

Public Document Pack

Argyll and Bute Council **Comhairle Earra Ghaidheal agus Bhoid**

Customer Services
Executive Director: Douglas Hendry



Scotcourt House, 45 West Princes St
HELENSBURGH, G84 8BP
Tel: 01436 658825 Fax: 01436 658821
e.mail –Belinda.ruthven@argyll-bute.gov.uk

7 June 2012

HELENSBURGH & LOMOND AREA COMMITTEE ,TUESDAY 12 JUNE 2012

I refer to the above and enclose herewith, report for Agenda Item 6 (a) (**Consultation on Potential Additional Sites for Proposed Local Development**) which was marked on the Agenda as 'To Follow'

Douglas Hendry
Executive Director - Customer Services

'To Follow'

- 6 (a) Consultation on Potential Additional Sites for Proposed Local Development Plan - Mark Lodge (Pages 1 - 10)

HELENSBURGH & LOMOND AREA COMMITTEE

Councillor Maurice Corry	Councillor Vivien Dance (Chair)
Councillor George Freeman	Councillor David Kinniburgh
Councillor Robert Graham MacIntyre	Councillor Ellen Morton
Councillor Aileen Morton	Councillor Gary Mulvaney
Councillor James Robb(Lead Councillor)	Councillor Richard Trail (Deputy Lead Councillor)

Contact: Belinda Ruthven, Area Governance Assistant Tel: 01436 658825

This page is intentionally left blank

**ARGYLL AND BUTE COUNCIL
DEVELOPMENT &
INFRASTRUCTURE SERVICES**

**HELENSBURGH AND LOMOND
AREA COMMITTEE
Date 12th June 2012**

**CONSULTATION ON POTENTIAL ADDITIONAL SITES FOR PROPOSED
LOCAL DEVELOPMENT PLAN**

1. SUMMARY

- 1.1** This report and the attached appendix sets out details of the sites in the Helensburgh and Lomond planning area that have been submitted in response to, and as part of the public consultation on the Main Issues Report of the Local Development Plan (LDP). The appendix also includes those sites that were previously submitted but not included in the Main Issues Report.
- 1.2** It is proposed that all of the sites outlined in the appendix will be included in the draft LDP and that a further public consultation on these additional sites be carried out prior to the preparation of the draft LDP. Those sites that are not considered suitable for inclusion are also listed in the appendix.

2. RECOMMENDATIONS

- 2.1** That Members of the Area Committee note the content of this report and the additional sites that are proposed to be included in the proposed Local Development Plan.
- 2.2** Further, that Members agree that the additional sites shown in the appendix be subject to an additional 28 day public consultation to help inform the preparation of the proposed LDP.

3. BACKGROUND

- 3.1** The sites outlined in the appendix to this report have been submitted by individuals, developers and landowners in response to the public consultation that has taken place on the Main Issues Report and in some cases subsequent

discussions with the council officers.

3.2 It is considered that these new sites should now be subject to a 28 day period of public consultation as required by the new LDP process and in the interests of transparency. It is intended that the inclusion of additional sites for a range of different uses will add capacity in the LDP in terms of housing, community and economic opportunities during the five year period covered by the LDP.

3.3 In addition the appendix also includes a number of sites that were previously submitted in response to the request for the submission of Future Potential Development Sites which took place in the first three months of 2010, but were not included in the Main Issues Report because they were not considered to be significant sites in terms of scale, could be addressed through established policy, or were considered to be unsuitable for inclusion in the proposed LDP at this time.

3.4 It should be noted that sites that have not been included at this stage and which are also listed in the appendix will be open to representations being received for their inclusion at the proposed LDP consultation and thereafter would subsequently be considered by the Scottish Government Inquiry Reporters as part of the process to adopt the LDP.

4. CONCLUSION

4.1 The sites included in the appendix are considered suitable for development and should be included within the draft LDP in addition to those sites identified in the Main Issues Report. The council intends to advertise these sites for a 28 day period to allow representations to be received prior to their possible inclusion within the proposed LDP which will also be subject to further period of consultation following council approval.

