance due to the lower assessed speed of the road and traffic volumes.

5.2 **HQ Forestry:** The Forestry Officer had identified that the outflow from the proposal's treatment plant passes through a small group of trees but that there would be no significant adverse impacts.

5.3 **Flood Risk Management Team (FRMT):** The FRMT is satisfied that the site is at low risk of flooding provided it is entirely above 7m AOD. They are also satisfied that surface water can be managed through an appropriate surface water drainage solution compliant with SUDS.

5.4 **Developer Contributions Officer:** There is no identified school capacity constraints in the area and no developer contributions payment is required.

5.5 **Scottish Water:** Have indicated there is public water connection capacity in the Poolewe Water Treatment Works but the applicant should investigate private foul drainage solutions.

5.6 **Crofting Commission:** The crofting commission were consulted but did not respond.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

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

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 – Soils

Policy 6 – Forestry Woodland and Trees

Policy 10 – Coastal Development

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 17 - Rural Homes

Policy 22 - Flood Risk and Water Management

Policy 29 - Rural Development

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

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 – Developer Contributions
- 36 - Development in the Wider Countryside
- 47 - Safeguarding Inbye/AppORTioned Croftland
- 49 - Coastal Development
- 57 - Natural, Built and Cultural Heritage
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

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

No specific policies apply.

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

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Housing in the Countryside and Siting and Design (March 2013)
- Managing Waste in New Developments (March 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

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

### 7.1 **Scottish Government Planning Policy and Guidance**

- Designing Streets
- Creating Places
- Wester Loch Ewe Local Place Plan

## 8. **PLANNING APPRAISAL**

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

### **Determining Issues**

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

## **Planning Considerations**

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) siting and design
- c) Access and drainage
- d) Impact on infrastructure and services and proposed mitigation (developer contributions)
- e) any other material considerations

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

8.4 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats, and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions where possible.

8.5 NPF4 Policy 4 (Natural Places) states that development proposals that will affect a National Scenic Area (NSA) will only be supported where the objectives of the designation and the overall integrity of the area will not be compromised.

The application site is within Wester Ross NSA which is of national importance, defined in Policy 57 (Natural, Built and Cultural Heritage). This states that only developments which can be shown not to compromise the natural environment, amenity and heritage resource can be supported, unless a clear social or economic benefit of national importance can be demonstrated. Within the Wester Ross NSA, it is important that homes in rural areas such as this are designed in line with the existing scale and pattern of the area. The NSA is recognised for its natural features and the relationship of human settlement within it.

8.6 NPF4 Policy 14 (Design, Quality and Place) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and proposal will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable.

Proposals which are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported.

8.7 NPF4 Policy 15 (Local Living and 20-minute neighbourhoods) states that development proposals which are compatible with the 20-minute neighbourhood/local living concepts will be supported. Particularly when the development is compatible with and incorporates: the active travel hierarchy; employment opportunities; shopping; health and social care facilities; education,

childcare, and lifelong learning opportunities; spaces for play, recreation and community purposes; greenspaces; and affordable housing.

The proposed site is classified as remote rural, however there are shops, schools and healthcare facilities within the wider area. Gairloch is less than a 30-minute drive from site and provides enough amenity to be able to live locally. This is acceptable and the proposal is considered to be compatible with the local living concept.

- 8.8 NPF4 Policy 17 (Rural Homes) states that development proposals for new homes in remote rural areas will be supported where the proposal: supports and sustains existing fragile communities, supports identified local housing outcomes and is suitable in terms of location, access and environmental impact.
- 8.9 Cove can be classed as a fragile community, and the addition of a further house would undoubtedly help support and sustain it. The Council's Local Housing Strategy 2023–28 identifies local housing outcomes, which include providing housing options and creating resilient communities and places. An additional house would potentially increase housing options, and additional residents would help create a resilient community. The application therefore stands to be assessed as to whether it is suitable in terms of location, design, access and environmental impact
- 8.10 NPF4 Policy 29 (Rural Development) states that development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal: will support local employment, supports and sustains existing communities, for example through provision of digital infrastructure, and, is suitable in terms of location, access, siting, design and environmental impact.
- 8.11 NPF4 Policy 22 (Flood Risk and Water Management) states that development proposals will: not increase the risk of flooding to others or itself be at risk; manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer; and seek to minimise the area of impenetrable surface.
- 8.12 HwLDP Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community.
- Subject to the proposal having no significant detrimental impact on the character of the area or amenity of neighbours the proposal would comply with the development plan.
- 8.13 HwLDP Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.

- 8.14 This site falls within the Wider Countryside area as defined in Policy 36 of the Highland-wide Local Development Plan. Development proposals for new houses in the Wider Countryside, (outwith Settlement Development Areas) will be assessed for the extent to which they are acceptable in terms of siting and design; are compatible with existing patterns of development and landscape character and capacity; avoid incremental expansion of one particular development type within a mixed landscape; avoids croft land; and can be adequately serviced. Development proposals may be supported if they are judged not to be significantly detrimental under the terms of this policy.
- 8.15 HwLDP Policy 47 (Safeguarding Inbye/AppORTioned Croftland) states that development proposals are expected to minimise the loss of croft land. Proposals for single houses should accord with the Council's Housing in the Countryside Siting and Design Supplementary Guidance. Proposals should also avoid; siting on the agriculturally valuable part of the croft and, impeding use of the remaining croft by virtue of its location. The proposal is considered to comply with this policy as it is located on scrubland and will not impede the remainder of the croft.
- 8.16 NPF4 Policy 10 (Coastal Development) states that development proposals in developed coastal areas will only be supported where the proposal does not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and it anticipated to be supportable in the long-term, taking into account projected climate change.
- 8.17 HwLDP Policy 49 (Coastal Development) states that development proposals should not have an unacceptable impact on the natural, built or cultural heritage and amenity value of the area. The Council also promotes development on the landward side of the road when development on the coastal side would otherwise interrupt scenic views over open water; unless a coastal position is necessary or if the effect would be a conflict with the existing settlement pattern.

### **Siting and design**

- 8.18 The proposed house and garage are located on the coastal side of the B8057 public road to the north of an existing house which is itself within a registered croft. The total area of the croft is listed as 1.973ha and the proposed design of the house does not prejudice the existing croft access to the north of the site. Most of the croft is located on land to the east and the siting of a house in this location is not expected to impede on the operational capacity of the croft. The land itself is not of particularly high agricultural value. The soil is identified as 6.3 on the Scottish Government's Scotland's Soils Map which is Land capable of use as rough grazings with low quality plants. The surrounding land is classified as the same and therefore the site is not considered as valuable. The site slopes downwards from west to east towards the sea and currently is a mixture of grass and scrub. There is also a small watercourse that runs along the northern and eastern boundary of the site.

