Agenda Item	6.7
Report No	PLN/063/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: 25/01711/FUL: Plockton & Kyle Free Church
Land Between The Manse and Old Church Court,
Innes Street, Plockton

Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Erection of house

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: Local

Reason referred to Committee: More than 5 objections

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

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Recommendation

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

1. PROPOSED DEVELOPMENT

1.1 This application seeks planning permission for a new house with a new access to the public road and surface water drainage. The main part of the house is 1¾ storey with a single storey wing attached. The house will be finished in a wet render with a slate roof and timber windows and doors.

1.2 The house will be connected to the public sewer and water supply.

1.3 A separate application for Listed Building Consent (25/01729/LBC) for alterations to the boundary wall around the site is currently under consideration.

1.4 Pre Application Consultation: 20/00173/PREAPP – New dwelling house- broad support given in recognition of the proposals attempts to respond to 2016 appeal decision

1.5 Supporting Information:

- Arboricultural Impact Assessment and Method Statement including Tree Constraints Plan and Tree Protection Plan
- Archaeology Assessment
- Conservation Statement
- Design Statement
- Shadowing images

1.6 Variations:

- Alterations to the proposed access
- Section of fencing added to new boundary wall
- Mullions removed from house
- Alteration to openings on north elevation (Innes Street)

2. SITE DESCRIPTION

2.1 The site is former glebe land between a converted church and former manse in Plockton. The site is bounded by Innes Street to the north and Bank Street to the south. Both the former church and the former manse are Listed buildings, and the boundary wall are covered by the listing of the church. The site is within the Plockton Conservation Area.

3. PLANNING HISTORY

3.1	02.10.2013	13/03736/FUL - Erection of a 2 1/2 storey building, divided into 2 flats	Refused
3.2	02.10.2013	13/03737/LBC Form opening in wall, realign wall adjacent to proposed improved vehicle access from Bank Street in conjunction with planning application 13/03736/FUL.	Refused

3.3	30.09.2015	15/03703/FUL – Erection of house	Withdrawn
3.4	02.03.2016	16/00952/LBC - Create a pedestrian gate in the listed stone wall on the Innes Street boundary of the site and create a vehicular access in the stone wall on the Bank Street boundary of the site.	Withdrawn
3.5	06.07.2016	16/03028/FUL -Erection of house	Refused
3.6	07.07.2016	16/03051/LBC - Create a pedestrian opening in the existing garden wall to Innes Street and increase the existing opening in a garden wall to Bank Street to allow vehicles	Refused
3.7		20/00173/PREAPP - New dwelling house	

4. PUBLIC PARTICIPATION

4.1 Advertised: Neighbour Notification and Development Affecting Conservation Area

Date Advertised: 20.06.2025

Representation deadline: 11.07.2026

4.2 Timeous representations: 10

4.3 Late representations: 3

4.4 Material considerations raised are summarised as follows:

a) The site is a sensitive and prominent location within the Conservation Area and next to Listed buildings
Planning Officer response: The sensitivity of the site is recognised and forms part of the assessment of the application as set out below.

b) The site was designed as open space and that make an important contribution to the character of the area
Planning Officer response: It is recognised that this site was historically glebe land and was designed as an open feature between the church and the manse. The historic layout will be maintained and the link between the buildings will remain clear. The impact on the wider setting is addressed in more detail below but is considered to be acceptable in this case.

c) The proposal is contrary to policy
Planning Officer response: the proposal is considered to accord with policy as set out below.

d) The proposed access is unsafe the road unsuitable for additional traffic
Planning Officer response: The Transport Planning team are now satisfied that a safe access can be achieved. The road is an adopted public road and is suitable for the level of traffic associated with the development

e) The arrangements for waste collection are unclear as the Council bin lorry cannot access Bank Street
Planning Officer response: A bin shelter is identified within the site. The bins will be taken to a location where the bin lorry can collect them.

f) The development would set a precedent for further infill development
Planning Officer response: Development proposals are assessed on their own individual merits. There are limited opportunities for infill development in Plockton, but development of such sites is broadly supported by policy subject to detailed consideration of heritage and servicing issues along with other material considerations.

g) Overshadowing and loss of light
Planning Officer response: The submitted Design Statement sets out that the building has been carefully sited in order to avoid overshadowing of the adjoining properties. A shadow diagram has also been provided. The new house is set back behind the building line of the existing properties on Innes Street in order to reduce the impact on the neighbouring houses. In this instance, given the mitigation provided the effects are considered acceptable.

h) Height and massing of the proposed house
Planning Officer response: The house will sit on slightly lower ground than the manse to the east and will sit below the height of the manse which is a substantial two storey house. The highest part of the proposed house is the element that runs north to south with gables onto Bank Street and Innes Street. The ridge of this element of the house will be comparable with the church to the west. The house has been designed to reflect the scale, form and massing of surrounding buildings and is not considered to be incongruous in this setting.

i) Privacy and overlooking issue
Planning Officer response: The proposed house has no upper floor openings on the east or west elevations which face the adjoining houses except for windows over the stairs and rooflights. This will prevent overlooking. The ground floor windows have been positioned to avoid direct conflict with windows on the existing adjoining properties. The existing wall to the east and the proposed wall and fence to the west will also serve to protect privacy. A condition is recommended removing permitted development rights to form additional windows in order to prevent overlooking or loss of privacy as a result of insensitive future development.

j) The design is a high quality approach in terms of design and materials

k) The development will enhance a vacant site

l) The proposal would provide another house in the village which is a positive step towards revitalising the village
Planning Officer response: The supportive comments are noted and form part of the assessment of the application.

4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet https://www.highland.gov.uk/planning/view-comment-planning-applications.

5. CONSULTATIONS

5.1 **Access Officer:** No comment

5.2 **Archaeology:** There is potential for buried features within the site therefore an archaeological watching brief is required

5.3 **Conservation Officer:** The design has the only gable facing building in the Conservation Area and is set back from the established building line. The detailing

mimics local precedents rather than applying a principle that represents the design as a building of its time.

5.4 **Developer Contributions:** No contributions sought

5.5 **Transport Planning:** Original objection removed following changes to the proposed access and submission of additional information. The revised proposals exceed the minimum visibility requirements identified by Transport Planning. Details of surface water drainage and a Construction Traffic Management Plan should be sought by condition.

5.6 **Historic Environment Scotland:** No comment

5.7 **Scottish Water:** No objection

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

National Planning Framework 4 (2023) (NPF4)

6.2 Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 18 - Infrastructure First
Policy 22 - Flood Risk and Water Management
Policy 23 - Health and Safety

Highland Wide Local Development Plan 2012 (HwLDP)

6.3 28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
51 - Trees and Development
57 - Natural, Built and Cultural Heritage
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution

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

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

Plockton Settlement

Placemaking Priorities - Plockton

- If there are any changes in the ownership and crofting position then expansion would most sensibly located in the newer part

of Plockton close to the High School subject to comprehensive servicing and where it will not compromise the historic core of the village.