5. IMPLICATIONS

Policy: None

Financial: None

Personnel: None

Equal Opportunity: None

For further information contact: Fergus Murray

Telephone 01546 604293

LIST OF BACKGROUND PAPERS: None

This page is intentionally left blank

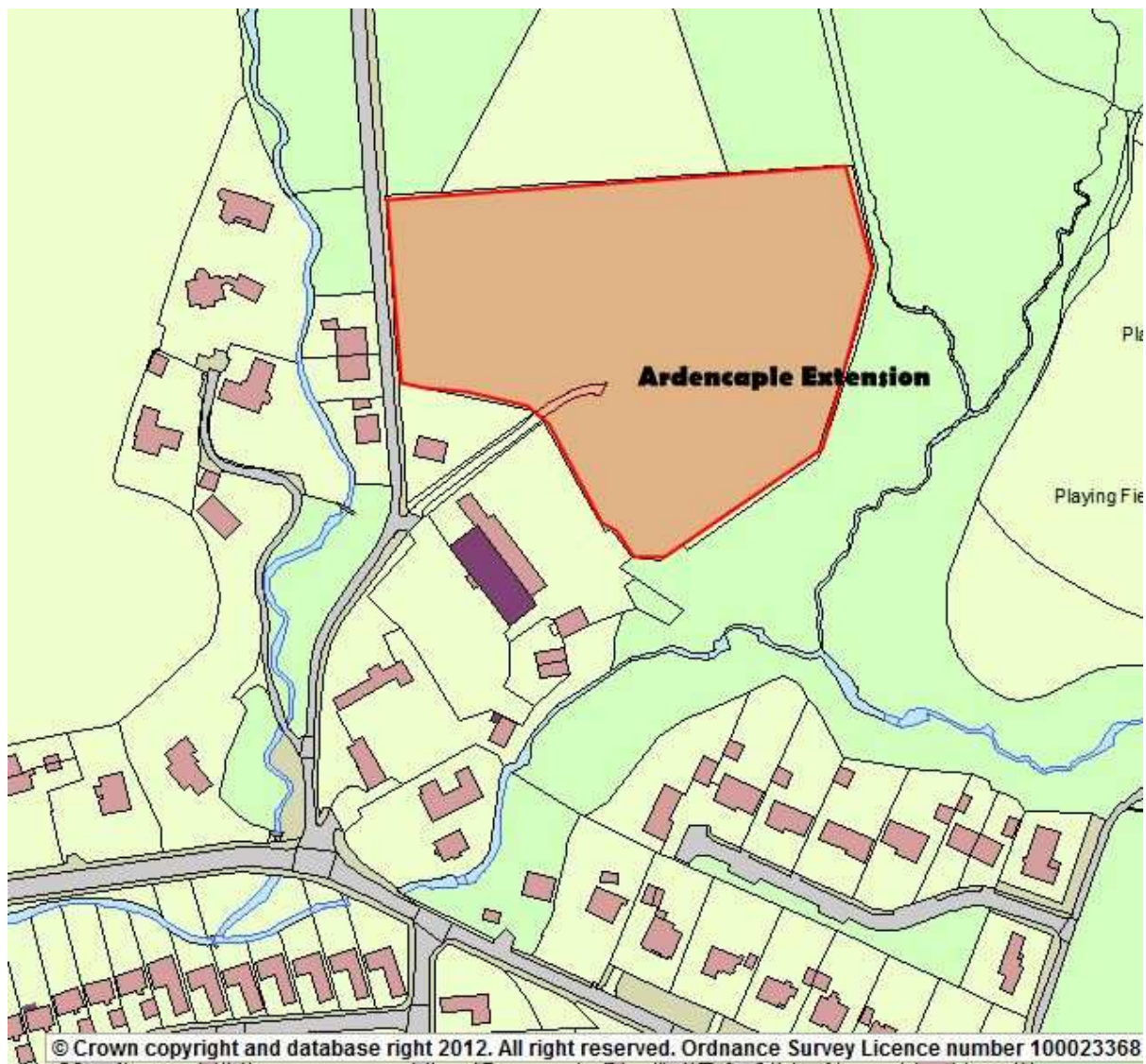
APPENDIX

HELENSBURGH AND LOMOND

POTENTIAL ADDITIONAL SITES FOR PROPOSED LOCAL DEVELOPMENT PLAN:

1. Ardencaple Extension, Glenoran Road

A representation was received in response to the Main Issues Report that the current allocation at the former Dobbies Garden Centre at Ardencaple be extended to the north. This would increase the size of the site to 2.8 hectares. The land to the north is bounded by residential development to its south and west and a row of mature trees along the northern boundary, which would create a natural edge to the settlement boundary. The extension to the existing allocation would allow for an increase of the capacity of the site for residential development including affordable housing. This is considered necessary in order to make the site viable in the current economic climate.



