

## Innis, Lynsey

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**From:** Keith Punler  
**Sent:** 23 May 2018 14:31  
**To:** localreviewprocess  
**Cc:** Innis, Lynsey; 'Castle Toward'  
**Subject:** FW: Castle Toward Estate, Dunoon, PA23 7UH - Review Reference Number 18/0004/LRB (Planning Ref: 17/00420/PP) [OFFICIAL]  
**Attachments:** Signed AB3a Form.pdf; Planning - Statement of Case.doc; Historic Environment Scotland Response.pdf; Historic Environment Scotland Response Appendix.pdf; Robert Trybis Response.pdf  
**Importance:** High

Dear Sirs

I refer to the Local Review ref 18/0004/LRB and the submissions attached.

We have the following additional comments based on the information contained in the submissions:

**a) Statement of Case by Planning Department**

The officer in his submission makes the point that the properties as applied for "are considered to be acceptable as holiday lets ... they lacked sufficient details on what would normally be expected for mainstream dwellinghouses ie clearly defined domestic curtilage, clearly defined amenity spaces ...." etc.

Attention in this regard is drawn to condition 12 of the consent:

"Prior to the commencement of works details of the boundary treatment that will demark the garden / curtilage ground of the lodges shall be submitted to the planning authority for approval."

We consider that this would give the planning officer a chance for further review of the proposals prior to development commencing, without the need for imposing condition 11 on the basis of the suitability of the boundary treatment and curtilage

The Report on Handling confirms the "principle of limited residential development within the estate grounds....consistent with settlement strategy.... and masterplan".

The scale of undertaking of the redevelopment of Castle Toward Estate is substantial with significant investment already, had the planning department worded the application upon receipt of the application as for "two holiday lodges" this would have been picked up and queried, notwithstanding what information had been submitted by our agents in the initial application.

The roads department have included comments that would relate to the properties as if they were residential dwellings

**b) Comments from objector Mr R Trybis**

Mr Trybis continues to object to development on Castle Toward Estate without any substance. The basis of his comments in connection with this most recent correspondence from him are that the removal of condition 11 would "reduce public access, be detrimental to the countryside and open spaces and lead to the fragmentation of Castle Toward estate"

Public access to the estate will be unaffected whether the properties are developed as holiday homes or mainstream dwellings, as in any event the properties will have only modest allocated amenity space attaching to them. Care has been taken in the design of the properties to ensure a sympathetic approach

which will enhance the estate, and they are both located in areas that have become badly overgrown and un-managed for around sixty years. It is infact quite the opposite of Mr Trybis's comments as the removal of condition 11 will allow us as estate owners to continue to invest in the restoration of these historic grounds. The two properties are set some distance apart and will have no meaningful impact on public access within the lower part of the estate grounds. Mr Trybis's comments about "much reduced public access" are therefore inaccurate and misleading.

Other comments by Mr Trybis are not considered relevant.

It remains our view that the properties as applied for are eminently suitable for mainstream residential dwellings and condition 11 should therefore be deleted

Kind regards  
Keith and Denice Punler

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**From:** Innis, Lynsey  
**Sent:** 10 May 2018 09:36  
**To:** Keith Punler  
**Cc:** localreviewprocess <localreviewprocess@argyll-bute.gov.uk>  
**Subject:** Castle Toward Estate, Dunoon, PA23 7UH - Review Reference Number 18/0004/LRB (Planning Ref: 17/00420/PP) [OFFICIAL]  
**Importance:** High

Classification: OFFICIAL

Good Morning Mr Pulner

Please find attached herewith the intimation to applicant of representations received form (AB3a form) together with the representations, in respect of the above case. Should you wish to make comment regarding the representations, please forward this either by email to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk) or in writing to the Local Review Body, Customer Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT **no later than Thursday, 24<sup>th</sup> May 2018**, being 14 days after the date of this notice.

Kind Regards

*Lynsey*

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