

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 19/00094/PP

**Planning Hierarchy:** Local Application

**Applicant:** Mr Pelham Olive

**Proposal:** Erection of 12 dwellinghouses, alterations to vehicular access and installation of private drainage system

**Site Address:** Land East Of Lochside, Portincaple

**SUPPLEMENTARY REPORT NO. 1**

**1.0 INTRODUCTION**

The purpose of this report is to advise Members of a summary of the contents of an objection submitted by Ross Greer MSP dated 27<sup>th</sup> April 2020. It is normal procedure for officers to highlight and summarise objections that have been submitted by MPs, MSPs and Councillors and a summary of Ross Greer MSP's objection has been omitted from the report in error although his name is still listed in the appendix containing the names of all representees.

**2.0 SUMMARY OF POINTS OF OBJECTION**

The points of objection are summarised as follows:

- The application make no provision for affordable housing;
- The application would have an adverse impact on nature and woodland;
- The scale of the development is inappropriate for this location;
- Concerns about the impact on the local community;
- Concern over the visual impact within the Area of Panoramic Quality;
- While some of the developer's aims are very laudable, particularly the very high standards of energy efficiency and ground breaking use of loch-sourced heat, the development is simply not in the right location.

*Comment: These issues are fully addressed in the main Report on Handling.*

- It is recommended that Argyll and Bute Council:  
Work with the local community to access support and funding to remove invasive species and support and protect biodiverse woodland and access to the shoreline;  
Work with the applicant and architect to ensure the best practice in energy efficiency, renewable energy generation and building materials are used in future affordable housing development in Argyll and Bute in other locations;  
Work with the local community to establish and improve active travel infrastructure in and around Portincaple.

*Comment: These points are noted but are not directly related to the determination of this planning application.*

*Note: Full details of this representation can be viewed on the Council's website [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)*

### **3.0 RECOMMENDATION**

The points made by Ross Greer MSP have been considered during the procession of this planning application and do not alter the recommendation details on the main Report on Handling, namely, that, that planning permission be granted subject to:

- (i) a pre determination hearing;
- (ii) A section 75 agreement to ensure a commuted sum for affordable housing and housing addressing the needs relating to the expansion of HMNB Clyde; and
- (iii) conditions

**Author of Report:** Sandra Davies

**Date:** 13/08/2020

**Reviewing Officer:** Fergus Murray

**Date:** 13/08/2020