



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Executive Director: Douglas Hendry

Kilmory, Lochgilphead, PA31 8RT
Tel: 01546 602127 Fax: 01546 604435
DX 599700 LOCHGILPHEAD
14 August 2019

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held in the **COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD** on **WEDNESDAY, 21 AUGUST 2019** at **2:00 PM**, or at the conclusion of the Planning, Protective Services and Licensing Committee at 11.00am, whichever is the later, which you are requested to attend.

Douglas Hendry
Executive Director

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST (IF ANY)**
- 3. CONSIDER NOTICE OF REVIEW REQUEST: LAND AT PORT A'GHUAIL, EAST OF WEST BARFAD, TARBERT**
 - (a) Further information requested from the Planning Authority (Pages 3 - 32)
 - (b) Further Information requested from the Applicant (Pages 33 - 36)
 - (c) Comments from Planning Authority (Pages 37 - 38)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Gordon Blair
Councillor Mary-Jean Devon

Councillor Rory Colville (Chair)

Contact: Hazel MacInnes Tel: 01546 604269

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CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 17/03118/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 1st December 2017 and the approved drawing reference numbers 562-P-OS-01; 562-P-LOC-02; 562-P-G-A-01; 562-P-G-A-02; and 554-P-GA-03 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

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

2. The hereby approved building shall only be used for the storage and maintenance of boats for purposes ancillary to the enjoyment of the occupation of the dwellinghouse constructed at Plot 3 at land east of West Barfad as identified on approved drawing no. 562-P-LOC-02. The use of the boatshed for any other purpose will constitute a material change of use requiring an application for express planning permission.

Reason: In order to define the parameters of this permission and to secure the building's relationship with the occupancy of Rosehill Farm, a relationship which underpins the justification for the principle of the development at this location.

3. Notwithstanding the provisions of condition 1, this planning permission shall expressly exclude the formation of any re-cycled plastic ground re-enforcement grid as referred to in the application submission unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to respect and preserve the key characteristics and fragile landscape qualities of this area by controlling the creation of uniformly levelled grass-planted areas of plastic grid within largely undisturbed rocky coastland specifically uneven, hummocky and unmanaged land elevated land with rock outcrops and diversity of plant species and diverse mix of colours and textures.

4. No materials, equipment, containers, trailers or boats shall be stored within the planning unit on land outwith the building without the prior written approval of the Local Planning Authority.

Reason: In order to safeguard the undeveloped, tranquil and unmanaged characteristics and qualities of this area of landscape and to protect the immediate locality against detrimental impact of visual clutter potentially resulting from an uncontrolled expansion of external storage of various equipment for which the boathouse has been designed to accommodate.

5. Notwithstanding the provisions condition 1 or those of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), (or any Order revoking and re-enacting that Order(s) with or without modifications), nothing in Article 2(4) of or the Schedule to that Order, shall operate so as to permit, within the area subject of this permission, any development referred to in Part 2 and Classes 7 and 9 of the aforementioned Schedule, as summarised below:

PART 2: SUNDRY MINOR OPERATIONS

Class 7: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 9: Stone cleaning or painting of the exterior of a building.

No such development shall be carried out at any time within this Part and these Classes without the express grant of planning permission.

Reason: To protect the sensitive landscape qualities and character of this area of predominantly open and unmanaged coastal margin which forms the setting of the proposed boathouse from uncontrolled sub-division of potentially unsympathetic means of enclosure to the detriment to landscape character.

NOTE TO APPLICANT

- **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- For the avoidance of doubt, the applicant should be aware that any works to level land within the application site may constitute engineering operations which constitutes “development” under the terms of Section 26 of the Town and Country Planning (Scotland) Act 1997, and for which an application for planning permission may be required. If the applicant is in any doubt as to the requirement for planning permission he is advised to contact the Local Planning Authority prior to commencement of any works.
- Whilst it is noted that the application does not provide for the construction of a slipway, and that applicant has submitted that no further works are required to facilitate the launch of a rib over the rocky foreshore, the Local Planning Authority has not yet been convinced that this will be straightforward and safe given existing level changes and rocky conditions underfoot. As such, notwithstanding the statement that a slipway is not required, the applicant is reminded, without prejudice to the outcome of any planning application, that any ground engineering works or the construction of any slipway or other structure to aid the launching of a boat will require planning permission and may also require a license from other organisations.
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached ‘Notice of Initiation of Development’ to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached ‘Notice of Completion’ to the Planning Authority specifying the date upon which the development was completed.

APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application **(Insert reference number)**

- (A) Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended): **Yes/No (delete as appropriate)**

If Yes: The terms of the Section 75 obligation may be viewed on the Council's website at www.argyll-bute.gov.uk by recalling the application reference number on the Council's Public Access Module and then by "Clicking" Section 75 Obligation under the attached correspondence or by viewing the Public Planning register located at Planning Services, 1A Manse Brae, Lochgilphead, Argyll, PA31 8RD.

- (B) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing. **Yes/No (delete as appropriate, if Yes insert bullet point list below)**

- (C) The reason why planning permission has been approved:

(Insert Reasons why Planning Permission or Planning Permission in Principle Should be Granted – copy and paste from part R above)

OR (delete as appropriate)

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application **(Insert reference number)**

- (A) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing. **Yes/No (delete as appropriate, if Yes insert bullet point list below)**

- (B) The reason why planning permission has been approved:

(Insert Reasons why Planning Permission or Planning Permission in Principle Should be Granted – copy and paste from part R above)

