

Chief Executive

17 SEP 2018

Democratic Services
NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name Thomas and Pamela Atkinson
Address Flatt Farm, Newcastleton, Roxburghshire

Postcode TD9 0TL

Contact Telephone 1
Contact Telephone 2
E-mail*



Agent (if any)

Name
Address

Postcode

Contact Telephone 1
Contact Telephone 2
E-mail*

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority Scottish Borders

Planning authority's application reference number 18/00686/FUL

Site address Flatt Farm, Newcastleton, Roxburghshire, TD9 0TL

Description of proposed development

Change of use of land (optional locations) to site 2 No Glamping Units for holiday let (temporary portable wooden structures on skids with no foundations, capable of being transported by road in no more than 2 pieces)

Date of application 30th May 2018

Date of decision (if any) 27th July 2018

Note: this notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review (tick one box)

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions; and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review of your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see Planning Appeal Statement attached

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. Note: there will be no opportunity to submit further documents to accompany this notice of review.

Planning Appeal Statement
 Email from planning department 3/2/2017
 Larger map of farm
 Copies of letters to the Chairman of the Local Review Body

Note: the planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note: where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

17/09/2018

The completed form should be returned to the Clerk of the Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA or sent by email to localreview@scotborders.gov.uk

Planning Appeal Statement

This Planning Appeal Statement for the Scottish Borders Council Local Review Body relates to the Planning Application reference 18/00686/FUL: Change of use of land (optional locations) to site 2 No Glamping Units for holiday let (temporary portable wooden structures on skids with no foundations, capable of being transported by road in no more than 2 pieces) which was refused under delegated powers by the Council on the 27th July 2018

Our reasons for seeking review of planning officer's decision:

1. We are seeking a review of the refusal of planning application reference 18/00686/FUL because we do not consider that the officer gave sufficient weight to the views of Scottish Borders Council Economic Development and Roads Planning Section, who raised no objections to the proposal, and further, that in the absence of a response from the Council's Landscape Architect, and given that the site of the planning application is not located within an defined Special Landscape Area (as per the Scottish Borders Council Local Development Plan Policy Map), that the cited reason within the refusal that "its siting and layout would not respect the amenity and character of the site and surrounding area" is somewhat spurious and purely subjective and not based on any hard evidence.

Further, we consider that if the Local Review Body were to review the merits of the planning application against the context and tests set out within Scottish Borders Local Development Plan policy ED7: Business, Tourism and Leisure in the Countryside, that they will agree with our view that this application is completely in keeping with both the definition and spirit of this policy and that no hard actual evidence of why it is not in keeping, other than subjective non evidence based, was presented within the Report of Handling.

2. Prior to the determination being made we spoke to the planning officer to ask if he needed any further detail – to which he replied no (his report shows that there clearly was). We could have, if afforded the opportunity, provided any additional supporting information and we would certainly have done so. Given that we weren't asked for such we do not consider that the decision was based on the full facts.
3. The business plan was written on a template provided by Business Gateway and was of a satisfactory standard in 2016 when our previous application was granted. Economic Development has assessed this business plan and support our application. We do not feel that a planning officer has the skills set needed to over-rule this.
4. We have a lack of confidence in the planning officer's understanding of 'glamping' as is demonstrated by his comment 'There has specifically been no consideration of the potential to re-use any existing buildings' – Glamping is 'glamorous camping' - who goes camping in a farm building?

Definition of Glamping:

(Oxford English Dictionary) 'a form of camping involving accommodation more luxurious than that associated with traditional camping'

(Google) 'glamping is likely to satisfy any city slicker seeking a little refuge in nature, without foregoing life's luxuries'

Definition of camping:

(Cambridge English Dictionary) the act of staying and sleeping in an outside area for one or more days and nights, usually in a tent

The Glamping Market as summed up by Glamping.com: "The Glamping movement is growing, and it's showing no signs of slowing down. Glamping today encompasses many accommodation experiences: treehouses, tents, cabins, lodges, tipis and more.– cabineering is a new travel trend that is offered by many luxury properties. Cabineering gives adventure travellers the comforts of home and the special amenities of a luxury hotel in some of the most remote and breathtaking areas around the globe." Also quote from Paula Ward, Regional Leadership Director Scotland South, of Visit Scotland, "Glamping is growing and we have figures to prove it".

