

**Argyll and Bute Council**  
**Comhairle Earra Ghaidheal agus Bhoid**

**Customer Services**  
**Executive Director: Douglas Hendry**



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12 June 2012

## **NOTICE OF MEETING**

A meeting of the **BUTE AND COWAL AREA COMMITTEE** will be held in the **CASTLE HOUSE, CASTLE GARDENS, DUNOON** on **WEDNESDAY, 20 JUNE 2012** at **2:00 PM**, which you are requested to attend.

Douglas Hendry  
Executive Director - Customer Services

## **BUSINESS**

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. DEVELOPMENT AND INFRASTRUCTURE SERVICES**

- (a) Consultation On Potential Additional Sites For Proposed Local Development Plan (Pages 1 - 12)

## **BUTE & COWAL AREA COMMITTEE**

Councillor Gordon Blair (Deputy Area Leader)	Councillor Michael Breslin
Councillor Robert Macintyre (Area Leader)	Councillor Bruce Marshall
Councillor Alex McNaughton	Councillor James McQueen
Councillor Len Scoullar	Councillor Isobel Strong
Councillor Dick Walsh	

Contact: Eilidh FitzPatrick, Area Governance Assistant, 01369 707135

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ARGYLL AND BUTE COUNCIL  
DEVELOPMENT & INFRASTRUCTURE  
SERVICES

BUTE AND COWAL AREA COMMITTEE  
Date 20<sup>th</sup> June 2012

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## CONSULTATION ON POTENTIAL ADDITIONAL SITES FOR PROPOSED LOCAL DEVELOPMENT PLAN

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### 1. SUMMARY

- 1.1 This report and the attached appendix sets out details of the sites in the Bute and Cowal area that have been submitted in response to, and as part of the public consultation on the Main Issues Report of the Local Development Plan (LDP).

The appendix identifies three categories which are:

- 1.2
1. **Potential additional sites for possible inclusion in the Proposed Local Development Plan.**
  2. **Potential Sites which can be addressed through policy or no change to the existing plan is required.**
  3. **Sites which are not proposed to be taken further at this stage.**

It is proposed that those sites outlined in the first category, be considered for possible inclusion in the Proposed LDP and that a further public consultation on these **category 1** sites be carried out prior to the preparation and eventual approval of the Proposed LDP.

The other sites are shown for information purposes only and do not require to be included in the consultation, because they are already either included in the Adopted Local Plan, can be addressed through policy, or are not considered suitable for inclusion in the Local Development Plan at this time.

### 2. RECOMMENDATIONS

- 2.1 That Members of the Area Committee note the content of this report and the additional sites that are proposed to be included in the proposed Local Development Plan.
- 2.2 Further, that Members agree that the additional sites shown in the appendix be subject to an additional minimum 28 day public consultation to help inform the preparation of the proposed LDP.

**3. BACKGROUND**

**3.1** The sites outlined in the appendix to this report have been submitted by individuals, developers and landowners in response to the public consultation that has taken place on the Main Issues Report and in some cases subsequent discussions with the council officers.

**3.2** It is considered that these new sites should now be subject to a minimum 28 day period of public consultation as required by the new LDP process and in the interests of transparency. It is intended that the inclusion of additional sites for a range of different uses will add capacity in the LDP in terms of housing, community and economic opportunities during the five year period covered by the LDP.

**3.3** In addition the appendix also includes a number of sites that were previously submitted in response to the request for the submission of Future Potential Development Sites which took place in the first three months of 2010, but were not included in the Main Issues Report because they were not considered to be significant sites in terms of scale, could be addressed through established policy, or were considered to be unsuitable for inclusion in the proposed LDP at this time.

**3.4** It should be noted that sites that have not been included at this stage and which are also listed in the appendix will be open to representations being received for their inclusion at the proposed LDP consultation and thereafter would subsequently be considered by the Scottish Government Inquiry Reporters as part of the process to adopt the LDP.