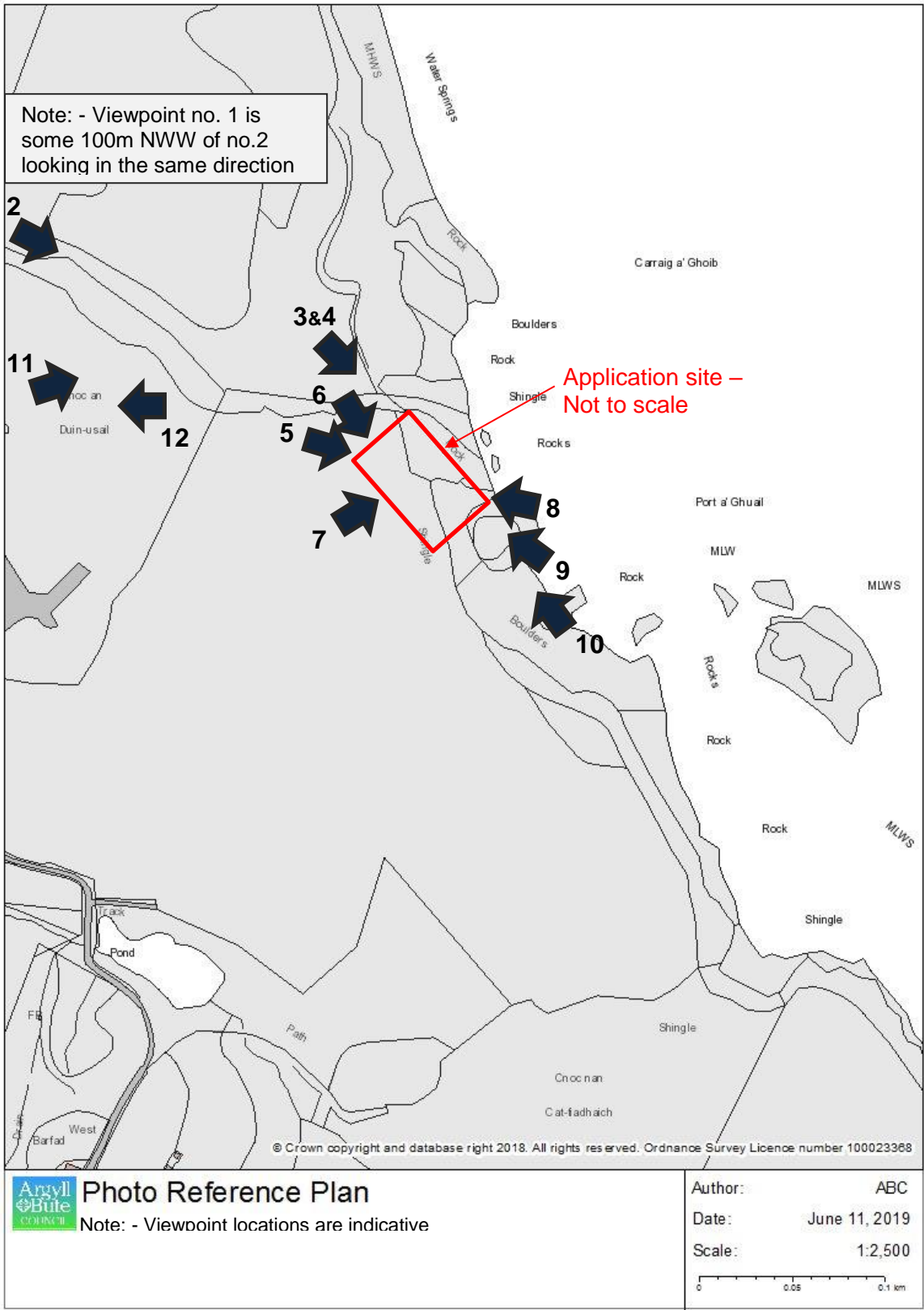
Information Required – Details of Land Ownership

- b) The Local Planning Authority has no details of land ownership other than that provided on the planning application submission dated 01.12.17, and as such cannot advise further in this respect.

- c) The blue area referenced in previous comments by the local planning authority refers to the area edged blue on the submitted Location Plan drawing no.562-P-OS-01. The guidance note on the national standards for the validation and determination of planning applications and other related consents in Scotland advises that application site should be shown edged red on the location plan and neighbouring land in ownership of applicant should be shown in blue. The application form indicates that the applicant has served notice on 17.1.17 on any third party that was owner of any of the land to which the application site relates. The Local Planning Authority has nothing to add in this respect.

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18/0011/LRB – Photographs of the location.















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FIELD SHEET 1A Landscape Components and Key Environmental Features

Location	Barfad – East of A83(T), Tarbert
ACE title/ref.	17/03118/PP
Date	4 th February 2019

Visible, physical components of landform, its features and characteristics

High Plateau	Peak	Knoll ridge	Spur/crags	Outcrops
Corrie/gully	Low plateau	Distinct hills	Rolling hills/slopes	Glen valley
Gorge	Bench/terrace	Flats	Wide basin	Confined basin
Den	Hollows	Plain	Mounds/moraines	Cliff
Coastal brae	Bay	Headland	Beach	Intertidal

Notes:

Land cover and land use –water

Sea	Sea loch	Intertidal	Mud/sand	Delta
Estuary	Loch	Lochans	Pools	River
Whitewater	Burn	Drain/ditch	Canal	Waterfall
Reservoir				

Notes:

Land cover and land use – forestry, woodland and trees

Coniferous plantation	Mixed plantation	Broadleaved plantation	Semi-natural woodland	
Tree clumps/copses	Shelterbelts/tree lines	Roadside tree belts	Policy/parkland trees	
Hedgerow trees	Notable single trees			

Notes: SNAW along lochside north of the application site extending towards Barfad Island.

Land cover and land use – agriculture

Arable	Horticulture	Intensive livestock	Ley grassland	
Permanent pasture	Unimproved grassland	Rough hill grazing	Moorland	
Animals:	Cattle	Sheep	Pigs	
	Poultry	Horses	Deer	

Notes: Small area of poorly drained unimproved grassland elevated behind small cove at southern end of ACE Compartment. Otherwise no agricultural ground cover/activity within compartment.

