

## **PROPOSAL OF APPLICATION NOTICE (PAN)**

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**Reference:** 19/02392/PAN

**Applicant:** Royal Northern Yacht Club

**Proposal:** Proposal of application notice for the erection of new yacht clubhouse with associated access, parking yard and boat storage area (Rhu Marina) and conversion of existing clubhouse and gatehouse to form residential units and erection of new residential units (Royal Northern and Clyde Yacht Club)

**Site Address:** Land at Rhu Marina and Royal Northern and Clyde Yacht Club, Rhu

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### **1.0 INTRODUCTION**

Proposal of Application Notices only relate to Major Applications as defined by the Government's planning hierarchy and are a statutory requirement prior to the submission of the planning application. The PAN heralds the start of a minimum 12 week period to allow for community consultation before an application can be lodged. The Proposal of Application Notice took effect from 15<sup>th</sup> November 2019 and therefore an application cannot be made before 7<sup>th</sup> February 2019.

In considering this item Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness, impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

### **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

The Proposal of Application Notice advises that a new yacht clubhouse is proposed at the Rhu Marina site with associated access, parking and boat storage. The existing clubhouse building and gate house would be converted to form residential units. New residential units are also proposed within the Royal Northern and Clyde Yacht Club site.

### **3.0 SITE DESCRIPTION**

The location plan which has been submitted along with the Proposal of Application encompasses part of the Rhu Marina site, part of Rhu Bay foreshore and the existing Royal Northern and Clyde Yacht Club site.

## 4.0 BACKGROUND

The part of the site which is located within Rhu Marina is located within part of an area designated as a Potential Development Area (PDA 3/29). Under this designation the wider Rhu Marina site is identified as being suitable for a mixed use development comprising housing, leisure, tourism, business and retail. PDAs are defined in the plan as areas of land within which opportunities may emerge during the plan period. Such opportunities are not currently fully resolved and issues may require to be overcome in terms of the 'mini development brief' accompanying these PDAs before development opportunities within the PDA area can be realised and be supported by the plan. It is standard practice to require a Masterplan when considering the development of such designated areas. The Masterplan should demonstrate how the proposed development will relate to the wider area and any parts of the PDA which do not form part of the application site. In accordance with agreed procedure, all Masterplans are presented to PPSL committee for approval.

A Masterplan for the Rhu Marina site was considered by Members at a Hearing on 27<sup>th</sup> August 2013. Contrary to officer recommendation, Members refused to endorse the Masterplan for the following reason:

*"Whilst Members of the Planning, Protective Service and Licensing Committee (PPSLC) agree that the current Rhu Marina site has degenerated and welcome plans to redevelop the site, it is considered that this should be to a high standard which is sympathetic to its surroundings. The PPSLC agrees that the current proposals contained within the proposed Masterplan are out of keeping with the general character of the Rhu Conservation Area.*

*The PPSLC agrees that there is insufficient detail to assess the proposed redevelopment in principle with particular concerns relating to the scale of the proposed infill. As a result, it is agreed that the application for the Masterplan be refused."*

An approved Masterplan for this site remains outstanding and this would require to be approved prior to a determination on the current application.

The whole site is also designated as an Area for Action (AFA 3/3).

The current RNCYC clubhouse (previously called Ardenvohr House) is a category B Listed building. In addition the lodge, gates, gatepiers and boundary wall and railings are also separately category B Listed. There are also a number of other listed buildings located in the vicinity of the site.

Both sites are also located within the Rhu Conservation Area.

## 4.0 DEVELOPMENT PLAN POLICY

Argyll and Bute Local Development Plan adopted March 2015

LDP STRAT 1 – Sustainable Development

LDP DM1 – Development within the Development Management Zones

LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

LDP 4 – Supporting the Sustainable Development of our Coastal Zone

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

SG LDP ENV 1 – Development Impact on Habitats, Species and our Biodiversity

SG LDP ENV 2 – Development Impact on European Species

SG LDP ENV 6 – Development Impact on Trees / Woodland

SG LDP ENV 14 –Landscape

SG LDP 16(a) – Development Impact on Listed Buildings

SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas

SG LDP ENV 21 – Protection and Enhancement of Buildings

SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision

SG LDP HOU 2 – Special Needs Access Provision in Housing Developments

SG LDP HOU 3 – Housing Green Space

SG LDP REC/COM 1 – Sport, Recreation and Community Facilities

SG LDP Sustainable – Sustainable Siting and Design Principles

SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Drainage Systems (SUDs)

SG LDP 3 – Drainage Impact Assessment

SG LDP SERV 5(b) – Provision of Waste Storage and Collection Facilities within New Development.

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  
Access and Parking Standards

## **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;

- Compatibility with Masterplan yet to be submitted;
- Design and layout;
- Impact on conservation area;
- Impact on listed buildings;
- Roads and access issues
- Impact on trees
- Affordable housing

## **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.

**Author of Report:** Sandra Davies

**Date:** 25/11/19

**Reviewing Officer:** Peter Bain

**Date:** 3/12/19

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