

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 19/01542/PAN

Applicant: Gael Force Fusion Limited

Proposal: Proposal of application notice for change of use and redevelopment of former Sea Life Centre to use classes 4, 5 and 6 (office, industrial, storage and distribution centre), including new industrial, office and ancillary use buildings, outside working and storage areas, car and lorry parking, related infrastructure and landscaping

Site Address: Former Sea Life Centre, Barcaldine, Oban

1.0 BACKGROUND

A Proposal of Application Notice (PAN) has been submitted to the Planning Authority which took effect from 25th July 2019. 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 17th October 2019.

There have been no recent planning applications in respect of the current site which has been a long term use falling within class 11 “leisure and assembly” of the use classes order. The available planning history is set out below:

93/01002/DET – New building for educational purposes
94/00221/DET001 – Extension to car park and erection of flag poles
94/00115/DET001 – Formation of wheelchair ramp at seal observatory
02/00190/DET – Proposed Otter enclosure and lodge
02/00977/DET – Proposed Otter Enclosure
02/00853/NMA – Proposed Otter Enclosure

These applications confirm the long term use of the site for a class 11 use. The previous use as a Sea Life Centre, which started around 1979, ceased around October 2018 when the previous facility was closed.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- Change of use and redevelopment of former Sea Life Centre to use classes 4, 5 and 6 (office, industrial storage and distribution centre),
- Erection of new industrial office and ancillary use buildings,
- outside working and storage areas,
- car and lorry parking,
- related infrastructure and landscaping

The applicant is Gael Force Fusion who are a locally based company who are a marine and aquaculture equipment manufacturer.

3.0 SITE DESCRIPTION

The application site comprises the area currently occupied by the former sea life centre and is heavily wooded. Directly to the south of the site is a large Rural Opportunity Area L100. To the north of the site is Loch Creran (which is a Marine Conservation Area) and to the north and west of the site is countryside. Access is currently taken directly off of the A85 with an existing car park provided on the site.

The site has a high biodiversity value and red squirrel are known to occupy the site. The site is heavily wooded and has a path system within it. The site is also adjacent to National Cycle Route 78.

4.0 DEVELOPMENT PLAN POLICY

The adopted Argyll and Bute Local Development Plan identifies the site as PDA4003. The related schedules indicate that the preferred use is for tourism related development. The proposed uses do not therefore accord with this current allocation.

Officers are aware that the range of suitable uses for the site are being considered in respect of the review of LDP 2. Unfortunately this is not publicly available at time of reporting this PAN. However any changes set out in the emerging LDP will be material to the consideration of any future application, depending upon what stage of the consultation and adoption process the plan has reached.

The site is within the defined Countryside Zone and therefore policy LDP DM 1 (E) is applicable, and given the likely scale of development an ACE will be required and an exceptional case for large scale development in the Countryside will require to be made.

'Argyll and Bute Local Development Plan' adopted March 2015

LDP STRAT 1 – 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 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising our Resources and Reducing our Consumption

Supplementary Guidance

SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity
SG LDP ENV 6 – Development Impact on Trees / Woodland
SG LDP ENV 14 –Landscape
SG LDP CST 1 - Coastal Development

SG LDP BUS 2 – Business and Industry Proposals in the Countryside Development Management Zones
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 TRAN 1 – Access to the Outdoors
SG LDP TRAN 2 - Development and Public Transport Accessibility
SG LDP TRAN 3 – 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

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal it is considered that the following matters will be material considerations in the determination of any future planning application;

- Scottish Planning Policy 2014
- Argyll and Bute Council Corporate Plan 2018-2022
- The Strategic Economic Development Action Plan
- Argyll & Bute Sustainable Design Guidance (2006)
- Area Capacity Evaluation Technical Note (2009)

Any retention and creation of local jobs will be a material planning consideration in favour of the planning application.

Understanding and evaluating of the interaction between any class 5 operations proposed on the site, and the adjoining protected marine environment will require to be considered carefully in respect of the detail of any application.

It will also be necessary to consider the potential impact of any development and use of the site in terms of potential impacts on protected species on the site, such as red squirrels. Ecological surveys will be required to support any application.

It will also be necessary to ensure that the proposals are acceptable in respect of any potential landscape impact and the application will require an ACE to be carried out

6.0 CONCLUSION

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.

7.0 RECOMMENDATION

That Members' note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant's in finalising any future planning application submission.

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Date: 02/09/19

Fergus Murray
Head of Development and Economic Growth