

RHU MARINA MASTERPLAN - SUPPLEMENTARY REPORT NO. 1

1. SUMMARY

Rhu Marina is designated in the current adopted Local Plan as Potential Development Area (PDA) 3/29. Under this designation a masterplan is required as part of the determination of any application for all or part of the site. Members will consider separately an application, reference 12/01696/PP, by GSS at Rhu Marina for the change of use of land for the temporary siting of a modular building (office accommodation) with associated parking, 2 containers, welfare facilities and installation of pontoons. A masterplan for the PDA has been submitted and a report on this will be considered as part of the Committee Agenda.

2. INTRODUCTION

Members' attention is drawn to the report dated 29th May 2013 that is currently before them for consideration.

I would advise that there were a number of objections received not included in the original report. These primarily support the observations and objections of Rhu and Shandon Community Council and do not raise any additional issues not covered in the original report other than the role of the Council's Built Heritage Conservation Officer. The objectors are set out below. Also set out below is an additional representation and comments from Councillor Aileen Morton.

3. OBJECTORS

Dr Jean Cook, Inverallt, Shandon, Helensburgh (e-mail dated 23/04/13)
Brian Cook, Inverallt, Shandon, Helensburgh (e-mail dated 23/04/13)
Yvonne Leslie, Seefels, Pier Road, Rhu (e-mail dated 21/04/13)
Jane Nicholson, Torwood Cottage, Pier Road, Rhu (e-mail dated 21/04/13)
Richard Erskine, Budore, Pier Road, Rhu (e-mail dated 21/04/13)
Maud Tait, Tigh Na Craig, Pier Road, Rhu (e-mail dated 21/04/13)

The Council's Built Heritage Conservation Officer has been asked by a number of objectors if she will be commenting on the GSS application and the masterplan.

Comment: In terms of the GSS application it was not considered that the Built Heritage Conservation Officer's input was required in this instance. This was on the basis that the application is for a temporary permission for a building contained within a larger brownfield site which is a working marina. The application is assessed against development plan policy and other material considerations. As such it is considered that it will have a minor and temporary impact on the wider Conservation Area. With regard to the masterplan, at this stage we are dealing with a masterplan which sets a theoretical overview for the whole site. It has sufficient detail for this purpose but will require additional information when a planning

application for redevelopment is submitted. It is at that stage that the Council's Built Heritage Conservation Officer's input will give added value to the process.

4. FURTHER REPRESENTATIONS

Mrs Pat Pollock-Morris, 4 Cumberland Avenue, Helensburgh (e-mail dated 10/04/13)

Having seen the masterplan and to encourage development of the site for marina-based activities would now like to withdraw objection on the basis that temporary should be time limited and enforced, the containers removed, the site restored and minimal disturbance to neighbours.

Comment: The comments are noted.

Councillor Aileen Morton (e-mails dated 17th June 2013)

Expresses concern about the delivery of affordable housing and stresses that on site provision is preferred. She highlights that the LDP outlines a sequential approach with the caveat that the first option is onsite and the developer **must prove** that's not an appropriate option before any other option is considered.

Comment: Our preference is always that the affordable element is located on site. The number of affordable units required is potentially going to be relatively small at 5 No. so at the time of a full application we shall be seeking robust arguments from the landowner should they wish to pursue their current preference of off-site affordable provision or a commuted sum payment. The onus is still very much on the developer to prove this case at a time when a market has been identified, finance is in place and planning application is submitted.

5. RECOMMENDATION

Members are asked to note the information above which does not affect the recommendation contained within the report dated 29th May 2013.

IMPLICATIONS

Policy: None

Financial: None

Personnel: None

Equal opportunities: None

Author of Report: Howard Young 01436 858888

Date: 18th May 2013

Reviewing Officer: Ross McLaughlin

Date: 18th June 2013

Angus Gilmour
Head of Planning and Regulatory Services