

Reference Number: 08/00402/DET  
Applicants Name: Welchs Parks  
Application Type: Detailed  
Application Description: Formation of road and stances for static caravans, associated ground engineering works and boundary treatment provision (partially retrospective).  
Location: Manor Park (formerly Cowal Caravan Park), Victoria Road, Hunters Quay, Dunoon.

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## (A) THE APPLICATION

### (i) Development Requiring Express Planning Permission

- Formation of access road
- Formation of concrete stances
- Ground engineering/reprofiling works
- Boundary treatments

### (ii) Other specified operations.

- Connection to public sewer
  - Connection to public water main
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## (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 and informatives detailed overleaf.

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

### (i) Development Plan Context:

"[Click here to enter text]"

### (ii) Representations:

One letter of objection has been received.

One letter of support has been received.

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

N/A.

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

N/A

### (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.**

N/A.

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

No.

**Angus J Gilmour**  
**Head of Planning**  
28<sup>th</sup> March 2008

**Author:** John Irving, Tel: 01369708621

**Date:**

**Reviewing Officer:** "[Click here to enter name and telephone number]"

**Date:**

**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: 08/00402/DET**

1. boundary treatments & planting
2. lowering of concrete plinths, SE corner plinth
3. full details of all further caravans to be submitted and agreed in writing by PA prior to installation on site. Must detail finished ridge height, window positions etc of all new caravans
4. removal of workers unit 7 platform in NW corner of site.

**INFORMATIVES:**

"[Click here to enter text]"

## APPENDIX– RELATIVE TO APPLICATION NUMBER: 08/00402/DET

### MATERIAL CONSIDERATIONS AND ADVICE

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

##### **Argyll & Bute Structure Plan 2002**

STRAT DC 1 '*Development within Settlement*' supports the principle of up to 'large scale' development with the 'Main Town' settlements such as Dunoon on appropriate infill, rounding-off and redevelopment sites.

##### **Cowal Local Plan 1993**

Policy POL BE 9 '*Layout & Design of Urban Development*' seeks to achieve a high standard of layout and design where new developments are proposed.

Policy POL HO 8 '*Infill, Rounding Off & Redevelopment*' will encourage infill, rounding off and redevelopment relating to the existing built form.

##### **Argyll & Bute Modified Finalised Draft Local Plan 2006**

Policy LP HOU 1 '*General Housing Development*' establishes a presumption in favour of up to medium scale development (between 6-30 dwellings) in main towns of Argyll and Bute.

Policy LP HOU 6 '*Residential Caravans and Sites (for Permanent Homes)*', no new residential caravans, or caravan sites, nor any extension to an existing site, will be permitted for permanent homes.

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

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 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 8559 was granted on 4<sup>th</sup> May 1961 for '*the formation of a caravan site at Victoria Road, Hunters Quay, Dunoon*'. No additional conditions were attached to this permission restricting pitch numbers or the type of occupancy etc.

In early March of 2006, the Planning Authority was advised that the site had been sold and was going to be re-developed. It was established that a breach of planning control had occurred and the department reported this matter to the Bute & Cowal Area Committee on 5<sup>th</sup> September 2006, 5<sup>th</sup> December 2006 and 1<sup>st</sup> March 2007.

As a result the department served an Enforcement Notice on 1<sup>st</sup> March 2007 for the reinstatement of the caravan to its former condition prior to unauthorised works commencing.

The developer appealed the enforcement notice and a public local enquiry was undertaken on 30<sup>th</sup> October 2007, thereafter the Directorate of Planning & Environmental Appeals advised on 28<sup>th</sup> December 2007 that the appeal had been dismissed and requirements of the Enforcement Notice remain.

This current application seeks to regularise a number of unauthorised development works which have been undertaken at the site. In addition, the application incorporates a number mitigation measures along the site boundaries and the lowering of a concrete stance.

**(iii) CONSULTATIONS**

**Area Roads Manager**

**Public Protection Service**

**Area Building Standards Manager**

**Scottish Water** (letter dated 14<sup>th</sup> march 2008):

No objection to application. No known issues with water or waste water network that serves this development site.

**(iv) PUBLICITY AND REPRESENTATIONS**

One letter of objection has been received from Susan & David Galt (letter dated 3<sup>rd</sup> March 2008), Anchor Cottage, 1 Cammesreinach Crescent, hunters Quay, PA23 8JZ. The points raised are summarised below:

- i. We have a lodge overlooking our back garden and our two bedroom windows. The occupants can and do look into our bedrooms. This has been caused by the height they have built up the site. We had caravans at the back previously but these were much lower down.

Comment: See assessment below.

- ii. We already have a 6 feet high fence which is dwarfed by the adjacent lodge, any new fencing would have to be 10 feet high to address our privacy concerns.

Comment: See assessment below.

One letter of support has been received from the Owner, 7 Manor Park (letter dated 26<sup>th</sup> March 2008), Hunters Quay, Dunoon, PA23 8JY. The points raised are summarised below:

- i. Park homes are a fairly new concept as far as housing is concerned. It provides people the opportunity to go into retirement in good quality, easy to manage housing. These homes are built to a high standard, well insulated and economical to run.

Comment: See assessment below.

- ii. Manor Park when completed will be finished to a high standard and will compliment the area and must be a huge improvement on what was here previously.

Comment: See assessment below.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/0040/DET**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

"[Click here to enter text]"

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

Although the design of the structures on site are not to the standard the department would normally expect from permanent dwellinghouse consideration must be given to the lawful use of the site as a caravan park and the previous site condition prior to redevelopment works commencing.

**C. Built Environment**

"[Click here to enter text, delete if not applicable]"

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

"[Click here to enter text, delete if not applicable]"

**E. Infrastructure**

"[Click here to enter text, delete if not applicable]"

**F. Conclusion.**

"[Click here to enter text, delete if not applicable]"