Agenda Item	6.9
Report No	PLN/065/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: 25/03030/FUL: Mr Robbie & Mrs Fiona Gordon

Land 430M SW Of Eadar Da Allt 22 Earlish

Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Use of land as a camp site (capacity of approximately 40 camper vans and 12 tents for overnight stays), erection of reception/shop/toilet building

Ward: 10 - Eilean A' Cheò

Development category: Local

Reason referred to Committee: Referral by Local Members

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Recommendation

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

1. PROPOSED DEVELOPMENT

1.1 This application seeks full planning permission for the change of use of croft land to a campsite providing pitches for 40 campervans and 12 tents. The proposal also includes a building providing reception, shop and toilet facilities.

1.2 The site has no existing infrastructure, other than being adjacent to the A87 trunk road on its western boundary. Scottish Water have advised that the nearest water main is some 500m away from the site.

1.3 Pre Application Consultation: No pre-application consultation or discussions took place.

1.4 Supporting Information: A Statement which seeks to justify a departure from Transport Scotland's standards in respect of new junctions onto a Trunk Road has been submitted, together with a Design Statement.

1.5 Variations: The Location and Site Layout Plans have been amended to move the site access to the south of an existing layby, and a new access road sectional drawing has been submitted.

2. SITE DESCRIPTION

2.1 The site comprises an area of open, generally flat, rough grazing land. It is bounded to the south by a small watercourse known as the Allt Yeikle and lies on the western (seaward) side of the A87. The site lies approximately 420m to the southeast of the nearest house on the southern outskirts of Earlish Village.

3. PLANNING HISTORY

3.1 No planning history

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 and Unknown Neighbour 14 Days

Date Advertised: 29 August 2025

Representation deadline: 12 September 2025

Timeous representations: 26 from 24 households

Late representations: None

4.2 Material considerations raised are summarised as follows:

a) Proposal is not compatible, and is out of scale and character, with the local crofting landscape, with adverse visual impact.
Officer Comment: These points are agreed and the siting issue forms the basis of the recommendation to refuse this application.

b) Proposed access onto the A87 is unsafe and no pavement exists on this stretch of the Trunk Road.
Officer Comment: Transport Scotland have agreed that the amended access

point can be accepted in principle as a departure from their standards in respect of new junctions onto Trunk Roads. They raise no concerns in respect of pedestrian safety.

c) Already provision for campervans at Borve to the south and Uig to the north.
Officer Comment: The market demand or otherwise for a development is not a planning consideration.

d) Loss of amenity from noise, activity and light pollution for Earlish residents.
Officer Comment: Given the substantial separation distance in excess of 400m between the site and the nearest part of Earlish it is not considered that loss of amenity represents a reason to oppose the proposal.

e) Potential anti-social behaviour from people and dogs as well as safety implications from campsites in proximity to places where children live.
Officer Comment: Any such issues are not a planning consideration as other legislation exists in respect of these matters.

f) Adverse impact upon existing flora and fauna, including corncrakes.
Officer Comment: No ecological appraisal of the site has been carried out, although the Scottish Biodiversity Network Atlas does not record any protected or other species on the site.

g) The proposal would provide a much-needed alternative to roadside parking by campervans and would provide employment.
Officer Comment: While it is accepted that there is some benefit in providing formal facilities for campervans it is not considered that the subject site provides a location which is acceptable in siting terms due to its location within an area of open, undeveloped countryside. This siting issue forms the basis of the recommendation to refuse this application.

h) Earlish already has problems of low water pressure which the proposal would exacerbate.
Officer Comment: Scottish Water have not raised any objection, but any difficulties in connecting to the public water main would be an issue for the applicant to resolve with Scottish Water.

i) Adverse issues from disposal of chemical toilet waste.
Officer Comment: This waste would be emptied into a tank which would be emptied by a commercial contractor. Foul drainage from the toilet block would be discharged to a septic tank and then to a land soakaway in the approximate centre of the site. Other legislation exists in respect of this matter, so this is not a planning consideration. Environmental Health have been consulted but have no objections.

j) Risk of flooding and drainage concerns.
Officer Comment: The Flood Risk Management Team have objected to the application on the basis that insufficient information has been provided to demonstrate that the site is not at risk of fluvial flooding and the lack of a Drainage Impact Assessment to detail how surface water runoff from the site will be collected, treated and discharged using SUDS. Given that the applicant has not demonstrated that the site would not be at risk of fluvial flooding and could be adequately drained, the application is also recommended for refusal on the basis that it conflicts with relevant National and Local Policy in this respect.

k) The development would interrupt scenic views of the Minch and Outer Hebrides.
Officer Comment: This point is agreed and the siting issue (to which this

point relates) forms part of the basis of the recommendation to refuse this application.

l) A precedent may be set for other similar applications in the future.
Officer Comment: Each planning application is considered on its own merits.