Land cover and land use – fields and boundaries

Stone dykes	Dykes with fencing	Remnant dykes	Continuous hedgerows	
Hedgerows with gaps	Remnant hedgerows	Lost hedgerows	Post and wire fencing	
Post and rail fencing	High stone walls	Stone pillars	Wooden/metal gates	
Beech hedges	Hawthorn hedges			
Field size:	Very large	Large	Medium	Small
Maps/Aerial photos showing proposed ACE boundary	See attached			

Notes: General absence of boundary treatment within ACE compartment – with exception stone dykes adjacent to the Allt an Luaidh burn which flows out at the cove north of the application site. Occasional remnants of sections of post and wire fencing in locality of application site.

FIELD SHEET 1B Landscape Components and Key Environmental Features

Location	Barfad – East of A83(T), Tarbert
ACE title/ref.	17/03118/PP
Date	4 th February 2019

Land cover and land use – other uses

Country park	Urban park	Nature reserve	Car parks	Sports field
Golf course	Angling	Camping site	Caravan site	Marine/boats
Dock/harbour	Military	Open cast coal	Sand and gravel	Hard rock industrial
Industrial	Warehousing	Airfield	Retail	Utilities

Notes: No prevalent land use within ACE compartment.

Land cover and land use –settlements

Nucleated	Scattered	Linear	Unplanned	Model/planned
Traditional	Modern	Mixed	Frequent	Infrequent
Absent	Town	Village/township	Hamlet	Sprawling
Steadings:	Regular	Irregular	Absent	Frequent
	Infrequent	Small	Medium	Large
	Traditional	Modified	Extended	Converted

Notes: There is an absence of settlements or development along this linear coastal compartment. There is a single detached historical cottage in a waterside location fronting onto the west side of South Bay at Barmore Island at the northern tip of the ACE compartment. This cottage forms part of a loose-knit group of dwellinghouses and buildings around Stonefield Castle Hotel, inland to the north of the compartment.

Dominant Building Materials

Stone colour	Brick colour	Render/colourwash		
Tile roof colour	Slate roof colour	Stone roof colour		

Notes: There is no dominant building material within the ACE compartment with the exception of natural stone dykes and the cottage at Stonefield which has a render finish with slate roof.

Linear Features

Motorway	Main road	B roads	Minor roads	Tracks
Road Nos/Name				
Core paths/LDR/ROW	Drove roads	Hill tracks	Derelict/operational railway	
Embankments	Cuttings	Power lines	High voltage	Low voltage
Rivers/watercourses	Overhead telephone	Pipelines	Coast/shoreline	

Notes: The Allt an Luaidh burn runs through the narrow glen to a small cove adjacent to the north of the application site. An informal footpath and a separate disused, but passable grass track run roughly parallel with the burn on its southern and northern sides respectively. The former gives access to the application site. The latter stops at a grass plateau above the rocky cove on the opposite side of the burn from the application site. The other major linear feature is the coast itself, which due to coastal topography and dense vegetation behind, is not safely traversable by walkers. The only ready access to the coast between the settlement of Tarbert and Stonefield is by tracks leading to several small coves, including the two coves either side of the application site.

Single point features

Church	Castle	Ruin	Folly/obelisk	Wind turbine
SAM/Unlisted mons	Bridge	Large house	Steadings	Signs
Mast/transmitter	Industrial site	Waste disposal site	Quarry/mine	Quarry buildings

FIELD SHEET 2: Describe Experience of the Landscape & Sense Of Place

Location	Barfad – East of A83(T), Tarbert
ACE title/ref.	17/03118/PP
Date	4 th February 2019

Components of landscape experience – visible/spatial characteristics

SCALE	Intimate	Small	Large	Vast
OPENNESS	Tightly enclosed	Confined	Open	Exposed
COLOUR	Monochrome	Muted	Colourful	Garish
TEXTURE	Smooth	Varied texture	Rough	Craggy
DIVERSITY	Uniform	Simple	Diverse	Complex
FORM	Vertical	Sloping	Rolling	Flat/horizontal
LINE	Straight	Angular	Curved	Sinuuous
BALANCE	Harmonious	Balanced	Discordant	Chaotic
MOVEMENT	Dead	Calm	Active	Busy
PATTERN	Random indistinct	Organised irregular	Planned regular	Formal geometric
MANAGEMENT	(Semi) natural	Derelict/disturbed	Tended	Manicured

Components of landscape experience – other senses

SOUND	Silent	Quiet	Disturbed	Noisy
SMELL	Fresh	Agricultural	Coastal	Industrial
OTHER				

Notes:

Viewed from the loch, and from the rocky foreshore looking east over the loch, the compartment creates a very large and open sensory experience. However, within sheltered wooded glens leading down to isolated coves, the sensory experience is much more intimate, quiet, contained and harmonious.

FIELD SHEET 3: Predict and Assess Visual Impact

Location	Barfad – East of A83(T), Tarbert
ACE title/ref.	17/03118/PP
Date	4 th February 2019

Visible, physical components of landform, its features and characteristics

Proposal: Boatshed (4.65m x 10m x 3.95m (height of ridge above stone plinth) located within a hummocky grassed and wooded area elevated above the rocky shoreline. Wall and roof cladding is to be recessive material finishes and the form will have traditional proportions.

The building is to be sited immediately adjacent to a rock outcrop on the shoreline between two small rocky coves to the north and south.

Visual receptors	Sensitivity of viewpoint	Impact: eg. visual intrusion/obstruction	Magnitude of impacts
Trunk roads and motorways	High/Medium/Low	No views to site from A and B roads.	Major/Moderate/Low/Negligible
A and B roads	High/Medium/Low	No views to site from A and B roads.	Major/Moderate/Low/Negligible
Minor roads	High/Medium/Low	No views to site from minor roads	Major/Moderate/Low/Negligible
Rights of way/paths/core paths	High/Medium/Low	There are no core paths within the ACE compartment however the coves either side of the application site are accessible by the public.	Major/Moderate/Low/Negligible
Important viewpoints	High/Medium/Low	N/a	Major/Moderate/Low/Negligible
Railways	High/Medium/Low	N/a	Major/Moderate/Low/Negligible
Open space and recreation areas	High/Medium/Low	Views from waterborne vessels on the loch.	Major/Moderate/Low/Negligible
Public buildings	High/Medium/Low	N/a	Major/Moderate/Low/Negligible
Residential properties	High/Medium/Low	N/a	Major/Moderate/Low/Negligible
Workplaces	High/Medium/Low	N/a	Major/Moderate/Low/Negligible

Notes: The site on the undeveloped coast is screened from all public roads by reason of the intervening topography and vegetation. Likewise it is an isolated location separate from other built development and therefore not visible from other buildings. Given the distance combined with recessive material finishes and wooded backdrop the proposed building will have a negligible visual impact in views from the other side of the loch.