- 8.19 The established settlement pattern in the area is a mix of landward and coastal sited houses which are dispersed along the B8057, many of which are crofts. The proposed house and garage would conform to the settlement pattern, and the design of the house is in keeping with the area. The settlement is primarily modern homes that are rectangular in form and are gabled. The proposed house is rectangular and gabled with a projecting element on the east elevation. It will be approximately 14.9m long and 7.5m wide with the projecting element coming approximately 4.7m from the exterior wall. The maximum ridge height is approximately 5.9m. This is similarly scaled to the other houses in the area with the house immediately to the south measuring in at roughly 24m in length and other houses in the area ranging from approximately 10.5m-14.4m in length. The widths of the neighbouring properties also vary but are generally similar to the proposed house.
- 8.20 The house is proposed to be finished with a white wet-dash render, slate roof and upvc windows doors and rainwater goods. This is in keeping with the established character of the area and is acceptable. The proportions of the gables and the form of the house overall conform to what is existing and does not have an unacceptable impact on coastal views. The space which the house will occupy has additional land between it and the croft as well as trees and scrubland.
- 8.21 The garage takes a functional form and provides enough room for 2 cars to park and additional storage. It is finished with vertical timber cladding and the same slate roof as the house, it also has upvc doors, windows and rainwater goods. It will be approximately 9.5m x 6.5m and is also considered to be appropriately scaled for the area. There is a collection of outbuildings along the B8057 leading up to the site and the garage is not considered to break from the established pattern meaningfully.
- 8.22 The site itself has a moderate slope from west to east. The house and garage are to be sited on the upper portion of the site. The site is not within an identified area of flood risk and therefore land raising is acceptable, protecting it from any potential flooding as the site is entirely above 7m AOD. It should be noted that the platform would be set below the level of the road. Site levels and sections have been provided for existing and proposed. The proposed earthworks are acceptable and are not considered to have an unacceptable level of impact.
- 8.23 The applicant has also proposed hedge planting in the north and south of the site which partially screens the development from its neighbours as well as wildflower planting in the southern portion of the site. A wide variety of species have been proposed, and they are listed on the site plan. This is expected to contribute positively towards biodiversity as well as providing merit to the siting and design of the proposal overall. This is acceptable.

### **Access and drainage**

- 8.24 The proposed house and garage will take access from the B8057 and will be constructed to the SDB1 standard, and this will be secured via condition. The access is to be sloped toward the house ensuring no surface water runoff to the public road. The applicant has indicated that they will maintain the appropriate

visibility splays to the north and south, the road runs straight and there are no features that limit visibility currently. The visibility splays are a reduction from the standard set out in the guidance however Transport Planning are satisfied that this is acceptable. The applicant has demonstrated that they can be achieved. Accordingly, there are no road safety issues likely to arise from the development.

- 8.25 The proposal seeks to manage surface water via a upvc surface water sewer and this is indicated within the supporting statement Rainwater will be collected by traditional guttering and downpipes which will flow into the sewer which has a silt trap to filter debris. This will then flow into a sample chamber and be combined with the treated foul effluent which will then be discharged into the nearby watercourse downhill to the east and this solution would be acceptable. Full details of the solution will be required via condition.

#### **Impact on neighbouring privacy and amenity**

- 8.26 The proposed house and garage are not expected to have a significant adverse impact to the privacy and amenity of the neighbouring properties. Ample parking is provided within the curtilage of the proposed dwelling, and it is of a distance away from neighbouring properties where noise, overlooking and overshadowing would not be an issue. The neighbours are approximately 55m and 57m from the nearest point of the proposed house, to the north and south respectively. The neighbour to the south is partially screened by their outbuildings and the proposed garage. The orientation of each house also avoids any overlooking issues. There are no amenity issues that are expected to arise as a result of this erection and the proposal is acceptable.

#### **Impact on infrastructure and services and proposed mitigation (developer contributions)**

- 8.27 There are no identified school capacity constraints in the area and therefore a developer contribution is not required in connection with this application.

#### **Other material considerations**

- 8.28 There are no other material considerations.

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

- 8.29 The issue of a precedent is a non-material consideration. All applications are assessed on their own merits.
- 8.30 Representation reference outdated planning policy. While the policies themselves are a non-material consideration the issues that have been highlighted using these policies have been addressed in section 4 of this report.
- 8.31 The use of the property as a holiday or second home is a non-material consideration.
- 8.32 Previous applications made on the site that have since been withdrawn are not a material consideration.

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

8.33 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 In conclusion the proposal for the erection of a house and garage is acceptable. It complies with the relevant planning policies and is appropriately scaled, sited, and designed for the area it is within.

9.2 The proposal does not have any adverse impacts to road safety or drainage and will provide a house in a remote rural area. It uses appropriate materials for the locality and its impact on coastal views is not considered to have a significant adverse effect. It is compatible with local living concepts and does not impede the operational capacity of the croft.

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 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 full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by the Planning Authority. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of the development.

**Reason:** In order to ensure that the surface water drainage infrastructure is provided timeously, in the interests of public health and environmental protection.

3. Landscaping works shall be carried out in accordance with the details on the approved plan '2024 024 - 000 REV E'. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of 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:** To ensure the development's compliance with NPF4 Policy 3

4. No other development shall commence until the site access has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines with the junction formed to comply with drawing ref. SDB1.

**Reason:** In the interest of road traffic safety.

5. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines with:
  - i. the junction formed to comply with drawing ref. SDB1 and
  - ii. visibility splays of 2.4m x 85m minimum (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

No other development shall commence until the junction has been constructed in full and 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.

6. The house shall not be occupied until the provision for the parking and turning of two cars within the curtilage of the house is made and shall be maintained at all times thereafter.

**Reason:** To ensure that an adequate level of off-street parking is provided timeously in the interests of road safety.

## **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>

Signature:

Designation: Area Planning Manager - North

Author: Ross Mcateer (Planning (South))

