



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	23/00339/FULTEL
Date registered as valid	25/01/24
Description of Development	Erect 6 metres high telecommunications mast

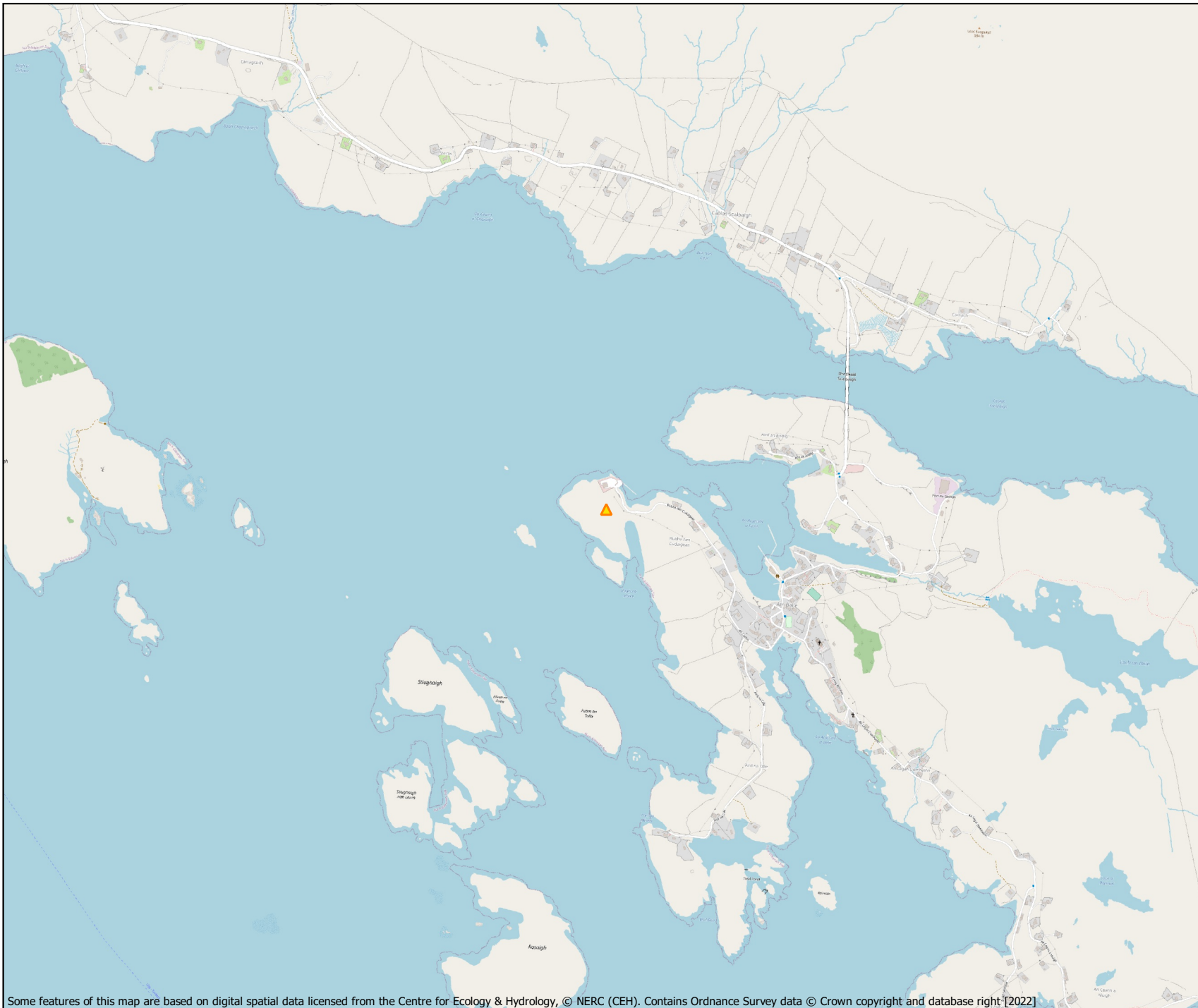
Address or description of location to which the development relates	Cuddy Point, Scalpay, Isle of Harris
Applicant Name	Bakkafrost Scotland Per Miss Penny Hawdon
Applicant Address	28 Drumsheugh Gardens, Edinburgh, EH3 7RN
Agent name (if applicable)	Ms Sarah Tonnar, Bakkafrost Scotland
Agent address (if applicable)	28 Drumsheugh Gardens, Edinburgh, EH3 7RN

