



PLANNING AND ACCESS COMMITTEE

MEETING: Monday 26th June 2017

SUBMITTED BY:	Head of Planning & Rural Development
APPLICATION NUMBER:	2016/0396/DET
APPLICANT:	Mrs Laura Wray
LOCATION:	Mondhui Farm, Port Of Menteith
PROPOSAL:	Change of use of part of building to additional self-catering unit (retrospective)

NATIONAL PARK WARD:	Ward 4 (south east Loch Lomond)
COMMUNITY COUNCIL AREA:	Port Of Menteith Community Council
CASE OFFICER:	Name: Catherine Stewart Tel: 01389 727731 E-mail: catherine.stewart@lochlomond-trossachs.org

1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 This application is for a change of use of part of an existing building to form an additional self-catering unit at Mondhui Farm, to the northwest of the Port of Menteith, approximately 675 metres to the north of the Lake of Menteith.
- 1.2 In accordance with the National Park Authority's Scheme of Delegation, this application must be determined by the Planning and Access Committee as the Port of Menteith Community Council for this area has lodged a formal objection and also as the application has been subject to a significant level of objection via letters of representation. This paper presents the officer's assessment of the planning application and the officer's recommendation.

2 RECOMMENDATION

That Members:

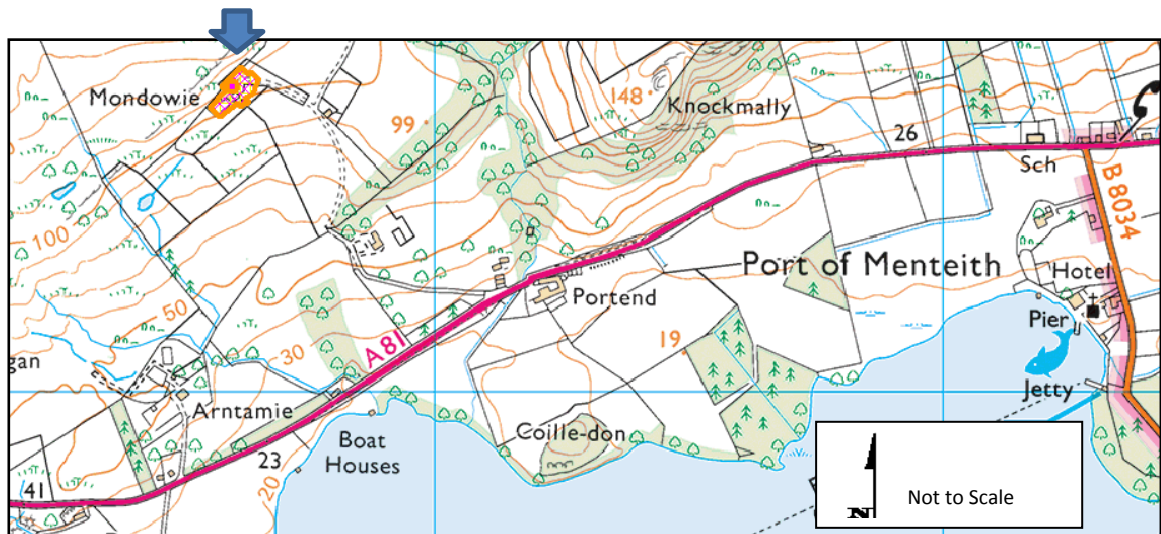
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1. **APPROVE** the application subject to the imposition of the conditions set out in Appendix 1 of the report.