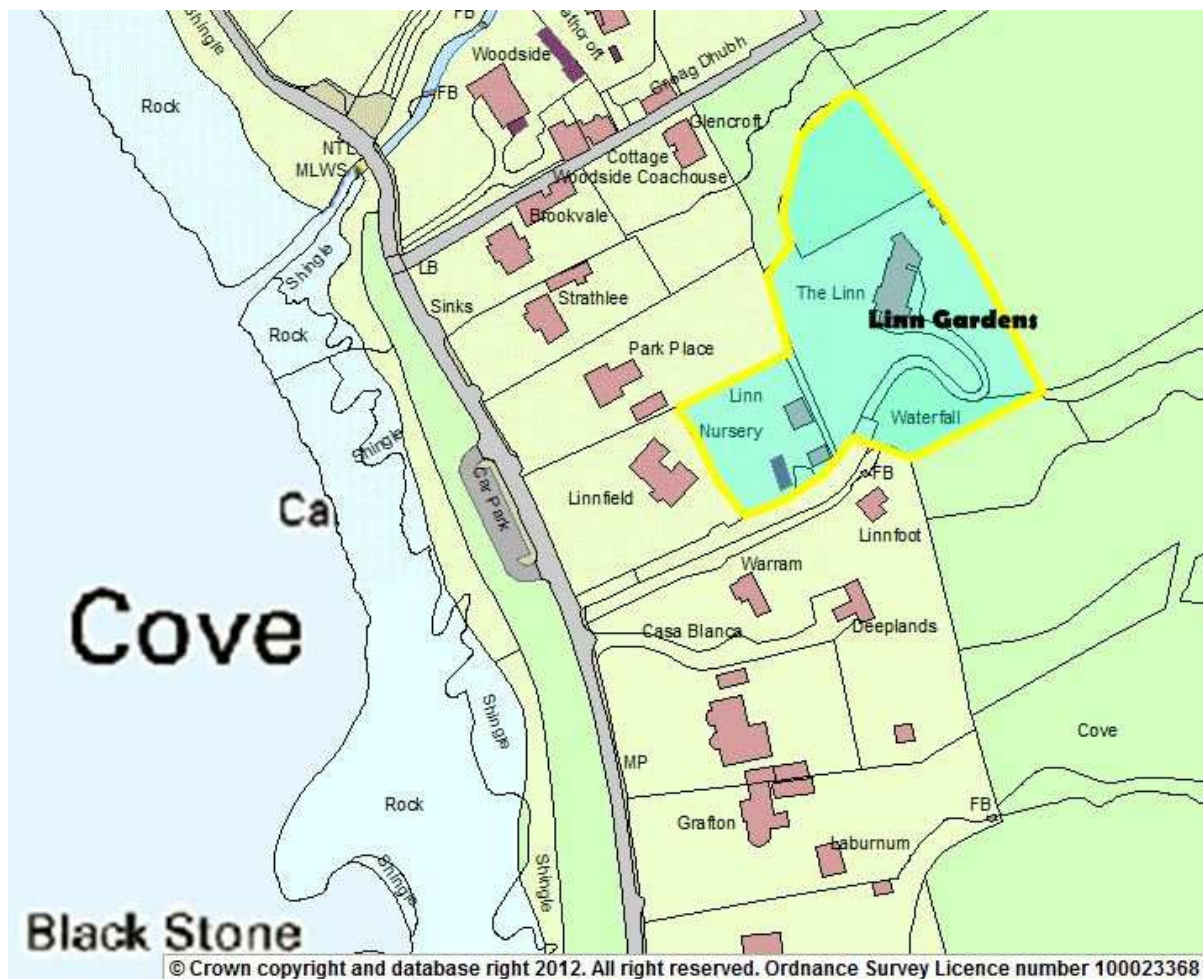
2. Fort Road Kilchreggan

This proposal relates to an extensive area at Fort Road, Kilchreggan. There is potential for a wide range of uses focused on an overall concept of ecologically sustainable tourism and housing development. This could comprise; around 15 sustainable affordable housing units, together with holiday accommodation and associated infrastructure, including community farm, woodland walks, restaurant/café, event space, and water access. The wide range of possible uses, together with the extensive nature of the site (not all of which would be appropriate for development) suggest that if this area were to be included in the Proposed Local Development Plan that it would more appropriate to include as a Potential Development Area and possibly also as an Area For Action. This recognises the potential for community involvement and reflects the role which such an area could have in promoting Kilchreggan as one of the plans Key Rural Settlements (formerly Rural Renaissance Settlement).



