

Delegated 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: 16/02183/PPP
Planning Hierarchy: Local
Applicant: Mrs Jane Renfrew
Proposal: Site for the erection of dwellinghouse
Site Address: Land North West Of Oakfield, Lochgilphead, Argyll And Bute

DECISION ROUTE

Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of a dwellinghouse;
- Formation/improvement to access track;
- Installation of septic tank.

(ii) Other specified operations

- Connection to the public water supply.
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(B) RECOMMENDATION:

- i) That the Area Capacity Evaluation (ACE) accompanying the application is regarded as a material consideration in the determination of this application.
 - ii) That planning permission be granted as a 'minor departure' to policy subject to the conditions and reasons appended to this report.
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(C) CONSULTATIONS:

Transport Scotland – response received on 27.07.17 – The Director does not wish to advise against grant of consent. (This consultation response should be assessed on the basis that the proposed house subject of this application would effectively replace an existing dwellinghouse.)

Area Roads – After originally deferring on recommendation pending further clarification and assessment, a revised response was received on 26.05.19 advising no objection subject to a condition requiring on-site parking as per the Local Plan standards on the basis that this is a 'one-for-one' replacement dwelling, with no significant intensification of traffic generation.

Historic Environment Scotland (HES) – response received 25.08.16 – No objection. The location of the proposal is such that it has limited potential to adversely affect the setting of the scheduled monument (Crinan Canal).

West of Scotland Archaeological Service – response received on 23.08.16 - No objection to development on the site identified. Recommend a planning condition requiring submission of a method statement/watching archaeological brief relating to access improvement works to the track in vicinity of the recorded position of standing stones.

Scottish Water – No response received.

(D) HISTORY:

No relevant planning history

(E) PUBLICITY:

Regulation 20 Advert Local Application – period for representations expired 23.09.16

(F) REPRESENTATIONS: None

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
|---|-----|
| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | Yes |

- A locational and historical context of the Oakfield Estate is established including relationship with the Crinan Canal; the importance of the horticultural history of the walled garden; the landscaped grounds; and the demolition of the main estate house – “Auchindarroch House” in 1967.
- The demolished house was replaced by two small bungalows, Main House and Oakfield House which are now in separate ownership.
- An itinerary of existing estate buildings is documented including, most notably, the walled garden including various potting sheds and greenhouses built into the northern wall; and two estate cottages “Oakfield” and “Auchindarroch”.

- The estate today consists of a designed landscape of woodlands, ornamental gardens and a walled garden with a few surviving estate buildings, all managed from “Oakfield House”, a modern bungalow built in the 1970s, replacing the demolished “Auchindarroch House.”
- The applicant purchased the significant majority of the estate in 2004, and presently occupies Oakfield House.
- Oakfield is registered as a farm and has submitted yearly IAC forms, although not operating at full capacity. For the past 4 years there has been a sustained programme of re-instatement and regeneration of the walled garden to recreate its 1825 horticultural character. It is intended to open the garden to the public annually as part of the Scottish Gardens Scheme.
- Conservation work is also being carried out to the Himalayan garden to the south of the walled garden. It is planned to re-instate the pond with lilies and increase the trout population and repair the footbridge over the burn.
- The surrounding woodland includes significant mature stands of excellent European Larch and Western Redwood useful in construction. Other areas contain ancient oaks, birch, rowan, sycamore and ash. However the woodland has been poorly managed, with many areas of windblown larch and birch, as access problems make it difficult to enter into woodland management schemes. The estate would benefit from an on-site sawmill to utilise timber for small local sales, followed by a program of managed replanting.
- The only access to the estate from the main road over the canal is by Millers Bridge, a hand operated swing bridge with a weight limit. The constraints of the weight limit on the bridge and the condition of road infrastructure within the estate adversely affects commercial removal of timber and the economics of the estate.
- The principal of development is assessed with regard to Local Development Plan (LDP) policy; National Planning Framework; Planning Advice Notes; and Scottish Planning Policy. With regard to the planning Authority’s Settlement and Spatial Strategy set out in LDP policy DM1, the application should be *“treated as an exceptional special case” as it will allow for the continual upgrading of horticultural within the significant walled garden, which has historical relevance to the earlier estate, with an importance to locate a dwellinghouse close to the garden for further improvement, maintenance and security*” (my emphasis).
- The proposed siting of a new dwellinghouse north of the walled garden will greatly assist in the improvement and maintenance of the garden as it will also improve the gardens access and services, and allow for longer working hours, as well as providing a level of security and supervision over what is otherwise a remote site, potentially vulnerable to theft and vandalism. Whereas ‘productive’

walled gardens would have traditionally been estranged from the main house to hide gardening activity, it is now more practical to have the house located close to the garden as there is no longer a troop of gardeners to maintain it.