- Otherwise, development opportunities will be limited to very minor infill proposals subject to heritage and servicing factors.
- The community has aspirations to improve parking and pier facilities but land availability, funding and heritage constraints may curtail this potential.
- The implications of the constraints listed above and the expressed opinion of the community are to divert growth elsewhere.

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)
Housing in the Countryside and Siting and Design (March 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Lochalsh Local Place Plan

Designing Streets

Creating Places

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) Principle of Development

c) Impact on the Setting of the Listed Building

d) Impact on the Character and Appearance of the Conservation Area

e) Design and Materials

f) Amenity

g) Impact on infrastructure and services

h) Impact on Trees

i) any other material considerations

Development plan/other planning policy

8.4 Sections 25(1)(a) and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that this application be determined in accordance with the development plan unless material considerations indicate otherwise.

8.5 All planning applications must be determined in accordance with the provisions of NPF 4 and the existing Local Development Plan unless material considerations provide justification otherwise. If there is an inconsistency between NPF4 policies and an LDP which was adopted before 13 February 2023, the NPF prevails under Section 24(3) of the 1997 Town and Country Planning (Scotland) Act 1997 (as amended).

8.6 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.

8.7 The site is located within the Plockton Conservation Area. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 imposes a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

8.8 NPF4 Policy 6 seeks to protect and enhance Scotland's natural environment, including trees and woodland, recognising their contribution to biodiversity, landscape character and climate resilience. Policy 51 of the HwLDP seeks to safeguard and enhance trees and woodland, especially where they contribute to the character and amenity of an area. In a Conservation Area, these objectives are particularly relevant, as trees can make an important contribution to the area's special architectural and historic character and visual amenity.

8.9 The impact of the development on Listed structures – and in particular, the proposed alterations to the existing boundary wall between the former manse and former free church – is assessed by the Listed Building Consent application (25/01729/LBC).

8.10 Highland Wide Local Development Plan policies 28 and 57 seek to ensure developments preserve or enhance the character and appearance of the Conservation Area.

8.11 NPF4 Policy 14 and HWLDP policy 29 require that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale, and sets out that development proposals which are poorly designed, or detrimental to the amenity of the surrounding area will not be supported

8.12 Under NPF 4 Policy 15, development proposals will be supported that facilitate local living in existing settlements, including, where relevant, the establishment of 20-minute neighbourhoods.

8.13 Policy 16 seeks to ensure the delivery of well-designed, affordable and sustainable homes, in suitable locations, offering a range of tenures to meet diverse needs, supported by infrastructure, while improving community wellbeing and supporting net-zero and social inclusion objectives.

8.14 NPF4 policy 22 seeks to ensure that surface water is sustainably managed and presumes against discharge to the combined sewer. HWLDP Policies 65 and 66 require foul and surface water drainage to meet standards that minimise the risk of pollution and flooding.

8.15 The application site is located within the Plockton Settlement Development Area (SDA) as identified in West Plan and as such Policy 34 of the Highland-wide Local Development Plan (HwLDP) applies. Policy 34 supports development proposals if they are not judged to be significantly detrimental in terms of the following matters: siting and design, pattern of development, impact on locally important croftland and servicing, particularly roads.

8.16 Subject to securing appropriate conditions relating to design and materials, amenity, impact on infrastructure and services, and impact on trees, the proposal is considered capable of complying with the relevant provisions of NPF4, HwLDP and WHILDP, and would be considered to comply with the Development Plan.

Principle of Development

8.17 This application site has a lengthy planning history as set out in section 3 above. The most recent application (16/03028/FUL) was refused by Committee against officer recommendation due to the contemporary design and materials proposed at that time. A subsequent appeal (PPA-270-2164) was dismissed. The Design Statement provided in support of the current application attaches significant weight to the Reporter's apparent support for the view that a house could be sited here without adversely impacting on the setting of the Listed buildings, the character and appearance of the Conservation Area, or the amenity of neighbours. However, it should be noted that no planning permission was ever granted and the principle of a house on this site has not been established.

8.18 The site forms a gap site within the village and the settlement statement for Plockton in West Plan is supportive of the development of infill opportunities subject to all historic environment and servicing issues being satisfactorily addressed. The layout is broadly in keeping with the established pattern of development in this part of the village and represents a logical infill opportunity.

Impact on the Setting of the Listed Buildings

8.19 In this case the site is between two Category B Listed buildings and was historically glebe land associated with the church; both the church and manse have come out of ecclesiastical use, and both buildings have been altered. The change in the functional relationship between the glebe land and the buildings presents an opportunity for the use of the glebe land to be altered. The plans demonstrate that a house can be accommodated on the site without dominating either of the listed buildings. The proposed set back behind the established building line will further emphasise the traditional dominance of the church and the manse in the street scene. Furthermore, the boundary wall which identifies the historic layout and linkages between the buildings will remain, meaning that the history of the buildings will remain legible. The design and materials are assessed in detail below but are considered to be appropriate to this setting. The proposals are therefore considered to have an acceptable impact on the setting of the listed buildings and as such accord with NPF4 policy 7 and HWLDP policy 57.

Impact on the Conservation Area

8.20 The site is prominent within the Plockton Conservation Area. All development in the Conservation Area must preserve or enhance its character and appearance. While this has historically been open land, the Conservation Area is capable of accommodating change and as is noted above both the adjoining buildings ceased ecclesiastical use some time ago and as such the historic function of the glebe has been lost. A key part of the character of the Conservation Area is drawn from the planned nature of the village and carefully laid out pattern of development that is still discernible in this part of the village. This site was designed as open space but open spaces within the village are not a key feature of the Conservation Area. The proposal continues the historic pattern of development along the street and while it will occupy what was an open space this density of development is not out of character with the wider Conservation Area. It is noted below that the design and materials are considered to be appropriate for the Conservation Area. The proposals will preserve the overall character of the Conservation Area and the high quality design and finish will arguably enhance it. The proposals therefore comply with NPF4 policy 7 and HWLDP policy 57.

