

Gillian Webster
Acting Principal Planner
The Highland Council

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Your ref: 17/04601/FUL
Our ref: NA-HLD-086
24 August 2018

Dear Ms Webster

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(SCOTLAND) DIRECTION 2009
PROPOSED DEVELOPMENT OF 18 HOLE GOLF COURSE, ERECTION OF
CLUBHOUSE, RENOVATION OF EXISTING BUILDINGS FOR MAINTENANCE
FACILITY, PRO-SHOP, CADDY HUT, WORKSHOP, ADMINISTRATION BUILDING,
INFORMATION BOOTH, FORMATION OF NEW PRIVATE ACCESS FROM C1026 ON
LAND 1700M NW OF EMBO COMMUNITY CENTRE, SCHOOL STREET, EMBO**

I refer to your e-mail of 4 July 2018 notifying the above application to the Scottish Ministers following consideration by your Council who were minded to grant planning permission against the advice of Scottish Natural Heritage.

Having considered the proposal, the Scottish Ministers have decided, in terms of Section 46 of the Town and Country Planning (Scotland) Act 1997, to require the application to be referred to them for determination. Accordingly, a Direction in terms of Section 46 is attached.

The Scottish Ministers have given this Direction as the proposal raises issues of national importance in relation to natural heritage issues and its compliance with SPP which require further scrutiny at a national level.

Regulation 35 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires the planning authority to serve notice on the applicant for planning permission: of the terms of the Direction; of the reasons for issuing it; that the application has been referred to the Scottish Ministers; and that the decision of the Scottish Ministers will be final. In connection with the service of notice, your attention is drawn to Regulation 48 of those Regulations which applies Section 271 of the 1997 Act. In this respect, your Council should serve the required notice and let me have a copy. The

planning authority is also required to include a copy of the decision to call in the application on the planning register in accordance with Regulation 16 and paragraph 3(d) of Schedule 2.

In terms of the Town and Country Planning (Appeals) (Scotland) Regulations 2013, the application will be submitted to the Planning and Environmental Appeals Division (DPEA) for an examination by a reporter. I would be grateful if you would prepare all the application documentation and send it to dpea@gov.scot or on disc to David Henderson, Head of Performance and Administration, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR who will make arrangements for processing the case. Thereafter, the appointed reporter will submit a report, with recommendations, to the Scottish Ministers for their consideration and determination.

Any queries relating to the future handling of the case should be directed to DPEA.

Yours sincerely

LYNDSEY MURRAY

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (REFERENCE OF APPLICATION) (THE
HIGHLAND COUNCIL) (PLANNING PERMISSION FOR THE DEVELOPMENT OF 18
HOLE GOLF COURSE, ERECTION OF CLUBHOUSE, RENOVATION OF EXISTING
BUILDINGS FOR MAINTENANCE FACILITY, PRO-SHOP, CADDY HUT, WORKSHOP,
ADMINISTRATION BUILDING, INFORMATION BOOTH, FORMATION OF NEW PRIVATE
ACCESS FROM C1026 ON LAND 1700M NW OF EMBO COMMUNITY CENTRE,
SCHOOL STREET, EMBO) DIRECTION 2018**

The Scottish Ministers, in exercise of the powers conferred on them by Section 46(1) of the Town and Country Planning (Scotland) Act 1997, and of all other powers enabling them in that behalf, hereby direct that The Highland Council refer to them for determination the above application for planning permission received by them from Richard Stuttard, STRI, on behalf of Coul Links Ltd.

This Direction is given as the proposal raises issues of national importance in relation to natural heritage issues and its compliance with SPP which require further scrutiny at a national level.

This Direction may be cited as the Town and Country Planning (Reference of Application) (The Highland Council) (Planning permission for the development of 18 hole golf course, erection of clubhouse, renovation of existing buildings for maintenance facility, pro-shop, caddy hut, workshop, administration building, information booth, formation of new private access from C1026 on land 1700M NW of Embo Community Centre, School Street, Embo) Direction 2018.

**LYNDSEY MURRAY
PLANNING DECISIONS**

Scottish Government
Directorate for Local Government and Communities
Planning and Architecture Division
Planning Decisions
Victoria Quay
EDINBURGH
EH6 6QQ

24 August 2018