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

5. CONSULTATIONS

5.1 **Uig Community Council**: **Objection**, reiterating the points raised by individual objectors.

5.2 **Environmental Health** – **No objection** and no conditions sought.

5.3 **Corporate Address Gazetteer Team**: **No objection.** The applicant should notify CAGRequests@highland.gov.uk if the development proceeds.

5.4 **Flood Risk Management Team**: **Objection** on the basis of insufficient information to show that the site would not be at risk of fluvial flooding from the adjacent Allt Yeikle.

5.5 **Transport Scotland**: **No objection** Initial objection withdrawn following submissions from the applicant. Transport Scotland have advised that the closure of the existing layby and access gate are acceptable and that the proposed new access has received a positive departure determination. Conditions are sought in respect of a Road Safety Audit, closure of the existing field access, junction drainage and design.

5.6 **Crofting Commission**: No response.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

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

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 14 - Design Quality and Place
Policy 22 - Flood Risk and Water Management
Policy 29 - Rural Development
Policy 30 - Tourism

6.2 **Highland-wide Local Development Plan (HwLDP) (2012)**

28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
36 - Development in the Wider Countryside
44 - Tourist Accommodation
49 - Coastal Development
57 - Natural, Built & Cultural Heritage

61 - Landscape
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage

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

No site-specific policies apply.

6.4 **Highland Council Supplementary Planning Policy Guidance**

Roads and Transport Guidelines for New Developments (May 2013)
Developer Contributions (March 2013)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

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) siting, design and landscape impact
c) neighbour amenity
d) road access
e) flooding and drainage
f) any other material considerations

Development plan/other planning policy

8.4 All planning applications must now be determined in accordance with the provisions of NPF4 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). In this case NPF4 takes precedence over HwLDP Policy 36.

8.5 NPF4 Policies 1-3 apply to all development proposals throughout Scotland. When considering 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.

8.6 NPF4 Policy 14(c) states that development proposals that are poorly designed, or detrimental to the amenity of the surrounding area will not be supported.

8.7 NPF4 Policy 22(c) requires that development proposals will:

i. not increase the risk of surface water flooding to others, or itself be at risk;

ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue green infrastructure. All proposals should presume no surface water connection to the combined sewer;

iii. seek to minimise the area of impermeable surface.

8.8 Under NPF4 Policy 29, development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, while NPF4 Policy 30(b) states that proposals for tourism related development will take into account compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors.

8.9 In this case the Development Plan is also comprised of the West Highlands and Islands Local Development Plan (although this has no site–specific policies of relevance to this application) and the Highland-wide Local Development Plan, the relevant policies of which focus on siting, design, access and neighbour amenity (policies 28, 29 and 44) and on landscape impact (policies 44, 57 and 61). Policies 64, 65 and 66 require foul and surface water drainage to meet standards that minimise the risks of pollution and flooding. Policy 49 relates to coastal development. This policy promotes the landward side of the road for development where proposals on the coastal side would interrupt scenic views over open water, unless a coastal position is necessary.

8.10 For the reasons set out below it is considered that the proposed development does not comply with NPF4 Policies 14(c) and 30(b), as well as HwLDP policies 28, 29, 44, 49, 57, 61, 64 and 66.

Siting, design and landscape impact

8.11 The site is part of an open and expansive crofting landscape which is remote from any other built development, being over 400m south of Earlish village's southern outskirts. As such, it would appear as an isolated and unusual feature within an area of otherwise open countryside.

8.12 NPF4 Policies 14 and 30 and HwLDP Policy 28 require sensitive siting and high quality design in keeping with local character. HwLDP Policy 29 repeats this emphasis on good design in terms of compatibility with the local setting. HwLDP Policy 61 states that new developments should be designed to reflect the landscape characteristics and special qualities of the area in which they are proposed. Consideration should be given to scale, form, pattern and construction materials.

