

NOTIFICATIONS AND GROUNDS AND DECISIONS FOR APPLICATIONS DECIDED

Applications between 11/09/17 – 18/09/17

N.B. If your area is not shown in the list below, this is due to no notifications being recorded/ applications decided in your area for the specified period.

Argyll, Skye & Lochalsh, South and West Inverness

Croft: 20 Borve
Parish: Snizort
Reg No: I3619
Case Number: 81969
Application Type: Decrofting – Croft House Site and Garden Ground

Decision – Approved		Extent: 0.34 ha
Grounds for Decision		
<p>The Commission has considered the application under section 25(1)(b) and section 25(4) of the Crofters (Scotland) Act 1993 to decroft the croft house site and garden ground and has decided to grant a decrofting Direction, extending to 0.34 ha, on the following grounds:</p> <p>The Commission is satisfied on the available evidence that the site consists of the dwellinghouse on the croft.</p> <p>Although the extent of the land to which the application applies is larger than would normally be granted in relation to that purpose, the area is considered justifiable given the size of the area applied for in relation to the croft as a whole, and that there is no practical way of reducing it. Therefore the proposed area is considered appropriate for the reasonable enjoyment of the dwelling-house as a residence.</p>		
Conditions of Direction		
Purpose:	Croft house site and garden ground	
Enclosure of area:	<p>The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of development being completed.</p> <p>That fence shall be maintained in good order and repair by each successive owner or occupier of the land.</p>	

Croft: 25 Camuscroise (Share)
Parish: Sleat
Reg No: I6879
Case Number: 78328
Application Type: Assignment Grazings Share

Decision – Approved	
Grounds for Decision	
<p>Having considered all of the available information, the Commission is satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or will have an adverse effect on the sustainable development of the crofting community and the application has been granted.</p>	

Croft: 1 & 2 Harapul
Parish: Strath
Reg No: I4015
Case Number: 74972
Application Type: Decrofting – Part Croft – Owned

Decision – Approved		Extent: 0.221 ha
Grounds for Decision		
<p>The Commission has considered your application under section 24(3) and 25(1)(a) of the Crofters (Scotland) Act 1993 (“the 1993 Act”) to decroft part of the croft and decided to grant a decrofting Direction, extending to 0.221 ha, on the following grounds:</p> <p>Under section 25(1)(a) of the Act, the application is considered to be for a reasonable purpose (within the meaning of section 20 of the Act).</p> <p>Paragraph 41 of The Crofting Commission’s Policy Plan, states that: <i>“When considering applications, the Commission will wish to ensure that suitable access arrangements are provided for any croft land”</i>. There are no issues with access to the site or the remainder of the croft land.</p> <p>Although the extent of the land to which the application applies is larger than would normally be granted in relation to that purpose, the area is considered justifiable given the size of the area applied for in relation to the croft as a whole, and that there is no practical way of reducing it.</p>		
Conditions of Direction		
Purpose:	Site of an existing dwellinghouse	
Enclosure of area:	<p>The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of development being completed. That fence shall be maintained in good order and repair by each successive owner or occupier of the land.</p>	

Croft: 51, 53 & 55 Banavie
Parish: Kilmallie
Reg No: I2179
Case Number: 77297
Application Type: Decrofting – Part Croft

Complex Decision – Approved		Extent: 0.242 ha
Grounds for Decision		
<p>The Commission has considered your application under sections 24(3) and 25(1)(a) of the Crofters (Scotland) Act 1993 to decroft an area of 0.242 ha comprising a site of a dwellinghouse and amenity area and decided to grant a decrofting Direction on the following grounds:</p> <ul style="list-style-type: none"> • The Commission is satisfied on the available evidence that the application is for a reasonable purpose within the meaning of section 20 of the Act and is not excessive in relation to the stated purpose • Although the extent of the land to which the application applies is larger than would normally be granted in relation to that purpose, the area is considered justifiable given the size of the area applied for in relation to the croft as a whole. Therefore the proposed area is considered appropriate for the stated purpose. • Paragraph 41 of The Crofting Commission’s policy plan states that <i>“When considering applications, the Commission will wish to ensure that suitable access arrangements are provided for any croft land”</i>. There are no issues with access to the site or the remainder of the croft land. 		
Conditions of Direction		
Enclosure:	<p>Within four months of the date of the direction. Fence shall be maintained in good order and repair by each successive owner or occupier of the land.</p>	