Design and Materials

8.21 The proposed house is a 1¾ storey building with a single storey projection. It has been designed to present to a traditional form and style. The windows have a vertical emphasis and the roof is symmetrically pitched. The detailing is simple in keeping with local architectural traditions. The plans have been altered to remove ornate mullions from the windows and to give the openings on the north elevation (facing Innes Street) a more traditional pattern. The house will be finished in a traditional wet render with a natural slate roof. The windows and doors will be timber. The Conservation Officer has expressed concerns about the design and suggests it verges on pastiche rather than representing a confident articulation of its modern credentials. It is also suggested that its orientation with gables facing the roads is not in keeping with the established pattern. These concerns are noted, however, the design is in keeping with the local architectural vernacular and the use of high quality

traditional materials is welcomed. While the dominant pattern in the old part of the village is for buildings to sit parallel with the road, the street scene does become more mixed along Innes Street, and beyond the church to the east there are other buildings which deviate from this pattern. The design and materials have been chosen with the historic setting in mind and are considered to be appropriate in terms of the impact on the Listed building and Conservation Area and will make a positive contribution to the overall sense of place. The proposals therefore comply with NPF4 policies 7 and 14 and HWLP policies 28, 29 and 57.

Amenity

8.22 The proposed house has been sited and designed to take account of the potential impacts on the amenity of neighbouring properties. It is set back from the building line of the adjoining buildings in order to reduce the impacts of overshadowing and loss of light. Upper floor windows on the elevations facing the neighbouring properties are limited to windows over the stairs and rooflights. All the openings on the ground floor have been positioned to avoid direct conflict with the windows on the neighbouring properties and both the existing and proposed boundary treatments will provide a degree of privacy. A condition is recommended to ensure that no other openings are installed in the east or west elevations in the future which could result in unacceptable overlooking or loss of privacy. The development is considered to be suitably sited and designed and will not adversely impact on individual or wider amenity. The proposal therefore complies with HWLDP policy 28.

Impact on infrastructure and services

8.23 A new access is proposed to Bank Street to the south by altering and setting back a section of the boundary wall to form two car parking spaces. Visibility from this new access point is limited by the boundary wall and an existing tree on third party land immediately to the east of the site. Bank Street is single track, providing local residential access, and the vehicle speeds at this point are assessed at around 9mph or less. Given the location and nature of the existing road, Transport Planning recommended visibility splays of 2.4m x 10m in both directions. The Transport Planning Team have advised that they are content with the visibility that can be achieved in this location.

8.24 The submitted site plan indicates that surface water from the development will be directed to the combined sewer. NPF4 policy 22 (c) presumes against such arrangements and Scottish Water will generally not accept surface water from new developments into the public sewer. There is sufficient space within the site to provide a surface water soakaway and this can be controlled by condition.

8.25 The Development will be connected to the public sewer and water supply. Scottish Water has no objection to the proposal. Members will note that it is for the developer to agree and secure a connection to the sewer and water supply with Scottish Water. It is considered that the development will appropriately manage surface and foul water in accordance with NPF4 policy 22 and HWLDP policies 65 and 66.

Impact on Trees

8.26 The site is within the Plockton Conservation Area and as such all trees within the site are given statutory protection. A detailed Tree Survey and Arboricultural Impact Assessment (AIA) including Tree Protection Plan has been submitted in support of the application. The AIA identifies 3 trees that are to be removed. One tree has to be removed in order to form the proposed new access. This is a category C Wild Cherry which the survey notes is in fair condition but has poor long term prospects. Two other trees are recommended for removal not to accommodate the development but due to conflict with another tree and irreversible decline respectively. The Forestry Officer has no objection to the proposed tree removal in this case provided adequate compensatory planting is provided. This is indicated on the site plan but it is recommended that more details are sought by condition. A condition is also recommended to ensure that the tree protection measures are put in place and maintained. Subject to the recommended conditions the development will comply with NPF4 polices 6 and 7 and HWLDP policies 51 and 57.

Other material considerations

8.27 There is potential for buried archaeological features within the site, so a condition is recommended requiring an archaeological watching brief. This will ensure that archaeological resources are properly evaluated and understood in accordance with NPF4 policy 7(o) and HWLDP policy 57.

8.28 NPF4 policy 3 requires all development to contribute to the enhancement of biodiversity. In this case additional planting of native species trees is indicated on the site plan in addition to the compensatory tree planting required. A condition is recommended requiring a detailed landscaping and tree planting plan to be provided. This will ensure sufficient biodiversity enhancement for a development of this scale in accordance with NPF4 policy 3.

Non-material considerations

8.29 The following non-material considerations have been raised in representations:

- Ownership of shared boundary wall – any works to, or the removal of, or change to the wall, or the adjacent boundary ground, are private civil matters for discussion between the relevant parties, and are not material planning considerations.
- Merits of the 2016 proposals
- The applicant's financial motivations
- Perceived difficulties faced by listed building owners in the area in making changes to their properties

Matters to be secured by Legal Agreement / Upfront Payment

8.30 None

9. CONCLUSION

9.1 The proposed house is considered to be suitably sited and designed. It has been designed in a traditional style and will be finished to a high standard. The development will not adversely impact on the setting of the adjoining Listed buildings or the character and appearance of the wider Plockton Conservation Area as required by s64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal has been positioned and designed to avoid impacts on the amenity of neighbouring properties.

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

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 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

3. No development shall commence until a detailed landscaping and tree planting plan and maintenance programme has been prepared by a suitably qualified landscape consultant and submitted for the approval of the Planning Authority.

   Details of the scheme shall include:

   - All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
   - A plan showing existing landscaping features and vegetation to be retained;
   - All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities;
   - A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works

   For the avoidance of doubt the landscaping plan shall reflect the details noted approved plan AMD 1285 103 REV C and shall include provision for compensatory tree planting of no less than 3 trees of native species.

   Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

   Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

   Reason: In the interests of amenity and biodiversity enhancement and to ensure adequate compensatory tree planting

4. A suitably qualified arboricultural consultant shall be employed at to ensure that the approved Tree Protection Plan docquetted hereto and any Landscaping and Tree Planting Plan approved under condition 3 above are implemented to the agreed standard. Stages requiring supervision are to be agreed with the Planning Authority and certificates of compliance for each stage are to be submitted for approval. No development, including site clearance or demolition, shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project and all tree protection measures have implemented in full as detailed on the approved Tree Protection Plan. All tree planting shall be implemented in full and with

the written approval of the Planning Authority prior to first occupation of the house hereby approved.

Reason: To secure the successful implementation of the approved Tree Protection Plan and Tree Planting Plan.

5. No work shall commence until the colour (including RAL number) to be applied to the timber slatted fence hereby approved has been agreed in writing with the Planning Authority. Thereafter no other stain or colour shall be applied to the fence. For the avoidance of doubt the colour shall be dark green, brown or black.

Reason: In order to protect the special interest of the listed buildings and because no such details were provided with the application.

6. For the avoidance of doubt the new sections of wall hereby approved shall be constructed from stone salvaged from the demolished sections of the existing wall as far as is reasonably practicable. No work shall commence until full details of any additional stone have been submitted to and agreed in writing by the Planning Authority. Thereafter only the approved stone shall be used.