3. Linn Botanic Gardens, Cove.

A request has been made from the owners of Linn Botanic Gardens, Cove that they be identified in the Proposed Local Development Plan as a Primary Tourism Protection Area or equivalent. This is in order to recognise the contribution which the gardens make to local and wider community by attracting tourists to the Peninsula. The area is currently largely included within the settlement area at Cove. However there may be some merit in including it in a protective designation such as a tourism protection area, particularly as it is also seeking inclusion on Historic Scotland's list of Gardens and Designed Landscapes.



POTENTIAL SITES WHICH CAN BE ADDRESSED THROUGH POLICY OR NO CHANGE TO EXISTING PLAN REQUIRED:

These are sites which the existing policy framework would provide a general support for the proposals and where further change is not considered necessary.

4. Kilmahew/St Peters Seminary, Cardross

This representation seeks the reconfirmation of the Area For Action 3/6 in order to provide support for proposals such as those being developed by NVA to help secure the future of this important building.

5. Land at Craigendoran Pier, Helensburgh

A request has been made that the former Craigendoran Pier and approaches be identified as an allocation for housing. The site is within the settlement and included in an Area For Action for recreation and tourist related development. The principle of housing development at this location is supported, subject to meeting the criteria of policy LP ENV 1.

6. Claddoch House, Moss Road, Cardross

A request has been made by Henry Brothers that their Office and Depot at Moss Road be either released from the Green Belt or identified as a safeguarded existing business use. The continued operation and occupation of the site by Henry Brothers is not affected by any potential changes to the development plan, and therefore no further action is considered necessary at this stage.

7. Clachan Farm, Rosneath

A request has been received the development at Clachan Farm be designated a minor settlement in order to allow small scale infill and rounding off development. It is not proposed to identify further minor settlements. The existing countryside policies provide an appropriate framework for the consideration of development proposals at this location.

8. Millbrae, Kilchreggan

A submission has been made requesting that an area of sensitive countryside opposite the Portkil Road junction with the B833 be redesignated as a rural opportunity area. The reason for this is because the landowner wishes to develop a Wigwam style camp site and hydroelectric facility. No change is proposed as, the existing sensitive countryside designation provides an appropriate framework for the consideration of the proposals at this location.

SITES WHICH ARE NOT PROPOSED TO BE TAKEN FURTHER AT THIS STAGE:

These are sites which are either not required at this stage to meet assessed needs, or which are not considered consistent with settlement hierarchy proposed in the Main Issues Report.

9. Helensburgh Reservoirs Area For Action.

A request has been received that the Area For Action 3/9 which is centred on the Helensburgh Reservoirs be extended to include land on the opposite side of the main road which would wrap around the Recycling Depot, include the Councils Depot at Blackhill and extend to Helensburgh Golf Course.

10. The Paddock, Ardoch

A submission has been made to have an area known as the Paddock allocated for housing in the Proposed Development Plan. The submitted layout shows a development of 5 houses, on land between the main road and the railway line to the west of Ardoch Cottages.

11. Drumfork Farm – East, Helensburgh

This site extends to approximately 10 hectares, and a submission in response to the Main Issues Report seeks to have this area identified as an allocation for housing.

12. Ground between Colgrain Steading and Claddach Cottages

A submission has been made requesting that an area amounting to approximately 2 hectares be identified as suitable for residential development, by extending the existing minor settlement of Colgrain Farm.

13. Ardpeaton, Cove

A response to the Main Issues Report has been received requesting that the settlement boundaries between the Shore Road and Lochview be merged so as to allow housing development.

14. Kings Point, Shandon

A request was made at the call for sites stage of the plan to have an area to the north east of Queens Point/ Kings Point Shandon, identified for housing.

15. Woodend, Helensburgh

This area extends to approximately 38 hectares, and is located to the north and west of existing development in Helensburgh. An indicative layout has been submitted which indicates a capacity of around 500 houses. Development of the site could be split in to two phases, with the first phase developed during the plan period, and the second forming part of a strategic allocation which could be developed between 2018 and 2023.

16. Portkil House, Kilchreggan

The landowner has requested that the settlement boundaries of the minor settlement at Portkil be extended to the south and east, to allow further housing development.

17. Portkil, Kilchreggan

The land owner has requested that an area of sensitive countryside comprising woodland to the east of Portkil House be redesignated as rural opportunity area.

18. Barremman Farm, Clynder

An area to the south of Barremman Farm, immediately adjacent to the sites identified as HL 12 and HL 13 in the Main Issues Report has been proposed for small scale development.