FIELD SHEET 4: Predict and Assess Landscape Impact

Location	Barfad – East of A83(T), Tarbert
ACE title/ref.	1703118/PP
Date	4 th February 2019

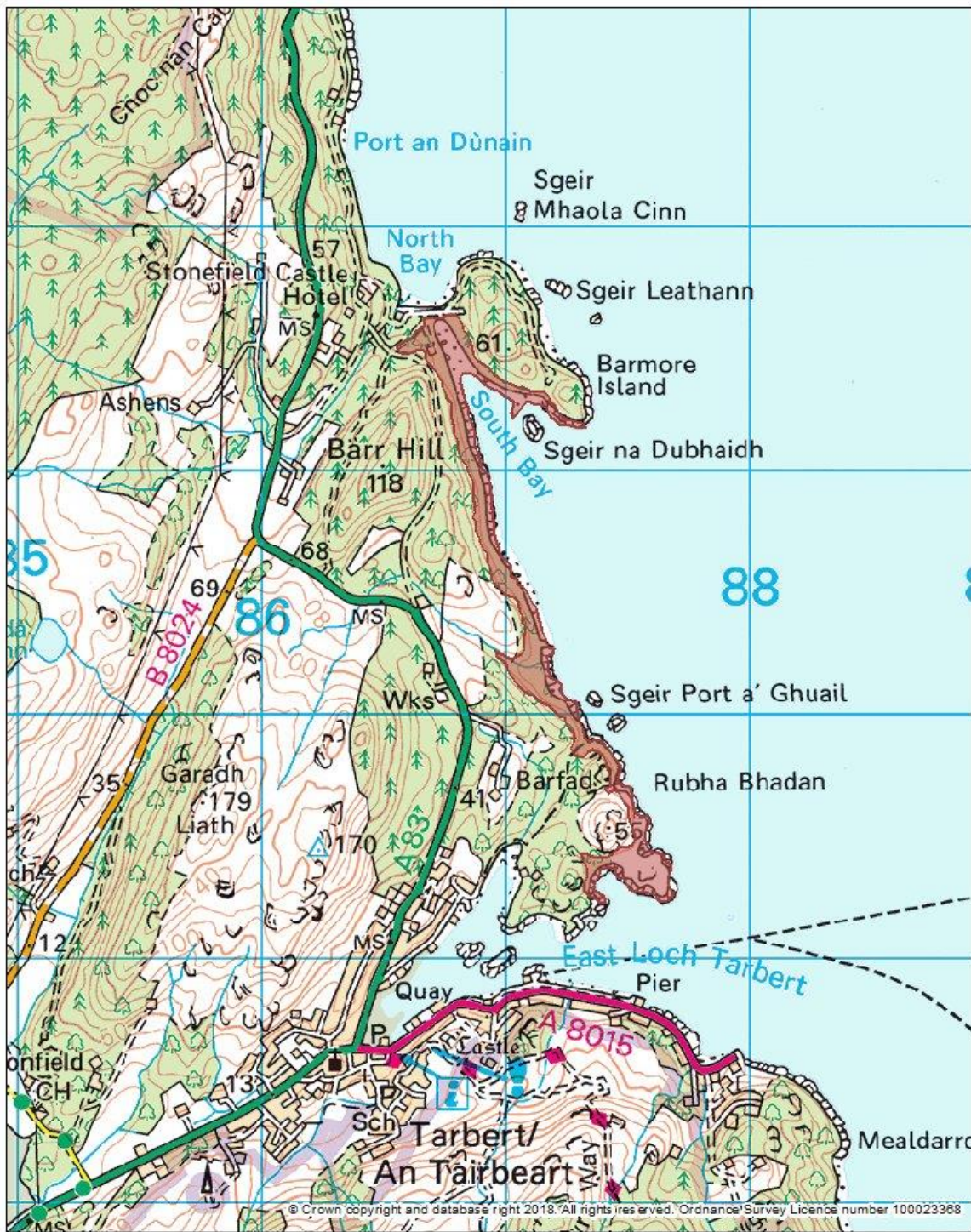
Proposal: Boatshed (4.65m x 10m x 3.95m (height of ridge above stone plinth) located within a hummocky grassed and wooded area elevated above the rocky shoreline. Wall and roof cladding is to be recessive material finishes and the form will have traditional proportions.

The building is to be sited immediately adjacent to a rock outcrop on the shoreline between two small rocky coves to the north and south.