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 Sandwich 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



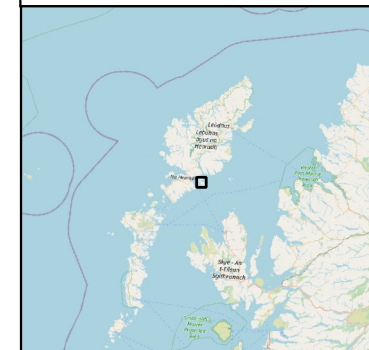
Some features of this map are based on digital spatial data licensed from the Centre for Ecology & Hydrology, © NERC (CEH). Contains Ordnance Survey data © Crown copyright and database right [2022]

Legend

 Proposed Mast Location



0 100 200 m







Drawn by: ST	1:20,000 @ A3
Checked by: PH	Revision: A1
Approved by: PH	Date: 07/03/2023

Site Location
Figure 1

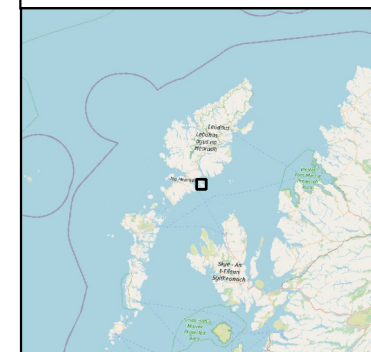
**Scalpay
Isle of Harris**

Legend

-  Proposed Planning Area
-  Proposed Planning Corners
-  Proposed Mast Location
-  Guy Line



0 100 200 m

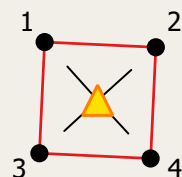


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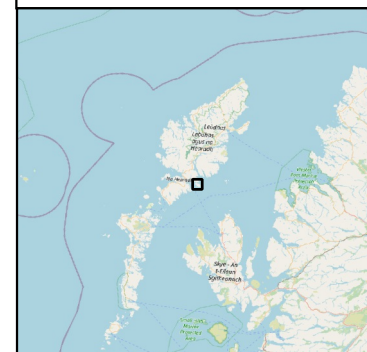
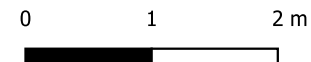
Site Plan
Figure 2

Scalpay
Isle of Harris

	Latitude	Longitude
1	57° 52.506' N	06° 42.676' W
2	57° 52.506' N	06° 42.661' W
3	57° 52.498' N	06° 42.661' W
4	57° 52.498' N	06° 42.676' W



