Agenda Item	6.11
Report No	PLN/067/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: 26/00638/FUL: Metaestate Ltd

Land 50M SE of 8 Achnahanaid, The Braes, Portree

Report By: pp. Area Planning Manager - North

Purpose/Executive Summary

Description: Siting of 2no. short term letting units

Ward: 10 - Eilean A' Cheò

Development category: Local

Reason referred to Committee: More than 5 representations

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

Recommendation

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

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the siting of 2 short term letting units on land to the southeast of the house at 8 Achnahanaid.

.12 The proposal represents a revised proposal following the withdrawal of planning application 25/04522/FUL and has been amended to reduce the scale of development from 5 holiday cabins, initially to 3 units and subsequently to 2 units.

1.3 Pre Application Consultation: None

1.4 Supporting Information: Arboricultural Impact Assessment, Tree Survey, Tree Maintenance Schedule, Preliminary Roost Assessments, Speed Surveys, Contaminated Land Questionnaire.

1.5 Variations:

- 11th April 2026 – amended plans showing additional details regarding access and bin lorry passing place;
- 7th May and 2nd June 2026 – further amendments to address Roads and Forestry Officer's comments;
- 30th July and 2nd October 2026 – further changes to address trees and biodiversity matters, minor changes to elevations;
- 22nd October 2026 – amended proposal reducing the number of units from 3 to 2, changes to compensatory tree planting.

2. SITE DESCRIPTION

2.1 The application site is located within a rural area of the Braes, near Portree, where residential properties are dispersed along a single-track public road.

2.2 The application site lies on the eastern side of the public road and is situated between 2 residential properties. The site contains the ruins of a former stone structure adjacent to the road verge, together with a shed and polytunnel positioned towards the rear. A cluster of mature trees occupies the northern part of the site. The land slopes down from the public road towards the open fields to the east and north (rear).

2.3 In terms of topography, the land is relatively level immediately adjacent to the public road before dropping significantly towards the rear, towards the surrounding open fields.

3. PLANNING HISTORY

3.1	15 January 2026	25/04522/FUL - Siting of 5no. short-term letting units — Withdrawn

4. PUBLIC PARTICIPATION

4.1 Advertised: Yes

Date Advertised: 13 March 2026

Representation deadline: 27 March 2026

Timeous representations: 9

Late representations: None

4.2 Material considerations raised are summarised as follows:

a) Overdevelopment of the site
Officer's comment: the concern is acknowledged and discussed further below. The proposal has been reduced from 3 units to 2, and such the scale is considered acceptable on this site.

b) Road safety concerns due to increased traffic, both vehicle and pedestrian
Officer's comment: This matter has been carefully considered in consultation with the Transport Planning Team. Following amendments to the proposal, including improvements to the site access, parking arrangements and provision for bin lorry parking, the Transport Planning Team raised no objections, subject to planning conditions. This matter is discussed in more detail below.

c) Inadequate parking provision for the proposal, especially for disabled visitors
Officer's comment: as per above, the concern is noted and has been considered. The Transport Planning Team assessed the proposal and raised no issues with parking. The accessible pod will be accessed via porous plastic paving finished path linking it with the proposed parking area.

d) Design of the cabins unsympathetic to the area
Officer's comment: this is acknowledged however, the units are type of a pod construction, which is now relatively common and is not at odds in the wider area. The design is discussed in more detail below.

e) "Skye does not need any more holiday accommodation"
Officer's comment: The issue is acknowledged but each application must be considered on its own merits. Furthermore, the site is not identified or allocated for any alternative use within the development plan. The proposal must therefore be assessed on its individual planning merits, having regard to the suitability of the site for the proposed use and all other material planning considerations, as set out elsewhere in this report.

f) Limited local economic benefit, as ownership and associated profits are based outwith the local area.
Officer's comment: the matter is noted however, the absentee landlord matter is not a planning consideration. Although at small scale, the proposal still has potential to support the local economy via tourism associated activities, maintenance of the units etc.

g) Concern regarding the accuracy of the submitted drawings, particularly in relation to the passing place and the extent of development at the adjacent Meadowview property owned by the applicant
Officer's comment: amended plans have been provided; it is the applicant's responsibility to ensure their accuracy.

h) Concern that the proposal should be assessed cumulatively with the applicant's existing Meadowview holiday let, as together they would form a larger holiday accommodation business.
Officer's comment: Each planning application must be determined on its own merits, based on the information submitted and relevant policy considerations. This proposal constitutes a standalone application. The Planning Authority has nevertheless taken account of existing uses in the vicinity of the site and assessed potential cumulative impacts.

i) Concern regarding the lack of on-site management, particularly in light of existing issues relating to parking, site management and the alleged unauthorised siting of a holiday letting caravan adjacent to Meadowview. Further concern is raised regarding the applicant's management of other holiday letting properties in the wider area and the potential for similar issues to arise at the application site. Japanese knotweed growing within the site has also been mentioned.
Officer's comment: On-site management is not considered necessary for a development of this scale. Concerns relating to the management of other properties under the same ownership are noted; however, these are separate matters and do not constitute grounds for refusing the current application. Any alleged unauthorised development at the neighbouring property is a separate planning enforcement matter and must be considered independently of this application. It should be noted that the Planning Enforcement Team has been alerted to the potential breach of planning control relating to the neighbouring property. The applicant confirmed that a Japanese knotweed treatment has been put in place, as per required standards.

4.3 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 **CAG Team** requested to be notified once the works have been completed, so a new address point can be created. An informative will be added to the decision notice to advise the applicant accordingly.

5.2 **Contaminated Land** initially asked for evidence of proposed use of the site to ensure the land is suitable for development. Such information has been provided to satisfaction of the officer with no concerns raised.

5.3 **Development Contributions Officer** confirmed that developer contributions are not required in this case.

5.4 **Development Plans Team** concluded that the proposal is in overall conformity with the approved Development Plan however, further design changes could enhance it.

5.5 **Forestry Officer** commented that although there are a number of trees on the site, the area is not identified within the Ancient Woodland Inventory (AWI) or Native Woodland Survey of Scotland (NWSS). The existing trees are also not considered to be of significant amenity or biodiversity value. Nevertheless, further details were

requested to ensure that sufficient replacement planting could be accommodated to compensate for the proposed tree loss. Given the size of the site and the requirement for a minimum of 15 replacement trees to be planted and successfully coexist with the proposed development, several amendments have been submitted to address this requirement and ensure compliance with Policy 6 of NPF4. These included provision for compensatory planting on adjacent land under the applicant's ownership. The latest revised submission includes a reduction in the number of proposed pods from three to two, alongside amendments to the proposed replacement planting scheme. These changes have been welcomed by the Forestry Officer, who has raised no objection, subject to a condition securing the delivery of the compensatory planting. An appropriate condition will therefore be attached to the decision notice.

5.6 **Transport Planning Team** initially raised a holding objection, requesting that several matters relating to access and parking be addressed. Further information and amended plans have subsequently been submitted, allowing the objection to be withdrawn and the proposal to be considered acceptable in terms of access and parking provision, subject to appropriate planning conditions which will be attached to the decision notice.

5.7 **Scottish Water** raised no objections but highlighted that their Asset Impact Team must be contacted due to live infrastructure located in the proximity of the development. A relevant informative will be added to decision notice.

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 6 - Forestry, Woodland and Trees
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
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 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
36 - Development in the Wider Countryside
44 - Tourist Accommodation
51 - Trees and Development
57 - Natural, Built and Cultural Heritage
58 - Protected Species
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)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 None

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

a) compliance with the development plan and other planning policy,
b) design and siting
c) impact on amenity
d) access, parking and road safety,
e) impact on trees
f) any other material considerations.