Landscape receptors What will be affected?	Sensitivity How important is it	Impact What will the effect be?	Magnitude of impact
Landform	High/Medium/Low	Proposal will result in levelling of an irregular hummocky area.	Major/Moderate/Low/Negligible
Water	High/Medium/Low	Proposal will not affect coastal edge; visible from water within context of existing scattered buildings/slips	Major/Moderate/Low/Negligible
Woodland and trees	High/Medium/Low	Proposal indicates felling of some 550m ²	Major/Moderate/Low/Negligible
Agriculture	High/Medium/Low		Major/Moderate/Low/Negligible
Fields and boundaries	High/Medium/Low		Major/Moderate/Low/Negligible
Other land uses	High/Medium/Low		Major/Moderate/Low/Negligible
Settlement pattern	High/Medium/Low		Major/Moderate/Low/Negligible
Linear features	High/Medium/Low	The building will be visible from short to medium distances from waterborne craft on the loch.	Major/Moderate/Low/Negligible
Point features	High/Medium/Low		Major/Moderate/Low/Negligible
Aspects of landscape experience			
Colour	High/Medium/Low	Landscape consists of muted, natural colours – development finishes will complement these.	Major/Moderate/Low/Negligible
Texture	High/Medium/Low	Natural textures – development finishes will blend with these.	Major/Moderate/Low/Negligible
Pattern etc.	High/Medium/Low		Major/Moderate/Low/Negligible

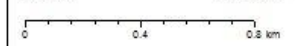
Notes:

15/01046/PP - ACE Compartment (shaded deep pink)

