

NOTIFICATIONS AND GROUNDS AND DECISIONS FOR APPLICATIONS DECIDED

Applications between

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: 7 Treslaig (Share)
Parish: Ardgour
Reg No: A1641
Case Number: 83023
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: 1/3 & 5 Claddach
Parish: Kilchoman
Reg No: A0520
Case Number: 81182
Application Type: Division of Croft Tenancy

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: 9 & 10 North Ballachulish
Parish: Kilmallie
Reg No: I2156
Case Number: 81093
Application Type: Owner-Occupier 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: **2 Eorabus**
Parish: **Kilfinichen & Kilvickeon**
Reg No: **A0712**
Case Number: **83838**
Application Type: **Decrofting – part croft**

Decision – Approved		Extent: 0.210 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 0.210 (ha) comprising the site of two dwellinghouses 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 67 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		
Purpose:	Existing site for two semi-detached dwellinghouses	
Enclosure:	Within four months of date of direction	

Croft: **4 Drumuie**
Parish: **Portree**
Reg No: **I3143**
Case Number: **81189**
Application Type: **Decrofting – Part Croft**

Decision – Approved		Extent: 0.24 ha
Grounds for Decision		
<p>The Commission has considered your 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 0.24 ha 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>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>		
Conditions of Direction:		
Purpose:	Existing house site	
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>	

Caithness, Orkney & Shetland

Croft: Mains of Forse
Parish: Latheron
Reg No: C0539
Case Number: 80812
Application Type: Division

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: Bridge of Walls
Parish: Sandsting
Reg No: Z1500
Case Number: 82814
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: Eastavoe
Parish: Aithsting
Reg No: Z1462
Case Number: 82357
Application Type: Assignment

Decision – Approved
Grounds for Decision
<ul style="list-style-type: none"> • We have received no objections from any members of the crofting community. The Commission considers on the available evidence that the consent hereby provided will not have an adverse effect on the interests of the crofting community in the locality of the croft or on the sustainable development of that crofting community. • We have had regard to whether the proposed assignee will be ordinarily resident on or within 32 kilometres of the croft and have noted that Mr Anderson is already resident in the area. • In exercising our regulatory functions, the Commission must have regard to the desirability of supporting population retention in the crofting counties. The available evidence indicates that the proposed tenant has other croft land, but this land is fully utilised.

Croft: **Burgans**
Parish: **Aithsting**
Reg No: **Z1524**
Case Number: **82354**
Application Type: **Assignment**

Decision – Approved
Grounds for Decision
<ul style="list-style-type: none"> We have received no objections from any members of the crofting community. The Commission considers on the available evidence that the consent hereby provided will not have an adverse effect on the interests of the crofting community in the locality of the croft or on the sustainable development of that crofting community. We have had regard to whether the proposed assignee will be ordinarily resident on or within 32 kilometres of the croft and have noted that Mr Anderson is already resident in the area. In exercising our regulatory functions, the Commission must have regard to the desirability of supporting population retention in the crofting counties. The available evidence indicates that the proposed tenant has other croft land, but this land is fully utilised.

Croft: **Scarfataing**
Parish: **Tingwall**
Reg No: **Z1880**
Case Number: **79491**
Application Type: **Decrofting – part croft – No advance purchase**

Decision – Approved	Extent: 0.0579ha
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:	Existing house site
Enclosure:	The land must be enclosed (so far as not already enclosed) with a stock proof fence within 4 months of the date of direction.
Additional Conditions:	That fence must be maintained in good order and repair by each successive owner or occupier of the land.

Highland (excl Caithness)

Croft: 148 Oldshoremore
Parish: Eddrachilles
Reg No: S0942
Case Number: 82955
Application Type: Decrofting – Part Croft

Decision – Approved		Extent: 0.193 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:	The land must as a first change of use, be used, let or disposed of as a site for a dwellinghouse.	
Enclosure of area:	The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the development being completed. That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	

Croft: 14, 15 & 16 Lots of Scorraig
Parish: Lochbroom
Reg No: R5842
Case Number: 82217
Application Type: Decrofting – Croft house site & garden ground –
in advance of purchase

Decision – Approved		Extent: 0.173 ha
Grounds for Decision		
Having considered all of the available information, the Commission is satisfied as required by the Crofters (Scotland) Act 1993 that the site consists only of the dwellinghouse on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwellinghouse as a residence and has agreed to grant the Direction as requested.		
Conditions of Direction		
Enclosure of area:	None	
Additional Conditions:	None	

Croft: 143 & 145 Reidchalmie
Parish: Rogart
Reg No: S1882
Case Number: 80450
Application Type: Decrofting – croft house site and garden ground

Decision – Approved		Extent: 0.114 ha
Grounds for Decision		
Having considered all of the available information, the Commission is satisfied as required by the Crofters (Scotland) Act 1993 that the site consists only of the dwellinghouse on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwellinghouse as a residence and has agreed to grant the Direction as requested.		
Conditions of Direction		
Enclosure of area:	The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the date of this Direction. That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	
Additional Conditions:	None	

Croft: 173 Pollan
Parish: Eddrachilles
Reg No: S0956
Case Number: 77752
Application Type: Decrofting – croft house site and garden ground

Decision – Approved		Extent: 0.073 ha
Grounds for Decision		
Having considered all of the available information, the Commission is satisfied as required by the Crofters (Scotland) Act 1993 that the site consists only of the dwellinghouse on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwellinghouse as a residence and has agreed to grant the Direction as requested.		
Conditions of Direction		
Enclosure of area:	None	
Additional Conditions:	None	

Croft: 227 Tannachy
Parish: Rogart
Reg No: S1909
Case Number: 79377
Application Type: Decrofting – Part Croft

Decision – Approved		Extent: 0.048 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		
Enclosure of area:	The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the date of the direction. That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	

Croft: 10 Wester Baddarroch
Parish: Kincardine
Register No: R2086
Case Number: 80715
Application Type: Division by Tenant

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. In reaching this decision we have taken into account the fact that the proposed new croft 5A Easter Kilmachalmack will comprise solely of an apportionment of the Strathkyle (Unregulated) Common Grazings granted for the term of 30 years for forestry purposes. We have considered that this apportionment is notionally divided from a neighbouring apportionment granted in respect of the croft 5 Easter Kilmachalmack and that the applicant, Mr Mackay, wishes to remain tenant of both apportioned areas. We consider that the remaining term of 25 years and the size of the apportionment (54.7 ha) justify approval of the application.</p>

Western Isles

Croft: 23 Lower Bayble
Parish: Stornoway
Reg No: R3646
Case Number: 75143
Application Type: Decrofting – croft house site and garden ground – in advance of purchase

Decision – Approved	Extent: 0.127 ha
Grounds for Decision	
<p>The Commission has considered your 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 0.127 ha, on the following grounds:</p> <ul style="list-style-type: none"> The Commission is satisfied on the available evidence that the site consists of the dwellinghouse on the croft. 	
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.