

**Delegated or Committee 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**

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**Reference No:** 18/02596/PP

**Planning Hierarchy:** Local Application

**Applicant:** Argyll Holidays

**Proposal:** Use of land for the siting of 40 No. holiday caravan pitches, formation of accesses and associated infrastructure works.

**Site Address:** Hunters Quay Holiday Village, Hunters Quay, Dunoon, Argyll

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**SUPPLEMENTARY REPORT NO.1**

**(A) INTRODUCTION**

The attention of Members is drawn to the Report of Handling for the application above which was tabled at the Planning, Protective Services and Licensing Committee on Wednesday 22<sup>nd</sup> May 2019. At that meeting, the Committee agreed to hold a discretionary pre-determination hearing to determine the application.

Since the original Report of Handling was submitted to Committee further letters of representations have been received as detailed below.

A response from Sandbank Community Council dated 14<sup>th</sup> June 2019 has also been received in addition to a further response from Scottish Water dated 13<sup>th</sup> August 2019.

**(B) FURTHER REPRESENTATIONS**

**Objectors**

Letters and emails of objection have been received from the following:

1. Jenifer Cousins, Iona Villa, 11 Victoria Road, Hunters Quay (letter received 10<sup>th</sup> June 2019);
2. Mrs Sue Wallis, Taigh Sonas, Kames, Tighnabruaich (emails dated 1<sup>st</sup> June, 4<sup>th</sup> June 2019);
3. Mrs Lisa Marshall, 3 Victoria Road, Hunters Quay, Dunoon (two emails dated 2<sup>nd</sup> June 2019);
4. Mr Chris Chalk, 12 Clyde Street, Kirn, Dunoon (email dated 2<sup>nd</sup> June 2019);

5. Mr Robert Carmichael, 2 Victoria Road, Hunters Quay, Dunoon (email dated 3<sup>rd</sup> June 2019);
6. Mr Chris Horton, 10 Johnston Terrace, Dunoon (email dated 3<sup>rd</sup> June 2019);
7. Mr David Allison, 2 Hunters Grove, Hunters Quay, Dunoon (email dated 7<sup>th</sup> June 2019);
8. Mrs Eileen Lea, Naikban, 24 Park Road, Kirn, Dunoon (letter dated 7<sup>th</sup> June 2019);
9. Meg Dowds (two emails dated 9<sup>th</sup> June 2019);
10. Mr Joseph McKnight, 9 Larch Square, Cambuslang, Glasgow (email dated 10<sup>th</sup> June 2019);
11. Mrs Kamila Jelonkiewicz, First Floor Flat, Iona Villa, 11 Victoria Road, Hunters Quay Dunoon (email dated 15<sup>th</sup> June 2019);
12. Mrs Fiona Wright, 23 Eccles Road, Hunters Quay, Dunoon (email dated 17<sup>th</sup> June 2019);
13. Mr Andrew Young, 31 Eccles Road, Hunters Quay, Dunoon (email dated 10<sup>th</sup> June 2019);
14. Mrs Jean Tong, Novar, Kilmun, Dunoon (email dated 17<sup>th</sup> June 2019);
15. Mrs Elspeth P Jackson, Thalassa, 6 Victoria Road, Hunters Quay, Dunoon (letter received 24<sup>th</sup> June 2019);
16. Barbara Howson, 109C Bullwood Road, Dunoon (letter received 21<sup>st</sup> June 2019);

The concerns and issues raised by the objectors are summarised below:

- *There are major concerns to this development to the natural wild habitat this wood sustains. Along with the already preserved trees and specially protected animals, there would be a huge impact and destruction in the wood which would be devastating for the area and also impact on the surrounding areas.*
- *In terms of flooding, these trees play a vital part in natural drainage in this area.*
- *These trees provide a habitat for over 40 types of small wild birds, Sparrowhawks, Tawny and Barn Owls, bats etc. Specially protected Red Squirrels thrive in this wood along with Pine Martens, Red and Roe Deer, badgers, foxes and many many more animals. It also provides an area for walkers, runners, visitors to enjoy and appreciate. Local and visiting children enjoy playing and learning in this wood.*
- *There are truly more than enough caravans in this park. Further development must surely be seen as a detriment to this area.*
- *This is going to have a detrimental effect on the wildlife and the forest. There is no need for this additional site, especially at the cost of the environment and wildlife.*
- *Application site forms an important boundary and backdrop to nearby Hunter's Quay residential area. The Cammesreinach Wood is environmentally crucial to the surrounding area. This area is a natural habitat for important wildlife, not least of all the threatened red squirrel. Already enough of this area has been ruined by previous developments by the same applicant.*
- *The main road at the front of Hunter's Quay which provides access to Western Ferries already struggled to cope with existing traffic on check-in/out days at the Holiday Village. Traffic management systems are non-existing and the roads are not wide enough to ensure smooth flow of traffic when there is queuing on the main road.*

