

# Public Document Pack

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

**Corporate Services**  
**Director: Nigel Stewart**



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24 February 2009

## **NOTICE OF MEETING**

A meeting of the **BUTE AND COWAL AREA COMMITTEE** will be held in the **EAGLESHAM HOUSE, ROTHESAY** on **TUESDAY, 3 MARCH 2009** at **10:00 AM**, which you are requested to attend.

Nigel Stewart  
Director of Corporate Services

## **BUSINESS**

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES**
  - (a) Minute of Area Committee of 3 February 2009 (Pages 1 - 4)
  - (b) Minute of Traffic Order Hearing of 4 February 2009 (Pages 5 - 6)
- 4. COMMUNITY SERVICES**
  - (a) Rothesay Joint Campus Achievement Report 2008 (Pages 7 - 16)
- 5. OPERATIONAL SERVICES**
  - (a) Car Park Surplus Income (Pages 17 - 18)
- 6. CORPORATE SERVICES**
  - (a) Verbal Update: Dunoon - Gourock Ferry Service
- 7. PUBLIC AND COUNCILLOR QUESTION TIME**

## **8. DEVELOPMENT SERVICES**

- (a) Planning Application 08/00662/DET, Ecos Construction Ltd., 113 Marine Parade, Kirn, Dunoon (Pages 19 - 40)
- (b) Planning Application 08/01826/OUT, Mr Hugh Gibb, Land South West of Kyles View, Stronafian, Argyll (Pages 41 - 56)
- (c) Planning Application 08/01979/VARCON, Mr & Mrs C.R. Chisholm, Heronlea, High Road, Sandbank, Argyll (Pages 57 - 66)
- (d) Delegated Development Control and Building Control Decisions (Pages 67 - 74)

## **BUTE & COWAL AREA COMMITTEE**

Councillor Robert Macintyre  
Councillor Alister McAlister  
Councillor James McQueen  
Councillor Ron Simon  
Councillor Dick Walsh

Councillor Bruce Marshall (Chair)  
Councillor Alex McNaughton  
Councillor Len Scoullar (Vice-Chair)  
Councillor Isobel Strong

Contact: Shirley MacLeod, Area Corporate Services Manager

**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,  
DUNOON  
on TUESDAY, 3 FEBRUARY 2009**

**Present:** Councillor B Marshall (Chair)

Councillor A MacAlister	Councillor L Scoullar
Councillor A McNaughton	Councillor R Simon
Councillor J McQueen	Councillor I Strong
Councillor R Macintyre	

**Attending:** Shirley MacLeod, Area Corporate Services Manager  
David Eaglesham, Area Team Leader, Development Control  
John Duncan, Link Manager for Community Services  
Richard Gorman, Environmental Health Officer  
Mark Lodge, Senior Planning and Strategies Officer  
Caroline Sheen, Estates Surveyor  
John Irving, Planning Enforcement Officer  
Stewart Shaw, Head Teacher, Dunoon Grammar School

**1. APOLOGIES**

An apology for absence was intimated on behalf of Councillor J R Walsh.

**2. DECLARATIONS OF INTEREST**

None

**3. MINUTES**

**(a) MINUTE OF AREA COMMITTEE OF 13TH JANUARY 2009**

The Minute of the Area Committee of 13<sup>th</sup> January 2009 was approved as a correct record.

**4. PRESENTATION BY AREA CHAIR TO MR S DAVIDSON**

The Chair presented Mr S Davidson with a Quaich in recognition of his achievements in Sheep Dog Trials over a number of years.

**5. COMMUNITY SERVICES**

**(a) DUNOON GRAMMAR SCHOOL: ACHIEVEMENT REPORT 2008**

Members heard an informative presentation from Stewart Shaw, Head Teacher of Dunoon Grammar School on the major achievements of the school in 2007/08 including the SQA examination results for pupils who sat examinations in May/June 2008.

Decision

The Committee noted the continuing improvement in the performance of pupils and the commitment of staff in their examination successes and in the aspects of achievement across the school.

(Reference: Report by the Head Teacher, Dunoon Grammar School – submitted)

**6. CORPORATE SERVICES**

**(a) VERBAL REPORT ON DUNOON - GOUROCK FERRY SERVICE**

The Committee heard an update from the Area Corporate Services Manager on the Gourock/Dunoon Ferry Service.

Decision

The Committee noted the detail provided on this matter

**(b) BUTE & COWAL AREA PLAN**

Members heard from the Area Corporate Services Manager on the Bute & Cowal Area Plan.

Decision

The Committee agreed to the recommendation in the report by the Area Corporate Services Manager, and noted that the plan would be recommended for approval by the Council in February 2009 as part of the Council's budget setting process.

(Reference: Report by the Area Corporate Services Manager – submitted)

**7. PUBLIC AND COUNCILLOR QUESTION TIME**

Brian Chennell spoke on behalf of EnviroKirn about the amount of litter in Kirn during School lunch times. Stewart Shaw advised that he would be happy to meet a representative from EnviroKirn, the Environmental Warden and Councillors to discuss a solution to the problem.

Anne Gabriel, Dunoon Community Council asked for a definite date on when the Milton Burn Flood Prevention Scheme would start and was advised that preparatory work had already started.

Councillor Simon expressed his concern over the state of the roads in Marine Parade, Kirn and Rankin's Brae, Sandbank and was advised that the Assistant Roads & Amenity Services Manager would be attending the Business Day in February to update Members on these, and other matters.

John Duncan advised Members that he was the Link Manager for Community Services (Social Work) and if they had any queries or didn't know who to contact then to speak to him.

**8. DEVELOPMENT SERVICES**

**(a) REPORT ON LOCH LOMOND AND THE TROSSACHS NATIONAL PARK CONSULTATIVE DRAFT LOCAL PLAN**

The Committee heard from the Senior Planning and Strategies Officer on the Loch Lomond and The Trossachs National Park Consultative Draft Local Plan.

Decision

The Committee agreed to recommendation 2.2 in the report by the Senior Planning and Strategies Officer, and noted that the report would be referred to the Executive Committee on 19<sup>th</sup> February 2009.

(Reference: Report by the Senior Planning and Strategies Officer – submitted)

**(b) PLANNING APPLICATION 08/01513/DET, MR & MRS A BARKER, LAND BETWEEN TIGH NA RUEL AND LOCHHEAD COTTAGE, GLENDARUEL**

Councillor Simon intimated his apologies and left the meeting for this item.

Decision

The planning application be approved subject to conditions contained in the report by the Head of Planning Services.

(Reference: Report by the Head of Planning Services dated 15<sup>th</sup> January 2009 – submitted)

**(c) CHANGE OF USE APPLICATION 08/01759/COU, STEWART SHAW LTD, YARD 4A COLBECK PLACE, COLBECK LANE, ROTHESAY, ISLE OF BUTE**

Decision

The change of use application be approved subject to conditions contained in the report by the Head of Planning Services and with the inclusion of an additional condition:-

Storage of building materials within this yard should not take place above a height of 2.5m.

(Reference: Report by the Head of Planning Services dated 26<sup>th</sup> January 2009 – submitted)

- (d) **NON-MATERIAL AMENDMENT 08/01995/NMA, HEATHER MONTEITH, FLAT 4, CRAIGIENURE FLATS, SHORE ROAD, INNELLAN**

Decision

The non-material amendment be approved subject to conditions contained in the report by the Head of Planning Services.

(Reference: Report by the Head of Planning Services dated 26<sup>th</sup> January 2009 – submitted)

- (e) **DELEGATED DEVELOPMENT CONTROL AND BUILDING CONTROL DECISIONS**

The Committee noted Delegated Development Control and Building Control Decisions made since the last meeting.

**9. EXEMPT ITEMS**

- (a) **LEASE OF SITE AT DUNOON STADIUM**

Members heard from the Estates Surveyor on the lease of a site at Dunoon Stadium.

Decision

The Committee agreed to support the request made to the Council, subject to detailed agreement on current terms and conditions.

(Reference: Report by the Head of Legal and Protective Services dated 26<sup>th</sup> January 2009 and 3<sup>rd</sup> February 2009 – submitted and tabled)

- (b) **ENFORCEMENT REPORTS**

Decision

Enforcement Reports:-

08/00261/ENFOTH1 – No further action

08/00195/ENFOTH – No further action

Quarterly Enforcement Report – Noted

**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,  
DUNOON  
on WEDNESDAY, 4 FEBRUARY 2009**

**Present:** Councillor B Marshall (Chair)

Councillor A MacAlister  
Councillor A McNaughton  
Councillor J McQueen

Councillor L Scoullar  
Councillor R Simon

**Attending:** Shirley MacLeod, Area Corporate Services Manager  
Alan Kerr, Network and Environment Manager  
Paul Farrell, Technical Officer

Stuart McLean, Strathclyde Fire & Rescue – Consultee

Mrs Marion Mooney – Objector  
Mr John Mooney – Objector

**1. APOLOGIES**

Apologies for absence were intimated on behalf of Councillors R Macintyre, I Strong and J R Walsh.

**2. DECLARATIONS OF INTEREST**

None

**3. TRAFFIC ORDER HEARING**

The Chair introduced the Members of the Area Committee, and welcomed the Director of Operational Services' representative, the consultees and objectors to the Traffic Order Hearing. The Area Corporate Services Manager outlined the purpose of the Hearing which was to allow all interested parties to state their case to the Area Committee, and for Members to debate the merits of the case and reach a decision on the Traffic Order.

Paul Farrell spoke on the proposed traffic order saying the 20mph on the Glenbranter back road will make it safe for children, and is also in line with the Scottish Governments "Safer Routes to Schools" initiative. The 30mph on the Succoth road will also improve safety for users going to and from the new sports field. The 30mph on the Glenbranter A815 section to the south is proposed to allow vehicles to enter the road at an appropriate speed. Paul Farrell asked that the Traffic Order be approved.

Stewart McLean said that Strathclyde Fire and Rescue had no objections to the Traffic Order.

The Area Corporate Services Manager read out a statement from Gordon Donaldson of the Forestry Commission. He advised that the Forestry Commission would continue to use the road for timber haulage and the Traffic Order will not impact on this, and therefore Forestry Commission had no

comment to make.

Mrs M Mooney advised that their main objections were contained in the letters submitted.

Mr J Mooney said that they are concerned about the safety of children because they will have to cross a 40mph road to get to the playing fields from the school. Mr Mooney said that the Order had not been thought up properly and if you looked at the scheme in Arrochar the 30mph limit is throughout the town. Mr Mooney said that with all the different signs it would confuse drivers. Mr Mooney spoke on new houses and the amount of water and debris that was coming off their driveways onto the carriageway which is a road hazard. He spoke on urban development and self build houses that cause a lot of large traffic on the roads and asked that the Traffic Order be rejected.

The Chairman then invited questions from Members of the committee.

Members asked questions on whether Mr Mooney had objected to the Local Plan, the reasons behind the implementation of the speed limits, an explanation into proposed development, the amount of signs that will be erected, the average speeds of cars and the 20mph area and signage.

The Chairman then invited the speakers to sum up.

Paul Farrell asked that the Traffic Regulation Order be approved adding that Operational Services are statutory consultees for planning applications and they insist on a sealed surface to prevent debris going onto the road, drainage to stop water going onto the road and a maximum gradient of 5% at driveway entrances.

Stuart McLean had no further comments.

Mr Mooney said that the road was breaking up because of the large vehicles using it. Mr Mooney felt that the Order had not been well thought out and this was very disturbing to see. He said that he did not trust average speed limits because he did not know how detailed the information was. Mr Mooney thanked the Committee for letting him speak.

The participants confirmed they had each had a fair hearing.

### Decision

The Committee unanimously approved the Argyll and Bute Council Routes C57 Glenbranter Back Road and U12 Succoth Road (30mph and 20mph Speed Limit) (Amendment) Order 200\_



**ARGYLL & BUTE COUNCIL****BUTE AND COWAL AREA  
COMMITTEE****CORPORATE SERVICES****3 MARCH 2009**

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**ROTHESAY JOINT CAMPUS: ACHIEVEMENT REPORT 2008****1. SUMMARY**

A report on the performance of all Argyll and Bute pupils in the Scottish Qualifications Authority (SQA) examination results was presented to the Strategic Policy Committee on the 20 November 2008.

This report, presented by the Principal, Ms Wendy Brownlie, outlines the major achievements of the school in 2007/8 and includes the SQA examination results for pupils who sat examinations in May/June 2008. The results are based on pre-appeal data.

**2.RECOMMENDATIONS**

The Area Committee are asked to note the strong performance of pupils and the commitment of staff in their examination successes and in the wider aspects of achievement across the school.

**3. DETAILS**

The details are included in the attached report from the school.

**4. IMPLICATIONS**

<b>Policy:</b>	None
<b>Financial:</b>	None
<b>Personnel:</b>	None
<b>Equal Opportunities:</b>	None

For further information contact: Ms Wendy Brownlie, Principal  
Rothesay Joint Campus

Telephone: 01700 503367

## **Rothesay Academy Report on Achievement - Session 2007-2008**

Session 2007/2008 was another successful year for Rothesay Academy. The school moved into our fantastic new Joint Campus and began the journey to become: **'One Community, One Campus, One School'** in which each individual has respect and support from fellow pupils, staff, parents and the community where their strengths and aspirations are encouraged and their achievements recognised.

The continuing success of School of Ambition, which has brought measurable changes for both staff and pupils, combined with the numerous other achievements over the year is testimony to the hard work and dedication of our whole extended staff team, pupils and wider school community who are continuing to work together for the benefit of our young people.

### **Plans for 2008/2009**

To help us achieve our vision outlined above, an important priority for 2008/2009 will be to recruit people of the highest calibre into our new Senior Leadership Team structure across Campus. This is a structure which will ensure that we in Rothesay Joint Campus are well placed to implement the principles and aspirations of Curriculum for Excellence and deliver a seamless 3-18 curriculum which will effectively meet the needs of all of our young people in one Community, one Campus, one School.

Another priority to support implementation of Curriculum for Excellence is to develop further cross-sectoral teaching. Sharing best practice from the primary and secondary sectors, whilst allowing primary pupils to work with a wider range of teaching staff and begin to minimise the number of teachers working with first and second year pupils.

Other priorities for 2008/2009 will emerge from a Cluster Strategic Plan which will be created following consultation with staff across all Bute Schools.

We will also continue to work towards our agreed School of Ambition Priorities.

## ATTAINMENT

In Rothesay Academy attainment is measured in a variety of ways. In English and Mathematics, national tests are applied and figures are provided for attainment levels in these subjects at the end of S2.

In years 4, 5, and 6 pupils sit external examinations organised by the Scottish Qualifications Authority and cumulative data for pupil attainment in these examinations is provided.

### 5-14 attainment in S2 in 2008

The percentage of the S2 roll attaining or exceeding the 5-14 Level E was as follows:

	School (%)	Authority (%)	Comparator Authorities (%)
Reading	78	72	67
Writing	71	59	54
Mathematics	57	70	62

### SQA results 2008

The percentages of pupils gaining the National Qualifications shown were as follows:

	School (%)	Argyll & Bute (%)	Scotland (%)
By the end of S4:			
English and Maths Level 3	94	86	81
5+ Level 3 (SG foundation or equiv.)	93	91	89
5+ Level 4 (SG general or equiv.)	77	80	74
5+ Level 5 (SG credit or equiv.)	24	34	33
By the end of S5:			
1+ Level 6 (Higher)	38	44	38
3+ Level 6 (Higher)	18	24	22
5+ Level 6 (Higher)	05	10	09
By the end of S6:			
3+ Level 6 (Higher)	05	14	13
5+ Level 6 (Higher)	00	00	00
1+ Level 7 (Advanced Higher)	03	12	12

In addition, the government's National Priorities for Education framework requires reporting on the cumulative successes of pupils by the end of S6. This analysis adds together all examination achievement of all pupils by the end of S6, i.e. an addition of all successes achieved in S4, S5 and S6. The measure is a three-year average, 2006-2008.

	School (%)	Argyll & Bute (%)	Scotland (%)
5+ Level 3 (SG foundation or equiv.)	94	95	91
5+ Level 4 (SG general or equiv.)	78	85	79
5+ Level 5 (SG credit or equiv.)	45	53	48
3+ Level 6 (Higher)	25	32	30
5+ Level 6 (Higher)	15	20	19

(above data from Standard Tables and Charts, Scottish Executive, 2008, pre-appeal)

### Key Features

The pre-appeal SQA results include some notable performances by individuals as well as increased quality of S4 standard Grade awards in:

- English at grade 1 by 4%
- Mathematics at grade 1 by 8%
- Chemistry at grades 1 and 2 by 15%
- Craft and Design at grades 1 and 2 to 100% of presentations
- French at grades 1 and 2 by 6%
- Geography at grades 1 and 2 by 24%
- PE at grades 1 and 2 by 17%
- Physics at grades 1 and 2 by 3%

In S5 notable subject pass rates at level 6 (Higher) include:

- Music 100%
- PE 100%
- Art 71%
- Biology 71%
- French 80%
- Mathematics 75%
- 

Overall, 83% of Higher presentations resulted in a pass (A-C), 21% at A.

