

# NOTIFICATIONS AND GROUNDS AND DECISIONS FOR APPLICATIONS DECIDED

Applications between 12/08/19 – 18/08/19

**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:** 6 Heatherfield  
**Parish:** Portree  
**Reg No:** I3186  
**Case Number:** 96221  
**Application Type:** Decrofting – Part Croft

<b>Decision – Approved</b>	<b>Extent: 0.137 ha</b>
<b>Grounds for Decision</b>	
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.	
<b>Conditions of Direction</b>	
The land must as a first change of use, be used, let or disposed of as a site for a dwellinghouse.	
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:** 6 Peinchorran  
**Parish:** Portree  
**Reg No:** I3225  
**Case Number:** 98764  
**Application Type:** Decrofting – Part Croft

<b>Decision – Approved</b>	<b>Extent: 0.086 ha</b>
<b>Grounds for Decision</b>	
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.	

**Croft:** 27 Fiscavaig  
**Parish:** Bracadale  
**Reg No:** I0772  
**Case Number:** 85498  
**Application Type:** Decrofting – Reasonable purpose

<b>Decision – Refused</b>	<b>Extent: 0.886(ha)</b>
<b>Grounds for decision</b>	
<p>The Commission received an application to decroft part of the croft at 27 Fiscavaig Bracadale, Skye. The application was initially for 0.886(ha) but following discussion with the Reporting Officer from the local SGRPID office, the applicants agreed to modify the area applied for to 0.778(ha) if it were to be approved. The Commission has considered the application and <b>refuses</b> it. Sections 25(1)(a) and 25(2) of the Crofters (Scotland) Act 1993 (“the 1993 Act”) set out those matters to which the Crofting Commission (“the Commission”) must have regard when reaching a decision on applications for a Commission direction to decroft a croft or part of a croft for a reasonable purpose.</p> <p>Under section 25(1)(a), the Commission must be satisfied that the applicant has applied for the direction in order that the croft may be used for or in connection with some reasonable purpose within the meaning of section 20 of the 1993 Act in relation to the good of the croft or the estate or to the public interest or to the interests of the crofting community.</p> <p>The Commission recognises that it must also balance the interests of the applicants in granting the Direction against the impact of any proposed decrofting in relation to the general interest of the crofting community in the district.</p> <p>In this particular case, the applicant has indicated that the purpose of the application is to provide additional ground for two previously decrofted house sites, on a small part of which septic tanks, soakaways and a small drainage plant are located, presumably underneath or partly underneath the subsoil. While the Commission consider that, in some circumstances, the stated purpose could be considered a reasonable one within the meaning of section 20 of the 1993 Act and where the land sought to be decrofted is an integral part of a dwellinghouse development, it has also to consider the (specific) purpose in relation to the good of the croft, the estate or to the public interest or to the interests of the crofting community in the locality of the croft, and that the extent of the land applied for is not excessive, when assessing whether it is reasonable.</p> <p>The Commission is of the view that even a modified area of 0.778(ha) is excessive in relation to providing additional ground for private drainage systems in relation to two decrofted sites extending respectively to 0.22(ha) and 0.234(ha). When these previous directions were issued, they were granted on the basis that the extents granted were not excessive in relation to the purposes applied for. The applicants are now seeking to decroft more than one and a half times the size of the combined decrofted areas. The Commission has assessed this application on its individual merits and considers that the extent applied for is excessive in relation to the stated purpose of two septic tanks, a small treatment plant and associated soakaways.</p> <p>In terms of the good of the croft, the report prepared by the Officer from the local SGRPID office in Portree observes that while the land is currently not being used for any purpose, there is the potential for good sheep grazing within the area applied for, though this is disputed by the applicants. The Commission further notes the assessment in the report that the area could be a possible candidate for Agri-Environmental Schemes and that, while acknowledging that the topography of the area is quite steep, that overall this is a croft which has good potential which has become degraded through ingress of bracken and scrub, both of which could indicate that the croft is not being kept in a fit state for</p>	

cultivation. The Commission therefore conclude that it is detrimental to the good of the croft as a whole to remove land which is potentially capable of being utilised for crofting activities which could generate income for the current and for potential future occupiers of the croft.

