

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle**

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| <b>Reference No:</b>       | 17/02909/PP   |
| <b>Planning Hierarchy:</b> | Local   |
| <b>Applicant:</b>          | Mr R Munn   |
| <b>Proposal:</b>           | Erection of dwellinghouse, formation of access and installation of septic tank and soakaway |
| <b>Site Address:</b>       | Land Approx 82M South East of 13 Kilmaluag, Isle of Tiree, Argyll and Bute                  |

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**SUPPLEMENTARY REPORT NO. 2**

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**1. BACKGROUND**

Further to Supplementary Report No.1, Members are advised that further information was received from the applicant in support of his planning application on Monday the 15<sup>th</sup> April 2019, just two days prior to the committee date. Mr Munn has been advised on previous occasions to submit further written justification for his proposed dwellinghouse should he wish this to be taken into account in the determination of his planning application. The most recent request was by e-mail from the case officer to Mr Munn and his agent on the 22<sup>nd</sup> March which requested that any additional information should be submitted by the 29<sup>th</sup> March allow sufficient time for officers to assess the information. Members should also note that a previous request was made prior to the March Committee on the 18<sup>th</sup> February.

The additional information submitted comprises of a croft boundary plan, supporting statement with photographs and a croft management plan. This additional information raises new material planning considerations which will require careful and detailed assessment as well as consultation with the Crofting Commission in order to come to a well-reasoned determination having regard to all of the facts and merits of the case.

**2. SUMMARY OF ADDITIONAL MATTERS REQUIRING CONSIDERATION / FURTHER INFORMATION REQUIRED**

The submitted croft business plan states that it is the applicant's intention to operate a small scale horticulture business which will produce milk for home consumption, organic vegetables, eggs and potatoes, to be sold to local businesses on the island.

Whilst the submission of further information by the applicant on 15<sup>th</sup> April 2019 is welcomed it is considered that the submission gives rise to new material considerations which have not been addressed in the assessment of the application to date, and gives rise to a number of matters which will require clarification in advance of officers being able to conclude their assessment.

In particular it is noted that the details submitted do not provide definitive clarification that the land relates to a 1.0ha bareland croft holding but would in fact suggest that the land currently forms part of a larger 8.39ha croft holding operated by the applicant's mother which is intended to be sub-divided. The submitted croft business plan fails to identify the boundary of the intended new croft holding and has not provided any detail in respect of the requirement for additional infrastructure such as any storage buildings and/or polytunnels which would be required. Consultation with the Crofting Commission shall be required to obtain confirmation of the status of the holding, and for input on the viability of the applicant's proposals for development of the croft, and indeed if not yet resolved, whether the proposed subdivision of the croft will have an acceptable impact upon the viability of the existing larger croft holding.

Having regard to the above and for the purposes of providing an updated assessment of the application having regard to the provisions of policy LDP DM 1, LDP 8 and SG LDP HOU 1 it would be the intention of officers to re-engage with the applicant to obtain confirmation of:

- i) The current status of the land to which the application relates having regard to its subdivision from the larger croft holding;
- ii) The boundaries of the 1.0ha holding to which the submitted croft development plan relates;
- iii) Indicative details of the intended scale, location and nature of any additional infrastructure/buildings required for implementation of the croft business plan.

Following receipt of the required further information it would be officers' intention to consult with the Crofting Commission and to carry out a further site visit and meeting with Mr Munn to fully assess this additional information and obtain an understanding of his proposals to develop the croft and work with the applicant with the aim of securing the most appropriate design and siting for buildings on the croft holding.

### **3. RECOMMENDATION:**

That Members continue the application to allow the agent to submit the further information required by the Planning Service to complete a competent assessment of all material considerations relevant to the development proposed.

**Author of Report:** Andrew Barrie

**Date:** 16.04.2019

**Reviewing Officer:** Peter Bain

**Date:** 16.04.2019

**Angus Gilmour**

**Head of Planning, Housing and Regulatory Services**