8.13 Where development does occur in the open countryside it is generally limited to individual or small groups of agricultural sheds. As such, the proposal would have no resemblance to the built vernacular of Skye's countryside because it would be dominated by up to 40 campervans parked at varying angles, as well as up to twelve tents in an area of open countryside. In addition, the development would have no relationship whatsoever with any existing pattern of development due to its isolated location. The character of the existing landscape is dominated by low intensity crofting – primarily the grazing of sheep - and its open and expansive nature severely restricts its capacity to accept the scale of the development involved in the proposal. Accordingly, the proposal is considered to conflict with HwLDP policies 28, 29 and 61, as well as NPF Policies 14 and 30 which presume against development proposals that are poorly designed, or detrimental to the amenity of the surrounding area.

8.14 The site is situated on the seaward side of the A87. HwLDP Policy 49 presumes against development which would interrupt scenic views over open water. The proposal would interrupt a scenic view of South Uist from the key visual receptor of the A87 over the Minch. Siting of the development on the seaward side of the road has not been shown to be necessary. As such, the proposal is considered contrary to HwLDP Policy 49. There is also a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57. Views over open water fall within the list of features to which this Policy relates. The proposal is therefore also contrary to HwLDP Policy 57. Policy 44 states that tourist accommodation in areas of the wider countryside will be supported where natural, built and cultural heritage features would not be adversely affected. The proposal is therefore also contrary to this Policy.

8.15 On the basis of the above factors, the proposed siting of the proposal is not supported, and its design and landscape impact are not considered acceptable.

Neighbour amenity

8.16 The centre of the site is approximately 420m away from the nearest existing or planned dwelling house, which is an existing property on the southern edge of Earlish village. Given this substantial separation distance between the site and the nearest part of Earlish it is not considered that loss of residential amenity represents a reason to oppose the proposal.

Road access

8.17 Transport Scotland have advised that discussions with the agent over their initial objection, with the access point being moved to the south of an existing layby, allows them to now consider the access proposals acceptable in principle. Conditions are sought in respect of a Road Safety Audit in advance of development, the closure of

an existing field access and the new junction design and drainage arrangements.

Flooding and drainage

8.18 As noted above, the Flood Risk Management Team (FRMT) have objected on the basis that the application does not provide sufficient information to judge whether the development would be at risk of fluvial flooding from the Allt Yeikle, which runs along the site's southerly boundary. The FRMT also object due to the lack of a Drainage Impact Assessment which would allow a judgement as to whether the site could be adequately drained of surface water. Given this lack of information, the application must be judged as contrary to the provisions of NPF4 Policy 22 as well as HwLDP Policies 64 and 66.

Other material considerations

8.19 There are no other material considerations.

Non-material considerations

8.20 Potential issues arising from the disposal of chemical toilet waste would be controlled by separate, non-planning legislation, and the need or otherwise for a development is not a planning consideration. Potential anti-social behaviour from people and dogs as well as safety implications from campsites in proximity to places where children live are also not planning matters.

Developer Contributions

8.21 In accordance with Policy 31, the Council's Developer Contributions Supplementary Guidance is used to determine which proposals have to make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified.

8.22 Developer contributions would not be required in connection with this development.

9. CONCLUSION

9.1 The proposed development would result in a significant adverse impact on local landscape quality, resulting from the introduction of an unusual and isolated feature within an area of otherwise open and undeveloped countryside. This feature would be dominated by up to 40 campervans parked at varying angles as well as up to twelve tents in an area of open countryside. This feature would have no resemblance to the built vernacular of Skye's countryside which is characterised by individual or small groups of agricultural sheds. In addition, the development would have no relationship whatsoever with any existing pattern of development due to its isolated location which is dominated by low intensity crofting, with the open and expansive nature of the local countryside setting severely restricting its capacity to accept the scale of the development involved in the subject proposal. In addition, the proposed development would interrupt scenic views over open water.

9.2 Insufficient information has been provided to judge whether the development would be at risk of fluvial flooding and whether it could be satisfactorily drained of surface water. As such, the proposal is contrary to NPF4 Policy 22 and HwLDP Policies 64

and 66.