**4. CONCLUSION**

**4.1** The sites included in the appendix are considered suitable candidates for development and are recommended for inclusion the proposed LDP in addition to those sites identified in the Main Issues Report. That said, the council intends to advertise these sites for a minimum 28 day period to allow representations to be received prior to their possible inclusion within the proposed LDP which will also be subject to further period of consultation following council approval later in the year.

**5. IMPLICATIONS**

**Policy:** None

**Financial:** None

**Personnel:** None

**Equal Opportunity:** None

For further information  
contact:

Fergus Murray

Telephone

01546 604293

**LIST OF BACKGROUND PAPERS:** None

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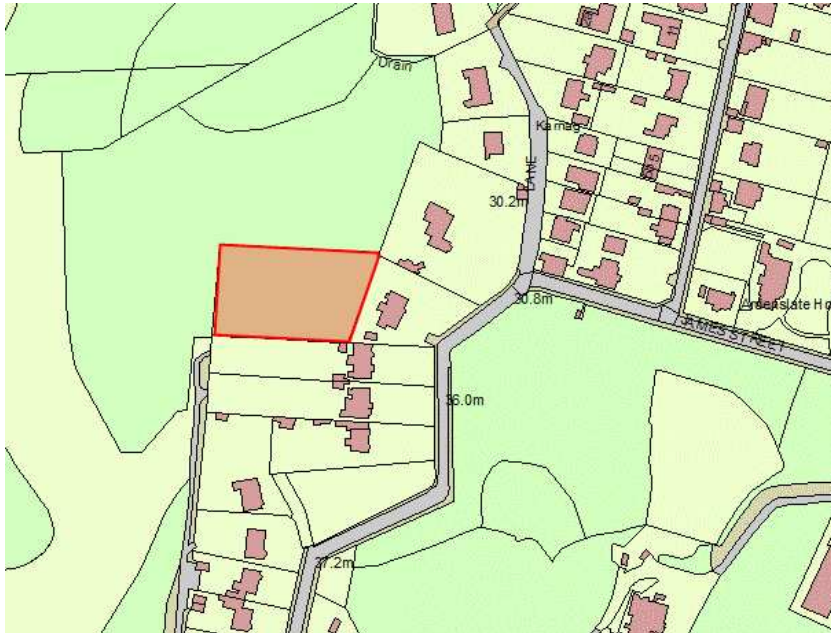
**APPENDIX:**

**Additional Sites – Bute and Cowal**

The following Category 1 sites are recommended for inclusion in the LDP

**Kirn, Dunoon** (Extend settlement boundary)

Planning permission for single dwellinghouse was refused in 2007 as development in CAS. Minor alteration to settlement boundary.



**Sandbank** . Part of larger site submitted prior to the MIR.

No justification at this time for additional housing land at this location. Include as a Future Site.



**Castle Lachlan Caravan Park** - Proposed extension to existing caravan park  
Acceptable as new PDA.



**Tighnabruaich** - proposed extension to settlement boundary to allow small scale housing development with new access through CAS. Proposal is considered acceptable as a new PDA.