In S5/6 there were 80 Intermediate 2 awards, 21 of which were at A. Almost every pupil in S4 achieved at least 5 awards at level 3. This is a reflection of a high level of support offered to pupils within a flexible curriculum which we tailor to meet individual needs.

Our evidence-based target setting process is well embedded. We continue to use this along with mentoring approaches as a means of raising attainment.

Pupil engagement has been strengthened through use of co-operative learning approaches. We have trained every member of staff in these techniques.

All departments have reviewed results in detail with the Head of Learning and Teaching Secondary, the Principal and other senior leaders and have agreed strategies to address any identified areas for improvement in SQA results.

In session 2008/2009 some S5 pupils will be involved in a Mentoring programme where in addition to normal departmental monitoring, each pupil will meet with a mentor from the Senior Leadership Team to review progress and discuss any support required.

## **School of Ambition**

We have continued to progress the 3 main themes within our bid and transformational plan.

These themes are:

- Attainment and Achievement
- Pupil Support
- Building on Excellence
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The attainment and achievement theme has been developed extensively through a whole teaching staff commitment to cooperative learning which continues to secure effective learning and teaching whilst also impacting positively on ethos.

The breakfast clubs have been running for 18 months and are seeing numbers in excess of 50 pupils every Tuesday and Thursday. Our young people enjoy activities such as football, swimming, use of the fitness suite, boxercise and cheerleading. After this they help themselves to a healthy breakfast.

The school football team is going from strength to strength. In August 21 boys went to London to attend the respected David Beckham Academy. The boys trained for 3 days at the Academy where they were put through their paces by some of England's top coaches. Each pupil received a certificate of attendance and a medal. The boys were handed their awards by David's father.

The school has been running coaching academies for the pupils in 5 and 6 year. These have included football, shinty, badminton and basketball. This allowed the pupils to gain some valuable experience and qualifications to take forward as they look to their future.

13 pupils attended the Columba 1400 Leadership Academy. This was an experience of a lifetime for the pupils who developed various leadership skills. The pupils will be using these to feed back into the school over the coming months to develop our very own Youth Leadership Academy.

The Art department purchased laptops, webcams and video editing software and is making changes within the Art Curriculum piloting a Moving Image approach to the Critical element of the course, allowing pupils to produce their own short

documentary style films as an alternative to traditional essay writing. Such work encourages co-operative group learning, instills individual accountability, and can potentially provide quality revision resources that can be shared by all.

In Music Schools of Ambition has facilitated the purchase of instruments to aid in the Standard Grade performance exams.

External seating in the courtyard has been provided through School of Ambition to allow a comfortable and sociable atmosphere for our young people during break periods.

The school is able to share pupil achievement and important notices through LCD screens in the social area and the main entrance.

Our dedicated Youth Worker, working in partnership with our Campus Police Officer, has made a difference to the education and lives of all pupils, including some of our most vulnerable youngsters, through working with them both on Campus and in the wider community. We now have clear plans to employ a part time Emotional and Mental Health Worker in partnership with Argyll and Clyde Health Board.

### **Parent Council**

The school continues to benefit from a close working relationship with our Parent Council in terms of the Parental Involvement Act. This group also now undertakes fundraising activities in order to support the work of the school in a more practical way.

### **Music**

The Swing Band undertook a small tour, giving demonstration performances in Strachur and Inverary Primary Schools and two performances at the Loch Fyne Food Fayre. They recorded two CDs, one recorded in Trinity church and the other recorded live at the Bute Jazz Festival where they gave two performances to full capacity audiences.

The Concert Band performed and led the singing in the annual children's carol service on Bute, while 12 students made up a band for the school production of "Me and my Girl", performing from professional band scores.

Six of our music pupils also participated in Argyll Rhapsody, performing in Oban and Dunoon whilst four pupils represented the school in Argyll and Bute Schools Concert band course at Castle Toward. This group gave two performances locally and performed at the National Youth Orchestra festivals in Edinburgh and Glasgow.

## **Art**

Pupils have been involved in various art projects:

- A Loch Lomond Art weekend for S4 and S5 in March.
- S5 participated in a seminar with Colin McPherson a photo journalist.
- In August S2 pupils worked with Beach Watch Bute to create sea life banners.
- An S2 pupil produced the winning logo design for Bute FM.
- During September S3 participated in a seminar and site visit to Mansfield Place with an architect from Fyne Homes.
- The department took a stall at Mount Stuart for the "Eat Bute" event.
- S5 pupils participated in the Argyll Rhapsody photographic event, producing some spectacular work.

## **Library Resource Centre**

Our Librarian organises a number of events and displays throughout the year to promote reading and use of our Resource Centre. This year these included: World Book Day celebrated under the theme of Fantasy and Fairytales; 'Talk like a pirate' day that involved all of our associate primaries; and 'Reading around the world', a literacy initiative for first year pupils.

## **Physical Education and Activities**

The department has continued to benefit from the excellent facilities offered by the Campus and the greater range of activities that we are able to offer. Results gained by pupils in the 2008 SQA exams were very positive and the department is keen to maintain and indeed improve upon those results.

A large number of pupils have represented the school in Athletics, Cross Country, and the Youth Games.

## **Attendance**

We continue to take a proactive approach to managing attendance, working very closely with our attendance officer, social work, Campus Officer and parents/carers to ensure that pupil attendance improves.

## **Achievements and notable events our fantastic pupils were also involved in:**

- A Scottish Opera Workshops and attended an evening recital;
- A visit to a performance by the Royal Scottish National Opera in the Royal Concert Hall;
- Developing a new and successful guitar club for players of all abilities.

## **Home Economics**

Our Home Economics Department has been busy with a large number of initiatives. One pupil reached the regional final of the Rotary Young Chef Competition held in Edinburgh whilst another qualified for the Springboard Future Chef local heat in Oban.

A group of pupils participated in the Bute Healthy Living Initiative in the Pavilion. As a thank you for funding from the Meat Marketing Board, Hospitality pupils prepared and cooked a BBQ for farmers visiting Plan Farm.

Hospitality pupils also participated in associate primary St Andrew's Burns Supper, by cooking and serving the food.

Almost all second year pupils passed their Royal Environmental Health Institute of Scotland Elementary Food Handlers Certificate.

### **Mathematics**

In March the department was privileged to have master classes run by Brian Logan who is on the SQA team and has written several text books for Maths. This visit was really helpful and gave pupils hints on how to improve their grades.

Four pupils represented the Academy at the Maths Enterprise competition, competing against other Argyll and Bute schools. Sixty pupils entered the UK Mathematical Challenge at Intermediate and Junior level, gaining 14 bronze and 4 silver awards.

One of our pupils reached the final presentation stages of the Chartered Management Institute Programme.

### **Business Management Staff Training**

In January all teaching staff attended three days training in Cooperative Learning Strategies. This was followed up with a one day recall in June.

### **Campus Garden**

During the year pupils from across Campus worked closely with the community to develop our campus garden. It includes a modular seat designed and made by a local craftsman in conjunction with pupils from the academy. The seat has sensory plants at either end for visitors to the garden to enjoy as they take a break.

A huge amount of work has been put in by lots of people from the community on the vegetable garden and it will enable pupils to grow their own vegetables and eat them in the canteen.

The garden featured on Beechgrove Garden in September.

### **Young Scot of The Year**

The Academy were extremely proud when a young pupil was announced as young Scot of The Year for her work in Malawi with David Hayman's Charity Spirit Aid. She was responsible for establishing Spirit Aid as our nominated charity for which we have raised £3000 this session alone. Our young pupil travelled to Malawi with David Hayman to participate in



the construction of a soup kitchen which our fundraising made possible.

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**ARGYLL & BUTE COUNCIL    BUTE & COWAL AREA COMMITTEE**  
**OPERATIONAL SERVICES**  
**ROADS & AMENITY SERVICES**

**3 MARCH 2009**

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**CAR PARK SURPLUS INCOME**

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**1. SUMMARY**

- 1.1 This report advises that there is £20,000 surplus parking income available for allocation by the Area Committee.

**2. RECOMMENDATIONS**

- 2.1 Members advise the Network & Environment Manager as to the suitability of the proposed schemes in order that they can be progressed. I have been advised that it is most unlikely this revenue funding would be carried forward to next financial year.
- 2.2 That the Members approve the projects identified in paragraphs 4.1 to 4.6.

**3. BACKGROUND**

- 3.1 The following projects are such that material purchase can be achieved this financial year.

**4 DETAIL**

Proposed schemes are listed below:

**4.1 Scheme 1: 30mph extension B839 & C6 Lochgoilhead and Carrick Roads. Estimated Cost £4,500.**

This traffic regulation order to extend the 30mph limits has recently been processed and it is proposed to purchase necessary signage and complete installation as soon as labour resources permit.

**4.2 Scheme 2: Lazeretto Ferry Road. Estimated Cost £1,500.**

This traffic regulation order to promote a one way system is near completion and it is proposed to purchase necessary signage and complete installation as soon as labour resources permit.

**4.3 Scheme 3: A886 Ettrickdale Bay, Estimated Cost £3,000.**

This traffic regulation order to extend the 40mph limits is near completion and it is proposed to purchase necessary signage and complete installation as soon as labour resources permit.

**4.4 Scheme 4: Pilot Street Car Park, Estimated Cost £3,000.**

The pedestrian access to Pilot St Car Park requires repair and it is proposed to create an additional area of hard standing for motor cycle parking.

**4.5 Scheme 5: Temporary mandatory 20mph zone, Glenbranter Back Road. Estimated Cost £7,000.**

Provide solar powered signs for above scheme since recent appeal hearing approved traffic order proposal. This will provide a temporary 20mph limit outside the primary school.

**4.6 Scheme 6: Purchase of lining materials, Estimated Cost £1,000.**

The balance of the £20,000 and any potential shortfall in expenditure due to labour availability will be used to purchase lining materials.

**5 CONCLUSION**

5.1 These schemes are appropriate for the allocation of car park surplus income.

**6. IMPLICATIONS**

6.1	Policy	Car park surplus income allocation requires approval.
6.2	Financial	Funding is identified from the car parking budget.
6.3	Personnel	None.
6.4	Equalities Impact Assessment	None.
6.5	Legal	None

For further information contact Alan Kerr (01436 658877)

**DEVELOPMENT SERVICES**  
**PLANNING APPLICATION REPORT**  
**Bute and Cowal Area Committee**

Ward Number - 6 Cowal  
 Date of Validity - 8<sup>th</sup> April 2008  
 Committee Date - 3<sup>rd</sup> March 2008

**Reference Number:** 08/00662/DET  
**Applicants Name:** Ecos Construction Ltd.  
**Application Type:** Detailed  
**Application Description:** Erection of new children's home and residential development for 34 dwellinghouses, 52 flats and conversion of Dunclutha House to form 3 flats with an overall provision for 25 % affordable housing.  
**Location:** 113 Marine Parade, Kirn, Dunoon

### **(A) THE APPLICATION**

#### **(i) Development Requiring Express Planning Permission**

- Erection of new children's home (single storey) with car parking and garage;
- Erection of 34 dwellinghouses (12 semi-detached, 22 detached) with associated car parking;
- Erection of 3 flatted blocks (total of 52 flats) with associated parking courts (Block A – 28 flats, Block B – 12 flats, Block C – 12 flats);
- Provision of 24 (25%) affordable units within flatted Blocks B and C;
- Conversion of Dunclutha House to form 3 flats (no details submitted);
- Formation of new vehicular access from Marine Parade and James Street;
- Formation of internal access roads with visitor car parking;
- Formation of communal open space areas, landscaping, tree planting and boundary treatment;
- Retention and enhancement of existing woodland;
- Provisions of 2 children's play areas;
- Provision of external bin storage areas

#### **(ii) Other specified operations.**

- Connection to public sewer and water supply;

### **(B) RECOMMENDATION**

Having due regard to the Development Plan and all other material considerations it is recommended that detailed planning permission be granted subject to the conditions and reasons attached.

### **(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

#### **(i) Development Plan Context:**

In the Cowal Local Plan 1993 (adopted 1995), the application site is located within the settlement of Dunoon mostly within the Marine Parade Townscape Policy Area. While the application site (5.29 ha) is not included within the schedule of allocated sites covered by policy HO6 'Housing Land Allocation', it is considered that it is redevelopment of a brownfield site related to the existing built form and subsequently consistent with policy HO8 'Infill, Rounding-Off and Redevelopment'. The proposal is also covered by policies BE4 'Townscape Policy Areas' and TR5 'Parking Guidelines'.

In the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), the application site is located within the main town settlement of Dunoon and covered primarily by policies ENV 19 'Development Setting, Layout and Design'; ENV14 'Development in Special Built Environment Areas', HOU1 'General Housing Development', and HOU2 'Provision of Housing to meet Local Needs including Affordable Housing Provision.

The proposal is considered to be consistent in terms of policies STRAT DC1 and HO1 of the Argyll and Bute Structure Plan 2002 that allow for large scale housing development within the settlements.

Given all of the above, it is considered that the proposed development is appropriate redevelopment of a 'brownfield' windfall site that is consistent with the scale and immediate settlement pattern, and would not unduly impact on the amenity and privacy of neighbouring properties. The design of the houses and flats together with proposed materials are considered to be acceptable in this location. The proposal will result in a new children's home being built to replace the existing facility within Dunclutha, where the existing building will be largely retained and converted into 3 flats that will provide a traditional focal point to the overall development. Additionally the proposed development will result in the provision of two blocks of 'affordable' flats.

For these reasons the proposal is considered to accord with policies contained in the Argyll and Bute Structure Plan, the adopted Cowal Local Plan, the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008) and National Guidance.

**(ii) Representations:**

Letters of objection and representation have been received from 12 individuals. However, 3 of these relate to procedural matters or requests for further information or clarification. The planning concerns raised by the 9 objectors have been taken into account during the process of this application and have been addressed in this report.

**(iii) Consideration of the Need for Discretionary or PAN 41 Hearing:**

Given that the proposal has not attracted a substantial body of objection, a hearing is not required.

**(iv) Reasoned Justification for a Departure to the Provisions of the Development Plan.**

The proposal is consistent with both the Development Plan and the Finalised Local Plan.

**(v) Is the Proposal a Schedule 1 or 2 EIA development:**

No

**(vi) Does the Council have an interest in the site:**

Yes. The application site is owned by the Council and Dunclutha House children's home is run by the Council's Social Work Department. The new children's home will form the replacement for Dunclutha House.

**(vii) Need and Reason for Notification to Scottish Ministers.**

Whilst the Council has an interest in the site there is no need to notify Scottish Ministers as the proposal is not a Departure and given that there has not been a "substantial" body of objection.

**(viii) Has a sustainability Checklist Been Submitted:**

Yes

**Angus J Gilmour**

**Head of Planning**

**Author:** Brian Close/Arlene Henderson

**Date:** 29<sup>th</sup> January 2009

**Reviewing Officer:** Neil McKay

**Date:** 16<sup>th</sup> February 2009

**NOTE:** Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 08/00662/DET**

1. That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

*Reason : Pursuant to Sections 58 of the Town and Country Planning (Scotland) Act 1997.*

2. The 24 Affordable Housing Units shall be provided on site in accordance with the phasing plan agreed as shown on drawing no 07.143.15C. from Thomson Dawes dated 02.02.2009. After completion of the mainstream houses in Phase 3, no work shall commence on Phase 4 until the 25 % Affordable Housing Units relative to Phase 3 (affordable housing zone 2) has been completed. Similarly, after completion of the main stream houses in Phase 4, no work shall commence on Phases 6 and 7 until the 25 % Affordable Housing Units relative to Phase 5 (affordable housing zone 1) has been completed, unless otherwise agreed in writing by the Planning Authority. The mechanism for providing the Affordable Housing will be through a Registered Social Landlord (RSL) or, subject to agreement with the planning authority in writing, one of the alternative options set out in the Councils Development Plan Policy Guidance relating to Affordable Housing.

*Reason: To ensure the affordable element is secured on site in accordance with the provisions of Policy LP HOU2 of the Post Inquiry Modified Argyll and Bute Local Plan and Planning Advice Note (PAN) 74: Affordable Housing.*

3. Notwithstanding the provisions of Class 1 of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the side elevations of the proposed dwellinghouses on plots 1 – 5 and plots 9 – 37 shall not be altered in any way including the formation of any opening without an express grant of planning permission from the Planning Authority.