Croft: 3 Dunhallin
Parish: Duirinish
Reg No: I0966
Case Number: 81083
Application Type: Decrofting – Croft House Site and Garden Ground

Decision – Approved		Extent: 0.275 ha
Grounds for Decision		
<p>Having considered all of the available information, the Commission is satisfied this application is for a reasonable purpose and that the extent of the land applied for is not excessive in relation to that purpose. The Commission has therefore agreed to grant the Direction as requested.</p>		
Conditions of Direction		
Purpose:	<p>The Commission has considered the application under section 24A(1) and section 25(1)(b) of the Crofters (Scotland) Act 1993 to decroft the croft house site and garden ground extending to 0.275 ha hectares and gives a Direction.</p> <p>The Commission is satisfied on the available evidence that the site consists only of the dwellinghouse on or pertaining to the croft. The Commission is further satisfied that the extent of the garden ground included in the application is appropriate for the reasonable enjoyment of the dwellinghouse as a residence.</p> <p>The Commission is satisfied on the available evidence that the site consists only of the dwellinghouse on or pertaining to the croft. The Commission is further satisfied that the extent of the garden ground included in the application is appropriate for the reasonable enjoyment of the dwellinghouse as a residence. Although the extent of the land to which the application applies is larger than would normally be granted in relation to that purpose, the area is considered justifiable given the size of the area applied for in relation to the croft as a whole.</p>	
Enclosure of area:	<p>The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of development being completed.</p> <p>That fence shall be maintained in good order and repair by each successive owner or occupier of the land.</p>	

Croft: 17 Edinbane
Parish: Duirinish
Reg No: I1004
Case Number: 76962
Application Type: Assignment

Decision – Approved	
Grounds for Decision	
<p>Having considered all of the available information, the Commission is satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or will have an adverse effect on the sustainable development of the crofting community and the application has been granted.</p>	

Caithness, Orkney & Shetland

Croft: Mid Moors
Parish: Northmavine
Reg No: Z1438
Case Number: 81910
Application Type: Assignment

Decision – Approved
Grounds for Decision
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.

Croft: Horn
Parish: Lunnasting
Reg No: Z1022
Case Number: 80674
Application Type: Letting

Decision – Approved
Grounds for Decision
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.

Croft: North Knowes
Parish: Aithsting
Reg No: Z3576
Case Number: 81333
Application Type: Decrofting – part croft – in advance of purchase

Decision – Approved	Extent: 0.16 ha
Grounds for Decision	
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.	
Conditions of Direction	
Purpose:	To provide a site for a dwellinghouse
Enclosure:	<ol style="list-style-type: none">1. The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the development being completed.2. That fence shall be maintained in good order and repair by each successive owner or occupier of the land.

Croft: **West Saltness**
Parish: **Whalsay**
Reg No: **Z1160**
Case Number: **80816**
Application Type: **Decrofting – part croft**

Decision – Approved		Extent: 0.000784 ha
Grounds for Decision		
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.		
Conditions of Direction		
Purpose:	Amenity Ground	
Enclosure:	Within four months of completion of development	

Croft: **West Saltness**
Parish: **Whalsay**
Reg No: **Z1160**
Case Number: **80814**
Application Type: **Decrofting – part croft**

Decision – Approved		Extent: 0.0281 ha
Grounds for Decision		
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.		
Conditions of Direction		
Purpose:	Amenity ground	
Enclosure:	<ol style="list-style-type: none"> 1. The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the date of the direction. 2. That fence must be maintained in good order and repair by each successive owner or occupier of the land. 	