3 BACKGROUND

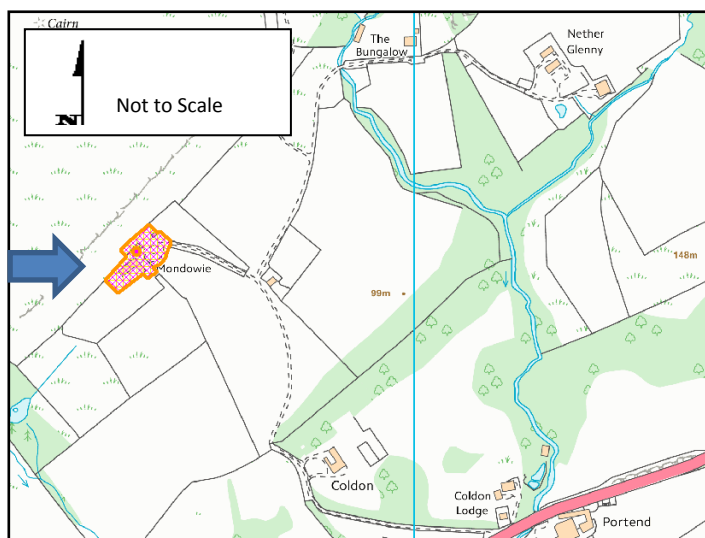
Site Description:

- 3.1 The site is located to the north west of the Lake of Menteith, on the hillside above the A81 (see hatched area in Figures 1 and 2 below).



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Figure 1. Location Plan (wider context).



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Figure 2. Location Plan (close context).

- 3.2 The residential property at Mondhui, 'Mondhui Farm', lies approximately 5 metres to the west of the site (see Figure 3). The site is accessed from the A81 via a single track road

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approximately 750 metres in length. The private access road travels west before turning north towards the property at Coldon, west until it reaches a cattle grid and north again towards the site. There is an outbuilding/barn to the east of a road junction. The western spur travels towards Mondhui Farm and the site for the proposed 3 chalets. The northern spur serves properties at Nether Glenny to the east and Glenny Beag. A further track branches off to the west at this point continues on up the hillside past the Pot of Glenny eventually joining the Rob Roy way.



Figure 3. Site Plan

3.3 The existing 1.5 storey detached building consists of two self-catering units “The Mews” and “The Stables”, each with one double bedroom, ensuite and kitchen area. They also have covered porches to the front.

Planning Background and Planning History:

3.4 The building (shown in red in Figure 3 above) which houses the self-catering units was granted planning permission in 1993 (ref: 93/00675/DET/S) as a double garage/loose box. In 2001 an application was approved for the conversion of part of the building into one self-catering unit and this was carried out by the previous owners (ref: 01/00557/DET/S “Conversion of garage roof space to form holiday accommodation”).

3.5 The property then changed hands in 2005 when the applicant took ownership. The approved use for the building, namely a self-catering accommodation unit, is still the lawful use, even though the building was not used for this purpose between 2005 and 2015.

3.6 In 2016 a small side extension was added to the building and the former garage space was converted into an additional self-catering unit. Whilst the side extension was carried out under Permitted Development rights, the change of use was a breach of planning control as the original permission was only for one self-catering unit and the creation of a second unit (which involved extending the property under permitted development regulations) is an intensification of use. A retrospective planning application was requested by the Planning Authority, and this application, which seeks to regularise the

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use, was submitted on 22 December 2016.

- 3.7 A planning application has also been submitted for the erection of 3 holiday let chalets on land to the east of the site (ref: 2017/0020/DET). This application is also being considered at today's committee meeting (Agenda Item 4).

Environmental Impact Assessment (EIA):

- 3.8 For the purposes of the Environmental Impact Assessment (Scotland) Regulations 2011 the National Park is identified as a 'Sensitive Area'. As a 'Competent Body' the National Park Authority has a statutory duty to consider whether proposals for development should be subject to the EIA process.
- 3.9 In this particular instance it has been determined that an EIA is not required as the proposal is not identified within Schedule 2 of the Regulations.

Description of Proposal:

- 3.10 This application is for retrospective permission for the change of use of part of a building into an additional self-catering unit.
- 3.11 Figure 4 below shows the 2001 approved conversion consisting of a bedroom and bathroom on the ground floor and a kitchen/living room on the upper floor. The remainder of the ground floor was a garage.