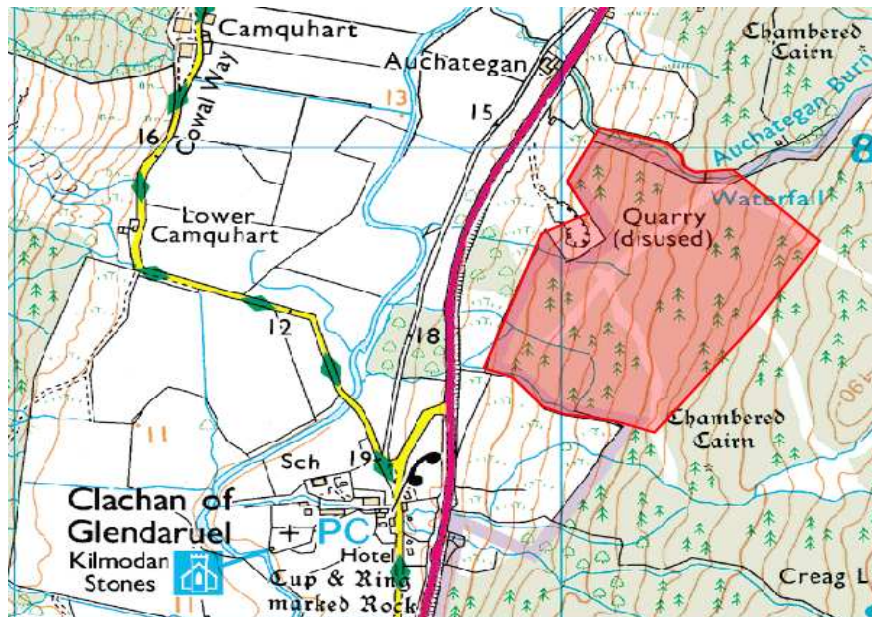




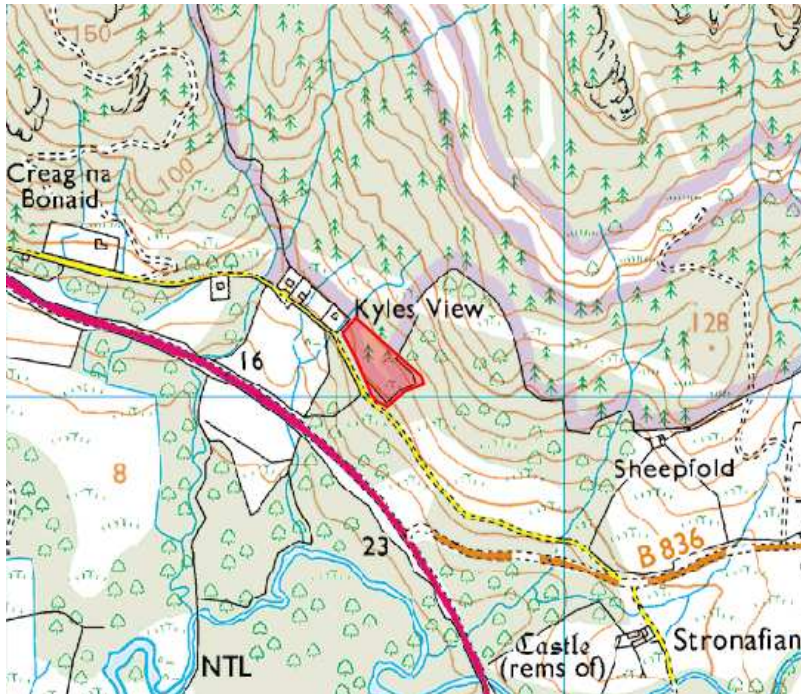
**North Bute** – New PDA to allow for forest development as part of the Bute Community Land Company’s aspirations for the Bute Forest.



**Glendaruel** –Community Land buy-out via the Colintrave and Glendaruel Community Development Trust  
PDA (indicative Boundary) to reflect forest croft proposals and location of Enterprise Centre.



**Stronafian** – Linked to 8 above. The Colintraive and Glendaruel Community Development Trust wish to extend the settlement boundary at Stronafian to allow for additional house plots.

