

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 19/02597/PAN

Applicant: Icen Projects Limited

Proposal: Proposal of application notice for the erection of office development (Class 4) with hotel (Class 7), restaurant/food and drink (Class 3) and public house (Sui Generis) with access and associated works

Site Address: Land North West of Iona Stables, Helensburgh

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 18th December 2019 and therefore an application cannot be made before 11th March 2020.

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 mixed use development comprising office development (Class 4), hotel (Class 7), restaurant / food and drink (Class 3), public house (sui generis) along with an access and associated works is proposed.

3.0 SITE DESCRIPTION

The site is located on the eastern edge of Helensburgh. The location plan which has been submitted along with the Proposal of Application shows that the site is located immediately to the south east of the Waitrose Supermarket on the other side of the Red Burn with separates the two sites. The site also lies directly across the road (A814) and to the south of the Sawmillfield site. A planning application for a residential development (19/02604/PP) was submitted for this site on 16th December 2019, however, at the time of writing this application was invalid. The site is bounded by the railway line to the south west and the Firth of Clyde lies to the other side of the railway.

4.0 BACKGROUND

Within the existing adopted Local Development Plan the proposed site is designated as a Helensburgh – Craigendoran Business and Industry Allocation (BI-AL-3/1). The suitable uses are listed as being Use Classes 4, 7 and garages selling or displaying motor vehicles.

Within the forthcoming Local Development Plan (LDP2), which is currently out for consultation, the site is designated as a Business and Industry Allocation (B2001) with business (Use Class 4), Hotel (Use Class 7) and ancillary employment related uses.

5.0 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 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

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

SG LDP ENV 2 – Development Impact on European Species

SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves.

SG LDP ENV 6 – Development Impact on Trees / Woodland

SG LDP ENV 14 – Landscape

SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance.

SG LDP BUS 1 – Business and Industry Proposals in Existing Settlements and Identified Business and Industry Areas.

SG LDP BAD 1 – Bad Neighbour Development

SG LDP BAD 2 – Bad Neighbour Development in Reverse

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 4 – Contaminated Land

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 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

The Argyll and Bute Proposed Local Development Plan 2 (LDP2), November 2019

Note: LDP2 is currently out for consultation with the consultation period open from 14th November 2019 until 23rd January 2020. Whilst the proposed LDP2 may only be afforded very limited material weighting at the current time as the settled view of the Council LDP2 is due for adoption in 2020 and at that time the policies within it will become significant material considerations in the determination of planning applications.

The policies within the proposed LDP2 which would be relevant to this proposal are noted below:

Policy 01 – Settlement Areas
Policy 04 – Sustainable Development
Policy 05 – Design and Placemaking
Policy 06 – Green Infrastructure
Policy 08 – Sustainable Siting
Policy 09 – Sustainable Design
Policy 10 – Design – All Development
Policy 14 – Bad Neighbour Development
Policy 21 – Sites of Archaeological Importance
Policy 22 – Economic Development
Policy 23 – Tourist Development, Accommodation, Infrastructure and Facilities
Policy 32 – Active Travel
Policy 33 – Public Transport
Policy 34 – Electric Vehicle Charging
Policy 35 – Design of New and Existing, Public Roads and Private Access
Policy 37 – Development Utilising an Existing Private Access or Existing
Policy 38 – Construction Standards for Public Roads
Policy 39 – Construction Standards for Private Access
Policy 40 – Vehicle Parking Provision
Policy 41 – Off Site Highway Improvements
Policy 55 – Flooding
Policy 57 – Risk Appraisals
Policy 61 – Sustainable Drainage Systems (SUDS)
Policy 62 – Drainage Impact Assessments
Policy 63 – Waste Related Development and Waste Management
Policy 73 – Development Impact on Habitats, Species and Biodiversity
Policy 74 – Development Impact on Sites of International Importance
Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSIs)
Policy 77 – Forestry, Woodland and Trees
Policy 82 – Contaminated Land

6.0 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;

- Design and layout;
- Drainage and Flooding;
- Roads and access issues;
- Bad Neighbour Issues;
- Impacts on Inner Clyde Special Protection Area.

7.0 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.

8.0 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: 3/1/2020

Reviewing Officer: Peter Bain

Date: 8/1/2020

Fergus Murray
Head of Development and Economic Growth