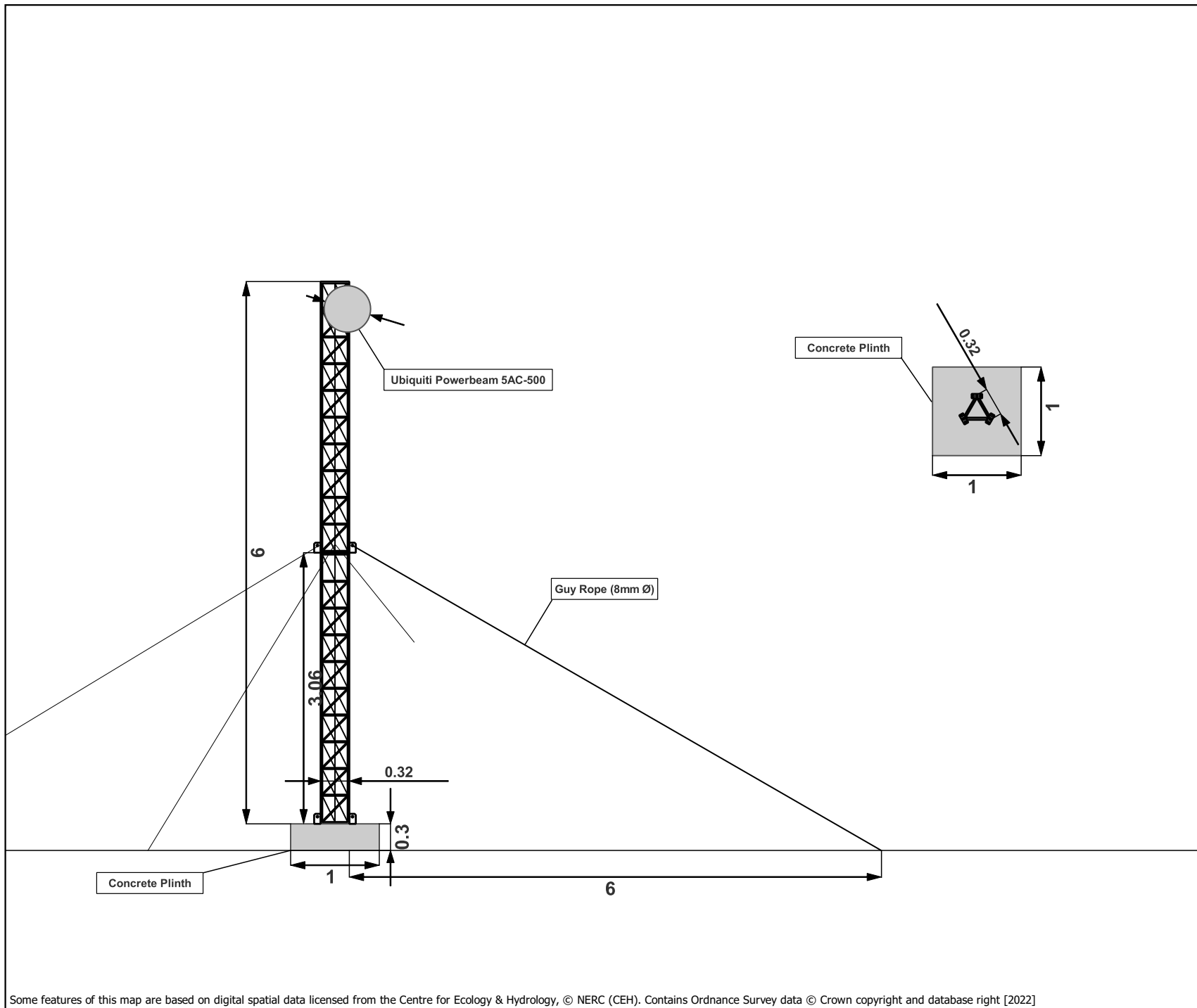
Legend



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Approved by: PH	Date: 07/03/2023	

Elevation
 Figure 3

Scalpay
Isle of Harris





Design Statement

Cuddy Point, Isle of Scalpay

Date	January 2024
Revision No.	A1
Author	Sarah Tonnar
Approved By	Penny Hawdon

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1. Context

Bakkafrost Scotland Ltd (BFS) have applied to the Comhairle nan Eilean Siar to install a communications mast near to the BFS Cuddy Point shorebase in Scalpay, Isle of Harris. The mast will be situated on private land and will be used by BFS to relay a signal between the shorebase and nearby BFS fish farm sites, primarily to allow feeding operations to be controlled remotely. The application site is located within the South Lewis, Harris and North Uist National Scenic Area, therefore a Design Statement has been prepared in support of the planning application.

