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Reference Number: 08/00700/DET  
Applicants Name: Stewart Shaw Ltd.  
Application Type: Detailed  
Application Description: Erection of dwellinghouse and formation of vehicular access.  
Location: Seabank, Shore Road, Sandbank.

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### **SUPPLEMENTARY REPORT NO.1**

#### **(A) INTRODUCTION**

Reference is made to the decision of the Bute and Cowal Area Committee on 5<sup>th</sup> August 2008 to continue consideration of the above application in order for Members to informally visit the site prior to making a decision.

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

Since the Committee meeting, the Department has received a letter from the agent (letter from Andrew Frater dated 18<sup>th</sup> August 2008), a summary of which is as follows:

- a) *If Planning Permission is approved, the applicant would provide sections through the site only after the existing demolition rubble is removed (thus giving clear access onto the site for survey purposes). At present, it is not considered possible to provide proper levels due to the dangerous state of the rubble left over from the previous structure on the site;*
  - b) *Clearance of the site would also give clear access to the watercourse that is obviously blocked and suitable repair or renewal works could be instigated. As such, any surface water drainage may be taken to this watercourse (which is for surface water) and led through the road for dispersal by Holy Loch Marina as agreed;*
  - c) *Having regard to the above, it is requested that the application be approved subject to conditions requiring levels to be produced through the site prior to construction works on the dwelling commencing; and proposals for repairing or renewing the existing watercourse being submitted.*
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#### **(C) ASSESSMENT**

The department have repeatedly requested detailed information on site levels and surface water drainage in support of this application, but to no avail. Given the concerns raised by the owners of *Glenalmond* adjacent (and supported by this department), it is not considered reasonable to accept the scheme in principle but reserve such details as site levels and a surface water drainage system, both crucial elements to the eventual siting and design of the proposed dwellinghouse on 'made-up ground'. For this reason the use of suspensive conditions for this 'detailed' scheme is not appropriate in this instance.

#### **(D) RECOMMENDATION**

Having regard to the above, it is recommended that Members endorse the recommendation of refusal contained within the Department's initial report dated 29<sup>th</sup> July 2008.

**Angus J Gilmour, Head of Planning  
25 August 2008**

**Author:** Brian Close  
**Reviewing Officer:** David Eaglesham

**Date: 25<sup>th</sup> August 2008  
Date: 25<sup>th</sup> August 2008**

**NOTE: Committee Members, the applicant, agent and any other interested party should note that the associated drawings, application forms, consultations, other correspondence (including that mentioned in Section (B) above) 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)**