The business need for the farm to diversify

The Scottish Government recognises that farm diversification is a means for farmers to widen and strengthen the economic base of their businesses and contribute to a more diversified rural economy. It is clear from a review of Scottish Planning Policy document dated 2014, that the Scottish Government (Paragraph 75 of SPP) considers that the planning system should, "encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality".

Since investing in a farm in Scotland in 2012 we have seen our farm subsidy drop from £40k to £16k by 2020 and may even be nil in 2022 – we are trying to be innovative and ahead of the game to replace these shortfalls and are prepared to invest our own private capital to diversify. The business plan submitted was following a Business Gateway template for ease of understanding but we do have more detailed financials that show a projected positive NPV which highlights the future profitability of the project under recognised investment appraisal techniques.

Support for our application:

Economic Development – our application fits with the Scottish Borders Tourism Strategy 2013-2020 strategic target by: increases volume of overnight visitors, increases overnight visitor spend, ensures the region's accommodation offerings meet consumer demands and where opportunities are available acts as an attractor of demand in themselves, ensures a relevant range of types of accommodation is available across the region to meet evolving demand and expectations, identifies opportunities where better quality and new products can 'lead' and generate new demand and will continue to raise average quality quotient across all forms of accommodation.

Landscape section – The Landscape Section does not object subject to the imposition of planning conditions and does not consider that there would be much visibility of the Glamping accommodation from sensitive receptors. The Scottish Borders Council Landscape Architect was consulted but did not respond. A review of the Scottish Borders Council Local Development Plan 2016 Policy Map shows that the application site does not appear to be within any Special Landscape Area or other such designation and in addition to your own landscape section not objecting, therefore, we consider that the officers report and view on the potential impact of the two structures on the site and surrounding area is neither sound nor supported by any evidence whatsoever.

Roads Planning – has no objections to this relatively small tourism development

Environmental Health – supports the application with the imposition of planning conditions (which we accept)

Planning Policies

Policy ED7

- 1.1 Our application complies – being a development linked to tourism and farm diversification
- 1.2 Our application complies – this is an example of diversification of agricultural land which will generate employment for cleaners and groundspeople
- 1.3 Our application complies – this is not an application for housing in the countryside so does not need to be assessed under Policy HD2
- 1.4 Our application complies as this policy recognises that some tourist related developments may not be able to be easily accommodated within settlements and satisfies Visit Scotland’s Tourism Development Framework for Scotland – Development Framework to 2020 as endorsed by Fiona Hyslop, Cabinet Secretary for Culture, Tourism and External Affairs:
 - 2.42 Ongoing investment in Scotland’s tourist accommodation product from the private sector is therefore imperative to ensure that the product quality expectations of visitors are met going forward. Accepting the need for more, higher quality accommodation, and noting the constraints imposed by current economic conditions, the overall strategy also needs to incorporate 5 star quality experiences for the budget traveller without the need to stay in 4 – 5 star accommodation
 - 2.71 Development planning authorities together with other local and national stakeholders are encouraged by Visit Scotland to consider the development opportunities along our designated path network to enhance their tourism potential. The Waverley Line runs through our farm and Cycle Route 10 and the C2C cycle route are within a mile.
- 1.4 Our application complies as it is not a forestry diversification
- 1.5 Not applicable

Policy ED8

We do not consider ourselves to be a Caravan and Camping Site – our unique selling point is that we are offering individual private Glamping experiences where each unit is not in sight or earshot of another and enjoys a spectacular view, which after-all, is what Scottish Borders has to sell.