- *The Design/Access Statement makes several assumptions that are not backed up by facts.*

*In point 2.2 it is stated that because the majority of customers to the site are from Glasgow that this plays 'a significant part in the economic well-being of the Cowal Peninsula.' I challenge how this can be set against the health and well-being of the current, long-term residents of the Cowal area who live there all year and not just visit for a few days, and who are against the loss of these ancient trees.*

*In 5.1 it is stated that 'the requirement is to balance the protection of the rural environment with the stimulation of economic development and the expansion of a highly successful existing tourism enterprise'. Yet there are no statements made about any increase in visitor numbers or employment opportunities. Where is the proof that this requirement to balance this issue has been fulfilled?*

*They say: 'Point 5.7 As previously stated the proposed development is an extension to an established business. The proposed development will facilitate the specific need for a woodland style holiday village that allows families to reconnect with the natural environment.'*

*I say: Cowal peninsula already has a woodland style holiday village, owned by the same company at Lock Eck (Stratheck Holiday Park). From the ferry at Dunoon to Stratheck Holiday Park it takes 13 minutes in the car or 34 minutes using the regular bus service. Is that really too far for customers to go for their woodland holiday?*

*From the owners' website - "Nestled between Benmore and Loch Eck, our holiday park is set in a stunning mountainside location, just a short distance from Dunoon, on the Cowal Peninsula. The park is surrounded by delicate woodland and craggy hills, making it the perfect escape from the hustle and bustle of everyday life." So even the owners support that there is already a woodland holiday site nearby.*

*Where is the need for this extra accommodation? When trying to book dummy bookings for 6 people for 14 nights in July there was no problem with availability at Stratheck or Hunters Quay. The owners could end up competing with themselves – not gaining any extra customers but just having them decide to book for new caravans at Dunoon rather than older ones in Stratheck.*

*Paragraph 218 in Scottish Planning Policy supports the Control of Woodland Removal Policy stating that "Removal should only be permitted where it would achieve significant and clearly defined additional public benefits". There is no economic data for business improvement or employment increase. There is already a woodland site 7 miles up the road. There are no clearly defined additional public benefits. However, there is a clear detriment to the ancient tree life in the area which would contravene local and national planning policy.*

- *Increasing the capacity of the existing park into woodland will I feel be detrimental to the area environmentally, visually and socially. The removal of the trees cannot fail to impact on the many species of wildlife known to inhabit the area, which include deer, red squirrel, bat, fox and badger. Management of precipitation is already poor and an existing concern to local residents owing to the non-existent maintenance and management of the public drainage systems by Argyll & Bute Council, demand on which will only increase by the additional number of caravans and a reduced number of trees. The new installation will have a visual impact both locally and across the loch which will be further exacerbated by the removal of the trees. The local roads are heavily weeded which adds to the existing litter in the area. There is a careful balance to be maintained between economic development and retaining and protecting this*

*local woodland with its resident flora and fauna and I feel that this development tips the balance even further towards economic development to which I object.*

- *Destruction of trees that have a preservation order. Destruction of a wide variety of other trees. Destruction of habitat for red squirrel which I believe are protected. Destruction of habitats of deer, pine martin and rabbit plus other animal life. Destruction of a wide variety of flora and fauna. Loss of the wood to people who want to enjoy the ability to enjoy the woods. Destruction of green space when we should be protecting our planet and not destroying it.*
- *Look at the volume of previous applications and the growth in physical space these developments are taking up. Not only is it over-development, but it appears to be a monopoly since there seems to be only one company running them. Then, there is the sensitive nature of Cammesreinach Wood and the permanent damage to that environment the development would cause.*
- *Finally on an economic note, the actual economic input into the local economy of people who stay in caravans on caravan sites is surely pretty small when compared with say private tourists who travel by car and stay in hotels in Dunoon and spend money in the shops for example, or those who come over for events at the Queens Hall and so on. Most of the economic injection will go into the pockets of the owners of this scheme, there is unlikely to be a Keynesian knock-on effect providing income for local people who then spend the money locally with this type of development. It's not like a Haven/Butlins development where there is more holiday rentals and entertainment creating jobs. There are more caravan sales I would think which means fewer jobs and not much spending/injection.*
- *Further expansion of 40 caravans towards Hunters Quay will create more antisocial behaviour. More rubbish in the woods, were there is a lot of animals. The area is already full of broken glass and rubbish left by the holiday makers from the Argyll Holidays caravan site and the management doesn't seem to care about it. More caravans will create disturbance to the local residents. As a close neighbour I already hear whatever happens in the holiday village and I see a lot of walkers trying to walk through my property. With permission granted for more caravans what's to stop the village owners to expand towards Dunoon! The area is unable to withstand more holiday makers. Our roads, shops and public services are not ready for that. I moved to Dunoon hoping for less crowds but it seems like I will have all of those back in my garden! I hope this planning application will not be granted and the voice of local residents will be heard.*
- *TPOs. This is an area of old and undisturbed woodland, something which is decreasing in Scotland. Most of the trees are protected by tree preservation orders. With the best will in the world work around protected trees often causes damage to or destruction of those trees. In any event caravans in amongst the trees will detract from the reason they are protected - forming a woodland.*
- *Wildlife. The impact on wildlife will be enormous. In that woodland are red squirrels, roe deer, probably foxes, badgers and hedgehogs and maybe pine martens. In addition there are likely to be roosting bats which prey upon the abundant midges and as far as I am aware they are protected by law. Should all this wildlife be evicted for some holiday homes? The diversity of wild birds in my garden suggests that the woodland supports a large range of birdlife which will also be displaced.*

