



# COMHAIRLE NAN EILEAN SIAR

The Town and Country Planning Scotland Act 1997 – Section 36(1)

Town and Country Planning General Development Procedure Order 2013 Regulation 16

Planning Register – Part 1

## Application Details

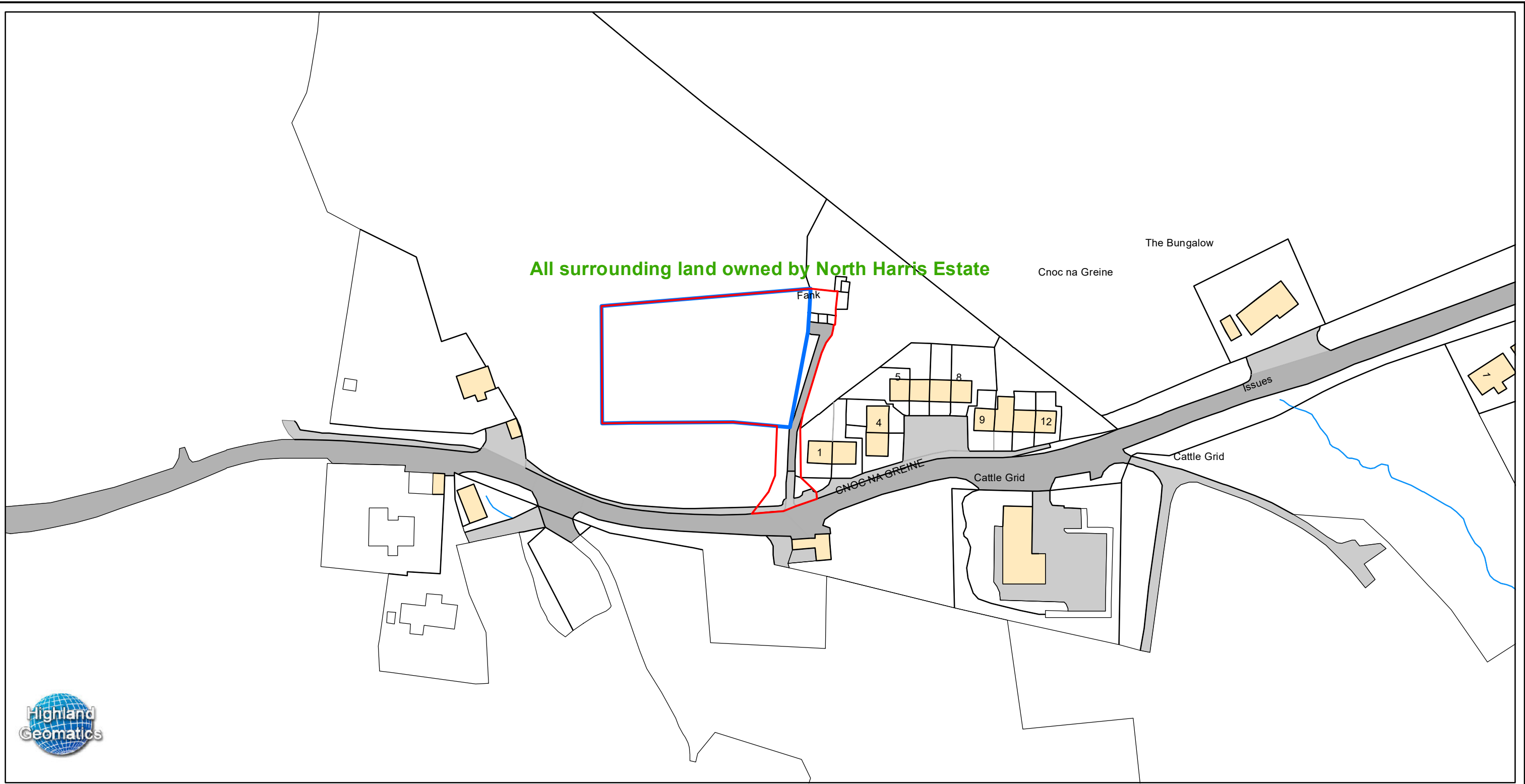
Reference Number	24/00262/PPP
Date registered as valid	15/07/2024
Description of Development	Erect 14 single bedroom properties for provision of key worker accommodation and create associated access and parking
Address or description of location to which the development relates	Housing Development, Sunnyhill, Tarbert, Isle of Harris
Co-ordinates	N 900 024, E 116 148
Applicant Name	North Harris Community Council per Mrs Agnes Morrison
Applicant Address	'Huilm', Ardhasaig, Isle of Harris, HS3 3AJ
Agent name (if applicable)	Harris Development Ltd Per Ms Bryony Coram
Agent Address (if applicable)	Tarbert Community Centre, Pier Road, Tarbert, Isle of Harris, HS3 3DG