Testimony to this is our current Glamping hut which achieves a 75% occupancy, with guests stating that they chose us because of the secluded location where they wouldn't have screaming children in a pod next door. We do not feel that it would be reasonable to class a total of 3 glamping units as a caravan and camping site and we would certainly not be of any threat to the list of sites stated in section 1.3 – we are aiming at a completely different market.

Policy PMD1, PMD2, HD3, EP1, EP13, IS4, IS7, IS9, IS12

These relate to housing developments and as our application is for a temporary portable structure(s) we adamantly disagree that it should have been assessed under these policies. However our proposal does not have any unacceptable impacts upon the environment or amenity of the site or surrounding area, remember your own Scottish Borders Council Landscape Section did not object and, in fact, one of the proposed sitings is brownfield as the silage clamp was built on the site of an old cottage. Any trees felled would be within our allowable 5 cubic metres per quarter and replacements would be planted as screening to the Glamping units. The suggested sites are not spread far and wide across the farm, they are in the fields adjoining the steading (see attached map).

Contested points within the Officer's report

1. *'Our proposals are not typical of units normally associated with Glamping'* – this statement is not substantiated by leading Glamping websites like Canopy & Stars, Glamping.com and even Visit Scotland who list treehouses, tents, cabins, lodges, tipis, shepherds' huts, hobbit houses and white domes as Glamping accommodation. This we feel demonstrates a lack of understanding about glamping and what we are trying to achieve here. We have done the research and we wouldn't be considering investing tens of thousands of pounds on these units if we did not strongly believe that there is a market for them
2. *'Approval may result in 4 units on each of the 4 sites'* – this cannot possibly be the case when our application clearly states 2 in total (a slightly larger footprint has been applied for to allow guests room to sit outside as it would be unreasonable to say that the land right to the door of the units was continuing to be in agricultural use). We only asked for 4 sites on the advice of the previous planning officer, so that it would give us the option of siting in different places in summer and winter (in summer where there are less midges and in winter where it is more sheltered). If this is causing a major problem, agreement on 2 sites would be acceptable.
3. *'The distance of the proposed sites from roads is considerable'* – we disagree as 3 of the sites are within 25m of the farm drive, the other approx 180m (Ruberslaw in the Teviot Valley has a 20 minute walk for guests and Craighead Howfs in Dunblane has a 200m walk)

4. *'For the creation of a new business a business case is required'* – we are not a new business we started the Glamping business in 2016, therefore this should not apply. We seek the Local Review Body's support here to allow us to further diversify the farm and provide the type of tourist accommodation evidence shows is needed.
5. *'The business plan offers no detailed financial information beyond a projected profit (which presupposes optimum operation)'* – this is incorrect it is worked on 60% occupancy (less than the current cabin is achieving). We do have detailed financials but would not expect the planning department to have the skill set required to comment.
6. *'The proposed sites raise concerns with respect to their impacts upon the environment and amenity of the site and surrounding area'* – not in our opinion, not in the opinion of the Landscape Section and not in the opinion of our neighbours (see copies of letters attached).
7. *'The advice from Economic Development is not, I consider, reasonably interpreted as an informed view ..'* – the planning officer is not sufficiently professionally qualified to make this statement.
8. *'The potential for conflict with farming operations and the farmyard'* – all of the proposed sites can be accessed without driving through the farmyard.
9. *'The applicant is proposing at least one residential unit type'* – not correct the Glamping 'lodge' is actually smaller than the 'hobbit' hut and both are of a similar construction (solid wood, double-skinned and insulated) and both are transportable by road in no more than 2 pieces.

Overall we feel the officer has imposed his own thoughts rather than utilising and giving credence to the evidence provided by Scottish Borders Councils' internal consultees and has determined the application in front of him on a very subjective basis. We are of the view that Planning Officers do not have the professional skills needed to comment on a business plan and in this case the planning officer appears to have over-ruled not only Economic Development but Landscape, Roads Planning and Environmental Health as well.

