

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 18/02005/PAN

Applicant: D Hill Properties

Proposal: Proposal of application notice for proposed housing development (up to one hundred units in number).

Site Address: Land west of Alexander Street, Dunoon, Argyll.

1.0 BACKGROUND

A Proposal of Application Notice (PAN) has been submitted to the Planning Authority which took effect from 7th September 2018. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning application can be submitted until the 16th November 2018.

The proposal is for the erection of up to a maximum of 100 dwellinghouses on a Housing Allocation site on the western flanks of Dunoon.

Site History

Outline planning permission was granted to Caldon Developments Ltd on 24 April 1981 for development of a site for housing at Auchamore Farm, Dunoon. An application for Approval of Reserved Matters was approved on 6th August 1984. The approved layout showed 41 dwellinghouses, 17 being detached and 24 semi-detached. It was determined in March 1990 that, as a consequence of work carried out on the approved access road, a meaningful start on the development under Section 40 (2) (d) of the Town and Country Planning (Scotland) Act 1972 had been effected timeously. Subsequently, one house was completed on Plot 26 (at the corner of Gordon Street and Mary Street) and a non-material amendment in respect of its external finishes was accepted in 1993 (ref: 92/00067/_003).

As a consequence of the above, it would appear that the planning permission for the remaining 40 houses approved in 1984 exists in perpetuity. However, because of changes to Building Standards and lapsed Roads Construction Consent in the intervening years, it is unlikely that the approved house types could now be built. A revised planning application would therefore be required for this part of the site where the extant planning permission would be a material consideration.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The agent has stated that the site owner is a property investment company with a track record of residential and commercial acquisitions. They see their Dunoon site as an opportunity to develop a high quality residential development in Argyll with future potential to develop their land ownership to the north and west as a mixed use tourism development (possibly a high quality hotel(s), leisure and recreational development). The Phase 1 proposal is being designed as a mainstream housing layout comprising a mix of detached, semi-detached and flatted blocks along with public open space, pedestrian/cycle paths and road network connections to Alexander Street,

Gordon Street and Nelson Street. The latter may require off-site improvement on land outwith the applicant's control which will require re-consideration once initial consultations are received.

3.0 SITE DESCRIPTION

In the Argyll and Bute Local Development Plan, the development site is located within the Main Town Settlement of Dunoon where under policy LDP DM1, encouragement shall be given up to and including large scale (i.e. exceeding 30 units) sustainable development on appropriate sites.

The development site relates to an area of sloping moorland (approximately 8Ha) to the west of Alexander Street, north of Nelson Street and Gordon Street and south of Cowal Place. The development site provides the western backdrop to Dunoon and is currently criss-crossed by a series of Core Paths, informal tracks and a Forestry access track, all providing access into the Bishops' Glen and surrounding hillside.

The development site comprising Phase 1 constitutes Housing Allocation Site H-AL 2/3 in the Argyll and Bute Development Plan where the site has been identified for 100 housing units with a minimum of 25% affordability. In addition to the development site, the applicant owns a significant area of land to the west and north of the site stretching from the Scottish Water reservoir in the south to Cowal Avenue to the north and has been identified as Phase 2. Plans presently submitted at the pre-application stage for Phase 1 are indicative and intended for discussion following internal and external consultations.

The agent assumes that the principal road network indicated will be constructed to an adoptable standard and as such has been designed to relate to the maximum gradients permitted under the Roads Design Guidance and incorporating the contents of the "Designing Streets" guidance in preparing the layout as well as taking cognisance of the positions of over and under-ground services. The main north/south orientation of the principal streets allows future connection to the area of site out-with the current LDP to the north (Phase 2). The applicant envisages this as being developed in a second phase with additional housing and some form of hotel and leisure development. The area for proposed Phase 2 development is currently identified in the Argyll and Bute Local Development Plan as Countryside Zone, although it is only Phase 1 which is being considered at present.

4.0 DEVELOPMENT PLAN POLICY

Relevant Policies which will require to be considered include:

Argyll and Bute Local Development Plan (adopted March 2015):

LDP STRAT1 Sustainable Development;
LDP DM1 – Development within the Development Management Zones
LDP PROP 2 – The Proposed Allocations
LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment
LDP 5 – Supporting the Sustainable Growth of Our Economy
LDP 8 - Supporting the Strength of Our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising our Resources and Reducing our Consumption
LDP 11 Improving our Connectivity and Infrastructure.

Supplementary Guidance (approved March 2016):

SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity (i.e. biological diversity)
SG LDP ENV 6 – Development Impact on Trees / Woodland

SG LDP ENV 14 –Landscape
SG LDP ENV 15 –Development Impact on Historic Gardens and Designed Landscapes
SG LDP ENV 16(a) – Development Impact on Listed Buildings
SG LDP HOU 1 General Housing Development Including Affordable Housing Provision;
SG LDP Sustainable - Sustainable Siting and Design Principles
SG LDP SERV 1 – Private Sewerage Treatment Plants and Wastewater (i.e. drainage) systems
SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Systems (SUDS)
SG LDP SERV 3 – Drainage Impact Assessment (DIA)
SG LDP SERV 5(b) – Provision of Waste Storage and Collection Facilities within New Development
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development
SG LDP CC 1 – Climate Change and Sustainable Buildings
SG LDP Sust Check – Sustainability Checklist
SG LDP TRAN1 Access to the Outdoors;
SG LDP TRAN2 Development and Public Transport Accessibility;
SG LDP TRAN3 Special Needs Access Provision;
SG LDP TRAN 4 New and Existing, Public Roads and Private Access Regimes;
SG LDP TRAN 5 Off-site Highway Improvements;
SG LDP TRAN 6 Vehicle Parking Provision;
SG2 Sustainable Siting and Design Principles.

Note: The Full Policies are available to view on the Council’s Web Site at: www.argyll-bute.gov.uk

It is considered that the main determining issues relating to this proposal will include:

- Landscape and visual impact;
- Settlement pattern, layout and design issues;
- Roads Issues – new vehicular accesses, parking and turning provision;
- Connection to public water supply;
- Connection to public waste water system or provision of private sewage treatment plant;
- Surface water drainage;
- Impact on core path routes;
- Impact on habitats and species;
- Diversion of existing services;
- Economic Impact

Note: *The above is not an exhaustive list and it has been provided in this report to give Members a flavour of the main issues which will require consideration when determining this Major planning application.*

5.0 CONCLUSION

Pre-application discussions regarding the proposed Phase 1 development for up to 100 dwellings are ongoing and the indicative layout is likely to change following input from internal and external consultees.

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

6.0 RECOMMENDATION

It is recommended that Members consider the content of the report, and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant in finalising any future planning application submission.

Author of Report: Brian Close

Date: 21/09/18

Reviewing Officer: Sandra Davies

Date: /18

Angus Gilmour
Head of Planning, Housing and Regulatory Services