*Reason : To prevent overlooking and in the interests of the residential amenity of the adjacent properties and in accordance with Policy ENV 19: Development, Setting, Layout and Design of the Finalised Argyll and Bute Local Plan.*

4. All landscaping and tree planting/retention works shall be implemented in accordance with the provisions shown on 1:500 Landscape Masterplan drawing ref. LO1 Rev H in accordance with the phasing plan shown on drawing no. 07.143.15C from Thomson Dawes dated 02.02.2009. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding season following the commencement of the development in the agreed phase unless otherwise agreed in writing with the Planning Authority.

*Reason: To ensure the implementation of the landscaping.*

5. Any trees or plants within a period of ten years from the completion of the development die, for whatever reason, or having been damaged shall be replaced in the next planting season with others of the same species, unless otherwise agreed in writing with the Planning Authority.

*Reason: To ensure the maintenance of the landscaping scheme required by condition 4 above.*

6. Prior to any site works commencing, full details of a scheme to protect the trees that are to be retained within the site as shown on the approved Landscape Masterplan drawing ref. LO1 Rev H from TGP Landscape Architects shall be submitted to and approved in writing by the Planning Authority. No trees identified for being retained shall be felled, lopped, topped or removed without the prior written consent of the Planning Authority.

*Reason: In order to protect the existing woodland area and other trees within the site in accordance with Policy ENV 7: Development Impact on Trees/Woodland of the Finalised Argyll and Bute Local Plan.*

7. Development shall not begin within individual phases until samples of materials to be used within that phase (on external surfaces of the buildings) including harling and windows and for the construction of hard standings, walls and fences or other boundary treatment has been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing, with the Planning Authority.

*Reason: In order to integrate the development into its surroundings and in accordance with the provisions of policy ENV19.*

8. The agreed method of on-site disposal of surface water drainage including Sustainable Urban Drainage Systems as shown on approved Drainage Strategy drawing no. S100854/01 Rev C for any individual phase of development shall be fully implemented and operational prior to the occupation of any



development in that phase. No phase of the development shall be occupied until the agreed drainage system for that phase has been fully provided.

**Reason:** *To ensure the site is adequately drained to meet Best Management Practice and to prevent pollution of watercourses in accordance with Policy SERV 2: Sustainable Urban Drainage Systems of the Finalised Argyll and Bute Local Plan.*

9. Prior to commencement of any development a detailed construction method statement for this site shall be submitted to and agreed in writing with the Planning Authority, in consultation with the Scottish Environment Protection Agency. This method statement shall address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final SuDS.

**Reason:** *In order to prevent potential pollution of the water environment in accordance with Policy SERV 2: Sustainable Urban Drainage Systems of the Finalised Argyll and Bute Local Plan..*

10. Prior to work starting on each individual phase the developer shall provide the Planning Authority with written proof from Scottish Water of the public mains water and drainage connections for that phase.

**Reason:** *In the interests of public health and in order to ensure that adequate drainage and water provision is available for the site.*

11. Prior to the commencement of any works on site, full details shall be submitted for the proposed detention pond and associated landscaping works in front of Block 'A' (open space area 07 shown on drawing no. 07.143.15C from Thomson Dawes dated 02.02.2009).

**Reason:** *In the interests of providing a detention pond capable of supporting the approved SuDs and to integrate it with its surroundings and to provide any safety or other barriers as may be required.*

12. All works required for the provision of the play area(s) shall be completed in accordance with the details contained within drawing no. 07.143.15C from Thomson Dawes dated 02.02.2009 which shall comply with the provisions of BS5696 (Play Equipment Intended for Permanent Installation Outdoors).

**Reason:** *In the interests of public health and safety and to ensure compliance with the standards contained in BS 5696 (Play Equipment Intended for Permanent Installation Outdoors).*

13. Prior to work starting on site details of a factoring scheme to cover the maintenance of all open space, woodland, play areas, landscaping and associated footpaths and terracing behind plots 19-25 shall be submitted to and approved in writing by the Planning Authority. This factoring agreement shall make specific reference to the inspection intervals for all areas covered by the scheme and for their ongoing maintenance.

**Reason:** *In order to secure the long term maintenance of all open space, woodland, play areas, landscaping and associated footpaths and terracing behind plots 19-25.*

14. No works in connection with the development hereby approved shall take place unless a Waste Management Plan for the site has been submitted to and approved in writing by the Planning Authority in consultation with Protective Services and the Scottish Environment Protection Agency. This plan shall include details of the arrangements for the storage, including the design and location of all bin stores together with the separation and collection points for waste from the site or roadside collection points, including provisions for the safe pick-up by refuse collection vehicles. The approved Waste Management Proposals shall be carried out in accordance with the approved scheme.

**Reason:** *To ensure that waste from the proposed site is dealt with in a sustainable manner in accordance with the National Waste Strategy for Scotland and the Area Waste Plan for Argyll & Bute.*

15. The access from James Street and from Marine Parade serving houses 36 and 37 shall be a Road over which the public has a right of access in terms of the Roads (Scotland) Act 1984, and shall be constructed in consultation with the Council's Area Roads Manager, unless the prior consent for variation is obtained in writing from the Planning Authority.

**Reason:** *In order to ensure that provision is made for a service "road" commensurate with the scale of the overall development and having regard to the status of the proposed access as a residential service road.*

16. Prior to work starting on any development taking access from James Street, the vehicular access to James Street shall be formed with sightlines of 42 X 2.4 metres in each direction measured from a 2.5 metres setback from the centreline of the proposed access. No obstruction to visibility shall be permitted thereafter within these visibility splays above a height of 1.0 metres from the level of the highway edge.

**Reason:** *In the interests of road safety and to ensure that appropriate sightlines can be achieved and maintained.*

17. Prior to work starting on Block A, a vehicular access shall be formed onto Marine Parade with sightlines of 42 x 2.4 metres in each direction from a 2.5 metres setback from the centreline of the proposed access. No obstruction to visibility shall be permitted thereafter within these visibility splays above a height of 1.0 metres from the level of the highway edge.

**Reason:** *In the interests of road safety and to ensure that appropriate sightlines can be achieved and maintained.*

18. The gradient of any driveway shall not be greater than 5% for the first 5 metres and shall have a sealed surface for the first 5 metres and a gradient of no greater than 8% for the remainder of the driveway.

**Reason:** *In the interest of road safety.*

19. Prior to work starting on any phase involving the formation of a driveway, details of the access to each dwellinghouse in that phase which shall be constructed with a system of surface water drainage to prevent surface water being discharged onto the public highway or footpaths shall be submitted to and approved in writing by the Planning Authority. Thereafter the driveways shall be constructed and maintained in accordance with the approved details.

**Reason:** *To prevent surface water from being discharged onto the public highway in the interests of road safety.*

20. Prior to work starting on site the visibility splays at the Marine Parade and James Street accesses shall be cleared of obstructions over one metre in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over one metre in height to the satisfaction of the Planning Authority.

**Reason:** *In the interests of road safety.*

21. The development hereby permitted shall not come into use until such time as dropped kerbing has been provided at the Marine Parade and James Street accesses to the satisfaction of the Planning Authority.

**Reason:** *To ensure that appropriate provision is made for safe passage of pedestrians and other road users in the interests of highway safety.*

22. The development granted permission shall not be occupied until space has been laid out within the site for vehicle turning areas, so that vehicles may enter and leave the site in forward gear, details of which shall have been agreed in writing by the Planning Authority, prior to work starting on site.

**Reason:** *In the interests of Road Safety.*

23. Parking shall be provided in accordance with the current parking standards which require provision of 1 space per 1 bedroomed property, 2 spaces per 2/3 bedroomed property and 3 spaces for 4 and above bedroomed properties. 0.25 spaces per unit shall be provided for visitor parking throughout the development and all parking bays shall be a minimum of 5 x 2.5m.

**Reason:** *To ensure adequate provision of parking in the interest of road safety.*

24. Prior to any construction works on the type G dwellinghouses full details (in respect of design and materials) of all proposed garages for all Type G dwellinghouses (as shown on 1:500 Site Plan ref. 07.143.03\_G) shall be submitted to and approved in writing by the Planning Authority.

**Reason:** *No such details have been submitted and are required in order to integrate the proposal with the site in accordance with Policy ENV/19 of the Finalised Argyll and Bute Local Plan.*

25. This permission does not carry with it any consent for the demolition or alteration of Dunclutha House or its outbuildings.

**Reason:** *For the avoidance of doubt as no such details have been submitted.*

26. Prior to any construction works on site, involving access being taken from Marine Parade or James Street full details of a public art scheme(s) or entrance features at the entrance to Block A on Marine Parade and main entrance onto James Street and within the development, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved public art features shall be implemented for the relevant phase prior to starting work on the next phase. The phases referred to being those detailed in condition 2 above.

**Reason:** *In the interest of visual amenity and to create a sense of place in accordance with Policy ENV 20: Public Art of the Finalised Argyll and Bute Local Plan.*

27. Prior to the commencement of any works to clear the site, full details of the method of the treatment and subsequent removal of the large areas of Japanese Knotweed (*Fallopia japonica*) on the application site, shall be submitted to and approved in writing by the Planning Authority. All removal

and clearance operations shall be carried out in accordance with such agreed course of action, unless consent for variation is obtained in writing from the Planning Authority.

**Reason:** *In the interests of residential amenity and to control the spread of this pernicious weed.*

28. Prior to the commencement of the development, full details of the intended methods of dust suppression measures shall be submitted to and approved in writing by the Planning Authority in respect of dust and particulate contamination in the immediate locality of the works. Such details as are approved shall be utilised during the course of construction works.

**Reason:** *In order to prevent the adjoining dwellinghouses, other premises and land uses being affected by an unacceptable level of dust pollution.*

29. Unless the prior written consent of the Planning Authority is obtained for variation, all external lighting units within the site shall be operated, positioned and angled to prevent any glare or light spillage outwith the boundaries of the site, having regard to the Institute of Lighting Engineers Guidance.

**Reason:** *In order to avoid the potential of light pollution infringing on surrounding land uses/properties.*

30. No development shall commence on individual phases until details of the location of construction compounds for that phase and location of vehicular wash-down area(s) (which shall be close to the boundary of the works) has been submitted to and approved in writing by the Planning Authority. No demolition, construction or any associated infrastructure works shall commence on each phase until the vehicular wash-down area(s) has been brought into use which shall be retained in the approved location for the duration of each phase and until the final completion of each phase unless the prior written consent of the Planning Authority is obtained for variation.

**Reason:** *To prevent contamination on the public roads and in the interests of road safety.*

31. Prior to any work starting on site the applicant shall submit a red squirrel survey together with any mitigation measures which will identify the presence or otherwise of any red squirrels within the site or that use the site. Such a survey shall be drawn up in consultation with the Council's biodiversity officer and shall include any mitigation measures that are required in order to ensure that the red squirrels within the site or using the site are not prejudiced.

**Reason:** *In the interests of safeguarding the habitat of a protected species in accordance with Policy ENV 6: Habitats and Species of the Finalised Argyll and Bute Local Plan.*

32. Prior to the occupation of either plot 36 or 37 the existing access serving Dunclutha House shall be closed off immediately at a point past plot 36. Prior to closing off the access full details of the means of closure and associated turning space shall be submitted to and approved in writing by the Planning Authority.

**Reason:** *In the interests of road and public safety.*

#### **INFORMATIVES: 08/00662/DET**

- (i) *The Area Roads Manager has advised that the development will require Construction Consent (S21), Road Bond (S17) and a Road Opening Permit (S56). The Scheme will be subject to traffic calming measures with an advisory 20s plenty scheme with appropriate signing. The parking courts will not be included within the area to be adopted but will require Construction Consent. A system of surface water drainage is required to prevent water running onto the footways and roads. Drainage systems including positive surface water drainage measures should be agreed with the Area Roads Manager. The applicant is advised to contact the Area Roads Manager (Mr. Paul Farrell (tel. 01369 708613) directly on these matters.*
- (ii) *The applicant is advised by Scottish Water that :*
- *Scottish Water has no objections to this planning application. Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. Non-domestic customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk);*
  - *Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. With any development of 10 or more housing units, or equivalent, there is a requirement to submit a fully completed Development Impact Assessment form. DIA forms can be found at [www.scottishwater.co.uk](http://www.scottishwater.co.uk);*

- *Loch Eck Water Treatment Works currently has capacity to service this proposed development;*
- *Dunoon, 109 Alexandra Parade Wastewater Treatment Works – at present there is limited capacity to serve this new demand. The Developer should discuss the development directly with Scottish Water;*
- *In some circumstances it may be necessary for the developer to fund works on exiting infrastructure to enable the development to connect. Should we become aware of any issues such as flooding, low pressure etc. the Developer will require to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules;*
- *A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.*
- *If the connection to the public sewer and/or water main requires to be laid through land outwith public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude;*

*For the advisory notes above, the applicant/developer is advised to contact Scottish Water directly (Planning and Development Services, 419 Balmore Road, Glasgow G22 6NU, Susan Miller, Customer Connections, Tel. 0845 601 8855 or at [www.scottishwater.co.uk](http://www.scottishwater.co.uk))*

- (iii) *The applicant/developer is advised that in terms of construction noise the Public Protection Service will use powers under the Control of Pollution Act 1974 to control the noise from construction work.*

*It is envisaged that, in order to comply with the above controls, construction operations within the site may require being restricted to the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday only and at no times on Sundays and Bank Holidays.*

*In addition, all vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.*

*Prior to the commencement of any construction works, the applicant is requested to discuss with the Council's Public Protection Unit (tel. 01369 707120 ext 24) measures that will be put in place to control noise from the site. It should be noted that any agreement made at this time will not preclude any action being taken under Section 60 of the Control of Pollution Act 1974 should it be deemed necessary.*

- (iv) *The applicant is advised by Scottish Environmental Protection Agency (SEPA) that non-objection is based on the understanding that the foul drainage is connected to the public sewer. The applicant is advised to consult with Scottish Water in this regard. SEPA suggest that the applicant be required to treat surface water from the site in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland.*
- (v) *It should be noted that any works to Dunclutha House including any external alterations or its change of use to a dwellinghouse(s) or flats will require a separate planning application.*

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/00662/DET**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**a) Argyll and Bute Structure Plan 2002:** The following policies are applicable:

STRAT SI 1 'Sustainable Development' seeks *inter alia* to make efficient use of vacant and/or derelict brownfield land and respect the setting and character of settlements.

STRAT DC1 'Development Within The Settlements', serving a wide community of interest where encouragement shall be given generally to large scale development (i.e. exceeding 30 units) on appropriate infill and redevelopment sites.

STRAT HO1 – Housing – Development Control Policy. Outwith formally allocated housing sites, appropriate forms and scales of development are encouraged within the settlements where it is consistent with STRATDC1.

Planning conditions shall be required to facilitate the delivery of affordable housing provision.

STRAT DC10 – Flooding and Land Erosion. Suitable mitigation measures could be acceptable to guard against flooding or from erosion which would increase the risk to other land or property.

The above policies are developed further in the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).

**b) Cowal Local Plan 1993 (adopted 1995)**

The Cowal Local Plan 1993 identifies this site within the settlement zone of Dunoon mostly within the Marine Parade Townscape Policy Area where policy BE4 applies. The application site is an unallocated site within the main settlement zone where the proposal would be consistent with Policy HO8 'Infill, Rounding Off and Redevelopment' as the proposal represents appropriate redevelopment of a brownfield site related to the existing built form.

**c) Argyll and Bute Local Plan Post Inquiry Modifications (November 2008)**

In the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), the site is located within the main town settlement of Dunoon where policies LP ENV1 'Development Impact on the General Environment'; LP ENV19 'Development Setting, Layout and Design' (including Design Guidance); LP ENV20 'Public Art', LP HOU1 'General Housing Development'; LP HOU2 'Provision of Housing to meet Local Needs including Affordable Housing Provision', LP HOU3 'Special Needs Access provision in Housing Developments', LP HOU4 'Housing Green-Space', LP SERV3 'Drainage Impact Assessment', LP TRAN4 New and Existing, Public Roads and Private Access Regimes; LP TRAN6 'Vehicle Parking Provision', are all applicable.