Reason: In order to protect the special interest of the listed buildings and because no such details were provided with the application.

7 Notwithstanding the details shown on approved plan AMD 1285 103 REV C No development shall commence until details of measures to manage surface water associated with the development have been submitted to and approved in writing by the Planning Authority. Thereafter the approved details shall be implemented in full prior to the first occupation of the house hereby approved. For the avoidance of doubt all surface water shall be dealt within the site all surface water associated with the development shall be dealt within the site and there shall be no discharge to the road drainage network or to the combined public sewer.

Reason: To ensure that the site is adequately drained.

8 The access and parking arrangements shall be constructed in accordance with approved drawings AMD 1285 AD 1 and AMD 1285 AD 2 docquetted hereto. No other development shall take place until the visibility splays have been provided as detailed on approved drawings AMD 1285 AD 1 and AMD 1285 AD 2 and thereafter the visibility splays shall be maintained clear of any obstruction exceeding 0.85m in height above the level of the adjacent carriageway, for the lifetime of the development. The access to the public road shall be finished in a bituminous material for a minimum length of 6 metres from the edge of the public road, prior to the first occupation of the house hereby approved.

Reason: To ensure that a safe and suitable access is provided and to prevent loose material being deposited onto the public road, in the interests of road safety

9 No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. Thereafter the development shall be carried out in accordance with the approved CTMP at all times.

Reason: To ensure the safe management of construction traffic

10 Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or reenacted; with or without modification), no additional windows or other openings shall be installed in the east or west facing elevations of the house hereby approved, without planning permission being granted on application to the Planning Authority.

Reason: In order to safeguard the privacy and amenity of occupants of the adjacent.

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

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place

outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

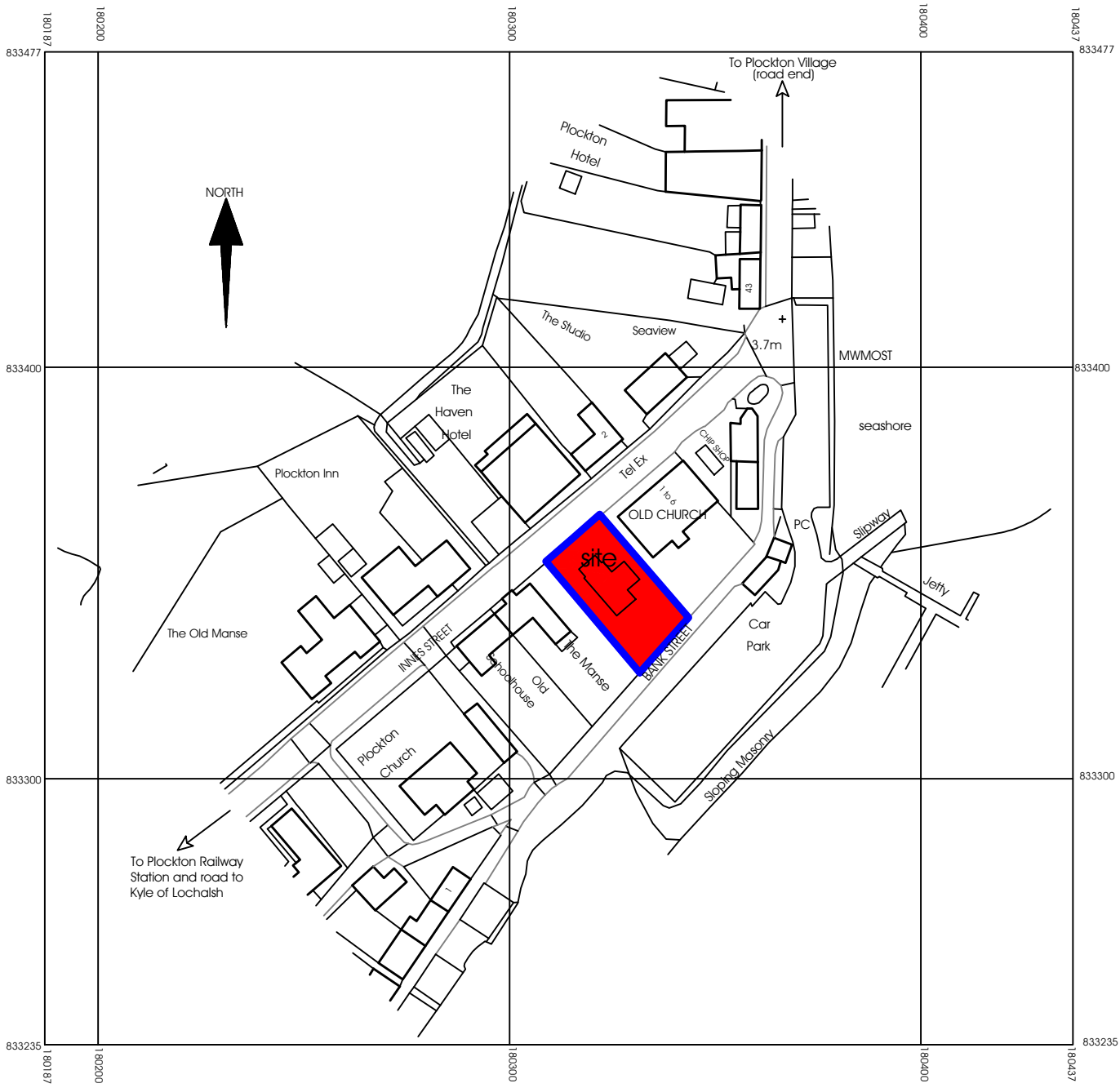
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to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

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

Protected Species – Halting of Work

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

Signature:	Bob Robertson
Designation:	pp Area Planning Manager North
Author:	Lisa MacDonald
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - AMD 1285 101 Location Plan
	Plan 2 - TPP_AM_100325 Tree Protection Plan
	Plan 3 - AMD 1285 103 REV C PROPOSED SITE LAYOUT PLAN
	Plan 4 - AMD 1285 104 REV B ELEVATION PLAN
	Plan 5 -AMD 1285 105 REV B PROPOSED ELEVATION PLAN
	Plan 6 - AMD 1285 106 REV B ELEVATION PLAN
	Plan 7 - AMD 1285 110 REV C FLOOR PLAN
	Plan 8 - AMD 1285 111 REV C ELEVATION PLAN



LOCATION PLAN 1:1500

10 0 10 20 30 40 50
metres

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Proposed Dwelling House at site
between Manse and former Free Church,
Innes Street, Plockton, By Kyle for
Plockton and Kyle Free Church of Scotland