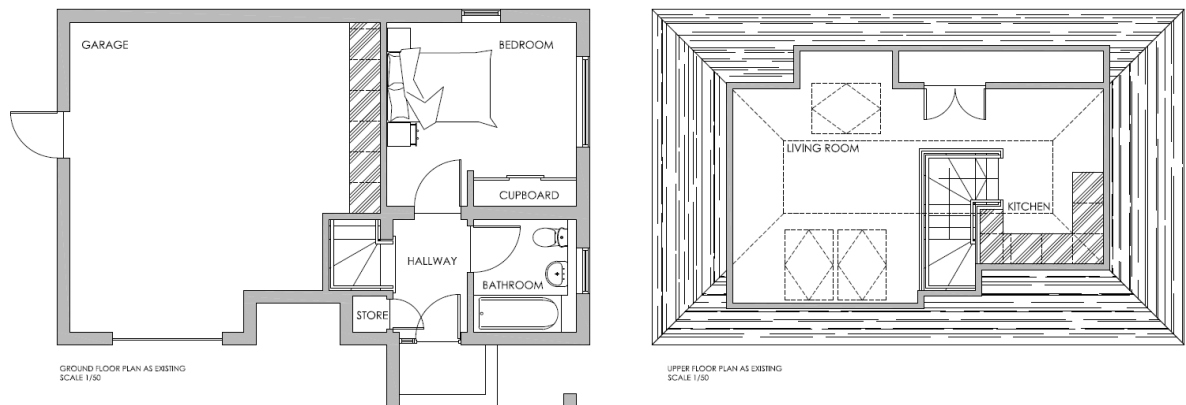


Figure 4. Floor Plans as Existing (prior to July 2016)

- 3.12 Figure 5 below shows the same building with a small side extension fitted with a kitchen on the ground floor, a roof extension to the front of the building to form covered balcony areas and the conversion of the former 'garage' into an ensuite bedroom. This second unit (called 'The Stables') is the subject of this planning application.

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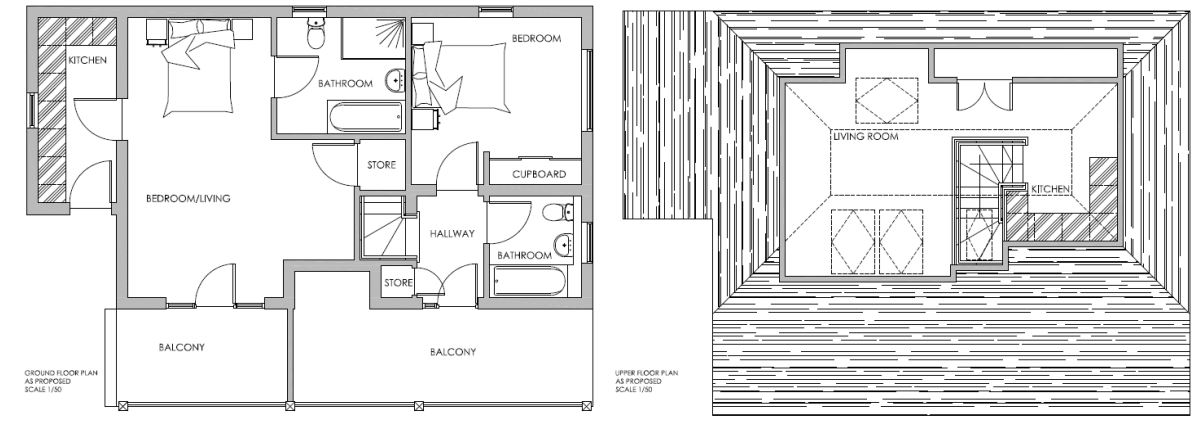
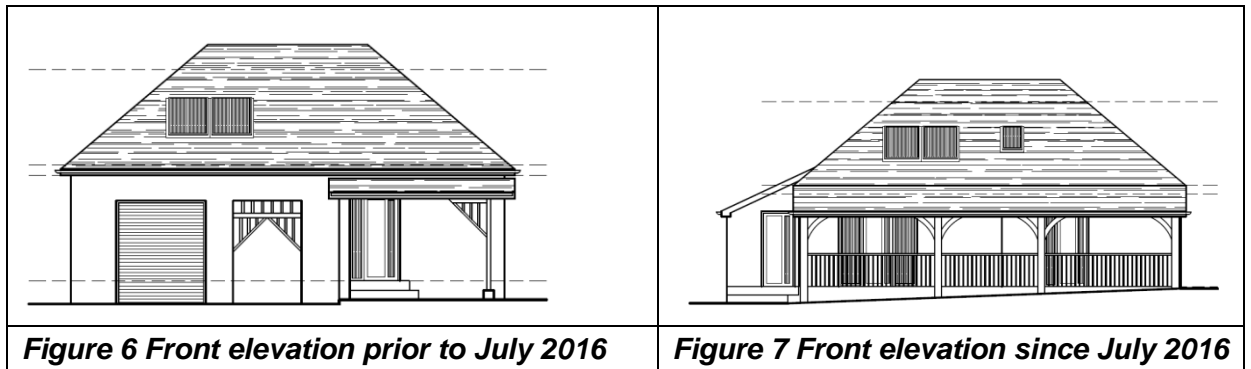


