

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

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 3rd November 2008 and Scottish Water in its letter dated 11th 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

(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 26th 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 28th October 2008) No comments to make

SEPA (letter dated 3rd 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 6th 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 11th 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 13th 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 29th October 2008);
- Claire Turton, *1 Stronafian*, Glendaruel (letter dated 29th October 2008);
- F Mattick, *Cala-na-Sith*, Stronafian (letter dated 4th November 2008); and
- Mr and Mrs Thresh, *Fernfield*, Fernhill, Lady Lane, Bingley, West Yorkshire (letter dated 14th 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.