Development plan/other planning policy

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

Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

8.5 The application site is located within 'wider countryside and so Policy 36 of the Highland-wide Local Development Plan (HwLDP) applies. It supports development proposals if they are not judged to be significantly detrimental in terms of the following matters: siting and design, pattern of development, landscape character and servicing, particularly roads.

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

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

8.8 Policy 28 requires sensitive siting and high-quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 repeats the emphasis on good design in terms of compatibility with the local landscape setting and in terms of place making.

8.9 Policy 14 of NPF4 supports development proposals designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

8.10 Policy 6 of NPF4 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.

8.11 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.

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

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

Design and siting

8.14 The proposal represents a significant reduction in the scale of development compared with the original scheme (ref. 25/04522/FUL), which sought permission for five holiday letting units. That application was withdrawn following concerns raised by the Planning Authority regarding potential overdevelopment of the site. A revised scheme comprising three units was initially submitted under the current application (26/00638/FUL), before being further reduced to two units in response to the site's constraints and the surrounding residential context.

8.15 Both units would adopt a simple, contemporary design characterised by a flat roof curved at one gable end. The proposed external finishes comprise a combination of timber cladding and standing seam metal. The principal elevations would feature substantial glazing in the form of sliding glazed doors providing an outlook towards the rear (North-East) of the site and towards Raasay. Each unit would also benefit from a small, partially enclosed decked area positioned to its side.

8.16 Unit 1, which would provide accessible accommodation for disabled users, would be nearer the roadside boundary, roughly in the location of the remains of the stone house. Unit 2 would be further towards the rear of the plot, in a considerably lower part of the site.

8.17 The natural topography of the site, which falls away from the public road, would help in reducing the overall visual impact of the development. Whilst Unit 1 would remain visible from the roadside, although partially screened by proposed greenery, Unit 2 would benefit from substantial screening provided by the change in ground levels and proposed landscaping.

8.18 The site currently accommodates a shed, a polytunnel and the remains of a stone building. As such, the existing outlook is already influenced by built structures rather than comprising an entirely open or undeveloped landscape. Furthermore, established residential properties and associated outbuildings in the immediate vicinity would help visually contain the development, assisting its integration into the existing character of the area. Therefore, it is considered that the two units can be accommodated on the site without appearing overly prominent or out of keeping with the wider rural landscape.

8.19 It is considered that the scale of the revised development would not adversely affect the predominantly residential character of the area, as two holiday letting units would not constitute a tourism business of an unacceptable scale. Whilst the adjacent property, Meadowview, is also used for holiday accommodation and this has been taken into account in the assessment, the current application has been considered on its own merits. The addition of two cabins would not result in a commercial tourism operation of a scale that would materially alter the character of the area. Holiday letting units are a relatively common feature within the locality and wider area, and the proposal is therefore considered compatible with the established character of the area.

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

Impact on amenity

8.21 The two units would be near the southeastern boundary of the site, with Unit 1 located approximately 4.3 metres from the gable elevation of the neighbouring residential property called Meadowview. Unit 2 would be considerably further away, towards the lower part of the site and the open fields beyond.

8.22 Although Unit 1 is in relatively close proximity to the adjoining house, neither unit would incorporate openings or principal views facing directed towards the shared boundary, thereby minimising the potential for overlooking or loss of privacy. The neighbouring property's principal outlook is also orientated towards the rear, with only a small, narrow window present within its recently constructed extension facing the application site. There is a balcony to the rear of Meadowview house, but, again, the main outlook is not towards the site, but the open countryside. The proposed arrangement is therefore not considered likely to result in any significant adverse overlooking or loss of privacy.

8.23 A cycle stand providing five bicycle spaces and an enclosed bin storage area would be located between Unit 1 and the car parking area.

8.24 Additional planting is proposed along the eastern boundary, which would provide further visual screening and reinforce the separation between the properties as it becomes established. Having regard to the orientation, design and positioning of the proposed units, the development is not anticipated to give rise to unacceptable impacts in terms of overshadowing, loss of daylight or an overbearing relationship with the nearby house.

8.25 The modest scale of the development, comprising only two holiday letting units, is unlikely to generate activity at a level that would materially affect the amenity of neighbouring residents. The residential property to the north is situated at a sufficient distance from the proposed accommodation to further limit the potential for adverse impacts.

8.26 Any operational matters associated with the holiday accommodation, including servicing, guest activity and general site management, would remain the responsibility of the applicant to ensure that the development operates in a manner compatible with the surrounding residential environment.

8.27 Overall, taking account of the reduced scale of the proposal, the siting and orientation of the units, their relationship with neighbouring dwellings and the proposed boundary planting, it is considered that the development would not give rise to any significant adverse impacts on neighbouring residential amenity.

Access, parking and road safety

8.28 Representations refer to the potential increase in traffic movements along the public road, B883, particularly during peak tourist periods, and the suitability of the proposed access and parking arrangements. However, having regard to the modest scale of the development, comprising only two holiday letting units, the anticipated additional vehicle movements are considered to be limited, and unlikely to have a significant impact on the capacity or operation of the surrounding road network.

8.29 The Council's Transport Planning team was consulted and, following several amendments to the proposed layout, they have confirmed that the revised access and parking arrangements are acceptable, subject to conditions. The amended proposals incorporate a bound surface for the first 6 metres of the access, together with sufficient visibility splays.

8.30 Parking, servicing and turning arrangements would be accommodated within the application site, including provision for accessible parking. Improvements to the proposed service bay/passing place in front of the Meadowview house, including bound surfacing and associated drainage measures, have also addressed earlier concerns regarding road safety and surface water runoff.

8.31 Transport Planning have raised no objection to the revised proposals, subject to conditions securing the detailed construction of the access, maintenance of visibility splays, parking and servicing arrangements, surface water drainage and submission of a Construction Traffic Management Plan.

8.32 On this basis, it is considered that the development would provide safe and suitable access and adequate on-site parking, without giving rise to any unacceptable impacts on the operation or safety of the surrounding public road network.

8.33 It should be noted that the proposal must be assessed as a standalone development on its own planning merits. Whilst concerns regarding parking arrangements, site management and the applicant's operation of the holiday letting house, Meadowview, adjacent to the site are acknowledged, these are separate matters and do not constitute grounds for refusal of the current proposal. The proposed development provides its own dedicated parking, servicing and turning arrangements within the application site. Furthermore, any alleged unauthorised development or parking-related issues at the neighbouring property, Meadowview, are separate matters to be addressed independently, where appropriate, through Planning Enforcement. The Planning Enforcement Team has been alerted to the reported potential breach of planning control.

Impact on trees

8.34 A cluster of small Scots pine and pine trees is located within the northern part of the application site, the majority of which would require removal to accommodate the proposed development. Three existing trees would be retained, helping to preserve the established arboricultural character of the site boundary. Although the site is not identified within the Ancient Woodland Inventory (AWI) or Native Woodland Survey of Scotland (NWSS), and the existing trees are not considered to be of significant

amenity or biodiversity value, appropriate compensatory planting is required to address their loss and ensure compliance with Policy 6 of NPF4.

8.35 Following consultation with the Council's Forestry Officer, several amendments have been made to the proposed layout and landscaping arrangements, including a reduction in the number of holiday letting units from three to two which provides greater space for replacement planting. The revised landscaping scheme provides for a minimum of 15 replacement trees, with the majority accommodated within the application site, distributed around the proposed units and along the site boundaries. The remaining 6 replacement trees would be planted within the adjacent garden ground to the South, which is also under the applicant's ownership. Additional native hedgerow planting is proposed along the southwestern boundary, providing further screening between the development and the public road.