The mast will be approximately 6.5 metres (m) high and mounted on a concrete plinth and will be secured with 4 guy ropes, each approximately 6 m in length. There will be 3 satellite dishes of 315 mm diameter attached to the top of the mast. The mast will be a metal lattice structure to reduce visual impact.

2. Site Description

The proposed mast will be situated approximately 90 m to the south of the existing BFS Cuddy Point shorebase, Isle of Harris (see Figure 1). It will be erected at a high point on pastoral land and will cover an area of 217 m². The mast base will cover 1 m², with 4 guy lines fixed to the ground, each approximately 6 m from the mast. There are no prominent features nearby. The proposed site is undulating and absent of trees, hedges, rocky outcrops, and streams. There is no direct access to roads, entrances or public utilities and it is located approximately 65 m from the nearest road (an unclassified, single-track access road to the Cuddy Point shorebase). The proposed mast will be visible from limited stretches of this road and the Cuddy Point shorebase (see Figure 2). The closest residences with potential line of sight to the proposed mast are approximately 1 km to the north, at Steinish.

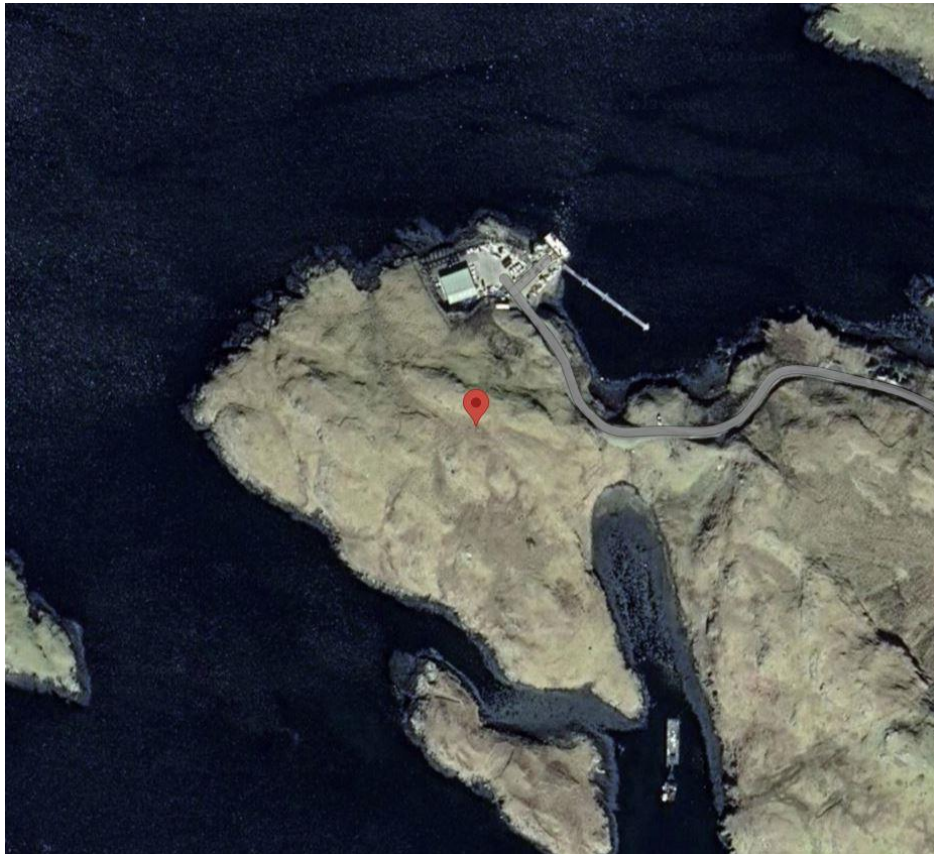


Figure 1. Satellite image showing location of the proposed antenna mast [1].



Figure 2. Google street view image of the view of the proposed site from the road to the Cuddy Point shorebase (57° 52.500' N, 6° 42.548' W) [2].