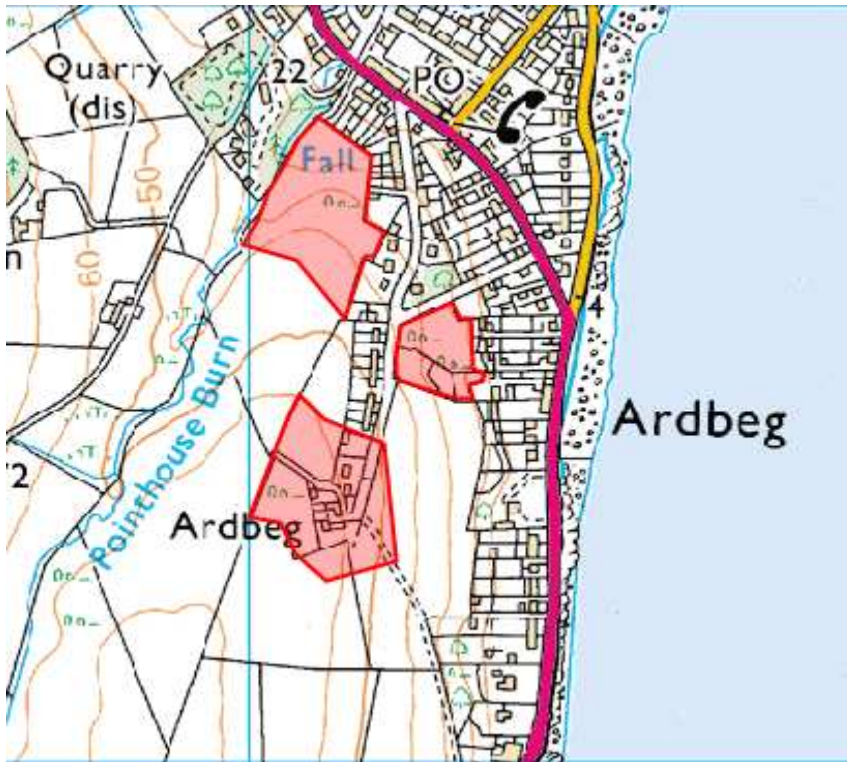


**Category 2 Sites:**

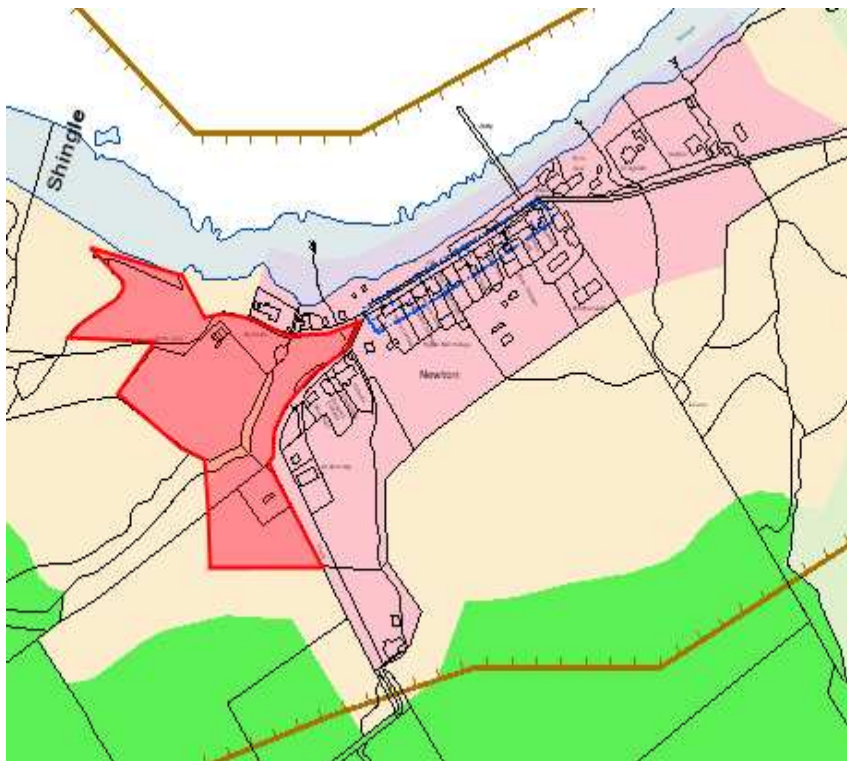
**Kames.** Kyles of Bute golfcourse. Proposed site to extend existing chalet development. Site is currently designated as a housing allocation H-AL 2/10. No objection in principle to the chalet development subject to confirmation of the need to retain the housing allocation.