9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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

It is recommended to **REFUSE** the application for the following reasons:

1. The development is contrary to NPF4 Policies 14(c) (Design Quality and Place) and 30(b) (Tourism), and Highland wide Local Development Plan Policies 28 (Sustainable Design), 29 (Design Quality & Place-making), 44 (Tourist Accommodation) and 61 (Landscape) as the proposal fails to demonstrate appropriate siting and design compatible with the any nearby pattern of development, landscape characteristics and capacity.

2. The development is contrary to Highland wide Local Development Plan Policies 49 (Coastal Development) and 57 (Natural, Built & Cultural Heritage) as the proposal interrupts a scenic view over open water.

3. The development is contrary to NPF4 Policy 22 (Flood Risk and Water Management) and Highland wide Local Development Plan Policies 64 (Flood Risk) and 66 (Surface Water Drainage) as the proposal has failed to demonstrate that the site would be safe from fluvial flooding and could be adequately drained of surface water.

Signature: Bob Robertson

Designation: pp Area Planning Manager North

Author: Graham Sharp

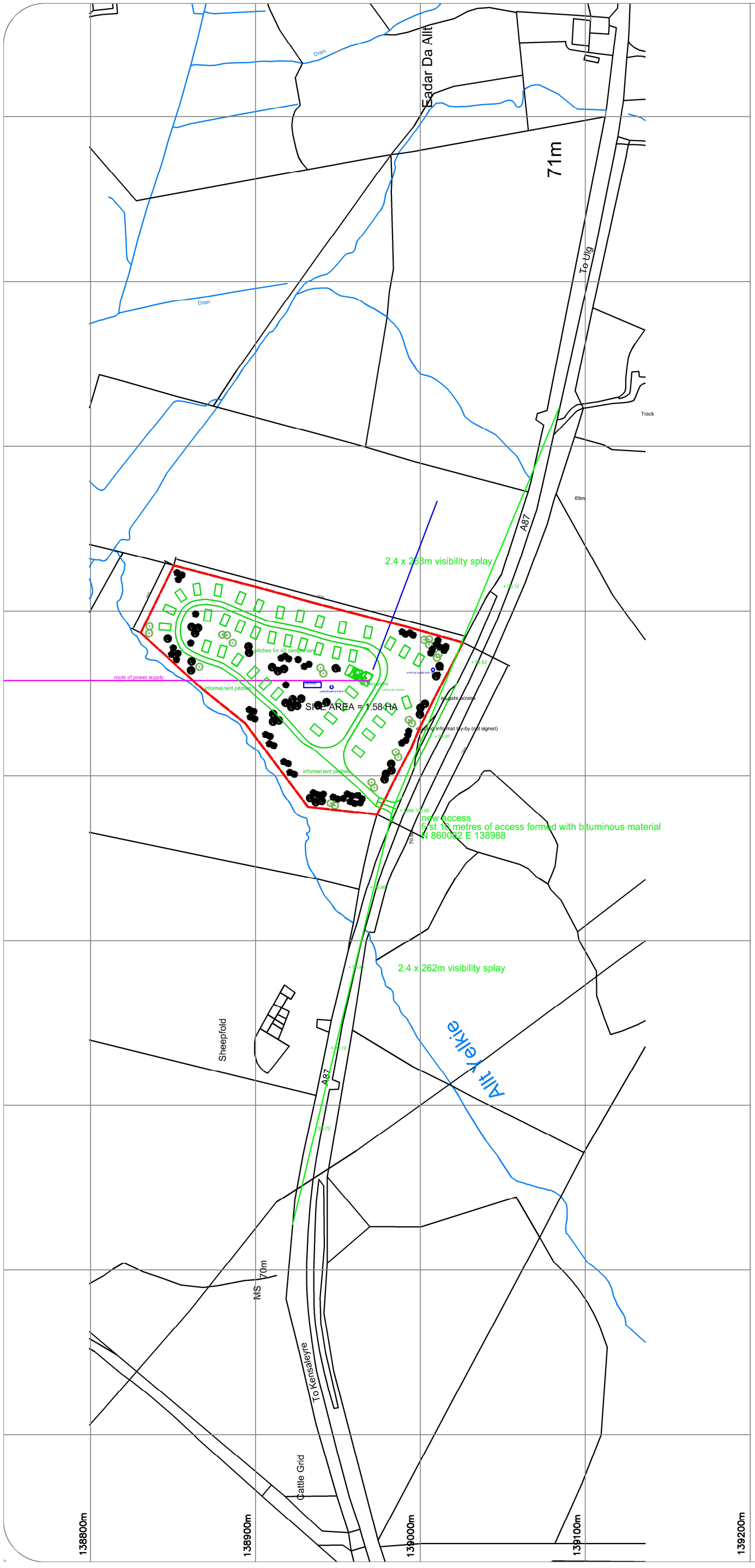
Background Papers: Documents referred to in report and in case file.