- *Noise. My house is downhill and maybe 200 metres from the proposed site. Hunters Quay is a quiet residential area and its peace and quiet is one of the attractions of living here. We would be bound to be disturbed by noise from caravans so close to residential properties.*
- *Inaccurate plans. I note that the plans submitted do not reflect current development in the area. The location plan does not show our garage which was erected at least 12 years ago, nor does it show the houses at the cul-de-sac end of Eccles Road for which planning permission was granted in 2004. What else is missing?*
- *There are many properties for sale in this area. Contrary to planning permissions, I am led to believe that these caravans are not just used as holiday lets, but many are owner/occupiers in more or less permanent residency. Why do we need more residential properties?*
- *I feel that the woodland has reached saturation point already and that further development will be harmful to the flora and fauna of this precious ancient woodland. Surely it is in everyone's interest (I include the current holiday makers that are promised the chance to experience the wildlife during their stay) to halt any further destruction and protect what is left of this beautiful place that so many endangered species rely on for their survival. I was a resident of Hunter's Quay for 25 years and although I no longer live there I am still local and enjoy walking in the woodland.*
- *I have lived and walked through these woods since 1973. They are an oasis of peace and tranquillity that have been untouched in all that time. They are a unique ecosystem and are home to a wide range of plant and animal life including the endangered red squirrels. Placing caravans and the required infrastructure will disrupt this fragile environment. In addition the carbon impact of felling trees, building the caravans and the sites in a time when this should be carefully managed is against the spirit of moving towards having a carbon neutral impact on the environment.*
- *Personally I have spent my whole life in and around the Hafton area and I cannot comprehend the proposal to remove 88 more trees to make way for 40 extra caravans. This is bound to have a detrimental effect on the flora and fauna of the Woodland. A lady from Hunter's Quay says where she used to have visiting Squirrels and deer to her garden daily and has not seen any for quite some time! Apparently the designated area has already been completely cleared of bushy scrubland to make way for the felling. Many trees years ago were taped off as TPO's but over time seem to have developed 'Disease' and had to be removed. It was quoted in the local paper that this would regenerate the woods.... Just look at all the hillsides around Cowal that have been harvested and it takes many years to come back again, it looks awful. There are natural bog lands – watercourses etc. and with all the greenery being removed residents are experiencing excess water in their gardens.*
- *Our roads and local residents are suffering every week with the huge amount of traffic and if it was to increase more it would be a nightmare!*

An email of objection dated 14<sup>th</sup> June 2019 was received from Iain MacNaughton on behalf of Sandbank Community Council

*There can be no denying that the intended felling of some 90 or so mature trees (all of which are apparently covered by a Tree Preservation Order) and the introduction of such*

*a large number of caravans would cause irreparable harm to much of the animal and bird life in both the immediate and wider Cammesreinach forest area. In particular, the proposed development would be extremely detrimental to the small population of red squirrels, an "endangered" mammal, and no doubt other animals, birds, insects and plants.*

*According to all levels of public authority across Scotland, the wider U.K. and the European Union, biodiversity is to be encouraged and nurtured and important habitat loss is to be avoided. However, if Argyll & Bute Council is wholeheartedly committed to the ethos of environmental protection on all fronts it would surely be tantamount to authoritative and official vandalism if this planning application received approval.*

*Moreover, climate change is happening and all governing parliaments/assemblies in the U.K. have subscribed to its reverse. So, given the recent announcement by the Scottish Government of a "Climate Emergency" it would be astounding that such an environmentally destructive development could be found to be compatible with that announcement.*

Comment: The additional comments made by the objectors and Sandbank Community Council do not introduce any new issues or themes that have not already been addressed within the original Report of Handling. The issues raised are topics for discussion at the discretionary Hearing.