Figure 5. Floor Plans as Proposed (existing since July 2016)

3.13 Figures 6 and 7 below show how the external appearance of the building has been altered with the conversion.



3.14 The photograph below shows the building in August 2016.



Plate 1 Photograph of front elevation

4 CONSULTATIONS AND REPRESENTATIONS

Summary of Responses to Consultations

(Note: Full responses are available on the National Park Authority's Public Access Website.)

4.1 STC Roads (Stirling)

No objections.

The development site is located approximately 1km west of Port of Menteith with access taken off the A81 and then via a private track road. A number of similar applications have been submitted in which it has been recommended that a passing place be created to allow the safe passage of two vehicles on the private track. This recommendation remains relevant for this development.

4.2 SNH

No objections.

4.3 SEPA

No objections.

SEPA initially objected to this application (28 February 2017) for an additional self-catering unit adjoining the existing farmhouse (currently served by septic tank and soakaway arrangement) as new discharges of sewage effluent in this location require to receive secondary treatment. The development is located within the Lake of Menteith catchment area, which from SEPA's monitoring results is prone to nutrient pressures from diffuse pollution sources.

4.4 SEPA have now removed their objection (5 May 2017) as a revised drainage proposal submitted by the applicant is proposing that the existing sewage discharge from farmhouse, the self-catering units ('The Mews' and 'The Stables') plus the new discharge from 3 proposed holiday let chalets (pending application ref: 2017/0020/DET) is combined and treated in a new purpose built sewage treatment plant, capable of delivering secondary treatment.

4.5 Port of Menteith Community Council

Objects on grounds of concern about the sewage effluent from the proposed additional unit (2 March 2017). It was noted that the self-catering unit has been connected to an existing septic tank at Mondhui, however there were concerns about the age of this system, and whether, with the additional connection, it would meet the necessary standards to ensure there is no risk of pollution to the Lake of Menteith.

4.6 The Community Council's letter of objection explains that the Lake of Menteith is important both as a tourist attraction and also as a premier trout fishery providing local employment and income to the community. SNH have designated the Lake of Menteith and its feeder burns as SSSI. SEPA have concluded that the water in the Lake is failing to meet environmental standards and remains in an unfavourable condition because of the levels of phosphorus which is a specific problem associated with septic tanks. SEPA have designated the lake as a priority catchment area to address any pollution entering it.

Officer's response: see section 7.8 and 7.9.

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Summary of Representations Received

(Note: Full representations are available on the National Park Authority's Public Access Website.)

4.7 At the date of the preparation of this report representations of objection had been received from 5 nearby residents plus one letter from the Lake of Menteith Fisheries.

4.8 A summary of the main issues/concerns from these representations now follows. These have been grouped under headings for clarity. A response to the range of concerns is provided within the Planning Assessment of this report (section 7) or otherwise noted below.

4.9 **Impact on water quality of the Lake of Menteith**

- **'diffuse pollution priority catchment'**

A SNH/SEPA report on the quality of water in the lake concludes that “ ... *It is failing to meet environmental standards and therefore it remains in unfavourable condition because the levels of phosphorus are too high for this type of Loch.*” The Lake of Menteith has been designated as a priority catchment area to address any pollution entering the site. SEPA have referred to the importance of controlling the specific problems associated with septic tanks because of the high levels of nutrients discharged from them.

- **Small catchment area**

The grant of Change of Use to permit the use of part of an existing building at Mondhui as an additional self-catering unit will permanently increase the number of buildings discharging into the catchment area. The catchment area is small and every additional self-catering unit which is developed represents an increase of approximately 5% in the total number of properties discharging effluent which enters the Lake of Menteith.