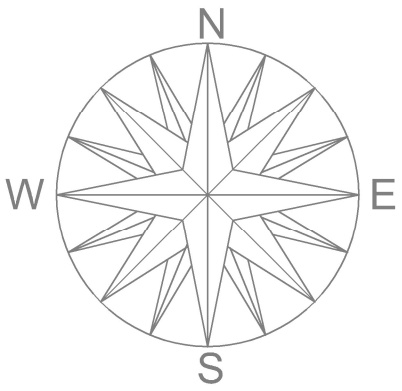
Relevant Plans: Plan 1 - A87 - 0325.2616.101 REV C - Location Plan

Plan 2 - A87 - 0325.2616.103 REV A – Site Layout Plan

Plan 3 - A87 - 0325.2616.102 REV A – Road Long Sections Plan

Plan 4 - 0325.2616.103 - Floor/Elevation Plan





Rev C 18.2.2026 Levels added
Rev B 27.10.2025 Access changed
Rev A 20.8.2025 Planning amendment

Planning Reference
Building Control Reference

WA MacDonald Building Design Ltd MCIAT
Architectural Technologist &
Building Design Consultant
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Kirkhill, Inverness
IV5 7ND
01463 240002
07889 722463 (mob)
e mail: wamacdonaldbuildingdesign@hotmail.com
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Chartered Institute of Architectural Technologists Registered Practice

client
Mr & Mrs R Gordon

project
Formation of camp site &
Formation of new access to A87
at Earlish, Uig, Skye
IV51 9AD

Location plan

date
6.3.2025

scale
1:2500

drawn
wa macdonald

A87 - 0325.2616.101C

Scale 1 : 2500

Written dimensions to be taken in all cases.
Any discrepancies to be reported immediately.
Contractor to check all sizes on site.
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N
W
E
S

+ centre of road - 251 metres
+ 97.82
+ nearside verge - 220 metres
+ posts - 204 metres
69m
+ 98.12
A87
2.4 x 220m visibility splay
+ 98.62
181439
45470
pitches for 40 camper vans
route of power supply
soakaway
septic/treatment tank
chemical waste tank 3m
reception
parking for check-in
+ 99.62
informal tent pitches
ex gate access
SITE AREA = 1.58 HA
existing informal lay-by (not signed)
+ 99.97
140.58
informal tent pitches
SEE DETAILS ON DRAWING A87-0325.2616.102
+ TBM 100.00
new access
first 10 metres of access formed with bituminous mate
N 860082 E 138988
70.80m
+ 99.66
+ 99.42
2.4 x 243m visibility splay
Sheepfold
A87
Allt Yelkie
+ 99.12
+ 98.72
+ offside verge - 223 metres
+ centre of road - 243 metres

-10 0 10 20 30 40 50 60
Scale 1 : 1250

Rev A 24.3.2026 Clarification of visibility splays

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client
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project
Formation of camp site &
Formation of new access to A87
at Earlish, Uig, Skye
IV51 9AD