**The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.**

Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

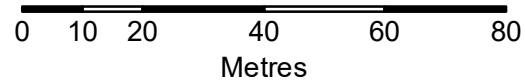
The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan Eilean Siar, including a rudimentary facility to display a limited number of documents per application.

Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula, HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended that in advance of visiting an office to view an application that you make an appointment by sending an email to [planning@cne-siar.gov.uk](mailto:planning@cne-siar.gov.uk)



Cnoc na Greine, Sunnyhill, Tarbert, Isle of Harris, HS3 3DA  
 Location Plan 2

1:1,250



Centre of Map Coordinates:  
 Easting: 116,175  
 Northing: 900,006

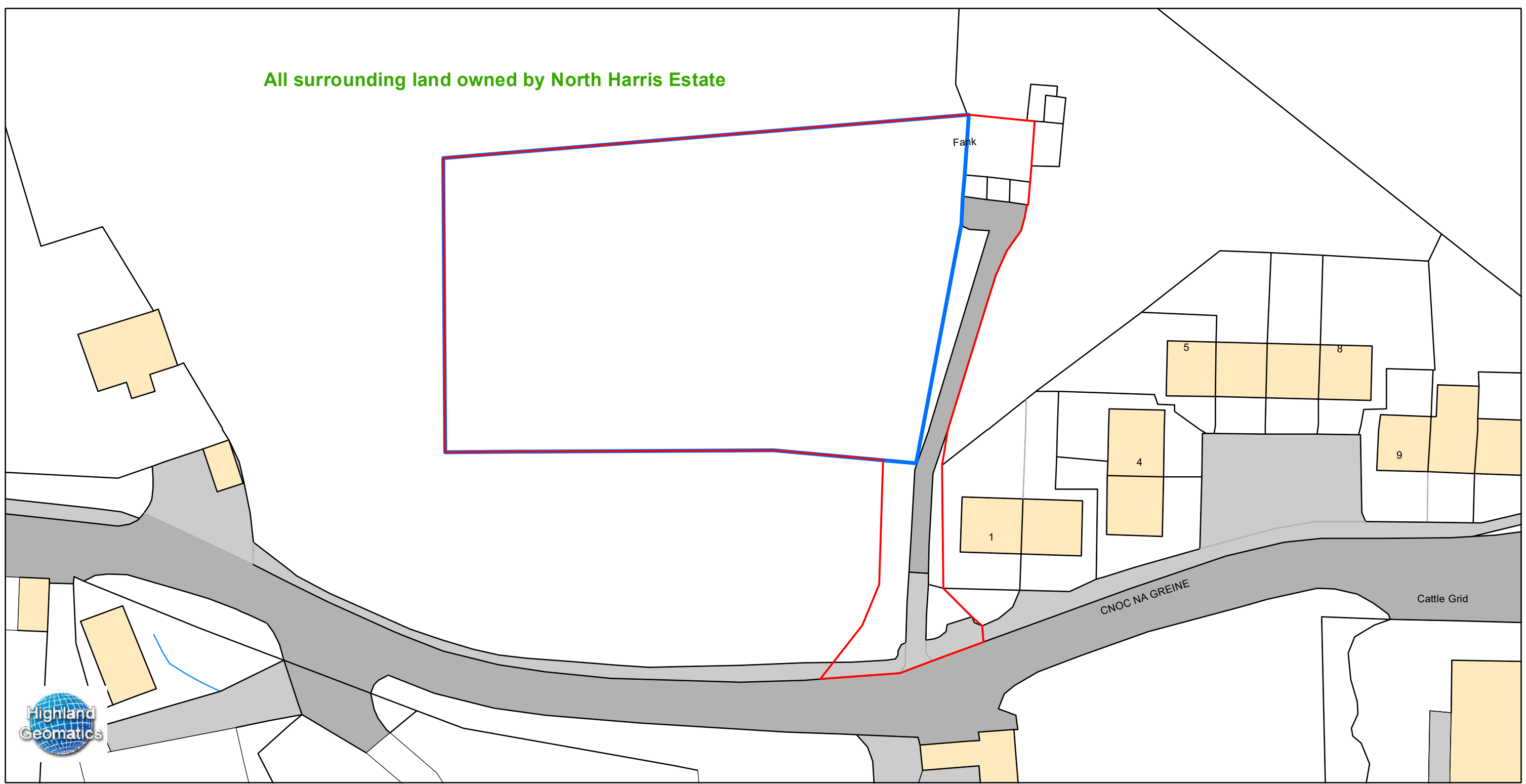


- Development Site (0.328 ha)
- Property Boundaries

All boundaries undefined by OS features  
 Dimensions in metres, scaled from OS, are 'or thereby'  
 Map to be printed at size A3

Ordnance Survey © Crown Copyright 2024  
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 Highland Geomatics, part of Natural Resource  
 Services Group Date: 02/07/2024  
 Drawn by Miles Davis

All surrounding land owned by North Harris Estate



### Cnoc na Greine, Sunnyhill, Tarbert, Isle of Harris, HS3 3DA Site Plan 1

1:500



Centre of Map Coordinates:  
Easting: 116,165  
Northing: 900,004

- Development Site (0.328 ha)
- Property Boundaries

All boundaries undefined by OS features  
Dimensions in metres, scaled from OS, are 'or thereby'  
Map to be printed at size A3

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# APPLICATION REFERENCE: 24/00262/PPP

## SUPPORTING INFORMATION

**TYPE OF APPLICATION:** Planning Permission in Principle  
**LOCATION OF DEVELOPMENT:** Housing Development, Sunnyhill, Tarbert, Isle of Harris  
**PROPOSED DEVELOPMENT:** Erect 14 single bedroom properties for provision of key worker accommodation and create associated access and parking  
**DATE VALID APPLICATION REGISTERED:** 15.07.2024

The overall project brief provides 42 rooms for key worker accommodation throughout the village of Tarbert. Harris Development Ltd has identified 3 sites of similar size in and around the village which will accommodate this brief. The aim of Harris Development Ltd is to develop these sites over a 2-3 year period. This application is for 14 single bedroom properties at the location specified.