- **Unsuitability of traditional septic tank and soakaway**

The proposals to process the effluent from the additional properties by means of existing and traditional septic tank and soakaway systems are unlikely to provide an adequate level of treatment in this area.

- **Algal blooms**

Diffuse pollution has caused thick algal blooms in 2014 and 2015. On calm days the blue green cyanobacterial algal mat depth was an inch thick over the whole surface of the lake. The algae physically prevents fishing and can also be toxic.

- **Impact on Lake of Menteith Fisheries business and associated employment**

The effect of diffuse pollution will be to damage the ecology of the lake and thereby jeopardise the future of the business of The Lake of Menteith Fisheries with its associated employment (4 full time at the fishery and dependent jobs) and its attraction of visitors.

- **Material change in circumstances since 2013 application was granted**

Since 2013 SNH and SEPA have produced a report on the quality of the Lake and this materially changes environmental arguments from 2013.

- **A precautionary approach is required**

Officers response – see report section 7.8 and 7.9.

4.10 **Road safety implications on private access road**

- **Single track road**

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The access road to Mondhui is quite unsuitable for further traffic. It is a single track road with no passing places and no improvements are proposed as part of this application.

- **Existing effect of the additional traffic**

The additional traffic since this alteration was made without planning permission has made it even more hazardous with people having to reverse more than 200 metres on occasions due to the lack of visibility along the access track. One letter of objection gave examples of incidents where traffic (including use of trailers) going up the road and coming down the road met on the stretch of track without passing places, and the difficulties in trying to reverse into driveways to pass one another.

- **Impacts on safety of children, the elderly, pedestrians and cyclists**

Every school day a child walks or cycles up and down the road to get to school. As there is no footpath the only solution is to use the road. Concern that there may be death or serious injury from the increased use of the road.

- **Volume of traffic**

Traffic has already increased with the more intensive use of existing holiday accommodation at Mondhui and increased use of internet shopping deliveries. The application form states that 4 car parking spaces are associated with this proposal. 6 car parking spaces are proposed for the 3 chalet proposal. In total there could be an additional 10 cars utilizing this road during peak holiday time. This will have a significant cumulative impact on the local road network and safety implications.

- **Speed of traffic**

Concern about the speed of traffic using the road, particularly around the blind bend.

- **Cumulative impacts**

When the traffic impact of this application is considered cumulatively with the additional traffic generated by the 3 holiday chalets included in application (ref 2017/0020/DET) the access road will be made significantly more dangerous.

- **Contrary to Stirling Council's policies and National guidelines**

Support by Stirling Council roads authority seems inexplicable and unjustifiable as this advice is against national guidelines, the policies of Stirling Council and the opinion of an independent road consultant. The roads officer comments that there have been a number of similar applications in the area but does not take into consideration the cumulative impact of these applications in his assessment. A previous application (ref: 2002/0027/DET) for a single tourist unit was refused planning permission by the National Park Authority (supported by Stirling Council Roads authority) stating that an increase in traffic on the steep road was a threat to public safety. An appeal was lodged by the applicant, and was dismissed. The reporter did not reject the issue of public safety from traffic, but considered it to be a subordinate consideration in the appeal. Since 2001 there has been no material change to the nature of the road. Why has the Park Authority uncritically accepted a recommendation the polar opposite of its previous decision? The Park Authority has failed to act with due diligence in considering the safety of the road, the advice received and the consistency of its own decisions.

Officer's response: see section 7.6 & 7.7.

4.11 **Road safety implications at junction of private access road with the public road**

In the icy conditions this winter the congestion of traffic at the bottom of the hill was dangerously close to the main road. A severe winter could easily see a dozen cars from dwellings above the cattle grid left at the bottom of the road/on the main road.

Officer's response: see section 7.6 & 7.7.

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4.12 **Previous applications were refused**

Similar applications for the erection of one holiday chalet have been refused. Reason for the refusal of these prior applications remain valid.