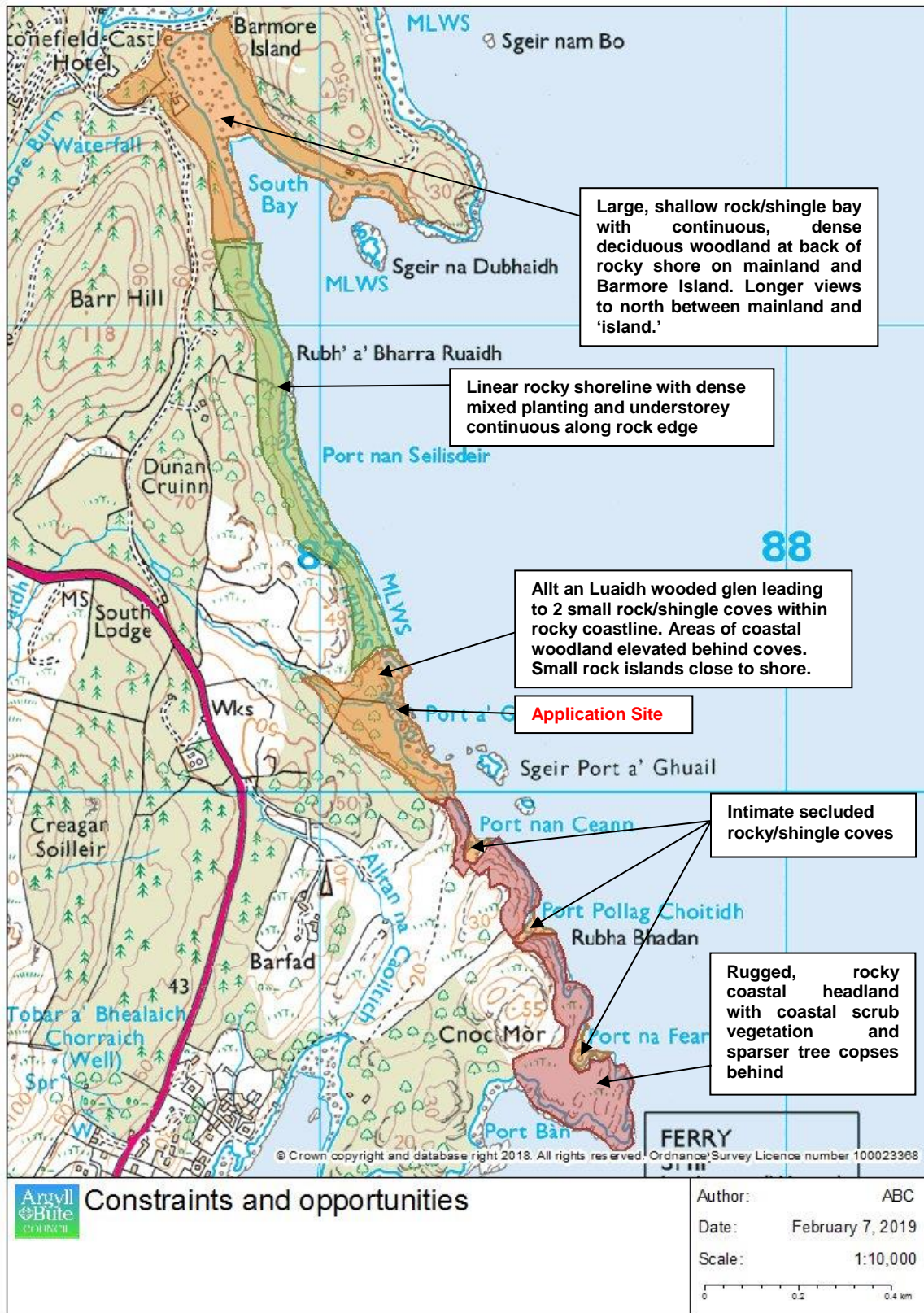


1703118 ACE - Landscape Compartment

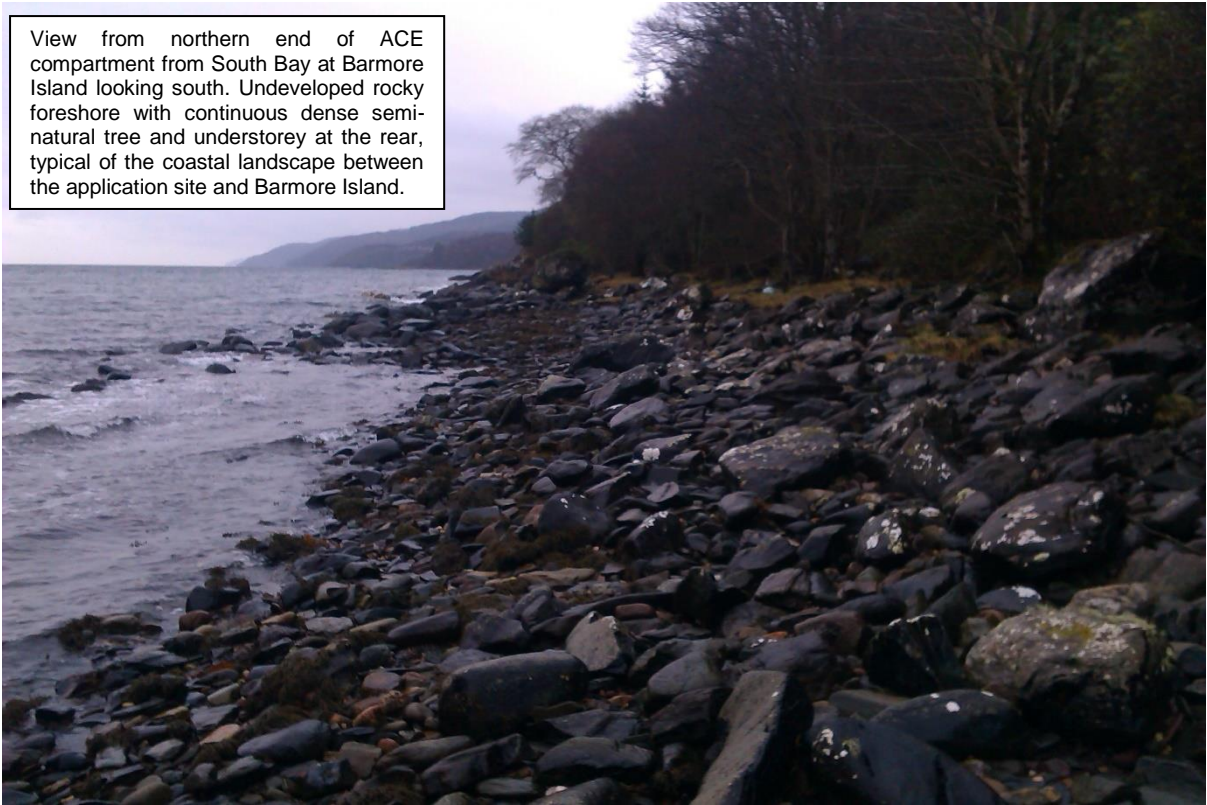
Author: ABC
Date: February 4, 2019
Scale: 1:20,000



Constraints and Opportunities

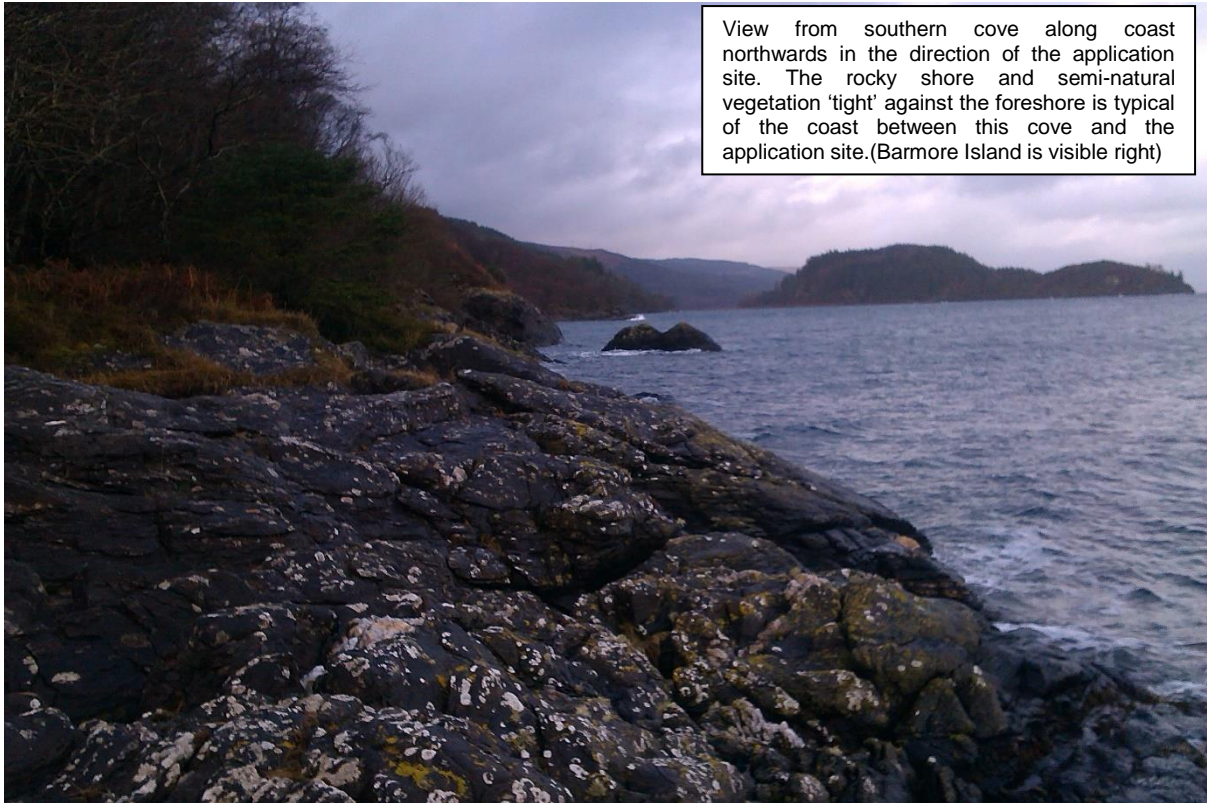


View from northern end of ACE compartment from South Bay at Barmore Island looking south. Undeveloped rocky foreshore with continuous dense semi-natural tree and understorey at the rear, typical of the coastal landscape between the application site and Barmore Island.



Intimate and secluded natural cove located at the southern end of the ACE compartment publicly accessible from the landward side from the settlement of Tarbert





View from southern cove along coast northwards in the direction of the application site. The rocky shore and semi-natural vegetation 'tight' against the foreshore is typical of the coast between this cove and the application site. (Barmore Island is visible right)



Lower part of grass track down north side of narrow glen, ending at elevated grass area above a natural rocky cove to the north of the application site located on the opposite side of the burn.)