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

Relevant Plans: Plan 1 - 2024 024 – 000 REV E - Location/Site Layout Plan

Plan 2 - 2024 024 – 250 REV A – Garage Plan

Plan 3 - 2024 024 – 100 REV B – Proposed General Plan

Plan 4 - 2024 024 – 101 REV B – Proposed Elevation Plan

Appendix 2

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

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

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

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

<sup>4</sup> As above

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

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

\*1 Adjust total to take account of flat exemptions

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

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

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

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

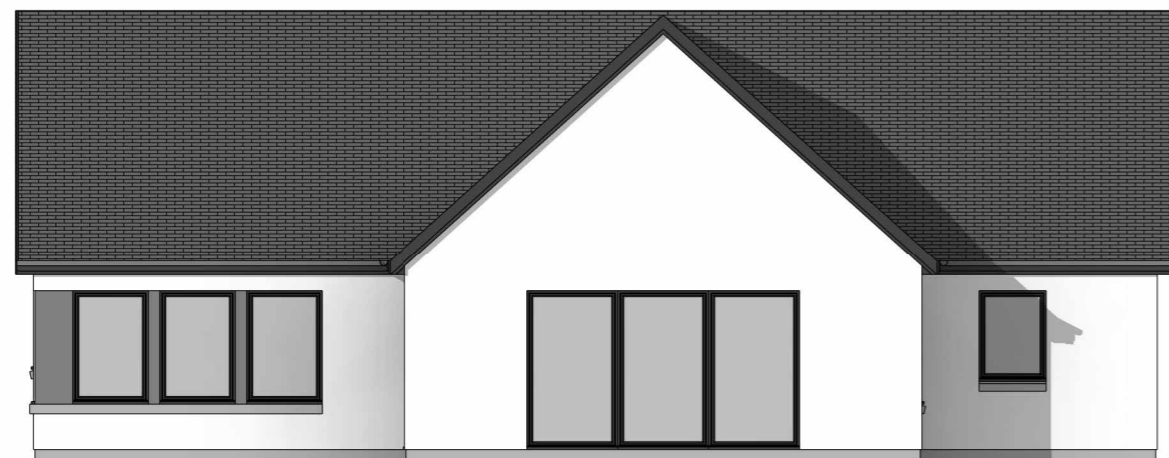
### Other Legal Agreement requirements

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

**MATERIAL SPECIFICATION:**

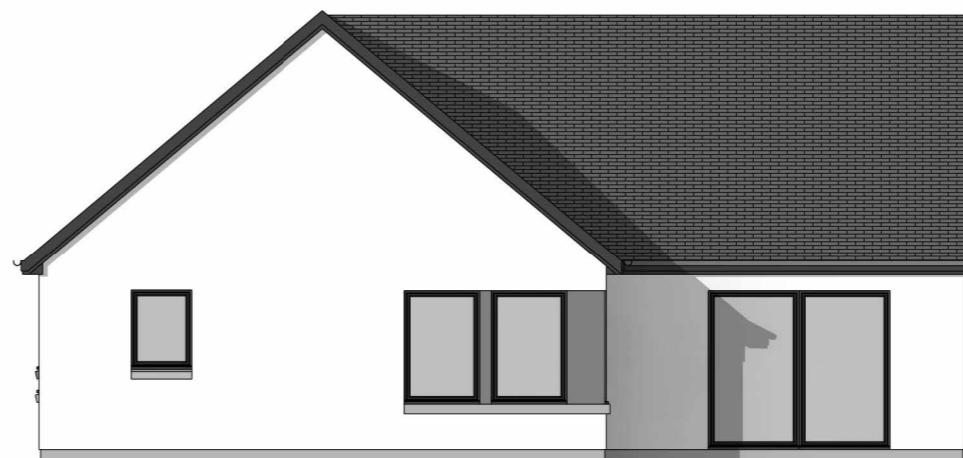
- WALLS- WHITE WETDASH RENDER
- WINDOWS - UPVC PRE-FINISHED GREY
- DOOR - UPVC PRE-FINISHED GREY
- ROOF - GRADE A SLATE.  
SLATE RIDGE TILE.
- EAVES - BLACK UPVC RAINWATER GOODS  
GREY UPVC FASCIA AND SOFFITS

**AREA = 122m<sup>2</sup>**



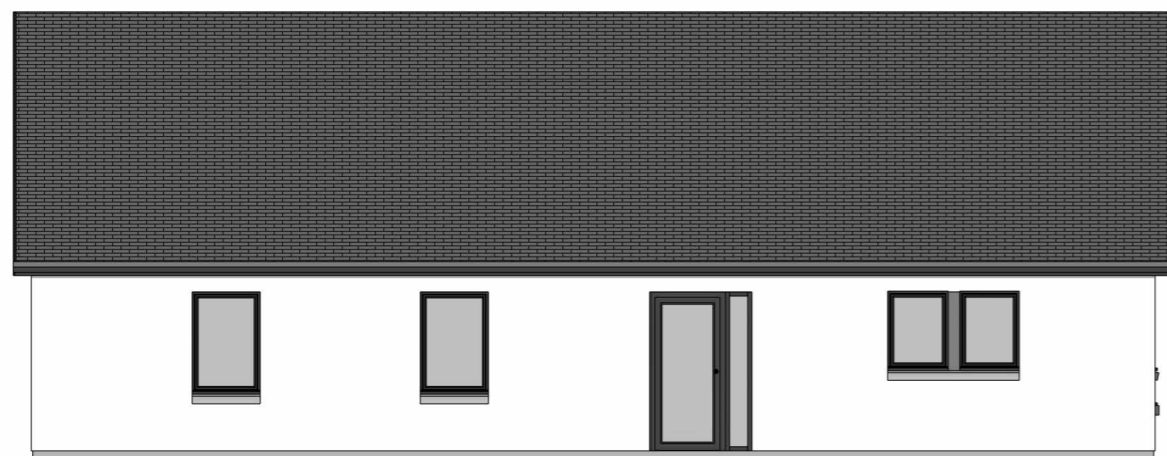
**East**

1 : 100



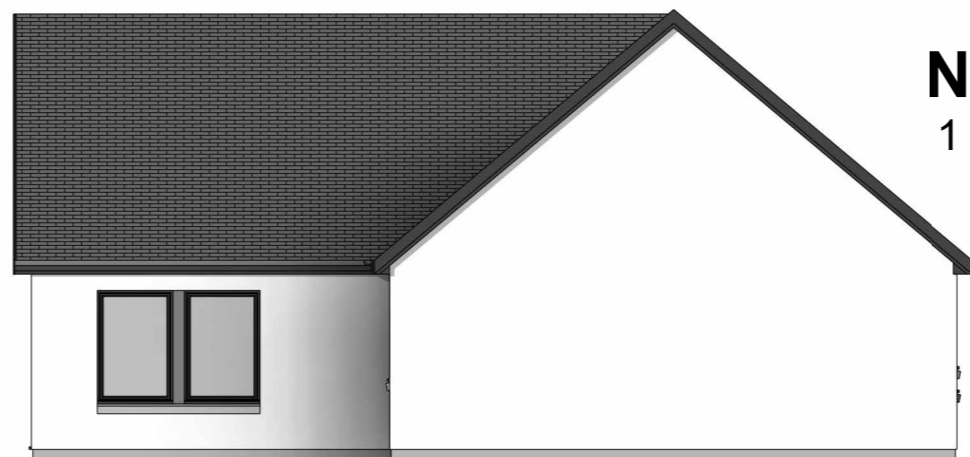
**South**

1 : 100



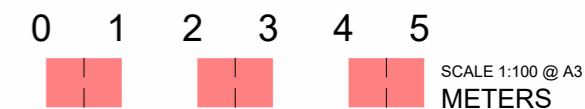
**West**

1 : 100



**North**

1 : 100



**FOR PLANNING**

Rev	Description	Date
A	Altered Design	17.10.25
B	Planning changes	24.02.26

Donald MacAskill

Erection of house, Land to the North of 13  
Cove, Poolewe, IV22 2LT

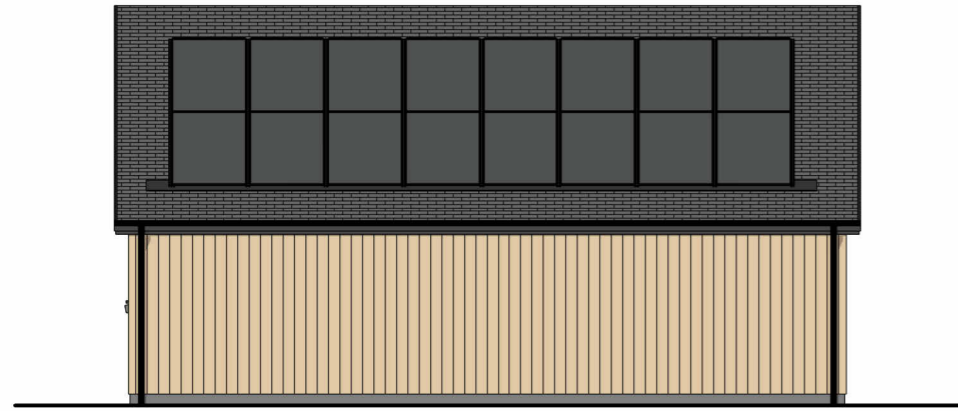
(proposed) Elevations

Date	09/07/2025
Drawn by	MB
Scale	1 : 100

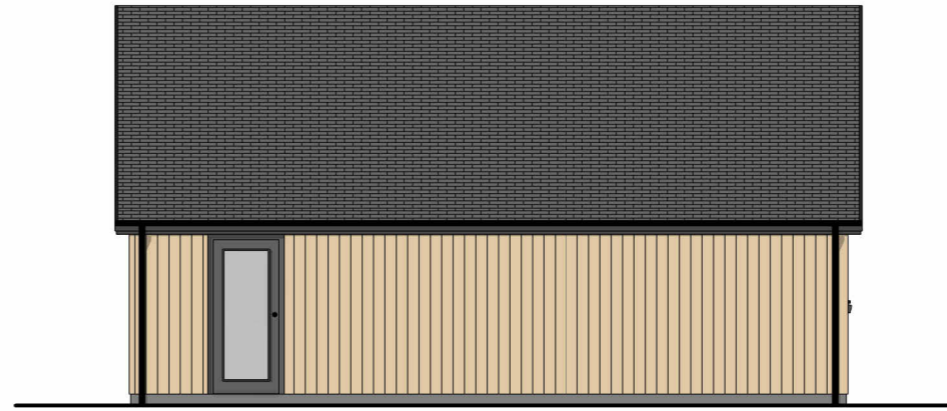
2024 024 - 101

- 1. Protected by copyright, no reproduction without express permission from architect.
- 2. Contractor is responsible for checking all dimensions prior to construction.
- 3. Discrepancies to be referred to architect for decision.
- 4. Must be read in conjunction with written spec and engineers/sub-contractors construction information.