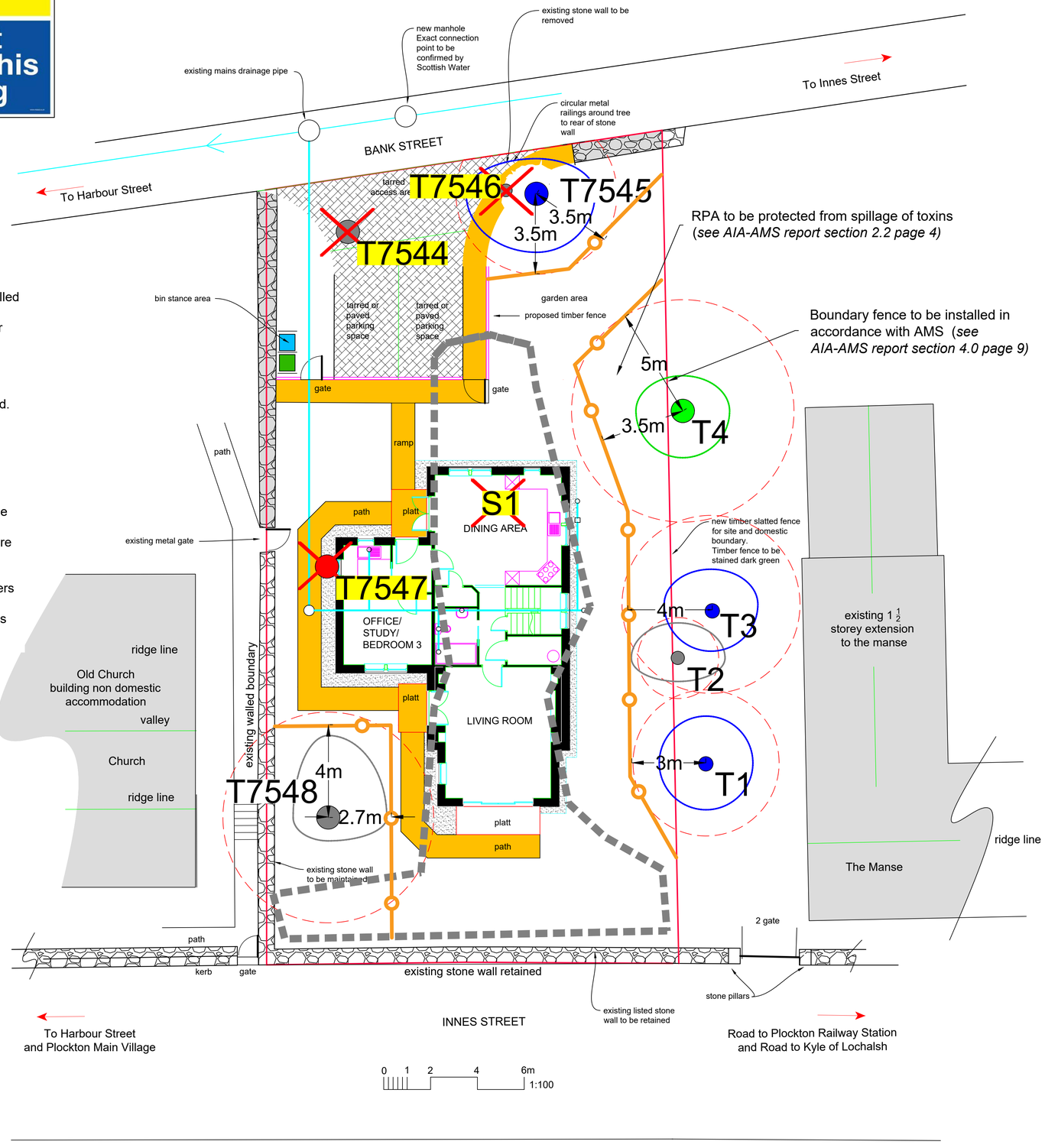
LOCATION PLAN

Drg No. AMD 1285 101	Scale 1:1500 (A4)
Date: Jan. 2025	Drawn: BW /AMD



Note

Tree Protection Barriers must be installed immediately after approved trees removed and prior to any demolition or construction activity, including the storage of materials. Barriers must be installed in accordance with the specification in key adjacent with all weather signage attached as illustrated. The protected area must remain as a Construction Exclusion Zone until the development is complete. TP Barrier positions should be set out using the relevant co-ordinates and/or any annotations on drawing. Furthermore refer to the RPA column within the Tree Schedule for minimum distances from trees. It is important that TP Barriers are in correct position to ensure adequate tree protection and avoid clash's with construction works; once the TP Barriers are installed and signed off by an appointed Arboricultural Clerk of Works they must not be moved.



Tree Protection Plan

Detail of trees for removal and protection measures for retained trees

Tree
Showing Canopy extents, category colour, RPA circle (BS5837), tag number

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

Category U
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Group
Showing canopy extents and category colour which will also represent RPA unless detailed separately

T168 Tree proposed for removal

G1 Group proposed for removal

Tree Protection Barriers

Specialist construction methods (Cellular Containment System) for root protection

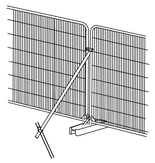


ILLUSTRATION SHOWING HERAS FENCING AS TEMPORARY ROOT PROTECTION BARRIER WITH SCAFFOLD BACKSTAY CLAMPED ONTO DRIVEN UPRIGHT ON ROOT SIDE AS RECOMMENDED BY BS 5837:2012
SEE PLAN FOR POSITIONING

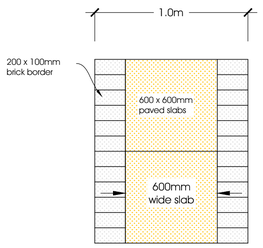
Treetek
Treetek, Woodland Park, Contin, Ross-shire. IV14 9EU
Tel: 07857 145226 Email: Lawrence@treetek.co.uk

Client
Archie MacDonald
Design & Drawing Services

Project
Proposed House, Plockton Garden Site

Drawing Title
Tree Protection Plan

Scale: 1:100 @ A1
Date: 10th March 2025
DB LM
Drawing Number TPP_AM_100325
Rev
Sheet 1 of 1

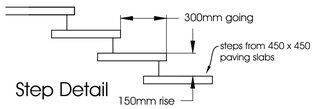


Ramp & Path Detail (1:20)

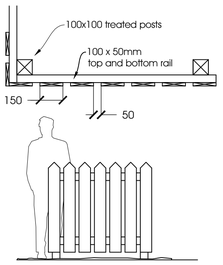
*Ramp:
One of the following standards should be adopted for the access ramp depending on the site layout.
1:12 - max flight length of 2.0m with 166mm rise
1:15 -max flight length 5.0m with 333mm rise.

