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

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14 August 2014

RECONVENED MEETING OF LOCAL REVIEW BODY

THURSDAY 21 AUGUST 2014 AT 1:45PM IN AN TALLA HALL, TIREE, ARGYLL

I refer to the above and enclose herewith further written submissions requested by the Local Review Body at their meeting on 8 May 2014.

BUSINESS

3. **CONSIDER NOTICE OF REVIEW REQUEST: PLOT 2A KILMALUAIG, ISLE OF TIREE, ARGYLL, PA77 6XB (REF:14/0003/LRB)**
 - (d) **Further Written Submissions**
 - i) Planning Authority (Pages 1 - 14)
 - ii) Applicant (Pages 15 - 16)
 - (e) **Comments on Further Written Submissions**
 - i) Planning Authority (Pages 17 - 18)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Rory Colville Councillor Donald MacMillan
Councillor Alex McNaughton (Chair)

Contact: Rebecca Hepburn Tel 01546 604137

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REQUEST FOR FURTHER INFORMATION

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

14/0003/LRB

**ERECTION OF CROFT HOUSE, FORMATION OF
VEHICULAR ACCESS AND INSTALLATION OF
SEPTIC TANK (AMENDMENT TO PLANNING
PERMISSION 12/00487/PP)**

**PLOT 2A, KILMALUAIG, ISLE OF TIREE, ARGYL
AND BUTE**

**PLANNING REFUSAL REFERENCE NUMBER
13/02202/PP**

30th May 2014

RESPONSE TO REQUEST FOR FURTHER INFORMATION:

In light of the LRBs' request for further information regarding the above submitted review, this statement confirms the reason why the site lies within a Conservation Area and why this area is designated.

Tiree contains many traditional properties ranging from thatched 'black' houses to the later larger farmhouses and in much of the island modern additions that dilute the historic significance and character of settlements. The Tiree Design Guide provides a demonstration of the evolution of the traditional Tiree house and this area provides some great examples of traditional properties perhaps only exceeded by Brock in which all the properties are listed.

This Conservation Area is the only one on Tiree. It provides the setting for the only category A listed buildings on Tiree apart from the Hynish buildings used in the construction of Skerryvore lighthouse. The Conservation Area has not been diluted or harmed by modern day kit houses with unsuitable floor plans, materials, orientation or siting.

Flexibility can still be achieved without causing detrimental impacts on the Conservation Area. This is demonstrated by recent approval (12/02015/PP) which maintains the traditional approach to siting and orientation in accordance with the pattern of development in the Conservation Area, yet allows a modern approach to materials and some design elements to make the best of views from the site and solar gain. By contrast, the proposal subject to this review seeks to break with this approach and it does not respect the wider area within which it is to be located. This approach is not consistent with the policies of the adopted development plan, and if allowed, would undermine the special character of the Conservation Area. Making the best of views from the house or solar gains into the house could be achieved by amending the internal layout and window arrangements. It is not necessary to turn the entire house through 90 degrees to achieve those ends.

The listed buildings, prevailing orientation, traditional approach to siting and design, spacing between properties and the number of ruins within this crofting township all contribute to the special character of the area.

The Review Body also requested details as to those buildings of modern construction outwith the Conservation Area. A single house to the north was approved under reference 08/00291/PP. This building maintains an orientation consistent with the access road alongside which it is located which was felt appropriate in that instance, where the site did not lie within the Conservation Area. A further modern property which poorly relates to the island vernacular, is positioned at the access to Kilmaluaig and at the time of writing this response, the Planning Service has not been able to confirm the specific date of construction. Whilst near the Conservation Area, the Planning Service would not advise that the presence of these modern houses is used to justify the introduction of an inappropriate form of development within the Conservation Area. Such an approach would run contrary to Development Plan policies and national planning guidance.

Appendix 1 below provides further photographs of the area as requested by the LRB.

Appendix 1 – Further photographs and commentary of the Kilmaluaig Conservation Area:



1 – This is a modern bungalow at the entrance to the Kilmaluaig road. The building is poorly related to traditional island building types and is an unfortunate addition to the built environment.



2 – As you travel along the Kilmaluaig road you will note there a number of ruins and traditional properties all orientated the same way to face the road.



3 – The traditional approach to building in this area is demonstrated down the public road.



4 – There a number of traditional 'black top' properties in the area.



5 – Various properties are shown in this image demonstrating the parallel nature of the properties to the main road.



6 – This photo shows the spur off the main Kilmaluaig road and the gable of the modern house that can be seen from the site. This property is also orientated parallel to the road from which it is served.



7 – Further traditional styled properties in the conservation area.



8 – This image shows the southern end of the Conservation Area with the final house in the designated shown on the right. Just out of the shot on the left hand side is a category A listed building.



9 – This is the second of two category A listed buildings in the conservation area. It is one of the few remaining thatch cottages on the island.



10 – This is a new property opposite the site. It is orientated approximately parallel with the public road consistent with the ruins that were on the site. It represents a positive, modern addition to the conservation area and the high standard of design sought for such areas.