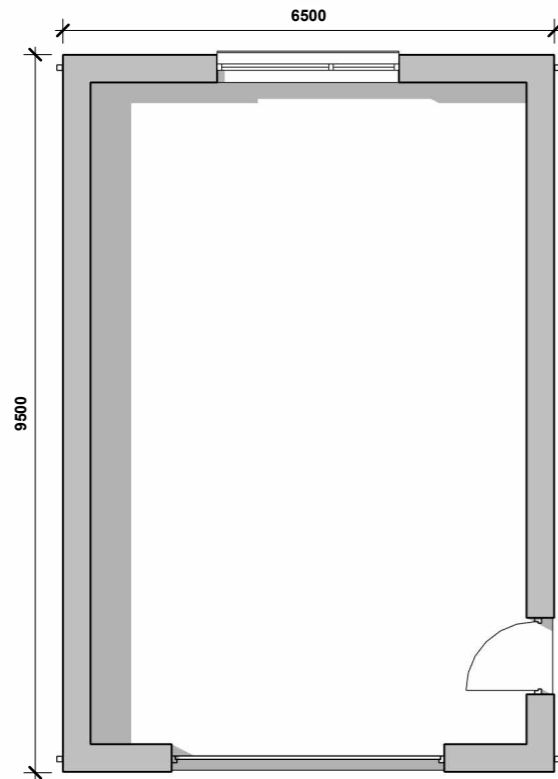




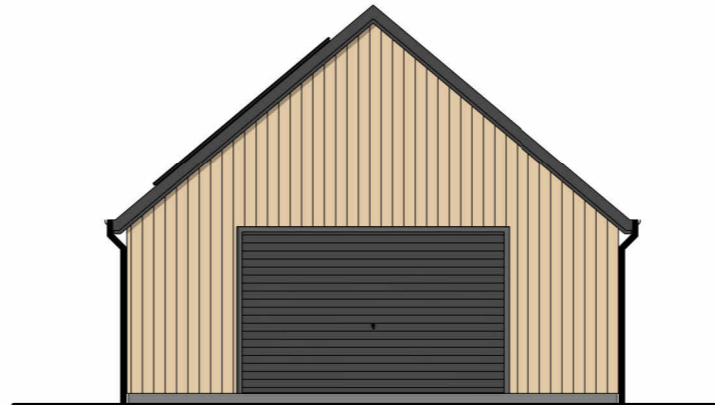
**Side**  
1 : 100



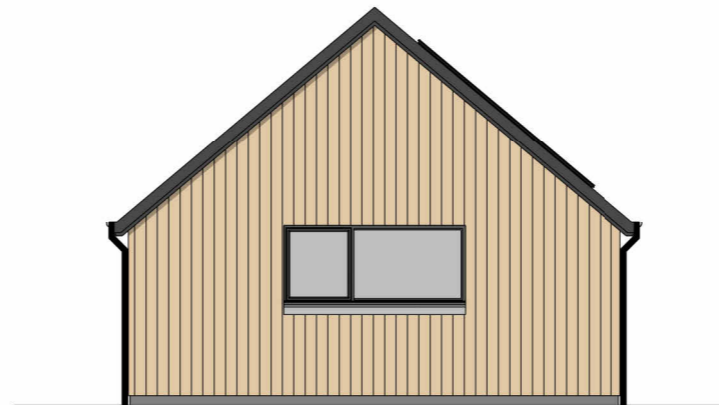
**Side 2**  
1 : 100



**GF**  
1 : 100



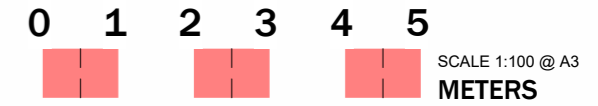
**Front**  
1 : 100



**Rear**  
1 : 100

**MATERIAL SPECIFICATION:**

WALLS -	VERTICAL TIMBER CLADDING
WINDOWS -	UPVC PRE-FINISHED GREY
DOOR -	UPVC PRE-FINISHED GREY
ROOF -	GRADE A SLATE. SLATE RIDGE TILE.
EAVES -	BLACK UPVC RAINWATER GOODS GREY UPVC FASCIA AND SOFFITS



FOR PLANNING

Rev	Description	Date
A	Client alterations	03.11.25

Donald MacAskill

Erection of House and Garage, Land to the North of 13 Cove, Poolewe, IV22 2LT

(proposed) Garage

Date	05/06/2025
Drawn by	MB
Scale	1 : 100

2024 024 - 250

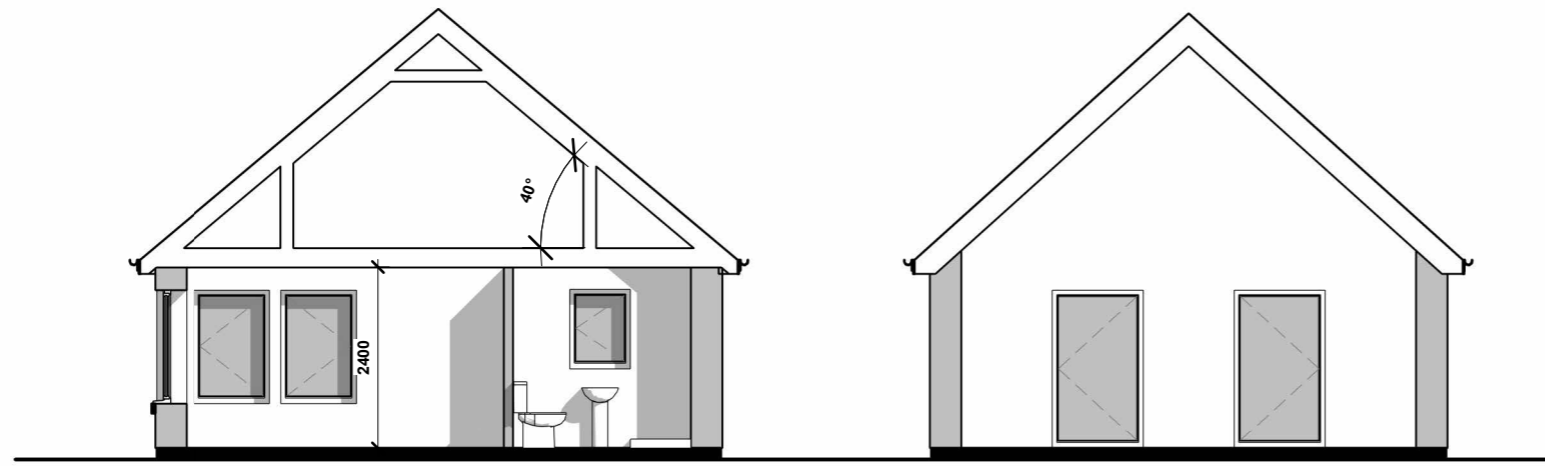
1. Protected by copyright, no reproduction without express permission from architect.
2. Contractor is responsible for checking all dimensions prior to construction.
3. Discrepancies to be referred to architect for decision.
4. Must be read in conjunction with written spec and engineers/sub-contractors construction information.