** NOTE**
Level of car parking area to be level with paved/ramped path.

Slabs and bricks to be 'heritage' style for conservation areas and to be approved by the local Planning Authority



Step Detail



Timber Fencing Detail

150mm wide sarking boards on
50 x 100 treated timber top and bottom rails
50mm spacing between boards
Rails fixed to 100 x 100 treated posts
All fencing painted to be stained dark green

Siteplan (1:100)

LEGEND :-

svp - Soil Vent Pipe
wc - Water Closet
whb - Wash Hand Basin
bth - Bath
rwdp - Rain Water Down Pipe
t.g - Trapped Gulley
ic - Inspection chamber (450mm Ø)
r.e - Rodding Eye
mb - Meter Box
st - Strainer
b - Boiler

- Trees and planting

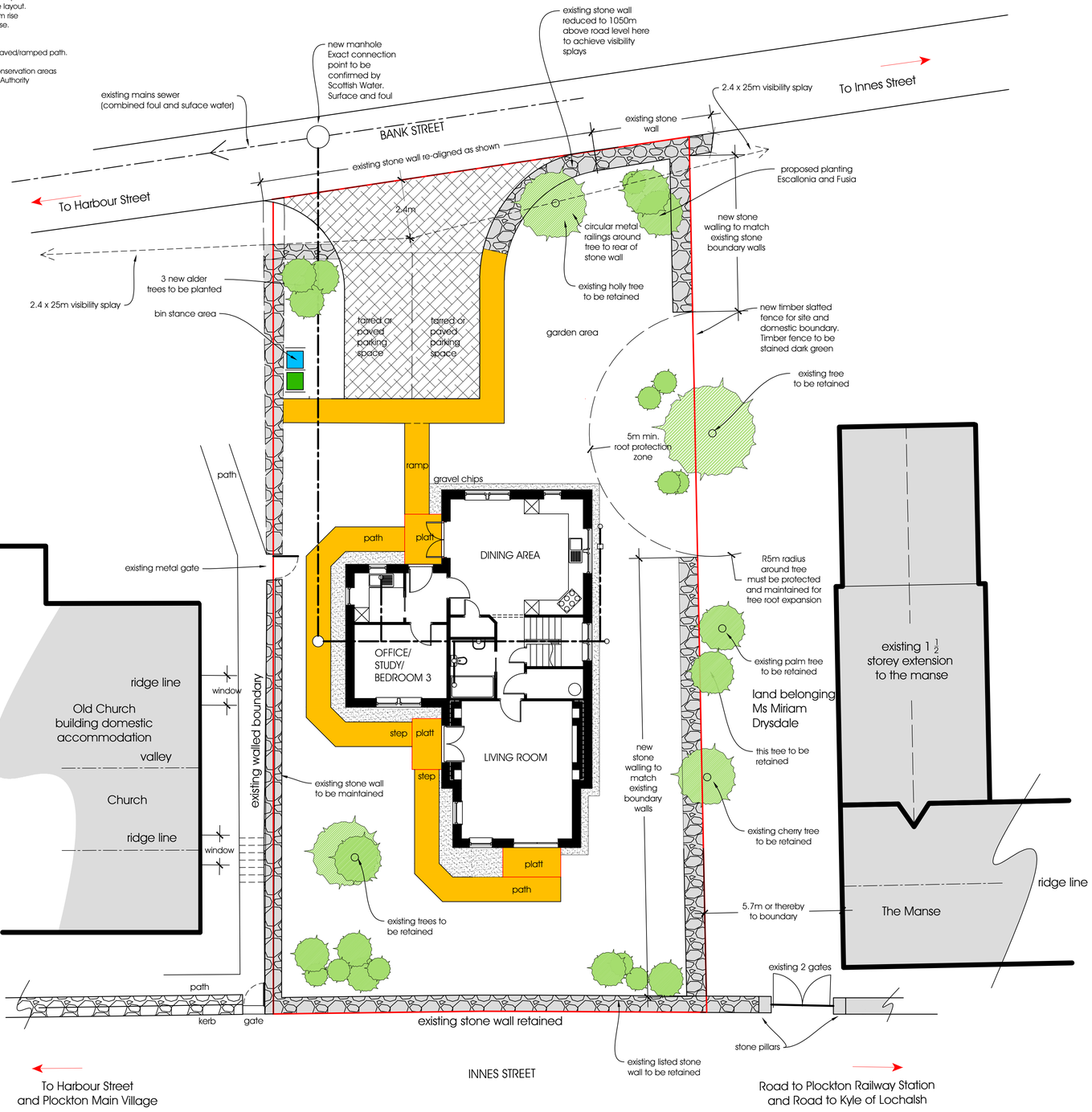
- Bin storage

SERVICES:

Foul Drainage: Foul drains to be taken from proposed house and connected into main drainage system, drain is currently in Bank Street as shown. Scottish Water to advise on exact connection point.

Main Water: Water supply to be taken from water main supply nearby. Scottish water to confirm route and connection point. Application will be submitted to Scottish Water on on approval on Planning Permission

Electric: Client will apply to SSE to confirm cable route and connection point.



0 1 2 4 6m 8m 10m
1:100

REV C: July. 2026. Proposed walling amended
REV B: Oct. 2025. Tree position amended
REV A; 4th June 2025 Neighbour name corrected

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Proposed Dwelling House at site
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Innes Street, Plockton, By Kyle for
Plockton and Kyle Free Church of Scotland