Conclusion

We would like you to approve this application on the grounds that it is strongly our belief that it not only complies with the appropriate planning policies as detailed within the Scottish Borders Council Local Development Plan, but also, importantly with Scottish Planning Policy as detailed within SPP, it is an acceptable form of farm diversification and it is an innovative tourism expansion bringing jobs and revenue to the local economy.

Abbotshaw Cottage
Flatt Farm
Newcastleton
TD9 0TL
16th September 2018

Dear Mr Miers,

I am writing concerning Planning Application 18/00686/FUL relating to Flatt Farm, Newcastleton, TD9 0TL.

My wife and I live at Abbotshaw Cottage, which is situated entirely within the boundaries of the Farm. Our property directly overlooks the silage clamp which is the proposed site of the 'Hobbit House' referred to in the application. The clamp is at a distance of some 400 yards from our house, as the crow flies. Any single-storey building situated within the clamp would be hidden from us by a row of poplar trees and a high bank.

In my opinion, as someone who might most nearly be affected by changes to what the Planning Officer refers to as the 'amenity and character of the surrounding area', I don't see any particular problem.

The other sites proposed are only visible in the course of walking round the fields. None of the sites appear intrusive, and in fact appear to have been chosen to impact minimally on the scenery.

The reason we come to live where we do, follows a decision to retire here after many enjoyable holidays in the area. Our preference was always for remote and peaceful locations, far from the madding crowd, noise, and light pollution – in fact the very sort of break which Mr and Mrs Atkinson are seeking to provide.

The sort of break which the Planning Officer appears to advocate, that of a closely-packed caravan site, cheek by jowl with life's flotsam and jetsam, would be a complete anathema.

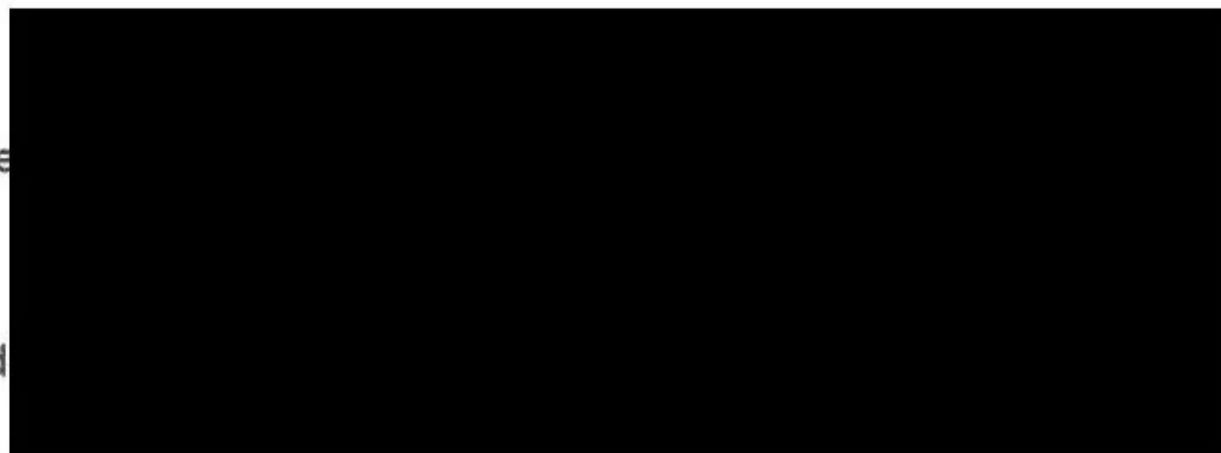
I might add, when travelling towards Newcastleton, on either side of the road there is clearly visible, a proliferation of old caravans, wooden huts and other encampments, with no effort at screening, or apparent control.

I could understand the Planning Officer's enthusiasm for planning controls if they were perhaps a little more widely applied.

In conclusion I am saddened that the application has been refused without any real opportunity having apparently been given to address any of the issues raised.

