

Reference Number: 07/01171/OUT  
Applicants Name: Euan MacLachlan  
Application Type: Outline  
Application Description: Site for the Erection of 15 Dwellinghouses, Formation of Vehicular  
Accesses and Installation of Septic Tank  
Location: Mid Letters, Letters Way, Strachur

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### **SUPPLEMENTARY REPORT 1**

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#### **(A) FURTHER OBJECTION**

A further representation has been received from Mr John Tidbury (e-mail received 2<sup>nd</sup> May 2008). The points raised are summarised below:

- i) I would like to re emphasis that the erection of such dwellings will not benefit the community or enhance the rural nature of the locale.

**Comment:** The department does not agree with this comment. See assessment contained within original committee report.

- ii) Such a proposed ribbon development along the shore of Loch Fyne will be tantamount to vandalising the rural area, with a developers equivalent of graffiti, in as much as it will mar the aspect of the Loch for miles around. With special concern as this area is now one of the gateways to the newly instated national park.

**Comment:** The department does not consider this proposal to be ribbon development. The development will have a limited wider landscape impact and Scottish Natural Heritage has raised no adverse landscape issues.

- iii) It will also have a significant effect on the incumbent flora /fauna. As a point of interest, who will be the owners of the oak woodland in the middle of the proposed development and responsible for its care and upkeep? Will it become common land?

**Comment:** Scottish Natural Heritage raised no objection to this application. The existing woodland will be retained as an amenity area and this will be protected through appropriate conditions and a future management plan.

- iv) It is maintained that the dwellings will provide affordable housing in the area for younger families. Strachur has a higher than the national average of elderly, reason is there is a lack of local industry and employment opportunities. What is the benefit of providing housing for younger families when the employment opportunities to purchase and finance their upkeep is so minimal. Even the lack of a bus service timed to help people to commute to work hinders employment prospects for residents already located in the area.

**Comment:** Affordable housing provision within the site is essential to ensure compliance with policy LP HOU 2 of the emerging Finalised Draft Local Plan.

- v) The vehicular access definitely needed as all community services are at least a mile away. Doctors, shops, local community hall, pubs and hotels. The latter leading to a concern for the possible increase in drink driving incidents. All dwellings will need parking for at least two cars, given its location. Is this catered for or will the extra cars spill into the central area currently housing the woodland.

**Comment:** Parking provision for two cars per dwelling house plus visitor car parking will be provided on site. Incidents of drink driving are not a material planning consideration.

- vi) Any children will also find that they will enjoy the current disadvantage of the children living in the area. There is no bespoke school bus service, nor a means of allowing them to participate in extra mural activities at the grammar school. Unlike nearby communities they are not able to be lodged in Dunoon during the week but are obliged to travel twenty plus miles every day.

**Comment:** This is not a material planning consideration.

- v) The septic tank. I thought it had been stated by the regulation body, that this area was already saturated and at maximum tolerance, as far as septic tanks were concerned? If the committee should be short-sighted enough to seriously consider granting planning permission, what is wrong with the newly installed mains sewage system?

**Comment:** Scottish Water have confirmed there is no public sewer in the vicinity of the development. SEPA have raised no objection to the proposed private sewerage system.

- vii) Should these considerations be dismissed, why are not the more central 'brownier less green belt', areas of the village not being considered for development first?

**Comment:** The Finalised Draft Local Plan has identified this site within the settlement zone of Strachur. The proposal is considered to be of an appropriate scale to be consistent with policy LP HOU 1 of the emerging local plan.

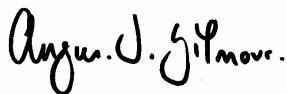
## **(B) APPLICANTS FURTHER INFORMATION**

The department has received an additional e-mail from the applicant's agent dated 2<sup>nd</sup> May 2008 advising the following:

*'I have received written confirmation from my client that ARUP Scotland has been instructed to progress the outstanding building warrant issues associated with the site drainage and the building that was previously on the site.'*

## **(C) RECOMMENDATION**

The recommendation in my report dated 15<sup>th</sup> April 2008 is unaffected.



**Angus J Gilmour**  
**Head of Planning**  
6<sup>th</sup> May 2008

**Author:** John Irving (Tel: 01369 708621)  
**Contact:** 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)**