**Note (ii):** The Full Policies are available to view on the Council's Web Site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

**d) National Guidance**

The following advice and guidance from Central Government relevant to the site includes:

- a) Scottish Planning Policy SPP3 – 'Planning for Housing';
- b) Scottish Planning Policy SPP7 – 'Planning and Flooding';
- c) Planning Advice Note 74 – 'Affordable Housing';
- d) Planning Advice Note 67 – 'Housing Quality';
- e) Planning Advice Note 68 – 'Design Statements';
- f) 'A Policy Statement for Scotland - Designing Places';

**(ii) SITE HISTORY**

An application for outline planning permission for the erection of a children's home on the site of the market garden was withdrawn on 28<sup>th</sup> June 1999 (ref. 98/01759/NID).

Notice for Intention to Develop (ref. 03/00868/NID) for the erection of a children's unit, formation of vehicular access, car parking spaces and garage was approved on 19<sup>th</sup> September 2003. This proposal was for a replacement children's home on the site of the former market garden.

Advertisement consent (ref. 03/01982/ADV) for the erection of temporary signboards was granted on 1<sup>st</sup> December 2003.

Planning permission (ref. 06/01157/DET) for change of use of a dwellinghouse to office accommodation and formation of car parking court was granted on 12<sup>th</sup> September 2007 and implemented.

A detailed planning application (ref. 07/01666/DET) for the erection of a residential development comprising 40 dwellinghouses, 52 flats, partial demolition and conversion of Dunclutha House into 3 flats and erection of children's home and garage; formation of vehicular accesses and landscaping was withdrawn on 4<sup>th</sup> April 2008.

(iii) **CONSULTATIONS**

**Area Roads Manager** (16.02.09) has advised that he has no objection to the proposal subject to conditions relating to: sightlines at the entrance on the A815 Marine Parade and on James Street; submission of a Traffic Impact Assessment and a Flooding Assessment; no restrictions within visibility splays; accesses constructed as per Council Guidelines; dropped kerbing at each of the accesses; width of roads and footways; provision of service strips; maximum gradient of roads and junctions; provision of turning areas; surface water drainage to prevent water on roads and footways; driveway gradients; driveway surfacing; parking provision; and size of parking bays.

**Scottish Water** (responses dated 16<sup>th</sup> April 2008, 28<sup>th</sup> April 2008, and 26<sup>th</sup> August 2008): No objections in principle but due to the size of the development would have to fully assess proposal. Advisory notes recommended.

**Scottish Environment Protection Agency** (responses dated 24<sup>th</sup> April 2008, 28<sup>th</sup> October 2008, and 30<sup>th</sup> December 2008): As it is proposed to connect the foul drainage from this development to the public sewer, SEPA have no objections to this aspect.

SEPA (letter dated 24<sup>th</sup> April 2008) originally objected to the proposals for surface water drainage due to lack of information but have recently confirmed that the revised surface water scheme is acceptable and have removed earlier objections.

**Operational Services** (responses dated 8<sup>th</sup> June 2007, 14<sup>th</sup> April 2008, 1<sup>st</sup> September 2008, 23<sup>rd</sup> December 2008): Original request for Flood Risk Assessment and comments that swales would not be acceptable on this sloping site. Revised surface water drainage proposals now considered acceptable in principle. Proposed pond and porous surface should be connected to the surface water drainage system.

**Public Protection** (response dated 17<sup>th</sup> April 2008): Comments regarding noise and dust from construction activities and lighting.

**Strathclyde Police - Operational Services & Property Services** (responses dated 8<sup>th</sup> May 2008, 15<sup>th</sup> May 2008): No objections. Comments regarding car park design, building orientation, surveillance, footpaths, play areas, surfacing of vehicle entrances and speeds, and security issues.

(iv) **PUBLICITY AND REPRESENTATIONS**

The proposal was advertised under Article 18 *Potential Departure* to policies POL COM5, HO7, HO8, BE4, BE8 and BE9 of the Cowal Local Plan 1993, advertisement published 23<sup>rd</sup> May 2008 (expiry date 13<sup>th</sup> June 2008); under Section 34 Bad Neighbour advertisement published 23<sup>rd</sup> May 2008 (expiry date 13<sup>th</sup> June 2008); and article 9 neighbour notification. Objections have been received from nine individuals and some of these include copies of letters submitted from the withdrawn scheme ref. 07/01666/DET additionally, a further three letters were received which were essentially requests for information and not objections, the objections were received from:

Objections

1. Mr and Mrs Tom Guthrie, Dunkeld, 65 Hunter Street (letters dated 18<sup>th</sup> April 2008, 3<sup>rd</sup> June 2008);
2. John M Thomson, Baravulin, 72 Hunter Street (letter dated 10<sup>th</sup> April 2008 with a copy of original letter dated 12<sup>th</sup> September 2007);
3. George Kennedy, G R Kennedy, 93 Marine Parade, Kirn (letter dated 2<sup>nd</sup> April 2008 with a copy of original letter dated 12<sup>th</sup> September 2007);
4. John McGhie, Colaba, Hunter Street (letter dated 14<sup>th</sup> April 2008 with original letter dated 11<sup>th</sup> September 2007);
5. John and Jane Morris, 17 Argyll Terrace, Kirn (objection letter dated 7<sup>th</sup> May 2008, letters dated 4<sup>th</sup> September and 1<sup>st</sup> October 2008 relate to a separate matter that is being addressed separately);
6. Clifford Most, 18 George Street, Hunters Quay (letter dated 29<sup>th</sup> April 2008).

7. Robert Thomson, Enmore Hotel, 111 Marine Parade, Kirn (e-mails dated 31<sup>st</sup> March and 28<sup>th</sup> April 2008);

Requests for further information or to clarify matters were received from:

1. Frank and Patricia Sallie, Dunclutha Lodge, 115A Marine Parade (letter dated 14<sup>th</sup> April 2008);
2. Fiona Smith, 167, Marine Parade, Hunter's Quay (email information request dated 17<sup>th</sup> September 2008);

The concerns and issues raised in the letters of objection can be summarised as follows:-

- *Concern that previous comments for withdrawn scheme were not transferred to new application.*

**Comment:** Many of these comments have been copied in with current letters of objection and the points raised are contained and addressed within this report.

- *Type of access/egress during construction; noise pollution during construction stage;*

**Comment:** Public Protection have powers under their legislation to control the construction activity at this site

- *Environmental impact on surrounding area in terms of trees and root systems, land erosion, drainage, air pollution and dust, traffic movements and impact on boundary walls and trees of Enmore Hotel.*

**Comment:** There are a number of conditions imposed to cover the above issues, or they are controlled by separate legislation.

- *Massive flatted buildings are incongruous in the overall concept and pay little heed to the historical development and layout of Hunter's Quay/Kirn;*

**Comment:** Whilst the flatted blocks appear modern in their design, the design elements with glazing panels and monopitch roofs help to break up otherwise heavy massing elements. The choice of materials will be crucial in terms of the combination of white render and a good quality reconstituted stone and insert cladding panels. A condition is recommended in terms of approval of all external materials.

- *Massive input of vehicular traffic to James Street will highlight the junction with Marine Parade which at present with modest traffic movements is lethal to exit with inadequate visibility. Understood that main access was to be taken from Marine Parade between Enmore Hotel and Fountain Quay.*

**Comment:** The Area Roads representative considers that the surrounding street network are acceptable in terms of the scale of the proposed development.

- *Main entrance to development sited at junction with George Street that is a difficult junction. Development will result in a significant increase in the number of vehicles along existing streets with potential safety impacts for traffic and pedestrians.*

**Comment:** The Area Roads representative has not objected to the junction arrangements.

- *Block of flats in north west corner overlook front garden of property in Hunter Street removing existing privacy;*

**Comment:** These flats were originally proposed as 3-storey but are now 2-storey due to topography and concerns over proximity to existing properties in Hunter Street. The 2-storey flatted Block 'C' is located some 45-50 metres from the nearest dwellings in Hunter Street.

- *Do not wish to have existing driveway at Dunclutha Lodge used as a shortcut*

**Comment:** The proposal should not affect Dunclutha Lodge that has its own dedicated gated private access.

- *Removal of trees in the north west corner of the site would have an impact on the immediate townscape;*

**Comment:** Overall it is considered that the balance between trees loss and development is acceptable and consistent with Policy.

- *Density of 95 units appears particularly high for this area*

**Comment:** Overall density on such a large site is actually medium density which also reflects the character of the immediate surrounding area.

- *Concern about habitat for red squirrels*

**Comment:** A condition is recommended in terms of survey information and mitigation measures.

- *Discrepancies in Design Statement in terms of tree retention and removal*

**Comment:** Design Statement has been updated but details shown on Landscape Masterplan indicate the planting schedule.

- *Feel that flat types could be more harmonious with house types and less slab like in their presentation.*

**Comment:** While the flats offer a different design approach to the dwellinghouses, this creates a variety of building types that reflect the mixed and varied character of the surrounding area. Focal points like Dunclutha House and the flatted blocks will add interest around this large site that will also be screened by replacement and enhanced treeplanting.

- *Considered that the development adjacent to the north end of Argyll Terrace leaves insufficient distance to provide some buffering between existing properties and the new buildings. Proximity will lead to reduced amenity.*

**Comment:** Separation distances all around the site have been assessed and considered acceptable. Proposed buildings are set back within their plots or located in positions that would avoid any significant overlooking or loss of privacy.

- *Visual impact from several points and particularly from seaward views*

**Comment:** Given the prominent location of the site it will be visible from seaward views but will not have a detrimental impact on the wider townscape.

- *Existing problems with overgrowing vegetation and collapsed wall*

**Comment:** This matter has been investigated by the Estates Department.

- *Infestation of Japanese Knotweed growing on the site*

**Comment:** Limited to small areas within the site but the subject of a condition requiring safe treatment and removal.

## **(v) Applicant's Supporting Information**

The applicant's agent has submitted a Design Statement in support of the scheme (dated 14<sup>th</sup> October 2008 but amended and revised at 19<sup>th</sup> January 2009), which is summarised below.

The overall concept is to build a replacement children's home in the north-west corner of the site and accessed from Argyll Terrace. The remainder of the site is to be developed for residential purposes maximising sea views and topography.

Section 1 assesses the proposal against the Council's Development Guidelines and includes topics such as settlement pattern, good siting, integration with landscape setting, settlement pattern adoption, sustainable access, privacy and security, community, biodiversity, renewable energy, infrastructure, buildings to shape urban spaces, neighbourhoods, routes and accesses, parking, character external spaces, smaller scale components, massing and proportion, planting and gardens, accessibility, design for minimal energy use and dealing with climate change.

Section 2 looks in more detail at the design rationale and particular design elements of the scheme and open space/play areas and phasing.



**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00662/DET**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

The application site is an unallocated site located within the main town settlement of Dunoon, where in terms of STRAT DC1 and STRAT HO1 of the Argyll and Bute Structure Plan and Policy HO8 of the Cowal Local Plan, there is a presumption in favour of large scale development serving a wide community of interest on appropriate infill, rounding-off and redevelopment sites that would help to deliver affordable housing and provide appropriate open space/play space. This is also supported by Policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008)

**It is considered that the proposal would be an appropriate redevelopment of a brownfield site of an appropriate scale with the immediate surroundings and therefore consistent with POL HO8 of the adopted Cowal Local Plan, STRAT DC1 and HO1 of the Argyll and Bute Structure Plan and Policy LP HOU 1 of the Argyll and Bute Modified Finalised Draft Local Plan.**

**B. Location, Nature and Design of Proposed Development**

The proposal must be assessed against the provisions of Policy LP ENV 19 - Development Setting, Layout and Design of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006) where a high standard of appropriate design is expected in accordance with the Council's design principles.

(i) *Development Setting - Development shall be sited and positioned to pay regard to the context within which it is located.*

The application site (5.29ha) comprises unused land and woodland that surrounds Dunclutha House, a two-storey traditional villa that has been extended and currently in use as a children's home run by the Council, who own the entire site. The application site marks the transition between the neighbourhoods of Kirm to the south and Hunter's Quay to the north, although these districts are contained within the major settlement of Dunoon.

The application site contains Dunclutha House and its outbuildings in the central part of the site that slopes in tiers from Hunter Street and Dunclutha Lane on the western side of the site towards Marine Parade on the east. The site is bounded by Argyll Terrace in the south where the replacement children's home would be located and accessed from. A former dwellinghouse in the south-west corner of the site off Argyll Terrace is in use as an office and accessed from Argyll Terrace. The site is bounded by James Street and Hunter's Quay to the north. On the eastern side, the application site wraps around Fountain Quay, a two-and-a-half storey flatted sheltered housing development and Dunclutha Lodge, a traditional gatehouse.

Dunclutha House is currently served by a vehicular access that is shared with Fountain Quay from Marine Parade. The large site lies mostly within the Marine Parade Townscape Policy Area and is surrounded by a wide variety of house sizes, types and vintages in addition to other larger buildings including the Enmore Hotel (that is currently being converted into flats) and Dunoon Hostel. Surrounding densities and settlement patterns range from three-storey blonde and red sandstone tenement properties to traditional one/one-and-a-half/two storey detached dwellinghouses and modern bungalows. The site is characterised by the presence of Dunclutha House, balanced by Fountain Quay to the north and Enmore Hotel to the south with a strong backdrop of mature woodlands that surround the site particularly in the northern portion of the site.

(ii) *Development Layout and Density - Development layout and density shall effectively integrate with its setting.*

This proposal is for the erection of a new children's home and residential development comprising 34 dwellinghouses, 52 flats and conversion of Dunclutha House to form 3 flats. In terms of density, 89 units equates to 17 units per hectare and considered medium-density in respect of Policy LP HOU 1.

The various components of the development package are as follows:

Children's Home

The replacement children's home, albeit in a different location from that previously approved (ref. 03/00868/NID) on the eastern side of Argyll Terrace, represents a similar design of a bungalow style building in open courtyard form. Due to topography in this part of the site the proposed home has been repositioned to avoid excessive underbuilding and retaining elements. Proposed materials are white render and light green timber cladding panels for external walls, reconstituted sandstone for basecourse and entrance detailing and grey smooth tiles for the pitched roof with gabled features.

Conversion of Dunclutha House

Due to security issues it has not been possible for the applicants to develop internal layouts for the existing Dunclutha House. Only limited details have been submitted that suggests that existing outbuildings would be demolished leaving the original core of the building which could be converted to provide a maximum of 3 flats. Dedicated car parking spaces and communal open space is shown around Dunclutha House where there would appear to be no overlooking or privacy concerns. While the general principle of conversion is acceptable, the precise details will be assessed at a later stage and will require to be the subject of a separate planning application.

### Erection of dwellinghouses

The development includes 22 detached units (25% of total) and 12 semi-detached units (13%). With the exception of two detached dwellinghouses located off Fountain Quay and accessed from Marine Parade, the remaining dwellinghouses would be located off an internal spine road from James Street serving an upper cluster and main central cluster of development. The development has been sub-divided into neighbourhoods or 'home-zones' which help to integrate the number of units within the site whilst retaining and enhancing existing woodland areas.

The dwellinghouses proposed include an interesting variety of mainly two-storey dwellinghouses with a number of traditional features incorporated within modern styles. Materials for the dwellinghouses generally include white wet dash render for external walls, reconstituted stone for basecourses and detailing, grey slate effect concrete tiles, brown upvc mock sash and case windows and black downpipes and guttering.

### Erection of 3 Flatted Blocks.

The development includes the erection of a 3 / 4 storey flatted Block 'A' (28 flats) accessed from Marine Parade and located between Enmore and Fountain Quay. Due to the juxtaposition of these adjacent buildings Block 'A' has been positioned and designed to create an 'L' shaped courtyard concept with Fountain Quay in order to avoid any overshadowing or loss of daylight to these properties. A new vehicular access will be created from Marine Parade close to the boundary with Enmore. Dedicated car parking (63 spaces) with a turning area and bin shelters are proposed. The front courtyard of this block will be landscaped where a surface water detention pond will be integrated within the landscaping scheme.

External materials will be white Sto render for walls with buff/brown reconstituted stone for basecourses and slate grey inset panel features. Pitched and monopitch roofs will be covered in a Sarnafil grey single ply membrane with grey window units and black rainwater goods.

Block 'B' (12 flats) is located close to the northern boundary and accessed from James Street. The flats will be contained within a three-storey modern rectangular block that has been designed to cope with a sloping site. External materials for the flatted block will be similar to Blocks A and C.

Block 'C' (12 flats) is located in the upper cluster adjacent to Hunter Street and also accessed from James Street. The flats will be contained within a two-storey modern rectangular block that has been designed to cope with a sloping site. External materials for the flatted block will be similar to Blocks A and B.

### Phasing Plan

A detailed phasing plan has been submitted that explains how this large site shall be developed.