8.36 The proposed replacement of existing non-native conifers with native broadleaved species, together with the introduction of native hedgerow planting, is considered to offer an improvement in terms of biodiversity and landscape character, consistent with the objectives of Policy 6(a) of NPF4.

8.37 The Forestry Officer has welcomed the revised proposals and is satisfied that sufficient compensatory planting can be accommodated to offset the proposed tree removals. As part of the replacement planting would be undertaken on land outside the application boundary, a suspensive planning condition is recommended to secure the necessary arrangements for its delivery and implementation, together with the successful establishment of the planting.

8.38 Subject to this condition, the proposal is considered to adequately compensate for the loss of existing trees whilst providing an opportunity to enhance the site's overall landscape and biodiversity value, in accordance with Policy 6 of NPF4.

Other material considerations

8.39 **Protected species (bats)**

Two bat surveys have been undertaken in support of the application. An initial Preliminary Bat Roost Survey assessed the dilapidated house on the site and concluded that the building had negligible suitability for roosting bats, with no features identified that would support a bat roost. As a precaution, a non-licensed method of working was nevertheless recommended.

8.40 As the majority of trees within the site are proposed to be felled, a subsequent survey was undertaken to assess their bat roost potential. This survey found no potential roost features within any of the trees during the ground-level assessment. However, due to the dense foliage and branching structure of several mature and semi-mature conifers, it was not possible to fully inspect all upper crown areas and, therefore, the presence of concealed roosting features cannot be entirely ruled out. The survey concludes that the proposed tree works can proceed subject to the implementation of precautionary mitigation measures, including a progressive approach to tree felling and the cessation of works should any bats or evidence of roosting bats be encountered. Additional measures are recommended to minimise disturbance to foraging bats, including restricting construction activities to daylight hours and limiting

external lighting. Accordingly, a condition is recommended requiring all works to be carried out in accordance with the bat mitigation measures set out in the submitted ecological surveys (at condition 9). A standard informative relating to the legal protection afforded to bats and other protected species will also be included on the Decision Notice

8.41 Based on the information provided the proposal accords with NPF4 Policy 4 and HwLDP Policy 58. Subject to the implementation of the recommended mitigation the proposal will prevent any adverse impacts on protected species.

8.42 **Biodiversity**

Given the modest scale of the proposed development, the proposed tree planting and new hedging along the public road boundary are considered to provide a positive enhancement to the site. The planting will help compensate for the loss of existing trees while also providing additional benefits for local biodiversity. Overall, these measures are welcomed and are considered sufficient to meet the requirements of Policies 1–3 of NPF4.

8.43 **Drainage and water connections**

The proposed drainage strategy comprises a private foul drainage system consisting of a septic tank with discharge to a soakaway, together with separate surface water drainage arrangements for each unit draining to individual soakaways. These are located to the northeast of unit 2. The detailed design and specification of these systems will be required to satisfy the requirements of the Building (Scotland) Regulations.

8.44 The units will connect to the public water supply. Scottish Water has no objection.

8.45 There are no other material considerations.

Non-material considerations

8.46 The issue of absentee landlord, and issues relating to the neighbouring property owned by the applicant, are not material planning considerations.

Matters to be secured by Legal Agreement / Upfront Payment

8.47 None

9. CONCLUSION

9.1 The proposal is for the siting of 2No short term letting units on land to the southeast of 8 Achnahanaid. The site contains the ruins of a former stone structure adjacent to the road verge, together with a shed and polytunnel positioned towards the rear.

9.2 The proposed development has been reduced in scale to two holiday letting units from the originally proposed three units.

9.3 It is considered that the development of two short term letting units on the site can be accommodated without significantly affecting the character of the surrounding area or the amenity of neighbouring properties.

9.4 The design of the units is simple and modern, and although differing from the residential properties in the area, their siting would fit into the established settlement pattern of the area.

9.5 The proposal includes a simple landscaping solution, and this is considered to be acceptable and proportionate to the development.

9.6 The revised access, parking and servicing arrangements are considered satisfactory, and the proposed compensatory planting and ecological mitigation would adequately address the impacts on trees, biodiversity and protected species.

9.7 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	No
Notification to Scottish Ministers	No
Conclusion of Section 75 Obligation	No
Revocation of previous permission	No

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. The access and parking arrangements shall be constructed in accordance with approved Site Layout Plan (25052 PO1 Rev O) docquetted hereto. For the avoidance of doubt, the access to the public road shall include the provision of a minimum length of 6 metres of bound surface from the edge of the public road, prior to the development being brought into use. A minimum visibility splay of 2.4m x 120m (northbound) and 2.4m x 105m (southbound), as shown on Visibility Splay Plan (25052 P05 Rev B) shall be provided and thereafter maintained clear of any obstruction exceeding 0.85m in height above the level of the adjacent carriageway, for the lifetime of the development.

   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 and in accordance with the Roads and Transport Guidelines for New Developments (RTGND).

3. No development shall commence until full details of the service bay / passing place construction have been submitted to and approved in writing by the Planning Authority. The service bay / passing place shall be constructed in bound materials and thereafter maintained in accordance with the approved details.

   Reason: To ensure that the service bay is constructed to a suitable standard, preventing debris and loose material from affecting the public road, in the interests of road safety. To ensure that adequate visibility is maintained at the site access in the interests of road safety.

4. There shall be no means of direct vehicular access to the public road other than the junction shown on Site Layout drawing 25052 – P01 Rev O.

   Reason: To ensure that the movement of traffic is confined to the permitted means of access thereby lessening the danger to and interference with the free flow of traffic on the public road.

5. No development shall commence until details of surface water drainage, including arrangements for the access and service bay, have been submitted to and approved in writing by the Planning Authority. Thereafter, the approved drainage measures shall be implemented in full prior to the development being brought into use and shall be maintained thereafter. Surface water shall not be permitted to discharge onto the public road.

Reason: To ensure that surface water runoff does not discharge onto the public road in the interests of road safety.

6. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Planning Authority.

   The CTMP shall include, but not be limited to, details of construction traffic routing, traffic management measures, delivery arrangements, site access arrangements, working hours, and measures to prevent the deposit of mud or debris on the public road. Thereafter, the development shall be carried out in accordance with the approved CTMP.

   Reason: To ensure that construction activities are managed in a safe manner and to minimise impact on the public road network.

7. No development, including site clearance, tree or vegetation removal, excavation, groundworks, or the formation of any access, shall commence until the proposed off-site planting of 6 trees within the garden ground of Meadowview, to the southeast of the application boundary, has been completed in accordance with the approved tree planting plan docquetted hereto, and evidence of its completion has been submitted to and approved in writing by the Planning Authority.

   The remaining tree and hedge planting shall be implemented in full during the first planting season following commencement of development, or within such other period as may be agreed in writing by the Planning Authority. All planting shall thereafter be maintained in accordance with the approved tree planting plan and maintenance schedule.

   Any tree or hedge that, within five years of planting, dies, becomes damaged or diseased, or is removed shall be replaced during the next planting season with another of a similar species and size, unless otherwise agreed in writing by the Planning Authority.

   Reason: To secure the delivery and establishment of the approved replacement and enhancement planting in the interests of amenity.

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

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

9. The hereby approved development shall be carried out in accordance with the mitigation measures as per Section 7.1 of Preliminary Roost Assessment (26_PRA_07_99) submitted 13 August 2026.

