

PROPOSAL OF APPLICATION NOTICE

Reference: 20/01463/PAN

Applicant: McFadyens Contractors (Campbeltown) Ltd

Proposal: Proposal of application notice for proposed extraction, processing and despatch of sand and gravel

Site Address: Aros Farm, Campbeltown

1.0 BACKGROUND

A proposal of application notice (PAN) has been submitted for a new quarry at Aros Farm, Campbeltown. The PAN is required as a result of the proposal qualifying as a major application through the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

The normal expectation of planning officers would be for a consultation process involving face to face meetings with local stakeholder groups and an open event for members of the public. The current COVID-19 pandemic and rules on social distancing has meant that a public meeting and 'drop in' session has not been possible. However, the Scottish Government has introduced flexibility to the method of public consultation through the Chief Planner's letter dated 3rd April 2020. This letter accepted the difficulties with respect to public gatherings but still placed the onus on the applicant to conduct stakeholder consultation. In this regard the applicant intends to set up a website to go live on 9th October 2020 to display the proposal information and allow for feedback. Details of this will be advertised in the Argyllshire Advertiser / Campbeltown Courier on 9th October. A virtual consultation event is scheduled for 19th October 2020 and includes a question and answer session. In addition to the Laggan and Campbeltown community councils the applicant has identified Machrihanish Airbase Community Company (MACC) as a further community stakeholder group.

Neighbouring properties will be notified of the opportunity to view the proposal via the website. Households will be notified by letter drop.

Officers consider that the proposed measures meet with the requirements as set out in Scottish Government Circular 5/2009 taking account of the aforementioned Chief Planner's letter.

The applicant has opted not to provide planning officers with a copy of the newspaper advert but they intend to do so prior to publication. Given this is not a requirement of the regulations the applicant has been advised that they are doing so at their own risk.

2.0 SITE DESCRIPTION

The site is to the south of Machrihanish airbase on Aros Farm. The Machrihanish Water bounds the site to the south, the airbase to the north and agricultural grazing fields east and west. This is a new quarry proposal given Langa sand and gravel is coming to the end of its operational life. There are no details with respect to extraction volume, vehicular movements, location of infrastructure etc. but the site area extends to some 18ha.

The land is currently agricultural and extends from the edge of the airbase to the Machrihanish Water. Access is proposed from a minor road that serves the farm off the B843.

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. In considering the merits of the PAN a number of Development Plan Policies will inform the assessment of any future detailed application as set out below:

Argyll and Bute Local Development Plan (March 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 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

Argyll and Bute Supplementary Guidance (2015)

SG 5 - Sustainability Checklist

SG LDP BAD 1 - Bad Neighbour Development

SG LDP BUS 2 - Business and Industry Proposals in the Countryside Development

SG LDP CC 1 - Climate Change and Sustainable Development

SG LDP ENV 1 - Development Impact on Habitats, Species and our Biodiversity (i.e. biological diversity)

SG LDP ENV 7 - Water Quality and the Environment

SG LDP ENV 11 - Protection of Soil and Peat Resources

SG LDP ENV 14 - Landscape

SG LDP ENV 20 - Development Impact on Sites of Archaeological Importance

SG LDP MIN 2 - Mineral Extraction

SG LDP TRAN 1 - Access to the Outdoors

SG LDP TRAN 4 - New and Existing, Public Roads and Private Access Regimes

4.0 POTENTIAL MATERIAL CONSIDERATIONS

In addition to the adopted Local Development Plan (March 2015) the planning authority will need to consider the following potential material considerations. Furthermore, depending on the timing of the submission there may need to be a formal assessment against the policies proposed within LDP 2.

- Scottish Planning Policy
- Planning Advice Note 50 (Controlling the Effects of Surface Mineral Workings) and annexes
- Planning Advice Note 64 (Reclamation of Surface Mineral Workings)
- Planning history
- Statutory and non-statutory consultee responses
- Potential third party representations that raise material planning considerations
- Local Development Plan 2 Proposed November 2019

5.0 CONCLUSION

This report sets out the information submitted to date as part of the PAN. The policy considerations, against which any future planning application will be considered are noted above 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

It is recommended 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.

Author of Report: David Love

Date: 8th October 2020

Reviewing Officer: Sandra Davies

Date: 8th October 2020