**MATERIAL SPECIFICATION:**

- WALLS- WHITE WETDASH RENDER
- WINDOWS - UPVC PRE-FINISHED GREY
- DOOR - UPVC PRE-FINISHED GREY
- ROOF - GRADE A SLATE.  
SLATE RIDGE TILE.
- EAVES - BLACK UPVC RAINWATER GOODS  
GREY UPVC FASCIA AND SOFFITS

**AREA = 122m<sup>2</sup>**

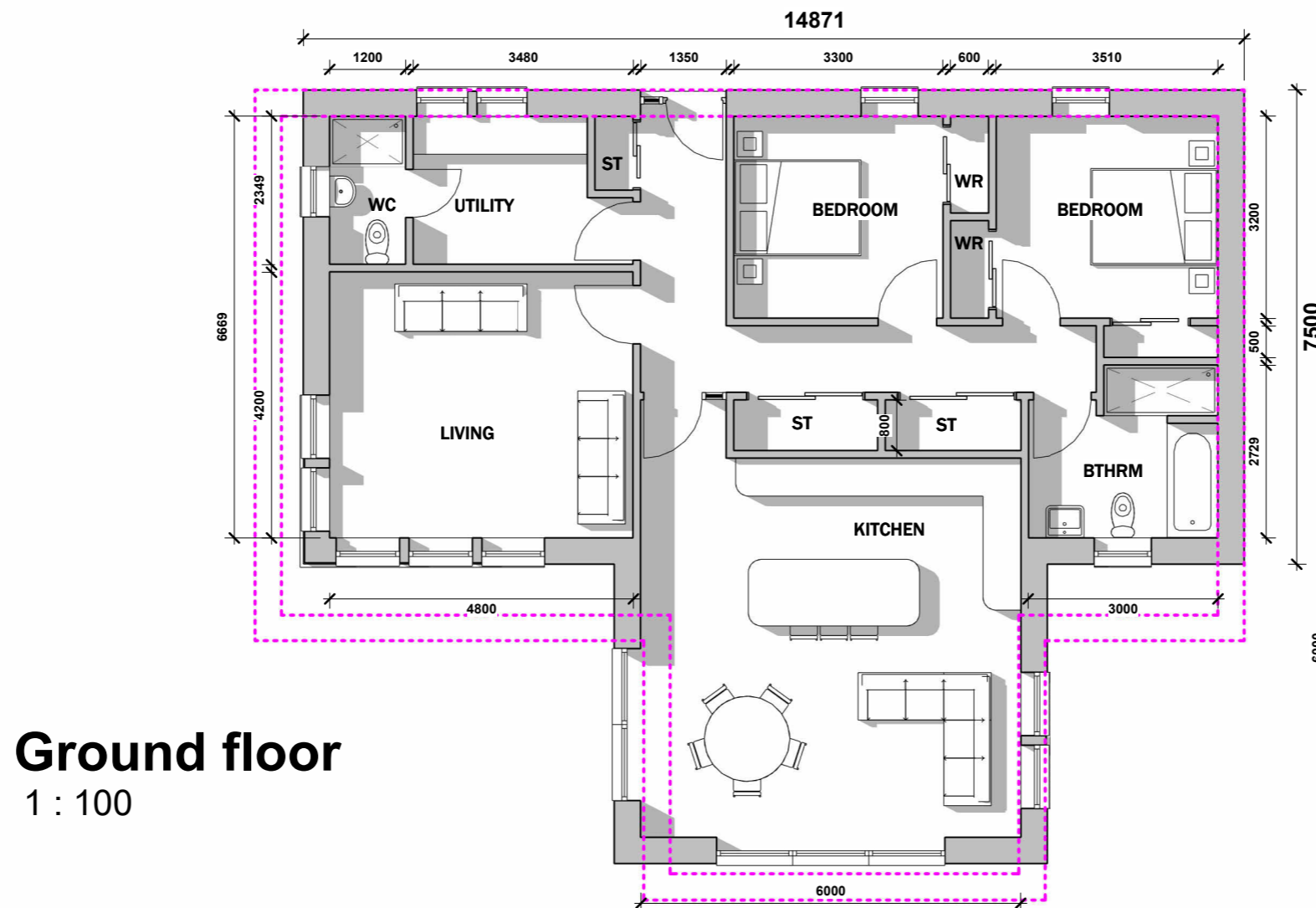


**Section 1**

1 : 100

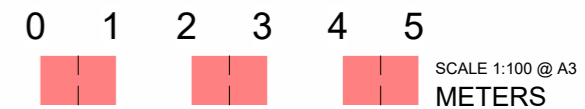
**Section 2**

1 : 100



**Ground floor**

1 : 100



**FOR PLANNING**

Rev	Description	Date
A	Altered Design	17.10.25
B	Planning changes	24.02.26

Donald MacAskill

Erection of house, Land to the North of 13 Cove, Poolewe, IV22 2LT