Phase 1 – construction of new children's home

Phase 2 – construction of main internal road from James Street to southern end of site;

Phase 3 – construction of affordable zone 2 (Block 'B') once dwellinghouse units 1-5 and 9-25 are complete;

Phase 4 – new western loop road formed and construction of dwellinghouse units 26-35;

Phase 5 – construction of affordable housing zone 1 (Block 'C');

Phase 6 – construction of dwellinghouses 36 and 37 adjacent to Fountain Quay;

Phase 7 – construction of Block 'A' Marine Parade flats

(iii) *Development Design – Including location, layout, open space, and landscaping.*

The proposed development provides a range of house types and mixes that is typical of the surrounding area. The retention of Dunclutha House and major parts of existing woodland will help to retain key features.

The location, nature and topography of the sloping site and existing settlement character dictate that buildings face eastwards to maximise views of the River Clyde and surroundings. While only a few

dwellings have a southerly aspect a Carbon Reduction Statement has been submitted (see below). The layout of the site is an attempt to merge varying house types and street patterns that surround the site. Photomontages illustrate that the general settlement character of the wider area would not be compromised.

The large site offers pedestrians a number of choices with good permeability throughout the site linking housing clusters with open space areas and play areas.

All of the units proposed have access to either private or communal open space/amenity areas. All of the communal open space areas will be managed by a single factoring agreement. The proposal provides for two children's play areas and several areas of open space linked by a network of paths. A large section of the central woodland area will be retained and structured tree planting is proposed all around the site.

The development will be connected to the public water mains and public waste water system. Scottish Water does however require a totally separate surface water drainage system and this is covered by a recommended condition.

Policy LP HOU 4 'Housing Green-Space' states that for new residential proposals of 20 dwellings or more there is a requirement to provide both a minimum of 12m<sup>2</sup> per unit of casual play space and a minimum of 6m<sup>2</sup> per unit of equipped children's play space including provision for under 5s, which shall be secured by the imposition of planning conditions or Section 75 Agreements.

Throughout the development a variety of open spaces as well as woodland areas have been provided, all spaces are sympathetic to topography, vegetation and open outlook. The provision made for open space (as defined in the agents 'Design Statement' is as follows: woodland area – 4, 468m<sup>2</sup>; path network – 293 metres with two open zones linked by pathways; play area – open space 1 – 1284m<sup>2</sup>; open space 2 – 3,241m<sup>2</sup>; open space 3 – 1, 258m<sup>2</sup>; open space 4 – 1, 046 m<sup>2</sup>; open space 5 – 431m<sup>2</sup>; open space 6 – 378m<sup>2</sup>; open space 7 – 1,903m<sup>2</sup> and open space 8 – 385m<sup>2</sup>. This amounts to a total of 14, 384m<sup>2</sup> of open space (communal areas) provision. Details have also been submitted in terms of proposed play equipment, boundary treatments and management regime.

A total of 89 residential units will be provided as a result of this development this means that in terms of policy HOU4 there is a requirement for a total of 1068m<sup>2</sup> casual play space in total and 534m<sup>2</sup> of equipped children's play space. Taking the above into consideration this proposal meets with the requirements of policy HOU4 in terms of its provision of casual and equipped play space.

Full details of landscaping, tree and shrub planting, boundary treatments and maintenance management of communal spaces and structures have been submitted and considered to be acceptable. These aspects are the subject of planting conditions.

In terms of design, the overall solution and effect is adequate given site topography and attempting to bridge the transitional space between two different neighbourhoods. Generally the proposed dwellinghouses offer a range of styles where the overall scale, massing, layout and design meets the technical standards anticipated. The flats design, scale and location are acceptable although Block A on Marine Parade has some impact on Dunclutha House that can be resolved by the approval of quality materials and some design improvements to the side gable. However the development is acceptable and it is considered that the provision of good quality landscaping/open space scheme will be required to help to break-up the mass of the buildings with heavy planting and features. The introduction of home-zones helps to create a hierarchy of the street pattern which avoids a suburban style layout. Instead, the development allows for a series of landscaped areas and path systems through wooded areas that will help to integrate this development with existing built form. Specific conditions are however recommended in respect of materials, individual phasing and provision of open space/play areas and the delivery of 24 'affordable' units within Blocks B and C.

**Having due regard to the above the proposal is considered to be consistent with Policy STRAT SI 1 of the Argyll and Bute Structure Plan 2002 and Policies LP ENV 19: Development Setting, Layout and Design (and Design Guide), LP SERV 2: Sustainable Urban Drainage Systems, LP HOU 4: Housing Green-Space and Appendix A of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008). This proposal is therefore acceptable in Policy terms.**

### C. Affordable Housing

In terms of affordability the applicants are offering 24 x 2-bed 'affordable' flats within flatted Blocks 'B' and 'C' (i.e. 25%) where the agents have indicated that these will be delivered via a Registered Social Landlord. The agent has advised in the 'affordable housing statement' (09.02.2009) that the affordable housing units will be provided on site in accordance with the phasing plan. This statement confirms that: *'The first 12 affordable housing units within Zone 2 can commence after completion of the children's home (Phase 1) and the mainstream homes in Phase 2'; 'Phase 1 enables completion of the*

*children's home'; Phase 2 enables completion of the mainstream housing units 1-5, 9-25, the associated services and road access'; ' No works shall commence on Phase 4 until the Zone 2 affordable housing units within Phase 3 have been completed'; No works shall commence on Phase 4 until the Zone 2 affordable housing units within Phase 3 have been completed'; 'After completion of the mainstream houses within Phase 4 – units 26-35, work can commence on Zone 1 affordable housing units'; ' No works shall commence on further phases to the development until the affordable housing units to Zone 1 are complete, unless otherwise agreed in writing by the Planning Authority'; ' The mechanism for securing the affordable housing will be through a registered social landlord (RSL) or, subject to agreement with the Planning Authority in writing , one of the alternative options set out in the council's development plan policy guidance relating to affordable housing'; ' This mechanism for providing the affordable housing will be consistent with the options set out in the council's development plan policy guidance relating to affordable housing'; 'Completion of affordable housing units within Zone 1 and 2 relative to the development phasing shall meet the requirements of 25% ratio affordable housing units to mainstream housing units within the development'.*

**Having due regard to the above it is considered that an acceptable level and variety of affordable housing will be provided on site and that it will be implemented in harmony with the mainstream housing proposed, consequently this proposal is considered to be consistent with the provisions of Policy LP HOU 2: Provision of Housing to Meet Local Needs including Affordable Housing Provision of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

**D. Flooding**

Both Roads and The Transportation and Infrastructure Team requested the submission of a Flood Risk Assessment to fully justify the proposal. A Drainage Impact Assessment (Revision A, July 2008) and a Drainage Strategy (Drawing No. S100854/01) were submitted by the agent, the details of which, are considered acceptable to the Infrastructure Team and SEPA. A specific condition is recommended. The proposal is therefore considered to be consistent with the relevant Structure and Local Plan policies in this regard which aim to protect development sites from flooding and ensure that they do not cause offsite flooding.

**Having due regard to the above it is considered the proposal is consistent with the provisions of Policy STRAT DC 10 of the Argyll & Bute Structure Plan 2002 and Policies, LP SERV 3: Drainage Impact Assessment and LP SERV 8: Flooding and Land Erosion of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

**E. Road Network, Parking and Associated Transport Matters**

The proposed development would be served by four different access points. The replacement Children's Home would be served from Argyll Terrace. Two detached dwellinghouses adjacent to Fountain Quay would share the existing main access that would be permanently closed off beyond these accesses for any other vehicular traffic. The main access into the site will be formed in James Street at the northern boundary of the site at a point adjacent to the junction with George Street. This central spine road will serve housing court car parks for flatted blocks 'B', 'C' and Dunclutha House in addition to the remaining 32 dwellinghouses. A further new access will be created between Fountain Quay and Enmore to serve only proposed flatted Block 'A'.

Four points of access into the site are proposed from James Street (main entrance), Marine Parade (Block A only), Marine Parade (Fountain Quay and two dwellinghouses only) and Argyll Terrace (replacement children's home only). There are no road safety issues subject to various conditions.

The Area Roads Manager has no objections to the proposed scheme in respect of the new vehicular access which must be constructed to adoptable standards, car parking provision, visibility, access design, traffic calming and signage. The Area Roads Manager has however requested that a Traffic Impact Assessment and Flood Assessment be carried out. This was requested on the 16<sup>th</sup> February 2009 and the application was valid on the 8<sup>th</sup> April 2008, this request is 10 months into the determination process and as such is considered unreasonable. Development Services is satisfied that all road network, parking, flooding and associated transport matters have been addressed.

**Having due regard to the above the proposal is considered to be consistent with Policies TRAN 1: Public Access and Right of Way, TRAN 2: Development & Public Transport Accessibility, TRAN 3: Special Needs Access Provision, TRAN 4: New and Existing, Public Roads and Private Access Regimes, TRAN 6: Vehicle Parking Provision of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008). This proposal is therefore acceptable in Policy terms.**

**F. Infrastructure**

The proposals to deal with surface water drainage systems have been revised as swales were considered unacceptable on this sloping site. The revised scheme includes measures to dispose of road drainage and roof water run-off directly to the sea via a conventional gully arrangement and storm water and parking areas will also discharge to the storm water sewer via porous paving. SEPA comment that two levels of sustainable drainage treatment is appropriate for road surface run-off from residential developments such as this but due to the scheme discharging to controlled waters offers no objection.

Scottish Water has advised that it has no objections to this proposal. Although Scottish Water has given approval at this stage, this does not guarantee a connection to Scottish Water's infrastructure. It is recommended that a condition be attached to any grant of planning permission requiring the developer to provide proof of public mains connection prior to work starting on site.

**Having due regard to the above the proposal is considered to be consistent with Policies SERV 1: Private Sewage Treatment Plants and Wastewater (i.e. drainage systems); SERV 2 Sustainable Drainage Systems; SERV 3 Drainage Impact Assessment and SERV 4: Water Supply, of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

## **G. Noise and Construction Activities**

Protective Services has advised that given that the proposed development is in an area surrounded by residential dwellings, the construction work could give rise to complaints of noise affecting the neighbouring properties. There is currently an increase in complaints from neighbours adjacent to construction sites relating to noise, usually at the site preparation stage. The noise issues are usually on the hours worked and occurring at the weekends. Given the close proximity to neighbouring dwellings it is anticipated that complaints are likely if the hours of operation are not controlled. It is requested that the contractor is informed of Protective Services concerns and although not a condition, that the hours of operation should be between the hours of 8.00 – 18.00 Monday to Friday with no weekend working. Protective Services can under the Control of Pollution Act and the Environmental Protection Act formally impose these requests upon the contractor should a nuisance occur, once the site is operating, but would prefer the contractors are aware prior to commencement of work. It is recommended that this is attached to any grant of planning permission as an informative.

## **H. Conclusion**

While the adopted Cowal Local Plan makes no allowances or allocations for development of this large 'Brownfield' site, it is considered that the proposed development represents appropriate redevelopment of the site that would relate to and be consistent with the existing built form. Development is also supported in both the Argyll and Bute Structure Plan and the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008). The scheme has undergone a number of revisions in terms of design and layout improvements and what is currently proposed is considered to be acceptable in relation to the Sustainable Siting and Design Principles in Appendix A and Sustainable Design Guidance contained within the Argyll and Bute Local Plan Post Inquiry Modifications.

Other matters include the maintenance of communal spaces and SuDS /Flood Risk schemes and the delivery of a landscaping scheme to help the development integrate within its setting. These issues have been addressed during the planning process and are also the subject of planning conditions.

Concerns have been raised from local neighbours regarding design, scale and visual impact of the proposed flatted blocks. It is however recognised that while the character of the site will alter significantly, it has always been within the main Dunoon settlement zone in the adopted Cowal Local Plan and Argyll and Bute Local Plan Post Inquiry Modifications (November 2008). The proposed density of 89 units is considered to be consistent with surrounding areas.

The siting, design and scale of the flatted developments are considered to be acceptable in their surroundings and will not give rise unduly to any significant privacy or overlooking issues. The design is considered to be modern and of simple articulation with appropriate materials and acceptable separation distances.

The development will provide for 24 'affordable' flats, create a new children's home, retain the existing Dunclutha House for conversion into 3 flats, provide a varied mix of well designed mainstream housing, provide 28 flats, retain and augment existing unmanaged woodland and create a network of open spaces and play areas.

Having due regard to all of the above, the proposal is recommended for approval subject to the attached conditions. Having due regard to all policy matters and all other material planning considerations the proposal is considered acceptable and in full accordance with the Development Plan and the Modified Finalised Draft Local Plan and associated Government advice.

**APPENDIX E – RELATIVE TO APPLICATION NUMBER: 08/00662/DET**

**Sustainability Checklist**

A Sustainability Checklist has been completed by the applicant for this proposal and was received on 27<sup>th</sup> March 2008. The contents of the checklist are summarised below:

**Community** – The sustainability checklist concludes that it will strengthen the local community with the provision of a new children’s home, will ensure that everyone has access to the same level of resources and that the project has an impact on existing facilities with the conversion and retention of the existing Dunclutha House and erection of a purpose built replacement children’s home.

**Economy** – The sustainability checklist concludes that the project will create or retain existing jobs with the children’s home staff. With regard to whether it will help to develop skills/knowledge of local people the developer has stated that this is not applicable. In relation to whether or not the project will purchase goods and services locally the developer has indicated that construction materials could be acquired locally. The developer has confirmed that the project will impact on existing businesses with increased custom due to additional residents in the area.

**Environment** – The sustainability checklist concludes that the project will not help reduce waste and pollution; the project has not undertaken an Area Capacity Evaluation but the project will minimise energy use and/or support the development or use of renewable energy in terms of new construction – high insulation values and efficient heating systems. The project provides and safeguards access to and awareness of wildlife and open spaces with maintained woodland which will also enhance the natural environment and support local biodiversity. The project has also considered the re-use of brownfield land or an existing building with the conversion of the existing children’s home to form flats.

**The Future** – The sustainability checklist concludes that the project will bring positive changes in terms of children’s home facilities, maintained woodland and a good mix of housing; that the project links with existing services and/or organisations specifically the children’s home, and; that the project will have long term impacts on the environment with maintained woodland and open spaces.





**AERIAL VIEW  
RELEVANT TO PLANNING  
APPLICATION 08/00662/DET**

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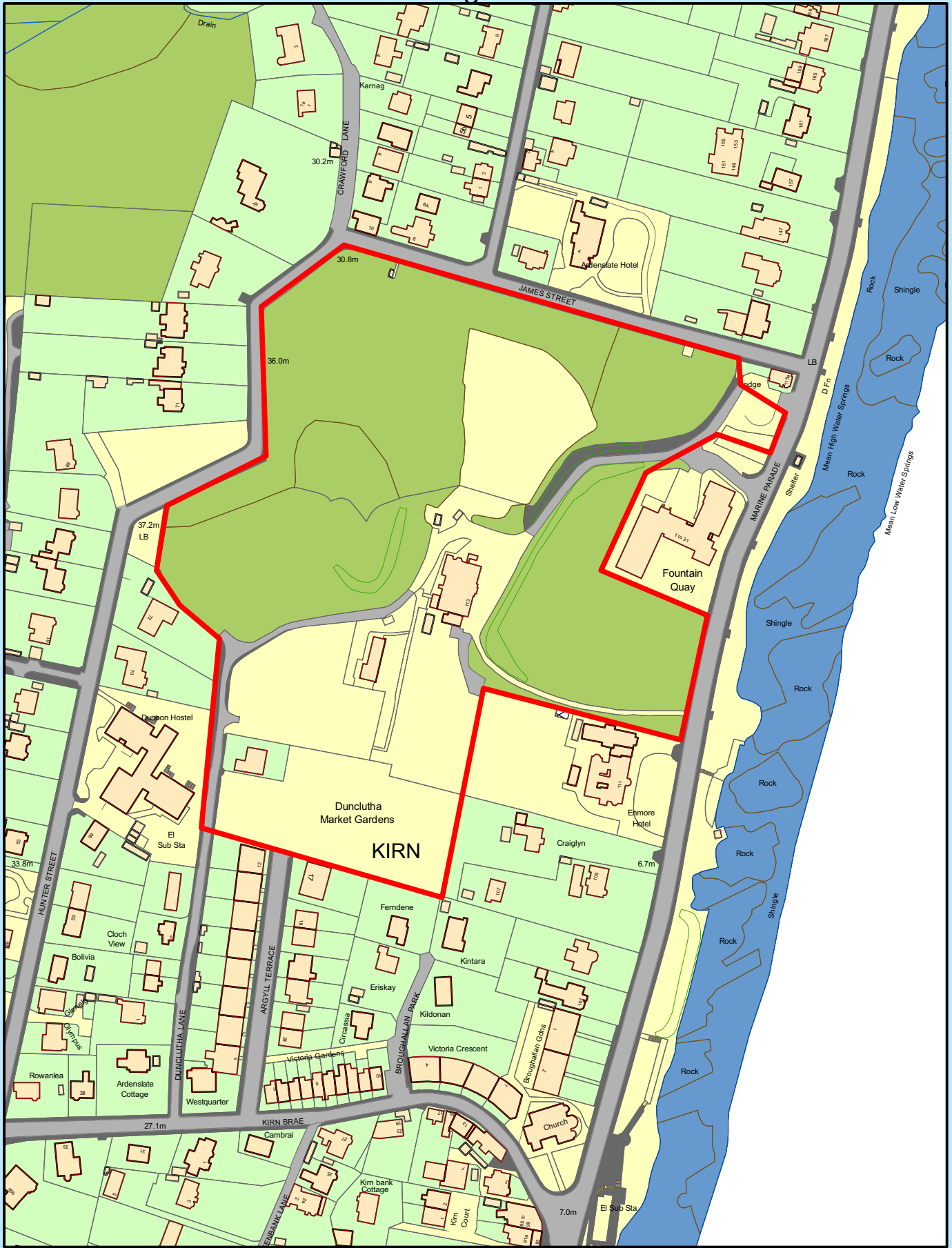
Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT

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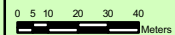




**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 08/000662/DET**

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**DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
BUTE & COWAL**

**Ward Number - 6 Cowal  
Date of Validity - 20<sup>th</sup> October 2008  
Committee Date - 3<sup>rd</sup> March 2009**

---

Reference Number: 08/01826/OUT  
Applicants Name: Mr Hugh Gibb  
Application Type: Outline Planning Application  
Application Description: Erection of 2 Dwellinghouses and Formation of Vehicular Accesses  
Location: Land South West of Kyles View, Stronafian, Argyll.

