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Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

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16 April 2021

SUPPLEMENTARY PACK 1

PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE - BY SKYPE on WEDNESDAY, 21 APRIL 2021 at 11:00 AM

I enclose herewith supplementary reports for **items 8 and 9** on the Agenda for the above meeting.

Douglas Hendry
Executive Director

SUPPLEMENTARY REPOTS

- 8. COLONSAY COMMUNITY DEVELOPMENT COMPANY: MASTERPLAN TO PDA 8/1 FOR RESIDENTIAL DEVELOPMENT AS IDENTIFIED IN THE ADOPTED ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN: LAND WEST OF HAZEL COTTAGE, SCALASAIG, ISLE OF COLONSAY (REF: 21/00166/MPLAN) (Pages 3 - 4)**

Report by Head of Development and Economic Growth

- 9. COLONSAY COMMUNITY DEVELOPMENT COMPANY: ERECTION OF 6 DWELLINGHOUSES AND 3 HOUSES OF MULTIPLE OCCUPATION, FORMATION OF VEHICULAR ACCESS AND INSTALLATION OF SEWAGE TREATMENT SYSTEM: LAND WEST OF HAZEL COTTAGE, SCALASAIG, ISLE OF COLONSAY (REF: 21/00064/PP) (Pages 5 - 10)**

Report by Head of Development and Economic Growth

Planning, Protective Services and Licensing Committee

Councillor Gordon Blair
Councillor Mary-Jean Devon
Councillor George Freeman
Councillor Graham Hardie
Councillor Donald MacMillan BEM

Councillor Rory Colville (Vice-Chair)
Councillor Audrey Forrest
Councillor Kieron Green
Councillor David Kinniburgh (Chair)
Councillor Roderick McCuish

Councillor Jean Moffat
Councillor Sandy Taylor

Councillor Alastair Redman
Councillor Richard Trail

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Tel. No. 01546 604392

DEVELOPMENT AND ECONOMIC GROWTH**PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE** 21 April 2021

REFERENCE: 2100166/MPLAN**Land West Of Hazel Cottage, Scalasaig, Isle of Colonsay: PDA 8/1
Supplementary Report 1**

1. Summary

Since the submission of the original report to Members of the PPSL committee officers have received a consultation response from the council's Biodiversity Officer. This is summarised below.

ABC Biodiversity Officer, 13th April 2021 – No objections subject to the submission of further details at the time of making a formal submission. Conditions should cover:

Pre-commencement ornithological survey

- The submission of Peat Management Plan (PMP) to detail the management of soils to ensure best practice and reduce the carbon footprint as much as possible,
- Landscape plan seeking to soften the development and add opportunities for biodiversity, and
- Construction Environment Management Plan (CEMP).

It is recommended that these requirements are attached as conditions to any future grant of planning permission on the site.

2. RECOMMENDATION

Officers consider that the components of the proposed Masterplan are compatible with the envisaged development of PDA 8/1 despite being a minor departure. It is accepted that the Masterplan might require some refinement in some locations but this can be secured via the submission of planning applications. It is considered that there is sufficient detail to assess the proposed development of the PDA and that it meets with the expectations and requirements of the LDP and technical working note on Masterplanning.

It is therefore recommended that Members approve the current Masterplan submission as a minor departure to the provisions of the LDP.

IMPLICATIONS

Policy:	None
Financial:	None
Personnel:	None
Equal opportunities:	None

Author of Report: David Love
Reviewing Officer: Peter Bain

Date: 7/4/21
Date: 7/4/21

Fergus Murray
Head of Development and Economic Growth

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**Argyll and Bute Council
Development and Economic Growth**

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: 21/00064/PP

Planning Hierarchy: Local

Applicant: Colonsay Community Development Company

Proposal: Erection of 6 dwellinghouses and 3 houses of multiple occupation, formation of vehicular access and installation of sewage treatment system

Site Address: Land West Of Hazel Cottage, Scalasaig, Isle of Colonsay

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION

Further to the report originally submitted to Members the council's Biodiversity Officer has submitted their consultee response. This is detailed below.

2.0 SUMMARY OF POINTS RAISED

ABC Biodiversity Officer, 13th April 2021 – No objections subject to the submission of further details at the time of making a formal submission. Conditions should cover:

Pre-commencement ornithological survey

- The submission of Peat Management Plan (PMP) to detail the management of soils to ensure best practice and reduce the carbon footprint as much as possible,
- Landscape plan seeking to soften the development and add opportunities for biodiversity, and
- Construction Environment Management Plan (CEMP).

It is recommended that these requirements are attached as conditions to the grant of planning permission. This is reflected below in an updated conditions list.

3.0 RECOMMENDATION

The application is recommended for approval subject to the reasons in the original report of handling and the amended conditions as laid out in appendix one of this report which now take account of the comments received by the Biodiversity Officer.