In terms of the general interests of the crofting community, the Commission note the comment in the SGRPID report that the loss of this area to crofting will have very little impact on the wider crofting area but may have a local effect. The Commission further notes the comment that *“The decrofting of this area will have very little impact on the public at large but may impact on the local community and the viability of the crofting activity on this croft.”* The Commission further notes the comment in the SGRPID report that there is large demand for tenancies on the open market in Skye and demand from young crofters in the area for land. The Commission considers that it is possible that there could be some detriment to the interests of the local crofting community to remove this area of croft land from the croft, but the main reason for refusing this application is that it is considered to be excessive in relation to the stated purpose.

Therefore, while acknowledging the desire of the applicants in seeking a decrofting direction, the Commission consider that it is not entitled to grant the direction sought where the area applied for is excessive and where, on the basis of the information contained in the SGRPID report, it would not be in the interests of the croft to grant such a direction where there is some potential for the land in question to be used productively as part of the croft.

For the foregoing reasons, the application has been **refused**.

**Croft:** **½10 & 7 Flashadder**  
**Parish:** **Duirinish**  
**Reg No:** **I1064**  
**Case Number:** **98213**  
**Application Type:** **Decrofting – Croft House Site and Garden Ground**

<b>Decision – Approved</b>		<b>Extent: 0.23 ha</b>
<b>Grounds for Decision</b>		
<ul style="list-style-type: none"> <li>The Commission is satisfied on the available evidence that the site consists only of the dwellinghouse on or pertaining to the croft.</li> <li>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 position of the house on the proposed site and the size of the area applied for in relation to the croft as a whole.</li> </ul>		
<b>Conditions of Direction</b>		
<b>Enclosure of area:</b>	<p>The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the date of the Direction.</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:** Upper Waterytown  
**Parish:** Cunningsburgh  
**Reg Number:** Z0729  
**Case Number:** 96582  
**Application Type:** Let of Vacant Croft by a Landlord

### **Decision – Approved**

#### **Grounds for Decision**

The Commission has considered the application by Mrs Shona Elizabeth Ward under section 23(3) of the Crofters (Scotland) Act 1993 (“the 1993 Act”) to let the croft Upper Waterytown, Cunningsburgh (Reg No. Z0729), to George David Nicolson and decided to grant the application on the following grounds:

- Section 58A(7) of the 1993 Act stipulates the factors to which the Crofting Commission is obliged to give regard to when reaching a decision on applications for Commission consent to let the tenancy of a croft.
- In terms of sections 58A(7)(a)(i) of the 1993 Act, the Commission must have regard to whether any person is or will be ordinarily resident on, or within 32 km, of the crofts. The Commission noted that the proposed tenant is currently resident within 32 km of the croft and is therefore satisfied that the residency duty will be met by the proposed tenant.
- In terms of section 58A(7)(a)(ii) of the 1993 Act, the Commission must have regard to whether the crofts will be cultivated or put to some other purposeful use. The Commission notes that the proposed tenant already has four crofts which he uses to their full potential. Mr Nicolson already has the use of the croft Upper Waterytown on an unofficial basis so this let will formalise the situation. The Commission are therefore satisfied the proposed tenant will meet the land use requirements by cultivating the croft.
- In terms of section 58(7) (b), (c), (d) and (f) of the 1993 Act, the Commission are required to have regard to the interests of the estate, the interests of the crofting community and its sustainability and any objections received. The Commission noted that no objections to the proposed let have been received from any member of the crofting community. The Commission is satisfied that the letting will have no adverse impact on these interests.
- In terms of section 58(7)(e) of the 1993 Act, the Commission are required to have regard to the interests of the public at large. The Commission has found no evidence to suggest that the interests of the public at large would be affected, either positively or negatively by the proposed letting.
- In terms of section 58A(7)(g) of the 1993 Act, the Commission are required to have regard to its Policy plan. The Commission have had regard to the Commission’s Policy Plan and is satisfied that the consent hereby provided is consistent with the Policy Plan as it relates to letting.