Yours sincere

Marjorie and



Burn Cottage
Flatt Farm
Newcastleton
Roxburghshire
TD9 0TL

8th September 2018

To: Chairman of Scottish Borders Review Panel

Re: Refusal of planning application 18/00686/FUL – Thomas and Pamela Atkinson

I am the nearest resident to the proposed Glamping huts and received no correspondence from Scottish Borders Council Planning. I would have gladly endorsed that the proposed sites do not overlook me or any other property and cannot be seen from the road

This area needs more facilities like this to attract visitors who then contribute to the local economy. As an OAP it is important to me that the village can sustain its shops and services. I also see first-hand how difficult it is to survive on the diminishing returns from farming and therefore ask that you reverse the planning department's decision.



Robert David Lawson

Nook Farm
Bailey
Newcastleton
TD9 0TR

9th September 2018

To: Chairman of Scottish Borders Review Panel

Re: Refusal of planning application 18/00686/FUL - Thomas and Pamela Atkinson - 2
glamping huts.

Currently to subsidise my bee keeping business I do part-time cleaning which includes helping Pam with her current glamping hut and can vouch for how busy it is. I was hoping to get a lot more hours of work when the 2 new huts open. Also my husband was going to apply for work as a groundsperson. Newcastleton has very few expanding businesses and work opportunities are limited, therefore I would ask that you allow these glamping huts.

Yours faithfully,

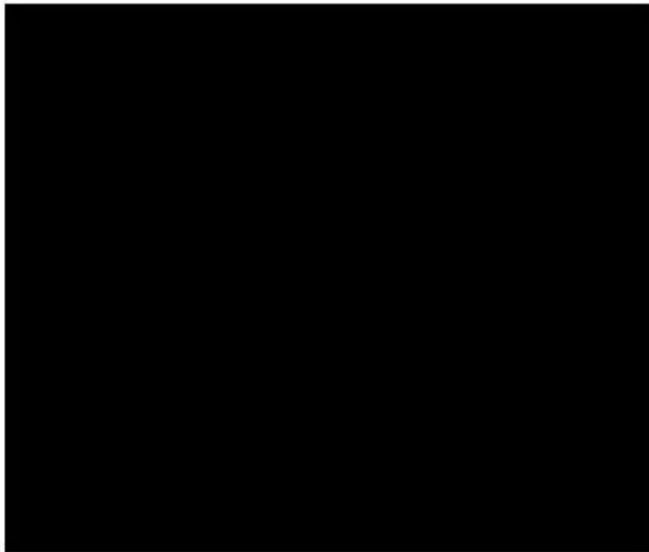

Helen Griggs

Copshaw kitchen
4-north hermitage street
Newcastleton
Roxburghshire
Td9 0rb
013873 75250

Dear Mr miers

Its has been brought to our attention that Thomas & Pamela atkinson has been declined planning permission for 2 more glamping cabins, for us this is a big disappointment as we get a lot of trade from there glamping guests. Not only dose this affect us but also the local community and jobs, which are hard to come by in a small village like Newcastleton.

Yours copshaw kitchen tearoom, bistro Newcastleton



13.9.18

Spar and Post Office
3 North Hermitage Street
Newcastleton
Roxburghshire
17th September 2018