Highland (excl Caithness)

Croft: 315 & 321 Culkein, Drumbeg (Shares)
Parish: Assynt
Reg No: S2939
Case Number: 77944
Application Type: Apportionment

Decision – Approved	Extent: 2.57 ha
Grounds for Decision	
<p>The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.</p>	
Conditions:	
<p>(FIRST) The apportionment must be fenced in accordance with the attached map. If you find it is not possible to enclose the area with a stockproof fence in terms of the attached map, you must complete the fencing within the line of apportionment. You must not encroach onto the unapportioned common grazing land. However, if there are any unforeseen physical constraints which prohibit from enclosing on or within the agreed fence line you may seek a review of the condition.</p>	
<p>(SECOND) You and your successors shall in all time coming maintain in a stockproof condition any new fences and gates erected to complete the enclosure of the said area of ground and that without prejudice to any liability they may have for the maintenance of any other fences and gates bounding the said area of ground.</p>	
<p>(THIRD) The souming for the said croft in the Township Common of the said common grazings shall be reduced by three sheep from twenty-one sheep to eighteen sheep.</p>	
<p>(FOURTH) Your liability for township expenses including the expenses incurred by the Committee in maintaining the said common grazing and in providing, maintaining and replacing any fixed equipment required in connection therewith, shall, notwithstanding the foregoing abatement of souming remain as hitherto (that is to say, based on the original souming) but you may apply to the said Grazing Committee for modification of your liability for township obligations and if you are dissatisfied with the decision of the said Grazing Committee you can make representations to the Crofting Commission.</p>	
<p>(FIFTH) The apportionment is granted on the understanding that the area apportioned is for your own exclusive use.</p>	
<p>(SIXTH) All existing rights of access over the area apportioned shall be reserved.</p>	

Croft: 145 Badnellan
Parish: Clyne
Reg No: S0335
Case Number: 81193
Application Type: Decrofting – part croft

Decision – Approved		Extent: 0.102ha
Grounds for Decision		
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.		
Conditions of Direction		
Purpose:	Dwellinghouse	
Conditions:	The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of development being completed. That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	

Western Isles

Croft: 4 & 13 Uidh
Parish: Barra
Reg No: I0576
Case Number: 81575
Application Type: Assignment

Decision – Approved	
Grounds for Decision	
Having considered all of the available information, the Commission is satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or will have an adverse effect on the sustainable development of the crofting community and the application has been granted.	

Croft: 8 Borrosdale
Parish: Harris
Reg No: I1532
Case Number: 81494
Application Type: Assignment

Decision – Approved	
Grounds for Decision	
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.	

Croft: 25 Sandwich
Parish: Stornoway
Reg No: R4437
Case Number: 82618
Application Type: Assignation

Decision – Approved
Grounds for Decision
The application provided us with all necessary information to take a decision and is in line with the Commission Plan and Policy Guidance. We are therefore satisfied that the application does not adversely affect the interests of the estate, the crofting community, the public at large or have an adverse effect on the sustainable development of the crofting community.

Croft: 16 Rushgarry, Berneray
Parish: Harris
Reg No: I1903
Case Number: 79248
Application Type: Decrofting – Part Croft

Decision – Approved	Extent: 0.2 ha
Grounds for Decision	
Having considered all of the available information, the Commission is satisfied this application is for a reasonable purpose and that the extent of the land applied for is not excessive in relation to that purpose. The Commission has therefore agreed to grant the Direction as requested.	
Conditions of Direction	
Purpose:	Site for a dwellinghouse
Enclosure of area:	Within 4 months of completion of development

Croft: 28 Northton and land at Greaval
Parish: Harris
Reg No: I1839
Case Number: 81735
Application Type: Decrofting – croft house site and garden ground – in advance of purchase

Decision – Approved	Extent: 0.103 ha
Grounds for Decision	
The Commission has considered the application under section 25(4) of the Crofters (Scotland) Act 1993 to decroft the croft house site and garden ground extending to 0.103 hectares and, under sections 24(3) and 25(1)(b) of the 1993 Act, gives a direction . The Commission is satisfied on the available evidence that the site consists only of the dwelling-house on or pertaining to the croft. The Commission is further satisfied that the extent of the garden ground included in the application is appropriate for the reasonable enjoyment of the dwelling-house as a residence.	
Conditions of Direction	
Enclosure of area:	With a stockproof fence within four months of acquisition
Additional Conditions:	Fence to be maintained in good order and repair by each successive owner or occupier of the land.