The mix and scope of accommodation has yet to be fully developed, however the intention is to split the allocation equally over the 3 sites. This will allow the massing to reflect similar housing units locally, with the key worker accommodation set within a series of buildings rather than one single block on a single site. It is envisaged that each site will accommodate 14 rooms in 2-3 buildings.

The accommodation will reflect planning guidance set out within the Outer Hebrides Design Guide and will be a mix of single and 1 and half storey to ensure the accommodation sits sensitively within the local setting and reflect the local character. All units will have pitched roofs reflective of local vernacular – a move from the temporary, flat roofed pods traditionally attributed to this style of accommodation. Traditional key worker accommodation in the past has taken the form of static caravans, hotel rooms, existing/new housing or large flat roofed units. The aim of this proposal is to provide permanent, desirable, key worker accommodation which sits sensitively within its setting and can adapt to future need.

The intention is to build the accommodation within a factory setting in standardised units. By nature of the employment the profile of a key worker is varied and therefore maximum flexibility is required within the units to ensure that future need is met. 1 and 2 bed apartments will be easily interconnected and provide larger family units as required.

Built in factory, the units can be constructed with precision and efficiency while reducing time spent on site construction and minimises the amount of ground works required, which due to the geology of the island is often problematic. The brief provides permanent, locally built housing to support the sustained growth of the local economy.