PROPOSED SITE PLANS

Drg No. AMD 1285 103 B	Scale 1:100 (A1)
Date: July 2026	Drawn: BW /AMD



0 1 2 3m
1:50

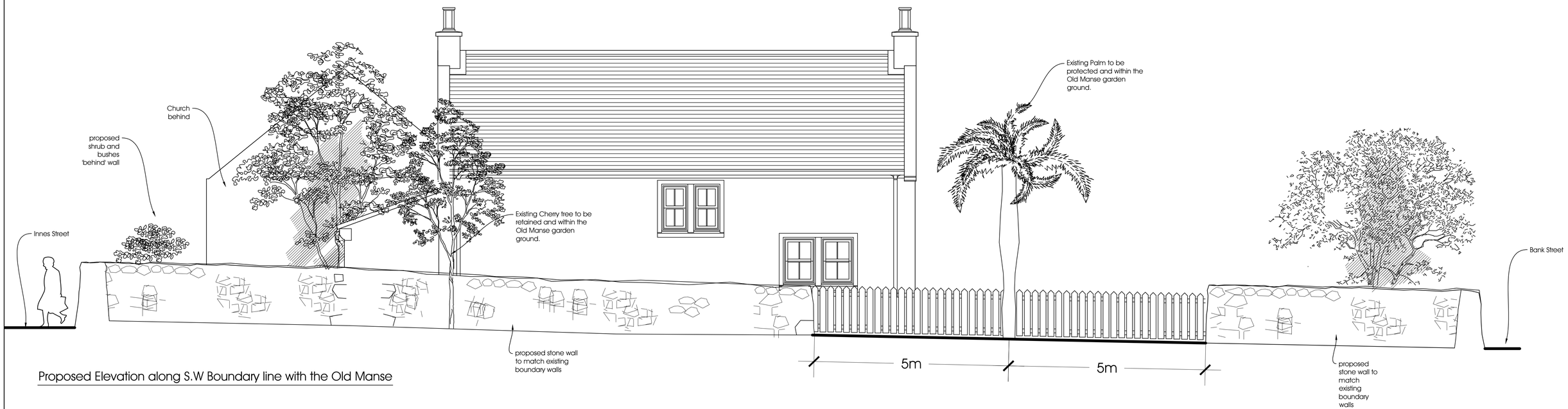
REV A: July 2026 - Window amendments

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INNES STREET ELEVATION

Drg No. AMD 1285 104 A	Scale 1:50 (A1)
Date: July 2026	Drawn: BW /AMD



Proposed Elevation along S.W Boundary line with the Old Manse

0 1 2 3m
1:50

REV B: July 2026 - Mullion detail amended
REV A: July 2026 - Stone walling amended

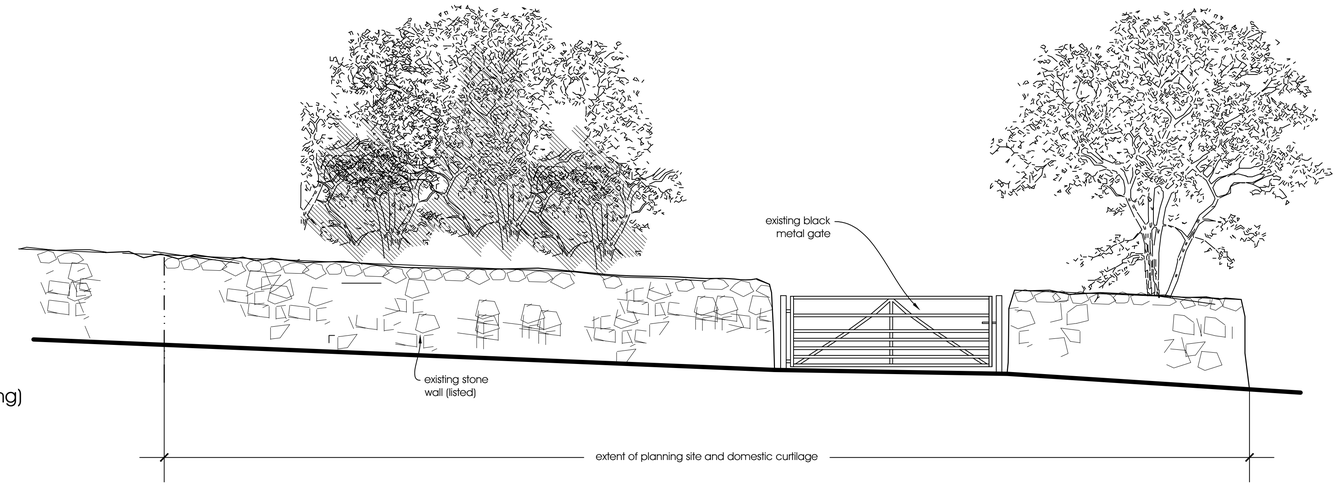
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BOUNDARY ELEVATION TO THE OLD CHURCH

Drg No. AMD 1285 105 B	Scale 1:50 (A1)
Date: July 2026	Drawn: BW /AMD

Bank/Harbour Street (existing)



Bank/Harbour Street (proposed)



0 1 2 3m
1:50

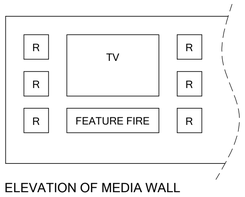
REV B: July 2026 - Mullion detail amended
REV A: July 2026 - Stone walling amended

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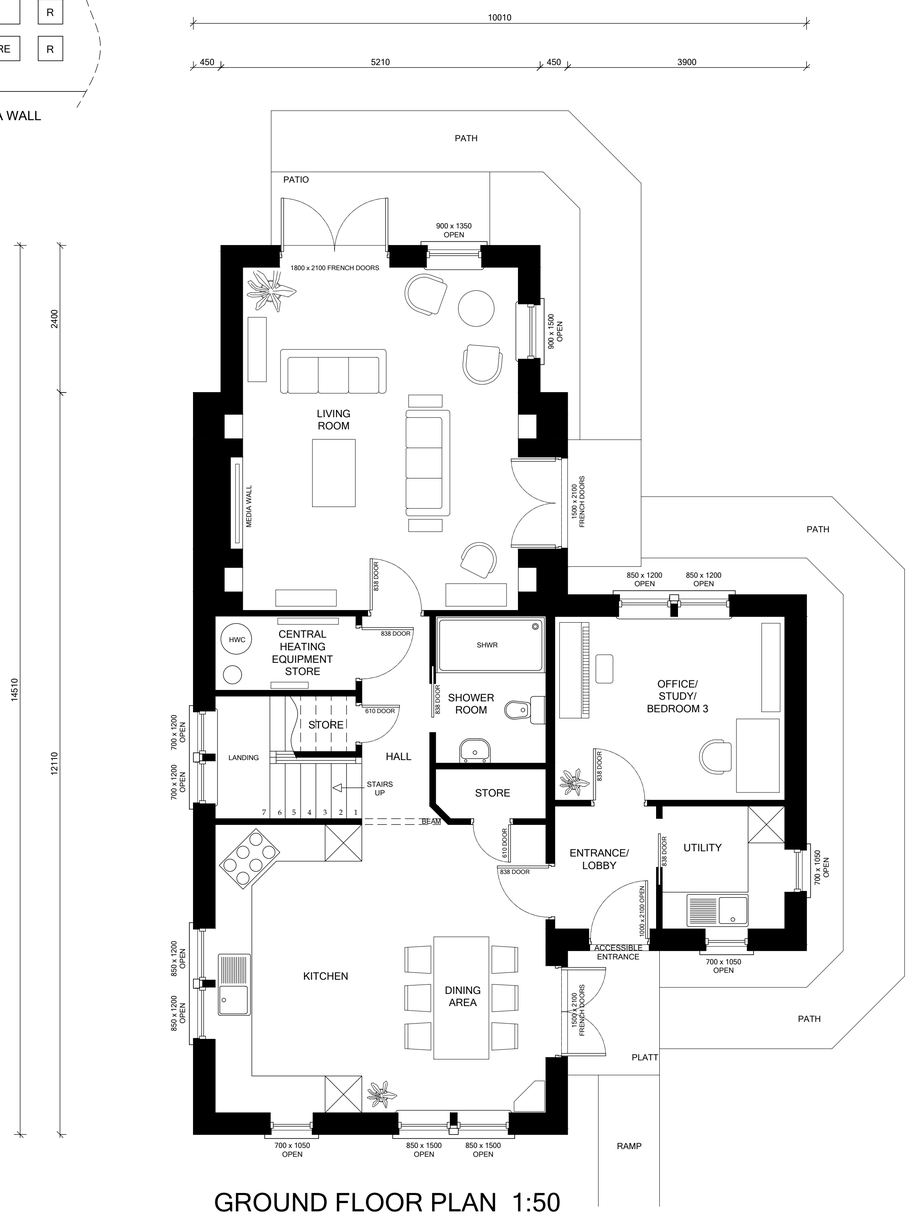
Proposed Dwelling House at site between Manse and former Free Church, Innes Street, Plockton, By Kyle for Plockton and Kyle Free Church of Scotland