3. Surrounding Buildings

The site is 90 m from the BFS Cuddy Point shorebase which consists of one permanent, single-story building with a metal clad roof and exterior walls. The closest residence is approximately 300 m to the east, screened from viewing the site by the landscape.

4. Development on the Site

An antenna mast will be erected on a high point of the Scalpay peninsula near to the Cuddy Point shorebase to ensure clear and direct communication between the shorebase and nearby BFS sites. The mast will be 6.5 m high and will be mounted on a concrete plinth, secured with 4 guy ropes, each approximately 6 m in length. The mast will be a metal lattice structure to reduce visual impact, with the lower half red in colour, and the top half uncoated metal. Three white satellite dishes of 315 mm diameter will be attached to the top of the mast (see Figure 3).

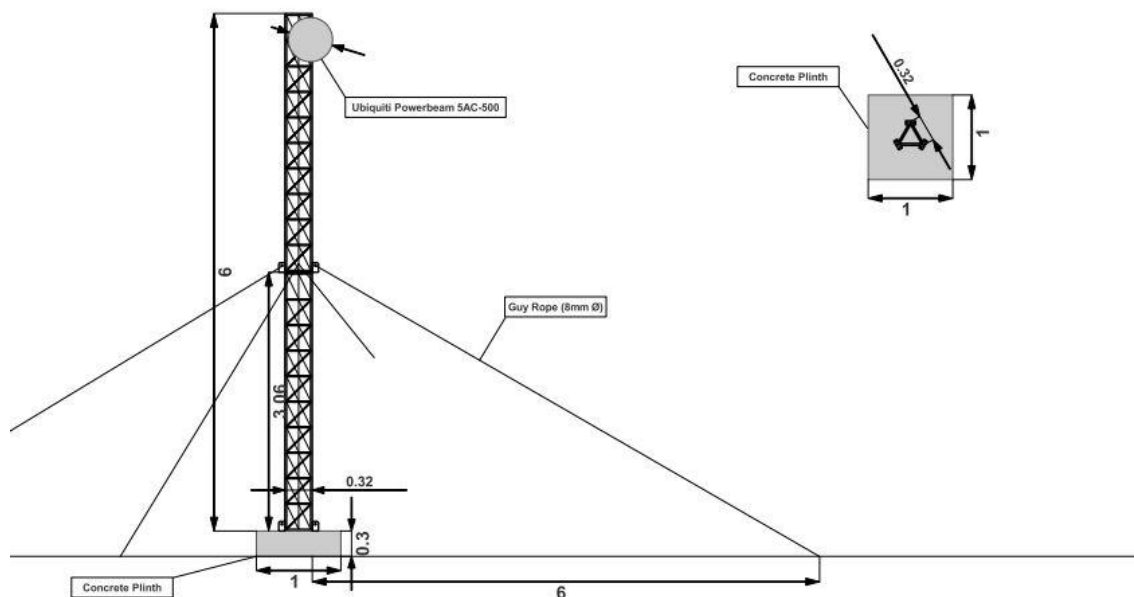


Figure 3. Elevation diagram of the proposed mast.

5. Alternative Options

There are no existing suitable masts in the vicinity of the Cuddy Point shorebase or connected BFS sites with which communications can be shared. The proposed location provides the most direct possible connection between shorebase and sites.

6. Policy and Guidance

Local Planning Authority: Comhairle nan Eilean Siar

Development Plan: Outer Hebrides Local Development Plan (2018)

The Outer Hebrides Local Development Plan (2018) (OHLDP) identifies the site as being in open countryside, with all surrounding land being rural / moorland use. The site is in the South Lewis, Harris and North Uist National Scenic Area.

Referenced within the OHLDP, Policy EI 10 (Communications Infrastructure) and NBH 1 (Landscape) are relevant to this application. The Policy EI 10 advice also references the Scottish Government Planning Advice Note PAN 62 (Radio Telecommunications).