**Croft:** Joppa  
**Parish:** Delting  
**Reg No:** Z0183  
**Case Number:** 96785  
**Application Type:** Decrofting – Part Croft

<b>Decision – Approved</b>	<b>Extent: 0.095 ha</b>
<b>Grounds for Decision</b>	
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.	
<b>Conditions of Direction</b>	
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.	

**Highland (excl Caithness)**

**Croft:** D56 Brae  
**Parish:** Urquhart & Logie Wester  
**Reg No:** R5586  
**Case Number:** 97902  
**Application Type:** Decrofting – Croft House Site and Garden Ground

<b>Decision – Approved</b>		<b>Extent: 0.077 ha</b>
<b>Grounds for Decision</b>		
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.		
<b>Conditions of Direction</b>		
<b>Enclosure of area:</b>	The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the acquisition of the land by the crofter or nominee.  That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	

**Croft:** Cairnurenan  
**Parish:** Killearnan  
**Reg No:** R1996  
**Case Number:** 99406  
**Application Type:** Short Term Let

<b>Decision – Approved</b>	
<b>Grounds for Decision</b>	
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.	
<b>Conditions</b>	
The short term let will be for the fixed period of 10 years.	

## **Western Isles**

**Croft:** 2 Caolis Flodda  
**Register No:** I4913  
**Parish:** South Uist  
**Case Number:** 96098  
**Application Type:** Assignment

### **Decision – Approval**

#### **Grounds for Decision**

The Commission has considered the application by Donald Joseph MacDonald under section 8 of the Crofters (Scotland) Act 1993 (“the 1993 Act”) to assign the croft at 2 Caolis Flodda, South Uist, to his son Eoghan MacDonald and decided to grant the application on the following grounds:

- Section 58A(7) of the 1993 Act stipulates the factors to which the Crofting Commission is obliged to give regard to when reaching a decision on applications for Commission consent to the assignment of the tenancy of a croft.
- In terms of sections 58A(7)(a)(i) of the 1993 Act, the Commission must have regard to whether any person is or will be ordinarily resident on, or within 32 km, of the crofts. The Commission noted that the proposed tenant is currently studying in Glasgow. The Commission note that he intends to take up residence on the croft once his studies are completed and, in the meantime, intends to apply for Commission consent to sublet the croft to his father who is currently resident on the croft. The Commission are therefore satisfied that the intention is for the residence duty to be met in the short term through the sublet, and in the longer term by the proposed tenant taking up residency following completion of his studies. Any application for consent to sublet would, however, be considered on its own merits taking into account the specific circumstances of the case.
- In terms of section 58A(7)(a)(ii) of the 1993 Act, the Commission must have regard to whether the crofts will be cultivated or put to some other purposeful use. The Commission notes that in the short term the intention is for the proposed tenant to sublet the croft to his father who will continue to cultivate the croft until the proposed tenant is in a position to take up residence on the croft and continue to use the croft for grazing and rearing sheep. The Commission are therefore satisfied that the land use duties will be met in the short term through the proposed sublet, and in the longer term by the proposed tenant cultivating the croft once they take up residency. Again however, any application for consent to sublet would be considered on its own merits taking into account the specific circumstances of the case.
- In terms of section 58(7) (b), (c), (d) and (f) of the 1993 Act, the Commission are required to have regard to the interests of the estate, the interests of the crofting community and its sustainability and any objections received. The Commission noted that no objections to the proposed assignment have been received from the landlord or any member of the crofting community. The Commission is satisfied that the assignment will have no adverse impact on these interests.
- In terms of section 58(7)(e) of the 1993 Act, the Commission are required to have regard to the interests of the public at large. The Commission has found no evidence to suggest that the interests of the public at large would be affected, either positively or negatively by the proposed assignment.
- In terms of section 58A(7)(g) of the 1993 Act, the Commission are required to have regard to its Policy plan. The Commission have had regard to the Commission’s Policy Plan and is satisfied that the consent hereby provided is consistent with the Policy Plan as it relates to assignment.