Author of Report: David Love

Date: 15th April 2021

Reviewing Officer: Peter Bain

Date: 15th April 2021

**Fergus Murray
Head of Development and Economic Growth**

APPENDIX 1

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 21/00064/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 14/1/21 supporting information and, the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Location and Site Plan	2035 PB01	B	18 th January 2021
Road Elevations	2035 PB08	A	18 th January 2021
Type A MOWI Housing	2035 PB04	A	18 th January 2021
Type A MOWI Housing	2035 PB05	A	18 th January 2021
Type B and C Houses	2035 PB06	A	18 th January 2021
Type B Houses	2035 PB07	A	18 th January 2021

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Pursuant to Condition 1. - no development shall commence until a scheme for the provision of affordable housing (as defined below) has been submitted to and approved by the Planning Authority. The scheme shall:
 - a) Provide that a minimum of 25% of the approved dwellings are affordable homes;
 - b) Define those properties to be used as affordable homes;
 - c) Establish the timing of their provision relative to the phasing of the development, which shall ensure that the last 25% of the dwellings within the development are not commenced until the affordable housing phase has been completed for occupation;
 - d) Establish the arrangements to ensure the affordability of the affordable homes for both initial and subsequent occupiers (including any discount rate applicable in terms of (ii) below);

For the purposes of this condition 'affordable homes' are defined as being either:

- i) Social housing (rented or shared ownership or shared equity) managed by a registered social landlord (a body registered under part 3 chapter 1 of the Housing (Scotland) Act 2001, or any equivalent provision in the event of the revocation and re-enactment thereof, with or without modification);
- ii) Discounted low cost sale housing (subject to a burden under the Title Conditions (Scotland) Act 2003), or any equivalent provision in the event of the revocation and re-enactment thereof, with or without modification).

- iii) Housing for sale or rent without subsidy, which is designed to be affordable and to meet the housing needs of the majority of those households identified as in housing need in the Local Housing Strategy or Housing Market Study i.e. one or two person households on average income, with conditions attached to their missives to prevent further extension, thereby helping to ensure that they are likely to remain affordable to subsequent purchasers.

The development shall be implemented and occupied thereafter in accordance with the duly approved scheme for affordable housing.

Reason: To accord with the provisions of the development plan in respect of affordable housing provision.

3. Notwithstanding the provisions of Condition 1, the details of the proposed access with the public road shall be agreed with the planning authority in consultation with the Roads Authority. The access shall incorporate visibility splays of 75 metres to point X by 2.4 metres to point Y from the centre line of the proposed access and shall incorporate a bus bay. Prior to work starting on site the access hereby approved shall be formed to at least base course standard and the visibility splays shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the access at point X to a point 0.6 metres above the public road carriageway at point Y. The final wearing surface on the access shall be completed prior to the development first being brought into use and the visibility splays shall be maintained clear of all obstructions thereafter.

Reason: In the interests of road safety.

4. Prior to the commencement of works the applicant shall submit all details of the parking and turning arrangements for the approval of the planning authority in consultation with the Roads Authority. The works shall then be implemented as per the approved details unless otherwise agreed in writing with the planning authority.

Reason: In the interests of road safety.

5. The applicant shall provide a replacement passing place, to be agreed with the Roads Authority, prior to the commencement of works. Such details shall include location, construction details and timescale for delivery. Once agreed the development shall implemented as per the approved details.

Reason: In the interests of road safety.

6. Prior to the occupation of the houses or the HMOs the applicant shall ensure pedestrian warning signs are installed between the junction to the development off the public road and the ferry terminal in location as agreed with the Roads Authority.

Reason: In the interests of road safety.

7. Notwithstanding the effect of Condition 1, no development shall commence until written details of the type and colour of materials to be used in the construction of the residential units have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

8. No development or other work shall be carried out on the site until a pre-commencement survey for the presence of ground nesting and breeding birds has been carried out by an appropriately qualified person and has been submitted for the written approval of the Planning Authority. In circumstances where species of interest are identified as being present, or at risk from construction works, the survey shall further provide suggested avoidance and or mitigation measures, including timing constraints, to address such presence or risk. The development shall be implemented in accordance with the measures identified in the duly approved scheme.

Reason:, In order to establish that the circumstances of the site have not changed significantly between approval and implementation of the development for the purpose of protecting natural heritage assets in the interest of nature conservation

9. No development or ground breaking works shall commence until a method statement for an archaeological written scheme of investigation has been submitted to and approved in writing by the Planning Authority in consultation with the West of Scotland Archaeology Service.

The method statement shall be prepared by a suitably qualified person and shall provide for the recording, recovery and reporting of items of interest or finds within the application site.

Thereafter the development shall be implemented in accordance with the duly approved details with the suitably qualified person being afforded access at all reasonable times during ground disturbance works.

Reason: In order to protect archaeological resources.

10. No development shall commence until a full site specific Environmental Management Plan (in the form of a proposed Construction Procedures Handbook) has been submitted to and approved in writing by the Planning Authority.

The Plan shall address requirements arising from the construction, dismantling and reinstatement phases of the development, shall inform the production of construction method statements, and shall specify the siting of working areas, soil and peat management practices, measures to prevent pollution of watercourses and environmental site monitoring.

The development shall be implemented in accordance with the requirements of the duly approved Construction Procedures Handbook, copies of which shall be maintained available on site for the duration of construction works.

Reason: In the interests of pollution control.

11. No development shall commence until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of:

- i) Location, design and materials of proposed walls, fences and gates;
- ii) Surface treatment of proposed means of access and hardstanding areas;
- iii) Any proposed re-contouring of the site by means of existing and proposed ground levels.
- iv) Proposed hard and soft landscape works.
- v) Details of the retention of dry stone dykes wherever possible.

The development shall not be occupied until such time as the boundary treatment, surface treatment and any re-contouring works have been completed in accordance with the duly approved scheme.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme during the first planting season following the commencement of the development, unless otherwise agreed in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

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