

## PROPOSAL OF APPLICATION NOTICE

Members are requested to note that four separate PAN notices have been submitted for future development at Dunbeg. All of these PAN's relate to the next phases of development for residential , commercial , community facilities and roads infrastructure associated with the approved Masterplan (REF 16/03368/MPLAN).

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**Reference:** 19/02028/PAN

**Applicant:** DM Hall

**Proposal:** Mixed use development comprising; retail (Class 1 food and non-food); financial, professional and other services (Class 2); food and drink (Class 3); business (Class 4); hotel (Class 7); non-residential institutions (Class 10); assembly and leisure (Class 11); public house; takeaways; roads and parking; ground re-modelling; above ground and below ground infrastructure; open space and landscaping.

**Site Address:** Land West Of Dunstaffnage Mains Farm, Dunbeg

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### 1.0 BACKGROUND

Four Proposal of Application Notices (PAN) have been submitted to the Planning Authority in respect of the site at Dunbeg. All of these notices took effect from 3<sup>rd</sup> October 2019. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning applications can be submitted until the 26<sup>th</sup> December 2019.

Within the adopted Argyll and Bute Local Development Plan (March 2015) the Council has designated a Strategic Masterplan Area under MAST 1/12 "Dunbeg Corridor". This area includes the following uses; education, housing, commercial, including neighbourhood retail, business and industry. The current four PAN proposals sit within this wider strategic area but concentrate on housing, community uses, infrastructure and mixed commercial use on a number of sites as defined on Proposals Map 178 of the Adopted LDP.

The approved Masterplan for the area (REF: 16/03368/MPLAN), clarifies the applicant's intentions to build 300 additional dwellings (flats and houses) between 2017- 2022 (Phase 3) with longer term development intentions for a further 305 dwellings and a mixed commercial area and community uses. Phase 3 is currently under constructions and the Kirk Road has been upgraded to accommodate this new development. No details on the number or tenure of the houses proposed in these PAN proposals has been provided at this stage.

The location and nature of the uses proposed in the PAN is in general accordance with the allocated sites set out in the LDP Proposals Map No.178 and written statement as set out below:

LDP Site	Name	Development
MU4002	Dunbeg	Business and industry (Class 4) and tourism 9.2

The proposals are therefore in general accordance with the adopted LDP.

## **2.0 SITE DESCRIPTION**

The site is primarily made up of lower flat land nearer the A85 which is thought to have some peat deposits within it, particularly in respect of the area of land identified for the commercial uses and access road next to the proposed “halfway” roundabout.

The land generally forms a more open and visible feature in the landscape when viewed from the A85 than Phase 3 and therefore landscape assimilation appears more challenging. As well as facing onto the A85 for extensive open stretches of the road, the proposed development sites are also closer to the road.

## **3.0 DEVELOPMENT PLAN POLICY**

These submissions are not planning applications and therefore do not require to be evaluated and determined in accordance with Section 25 of the Planning Act against the Development Plan and its policies at this stage. However, in considering the merits of these PAN's a number of Development Plan Policies will inform the assessment of any future detailed applications as set out below:

(a) 'Argyll and Bute Local Development Plan' 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 5 – Supporting the Sustainable Growth of our Economy  
LDP 7 - Supporting our town centres and retailing  
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

Local Development Plan Schedules and proposals Map 178.

SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity  
SG LDP ENV 6 – Development Impact on Trees/Woodland  
SG LDP ENV 7 – Water Quality and the Environment  
SG LDP ENV 8 – Protection and Enhancement of Green Networks  
SG LDP ENV 11 – Protection of Soil and Peat Resources  
SG LDP ENV 14 – Landscape  
SG LDP ENV 16(a) – Development Impact on Listed Buildings  
SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance  
SG LDP CST 1 – Coastal Development  
SG LDP PG 1 – Planning Gain  
SG LDP SERV 1 – Private Sewage Treatment Plants and Wastewater (ie. drainage) systems  
SG LDP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems (SuDS)  
SG LDP SERV 3 – Drainage Impact Assessment (DIA)  
SG LDP SERV 5 – Waste Related Development and Waste Management 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

SG LDP TRAN 7 – Safeguarding of Airports

SG LDP RET 1 – Retail Development in the Main Towns and Key Settlements – The Sequential Approach

#### **4.0 POTENTIAL MATERIAL CONSIDERATIONS**

The approved Masterplan (REF 16/03368/MPLAN), and the objectives/commitments set out within it, will be a material consideration of substantive weight in respect of determining any future planning application(s). Other material considerations include:

- Scottish Planning Policy (SPP), 2014
- Pan 77 Designing Safer Places
- Creating Places- A Policy Statement on Architecture and Place for Scotland
- Green Infrastructure: Design and Placemaking
- Argyll and Bute Woodland and Forestry Strategy (April 2011)
- Statutory/Non-Statutory Consultee Comments

#### **5.0 CONCLUSION**

This 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. The list is not exhaustive and further matters may arise as and when any planning application is received, and in the light of public representations and consultation responses.

#### **6.0 RECOMMENDATION**

That Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of the PAN to allow any matters to be considered by the applicant in finalising any future planning application submissions.

Author of Report: David Moore

Date: 12 November 2019

**Fergus Murray**

**Head of Development and Economic Growth**