---

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of 2 dwellinghouses
- Formation of 2 vehicular accesses
- Installation of private foul drainage systems

**(ii) Other specified operations.**

- Connection to public water main
- 

**(B) RECOMMENDATION**

Having due regard to the Development Plan and all other material considerations, it is recommended that outline planning permission **be granted** as a minor departure from the Development Plan subject to the conditions and reasons detailed overleaf.

---

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

Within the adopted Cowal Local Plan the site is located within the Kyles of Bute National Scenic Area (NSA). Policy POL RUR 1 seeks to maintain and enhance the landscape quality of NSA's and to resist prominent or sporadic development which would have an adverse landscape impact. The proposal would represent residential development that, by reason of its position to the south of the road that runs through Stronafian, its detachment from the existing built environment and its lack of a relationship with surrounding landscape features, would have an adverse landscape impact within the National Scenic Area. **In this respect, the proposal is considered to be contrary to Policies POL RUR 1, POL RUR 13 and POL HO 10 of the adopted Local Plan.**

Notwithstanding the above, under the provisions of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008, the site is located within the defined settlement zone of Stronafian. In view of the definition of acceptable development in the settlement area as defined in the new plan, **the development proposed is considered to be consistent with the provisions of STRAT DC 1 of the Argyll and Bute Structure Plan 2002 and with Policies LP ENV 9, LP ENV 19 and LP HOU 1 of the Local Plan Post Inquiry Modifications.**

**(ii) Representations:**

Four letters of objection have been received.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Whilst the proposal represents a departure from the adopted Local Plan, given the number of representations received, the Department would not recommend a hearing in this instance.

**(iv) Reasoned Justification for a Departure from the Provisions of the Development Plan.**

The proposal does not represent '*large/medium scale or unsympathetic*' development and it would not have an adverse environmental impact. It should be seen in the context of an aged Cowal Local Plan that no longer accurately reflects the understood aspirations of the Council.

In addition, the application site is fully contained within the settlement boundary of *Stronafian* as defined in the Argyll & Bute Local Plan (Post Inquiry Modifications) 2008, and there were no specific representations submitted in respect of either the application site or the proposed settlement boundary at this location arising from the public consultation on the Local Plan.

**(v) Is the Proposal a Schedule 1 or 2 EIA development:**

No.

**(vi) Does the Council have an interest in the site:**

No.

**(vii) Need and Reason for Notification to Scottish Ministers.**

Not applicable.

**(viii) Has a sustainability Checklist Been Submitted:**

No

**Angus J Gilmour  
Head of Planning  
20 February 2009**

**Author:** Steven Gove, Tel 01369 708603  
**Reviewing Officer:** David Eaglesham, Tel 01369 708608

**NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION 08/01826/OUT**

1. This permission is granted under the provisions of Article 4 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on the basis of an outline application for planning permission and that the further approval of Argyll and Bute Council or of the Scottish Executive on appeal shall be required with respect to the undermentioned reserved matters before any development is commenced:

- a) The siting, design and external appearance of the proposed development;
- b) The landscaping of the site of the proposed development;
- c) Details of the access arrangements;
- d) Details of the proposed water supply and drainage arrangements.

**Reason:** *To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.*

2. In the case of the reserved matters specified in (1) above, an application for approval of the reserved matters in terms of Article 6 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 must be made to Argyll and Bute Council no later than the expiration of 3 years beginning with the date of this permission.

**Reason:** *To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.*

3. That the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of all reserved matters, whichever is the later.

**Reason:** *To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.*

4. No development shall commence until written evidence has been provided from Scottish Water that there is a public water supply available to the development.

**Reason:** *In the interests of public health and amenity and in order to ensure that there is a sufficient water supply to serve the development.*

5. No trees within the development site shall be lopped, topped, felled, lifted or removed without the prior written consent of the Planning Authority.

**Reason:** *In the interests of visual amenity in order to ensure the retention of the existing trees so that they may contribute to the environmental quality of the site.*

6. Any details pursuant to Condition 1 above shall show existing and finished ground levels, finished floor levels in relation to a fixed datum and cross sections of the site showing the position of any built form and the proposed driveways.

**Reason:** *It is necessary that such details are submitted to ensure that appropriately designed development is secured that is befitting and responsive to the surrounding landscape and adjacent area.*

7. Any details pursuant to Condition 1 shall include the following:

- a. Sightlines of 42 metres in each direction, measured at a distance of 2.4 metres back from the edge of the road at the centre point of each access, shall be cleared of all obstructions above a height of 1 metre from the level of the road;
- b. The provision of passing places at each access constructed in accordance with Operational Services' Drawing No. SD 08/004. Such passing places shall have a width of 5.5 metres with a distance of 10 metres at full width with tapers on each end;
- c. The provision of two car parking spaces and a turning area within the curtilage of each dwellinghouse.

**Reason:** *In the interests of road safety.*

**INFORMATIVES RELATIVE TO APPLICATION 08/01826/OUT**

- 1) The applicant's attention is drawn to the contents of SEPA in its letter dated 3<sup>rd</sup> November 2008 and Scottish Water in its letter dated 11<sup>th</sup> November 2008.
- 2) The Area Roads Manager has advised of the following:
  - a. The access road is to be constructed as per the Council's Development Guidelines;
  - b. The access will require a Road Construction Consent;
  - c. A Road Opening Permit will be required for the construction of the accesses and passing places onto the U64 Stronafian Road;
  - d. The developer will be responsible for the provision of name plates for the properties.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01826/OUT**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll & Bute Structure Plan 2002**

STRAT DC 1 '*Development within Settlement*' supports small scale development within minor settlements such as Stronafian on appropriate infill, rounding-off and redevelopment sites.

STRAT DC 8 '*Landscape & Development Control*' seeks to resist development within NSA's which has an adverse wider landscape or coastscape impact.

**Cowal Local Plan 1993**

POL RUR 1 '*Landscape Quality*' seeks to maintain and enhance the landscape quality of NSA's by resisting prominent or sporadic development which would have an adverse landscape impact.

POL RUR 13 '*Development in the Countryside*' seeks to support development in the countryside that are sensitive to and integrated with their surroundings.

POL HO 10 '*Housing Development in the Countryside*' seeks to support single or small scale development providing there are no infrastructure, servicing or environmental constraints.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

LP ENV 7 '*Development Impact on Trees/Woodland*' seeks to resist development likely to have an adverse impact on trees.

LP ENV 9 '*Development Impact on National Scenic Areas (NSA's)*' seeks to refuse development in NSA's unless the integrity of the designation is not compromised and any adverse effects are outweighed by social or economic benefits of national importance.

LP ENV 17 '*Development Impact on Sites of Archaeological Importance*' promotes a presumption in favour of retaining, protecting, preserving and enhancing the existing archaeological heritage and any future discoveries in Argyll & Bute.

LP ENV 19 '*Development Setting, Layout & Design*' sets out the requirements in respect of development setting, layout and design.

Policy LP HOU 1 '*General Housing Development*' establishes a presumption in favour of small scale housing development (up to 5 dwellings) in '*minor settlements*' such as Stronafian.

LP SERV 1 '*Private Sewerage Treatment Plants & Wastewater Systems*' connection to public sewer will be a prerequisite of planning consents for all developments within the settlement unless demonstrated that it is not feasible for a technical or economic reason.

Policy LP TRAN 4 '*New and Existing, Public Roads and Private Access Regimes*' sets out the requirements for development in respect of new and existing public roads and private access regimes.

**Note (i):**           **The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.**

**Note (ii):**           **The Full Policies are available to view on the Council's Web Site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)**

(ii) **SITE HISTORY**

An application for Outline Planning Permission (ref: 07/02088/OUT) for the erection of five dwellinghouses on the site was withdrawn on 26<sup>th</sup> March 2008. A report prepared for the April 2008 Area Committee recommended refusal of the application due to the scale and massing of the development and its effect upon the Kyles of Bute National Scenic Area; the substandard visibility splays; the absence of an adequate water supply; and the lack of prior archaeological evaluation of the development site.

(iii) **CONSULTATIONS**

**Scottish Natural Heritage** (letter dated 28<sup>th</sup> October 2008) No comments to make

**SEPA** (letter dated 3<sup>rd</sup> November 2008) It is understood that foul drainage will be discharged via two individual packet treatment septic tanks to subsurface percolation areas. If a public sewerage system does not exist then, in a planning context, the proposals for foul drainage are acceptable providing the standards can be achieved.

**West of Scotland Archaeology Service** (letter dated 6<sup>th</sup> November 2008) Following a site visit, there is agreement with the applicant's notes in the application documentation. It is advised that the development is now much smaller than originally planned thus having concomitantly less chance of encountering buried remains. The ground is not only sloping but has been heavily disturbed already and the proposals appear to avoid the possible surviving traces of the former settlement.

**Scottish Water** (letter dated 11<sup>th</sup> November 2008) There are no known public sewers in the vicinity of the proposed development. Dhu Loch Water Treatment Works currently has capacity to service this proposed development.

**Area Roads Manager** (report dated 13<sup>th</sup> February 2009) Although the road has an unrestricted speed limit, the majority of traffic should not exceed 30 mph. It would be appropriate to require 42m visibility splays, which can be achieved. Other recommended conditions include the provision of passing places; access gradients; and parking and turning.

(iv) **PUBLICITY AND REPRESENTATIONS**

Four letters of representation have been received from:

- Hal & Margaret Dickson, *Old Schoolhouse*, Stronafian, Glendaruel (letter dated 29<sup>th</sup> October 2008);
- Claire Turton, *1 Stronafian*, Glendaruel (letter dated 29<sup>th</sup> October 2008);
- F Mattick, *Cala-na-Sith*, Stronafian (letter dated 4<sup>th</sup> November 2008); and
- Mr and Mrs Thresh, *Fernfield*, Fernhill, Lady Lane, Bingley, West Yorkshire (letter dated 14<sup>th</sup> November 2008).

The points raised are summarised below:

- i. Road safety concerns.

**Comment:** The Area Roads Manager has not raised any objection to the proposal but has recommended conditions.

- ii. Whilst two dwellings may appear more acceptable than five dwellings, an approval could set a precedent for more dwellings within the site.

**Comment:** The Council has to determine the current application in line with existing and emerging policies and guidance. Any applications for further development would be examined in the same way.



- iii. The development would have an adverse impact upon the landscape value of the Kyles of Bute National Scenic Area.

**Comment:** See Assessment below.

- iv. The levels fall away from the approach road and slope downwards from the top of the site. This will require significant ground works and building up to reach the correct levels. This will result in severe negative visual impact being generated outwards to the surrounding natural landscape.

**Comment:** The agent has submitted proposed cross sections of the site and has indicated in his supporting statement that underbuilding and backfilling of ground are to be kept to an absolute minimum. Such details can be fully addressed through the imposition of suitably worded conditions should permission be granted.

- v. The general noise and disturbance from the construction site in this quiet area will be considerable.

**Comment:** All construction works can introduce temporary disturbance to surrounding neighbours for the duration of the development and, where these are unacceptable, the Council's Protective Services have powers to deal with such matters.

- vi. The view from our house (1 Stronafian) is beautiful, and were this development to get the go ahead, the views would almost certainly be compromised.

**Comment:** Loss of view is not a material planning consideration.

- vii. The agent has significantly exaggerated the minimal impact of the proposed development.

**Comment:** The application contains an accompanying statement and considerably more information than was submitted at the time of the previous application, which allows the impact of the proposal to be more properly assessed. This assessment is carried out in the relevant sections below.

- viii. The proposed method of foul drainage disposal is at best highly questionable and would be rendered impossible if and when a further rash of dwellings appeared on the site.

**Comment:** SEPA has raised no objection to the proposed foul drainage arrangements.

- ix. A question mark should be raised over whether there is a public water supply available for the site and no permission should be given until mains water is already on-site.

**Comment:** Scottish Water has advised that a public water supply is available.

**(v) APPLICANT'S SUPPORTING INFORMATION**

The agent, Linearchitecture, has submitted a statement in support of the application, a summary of which is detailed below:

- Whereas the previous layout for five dwellings was densely suburban in grouping, the new proposal seeks to create just two dwellings, integrated into the topography to have a minimal visual impact. Under-building and back filling of ground has been kept to an absolute minimum and the placing and orientation of the buildings is influenced by both the site's topography and south-facing orientation as well as integration with the defined settlement zone of Stronafian;
- Careful attention has been paid to the placement of the two proposed dwellings so that they can be read as rural dwellings. They have individual accesses, are nestled within the existing topography to provide shelter and they respond to the orientation of other dwellings within the Stronafian cluster;
- The submitted Site Plans were prepared using precise digital topographical survey data and all tree and vegetation features are exactly placed with precise crown sizes. This exact data was used to demonstrate how the proposed dwellings could be integrated into the landscape without large scale backfilling or the loss of any existing vegetation cover. Almost all of the existing vegetation will be retained and new areas of native planting will be added to further enhance the landscape setting of the proposed dwellings;
- The stretch of road where the two new vehicular accesses are proposed is open and affords good visibility to traffic as well as vehicles entering and exiting the accesses. Sightlines of 70-90 metres to the North West and south east can be achieved depending upon which of the accesses is being used. It is considered that these sightlines allow safe entry and egress from the proposed sites;
- It is considered that the careful siting of the proposed dwellings; the site's cultivation and earthwork history; the lack of any corroborating evidence (circumstantial or otherwise) of the possibility of substantial archaeological remains being discovered on the site merely means that pre-approval investigations would only create a huge burden on a local householder.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/01826/OUT**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

In the adopted Cowal Local Plan, the site is not identified within the inset maps. Therefore, under policy POL HO 10, there is a presumption in favour of small scale development providing there are no adverse servicing, infrastructure or environmental impacts. Particular attention will be paid to infill, rounding off and redevelopment opportunities related to existing development and land form.

The present proposal does not represent an infill, rounding off or redevelopment opportunity and, by virtue of its position in open countryside to the south of the road that serves Stronafian, would not relate to the existing development pattern. **On this basis, the proposal is contrary to POL HO 10 of the Cowal Local Plan 1993.**

The Structure Plan defines Stronafian as a '*minor settlement*'. Policy STRAT DC 1 of the approved Structure Plan encourages support, subject to a capacity evaluation of small scale housing development (not exceeding 5 units) within minor settlements which is compatible with an essentially rural settlement location on appropriate sites. Policy STRAT DC 8 seeks to resist non-sustainable development which would have a wider landscape impact: this policy is particularly important to proposals, such as this, within nationally recognised designations such as National Scenic Areas.

Policy LP HOU 1 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008 also promotes a general presumption in favour of housing development within the settlement zone providing it is of an appropriate scale.

In terms of the settlement pattern and the wider landscape character of Stronafian, the proposal would represent an acceptable scale and form of development for the reasons given in Section B below.