SITE plan

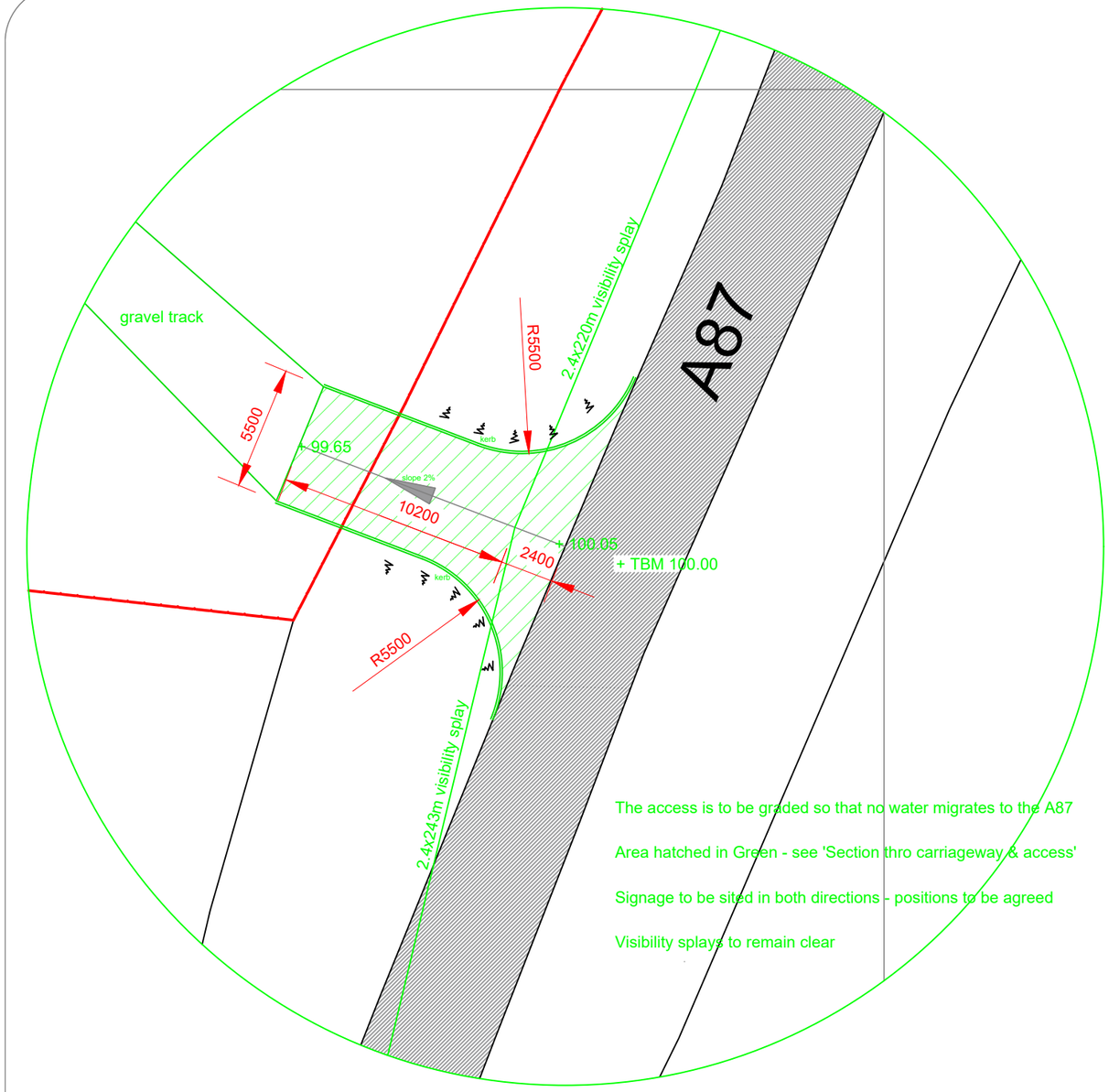
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25.2.2026

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drawn
wa macdonald

A87 - 0325.2616.103A

Written dimensions to be taken in all cases.
Any discrepencies to be reported immediately.
Contractor to check all dims on site.
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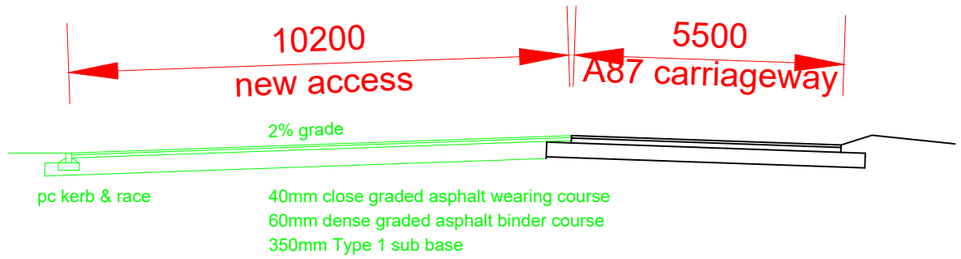
The access is to be graded so that no water migrates to the A87

Area hatched in Green - see 'Section thro carriageway & access'

