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67 Chalmers Street Ardrishaig PA30 8DX

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2008**

**REFUSAL OF PLANNING PERMISSION IN PRINCIPLE**

**REFERENCE NUMBER: 12/01692/PPP**

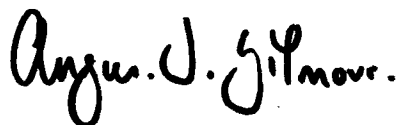
**Mr And Mrs J Coats  
69 Longrow  
Campbeltown  
Argyll  
PA28 6ER**

I refer to your application dated 7th August 2012 for planning permission in principle under the above mentioned Act and Regulations in respect of the following development:

**Site for the erection of dwellinghouse at Land South East Of St Mary's Dalismirren Southend  
Campbeltown Argyll And Bute**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission in principle for the above development for the **reason(s) contained in the attached appendix.**

Dated: 28 September 2012



Angus J. Gilmour  
Head of Planning and Regulatory Services

## **GROUNDS OF REFUSAL RELATIVE TO APPLICATION REFERENCE 12/01692/PPP**

The site presents fairly open aspect long distance views from the minor road serving the area travelling south. The site is not associated with an existing farm or built cluster nor is it associated with mature planting. The council's Landscape Capacity Study for North and South Kintyre details that new developments should be clear of the valley floor to avoid long distance views into the site and associated with existing clusters of development to maintain the existing settlement pattern. The current application is located on the valley floor offering long distance views from the main road into the site and is not associated with any existing built development. In this regard the application is not consistent with the provisions of the adopted Landscape Capacity Study 2009 and by extension policy STRAT DC 4 of the approved Structure Plan and policies LP ENV 1 and LP HOU 1 of the adopted Local Plan.

## **NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 12/01692/PPP**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

## APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application 12/01692/PPP

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- A) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

**No**

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- B) The reason why planning permission has been refused.

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