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Planning and Building Standards
Highland Council
Glenurquhart Road
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IV3 5NX

2 October 2017

Dear Sir

**Additional comments to our objection:
17/03703/FUL Alterations & Extension to existing Kings House Hotel, Glencoe**

Mountaineering Scotland wishes to add the following comments to its objection to the planning application 17/03703/FUL.

We note that since our objection was submitted to the Council on 28 September 2017, the Council has published a LVIA, prepared by a company selected and paid for by the developer, dated 'September' and published on the Council website with a filing date of 27 September 2017, although the LVIA was not present on the website when we prepared our letter of objection.

The timing suggests that the LVIA was an afterthought, presumably prepared in haste and in response to the objection by NTS, and possibly in anticipation of other objections, rather than it being submitted at the time of the application which was published by the Council on the planning portal on 10 August 2017.

This view is further reinforced by the comment on the planning application, which states that the applicant "Attended meeting with ... Planning Team Leader on Monday 3rd July 2017 to discuss new proposals for the redevelopment of Kings House Hotel, Glencoe. Tabled proposed plans and proposed elevation treatment options and had a positive discussion about the proposed scheme with no major concerns being raised about the direction of the proposed scheme."

Therefore, we assume from this statement that at the meeting there was no reference by the planning officer to the existence of the NSA and WLAs, and that the LVIA was not requested by the planning officer at that time. We would also expect the planning officer to suggest that consultation with key stakeholders would be appropriate, yet note from the LVIA, that key stakeholders such as NTS were not approached.

We note that the consultant's report is totally unaware of the debate regarding the influence of change outside a WLA and the effect it might have within a WLA. Instead the LVIA report simply ignores the WLAs despite their close proximity to the development, stating in 4.2.6 that 'it is considered that any change in the wild land experience of the WLA arising from the proposed development would ... be negligible'.

We believe this statement completely undermines the integrity of the LVIA, offering as it does, no evidence base to support the consultant's proposition. Having ignored so much we are then told in 4.3.4 that the new hotel will be "locally influential" in the NSA!

We cannot agree with the statement that downplays the impact on the mountain massif. The report says the effect will be "localised significant" which is correct – but when one is looking to the mountain massif, or from it, the effect will be nothing less than significant when it is in view.

The landscaping will not hide this development. It will still be visible from all the surrounding hills. Indeed, the proposed landscaping may well draw attention to the site.

We further note that the LVIA as published contains an error in 6.2.5 which states that 'Eleven viewpoints (VPs) have been identified within the 5km study area to represent key views from visual receptors covered by the ZTV. The VPs reflect the main visual receptor locations as discussed in **Error! Reference source not found.**'

We ask that these additional comments are added to our objection which was sent to the Council on 28 September 2017, but which have yet to be published on the planning website.

Kind regards,

Yours sincerely

David Gibson
CEO
Mountaineering Scotland