   Reason: To minimise disturbance to nature conservation interests within the application site and ensure the protection of protected species and habitats.

10. For the avoidance of doubt any paint or staining applied to the external finishes of the hereby approved holiday letting units and the bin storage fencing shall be brown, dark grey or black, unless otherwise agreed in writing with this Council as Planning Authority.

    Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

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.

Scottish Water records indicate that there is live infrastructure in the proximity of the development area that may impact on existing Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact Asset Impact Team via their Customer Portal for an appraisal of the proposals.

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

Corporate Address Gazetteer

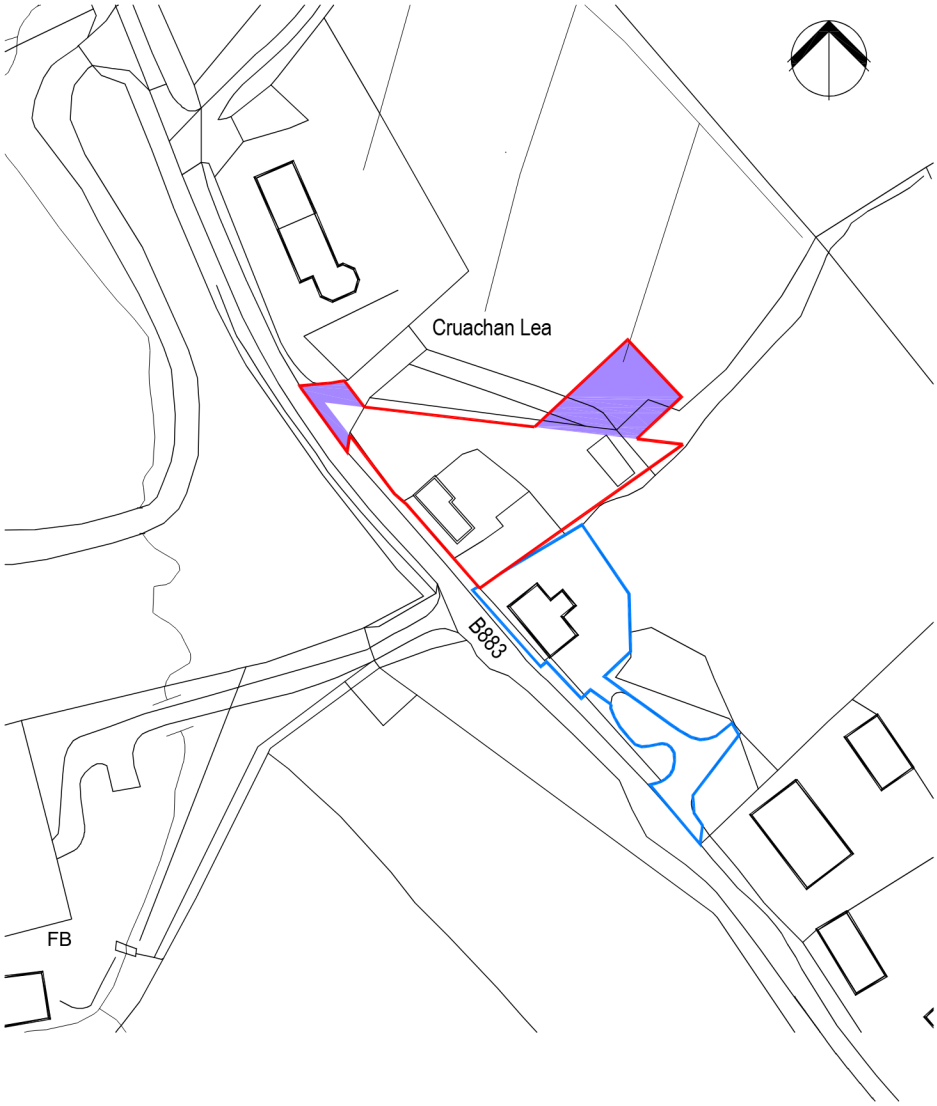
Each property should have their own unique property reference number. Therefore, please contact CAG team at CAGRequests@highland.gov.uk when the unit is erected.

Signature:	Bob Robertson
Designation:	pp. Area Planning Manager - North
Author:	Karolina Slotwinska
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 25052 – E01C Location Plan
	Plan 2 - 25052 – P01O Site Plan
	Plan 3 - 25052 – P03C Accessible Pod Plans
	Plan 4 - 25052 – P02D Typical Pod Plans
	Plan 5 - 25052 – P04C General Plan

Plan 6 - 25052 – P05B Visibility Splay

Plan 7 – 25052 – P06 Tree Maintenance Schedule

Plan 8 – 26_5837_01_23 rev. 3 – Tree Protection Plan



Location Plan [1:1250]

QB Wood architects

project
Land at Lower Ollach
The Braes
Portree
Isle of Skye

title
Location Plan

status
EXISTING

drawing
25052 - E01C

scale
1:1250 [A4]

ref
SQB

revisions

A	Dec '25	Alter boundary line to solid red
B	Dec '25	Alter boundary line to include soakaway area
C	Feb '26	Alter boundary line to include access

scale bar

0 20m 40m 60m

SCALE 1:1250

- Boundary line of Application site
- Other land owned by Applicant
- Area of land owned by neighbour

notes

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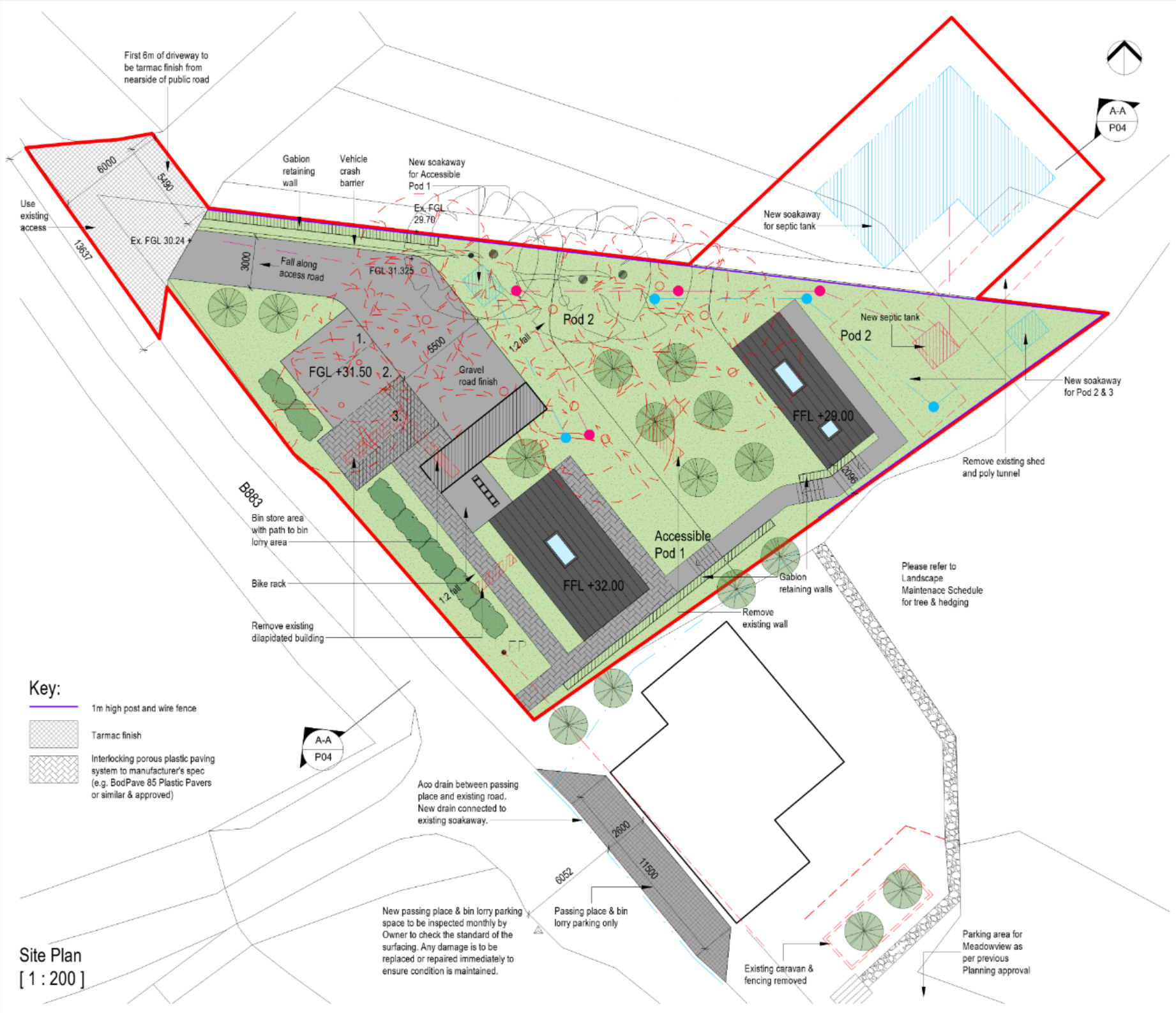
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Site Plan
[1 : 200]