- Siting part-way up a slope within mature woodland will reduce prominence against the skyline and screen the building from surrounding views.
- The site is located well away from neighbouring properties and as such there are no issues of overlooking.
- Vehicular access from the A83 (T) is via an existing single width tarmac road, with a right of access over the land owned by Main House. The last 200m of the access beyond Oakland House will be by means of upgrading an existing dirt track.
- Auchindarroch Cottage was occupied relatively recently until September 2002, but has since fallen into disrepair and has a demolition order in place. However, this 2-bed dwelling could be reinstated, and it is therefore proposed that the new house should take on the traffic generation allowance for Auchindarroch Cottage, therefore negating the requirement for any upgrading works to the main access road to adoptable standards, and that any future development of the cottage should instead be treated as new-build.
- As this is an application for planning permission in principle, detailed designs have not been developed, however the key issues of scale; design approach; good construction details, materials and workmanship; and on-going sustainable design have been considered. Scale will be generous as fits a main house at the centre of a Highland estate, with accommodation for a 4-bedroom family house and space for undertaking estate activities. The footprint will be small, rising to 3 storeys which will have ecological benefits in minimising ground disturbance. The height will provide good levels of natural light and views. Design approach will be contemporary appropriate to the Scottish Highland setting and taking inspiration from the Japanese 'pagoda' style of building.

(iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No

(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30,

31 or 32: No

(J) **Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

(i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Local Development Plan' Adopted March 2015

LDP STRAT 1 – Sustainable Development
LDP DM 1 – Development within the Development Management Zones
LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment
LDP 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 11 – Improving our Connectivity and Infrastructure

'Supplementary Guidance to the Argyll and Bute Local Plan 2015' (Adopted March 2016)

Natural Environment

SG LDP ENV 6 – Impact on Trees / Woodland

Landscape and Design

SG LDP ENV 14 – Landscape
SG LDP ACE 1 - Area Capacity Evaluation

Historic Environment and Archaeology

SG LDP ENV 19 – Impact on Scheduled Ancient Monuments (SAMs)
SG LDP ENV 20 – Impact on Sites of Archaeological Importance
SG LDP ENV 21 – Protection and Enhancement of Buildings

General Housing Development

SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision

Departures from the Local Development Plan

SG LDP DEP – Departures from the Local Development Plan

Sustainable Siting and Design

SG LDP Sustainable – Sustainable Siting and Design Principles

Resources and Consumption

SG LDP SERV 1 – Private Sewage Treatment Plants & Wastewater Systems
SG LDP SERV 2 – Incorporation of Natural Features / SuDS

SG LDP SERV 5(b) – Provision of Waste Storage & Collection Facilities within New Development

Transport (Including Core Paths)

SG LDP TRAN 4 – New & Existing, Public Roads & Private Access Regimes

SG LDP TRAN 5 – Off-site Highway Improvements

SG LDP TRAN 6 – Vehicle Parking Provision

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.

- National Planning Framework
- Planning Advice Notes
- Scottish Planning Policy

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

The site comprises 0.05 ha of cleared woodland on an east facing hillside adjacent to an historic walled garden within the larger grounds of Oakfield Estate comprising some 240 acres.

The estate is located on rising land to the west of Lochgilphead and separated from it by the Crinan Canal and A816/A83 (T). Knapdale, adjoining to the west is open countryside, the landscape of which is characterised by tightly folded parallel ridges running in a north-east to south-west orientation and heavily planted with coniferous commercial forestry.

The site is located within the 'countryside' Development Management Zone identified in the Argyll and Bute Local Development Plan (March 2015) (LDP) wherein policy LDP DM1 and SG LDP HOU 1 encourage 'small scale' sustainable development on appropriate infill, rounding-off and redevelopment sites. Given the location of the proposed site in relation to the existing development pattern it is considered that development would not constitute either in-fill or rounding-off, nor can it be

considered as redevelopment for the purposes of applying LDP policy DM1.

SG LDP HOU 1 continues that this general presumption against development does not apply where a specific locational/operational need has been accepted by the planning authority. In such instances an Area Capacity Evaluation (ACE) which assesses the proposal as being acceptable in terms of landscape impact will be required.