**Croft:** 6 Upper Carloway  
**Parish:** Uig  
**Reg No:** R5100  
**Case Number:** 96611  
**Application Type:** Subletting

<b>Decision – Approved</b>
<b>Grounds for Decision</b>
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.
<b>Conditions</b>
The sublet will be for the fixed period of 5 years.

**Croft:** 36 Callanish  
**Parish:** Uig  
**Reg No:** R5084  
**Case Number:** 97633  
**Application Type:** Subletting

<b>Decision – Approved</b>
<b>Grounds for Decision</b>
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.
<b>Conditions</b>
The sublet will be for the fixed period of 10 years.

**Croft:** 13 Ardrol  
**Parish:** Uig  
**Reg No:** R4919  
**Case Number:** 97993  
**Application Type:** Subletting

<b>Decision – Approved</b>
<b>Grounds for Decision</b>
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.
<b>Conditions</b>
The sublet will be for the fixed period of 10 years.

**Croft:** **18 Garinin**  
**Parish:** **Uig**  
**Reg No:** **R5255**  
**Case Number:** **98147**  
**Application Type:** **Subletting**

<b>Decision – Approved</b>
<b>Grounds for Decision</b>
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.
<b>Conditions</b>
The sublet will be for the fixed period of 5 years.

**Croft:** **15 South Shawbost**  
**Parish:** **Barvas**  
**Reg No:** **R1128**  
**Case Number:** **98468**  
**Application Type:** **Assignment**

<b>Decision – Approval</b>
<b>Grounds for Decision</b>
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:** **53a Coll**  
**Parish:** **Stornoway**  
**Reg No:** **R3841**  
**Case Number:** **98541**  
**Application Type:** **Decrofting – Part Croft**

<b>Decision – Approved</b>	<b>Extent: 0.115 ha</b>
<b>Grounds for Decision</b>	
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.	
<b>Conditions of Direction</b>	
The land must as a first change of use, be used, let or disposed of as a site for a dwellinghouse.	
The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of acquisition.	
That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	

**Croft:** 3A Ardroll  
**Parish:** Uig  
**Reg No:** R6738  
**Case Number:** 98782  
**Application Type:** Assignment

**Decision – Approval**

**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:** 2 Lemreway  
**Parish:** Lochs  
**Reg No:** R3202  
**Case Number:** 98858  
**Application Type:** Assignment

**Decision – Approval**

**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:** 18 Knockaird  
**Parish:** Barvas  
**Reg No:** R0907  
**Case Number:** 99194  
**Application Type:** Assignment

**Decision – Approval**

**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:** 22 Habost  
**Parish:** Barvas  
**Reg No:** R0858  
**Case Number:** 99317  
**Application Type:** Assignment

**Decision – Approval**

**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:** 467 South Lochboisdale  
**Parish:** South Uist  
**Reg No:** I5364  
**Case Number:** 97261  
**Application Type:** Decrofting – Part Croft