QB Wood architects

project: Land at Lower Orlach
Isle of Skye

title: Site Plan

status: PLANNING

drawing: 25052 - P01O

scale: As Indicated [A3]

ref: ref. SQB

revisions

A	Nov '25	Add downtakings
B	Dec '25	Alterations as per Planning comments
C	Dec '25	Relocate soakaway
D	Jan '26	Alterations to layout
E	Feb '26	Alterations to layout
F	Feb '26	Alterations to boundary to include access
G	Apr '26	Alterations further to Planning comments
H	May '26	Alterations further to Planning comments
I	Jun '26	Alteration to passing place finish
J	Jun '26	Reduce new trees
K	Jul '26	Add new hedges
L	Sep '26	Add additional trees
M	Sep '26	Add gabion walls to neighbouring plot
N	Sep '26	Add removal of existing caravan & fence
O	Oct '26	Remove Pod and relocate trees

0 5m 10m

SCALE 1:200

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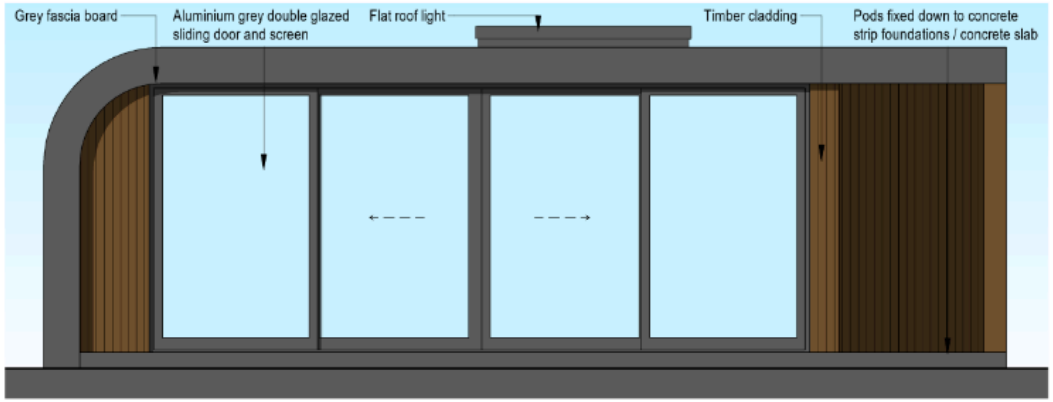
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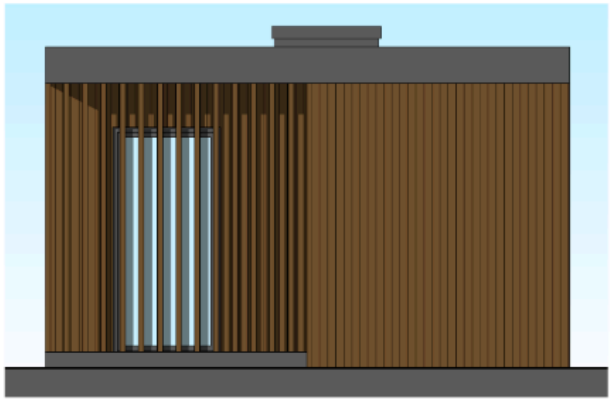
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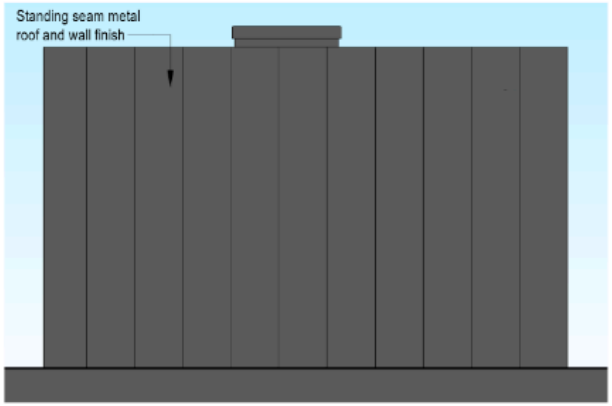
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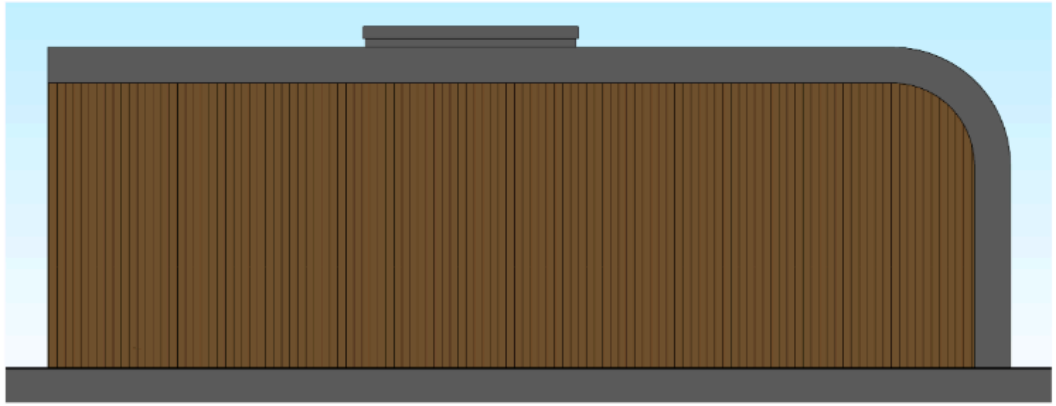
Accessible Pod - North East Elevation
[1 : 50]



