

# NOTIFICATIONS AND GROUNDS AND DECISIONS FOR APPLICATIONS DECIDED

Applications between 13/01/20 – 19/01/20

**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:** 29 Breakish Arable  
**Parish:** Strath  
**Reg No:** 13899  
**Case Number:** 101530  
**Application Type:** Decrofting – Croft House Site and Garden Ground

<b>Decision - Approved</b>		<b>Extent: 0.083 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 dwelling-house on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwelling-house as a residence and has agreed to grant the Direction as requested.		
<b>Conditions of Direction</b>		
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:** 29 Breakish Arable  
**Parish:** Strath  
**Reg No:** 13899  
**Case Number:** 101531  
**Application Type:** Decrofting – Part Croft

<b>Decision - Approved</b>		<b>Extent: 0.097 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 the site of an existing dwellinghouse.		
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:** 1 Peinaha  
**Parish:** Snizort  
**Reg No:** I6142  
**Case Number:** 102361  
**Application Type:** Short Term Letting

<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 a fixed period of 10 years.

**Caithness, Orkney & Shetland**

**Croft:** 3 Clyth Mains  
**Parish:** Latheron  
**Reg No:** C0482  
**Case Number:** 102516  
**Application Type:** Decrofting – Croft House Site and Garden Ground

<b>Decision - Approved</b>	<b>Extent: 0.158 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 dwelling-house on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwelling-house as a residence and has agreed to grant the Direction as requested.	

**Croft:** Gloup & 4 Westafirth  
**Parish:** Yell  
**Reg No:** Z2662  
**Case Number:** 101065  
**Decrofting – Croft House Site and Garden Ground**

<b>Decision - Approved</b>	<b>Extent: 0.99 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 dwelling-house on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwelling-house as a residence and has agreed to grant the Direction as requested.	
<b>Conditions of Direction</b>	
Enclosure of area:	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:** Burn of Houlland  
**Parish:** Northmavine  
**Reg No:** Z1394  
**Case Number:** 101780  
**Application Type:** Decrofting – Part Croft

<b>Decision - Approved</b>	<b>Extent 0.035 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.	

**Croft:** 2 Scarfataing  
**Reg No:** Z0167  
**Parish:** Delting  
**Case Number:** 101848  
**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:** Brae  
**Parish:** Delting  
**Reg No:** Z0097  
**Case Number:** 102134  
**Application Type:** Decrofting – Part Croft

<b>Decision - Approved</b>	<b>Extent: 0.0256 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:** Housigarth  
**Parish:** Whiteness  
**Reg No:** Z1906  
**Case Number:** 101674  
**Application Type:** Decrofting – Part Croft

<b>Decision - Approved</b>	<b>Extent: 0.1271 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 by the site for a new dwelling.	
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:** 1 Lower Guddon (Share and Apportionment)  
**Reg No:** Z3710  
**Parish:** Yell  
**Case Number:** 102650  
**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.

**Highland (excl Caithness)**

**Croft:** 25 Diabeg  
**Parish:** Gairloch  
**Reg No:** R1496  
**Case Number:** 100699  
**Application Type:** Decrofting – Part Croft

<b>Decision - Approved</b>	<b>Extent: 0.215 ha</b>
<b>Grounds for Decision</b>	
<p>The Commission has considered the application submitted under section 24(3) and 25(1)(a) of the Crofters (Scotland) Act 1993 (“the 1993 Act”) by Frankland Macdonald Wood to decroft part of the croft at 25 Diabeg, Gairloch, extending to 0.215 (ha) being the site of a dwelling house, garden, studio and access track and approves the application on the following grounds:</p> <ul style="list-style-type: none"><li>• Under section 25(1)(a) of the 1993 Act, the application is considered to be for a reasonable purpose (within the meaning of section 20 of the 1993 Act), and the area applied for is considered not to be excessive in relation to the stated purpose.</li><li>• There have been no objections received from any member of the crofting community in response to the advertising of the application to decroft.</li><li>• Paragraph 67 of The Crofting Commission’s Policy Plan, states that; “When considering applications, the Commission will wish to ensure that suitable access arrangements are provided for any croft land”. The Commission have concluded that there are no issues with access to the remainder of the croft or to any other croft or com-mon grazing land.</li></ul>	
<p>For the foregoing reasons the application has been approved.</p>	
<b>Conditions of Direction</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>	

## **Western Isles**

**Croft:** 14 Callicvol  
**Parish:** Barvas  
**Reg No:** R0542  
**Case Number:** 97914  
**Application Type:** Decrofting – Croft House Site and Garden Ground

<b>Decision - Approved</b>		<b>Extent: 0.240 ha</b>
<b>Grounds for Decision</b>		
<p>The Commission has considered your application under sections 24(3) and 25(1)(a) and section 25(4) of the Crofters (Scotland) Act 1993 to decroft the croft house site and garden ground and decided to grant a decrofting Direction, extending to 0.240 (ha) on the following grounds:</p> <ul style="list-style-type: none"><li>• The Commission is satisfied on the available evidence that the site consists of the dwellinghouse on the croft.</li><li>• 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 dwellinghouse as a residence.</li><li>• Paragraph 104 of The Crofting Commission’s policy plan states that “The Commission will only approve applications where it is satisfied that the size of the area is acceptable (having regard, where appropriate, to the average size of house sites in the locality), and that adequate access to the croft remains. There are no issues with access to the site or the remainder of the croft land.</li></ul> <p>The application is approved.</p>		
<b>Conditions of Direction</b>		
Enclosure of area:	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 of the land.	

**Croft:** 51 Fivepenny Borve  
**Reg No:** R6615  
**Parish:** Barvas  
**Case Number:** 102185  
**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:** **1a Grimsay Island**  
**Parish:** **South Uist**  
**Reg No:** **I5709**  
**Case Number:** **100286**  
**Application Type:** **Decrofting – Croft House Site and Garden Ground**

<b>Decision - Approved</b>		<b>Extent: 0.2 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 dwelling-house on or pertaining to the croft and that the extent of the garden ground is appropriate for the reasonable enjoyment of the dwelling-house as a residence and has agreed to grant the Direction as requested.		
<b>Conditions of Direction</b>		
Enclosure of area:	<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:** **29 Eoligarry**  
**Parish:** **Barra**  
**Reg No:** **I0431**  
**Case Number:** **99901**  
**Application Type:** **Decrofting – Part Croft**

<b>Decision - Approved</b>		<b>Extent: 0.051 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>		
<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>		