

Mr & Mrs J. Coats
69 Longrow
Campbeltown
Argyll
PA28 6ER

Committee Services Officer
Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

For attention of Fiona McCallum

17 January 2013

Dear Sirs

**12/0020/LRB Local Review Body
Response to Planning Department's Statement of Case**

In response to the above document received on 11th January 2013, please find the following comments:

The site extends to 0.54ha or thereby, as outlined in red on the planning application drawings. This area also takes into account the river embankment to the west, an extensive wooded burn embankment to the north which extends to the bridge at the public road, sloping wooded area to the south and sloping hillside from the road down to the site to the east. The restricted level plateau is currently used for pony grazing.

We would like to point out that the topography surrounding the site is not 'very flat', in fact the road and landscape rise to the east and partially to the south east; please refer to images identified as views 1, 2 & 3 on drawing 12/100-01 and views G & H on drawing 12/100-02.

To the south, the ground falls towards the start of the 'flat valley floor'. This area outlined in blue on the plans, of around 2 acres in area, is in our ownership and is substantially wooded thus screening the site from the 'flat valley floor' and long distance views. Please refer again to views 1 & 2 on drawing 12/100-01.

This mixture of landscape and existing wooded area provides ample screening to the south with the site not being visible over long distance views to the northwest; refer to view H on our supporting drawing 12/100-Planning appeal.

In terms of the flat valley floor, we have identified what would sensibly be classed as 'flat valley floor' on our supporting drawing 12/100-Planning appeal. You will see this has been hatched in green in relation to the contours and levels as per the ordnance survey map identifying the 'flat valley floor' relative to the surrounding hills.

We are of the opinion that the topography of the site, relationship to the 'flat valley floor' and restricted views travelling both from the north and south cannot be fully appreciated from the electronic information, images and drawings currently submitted. It is only by a site visit that a true understanding of the relationship between this site and the wider 'flat valley floor', including the long distance views, to the south and of the surrounding area can be fully appreciated.

Regarding the statement "views will be highly visible into from the site from the minor road travelling down into the valley bottom", we argue that this is not the case and that only restricted views of the site are apparent. Travelling from the north, you can fully appreciate the long distance views to the 'flat valley floor'. This is well beyond our site which, although on a level plateau, is not on the 'flat valley floor'. It is clear from the northerly approach that long distant views to the distant 'flat valley floor' are not affected by the development of this site.

The statement continues with "limited views will be available from the south when travelling north", again this is not the case as identified on the previously listed images. The site is screened by a wooded area of around two acres. It would not be until within the final approach on the public road to the first ninety degree bend that the site would be possibly fully in view. Careful positioning of any dwelling and design of future landscaping could further limit this view.

The agricultural area mentioned is identified by the field boundary lines as plotted on the ordnance survey map all of which are marked to the south and south east of the site. There is a small group of fields out with the flat valley floor adjacent to the site that are on a steeply sloping hillside. The site itself is identified on the ordnance survey maps as a wooded area which is clearly out with the 'flat valley floor'.

The reference and opinion "it is not considered that the vegetation at the site is sufficient to significantly limit long distance views and additional planting would not assist to any greater degree", again can be argued as incorrect, the area proposed for the dwelling is clearly not visible over long distance views from the south. The two acre wooded area comprising substantial number of trees mixed with lower vegetation screens the entire site from the south and south east. Again this would clearly be evident upon a site visit.

In terms of our reference to rounding off, this site, the small level plateau, is bounded by the route of the river to the west and burn to the north and associated embankments, these being the natural features. The sloping land to the south (outlined in blue) towards the 'flat valley floor' and rising hillside to the east further define natural features. The location of this site in relation to the existing public road, natural features and close proximity to existing properties to the north and north east clearly lends itself to development.

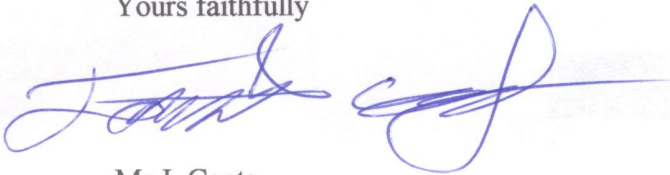
In summary, are points are that the site and proposed development is out with the 'flat valley floor', is not visible from long distance views and does not affect the wider aspect to the flat valley floor to the south. The site is substantially screened by trees and topography.

Again, we strongly suggest that a site visit be made to fully appreciate the proximity of the 'flat valley floor' in relation to the proposed site and how the long distance views are not affected.

We trust you find this in order and sufficient for your purposes.

We look forward to hearing from you.

Yours faithfully



Mr J. Coats

Received 22 January 2013