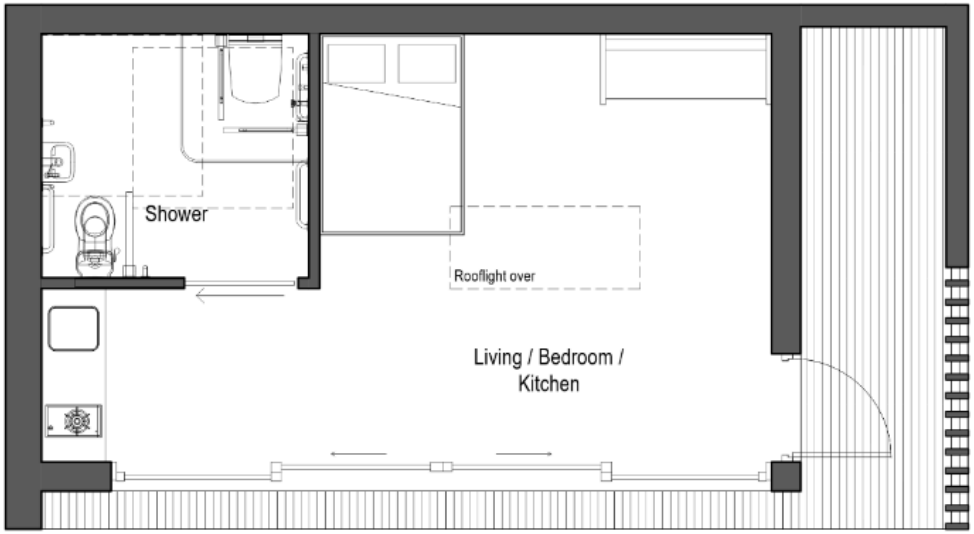
Accessible Pod - North West Elevation
[1 : 50]



Accessible Pod - South East Elevation
[1 : 50]



Accessible Pod - South West Elevation
[1 : 50]



Floor Plan
[1 : 50]

QB Wood architects

project
Land at Lower Orlach
Isle of Skye

title
Accessible Pod - Floor Plan and Elevations

status
PLANNING

drawing
25052 - P03C

scale
1 : 50 [A3]

ref
ref. PS

revisions

A	Dec '25	Revisions further to client comments.
B	Dec '25	Add materials to elevations
C	Nov '26	Amend drawing titles

0 3m

SCALE 1:50

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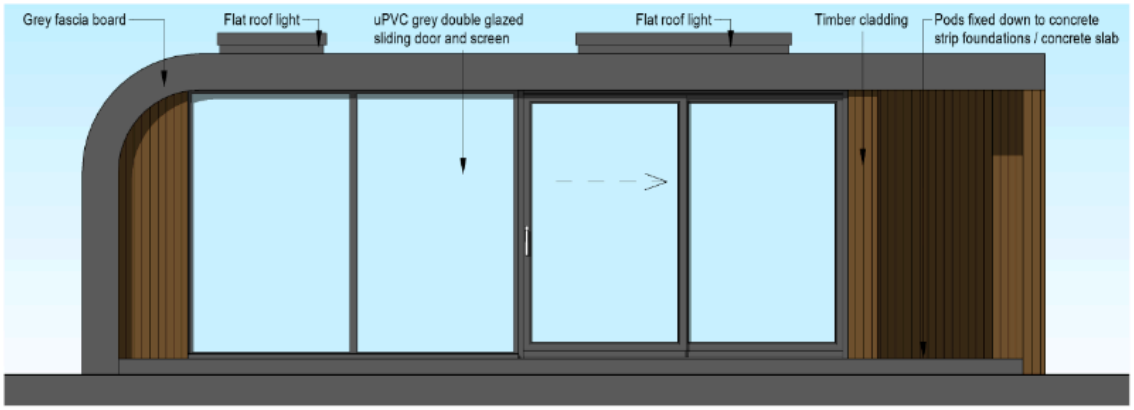
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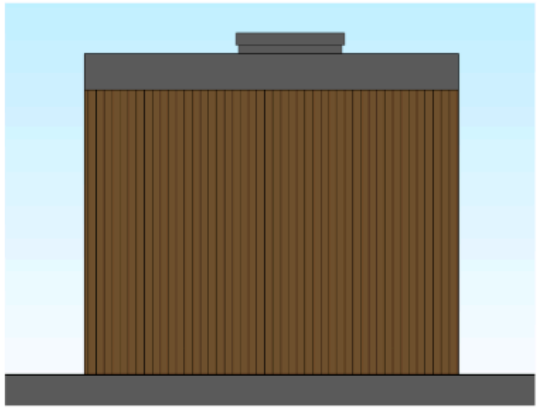
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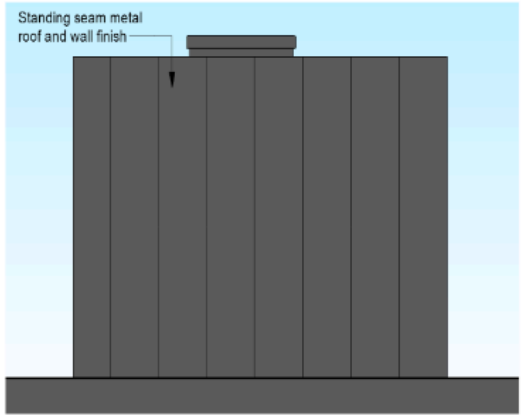
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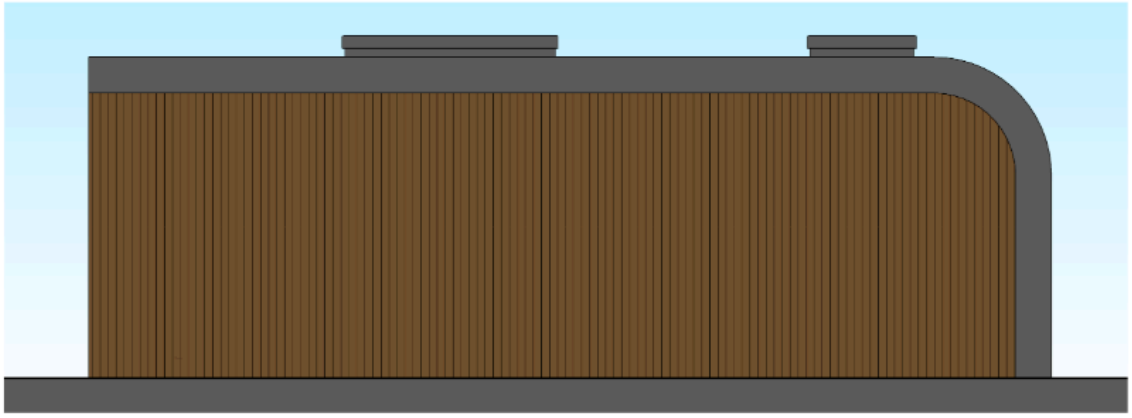
Typical Pod - North East Elevation
[1 : 50]



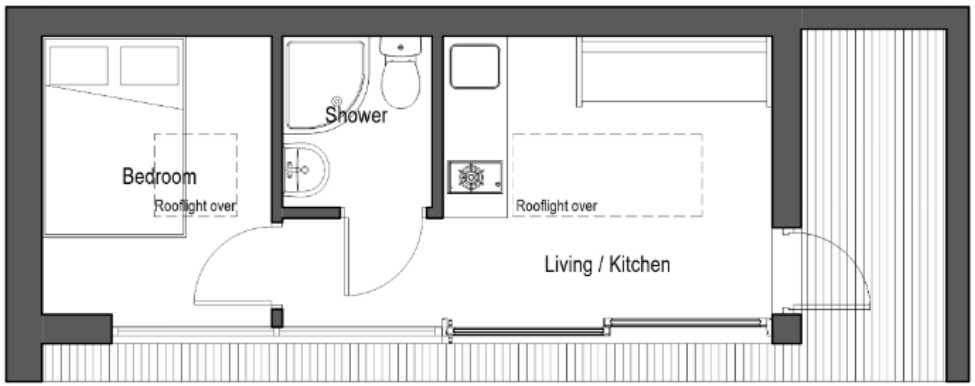
Typical Pod - North West Elevation
[1 : 50]