In my view, it has not been demonstrated that a locational need can be justified as an exception to the LDP Settlement and Spatial Strategy solely on the basis of estate management including restoration of a walled garden, as the need for an additional house is not essential to these works being implemented.

However, Policy LDP DM 1 does give encouragement to proposals for small-scale sustainable forms of development on redevelopment sites, if this accords with an Area Capacity Assessment (ACE).

The applicant advises that it is proposed to relinquish the use of an existing residential property, 'Auchindarroch Cottage', located within the Estate property some 450 metres south of the application site. Redevelopment of the site of 'Auchindarroch Cottage' would comply with LDP policy and address any concerns regarding capacity of the existing private road regime, however to be compliant with the LDP definition, "redevelopment" would be required to be implemented on the same site of the existing building and be of a scale and form comparable with the existing building.

Notwithstanding the above, and having regard to applicant's supporting statement in regard to estate management, including woodland management; restoration of historic landscape features (walled garden and Oriental gardens) and the re-introduction of a focal Estate house, it is considered that an exception can be justified for the 'redevelopment' to be implemented on an alternative siting and for a substantially larger house.

By reason of siting relative to prevailing topography and mature woodland, it is considered that the proposed dwellinghouse in principle would have very little visual impact upon the landscape in both local and longer views, consistent with policies LDP 3, LDP 9, SG LDP ENV 14. No felling of trees will be required in order to implement the proposed development and as such there will not be an unacceptable impact on woodland in accordance with policy SG LDP ENV 6.

The ACE which has been carried out to accompany the application pursuant to SG LDP HOU 1 concludes that the proposed development can be satisfactorily absorbed into the landscape without detracting in any significant way from established landscape character. As such, it is considered that the proposal can be considered as an exception to LDP policy having regard to the combination of the fact that an existing dwelling is to be removed and on the basis of wider landscape enhancement associated with the development of a principal estate house. Having regard to these considerations, and with the influence of the outcome of the ACE assessment, revised siting and a significantly larger replacement can be legitimately supported.

Development will be served by an existing private road which has a junction with the A83 Trunk Road immediately to the south of the A83 and A816 roundabout junction on the south western edge of Lochgilphead. The initial single width length leading up the canal has a tarmac surface but is not adopted. From there, the road crosses the canal on an historic manually-operated pivoted swing bridge owned by Scottish

Canals and subject to a weight restriction of 1.5 tons, before entering the original estate gateway on the other side of the canal.

This access arrangement gives rise to two material considerations:-

1. Sub-standard junction with the A83 given the acute angle of the junction in proximity to a roundabout junction: and,
2. Sub-standard private access regime.

With regard to the former, Transport Scotland has advised that the Director does not wish to advise against grant of consent on the basis that the proposal is for a redevelopment of an existing dwellinghouse served by the same junction and private road regime, and as such that the application proposal will not result in a material intensification of traffic.

SG LDP TRAN 4 advises that developments shall be served by a public road unless, amongst other considerations, the private access serves a housing development not exceeding 5 dwelling houses or the access is capable of commensurate improvements considered by the Roads Authority to be appropriate to the scale and nature of the proposed new development and that takes into account the current access issues. The private access serves in excess of 5 existing dwellinghouses (including unimplemented but extant permissions) and is constrained with regard to available width to implement commensurate improvements. Creation of a new dwellinghouse generating additional traffic would therefore be resisted as being contrary to transport infrastructure policy. In this instance however, the applicant has proposed that an existing residential dwellinghouse (Auchindarroch Cottage) served off this private road network will be discontinued. Albeit that a new large 4-bedroom estate house will generate more traffic than the existing 2-bedroom cottage, it is considered that the increase will be so significant as to result in undue detriment to highway safety and free flow of traffic. Accordingly, the Council's Roads Engineer has advised that the proposal is acceptable with regard to policy SG LDP TRAN 4 on the basis that it is a one-for-one replacement of an existing dwellinghouse.

The applicant has submitted an indicative sketch design illustrating how her aspirations for a large 3-storey house could be accommodated on the site without impact on landscape character or the setting of the walled garden. Subject to further detailed design development, it is considered that the design shown has potential to be acceptable.

Whilst the construction of the proposed house on the identified site north of the walled garden will not raise any archaeological issue in of itself, the associated access works (between Oakfield House and the application site) may have an adverse impact upon archaeological deposits which could potentially provide information on the (pre)historic origin of standing stones. In the circumstances it is considered unreasonable to require archaeological fieldwork by the applicant prior to determination of the application, WoSAS recommend that any planning permission be subject to a condition requiring an archaeological watching brief, to be carried out by a suitably qualified body, during all ground disturbance relative to this section of the access works.