(proposed) GA's

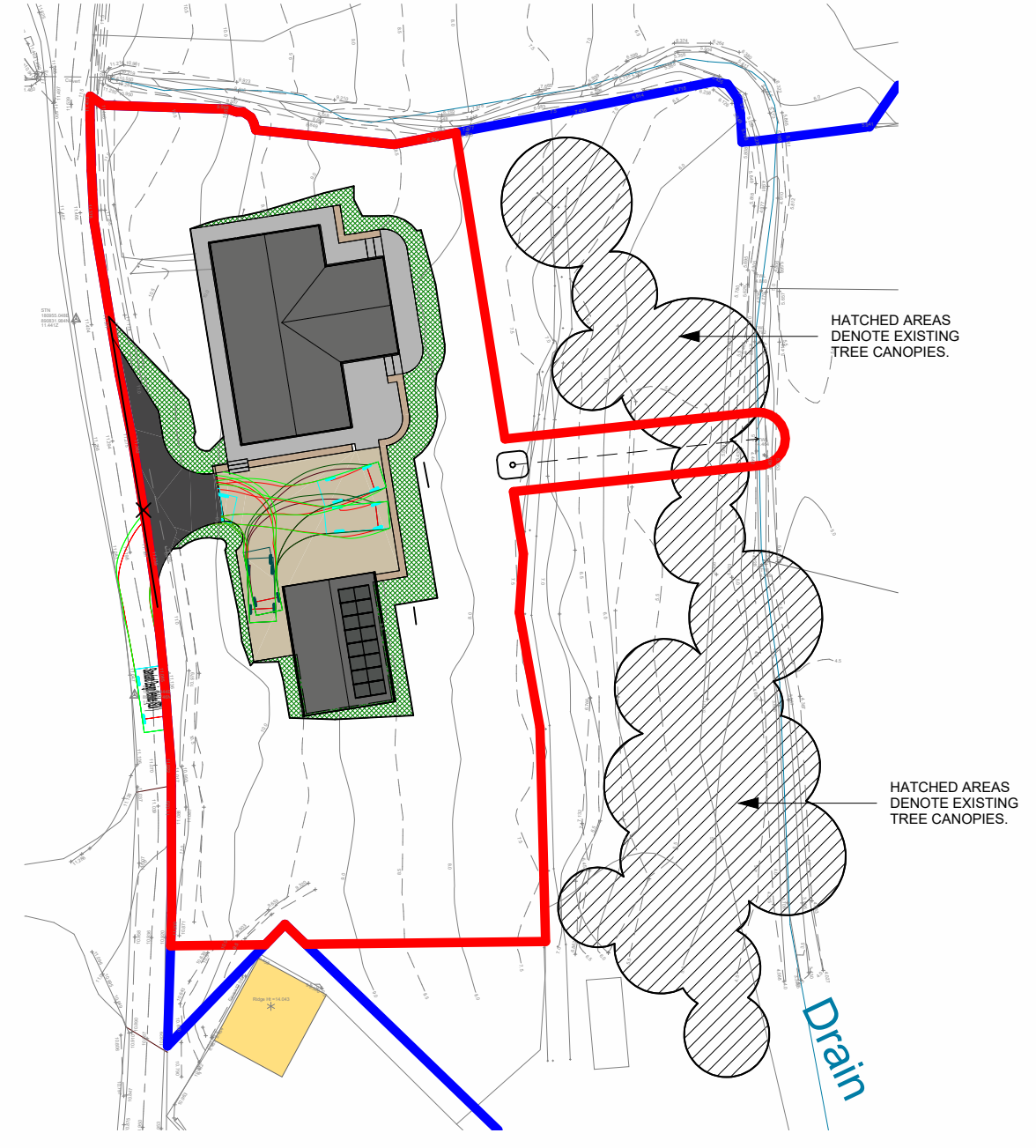
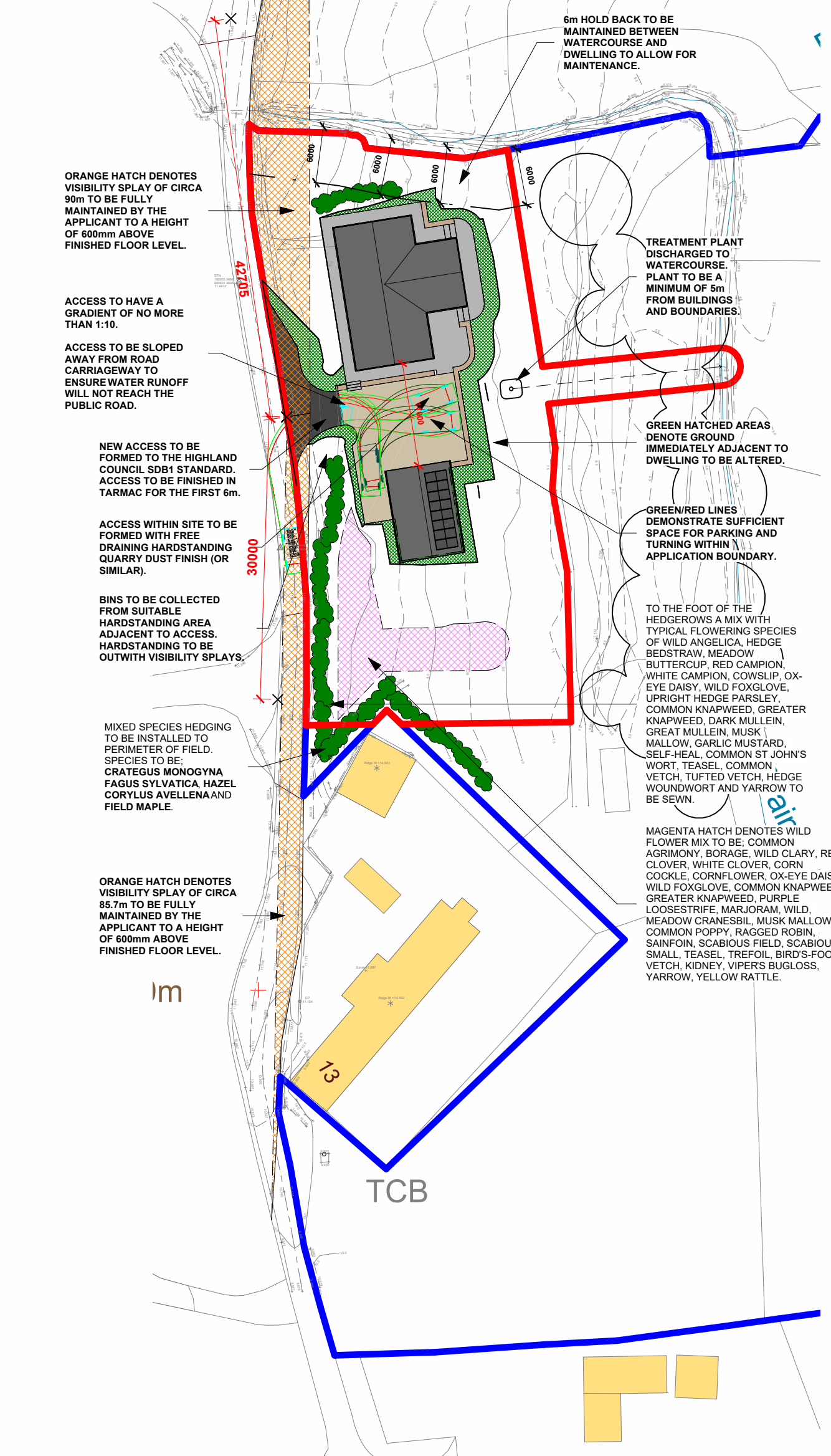
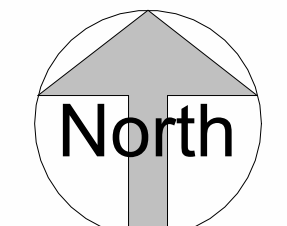
Date	09/07/2025
Drawn by	MB
Scale	1 : 100

2024 024 - 100

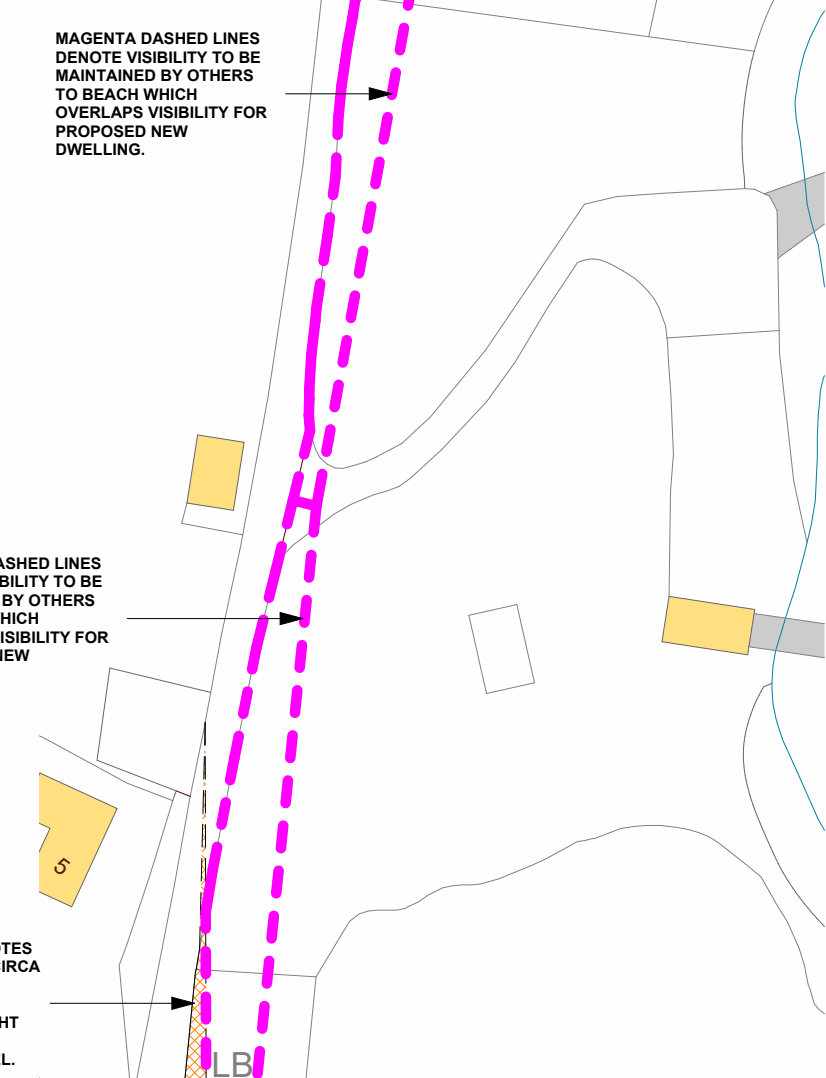
1. Protected by copyright, no reproduction without express permission from architect.
2. Contractor is responsible for checking all dimensions prior to construction.
3. Discrepancies to be referred to architect for decision.
4. Must be read in conjunction with written spec and engineers/sub-contractors construction information.