Typical Pod - South East Elevation
[1 : 50]



Typical Pod - South West Elevation
[1 : 50]



Typical Pod - Floor Plan
[1 : 50]

QB Wood | architects

project: Land at Lower Orlach
Isle of Skye

title: Typical Pod - Floor Plan and Elevations

status: PLANNING

drawing: 25052 - P02D

scale: 1 : 50 [A3]

ref: ref. PS

revisions

A	Dec '25	Revisions further to client comments.
B	Dec '25	Add materials to elevations
C	Jul '26	Sliding doors and fixed light configuration revised. Flat rooflight to Bedroom added.
D	Nov '26	Amend drawing titles

0 3m

SCALE 1:50

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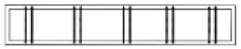
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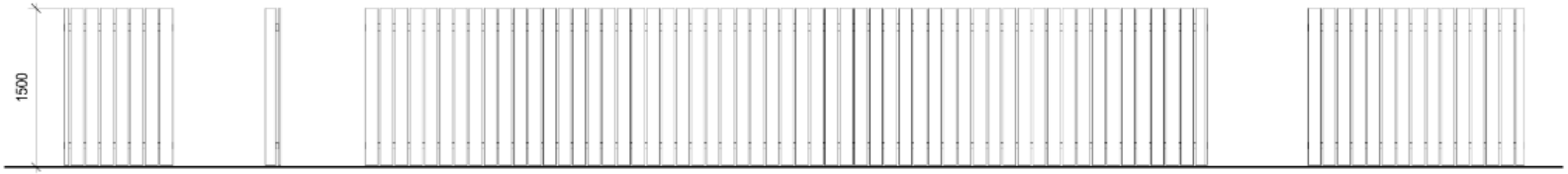


Front Elevation

Side Elevation



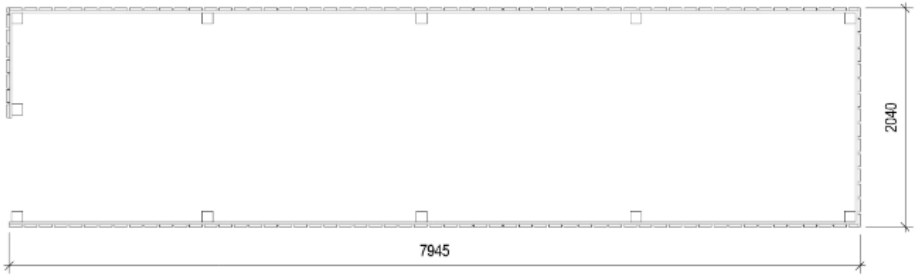
Bike Stand - Floor Plan
[1 : 50]



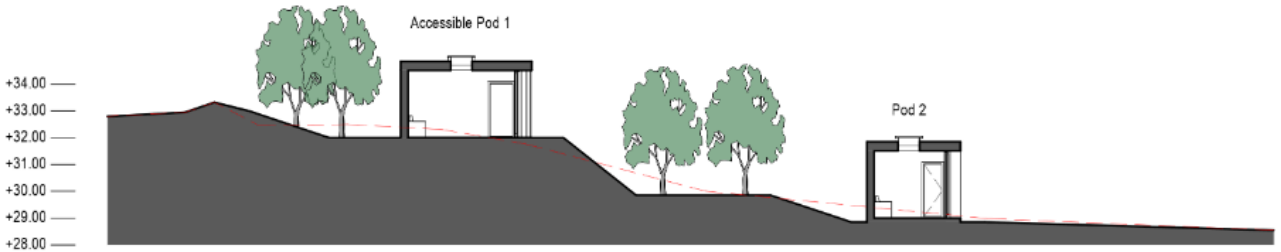
Front Elevation

Side Elevation

Rear Elevation



Fence - Floor Plan
[1 : 50]



Section A-A
[1 : 200]

QB Wood | architects

project
Land at Lower Orlach
Isle of Skye

title
Fence & Bike Stand floor plans & elevations and Section A-A

status
PLANNING

drawing
25052 - P04C

scale
As indicated [A3]

ref.
ref. SQB

revisions

A	May '26	Alterations further to Planning comments
B	Jun '26	Remove detail not required
C	Oct '26	Remove Pod and relocate trees

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project

Land at Lower Orlach
Isle of Skye

title

Visibility Splay

status

PLANNING

drawing

25052 - P05B

scale

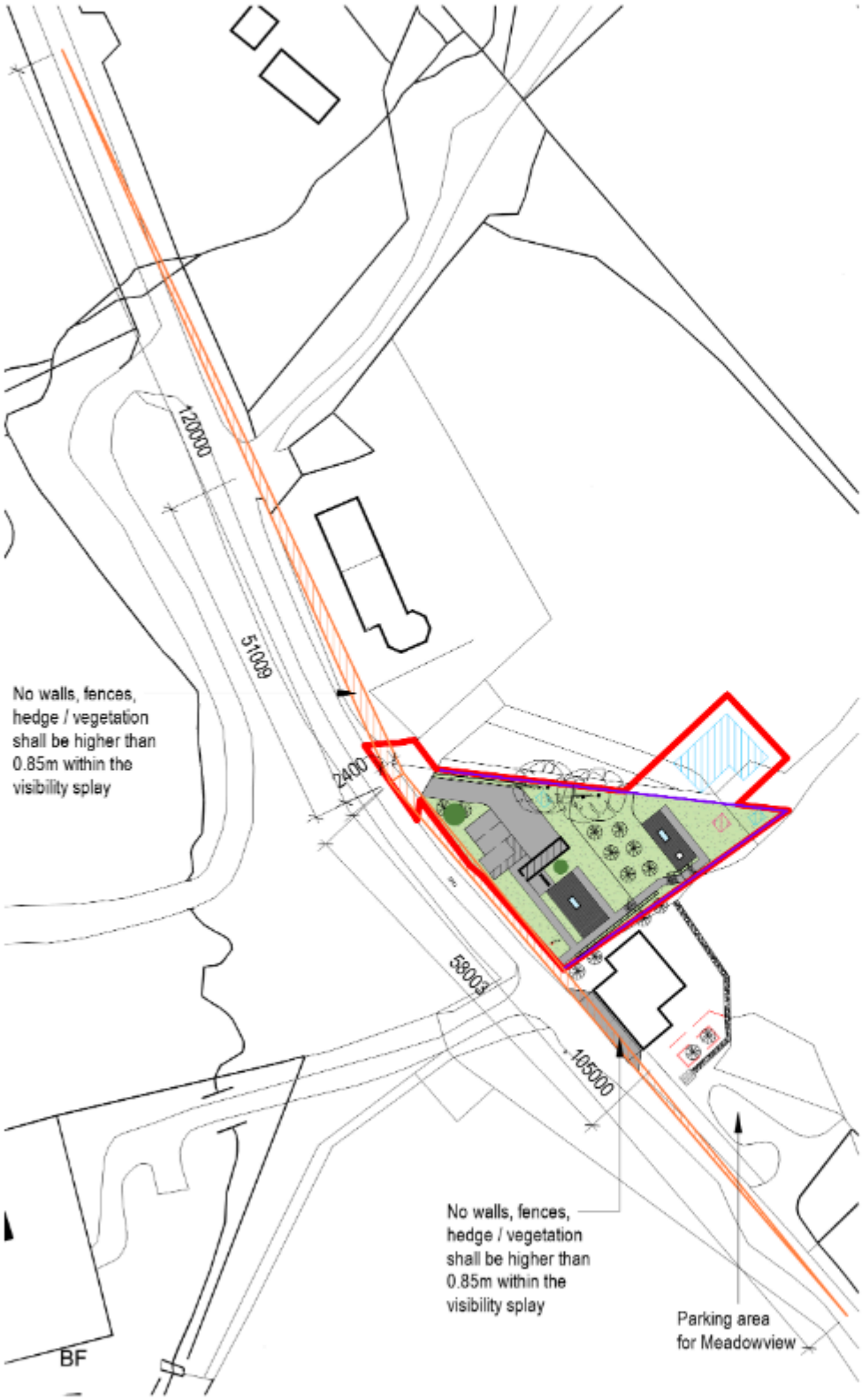
1 : 1000 [A4]

ref.

