

Delegated or Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No:	14/01724/PP
Planning Hierarchy:	Local Application
Applicant:	Houses for Heroes Scotland and the Chrystal Trust
Proposal:	Erection of 3 dwellinghouses and the formation of vehicular access
Site Address:	Land East Of Shira Lodge, Main Road, Cardross

SUPPLEMENTARY REPORT No 1

A) INTRODUCTION

This report advises Members of additional representations in support of this application. It also includes information about a representation made by The Chrystal Trust as part of the new Local Development Plan process regarding land at Bloomhill which includes and is relevant to the current application site.

B) ADDITIONAL REPRESENTATIONS

Additional letter and e-mails in support of the proposal have been received from the following individuals.

John Watkins, Darleith Stables House, Cardross (e-mail dated 17 September 2014)
Trevor Royale FRSE, 6 James Street, Edinburgh (e-mail dated 17 September 2014)
James M Parker, 18 Ferry Road, Rosneath (letter dated 16 September 2014)
A Stratton, 14 Napier Avenue, Cardross (letter dated 13 September 2014)
John Young, 5 Kilmahew Court, Cardross (letter dated 9 September 2014)
Mrs P Walker, 20 Straid-A-Cnoc, Clynder (letter dated 17 September 2014)
Mrs M Watkins, Darleith Stables House, Cardross (letter dated 17 September 2014)
Councillor Maurice Corry (e-mail dated 22 September 2014)
Jim Wilson, Veterans Scotland, New Haig House, Logie Green Road, Edinburgh (letter dated 15 September 2014)
William Wilkie, 12 Moore Drive, Helensburgh (letter dated 22 September 2014)

(i) Summary of issues raised

- In light of the astonishing permissions for Kirkton and Geilston Farm, greenbelt and conservation objections are not tenable.

Comment: It is not clear what is being referred to. Applications have been considered for development bearing various Kirkton addresses and one for Geilston Farm. As in

every application the proposals were assessed against development plan policies and other material considerations.

C) LOCAL DEVELOPMENT PLAN REPRESENTATION

The Chrystal Trust made a representation to have 5.1 acres at Bloomhill (including the current application site) included as a housing site and removed from the greenbelt. In their submission they stated, inter alia, that “The Trust is committed to developing the site in a sensitive manner, through a scheme that is architecturally respectful of the site’s heritage, and that of the village, incorporating the latest in sustainable building design. The site could be developed in a number of ways, or indeed only part of the site could be developed with sheltered housing as an integral part and with the remainder left as open space to be enjoyed by the local community.”

Comment: This site was considered along with an adjoining site at the public inquiry in to the last local plan. At the inquiry, in response to this and other sites the council undertook to carry out a review of the greenbelt. Accordingly, the Argyll and Bute Green Belt Landscape Study was commissioned from consultant landscape architects. The study was specifically tasked to look at the suitability of the objection sites for development purposes. The study concluded that the area is of high importance within the greenbelt, it was assessed against the landscape objectives, physical criteria, qualitative criteria and designations. This site was ranked joint first in terms of greenbelt landscape objectives, and equal first in terms of physical, and qualitative criteria, and designations.

The site also forms part of the Cardross Conservation Area; it is surrounded by listed buildings and is also adjacent to the remains of Cardross Old Parish Church, a scheduled ancient monument. The site provides a parkland like setting for Bloomhill which is listed, and contains numerous mature trees which contribute to the character of the conservation area, and to the setting of the old church. The Reporters’ findings concluded that “we find it difficult to envisage how the development in housing of either of these attractive open areas of parkland would constitute their preservation or enhancement.”

This representation has been sent to Directorate for Planning and Environmental Appeals (DPEA) for consideration. The Council have robustly defended the position not to include this land as an allocation, concluding:

“The objectors have not demonstrated that the Council’s proposed housing land releases for Helensburgh and Lomond housing market area are inadequate, or that there is any need for additional housing land in Cardross, above that which has already been provided for in the proposed Local Development Plan. In the absence of such a need, given the adverse effect that the development of this area would have on the green belt, character of the conservation area and the setting of the listed buildings and ancient monument which surround the site, it is not considered suitable for development and should retain its green belt designation.”

D) RECOMMENDATION

Members should note and consider the additional representations in support of the proposal. The recommendation remains that the application should be refused and no value would be incurred by holding a discretionary hearing. This proposal must also be viewed in the context of the objection currently lodged by the applicant to the new Local Development Plan process. The Chrystal Trust seeks a strategic greenbelt release and shall be considered by the DPEA in the coming months (at latest 24th January). The recommendation to refuse the application is based on strong greenbelt policy grounds contained within current adopted Local Plan.

Author of Report: Howard Young

Date: 23rd September 2014