

38 East Clyde Street Helensburgh G84 7PG

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013**

**REFUSAL OF PLANNING PERMISSION**

**REFERENCE NUMBER: 20/00179/PP**

**Mr Eric Alexander  
Anthony Renwick  
Design Works  
William Street  
Gateshead  
United Kingdom  
NE10 0JP**

I refer to your application dated 30th January 2020 for planning permission in respect of the following development:

**Installation of roof mounted photovoltaic panels**

**AT:**

**Cardross Golf Club Main Road Cardross Dumbarton Argyll And Bute**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the **reasons(s) contained in the attached appendix.**

Dated: 1 October 2020



Fergus Murray  
Head of Development and Economic Growth



## **REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER: 20/00179/PP**

1. The application comprises the installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m<sup>2</sup>, each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are black and cased in aluminium frames. The roof of Cardross Golf Club already has a number of projections. However, the photovoltaics by virtue of their number, appearance, size and positioning are prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the roof some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted.

## NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 20/00179/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

## APPENDIX TO DECISION NOTICE

Appendix relative to application: 20/00179/PP

- A. Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended):

Planning Obligation Not Required

- B. Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

No

- C. Is the proposal a departure from the Development Plan:

No

- D. Summary justification statement for refusal of planning permission

The proposal is considered to be contrary to policy LDP ENV 16(a) - Development Impact on Listed Buildings of the Argyll and Bute Local Development Plan 2015, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to grant planning permission in this instance as a departure to the Development Plan having regard to s25 of the Act.

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