Signage to be sited in both directions - positions to be agreed

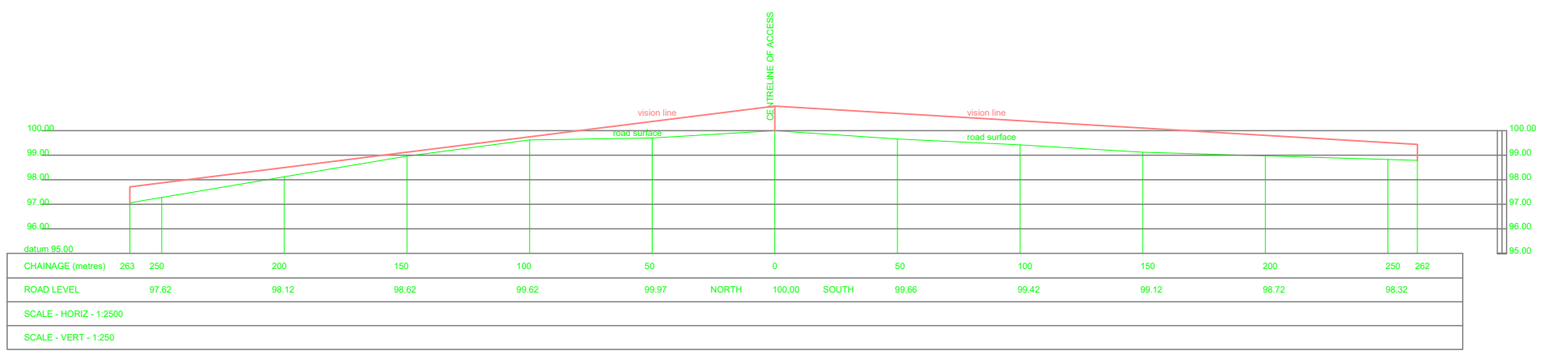
Visibility splays to remain clear

-10 0 10 20



SECTION THRO CARRIAGEWAY & ACCESS

0 10



LONGITUDINAL SECTION THRO ROAD

Rev A 24.3.2026 Visibilty dimensions adjusted.

CIAT CHARTERED PRACTICE

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client
Mr & Mrs R Gordon

project
Formation of camp site
at Earlish, Uig, Skye
IV51 9AD

Road - long section
Road - cross section
Detailed plan

date
24.2.2026

scale
1:2500 @ A3

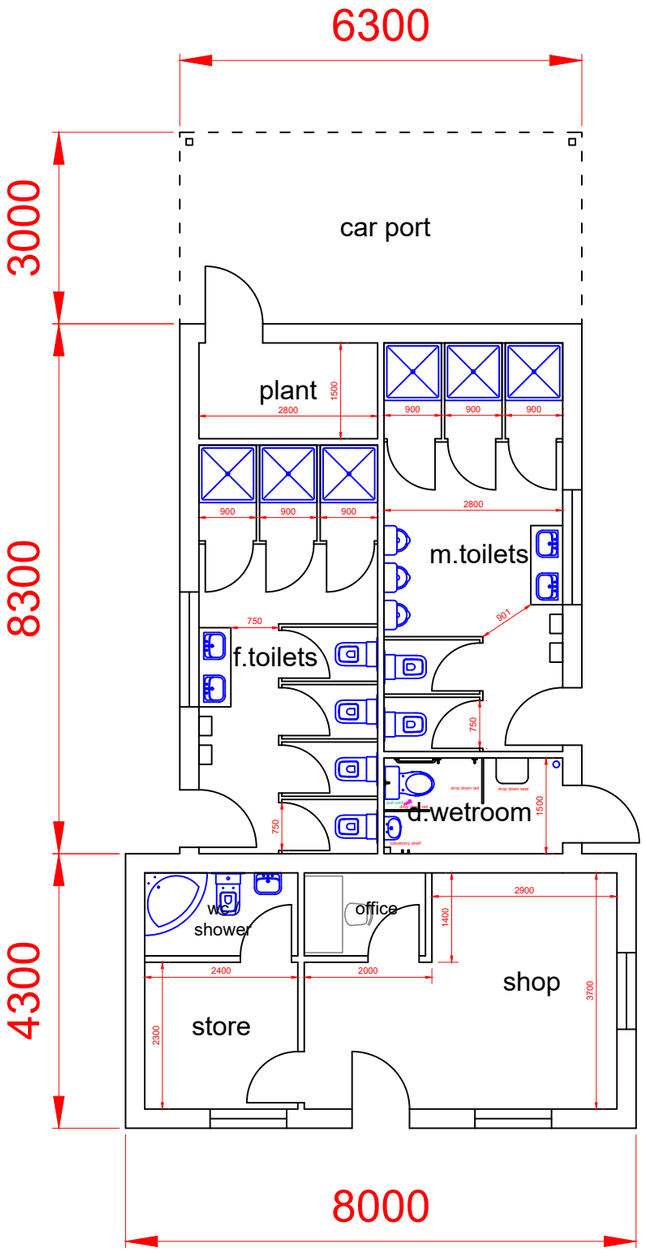
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wa macdonald