To: Chairman of Scottish Borders Review Panel

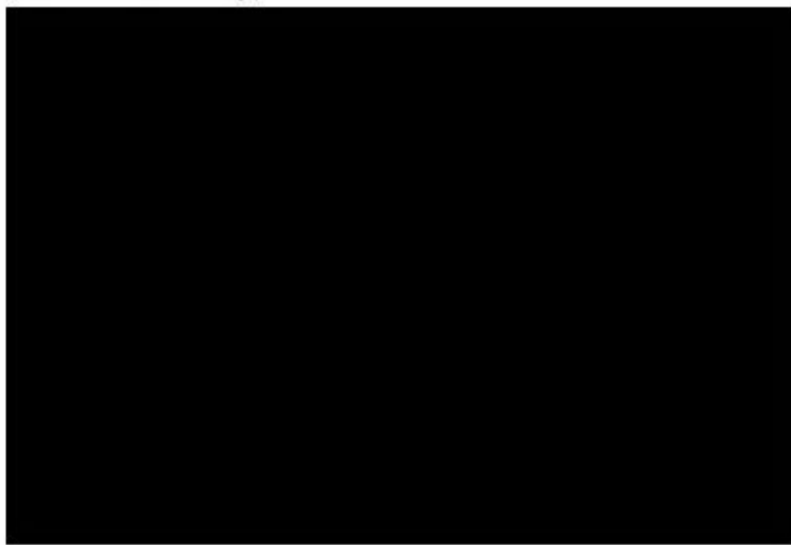
Re: Refusal of planning application 18/00686/FUL

Dear Sir

I am just writing to say how disappointed I am to hear that Thomas and Pamela Atkinson's planning application for 2 glamping cabins has been refused. We get a lot of custom from their current customers on both the food side and logs and kindling and were looking forward to this increasing.

Our village is dependent on tourism and I would urge that this is considered in your review.

Yours faithfully,



Pamela Atkinson

From: Hayward, Julie [JHayward2@scotborders.gov.uk]
Sent: 03 February 2017 16:47
To: 'Pam Atkinson'
Subject: Holiday Accommodation: Flatt Farm Newcastleton

Hi

I have now had the opportunity to consider your proposal but not to visit the site.

I can advise that both the hobbit house and glamping pod require the formal submission of a planning application as both require planning permission as the structures would be used for commercial/business purposes.

The proposal has to be assessed against policy ED7: Business, Tourism and Leisure in the Countryside of the Scottish Borders Local Development Plan 2016. This encourages tourism development in the countryside provided that certain criteria are met.

The tourist use must be appropriate for a countryside location and in accordance with the Scottish Borders Tourism Strategy; such developments must be of a high quality, sustainable and customer focussed. A Business Plan for the development would need to be submitted with any planning application for this proposal demonstrating that there is a demand for this type of holiday accommodation in this location, that the proposal is economically viable and how the proposal fits in with the Tourism Strategy. Visit Scotland would be able to advise you on this.

Any planning permission for this proposal would be subject to a condition that the hobbit house and glamping pod must remain in the same ownership as Flatt Farm and not be sold separately and can only be occupied for short term holiday lets and not as separate, permanent residential accommodation or as an independent dwellinghouse. Any permanent residential accommodation in these locations would be contrary to the Council's housing in the countryside proposals.

Given the location and size of the structures I can advise that in principle this proposal would be supported by this Department. However, I would need to see detailed drawings before I could comment further.

I would suggest that you apply for planning permission for the whole area of land that you intend to use to locate the glamping pod in to allow you the flexibility of moving the camping pod as necessary.

The planning application forms can be downloaded from the Council's website and should be completed and submitted to this office, should you wish to proceed with the proposal, together with two copies of the drawings:

- site plans (1:1250) with the site edged in red and the land you own edged in blue;
- block plans showing the location of the hobbit house and glamping pod, access and parking;
- floor plans and elevation drawings (or photographs of the glamping pod, though if photographs are to be used the dimensions: width, length and height, should be marked on them).
- Structural drawings and sections would be required for the hobbit house.

The fee would be calculated on the floor area created (Section 2 (b) (i) of the Schedule of Fees). Alternatively you can apply on-line.

http://www.scotborders.gov.uk/info/20050/planning_applications/529/submitting_a_planning_application

It would be possible to apply for both proposals on the one application form but with separate site plans for each. This should keep the application site below 2 hectares as anything above this would constitute a major development requiring a 12 week public consultation period.

The Council will undertake neighbour notification once the application is received. The Regulations require that if it is not possible to identify all owners of neighbouring premises and land the application will require to be advertised in the Southern Reporter and a fee will be required to cover the cost of such an advertisement (currently £80.00). The Council will advise you in writing if such a fee is required when the application is registered.

