

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 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 22/01611/PP

Planning Hierarchy: Local

Applicant: Mr Colin Campbell

Proposal: Erection of Decking and Fencing (retrospective)

Site Address: 3 Academy Terrace, Academy Road, Rothesay, Isle of Bute

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION

The purpose of this report is to advise Members that the Examination by Scottish Government Reporters into the Argyll and Bute Proposed Local Development Plan 2 has now concluded and the Examination Report has been published. The Examination Report is a material consideration of significant weight. Consequently, the Proposed Local Development Plan 2 as recommended to be modified by the Examination Report and the published Non Notifiable Modifications is a material consideration in the determination of all planning and related applications.

2.0 RELEVANT PLDP2 POLICIES

Spatial and Settlement Strategy

Policy 01 - Settlement Areas

High Quality Places

Policy 04 – Sustainable Development

Policy 05 – Design and Placemaking

Policy 08 – Sustainable Siting

Policy 09 – Sustainable Design

Policy 10 – Design – All Development

Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment

Policy 16 – Listed Buildings

High Quality Environment

Policy 71 – Development Impact on Local Landscape Areas (LLA's)

3.0 IMPLICATIONS OF PLDP 2 AS RECOMMENDED TO BE MODIFIED BY THE EXAMINATION REPORT

The assessment of the proposal against PLDP2 as recommended to be modified by the Examination Report is as follows:

Policy 01 – Settlement Areas: The proposal is located within the Settlement Area for Rothesay as identified in PDL2. The provisions of Policy 01 continues to set out general support for development within the settlement area. No substantive change to previous assessment.

Policy 04 – Sustainable Development: Promotes the principles of sustainable development and remain generally aligned with the requirements of ABC LDP STRAT 1 and NPF 4 Policies 1 and 2 which have already been applied to the assessment of this matter. No substantive change to previous assessment.

Policy 05 – Design and Placemaking: Sets out principles for achieving good quality places and is generally aligned with the requirements of ABC LDP 2015 Policy LDP 9 and SG LDP Sustainable Design, and NPF4 Policy 14 which have already been applied to the assessment of this matter. No substantive change to previous assessment.

Policy 08 – Sustainable Siting: Sets out the principles for successfully integrating new development into its landscape/townscape setting and is aligned with the provisions of NPF4 and ABC 2015 Policy LDP 9 and SG LDP Sustainable Design which have already been applied to the assessment of this matter. No substantive change to previous assessment.

Policy 09 – Sustainable Design: Sets out that development proposals should demonstrate consideration of and, where possible, utilisation of renewable sources of energy and sustainable design and construction methods. This is aligned with the provisions of NPF4 and ABC 2015 Policy LDP 9 and SG LDP Sustainable Design which have already been applied to the assessment of this matter and, therefore, no substantive change to previous assessment.

Policy 10 – Design – All Development: Sets out requirements for the design of new development and is generally aligned with the provisions of NPF4 and ABC 2015 Policy LDP 9 and SG LDP Sustainable Design which have already been applied to the assessment of this matter. No substantive change to previous assessment.

Policy 15 – Supporting the Protection, Conservation and Enhancement of our Historic Built Environment: Sets out that development will not be supported where it fails to protect, conserve or enhance the special characteristics and/or cultural significance of the historic built environment, or to avoid any cumulative effect upon the integrity or special qualities of heritage assets. Policy 15 is aligned with the aims of NPF4 Policy 7 and ABC LDP 2015 Policy LDP 3 which have already been applied to the assessment of this matter. No substantive change to previous assessment.

Policy 16 – Listed Buildings: Sets out requirements for development which affects a listed building or its wider setting. The aims of Policy 16 are aligned with the aims of NPF4 Policy 7 and ABC LDP 2015 Policy LDP 3 which have already been applied to the assessment of this matter. No substantive change to previous assessment.

Policy 71 – Development Impact on Local Landscape Areas: Sets out requirements for development which affects Local Landscape Areas. The aims of Policy 71 are aligned with the aims of NPF4 Policy 4 and ABC LDP 2015 Policy LDP 3 which have already been applied to the assessment of this matter. No substantive change to previous assessment.

4.0 CONCLUSION

Proposed Local Development Plan 2 as recommended to be modified by the Examination Report is now a significant material consideration. However, in this case there is no significant material change of policy between the Adopted Plan and Proposed Local Development Plan 2 as recommended to be modified by the Examination Report that would require further assessment or lead to a change in the recommendation.

5.0 RECOMMENDATION

Recommend that the application be determined in accordance with the Head of Development & Economic Growth's report dated 1st June 2023.

Author of Report: Steven Gove

Date: 19th June 2023

Reviewing Officer: Kirsty Sweeney

Date: 19th June 2023

Fergus Murray
Head of Development and Economic Growth