Officer's response: the only application for a holiday chalet to be refused at Mondhui (on land approximately 170 metres west of the site) was planning application ref 2002/0027/DET which was determined under a different local plan and structure plan. Therefore the reasons for refusal for this historic application are no longer applicable.

4.13 **Lack of supporting information**

The application makes no attempt to explain how the proposed development fits with the Local Plan or why it meets any of the policy objectives.

Officer's response: there is no requirement for planning applications to include a supporting statement.

4.14 **Contrary to planning policy**

One letter of objection assessed the proposal against Visitor Experience Policy 1 and concludes that the proposal does not accord with the policy: the existing self-catering unit is not an identified strategic tourism opportunity, is not linked to existing recreational activities or visitor facilities within the area, and does not improve or expand an existing tourism business.

Officer's response: see section 7.2 & 7.3.

4.15 **Cumulative effects**

This application cannot be considered in isolation because the applicant has submitted another application for a further three holiday let chalets.

Officer's response: both applications (Agenda Item 4 & 5) are being presented to committee together.

4.16 **Improper application**

One of the objectors disputes the date on the application form stating work was completed in July 2015 and that challenges the classification as a 'change of use' application.

Officer response – the application form states “Please state date of completion, or if not completed, the start date”. The agent has filled in the form with the date “01.07.2015”. This could refer to the start date for the works, but in any case is not a material consideration in the determination of the application. This is a ‘change of use’ application as the alterations to the property fall within permitted development.

4.17 **Overdevelopment of the site**

Referring to previous assessments of extensions at Mondhui (dwellinghouse) one letter of objection outlines the percentage increase in habitable accommodation. The letter also refers to the increase in density of dwellings per hectare at the site to be up to 19 dwellings per hectare. This is an urban density and inappropriate for a scattered, upland Area of Great Landscape Value.

Officer response – the existing Mondhui Farmhouse, with attached grannyflat, plus the former stable building are the two principle buildings at the site. The close proximity of the garage to the main house is welcomed, avoiding sporadic spread out development. The designation of ‘Area of Great Landscape Value’ no longer applies under the new Local Development Plan (or indeed the previous Local Plan).

4.18 **“Res judicata”**

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It was argued through correspondence on file ref: 2016/0173/DET that the Park Authority could not consider the issue of the road as planning permission was previously granted for application ref: 2013/0051/PPP and was thus bound by the doctrine of 'res judicata' (a question in competent legal proceedings which cannot be raised again).

Officer response – consideration of the road as material planning consideration is appropriate in this application as it proposes an intensification of use.

5 POLICY CONTEXT

National Park Aims:

5.1 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:

- (a) to conserve and enhance the natural and cultural heritage of the area;
- (b) to promote sustainable use of the natural resources of the area;
- (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- (d) to promote sustainable economic and social development of the area's communities.

5.2 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

Development Plan:

5.3 National Park Local Development Plan (Adopted 2016):

Relevant Policies:

- OP1 - Overarching Policy 1: Strategic Principles
- OP2 - Overarching Policy 2: Development Requirements
- VE1 - Visitor Experience Policy 1: Location and Scale of new development
- VE2 - Visitor Experience Policy 2: Delivering a World Class Visitor Experience
- NEP1 - Natural Environment Policy 1: National Park Landscapes, seascape and visual impact
- NEP3 - Natural Environment Policy 3: Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites
- NEP11 - Natural Environment Policy 11: Protecting the Water Environment
- NEP12 - Natural Environment Policy 12: Surface Water and Waste Water Management
- TP3 - Transport Policy 3: Impact Assessment and Design Standards of New Development
- WMP1 - Waste Management Policy 1: Waste Management Requirement for New Developments

Full details of the policies can be viewed at:

<http://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

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Other Material Considerations:

Supplementary Guidance

Sustainable Design Supplementary Planning Guidance (adopted Dec 2011)

Draft Planning Guidance - Visitor Experience (May 2015)

Draft Supplementary Guidance - Design & Placemaking (May 2015)

5.4 National Park Partnership Plan (2012-2017)

All planning decisions within the National Park require to be guided by the policies of the Partnership Plan, where they are considered to be material, in order to ensure that they are consistent with the Park's statutory aims. In this respect the following policies are relevant:

- VE Policy 2: Sustainable Tourism
- RD Policy 2: Spatial Development Strategy
- RD Policy 3: Rural Economy
- RD Policy 7: Sustainable Design and Construction

6 SUMMARY OF SUPPORTING INFORMATION

6.1 Further information on drainage and water supply were submitted, following requests by the planning case officer. This clarified that the property is connected to the mains water supply and that drainage from the building is via an existing septic tank which also serves the main house, with a capacity for 12 people.