Consultation responses indicate that there are no constraints with regard to service infrastructure in connection with the proposed house. Further details will be required by conditions.

It is therefore recommended that planning permission in principle be approved subject to the attached conditions.

(Q) Is the proposal consistent with the Development Plan: No

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

See below.

(S) Reasoned justification for a departure to the provisions of the Development Plan

The proposed development to provide a contemporary development integrating residential and estate management accommodation in relation to the estate grounds will enable restoration of the historical integrity and significant landscape design features of the estate; and secure the longer-term management and maintenance of this attractive and culturally significant contained estate landscape, including mature woodland plantation comprising significant species, in the wider public interest of protecting and enhancing the quality of the character and appearance of this landscape forming part of the setting to Lochgilphead.

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Norman Shewan **Date:** 03.08.17

Reviewing Officer: Richard Kerr  **Date:** 07.08.17

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 16/02183/PPP

1. Plans and particulars of the matters specified in conditions 4, 5, 6, 8, 9, 11 and 12 below shall be submitted by way of application(s) for Approval of Matters Specified in Conditions in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended. Thereafter the development shall be completed wholly in accordance with the approved details.

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

2. The development shall be implemented in accordance with the details specified on the application form dated 04.08.2016, supporting information and, the approved drawing ref. 464-1 P 01 Rev.B.

Reason: To accord with Regulation 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

3. No development shall commence until the existing dwellinghouse identified on approved drawing no. 464-1 P 01 Rev.B as Auchindarroch Cottage has been completely demolished; all resultant demolition materials removed from the estate grounds; all fences, walls, gates or other means of demarcating the residential curtilage have been removed; and the site re-instated to a natural condition to be approved in writing by the Planning Authority.

Reason: To ensure the removal of the existing residential unit to be redeveloped in order to comply with adopted Local Development Plan Settlement and Spatial Strategy, Transportation policy and highway safety at the substandard access junction with the A83 trunk road.

4. Pursuant to Condition 1 – no development shall commence until plans and particulars of the vehicular driveway and parking/turning arrangements to serve the development have been submitted to and approved by the Planning Authority. Such details shall incorporate the provision of parking and turning in accordance with the requirements of policy LP TRAN 6 and Appendix C of the Argyll and Bute Local Plan 2009.

The approved parking and turning layout shall be implemented in full prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

Reason: In the interests of visual amenity and impact on the natural and historic environment.

5. Pursuant to Condition 1 - no development or ground breaking works shall commence until a method statement for an archaeological watching brief has been submitted to and approved 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.

6. Pursuant to Condition 1 – no development shall commence until details of the proposed means of private foul drainage to serve the development have been submitted to and approved by the Planning Authority.

The duly approved scheme shall be implemented in full concurrently with the development that it is intended to serve and shall be operational prior to the occupation of the development.

Reason: To ensure that an adequate means of foul drainage is available to serve the development.

7. Notwithstanding the provisions of Condition 2, the development shall incorporate a surface water drainage system which is consistent with the principles of Sustainable urban Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C697. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

8. Pursuant to Condition 1 – no development shall commence until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:

- i) Existing and proposed ground levels in relation to an identified fixed datum;
- ii) Existing landscaping features and vegetation to be retained;
- iii) Location, design and materials of proposed walls, fences and gates;
- iv) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
- v) A programme for the timing, method of implementation, completion and subsequent on-going maintenance.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority.

Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

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

9. Pursuant to Condition 1 – no development shall commence until a scheme for the retention and safeguarding of trees during construction has been submitted to and approved by the Planning Authority. The scheme shall comprise:

- i) A survey of trees on and overhanging the site indicating the location, species, height, canopy spread and condition of each tree;
- ii) An assessment of the amenity and nature conservation value of tree groups and

- individual trees which shall inform the layout of the development proposed;
- iii) Details of all trees to be removed and the location and canopy spread of trees to be retained as part of the development;
- iv) A programme of measures for the protection of trees during construction works which shall include fencing at least one metre beyond the canopy spread of each tree in accordance with BS 5837:2005 "Trees in Relation to Construction".

Tree protection measures shall be implemented for the full duration of construction works in accordance with the duly approved scheme. No trees shall be lopped, topped or felled other than in accordance with the details of the approved scheme unless otherwise approved in writing by the Planning Authority.

Reason: In order to retain trees as part of the development in the interests of amenity and nature conservation.