<b>Decision – Approved</b>	<b>Extent: 0.2585 ha</b>
<b>Grounds for Decision</b>	
<p>The Commission has considered the application under sections 24(3), 25(1)(a) and 25(4) of the Crofters (Scotland) Act 1993 (“the 1993 Act”) by Donald Campbell to decroft part of the croft at 467 South Lochboisdale, South Uist extending to 0.2585 (ha) as the site for a dwelling house and decided to grant a direction on the following grounds:</p> <ul style="list-style-type: none"> <li>• Under section 25(1)(a) of 1993 Act, the application is considered to be for a reasonable purpose (within the meaning of section 20 of the 1993 Act)</li> <li>• The Commission noted that at 0.2585 (ha) the area applied for was slightly larger than would normally be considered reasonable for a house site and garden ground, however in this case the Commission noted that the site will include a domestic shed and a site for a septic tank. In the circumstances, therefore, the Commission is satisfied that the area applied for is not excessive in relation to the purpose applied for</li> <li>• The Commission noted that no objections or expressions of demand were received in response to the public advertising of the application</li> <li>• 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>. The Commission are satisfied that granting the direction will not create any access issues for the remainder of the croft or any other croft or common grazing land.</li> </ul> <p>For the foregoing reasons, the direction is granted.</p>	
<b>Conditions of Direction</b>	
<p>The land must as a first change of use, be used, let or disposed of as the site for a dwellinghouse.</p> <p>The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the 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:** 11 Sollas  
**Parish:** North Uist  
**Reg No:** I4626  
**Case Number:** 98716  
**Application Type:** Assignment

<b>Decision – Approval</b>
<b>Grounds for Decision</b>
<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:** 27 Balallan  
**Parish:** Lochs  
**Reg No:** R2915  
**Case Number:** 94917  
**Application Type:** Decrofting – Croft House Site and Garden Ground

<b>Decision – Approved</b>		<b>Extent: 0.10 ha</b>
<b>Grounds for Decision</b>		
<p>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.</p>		
<b>Conditions of Direction</b>		
<b>Enclosure of area:</b>	<p>The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the acquisition of the land by the crofter or nominee.</p> <p>That fence shall be maintained in good order and repair by each successive owner or occupier of the land.</p>	

**Croft:** 23 Newvalley  
**Parish:** Stornoway  
**Reg No:** R4354  
**Case Number:** 95579  
**Application Type:** Subletting

<b>Decision – Approved</b>	
<b>Grounds for Decision</b>	
<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>	
<b>Conditions</b>	
<p>The sublet will be for the fixed period of 10 years.</p>	

**Croft:** 438 & 451 North Lochboisdale  
**Parish:** South Uist  
**Reg No:** I5330  
**Case Number:** 98419  
**Application Type:** Subletting

<b>Decision – Approved</b>	
<b>Grounds for Decision</b>	
<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>	
<b>Conditions</b>	
<p>The sublet will be for the fixed period of 10 years.</p>	

**Croft:** **5 Lower Bayble**  
**Parish:** **Stornoway**  
**Reg No:** **R3626**  
**Case Number:** **95402**  
**Application Type:** **Decrofting – Croft House Site and Garden Ground**

<b>Decision – Approved</b>		<b>Extent: 0.151 ha</b>
<b>Grounds for Decision</b>		
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.		
<b>Conditions of Direction</b>		
<b>Enclosure of area:</b>	The land must be enclosed (so far as not already enclosed) with a stockproof fence within four months of the acquisition of the land by the crofter or nominee.	
	That fence shall be maintained in good order and repair by each successive owner or occupier of the land.	

**Croft:** **4 Baleshare**  
**Parish:** **North Uist**  
**Reg No:** **I4213**  
**Case Number:** **99306**  
**Application Type:** **Subletting**

<b>Decision – Approval</b>	
<b>Grounds for Decision</b>	
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.	
<b>Conditions</b>	
The sublet will be for the fixed period of 10 years.	

**Croft:** **3 Ardmhor**  
**Parish:** **Barra**  
**Reg No:** **I0166**  
**Case Number:** **91747**  
**Application Type:** **Decrofting – Croft House Site and Garden Ground**

<b>Decision – Approved</b>		<b>Extent: 0.115 ha</b>
<b>Grounds for Decision</b>		
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.		
<b>Conditions of Direction</b>		
<b>Enclosure of area:</b>	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.	