BANK STREET ELEVATION - PROPOSED & EXISTING

Drg No. AMD 1285 106 B	Scale 1:50 (A1)
Date: July 2026	Drawn: BW /AMD



ELEVATION OF MEDIA WALL



GROUND FLOOR PLAN 1:50

GROUND FLOOR AREA 89.3M2



FIRST FLOOR PLAN 1:50

FIRST FLOOR AREA 61.6M2

GROUND FLOOR AREA	-	89.3M2
FIRST FLOOR AREA	-	61.6M2
TOTAL FLOOR AREA	-	150.9M2

0 1.0m 2.0m 3.0m 4.0m 5.0m 6.0m

SCALE BAR - 1:50

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AMENDMENT C - JULY 2026
MULLION DETAILS AMENDED TO PLAIN

DRAWINGS ARE NOT FOR CONSTRUCTION.
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PROPOSED DWELLING HOUSE AT PLOCKTON FREE CHURCH GARDEN SITE PLOCKTON, KYLE OF LOCHALSH

FLOOR PLANS

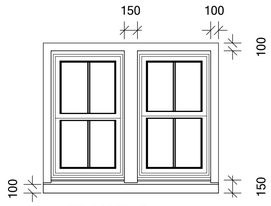
DRG No:	AMD 1285 110 C	SCALE:	1:50 (A1)
DATE:	MARCH 2025	DRAWN BY:	AMD



NORTH EAST ELEVATION TOWARDS CHURCH GABLE
AND CHURCH CAR PARK 1:50

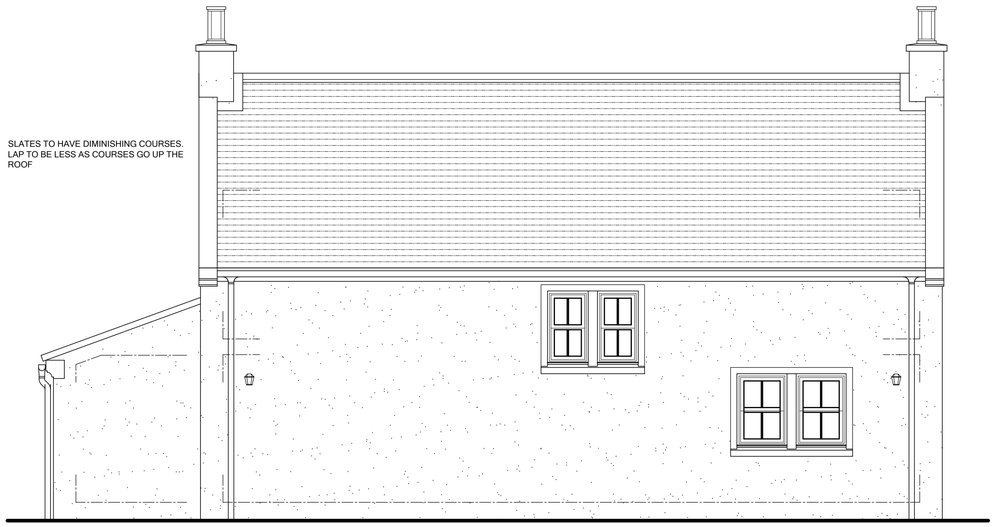


NOTH WEST ELEVATION
TOWARDS INNES STREET 1:50



Cills & Mullion Dimensions.
100mm Smooth Banding to Top & Sides.

WINDOWS TO BE DOUBLE GLAZED TRADITIONAL SASH AND CASE UNITS. HIGH PERFORMANCE WINDOWS TO BE PAINTED WHITE (FACTORY FINISH PAINTED ON DELIVERY)



SLATES TO HAVE DIMINISHING COURSES. LAP TO BE LESS AS COURSES GO UP THE ROOF

SOUTH WEST ELEVATION
TOWARDS MANSE 1:50



SOUTH EAST ELEVATION
TOWARDS BANK STREET 1:50



SCALE BAR - 1:50

PLANNING SPECIFICATION

WALLS ABOVE AND BELOW DPC	-	WET DASH HARLING PAINTED WHITE
ROOF	-	NATURAL SPANISH SLATE CUPA H3 OR SIMILAR AND CONCRETE PRECAST SKEWS WITH PRECAST WALL HEAD JUNCTION PIECES CORRUGATED IRON TO LEAN TO ROOF
WINDOWS AND EXTERNAL DOORS	-	TIMBER SASH AND CASE WINDOWS. TIMBER EXTERNAL DOORS. WINDOWS AND DOORS PAINTED WHITE
MULLIONS, CILLS AND COPES	-	PRECAST CONCRETE, PAINTED WHITE
SMOOTH BANDING TO COUPLED WINDOWS	-	PAINTED TO MATCH MULLIONS AND CILLS
CHIMNEYS POTS	-	600mm HIGH POTS - BLONDE COLOUR TO MATCH POT IN IMMEDIATE AREA
RAINWATER GOODS	-	CAST IRON GUTTERS AND DOWNPIPES
SKEWS	-	PRECAST CONCRETE, PAINTED WHITE
ROOFLIGHTS	-	VELUX, SLATE CONSERVATION STYLE FLUSH WITH SLATE SURFACE
RIDGE	-	TIMBER 50mm DIA. RIDGE POLE CLAD WITH LEAD AND DRESSED OVER 250mm DOWN FROM RIDGE

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PROPOSED DWELLING HOUSE AT PLOCKTON
FREE CHURCH GARDEN SITE PLOCKTON,
KYLE OF LOCHALSH

ELEVATIONS

DRG No: AMD 1285 111 C	SCALE: 1:50 (A1)
DATE: MARCH 2025	DRAWN BY: AMD