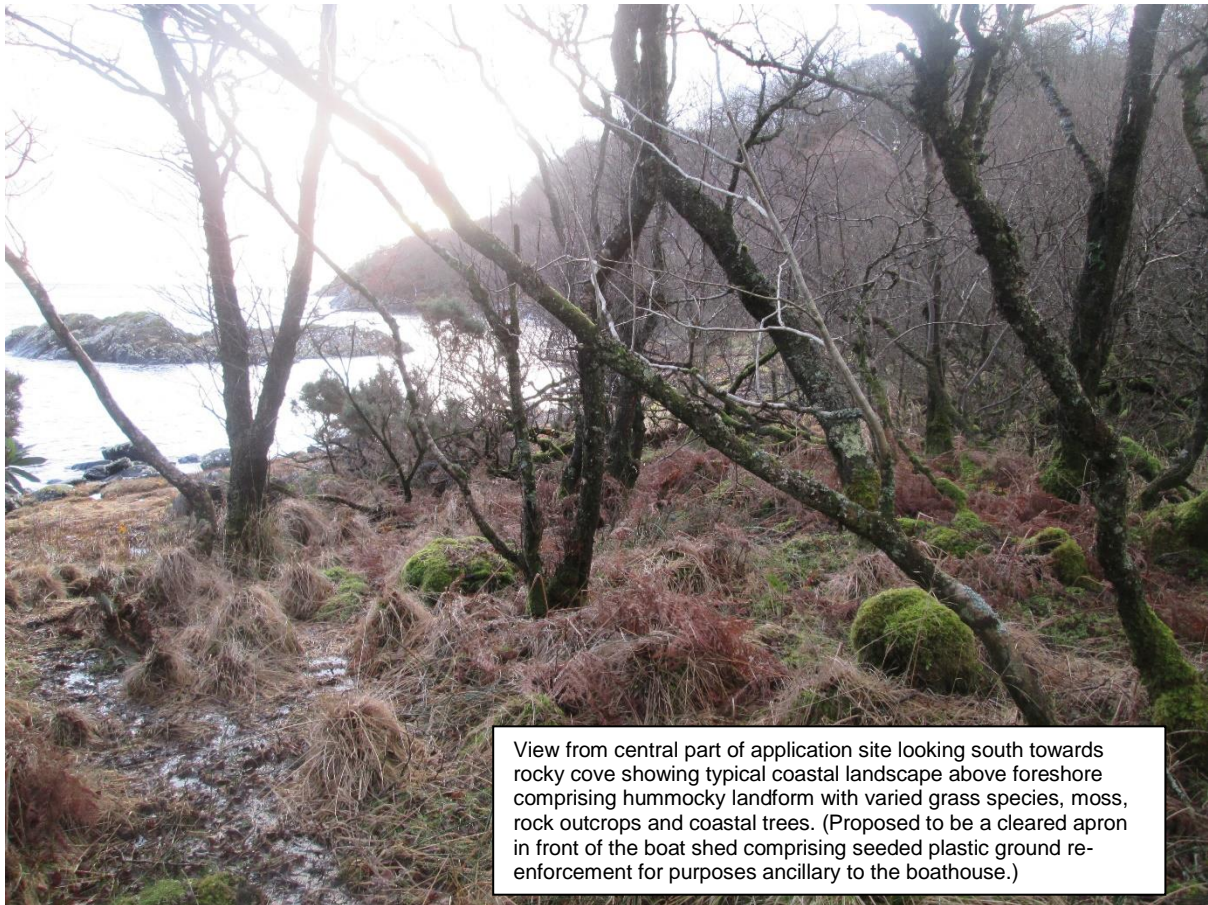


View from the grass plateau elevated behind the cove looking southwards towards the application site on the opposite side of the burn and stone dyke.



View from northern edge of application site looking south showing rock outcrop behind trees left of centre (proposed boatshed to be sited this side of the outcrop – where trees left of centre are on this photograph.)





View from central part of application site looking south towards rocky cove showing typical coastal landscape above foreshore comprising hummocky landform with varied grass species, moss, rock outcrops and coastal trees. (Proposed to be a cleared apron in front of the boat shed comprising seeded plastic ground reinforcement for purposes ancillary to the boathouse.)

AREA CAPACITY EVALUATION (ACE) - RELATIVE TO LRB REFERENCE: 18/0011/LRB
/PLANNING APPLICATION NUMBER: 17/03118/PP

A. Purpose and Requirement for the ACE

The proposed boat house is located within an LDP defined 'Countryside Zone' wherein the provisions of policies LDP DM 1 (E) of the Development Plan would ordinarily only encourage 'small scale' development on appropriate infill, rounding off, redevelopment and change of use of existing buildings. However, in exceptional cases, including the erection of a boat house where there is a demonstrable operational and locational justification, development in the open countryside may be supported on appropriate sites if this accords with an Area Capacity Evaluation (ACE).

The proposed boat house is intended to provide storage for a small boat or canoe along with associated paraphernalia (e.g life jackets, wetsuits, etc.) to be used by the occupiers of a dwellinghouse located some 220 metres inland from the application site. Whilst the Local Planning Authority does not accept that an exceptional case has been demonstrated (and as such an ACE was not required as part of the assessment of the planning application) this Area Capacity Evaluation has now been prepared at the request of the Local Review Board. The ACE assessment has been undertaken in accordance with Supplementary Guidance to the Local Development Plan - SG LDP ACE 1. The aim of the ACE process is simply to comprehensively and methodically assess the capacity of the landscape to successfully absorb the proposed development.

B. Area of Common Landscape Character / ACE Compartment

Having regard to SNH's 'Landscape Character Assessment' (last published in February 2019), the proposed development site is located within the extensive Landscape Character Type (LCT) 53 - 'Rocky Coastland' which forms an irregular, narrow and linear margin of coastal or loch edge, in this instance from the coast north of Barmore Island south to Tarbert and continuing along either side of West Loch Tarbert southwards to Tangy on the west coast of the Kintyre Peninsula and north westwards around the Knapdale peninsula towards Ormsary.