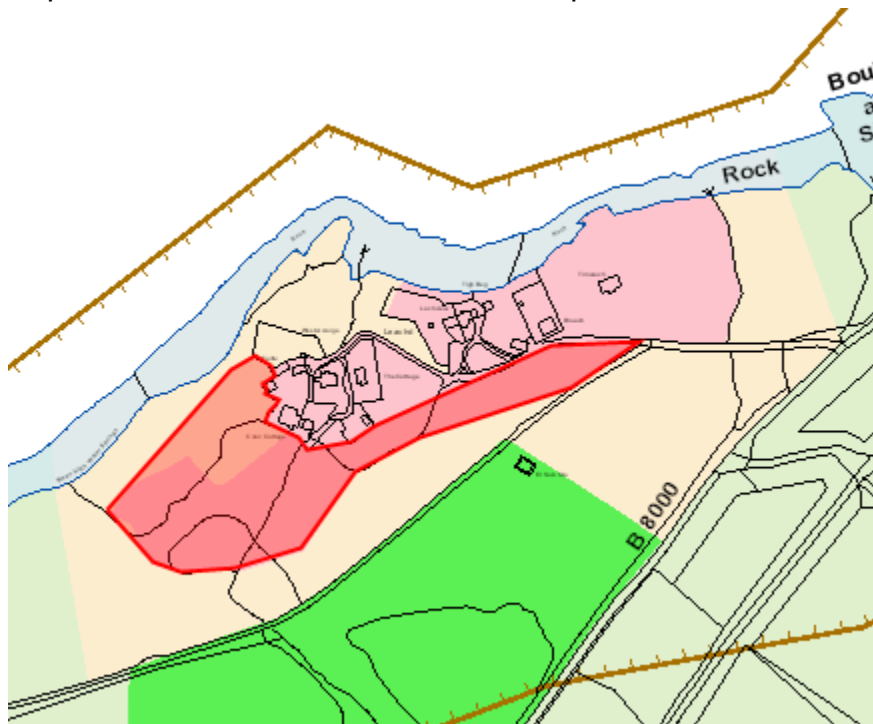
**Ardbeg, Rothesay.** These are identified as PDAs in the current Local Plan and will be retained in the LDP.



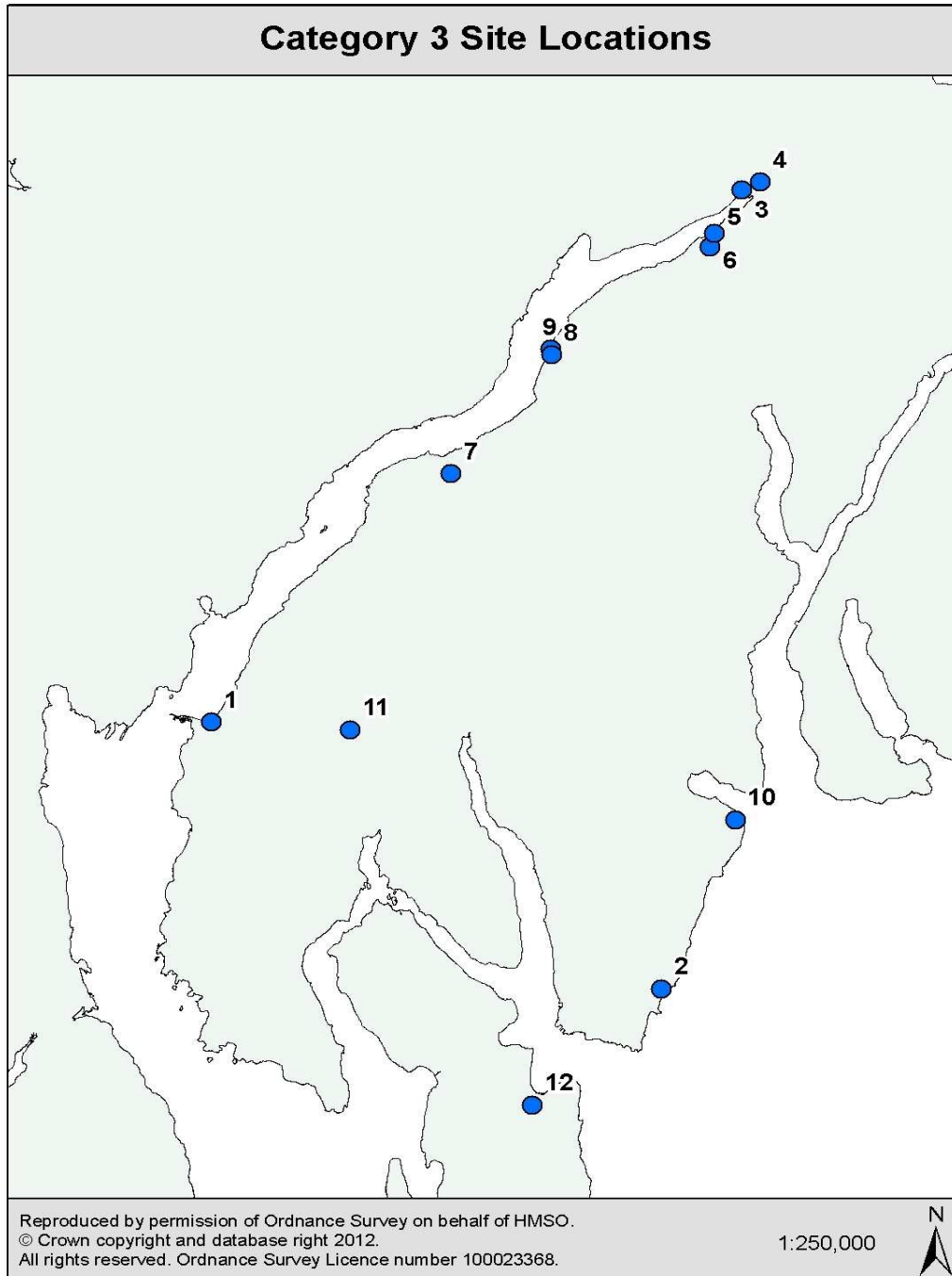
**Newton** – Retention of existing Local Plan settlement boundary.