Policy EI 10 states:

“Communications Infrastructure

The Comhairle recognises the importance of digital connectivity for social, economic, and civil resilience and is supportive of infrastructure roll out plans of digital communications operators, community groups and other organisations.

Opportunities for the provision of digital infrastructure to new homes and business premises should be explored as an integral part of development. This should be done in consultation with service providers so that appropriate, universal, and future-proofed infrastructure is installed and utilised.

Proposals for new mast sites should be supported by:

- a) An explanation of how the proposed equipment fits into the wider network; and
- b) A statement on alternative options considered including justification that mast sharing has been explored and the reasons why it is not suitable or possible; and
- c) Details of the design, including height, materials, and other components of the proposal.”

Policy NBH1 states:

“Landscape

National Scenic Areas

Development that affects a National Scenic Area (NSA) will only be permitted where:

- a) The objectives of designation and the overall integrity of the area will not be compromised; or
- b) Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental, or economic benefits of national importance.”

Due to the modest size and sensitive design and location of the proposed mast, it is believed that the proposal fully accords with the requirements of Policy EI 10, Policy NBH 1 and PAN 62.

The Scottish Government National Planning Framework 4 (NPF4) is the current strategy for Scotland’s long-term spatial development. From this document, the following points are highlighted below:

The Fourth National Planning Framework (NPF4)

The NPF4 was adopted on 13 February 2023. It details the Scottish Government’s long-term plan for what Scotland could be in 2045 and will influence planning decisions. The NPF4 encourages LDP’s to support the delivery of digital infrastructure, including fixed line, and mobile connectivity, particularly in areas with gaps in connectivity and barrier to digital access. Policy 24 states “Development proposals that incorporate appropriate, universal, and future-proofed digital infrastructure will be supported”.

In respect of ‘Digital Infrastructure’, NPF4 states ‘We want all of our places to be digitally connected. Digital connectivity has a central role to play in unlocking the potential of our places and the economy in opening up more remote parts of Scotland for investment and population growth. This will play an increasingly important role in supporting essential services including healthcare and education. We want to ensure that no areas are left behind by closing the digital divide. The planning system should continue to support the roll-out of digital infrastructure across all of Scotland, ensuring that policies recognise the importance of future-proofing infrastructure provision whilst addressing impacts on local communities and the environment’.

Policy 23 relates to ‘Digital Infrastructure’ and states:

- a) Local development plans should support the delivery of digital infrastructure, particularly in areas with gaps in connectivity and barriers to digital access.
- b) Development proposals should incorporate appropriate, universal and future-proofed digital infrastructure. This should be done in consultation with service providers.

- c) Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, should be supported. Planning authorities should not question the need for the service to be provided where proposals are clearly aligned with fulfilling the delivery of local or national policy objectives which support the roll-out of digital infrastructure in areas with no or low connectivity where there are benefits of this connectivity for communities and the local economy.
- d) Development proposals for telecommunications development should be supported where:
- the visual and amenity impact of the proposed development has been minimised through careful siting, design and where appropriate landscaping;
 - it has been demonstrated that all practicable options and alternative sites have been considered, including the possibility of using existing masts, structures and buildings and/or site sharing;
 - there is no physical obstruction to aerodrome operations, technical sites or existing transmitter/receiver facilities.
- e) Development proposals that are likely to have an adverse effect on the operation of existing digital infrastructure or on the delivery of strategic roll-out plans should not be supported unless appropriate mitigation measures can be provided.

This proposal is in accordance with Policy 23 and Policy 24 as detailed above.

7. References

1. Google Maps (2024) 57° 52'30.2" N 6° 42'40.2" W, 1:50. Available from: [57°52'30.2"N 6°42'40.2"W - Google Maps](#) [Accessed 25 January 2024].
2. Google Street View (2009) 57° 52'30.0" N 6° 42'32.9" W. Available from: [Scotland - Google Maps](#) [Accessed 25 January 2024].