6.2 A report was submitted by Moir Environmental dated 20 April 2017, giving an appraisal of the existing sewage treatment system.

7 PLANNING ASSESSMENT

7.1 In determining this application the key issues to consider are deemed to be as follows:

- Principle of Development
- Design
- Access
- Water and Drainage
- Waste management provision

The report will now address these key issues in turn.

Principle of Development

7.2 The key Local Development Plan policy is Visitor Experience Policy 1: Location and Scale of new Development. This states that new or expanded visitor accommodation will be supported where the proposal comprises small scale development within areas of countryside with access to the existing recreational network of paths, infrastructure or visitor facilities, as shown within the areas shaded green on the Development Strategy Map. This location, close to Port of Menteith is within one of the areas shaded green. The policy also supports small scale development where it improves or expands and existing tourism business. This is a small scale proposal (one additional unit) within the countryside and within one of the areas identified on the Development Strategy Map, involving the improvement and expansion of existing approved tourism accommodation. The proposal is therefore acceptable in principle.

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- 7.3 Local Development Plan policy Visitor Experience Policy 2: Delivering a World Class Visitor Experience requires that occupancy of new holiday letting developments shall be controlled by conditions that limit the length of residency. A condition should therefore be placed on the consent in this regard (refer proposed condition 2).

Design

- 7.4 The building has already been constructed, and more recently extended under permitted development rights. The design and appearance of the building is of a high quality and complies with draft supplementary guidance on design.
- 7.5 A condition should be placed on the consent to remove permitted development rights in association with the building in order that it cannot be further extended without requiring planning permission (refer proposed condition 1).

Access

- 7.6 The access road to the property is a private access road from the A81, approximately 800m in length. It is a single track width and there are currently no passing places. An application for three holiday chalets at Mondhui Farm has been submitted (ref: 2017/0020/DET, also under consideration at today's committee) and the previous approval for this (2013/0051/PPP) required provision of passing places on the road, within the applicant's ownership. The consultation response from the Roads Authority indicates that this requirement should apply. It is therefore proposed that a condition be placed on the consent requiring this (see condition 3).
- 7.7 Five of the six letters of representation refer to the issue of road safety (see section 4.10), and these are from residents who also share use of the private access road. It is noted that historically the roads authority did object to the increase use of the road for one additional tourist accommodation, as it was contrary to the road authority's practice at that time to not be supportive of new development in the rural area where it was not required as part of an established agricultural or forestry use. However their advice since the 2013 application for three chalets at Mondhui has been one of 'no objections', subject to the provision of additional passing places. The assessment of application takes on board this consultation advice in reaching a recommendation.

Water and Drainage

- 7.8 It has been clarified that the building is already connected to the mains water supply. The sewage is connected to the existing septic tank for the main house. SEPA initially objected to this application on the grounds that new discharges of sewage effluent in this location require to receive secondary treatment due to the sensitivity of the Lake of Menteith (see section 4.3 & 4.4). SEPA removed their objection as a revised drainage proposal submitted by the agent proposed that the existing sewage discharge from farmhouse, the 2 self-catering units plus the new discharge from 3 proposed holiday let chalets (pending application ref: 2017/0020/DET) is combined and treated in a new purpose built sewage treatment plant, capable of delivering secondary treatment. SEPA confirm that this foul drainage strategy is in principle satisfactory as it will result in an improvement to current Biological Oxygen Demand (BOD) and ammonia loadings, even accounting for the proposed increase in the overall population.

