

31 October 2019

Argyll and Bute Council  
Planning, Housing & Regulatory Services  
Central Valuation Team  
1a Manse Brae  
Lochgilphead  
Argyll  
PA31 8RD

Our Ref.: PH

Dear Sirs

**Land East of Cal Na Sithe, Kilmore, Argyll**

DM Hall has been instructed by Petard Investments to re-submit two Applications for Planning Permission in Principle on land east of Cal Na Sithe, Kilmore, Argyll. The previous Application documents are being re-submitted with these fresh Applications.

The Applications are being re-submitted within 12 months of the refusal of the previous Applications, which were determined on 18 December 2018. They are, therefore, being submitted as exempt from further planning fees, although it is accepted that they may be subject to advertisement fees.

The previous Applications were refused for one reason, that the sites were in a designated 'Countryside Zone' within the adopted Argyll and Bute Local Development Plan and the development of the sites was seen as not conforming to Policy LDP DM1. It was also determined that the proposals would be harmful to the Area of Panoramic Landscape Quality (APQ) notwithstanding the submission of a Landscape and Visual Appraisal by a Chartered Landscape Architect that concluded otherwise.

Taking each of these in turn, then the policy position in relation to new housing in Countryside Areas is changing with the recent approval of the Local Development Plan 2 Proposed Plan, which is now the settled view of the Council. This Plan has changed the way in which proposals will be considered going forward and, although it still needs to be consulted upon and examined, it does already carry weight as a material consideration.

The new Policy 02A, which applies to Countryside Areas, is now permissive, it would appear on first reading, of dwellings being supported on potentially any site in such areas provided the proposal is supported by a '*Landscape and Visual Impact Assessment*' that demonstrates that '*the proposal can be successfully integrated into its landscape setting.*'



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The first part of that altered policy is met by the fact that a Landscape and Visual Appraisal has already been prepared for these sites and the second by the fact that this document concludes that the proposed dwellings can successfully integrate with the landscape setting and will not have any detrimental visual impacts.

Turning to the second issue, the potential impact on the APQ, it is appreciated that the case officer previously concluded differently to the Chartered Landscape Architect. However, given the changed policy environment, it is hoped that this can be reflected upon and re-considered. If additional information would help with this reflection, then this can be prepared, but only if these Applications are likely to be considered favourably.

I trust that you have everything necessary to validate these Applications, but please contact me if you require anything further to assist with this.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Paul Houghton', with a long, sweeping horizontal stroke extending to the right.

**Paul Houghton**  
Director and Head of Planning for DM Hall