**It is, therefore, considered that the proposal is in accordance with STRAT DC 1 of the Structure Plan and Policy LP HOU 1 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008. Given the assessment detailed in Section C below, the proposal is also considered to accord with Policy STRAT DC 8 of the Structure Plan.**

**B. Location, Nature and Design of Proposed Development**

Outline planning permission is sought for the erection of 2 dwellinghouses on a 0.57 hectare plot south of Stronafian Road and opposite 3 existing dwellinghouses on the north side of the road. The site is currently open grazing land. It is proposed to provide two individual accesses for each dwelling. The site slopes steeply downwards from the road to the south of the site: there is also a watercourse and gorge which bisects the site and restricts development within it. Native trees are dispersed throughout the site, running along sections of the northern boundary and clustered around the steep embankments of the gorge.

The proposed development is located within the settlement zone in the emerging Local Plan. There are currently six dwellinghouses located within the small rural settlement of Stronafian which is characterised by dwellinghouses generally located on the northern side of the road, of low density with isolated properties dispersed within a framework of native woodland.

The previous application (ref: 07/02088/OUT) for the erection of 5 dwellinghouses did not respect the establish settlement character of Stronafian and would ultimately have created a settlement of a suburban layout with a resultant adverse wider landscape impact.

The current application represents a reduction of 3 in the number of proposed units and remains '*small scale*' in nature. There is a clear indication in the settlement zone as identified

in emerging Development Plan policy that there is some capacity for residential development to the south of the road. Two units, as now proposed, would have a reduced visual impact; and would more sympathetically relate to the arrangement of existing dwellings on the northern side of the road.

The indicative plans submitted with the application show the erection of dwellinghouses with a length of approximately 25 metres and a depth of 5 metres. This length is greater than the existing 3 dwellings to the north of the road, which range from 10 metres to 15 metres in length. The footprint and detailed design of the dwellinghouses can, however, be further considered at reserved matters stage.

**Given all of the above, the proposal is considered to be in accordance with the provisions of Policy LP ENV 19 and Appendix A of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008 together with the Council's Sustainable Design Guidance.**

### **C. Natural Environment**

The site is located within the designated Kyles of Bute National Scenic Area (NSA). Both the adopted and emerging Local Plans contain policies which seek to protect this landscape from unsympathetic new development which could compromise the high aesthetic value of this area. The site is located at the northern end of the NSA at the head of Loch Ruel above the A886. It is highly visible from a number of locations and vantage points along both the A815 and A8003. Despite the prominent location of Stronafian, the existing dwellings are absorbed into the landscape setting through the existing framework of native woodland.

Scottish Natural Heritage raised objection to the previous application on the basis that it would have caused significant damage to the landscape and visual quality of the NSA. This objection specifically stated that development beyond the watercourse (plots 4 and 5) should be resisted while the proposed access road was not necessary and added to the adverse wider landscape impact. SNH advised that small scale development of up to two units in the correct location at the site may be acceptable without affecting the integrity of the NSA. As Members will note, Scottish Natural Heritage has not objected to the current application.

In terms of the Cowal Local Plan 1993, Policy POL RUR 1 seeks to maintain and enhance the landscape quality of National Scenic Areas by resisting prominent or sporadic development that would have an adverse landscape impact. In the particular context of a policy that is now over fifteen years old, by virtue of the prominent position of the proposal in open countryside to the south of the road that serves Stronafian and the lack of relationship to the existing development pattern, **the proposal is considered to be contrary to Policy POL RUR 1 of the Cowal Local Plan 1993.**

Notwithstanding the above, the emerging Local Plan considers that there is scope within the minor settlement of Stronafian for small scale development that would not have an adverse impact upon the landscape quality of the Kyles of Bute National Scenic Area. On this basis, a settlement zone has been identified to which no objections were raised during the consultation periods that have taken place over the last five years. In this particular current policy context, it is considered that the proposed erection of 2 new dwellinghouses to the south of the existing dwellinghouses would be in keeping with the existing dispersed settlement pattern of Stronafian and would create a development of a rural layout which would be in tune with the established landscape setting of Stronafian and the wider NSA.

**Given all of the above, this proposal is considered to be in accordance with the provisions of policy STRAT DC 8 of the Structure Plan and policy LP ENV 9 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

The agent has indicated that two trees will be removed to facilitate the erection of one of the two dwellinghouses. New areas of native planting are also indicated within the application. Given the minimal tree loss, the retention of the majority of vegetation within the site and the introduction of new planting, **the proposal is considered to be in accordance with the**

## **provisions of Policy POL BE 8 of the adopted Local Plan and Policy ENV 7 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

### **D. Landscape Character**

The proposed development lies within the Kyles of Bute NSA. The Kyles of Bute NSA is an area designated of national importance for its irregular upland valleys and hills and deeply enclosed passages of sea which combine to create a visual drama of scale and contrasting form. The dramatic scenery of the NSA is most usually experienced from the A8003 and A886 and by hill walkers from both within and outwith the NSA.

The development site lies within a steep ridgeland landscape. The key characteristics of this landscape include dramatic mountain ridges and ribbon lochs which contrast with open land on upper slopes and woodland on sheltered lower slopes. This landscape is considered of great scenic quality and historic importance and is highly sensitive to change.

The settlement of Stronafian is located at the head of Loch Ruel above the A886 on the lower slopes landscape character type. The elevated location results on fairly wide visibility of Stronafian along the valley floor, from the loch and from key view points along the A8003. Despite the prominent location of Stronafian the existing dwellings are absorbed into the landscape setting through the existing framework of native woodland.

### **E. Archaeological Matters**

At the time of the previous application, the West of Scotland Archaeology Service (WOSAS) had advised that there were no recorded sites within the proposed development area. However, the site is situated on previously undeveloped land in an area where the topography raises the potential for unrecorded sub-surface archaeological deposits. In the wider area there are records for features such as a standing stone generally ascribed to the prehistoric, to the north there is also a record that suggests the possibility of early metal working in the area. WOSAS had recommended that a prior archaeological evaluation of this proposed development site be undertaken before the Planning Authority determines this application.

Accompanying this application, the agent has put forward a case that pre-approval investigation is not warranted on the basis of the careful siting of the proposed dwellings; the site's cultivation and earthwork history; and the lack of any corroborating evidence (circumstantial or otherwise) of the possibility of substantial archaeological remains being discovered on the site.

Following a site visit, WOSAS advise that the development is now much smaller than originally planned thus having less chance of encountering buried remains. The ground is not only sloping but has been heavily disturbed already and the proposals appear to avoid the possible surviving traces of the former settlement.

On the basis of the foregoing, WOSAS are no longer requiring any archaeological investigation and, as such, **the proposal is considered to be in accordance with policy LP ENV 17 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

### **F. Road Network, Parking and Associated Transport Matters.**

At the time of the previous application, a single access point was identified and the Area Roads Manager advised that the unclassified Stronafian Road was within a 60 mph speed restriction. The required sightlines for a 60 mph road were 215 metres from a 2.5 metre setback. However, given the road was single track and with passing places, a lower value could be considered at 120 metres from a 2.5 metre setback.

The current application proposes a separate access for each dwelling and identifies visibility splays of between 70 metres and 90 metres. The Area Roads Manager has now indicated that, in the context of his current guidelines, visibility splays of 42m will be acceptable because of prevailing traffic speeds.

While the applicant's agent has submitted revised indicative plans which purport to comply with the Roads Manager's requirements, Policy LP TRAN 4 of the emerging Local Plan does not stipulate gradient standards for private accesses and it is not considered that refusal of the application on that basis could be sustained. It is intended, however, to seek cross-sectional details at reserved matters stage in respect of the visual impact of the driveways.

**The proposal is considered to be in accordance with policy LP TRAN 4 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

**G. Infrastructure**

It is proposed to utilise a private sewerage system as foul drainage for this development. Scottish Water have confirmed that the settlement of Stronafian is not served by a public sewer and therefore SEPA have no objection to such a proposal providing ground conditions are suitable to discharge effluent from a septic tank to land soakaway.

**Given the above, the proposed foul drainage arrangements are, in principle, consistent with Policy LP SERV 1 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

It is proposed to connect to the public water supply and, unlike at the time of the previous application, Scottish Water has confirmed that a public water main is available at the proposed development site although there may be pressure issues which the developer will have to address. This arrangement is deemed to be satisfactory and the connection to the public water supply can be stipulated through a condition.

**H. Conclusion**

This application is for residential development within the defined settlement zone of Stronafian and represents acceptable small scale development in tune with the existing character of the settlement and would not have an adverse wider landscape impact upon the Kyles of Bute National Scenic Area.





**AERIAL VIEW  
RELEVANT TO PLANNING  
APPLICATION 008/01826/OUT**

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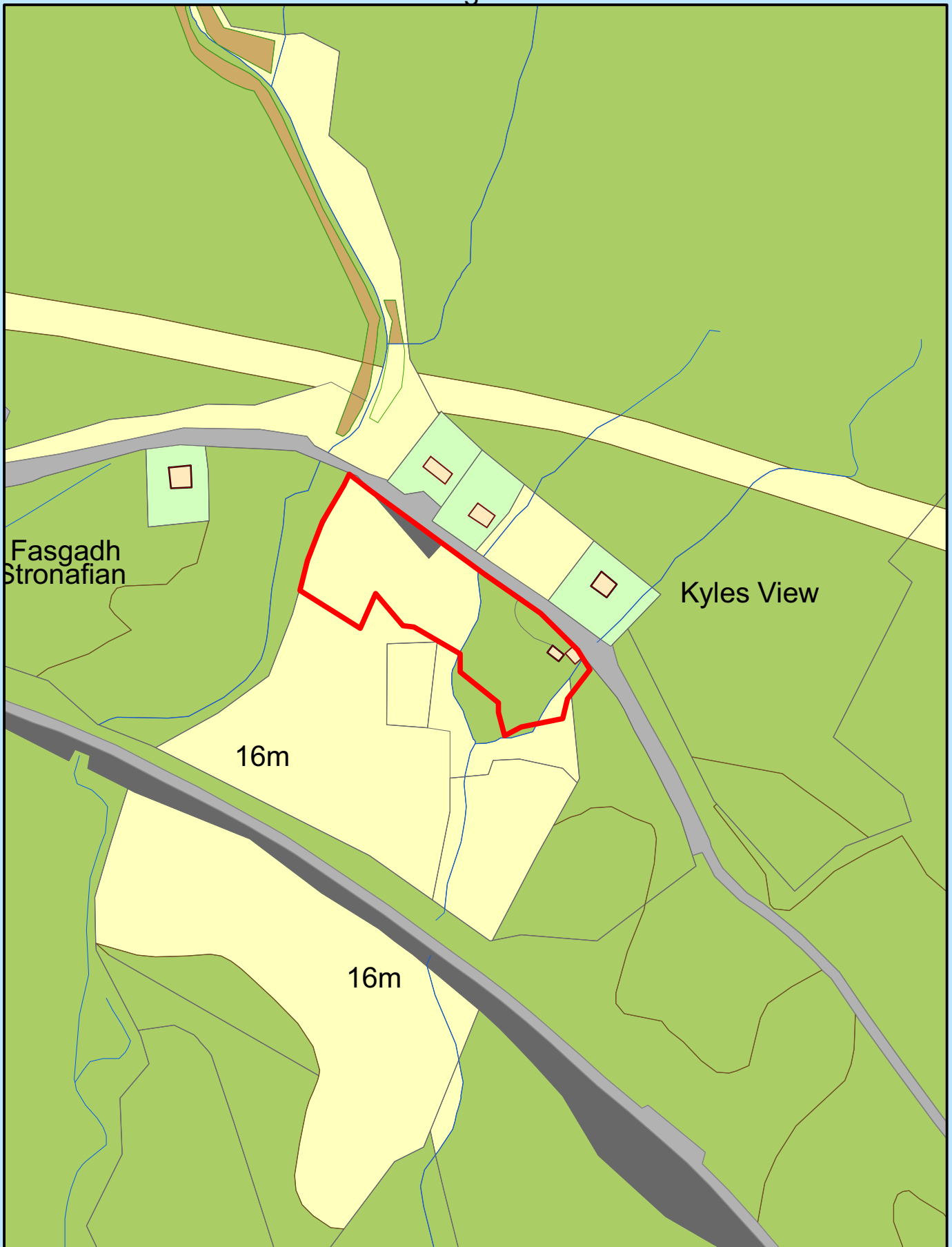
Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT

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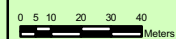




**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 08/01826/OUT**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT



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**DEVELOPMENT SERVICES**  
**PLANNING APPLICATION REPORT**  
**BUTE & COWAL AREA COMMITTEE**

Ward Number - 6 Cowal  
 Date of Validity - 7 November 2008  
 Committee Date - 3 March 2009

---

**Reference Number:** 08/01979/VARCON  
**Applicant's Name:** Mr. and Mrs. C.R. Chisholm  
**Application Type:** Detailed  
**Application Description:** Improvement of existing access for timber haulage (Variation of Condition 3 of Planning permission 06/02018/DET)  
**Location:** Heronlea, High Road, Sandbank, Argyll

---

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Improvements to existing access at junction with A885 Sandbank High Road comprising formation of bellmouth, widening, regrading and resurfacing of existing track and provision of dropped kerbs.
- 

**(B) RECOMMENDATION**

It is recommended that planning permission be **Granted** subject to the conditions and reasons set out overleaf.

---

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

This application relates to improvements to an existing private vehicular access serving the dwellinghouse Heronlea from the A885 road between Dunoon and Sandbank in connection with the provision of a timber haulage route which is being constructed as permitted development under Class 22 of the General Permitted Development Order. The applicant is seeking relief from part of condition 3 of planning permission 06/02018/DET granted on 21 March 2007.

The Area Roads Manager has no objection to the access improvements subject to conditions and advisory notes. The improvements to the access are to be welcomed and the proposal is considered acceptable subject to the conditions and advisory notes set out overleaf.

**(ii) Representations:**

Neighbour notification. No response.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Not required

**(iv) Reasoned Justification for a Departure from the Provisions of the Development Plan.**

Not applicable

**(v) Is the Proposal a Schedule 1 or 2 EIA development:**

No

**(vi) Does the Council have an interest in the site:**

Yes. Council is partner in Scottish Strategic Timber Transport Scheme.

**(vii) Need and Reason for Notification to Scottish Ministers.**

Not required

**(viii) Has a sustainability Checklist Been Submitted:**

No

**Angus J Gilmour**  
**Head of Planning**  
20 February 2009

**Author:** Brian Close

**Date:** 2 February 2009

**Reviewing Officer:** David Eaglesham

**Date:** 20 February 2009

**NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 08/01979/VARCON**

1. The existing sightlines of 120 metres from a 4.5 metre setback in each direction shall be maintained with no obstruction to visibility (including hedges and verges) greater than 1.0 metre in height above the road level.

*Reason: In the interests of road safety and to ensure that existing sightlines are maintained..*

2. The access shall be constructed as per Fig 5.4 of the Council's Development Guidelines, *Junction layout for long vehicles*, incorporating a taper in the nearside kerb. The access and the widened section of the A885 shall be of a heavy duty construction in hot-rolled asphalt with HB2 kerbs at the rear of the bellmouth.

The access shall be a minimum width of 6 metres for a minimum distance of 12 metres from the edge of the carriageway, where the gradient shall not exceed 5%. A sealed surface shall be provided for at least the first 12 metres from the edge of the carriageway. The footway shall be renewed from the tangent points north and south of the proposed access with dropped kerbing to be supplied for pedestrian traffic along the A885.

*Reason: In the interests of road and public safety.*

3. The access shall not be used by articulated vehicles until signage has been provided on the A885 to raise awareness of this new junction in accordance with details to be submitted to and approved by the planning authority. The southbound signage shall be located before the summit to the north of the access. (*Refer also to Advisory Note (iii) below*)

*Reason: In the interests of road and public safety.*

**INFORMATIVES RELATIVE TO APPLICATION: 08/01979/VARCON**

- (i) *The Area Roads Manager advises that the proposed works will require Construction Consent (S21) for the carriageway and footway works and a Road Opening Permit (S56) will be required for the upgrading of the junction. The applicant is advised to contact the Area Roads Manager (Mr. Paul Farrell, tel. 01369 708613) directly upon this matter.*
- (ii) *The Area Roads Manager previously advised that surface water drainage should not pass on to the public highway and a drainage system including positive drainage measures should be agreed with the Area Roads Manager. The developer is advised to contact the Area Roads Manager (Mr. Paul Farrell, tel. 01369 708613) directly in this regard.*
- (iii) *Condition 3 stipulates that appropriate warning signs will be required on the A885 on either side of the new junction. The applicant/developer is advised to liaise directly with the Area Roads Manager (contact Mr. Paul Farrell, tel. 01369 708613) regarding location and type of signage.*

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01979/VARCON**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Adopted Cowal Local Plan Cowal Local Plan 1993**

The site is located between the established settlements of Dunoon and Sandbank covered by Policy POL RUR 1. The application site is situated within the Central and East Cowal Local Scenic Area as defined by POL RUR 1: Landscape Quality, under Areas of Local Landscape Significance specifically Loskin and Loch Loskin Broadleaf Woodland where the Council will resist prominent or sporadic development which would have an adverse landscape impact.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

The site is located within an area zoned as Countryside Around Settlement where only small-scale, infill and rounding off and redevelopment proposals will be supported where appropriate and provided they do not compromise the long term growth of the settlement.

