



Development Services

Director: George Harper

Milton House, Milton Avenue, Dunoon, PA23 7DU
Tel: (01369) 708606 or 708607
Fax: (01369) 708609

8th May 2009

Our Ref: SG/DC/15
Contact: Steven Gove
Direct Line: (01369) 708603

DOC JB 5

Mr James Houston
2 Schoolwynd
Kilbirnie
Ayrshire
KA25 7AY

Dear Sir

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
ERECTION OF DWELLINGHOUSE, LAND AT ADARE, COLINTRAIVE**

Thank you for your letters dated 23rd February 2009 and 27th April 2009 in respect of the above. Please accept my apologies for the delay in responding.

For the purposes of the existing Cowal Local Plan 1993, Colintraive is identified as a 'Sensitive Settlement' where residential development is restricted to certain areas. The piece of land that you have shown is not within one of the preferred areas with the consequence that, unless there was an overriding locational or operational need to have a dwelling on the site, the proposal would be contrary to the relevant policy.

Notwithstanding the above, the emerging Development Plan Policy is a material planning consideration. The Argyll and Bute Local Plan (Post Inquiry Modifications) 2008 has identified larger areas of land within Colintraive as being possibly suitable for residential development. The land that you have shown is within the so-called 'Settlement Zone' where there is support in principle subject to there being no unacceptable environmental, servicing or access impacts.

Having regard to the wooded nature of the site and its location within the Kyles of Bute National Scenic Area, I consider that further information would be required to assess the likely impact of the proposal. In particular, I would recommend the following:

- a) A tree survey should be carried out identifying those trees to be retained and those trees to be removed;
- b) A Site Plan showing the potential position of the dwelling and boathouse within the site together with the location of the vehicular access and the parking/turning area.

I look forward to receiving this information but if you have any queries on the foregoing, please do not hesitate to contact me at the number given at the top of this page.

Yours faithfully

Steven Gove