10. Notwithstanding the provisions 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 1 and Classes 1A, 1B, 1D, 3A of the of the aforementioned Schedule, as summarised below:

PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 1A: Any enlargement of a dwellinghouse by way of a single storey ground floor extension, including any alteration to the roof required for the purpose of the enlargement.

Class 1B: Any enlargement of a dwellinghouse by way of a ground floor extension consisting of more than one storey, including any alteration to the roof required for the purpose of the enlargement.

Class 1D: Any enlargement of a dwellinghouse by way of an addition or alteration to its roof.

Class 3A: The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse or the alteration, maintenance or improvement of such 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 area and the setting of the proposed dwellinghouse, in the interest of visual amenity and public health, from unsympathetic siting and design of developments normally carried out without planning permission; these normally being permitted under Article 2(4) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

11. Pursuant to Condition 1 – no development shall commence until plans and particulars of the site layout, design and external finishes of the development have been submitted to and approved by the Planning Authority. These details shall incorporate:
 - i) A statement addressing the Action Checklist for developing design contained within the Argyll and Bute Sustainable Design Guide 2006;

- ii) Maximum of 2 storeys in design in the case of a conventional form, with potential for accommodation over 3 levels subject to a bespoke design which mitigates against the additional massing, height and volumetric form incorporating features such as a 'lighter' frame construction at the upper levels; set back from the plane of the ground and 1st floor walls; and low profile roof with zinc cladding or similar as illustrated on the indicative sketch proposal dated 19.07.17;
- iii) Rectangular (or otherwise agreed) footprint no greater than 150 square metres;
- iv) Maximum external building span of maximum 7.5 metres in the case of a conventional gabled/hipped pitched roof angled between 37 and 42 degrees with potential for larger span (subject to clause (iii) above subject to roof design);
- v) Careful positioning with regard to surrounding existing ground levels and minor excavation works where required to establish an appropriate ground floor level which will minimise inappropriate and insensitive areas of un-fenestrated underbuild harmful to the setting of the building;
- vi) External walls finished in natural stone, timber or wet dash render or, a combination of these;
- vii) Details of finished ground floor levels relative to an identifiable fixed datum located outwith the application site;
- viii) Window openings with a predominantly vertical emphasis;

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended, and in order to integrate the proposed dwellinghouse with its surrounds.

NOTE TO APPLICANT

- This consent constitutes a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended and as such does not authorise the commencement of development until matters requiring the further consent of the Planning Authority have been satisfied.
- Application(s) for Approval of Matters Specified in Conditions must be made in accordance with the provisions of Regulation 12 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 within the time limits specified in Section 59 of the Act.
- Having regard to Regulation 12, application(s) for the Approval of Matters Specified in Conditions must be submitted within **3 years** from the date of which Planning Permission in Principle was granted. The exception being where an earlier submission for the Approval of Matters Specified in Conditions was refused or dismissed on appeal, in which case only one further application in respect of all outstanding matters requiring further approval of the Planning Authority may be submitted within a period of 6 months from determination of the earlier application. Any elements of the Planning Permission in Principle for which further approval of the Planning Authority has not been sought within the time periods summarised above will no longer be capable of being implemented within the terms of this permission.
- The development to which this planning permission in principle relates must commence no later than **2 years** from the date of the requisite approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained), whichever is the later. If the development has not commenced within this period, then this planning permission in principle shall lapse.
- Please be advised that the demolition of Auchindarroch Cottage requires to be the subject of a separate application to the Planning Authority for Prior Approval for the Demolition of a Dwellinghouse.
- Regard should be had to the West of Scotland Archaeology Service's consultation comments in respect of the proposed development.
- Private drainage arrangements are also subject to separate regulation by Building Standards and SEPA.
- Further advice on SuDS can be found in SEPA's Standing Advice for Small Scale Development – www.sepa.org.uk
- In order to comply with Sections 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. Failure to comply with this requirement constitutes a breach of planning control under Section 123(1) of the Act.
- 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 **16/02183/PPP**

- (A) Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended): **No**
- (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. **No**
- (C) The reason why planning permission has been approved:

The proposed development to provide a contemporary development integrating residential and estate management accommodation in relation to the estate grounds will enable restoration of the historical integrity and significant landscape design features of the estate; and secure the longer-term management and maintenance of this attractive and culturally significant contained estate landscape, including mature woodland plantation comprising significant species, in the wider public interest of protecting and enhancing the quality of the character and appearance of this landscape forming part of the setting to Lochgilphead.