Policy LP TRAN 4 New and Existing, Public Roads and Private Access Regimes where existing private accesses can be upgraded by improvements to sightlines, access design, width and gradient.

**Note (i):**           **The applicable elements of the above Policies have not been objected too or have no unresolved material planning issues and are therefore material planning considerations.**

**Note (ii):**           **The Full Policies are available to view on the Council's Web Site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

Planning permission (06/02018/DET) for improvement of existing access to Heronlea for timber haulage was granted on 21 March 2007. Condition 3 required, inter alia, that the A885 should be widened to 7.3m for 20m either side of the improved access.

Planning permission (07/02404/DET) for the formation of a vehicular access to Sandbank Business Park from the A885 approximately 150m north west of this access was granted on 7 March 2008.

**(iii) CONSULTATIONS**

**Area Roads Manager** (response dated 16 February 2009) The 7.3m carriageway width as previously conditioned is no longer required, due to approval of a new vehicular access to Sandbank Business Park and the close proximity to the U26 Ferry Road junction. The increase in width would interrupt the flow of traffic along the A\*\*5 High Road. No objections subject to conditions and advisory notes.

**(iv) PUBLICITY AND REPRESENTATIONS**

Neighbour notification. No response.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/01979/VARCON**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Road Network, Parking and Associated Transport Matters.**

The improvements to the access at Heronlea form part of a larger project, the Dunoon Timber Haul Route, which is now under construction. This project involves construction of a new forest road and upgrading of existing forest roads to provide a new access to the forest between Dunoon and Sandbank. The proposal will provide an alternative to two current access points which come down onto small roads in residential areas i.e. Bishop's Glen into Kilbride Road, Dunoon and between Toward and Innellan. The new network will link three forest areas which currently have no paths or tracks to join them. The project is a partnership between Forest Enterprise and areas in private ownership.

At the meeting of the Bute & Cowal Area Committee on 6 February 2007, consideration of the original application to improve the access at Heronlea was continued to seek further improvements to the public road. The applicant's agent then agreed to a higher standard of junction improvement with localised road widening to 7.3m for 20m either side of the junction and the application was approved with a condition to secure that improvement at the meeting of the Area Committee on 20 March 2007. The Area Roads Manager now considers that such widening would produce an inconsistent change in carriageway standard on High Road and no longer considers such improvement to be desirable.

**The access improvements are in line with Policy TRAN 4 of the Argyll and Bute Local Plan.**

**CONCLUSION.**

In view of the Area Roads Manager's advice, the road improvement previously agreed and required by condition cannot be supported on road safety grounds. Permission can therefore be granted subject to revised conditions

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**AERIAL VIEW  
RELEVANT TO PLANNING  
APPLICATION 008/01979/VARCON**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT

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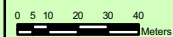




**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 08/01979/VARCON**

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**BUILDING STANDARDS  
DELEGATED DECISIONS SINCE LAST COMMITTEE  
Bute and Cowal**

<b>CASENO</b>	<b>APPLICANT NAME/PROPOSAL AND SITE ADDRESS</b>	<b>RECEIVED DATE</b>	<b>VETTED DATE</b>	<b>DECISION</b>	<b>DECISION</b>
05/01397/ERECT/A	Mr W Taylor  Ardnadam Pier Sandbank Dunoon Argyll PA23 8QD  Amendment to warrant, to cover external walls to be made of timber frame	19/01/2009		13/02/2009	WARAPP
05/01418/CONV01/B	Mr And Mrs J Maskell  Northern Wing Dalilongart Farm Sandbank Dunoon Argyll PA23 8QS Conversion of existing steadings to form 4 No. Dwellings - non material changes	28/01/2009	10/02/2009	11/02/2009	WARAPP
06/00035/ALTEXT/A	Karen McMillan  Fasdagh Cottage Colintrave Argyll And Bute PA22 3AJ Amendment to Warrant to cover; Inclusion of first floor stove, Substitute stove for Aga cooker on ground floor, amendment to beam arrangement, and Deletion of doors to north elevation of conservatory	18/06/2008	02/07/2008	04/02/2009	WARAPP
06/00092/ERECDW	R And S Projects  Plot 2 Garden Ground Of Glenshiel Cromlech Road Sandbank Argyll And Bute Erection of dwelling house and garage	19/01/2006	10/02/2006	13/02/2009	WARAPP
06/00926/MULTIP	Mrs M Logan  Woodlee Cottage Ferry Lane Innellan Argyll And Bute PA23 7SR Erection of unheated domestic workshop/store	29/06/2006	01/08/2006	04/02/2009	WARAPP
07/00283/ERECDW/A	Mr And Mrs L Moroni  Garden Ground Of 57 Hunter Street Kilm Argyll And Bute Amendment to Warrant to; omit access ramp and replace with steps, and close off one internal pass door	16/01/2009	02/02/2009	11/02/2009	WARAPP
07/01103/ALTEXT/A	Stewart McNee (Dunoon) Ltd  Lodge Cottage Kilfinan Tighnabraich Argyll And Bute PA21 2ER Amendment to warrant to cover; changes to internal layout, formation of new opening to kitchen, and re-positioning of doorways.	01/12/2008	12/12/2008	10/02/2009	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused  
WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused  
EXEMPT=Exempt Building Warrant LOCWIT= Letter of Comfort withdrawn SUPERS=Superceded by new Building**

08/00187/ALTER	Mr Harry Lymburn Albert Lodge 7 Royal Terrace 51 Mountstuart Road Rothesay Isle Of Bute Argyll And Bute PA20 9EB Alteration to dwelling, to enlarge shower room, and form french windows	08/02/2008	26/02/2008	02/02/2009	WARAPP
08/00402/ALTER	Mr A McArthur The Hilltop Bar 4 School Brae Dunoon Argyll And Bute PA23 7DL Alterations including; refurbishment of lounge, bar and function room, and formation of upper and lower garden terrace	15/04/2008	07/05/2008	27/01/2009	WARAPP
08/00502/EXTEND	Mr Donald And Mrs Shionagh Morrison Woodlands Serpentine Road Rothesay Isle Of Bute Argyll And Bute PA20 9EH Extension to dwellinghouse; to form first floor bedroom and shower room	09/05/2008		13/02/2009	WARAPP
08/00629/EXTEND	Kean Construction Ltd Kildonan St Catherines Cairndow Argyll And Bute PA25 8AZ 2 Storey side extension	13/06/2008	01/07/2008	21/01/2009	WARAPP
08/00639/CONV01	John Burke Hafton Forestry Commission School Road Tighnabruaich Argyll And Bute PA21 2BD Conversion and extension of single storey workshop to one and a half storey dwelling	16/06/2008	02/07/2008	13/02/2009	WARAPP
08/00785/CONV	Mr Robert Thomson Enmore Hotel 111 Marine Parade Kirn Argyll And Bute PA23 8HH Conversion of existing squash courts into 4 flats	11/08/2008	26/08/2008	02/02/2009	WARAPP
08/00788/EXTEND	Andrew Fraser Tigh Geal Strathlachlan Cairndow Argyll And Bute PA27 8DB Demolition of rear extension and conservatory and erection of new rear extension	11/08/2008	10/10/2008	13/02/2009	WARAPP
08/00857/STAGE1	Mr M J M Watson High Craig Ardlamont Kames Argyll And Bute Erection of dwellinghouse - STAGE 1 - Foundations and underbuild to first floor level	08/09/2008	17/09/2008	16/02/2009	WARAPP

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08/00859/ALTER	Somerfield Stores Ltd Safeway 10 Bridge Street Rothesay Isle Of Bute Argyll And Bute PA20 0HH Alterations to supermarket, including plant supports, cash office and goods holding area	10/09/2008	16/10/2008	13/02/2009	WARAPP
08/00897/ALTER/A	Caledonian MacBrayne Ltd West Pier And Mid Pier Rothesay Isle Of Bute Argyll And Bute Amendment to Warrant to cover; increasing window size, and replacement of toilet facility with a tea point.	14/01/2009	22/01/2009	22/01/2009	WARAPP
08/00965/ALTER	Mr And Mrs Wakefield 1 Brae Cottages Clachaig Dunoon Argyll And Bute PA23 8RE Alterations to cottage to form additional living space within lower ground floor.	13/10/2008	17/11/2008	16/02/2009	WARAPP
08/00984/ALTER	Murray Doyle And Sara Nelson 30A To 33 Shore Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LQ Alterations to dwelling including; alterations to stair, formation of utility room, forming opening in internal walls, altering window openings.	16/10/2008	24/11/2008	06/02/2009	WARAPP
08/01023/EXTEND	John Sinclair Drishaig Cottage Inveraray Argyll And Bute PA32 8XQ Extend cottage and demolish existing extension	30/10/2008	26/11/2008	30/01/2009	WARAPP
08/01041/ALTER	NHS Highland Dunoon And District General Hospital 360 Argyll Street Dunoon Argyll And Bute PA23 7RL Alteration to hospital, including replacement of existing oil tanks and formation of new fire walls	04/11/2008		13/02/2009	WARAPP
08/01071/INSTAL	Strathclyde Fire And Rescue Fire Station 357 Argyll Street Dunoon Argyll And Bute PA23 7RN Installation of temporary portacabins	14/11/2008		04/02/2009	WARAPP
08/01123/ALTER	Mr N K Wills South Lodge Kilfinan Tighnabruaich Argyll And Bute PA21 2EP Alterations to convert bedroom into bathroom	27/11/2008	17/12/2008	02/02/2009	WARAPP

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08/01125/ERECDW	Mr And Mrs Baird-Dean  Former Coachhouse Adjacent To Hoop House Bullwood Road Dunoon Argyll And Bute Erection of new house and garage	27/11/2008	08/12/2008	04/02/2009	WARAPP
08/01138/EXTEND	Kilfinan Community Association  Kilfinan Hall Kilfinan Tighnabruaich Argyll And Bute PA21 2EP Extension to village hall to form new kitchen and store, with general upgrade of hall.	01/12/2008	16/12/2008	04/02/2009	WARAPP
08/01151/ALTER	Mr And Mrs G Cairns  Flat 2 29 Mountstuart Road Rothesay Isle Of Bute Argyll And Bute PA20 9EB Alteration to dwelling, to form additional bathroom	03/12/2008	17/12/2008	02/02/2009	WARAPP
08/01152/ALTER	N H S Highland  Dunoon And District General Hospital 360 Argyll Street Dunoon Argyll And Bute PA23 7RL Internal alterations to admin area.	02/12/2008	16/12/2008	10/02/2009	WARAPP
09/00027/ALTER	Mr And Mrs T Morton  48 Mary Street Dunoon Argyll And Bute PA23 7EE  Alterations to dwelling to form extension and additional rooms within attic	08/01/2009	29/01/2009	13/02/2009	WARAPP
09/00088/DEM	STED Investments  Woodburn Cottage 9 Marine Parade Kilm Argyll And Bute PA23 8HE Demolition of existing cottage	22/01/2009		10/02/2009	WARAPP
09/00127/ALTER	Mr Paul Harley  Flat 2 47 High Street Rothesay Isle Of Bute Argyll And Bute PA20 9AU Alterations to dwelling to, enlarge kitchen and form an ensuite	02/02/2009	10/02/2009	11/02/2009	WARAPP

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**TOWN AND COUNTRY PLANNING  
DELEGATED DECISIONS SINCE LAST COMMITTEE**

**Bute and Cowal**

**Application Types:** *ADV App. for Advertisement Consent,  
ART4 App. Required by ARTICLE 4 Dir,  
CLAWU App. for Cert. of Law Use/Dev. (Existing),  
CLWP App. for Cert. of Law Use/Dev. (Proposed),  
COU App. for Change of Use Consent,  
CPD Council Permitted Dev Consultation,  
DET App. for Detailed Consent,  
FDP Forest Design Plan Consultation,  
FELLIC Felling Licence Consultation,  
GDCON Government Dept. Consultation,  
HAZCON App. for Hazardous Substances Consent,  
HYDRO Hydro Board Consultation,  
LIB Listed Building Consent,  
LIBECC App. for Consent for ecclesiastical building,  
MFF Marine Fish Farm Consultation,  
MIN App. for Mineral Consent,  
NID Not. of intent to develop app.,  
NMA Not. for Non-Material Amnt,  
OUT App. for Permission in Principle,  
PNAGRI Prior Not. Agriculture,  
PNDEM Prior Not. Demolition,  
PNELEC Prior Not. Electricity,  
PNFOR Prior Not. Forestry,  
PNGAS Prior Not. Gas Supplier,  
PREAPP Pre App. Enquiry,  
REM App. of Reserved Matters,  
TELNOT Telecoms Notification,  
TPO Tree Preservation Order,  
VARCON App. for Variation of Condition(s),  
WGS Woodland Grant Scheme Consultation*

**Decision Types:** *PER Approved  
WDN Withdrawn  
NOO No Objections  
AAR Application Required  
CGR Certificate Granted  
OBR Objections Raised  
PDD Permitted Development  
PRE Permission Required  
NRR New App. Required*

**TOWN AND COUNTRY PLANNING  
DELEGATED DECISIONS SINCE LAST COMMITTEE  
Bute and Cowal**

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
09/00041/DET	Fyne Homes  A' Chrannag, High Street, Rothesay, Isle Of Bute, Argyll And Bute, , Erection of external storage units	19/01/2009	11/02/2009	PER
08/02226/NMA	Cowal Leisure Ltd  Hunters Quay Holiday Village, Hunters Quay, Dunoon, Argyll And Bute, PA23 8HP, Amendment to planning permission 07/00379/DET incorporating changes to caravan stance and access track layout of Bute, Colonsay and Gigha villages (retrospective).	19/12/2008	04/02/2009	PER
08/02221/NMA	Cowal Leisure Ltd  Hunters Quay Holiday Village, Hunters Quay, Dunoon, Argyll And Bute, PA23 8HP, Amendment to Planning Permission 07/00373/DET incorporating changes to design of chalet lodge(s) at location Y (retrospective).	22/12/2008	11/02/2009	PER
08/02143/DET	Mrs A Cooper  Susy's Tearoom, Tighnabruaich, Argyll And Bute, PA21 2DX, Retention of static caravan.	03/12/2008	26/01/2009	PER
08/02123/COU	Carol Scobie  2 Auchamore Road, Dunoon, Argyll And Bute, PA23 7DY,  Conversion of shop (class1) to hot food takeaway (sui generis)	02/12/2008	13/02/2009	PER
08/02119/COU	Colintraive Village Hall  Workshop Etc, Colintraive, Argyll And Bute, , Conversion of workshop to heritage centre	11/12/2008	19/01/2009	PER

**TOWN AND COUNTRY PLANNING  
DELEGATED DECISIONS SINCE LAST COMMITTEE  
Bute and Cowal**

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
08/02117/COU	Douglas Forbes  120 George Street, Dunoon, Argyll And Bute, PA23 8BS,  Conversion of workshop to form a dwellinghouse with integral garage and external alterations .	27/11/2008	26/01/2009	PER
08/01998/DET	Mr Christopher Ballard  7 Newton Park, Innellan, Dunoon, Argyll And Bute, PA23 7ST,  Extension of turning head and formation of vehicular access	07/01/2009	11/02/2009	PER
08/01925/NMA	Eric Hopkins  Campbells Land, 60 Shore Road, Innellan, Dunoon, Argyll And Bute, PA23 7TP, Demolition of existing garage and erection of dwellinghouse (amendment to planning permission 06/02340/DET to incorporate formation of chimney stack, alteration to fenestration and roof pitch of rear conservatory) (Retrospective).	28/10/2008	03/02/2009	PER
08/01229/DET	Mr And Mrs C Black  Land South East Of Windyknowe, Kames, Tighnabraich, Argyll, , , Erection of dwellinghouse and installation of septic tank	03/07/2008	30/01/2009	PER
05/02389/ADV	Mrs S Black  Land 30 Metres South East Of Taigh Na Currach , Strachur, Argyll, PA27 8DD Retention of a signboard	25/11/2005	26/01/2009	WDN

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