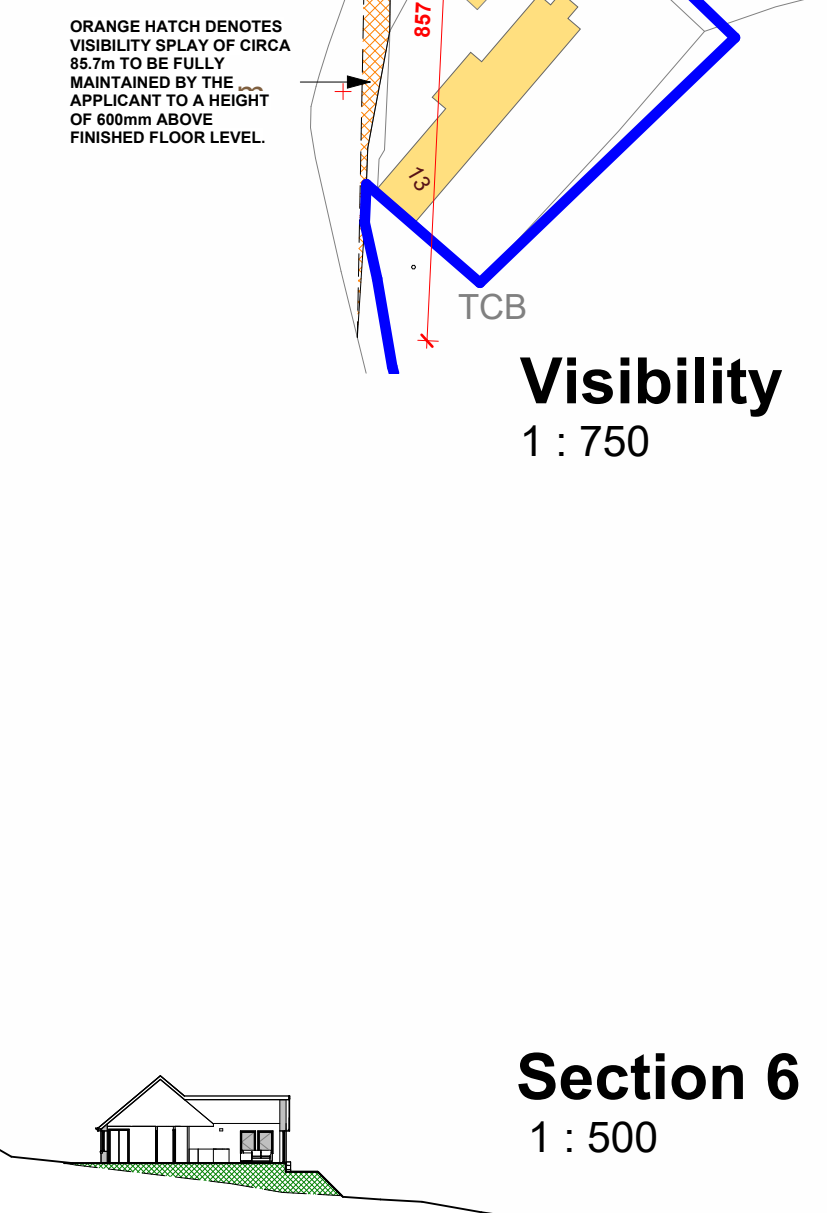
**Site**  
1:500



**Trees**  
1:500



**Visibility**  
1:750



**Section A**  
1:500

**Section 1**  
1:500

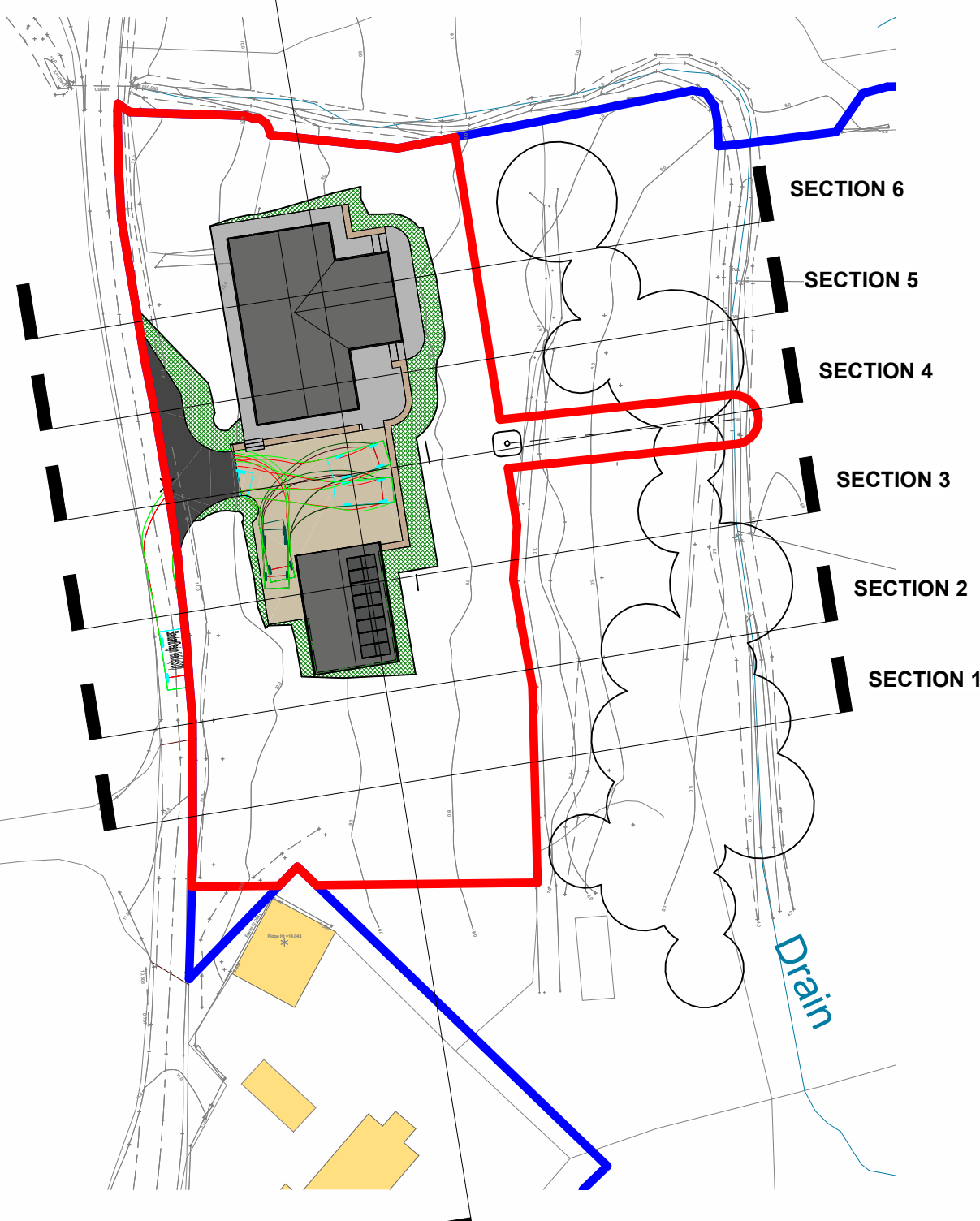
**Section 2**  
1:500

**Section 3**  
1:500

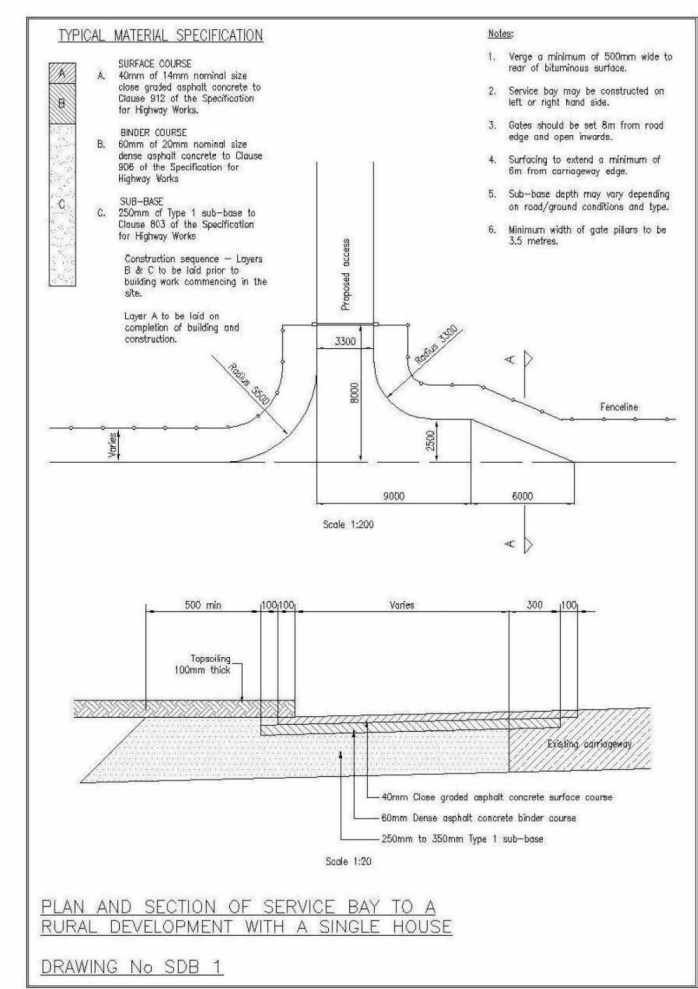
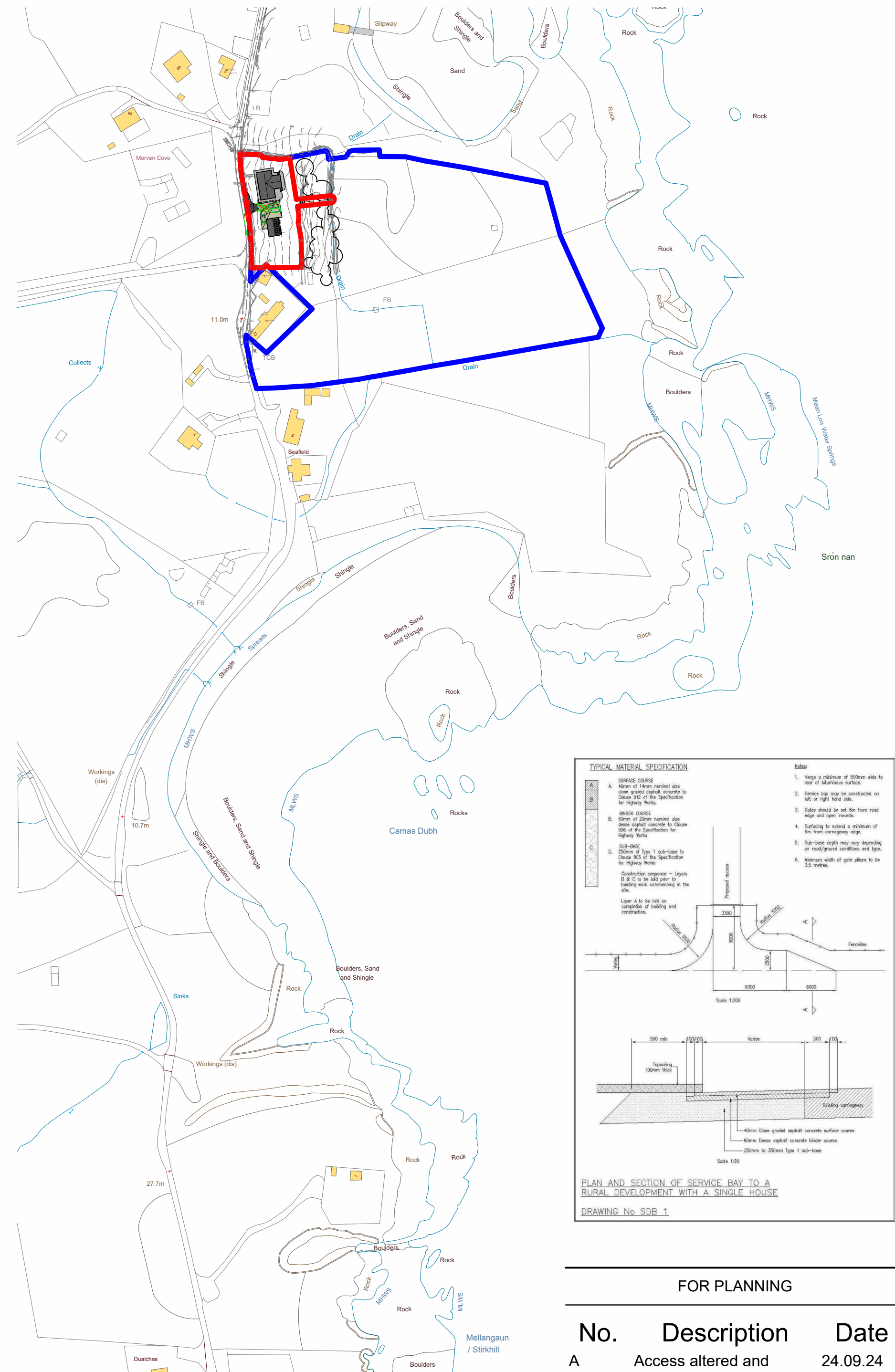
**Section 4**  
1:500

**Section 5**  
1:500

**Section Key**  
1:500



**Location**  
1:2000



FOR PLANNING		
No.	Description	Date
A	Access altered and visibility added	24.09.24
B	Amended Proposals	11.03.25
C	House position altered	08.08.25
D	Redline boundary altered	25.08.25
E	House and Garage position altered	24.10.25

Donald MacAskill  
 Erection of Dwelling House, Land to the North of 13 Cove, Poolewe, IV22 2LT  
 Site Plan  
 Date 23/07/2024  
 Drawn by MB  
 2024 024 - 000  
 Scale As indicated

1. Protected by copyright, no reproduction without express permission from architect.  
 2. Contractor is responsible for checking all dimensions prior to construction.  
 3. Discrepancies to be referred to architect for decision.  
 4. Must be read in conjunction with written specification and engineers/sub contractors construction information.