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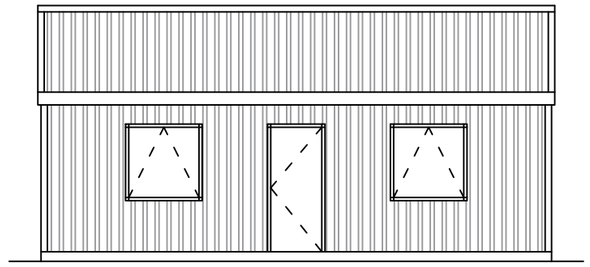
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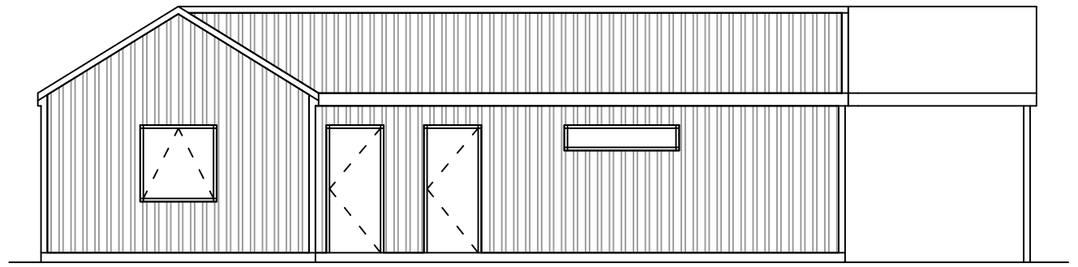
NO VARIATION TO ANY ELEMENT OF THE SPECIFICATION OR DESIGN TO BE CARRIED OUT WITHOUT
THE AGREEMENT OF PLANNING & BUILDING STANDARDS



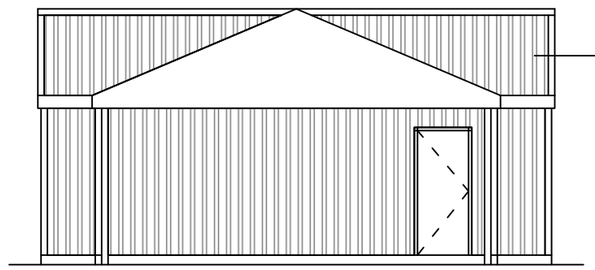
floor plan



front elevation

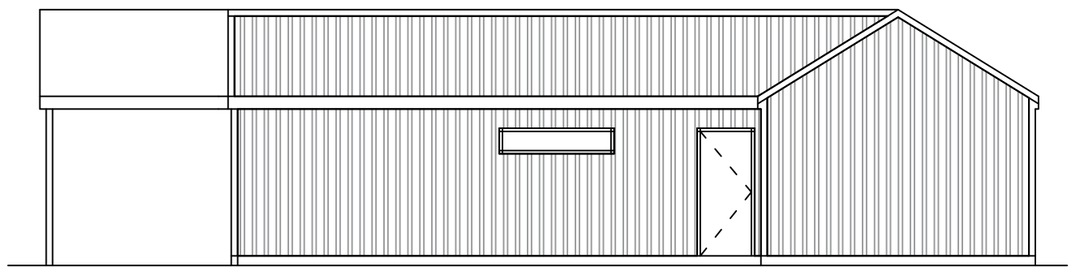


side elevation



corrugated steel wall and roof finish

rear elevation



side elevation

scale 1:100

CIAT
CHARTERED PRACTICE

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client
Mr & Mrs Gordon

project
Formation of camp site at
Earlish, Uig, Skye
IV51 9AD

Floor plan, section
and elevations

date
20.2.2025

scale
1:100

drawn
wa macdonald

0325.2616.103

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Any discrepencies to be reported immediately.
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