The ACE compartment is defined as the rocky coast including several small coves and steep wooded slopes immediately behind it. Alignment is on a roughly NW-SE axis following the line of the coast at this location. The NW extent of the compartment is defined by an historic cluster of built development around Stonefield Castle and the prominent coastal feature of Barmore Island and to the SE by the village of Tarbert with its fishing harbour developed around a large natural indentation along the coastline. The line of the MLWS (mean low water springs) forms the NE edge of the ACE compartment extending inland (to the SW) to include the initial steep wooded slopes behind the rocky coast.

Within the ACE compartment the landscape is generally experienced as an exposed, rocky coastal edge with linear views along the coast and panoramic views over Loch Fyne towards Cowal to the east. The coastline is impassable for extensive sections due to the rocky nature of the coast and the steep, hummocky, densely wooded land immediately behind the coastline. The exception to this is where access to small isolated coves can be gained via narrow, glens often following the line of a watercourse, such as the location of the application site on land between two such rocky coves where the Allt an Luaidh burn flows into the sea. The burn is flanked along much of its length within the glen by dry stone walls. The other linear feature following the line of the glen is a single-width track on the northern

side of the burn and a meandering, informal pathway of very informal nature on the southern side of the burn 9i.e the same side as the application site.)

C. Key Environmental Features – Constraints & Opportunities

The 'structure' of the ACE compartment is relatively legible comprising a narrow linear coastal strip of rocky shore with mixed-species dense planting predominating on the steep slopes north of the application site thinning out to more scrub vegetation with gorse and liner tree groups towards the southern end of the ACE compartment. Within this linear coastal strip, there are several small, isolated rocky/shingle coves with a very intimate character and quality.

The compartment is mainly coastal woodland and rocky shore with no formal, established woodland. There are several small areas of unimproved grazing land at the southern end of the compartment.

The compartment lies to the NE of the A83 Tarbet to Campbeltown trunk road There is a small isolated cottage located on an small landscape 'shelf' elevated above the shingle beach on the mainland side of South Bay Barfad Island at the northern end of the compartment. To the north of this, outside of the defined compartment is an historic, loose cluster of buildings around the Stonefield Castle Hotel. A vehicle track leads down to the bay from the A83 through the hotel grounds. A small, tightly-defined enclave of five houses has been granted planning permission on land to the west of the landscape compartment. Two of these have been developed.

By reason of the land form and vegetation these clusters of built development are very unobtrusive from any main public views from the west.

D. Visual / Landscape Impact

The proposed development is a modestly scaled boat house building of simple form with zinc-clad pitched roof and timber clad walls set on a stone plinth. It will be located in an area coastal scrub woodland between two rocky bays and directly to the west of a rocky outcrop on the small headland separating the two coves.

The visual impact of the proposed boat house will be contained by the existing landform and vegetation in any views from the public road and any buildings to the west. Likewise, the proposed development will not be visible in any views along the coast from either north or south. Impact on the character of the landscape will be limited to short-range, intimate views from the immediate vicinity of the site, comprising the lower reaches of the Allt an Luaidh burn glen including the cove to the north of the application site and the cove to the south. Additionally, the proposed development, comprising the building and the formation of an area of seed plastic grid ground cover would be visible as new and isolated shore-side development within an otherwise undeveloped coastal strip, albeit that, the building itself would not be unduly prominent, partially screened as it will be by an existing rock outcrop. The cleared external 'yard' area around the eastern and southern sides of the proposed boat house would be fairly prominent in views over the cove from the loch to the SE of the site.

The erection of a relatively modest boat house with recessive external finishes at this location would not appear unduly prominent or incongruous within its local landscape setting. Whilst this would be the only building within the compartment, it's sheltered location in the lee of a rock outcrop, and the relatively limited viewpoints from land where the building can be viewed will result in a scale and nature of built development which can be accommodated

within the wide landscape without undue detriment to the acknowledged qualities and characteristics of the ACE compartment and wider landscape type. However, the associated landscape clearance to create an apron around two sides of the building would have a significant visual impact on local visual amenity, albeit visible in intimate, localized views. The creation of an open, levelled yard area of such a scale seems far in excess of what would be reasonably required to reasonably serve a small, single boat house.

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From: [Liz Roxburgh](#)
To:
Subject: Photos of existing slipway at Barfad ref: ARGYLL AND BUTE LOCAL REVIEW BODY - BARFAD, TARBERT
[OFFICIAL]
Date: 11 June 2019 18:25:37
Attachments: [slipway.pdf](#)

Dear Sir / Madam,

Please find attached photos requested in connection with the above Planning review. The photos show the existing natural slipway where boats are currently launched and landed along the existing stretch of pebble coastline.

Yours faithfully,
Liz Roxburgh

Elizabeth Roxburgh

For and on behalf of

ROXBURGH McEWAN ARCHITECTS

42 Forbes Road
Edinburgh
EH10 4ED

Tel: 0131 229 3766

Fax: 0131 229 3811

Web: www.roxburghmcewan.co.uk

This message is confidential. If it is not for you please inform us immediately and then delete it.

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PHOTOS SHOWING NATURAL SLIPWAY AT BARFAD

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From: [Shewan, Norman](#)
To:
Subject: Local Authority Comments on Further Information submitted by the Appellant on 11.06.19 [OFFICIAL]
Date: 12 June 2019 11:50:09
Attachments: [Local Authority Comments on Appellants Photographs.pdf](#)

Classification: OFFICIAL

Classification: OFFICIAL

Dear Hazel,

I appreciate the aspirations of all involved not to unduly delay determination of this appeal, however I believe that it will be helpful to the process to offer some clarification with regard to the status of the existing slipway following receipt of the appellants photographs.

I do appreciate that the appellant is not seeking to use the existing slipway to launch any boat from the propose boathouse however to avoid any potential ambiguity I believe that it is important to be clear that there is no functional relationship between the existing slipway shown on the photographs and the proposed boat house.

I have therefore attached some comments which aim to provide clarification in a succinct manner for the benefit of the Local Review Board and the appellant.

Best Regards,

Norman

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