ref. SQB

revisions

A	May '26	Alterations further to Planning comments
B	Oct '26	Remove Pod and relocate trees



Visibility Splay
[1 : 1000]

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Tree & Shrub and Hedgerow Planting as well as Landscape Maintenance Schedules

Tree & Shrub Planting (to BS 3936-1 and BS 4428)					
Species	**Size (Girth)**	**Type**	**Density**	**%**	**Operations**
Betula pendula Quercus robur Prunus avium	10-12cm 10-12cm 10-12cm	Mature Mature Mature	3-5m between 3-5m between 3-5m between	50 25 25	Existing vegetation to be cleared prior to planting operations. Plant trees and shrubs with 600mm/38mm spiral guards in planting pits backfilled with topsoil/slow-release fertilizer. Heavy standard trees are typically specified at 10–12cm or 12–14cm girth (measured at 1m above ground level).

Hedgerow Planting (to BS 3936-1 and BS 4428)				
Species	**Size (cm)**	**Type**	**%**	**Operations**
Crataegus monogina Acer campestre Prunis spinosa	60-80cm 60-80cm 60-80cm	1u1 BR 1u1 BR 1u1 BR	50 25 25	Existing vegetation to be cleared prior to hedge planting operations. Excavate and backfill 400/300mm hedge trench with top soil/slow-release fertilizer. Plant hedgerow plants with 600mm/38mm spiral guards at 300mm centres in two staggered straight rows 400mm apart. Species evenly spread.

Landscape Maintenance Schedule (two-year establishment period to BS 7370-3 & 4)		
Type	**Maintenance Operations**	**Frequency**
Tree and Shrub Planting	Weed tree and shrub planting circles at 250mm radius	Twice per year
	Ensure that tree guards are securely fixed.	Once per year
	Replacement of trees that have failed to survive.	Once per year

Tree Maintenance Schedule

QB Wood | architects

project: Land at Lower Orlach
Isle of Skye

title: Tree Maintenance Schedule

status: PLANNING

drawing: 25052 - P06

scale: NTS [A4]

ref. SQB

revisions

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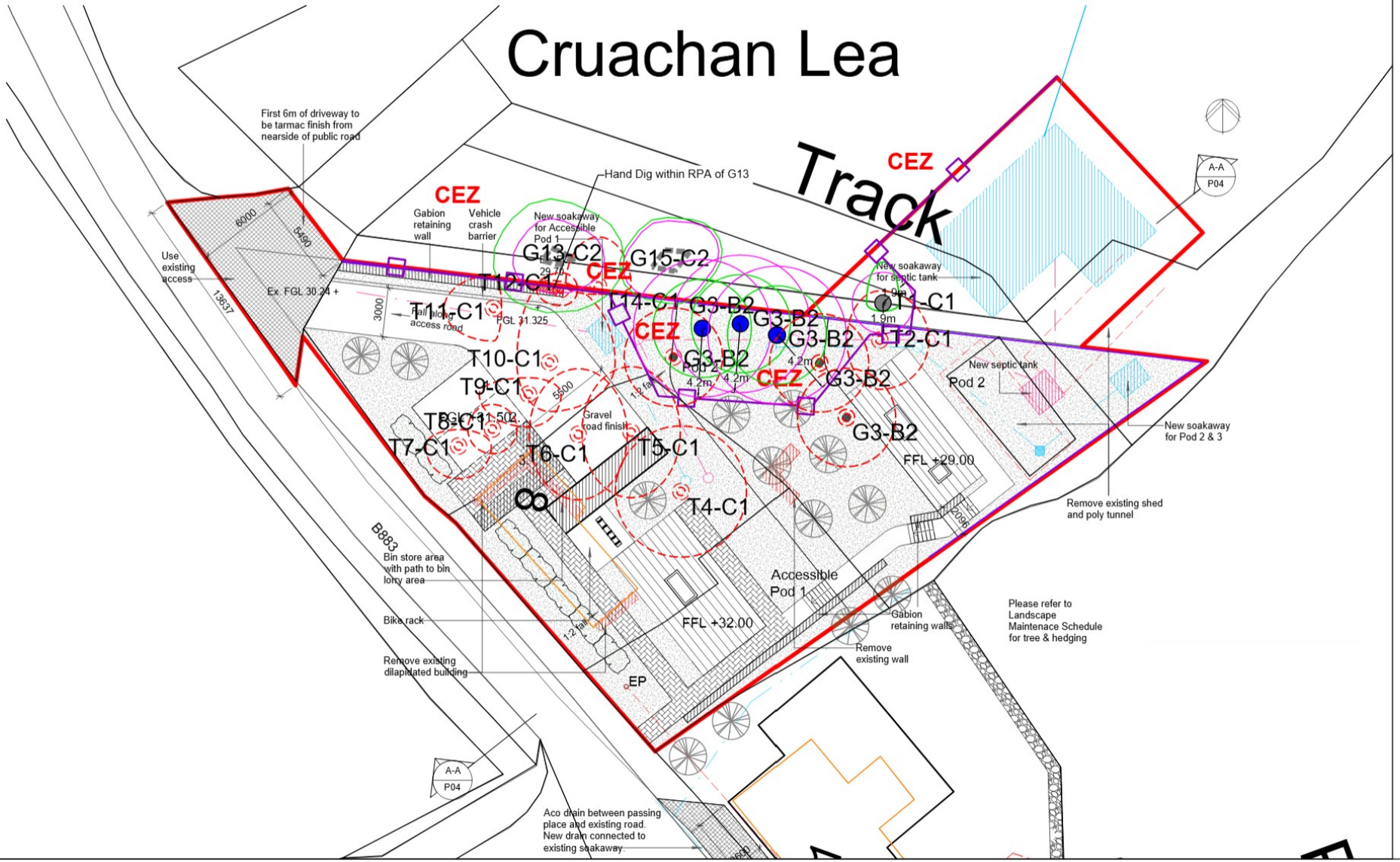
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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

- **Trees** — Showing Canopy extents, category colour and tag number (with category).
- **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** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS 5837:2012 Root Protection Area
- Tree Protective Fencing
- Trees for Removal
- CEZ — Construction Exclusion Zone

N

1:250
0 5 10m

Drawing Title	**Tree Protection Plan**
Client	Hany Metawie
Site/Project	Meadowview, 1 Lower Ollach, Portree, Isle of Skye IV51 9LJ
Scale/Sheet	1:200 @ A3
Date	03/11/2026
Drawing No	26_5837_01_23
Rev	3
Drawn By	PH
Chked By	MH

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