**Leachd** Retention and extension of existing Local Plan settlement boundary. The existing boundary will be retained but not the suggested extension as there is no requirement for additional settlement expansion.



The following Category 3 sites are not recommended for inclusion in the Local Development Plan



**1. Otter Ferry/Largiemore.**

2 sites identified. The site at largiemore is part of existing PDA 2/46. The other comprises an open field at Otter Ferry. The Largiemore site is part of an existing PDA and is therefore acceptable. The other comprises an open

field. There is no justification for additional land for housing at this location and would result in the loss of agricultural land.

2. **Wyndham Road, Innellan.** Site for housing  
Site was previously subject to Local Plan PLI and rejected by Reporter.
3. **Cuil and South Clachan,** Head of Loch Fyne (Ardkinglas Estate).  
Sites identified for small scale housing not supported by the LCS.
4. **Cairndow** Sawmill Field, Clachan,. Site comprises part of a field that was previously designated for housing in the current Local Plan but was removed following concerns over flooding issues. No justification for additional housing land release at this location.
5. **Ardkinglas Estate** Land at Pier Cottage within the estate policies. No specific uses have been identified. Site is currently designated as Sensitive Countryside.
6. **Ardkinglas Estate** Site opposite Croft Kennels. Proposed for use as Industrial commercial site(s) including HGVs.
7. **Leanach.** Proposed that the settlement boundary be extended. The boundary has already been extended in the current Local plan and remains undeveloped.
8. **Ardnagowan, St Catherines.** Proposed site for 5 'ecohouses'. Site unrelated to existing development.
9. **Ardnagowan** Proposed extension to settlement boundary to the south west. Currently site is zoned as Sensitive Countryside and comprises land containing the old road and mature woodland on the shoreward side of the public road.
10. **Cammesreinach, Victoria Road, Dunoon.** Proposed site for 3 dwellinghouses within a former quarry. Site currently within CAS and is overgrown with trees. Consent for development of 3 dwellinghouses was refused in 2007.
11. **Clachan of Glendaruel.** Proposed extension of the settlement boundary to allow for the development of 7 dwellinghouses. Site lies within the CAS and is wooded.
12. **Barone Road, Rothesay** Former Gas Works site at. Site currently not identified for a specific type of development. Owners wish to see it zoned for housing. Issues over the location of the site adjacent to industrial/commercial uses.