

From: Dave Barry
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Cladach Bothan
Ferry Road
Tayinloan
PA29 6XQ

25th March 2013

Head of Governance and Law
Argyll and Bute Council
Kilmory
Lochgilphead
PA31 8RT

- Dear Sir/Madam

LOCAL REVIEW BODY REFERENCE: 13/0006/LRB
PLANNING APPLICATION REFERENCE: 12/01278/PP
SITE SOUTH OF CLADACH BOTHAN, FERRY ROAD, TAYINLOAN, PA29 6XQ

I wish to raise objections to the above Notice of Review. While appreciating that previous objections will be taken into account and the present letter should present new material, a small part of what I wish to say is related to previous points. The reason is that, when I objected previously, I did so via the Council website, which resulted in loss of some of my text characters and consequently to some lack of clarity.

But first, the opening paragraph of the Notice of Review letter from Crossings House Design (11th March 2013) mentions that the letter should be read in conjunction with “drawings 11-051/PL10 & PL11”, but I see only 11-051/001 rev C, 11-051/002 and 11-051/003. Does this discrepancy mean we are not seeing all the material?

The case presented by Crossings House centres on “the buildings relationship to its neighbours and the site”. It contends that rejection of the original application based on contravention of various planning policies protecting sensitive countryside fails to reflect “the reality of the site, the history of the region and the wider environment”. The arguments presented are spurious, as I discuss in the following:

1. Paragraph 6 presents a factually unsupported and irrelevant historical case against planning policies regarding house style.

2. In the *Visual Issues* section of the letter, it is argued that erecting the proposed building between Monamore and Cladach Bothan would merely represent infill in what is already a settlement of buildings, extending from Monamore to Ferry Farm. Much reference is made to appended 3D images, prepared by Crossings Design. Those images are carefully contrived, with visual cues inserted that artificially create visual connectivity amongst the existing buildings. I have taken the liberty of removing these cues in the images appended to this letter, which show the site as it is at present. It is clear from these amended images that the present layout is of scattered buildings and of ample visual access to the panorama of the sea and islands to the west. Clearly, the proposed

building would result in an undesirable form of settlement coalescence, which contravenes the LP HOU1 General Housing Development policy.

3. Ribbon development is discussed, in what appears to be a self-contradictory paragraph. It is clear that erection of the proposed building would have substantial detrimental impact on the environment. This detraction can be seen from the amended 3D drawings appended to this letter. Thus, erection of the proposed building would create ribbon development, from the southern end of Monamore to the northern end of the car park, which would close off 40% of the section of Ferry Road that, running parallel to the seafront, at present presents a famous panorama.

4. The original permission granted for erection of Cladach Bothan makes several references to that project complying with planning policies regarding: not being infill, rounding off or redevelopment; lack of significant adverse environmental impact (due to proximity to the car park); and reflection of scattered housing pattern. The Crossings House letter tries to exploit the presence of Cladach Bothan by claiming exactly the opposite of the premises of those decisions. It would be illogical to grant the Notice of Review.

5. Some mention is made of the tourist industry, and the designing of the proposed building as a guesthouse. With respect, it is worth recording that Cladach Bothan was built for that purpose by the applicant (Mrs Campbell) but was sold and has become residential.

In summary, I object to the proposal, for the detrimental effect it would have on the environment in sensitive countryside and for its contravention of planning policies on several fronts.

Yours sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the left.



Proposed Dwelling House at Ferry Road, Tayinloan, Argyll and Bute
Planning Application Ref 18/02180/P - Notice of Refuse

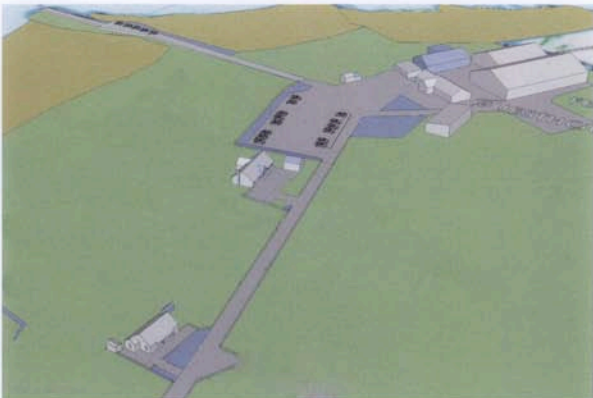
In support of our Notice of Refuse for the above planning application, we would raise the following observations. This letter should be read in conjunction with drawings 1A-D/18/02180/P & 2A-C/18/02180/P.

The planning application itself does not refer to the agricultural area or agricultural land between existing residential and agricultural development, for reasons of the planning settlement pattern and in order with the rural characteristics of the area and the surrounding countryside. It is noted that the site is within the 500m radius of the Ferry Road Local Development Plan (LDP) 2013 and 500m radius of the Tayinloan Local Development Plan (LDP) 2013. It is noted that the site is within the 500m radius of the Ferry Road Local Development Plan (LDP) 2013 and 500m radius of the Tayinloan Local Development Plan (LDP) 2013. It is noted that the site is within the 500m radius of the Ferry Road Local Development Plan (LDP) 2013 and 500m radius of the Tayinloan Local Development Plan (LDP) 2013.

The Planning Department was actively discouraging residential development on agricultural land and the site is not a permitted use of the surrounding landscape. This is because of the potential of the site to be developed as a residential use which would be in conflict with the surrounding landscape.

This site is a rural site, the history of the site and the surrounding area.

It is noted that the site is within the 500m radius of the Ferry Road Local Development Plan (LDP) 2013 and 500m radius of the Tayinloan Local Development Plan (LDP) 2013. It is noted that the site is within the 500m radius of the Ferry Road Local Development Plan (LDP) 2013 and 500m radius of the Tayinloan Local Development Plan (LDP) 2013. It is noted that the site is within the 500m radius of the Ferry Road Local Development Plan (LDP) 2013 and 500m radius of the Tayinloan Local Development Plan (LDP) 2013.



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PLAN IS A TRUE
COPY OF THE ORIGINAL PLANS

REVISIONS	
No.	Description
1	As Issued

APPRAISAL	
Category	Score
Planning Policy	1
Policy 2	1
Policy 3	1
Policy 4	1
Policy 5	1
Policy 6	1
Policy 7	1
Policy 8	1
Policy 9	1
Policy 10	1
Policy 11	1
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Policy 49	1
Policy 50	1