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- 7.9 The proposal is retrospective, however if approved, it is considered that a time limit is set requiring installation of the new sewage treatment plant. Also, should the three chalet proposal not proceed, the existing septic tank at the farmhouse does not comply with SEPA's requirements (they state in their response that the existing septic tank system is not CAR registered with SEPA) and therefore requires to be upgraded. It is proposed that a condition be placed on the consent that the self-catering unit is connected to an upgraded sewage treatment plant which accords with SEPA's requirements (ref proposed condition 5).

Waste

- 7.10 A condition should be placed on the consent requiring that bins be stored at the site, and only moved down to the collection point on the main road on bin collection day, in order to avoid the visual clutter of an increasing number of individual bins at this location.

CONCLUSION

- 8.1 This is a small scale tourism proposal (one additional self-catering unit) within the countryside and within one of the areas identified in the Local Development Plan's Development Strategy Map. It also involves the improvement and expansion of existing approved tourism accommodation. The proposal therefore complies with Visitor Experience Policy 1: Location and Scale of new Development. A condition shall be placed on the consent requiring the provision of passing places on the section of the private access road within ownership of the applicant. There are no concerns regarding water provision as the building is connected to the mains water supply. Although the existing septic tank has sufficient capacity the effluent requires secondary treatment and this shall be required by condition. It is therefore recommended that the application be granted subject to conditions.

Background <http://www.lochlomond-trossachs.org/planning/>

Documents: *Click on view applications, accept the terms and conditions then enter the search criteria as '2016/0396/DET'*

Appendices: *Appendix 1 Conditions, Informatives and List of Plans*

Appendix 1

Planning Conditions:

1. **Permitted Development:** Notwithstanding the provisions of Classes 1A, 1B, 1C, or 1D of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order), no extensions shall be erected to the building without a planning application to, and the subsequent grant of permission by, the Planning Authority.

REASON: The Planning Authority considers that the construction of further extensions to the building should be subject to formal planning control due to the constraints on the site in terms of capacity of the access road and septic tank.

2. **Short Term Holiday Accommodation:** The unit hereby approved shall be used solely for short-term holiday use and not for permanent residential use. The unit shall not be occupied by any one individual or group for a period exceeding 90 days in any one calendar year. A register of occupant's details (names and dates of stay) shall be kept and shall be made available to the National Park Authority on request.

REASON: The proposal has been assessed as a tourism development and the approval of permanent residence(s) would be contrary to the policies contained in the adopted development plan.

3. **Passing Places:** Within six months of the date of this planning permission two standard inter-visible vehicular passing places on the access road to Mondhui, shall be provided to the satisfaction of the Planning Authority. The locations and dimensions of these passing places shall be agreed and approved in writing by the Planning Authority, in consultation with the Roads Authority.

REASON: To ensure a suitable standard of access provision prior to the commencement of the approved use.

4. **Bin storage area:** Refuse and recycling bins shall be stored in the designated bin storage area within the site at all times, except on bin collection days.

REASON: For the avoidance of doubt, and to safeguard the visual amenities of this area within the National Park.

5. **Secondary treatment:** Within six months of the date of this planning permission details of a new or upgraded sewage treatment plant shall be submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. Thereafter the self-catering unit hereby approved shall be connected to the approved sewage treatment plant within 12 months of the date of this planning permission.

REASON: The proposed development is located within the Lake of Menteith catchment area and new discharges of sewage effluent in this location require to receive secondary treatment in order to accord with the first National Park aim to conserve and enhance the natural heritage of the area.

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Informatives

None

List of Plans

Title	Reference	Date Received
Location Plan	15.136.22	22/12/16
Site Plan	15.136.22	22/12/16
Plan Floor plans and Elevations as Existing	15.136.23	22/12/16
Plan Floor plans and Elevations as Proposed	15.136.24	22/12/16

Draft Reason for Decision

This is a small scale tourism proposal (one additional self-catering unit) within the countryside and within one of the areas identified in the Local Development Plan's Development Strategy Map. It also involves the improvement and expansion of existing approved tourism accommodation. The proposal therefore complies with Visitor Experience Policy 1: Location and Scale of new Development. A condition shall be placed on the consent requiring the provision of passing places on the section of the private access road within ownership of the applicant. There are no concerns regarding water provision as the building is connected to the mains water supply. Although the existing septic tank has sufficient capacity the effluent requires secondary treatment and this shall be required by condition.