## **Supporters**

Letters and emails of support have been received from the following:

1. Mrs Emily Campbell, Inveruglas Farm, Arrochar (email dated 13<sup>th</sup> June 2019);
2. Mr Steven Mure, 45 Wellington Street, Dunoon (email dated 13<sup>th</sup> June 2019);
3. Mr Duncan Mann, Drimsynie Estate, Lochgoilhead (email dated 13<sup>th</sup> June 2019);
4. Mr James Cunningham, 35B Murdieston Street, Greenock (email dated 13<sup>th</sup> June 2019);
5. Mr Paul O'Hagan, Tiree 57, Hunters Quay Holiday Village Dunoon (email dated 13<sup>th</sup> June 2019);
6. Mr McKay Stuart, 76 Clober Road, Glasgow (email dated 13<sup>th</sup> June 2019);
7. Miss Fiona Kelly, Hunters Quay Holiday Village, Dunoon (email dated 13<sup>th</sup> June 2019);
8. Mrs Lorraine Drew, 1 Viewfield, Lochgoilhead (email dated 12<sup>th</sup> June 2019);
9. Miss Sam Fleming, Plot 40 Drimsynie Estate, Lochgoilhead (email dated 12<sup>th</sup> June 2019);
10. Mrs Karen Campbell, 45 King Street, Dunoon (email dated 12<sup>th</sup> June 2019);
11. Mrs Carole Bence, 19 Blaeberry Drive, Ardgowan Rise, Inverkip (email dated 12<sup>th</sup> June 2019);
12. Mr Graeme Robb, 8 Invergoil, Lochgoilhead (email dated 12<sup>th</sup> June 2019);
13. Mr Ross Coutts, Flat B3/1, 24 Sinclair Street, Helensburgh (email dated 12<sup>th</sup> June 2019);
14. Mr Roger Shaw, 20 Victoria Parade, Dunoon (email dated 14<sup>th</sup> June 2019);
15. Mr Aidan Lochrie, Flat 1 Arden Bank, Kilmun (email dated 16<sup>th</sup> June 2019).

The reasons for support are summarised below:

- *Supportive of this proposal as the holiday park brings fantastic economic benefits to the area of Dunoon and the wider Argyll and Bute area. The development is a*

*sympathetic and attractive expansion giving some additional accommodation. The wider financial benefits to the area are extremely important as well as providing work for staff not only on this project but on the park as well.*

- *Fully support this application on the basis of increasing the biodiversity of the woodland which is so important given the current climate of climate change concerns. Secondly, it will help to secure employment in the area and lead to additional spending in the local economic area.*
- *Green caravans would enhance the area, along helping the water-logged grounds.*
- *Support this application as it is very much in sympathy with the surrounds. It enhances what is currently an unused area and by preserving the current trees and offering further planting, the natural layout will be very attractive. It opens access to the area by improving the quality of the land.*
- *This expansion in itself further strengthens the commitment of Argyll Holidays to the local workforce. An expansion of Hunters Quay will also result in greater tourist spend to the rest of Dunoon, increasing (or increasing the income flow of) amenities such as shops, bars and restaurants, available to locals.*
- *Support for the application which is being sensitively approached and not only will it improve the land in question but will boost the tourism industry in the local area.*
- *Having worked for the company for 25 years, one supporter is well aware of the employment, the business and the new home owners it has brought to the town. The company invested in Dunoon when the Americans left, it regenerated old buildings, built new houses and encouraged people to come to Cowal. The holiday home owners use the shops and businesses every time they come.*
- *Great for the local area at a time when Dunoon is trying its best to attract more tourists.*
- *All in favour of a development which would enrich the environment.*

Comment: The additional comments made by the supporters do not introduce any new issues or themes that have not already been addressed within the original Report of Handling. The issues raised are topics for discussion at the discretionary Hearing.

#### Consultee Response

Scottish Water in their latest response dated 13<sup>th</sup> August 2019 offer no objections in principle and confirm that there is currently sufficient capacity in the Loch Eck Water Treatment Works but further investigations may be required once a formal application has been submitted. The proposed development will be serviced by Dunoon Waste Water Treatment Works. Scottish Water is unable to confirm capacity at this time and the applicant is advised to submit a Pre-Development Enquiry (PDE) Form.

Advisory comments on surface water and general advice.

This was the same advice as already provided in Scottish Water's initial response dated 4<sup>th</sup> January 2019.

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**(C) RECOMMENDATION:**

The submitted information does not affect the recommendation contained within the original report dated 9<sup>th</sup> May 2019, namely that planning permission be granted subject to the conditions, reasons and informative notes set out in the Report of Handling.

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**Author of Report: Brian Close**

**Date: 26<sup>th</sup> August 2019**

**Reviewing Officer: Howard Young**

**Date: 26<sup>th</sup> August 2019**

**Fergus Murray**  
**Head of Development and Economic Growth**