Details of the foul and surface water drainage and water supply to serve the proposed units should be submitted with any planning application.

The Roads Planning Service would be consulted and would advise on parking, access and road safety issues. A minimum of one parking space would be required per unit to serve the development. You may wish to discuss your proposal with Alan Scott in the Roads Planning Service before submitting a planning application (01835 826640 or ascott@scotborders.gov.uk).

I would advise you to contact Mandy McGuigan in the Council's Building Standards Section to establish whether a Building Warrant is required for your proposal (01835 826741 or mmcguigan@scotborders.gov.uk).

The views contained in this e-mail are the informal opinion of an officer and the final decision on any application you may submit rests with the Planning and Building Standards Committee, following the full consultation and neighbour notification procedure.

Julie

Julie Hayward
Lead Planning Officer
Development Management
Regulatory Services
Scottish Borders Council
Tel: 01835 825585
E-mail: jhayward2@scotborders.gov.uk

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From: Pam Atkinson [REDACTED]
Sent: 24 January 2017 11:33
To: Hayward, Julie
Subject: RE: Is planning required?

Hi Julie

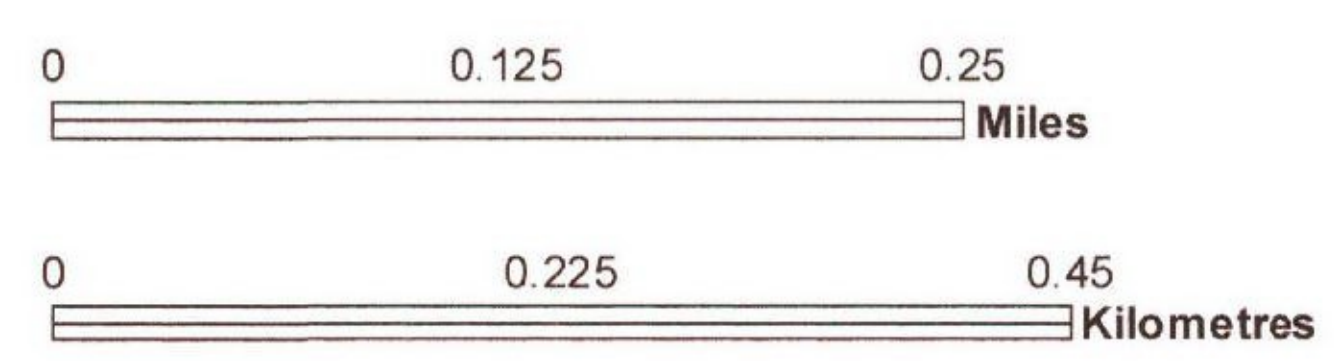
Please find attached maps showing suggested sites on the farm for the hobbit house and glamping pod. Both structures would be either on skids or a chassis and therefore a temporary structure moveable by road in no more than 2 pieces.

- 1) The Hobbit House would be sunk into the ground and grassed over so that all that would be visible would be a green door and 2 small windows on the vertical elevation of the field.
- 2) The glamping pod would be wooden (within the dimensions as defined by a caravan). I have indicated on one of the attachments its area of location (and have included a small part of field to give us the option of putting it just outside the wood at times when midges may be a problem).

Please let me know if you need anything further or if you think these are OK in principal do I need to fill in an official planning application?



Scale 1:5,000
 1 cm = 50 Metres
 1 cm = 55 Yards
 1 inch = 139 Yards



Yellow Land Parcel Boundary

- land owned by applicant
- Proposed siting for glamping accommodation
(as near as possible to streaming whilst still allowing section for guests)

In order to comply with Ordnance Survey licence conditions this IACS Land Parcel map can only be used by you or your agent for official dealings with the Scottish Government. If you wish to use this map for any other purpose you are required to enter separate licensing arrangements with Ordnance Survey.