11 – This is the other category A listed building which is located within the conservation area but away from the main road.

Agent: Allan Macaskill

Committee Services
Argyll & Bute Council
Kilmory
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PA31 8RT

REVIEW REFERENCE NO: 14/003/LRB

The applicant is Mr Iain MacKinnon, Lochview, Kilmaluig, Isle of Tiree PA77 6XB and the Local Review Body have requested a commentary on the solar gain of the proposed property.

If the dwelling house was positioned as proposed in Planning Application Reference No: 13/02202/PP the windows/openings of the kitchen, dining room, master bedroom, utility and two bathrooms would all benefit from the additional light and warmth from the Southerly aspect. However if the dwelling house was located facing the road the gable end, which contains no windows, would not benefit from any potential solar gain.

The proposed orientation would also benefit from the installation of solar panels in the future because there would be a large expanse of South facing roofspace. This would enable the solar units to be more effective.

Experts call for solar panels on 250,000 roofs to hit green targets

Report highlights economic and renewable benefits

HELEN McARDLE

NEARLY 20 per cent of Scotland's electricity needs could be met through solar power, say experts.

A report presented at the Scottish Parliament heard that fitting solar panels on 250,000 homes north of the Border could contribute significantly to the Government's renewable energy targets.

Researchers, including scientists from Edinburgh University, business leaders and public sector experts, have contributed to the report, which sets out how Scotland could benefit from solar power.

The study was supported by the Scottish Institute For Solar Energy Research, the Scottish Solar Energy Group, the Energy Technology Partnership, AES Solar and the Scottish Universities Insight Institute.

Dr Neil Robertson, of Edinburgh University's School Of Chemistry, said: "The plummeting cost means large-scale solar power is coming to Scotland whether we realise it or not.

"The key priority is to recognise this, so we can start planning to maximise the social, environmental and business benefits it will bring us."

The report concluded 16.6 per cent of Scotland's electricity demands could be met by fitting solar panels on a quarter of a million roofs, and could ease the

plight of one in three Scottish households that struggle to provide themselves with enough heat and hot water.

Experts say harnessing energy from the sun on the roofs of south-facing buildings could have significant economic, environmental and social impacts.

The report's findings were outlined at an event to raise awareness of solar technology and its benefits. Organisers called

**“
The plummeting cost means large-scale solar power is coming to Scotland whether we realise it or not**

on Government, industry and academia to work together on solar energy strategies.

The scientists say many people are not yet aware solar power can be generated effectively in Scotland and point out that Germany – with a climate similar to Scotland – produces more energy using solar panels than any other country.

A Scottish Government spokeswoman said the current target was for the equivalent of 100 per cent of the country's demand for electricity to be met from renewable sources of energy by 2020.

She added: "We support the

growth in solar energy alongside other renewables as part of a wider, balanced electricity mix.

"Individual proposals would be subject to appropriate planning checks, taking into account any impacts on matters such as the built and natural heritage, nearby properties and aviation."

Since 2001, the cost of generating electricity using solar panels has fallen more than 70% and on current estimates it is expected to become the cheapest way of harnessing renewable energy by 2025.

However, previous attempts to boost the solar power industry have ended in controversy.

In December 2011, Westminster halved grants for households that install solar panels to 21p per kilowatt-hour, saying the old tariff rate of 43p was unsustainable. Under the "feed-in tariffs" programme, people with solar panels are paid for the electricity they generate.

Solar companies subsequently took the Department of Energy to court and successfully argued the cuts were illegal, forcing the UK Government to pay tens of millions to households who installed the panels between December 2011 and March 2012.

 Add your comment online at heraldscotland.com

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**PLANNING REFUSAL REFERENCE NUMBER
13/02202/PP**

11/06/2014

RESPONSE TO REQUEST FOR FURTHER INFORMATION:

In light of the LRBs' request for further information regarding the above submitted review, this statement addresses the appellants' statement regarding solar gain and corrects/clarifies the position in terms of third party representations:

Solar gain is how a building interacts with direct sun light to make use of the heat and light given off from the sun. A building with appropriate windows facing toward direct sun light will often make best of use natural light and heat thus decreasing reliance of artificial lighting and means of heating. The appellant has made no such use of windows in his planning application and has not identified this issue previously through the planning application process. However, there remains the option to include gable windows to increase solar gain without the need to re-orientate the house. Such windows would allow the applicant to make use of solar gain without the need to re-position the house and maintain the character of the conservation area.

The appellants' submission also details solar panels. These did not form part of the planning application. In the event that no appropriate roof plane is identified for solar panels, they can readily be ground mounted. They can also work on east and west facing roofs. Solar panels do not require to be positioned on a south facing roof plane. Within a Conservation Area, the siting of solar panels would be given careful consideration by the Planning Service.

The Review Body is invited to note that the original Planning Service submission to the Review Body contained an error which stated a single third party objection had been received. This was erroneous and no third party objections were received relating to the application. The correct position is stated in the original Report of Handling on the application.