

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 21/00029/PAN

Applicant: Taylor Wimpey UK Ltd and Helensburgh Golf Club

Proposal: Proposal of Application Notice for residential development, including affordable housing, demolition of existing clubhouse and erection of new clubhouse, revision of new and retained golf holes providing a refreshed 18 hole golf course and creation of new 6 hole par 3 golf course

Site Address: Helensburgh Golf Club, 25 East Abercromby Street, 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 20th January 2021 and therefore an application cannot be made before 14th April 2021.

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.

Members are requested to note that the Scottish Government has provided additional guidance to Planning Authorities and applicants on appropriate community consultation measures due to current Covid 19 restrictions on the holding of public meetings. This new advice requires applicants to demonstrate that enhanced measures to compensate for the lack of a public meeting are provided to the satisfaction of the Planning Authority. The applicant has set out in detail their proposals to ensure that in the absence of a public meeting, appropriate steps are proposed to ensure sufficient opportunity is provided for the community to view and comment on the proposals in advance of the submission of a formal planning application.

In this instance the applicants propose to establish a project website to provide local residents and other stakeholders with information on the proposals. The applicants also propose to hold two separate two hour virtual meetings where details of the proposals can be viewed, questions asked by members of the public, and answers provided. In addition a specific online presentation will be made to the Community Council of a similar format, and a commitment to offer additional meetings with the Community Council has been

made. The applicants will also be sending an information leaflet to surrounding residential occupiers to make sure that they are aware of the proposals. A press notice will also be published in the Helensburgh Advertiser.

Officers are content that the proposed steps are commensurate with the scale of the development and the likely level of public interest in the proposal and accord with the current Covid 19 pre application guidance and regulations of the Scottish Government.

] For Members general information the project website, which allows online feedback and also the opportunity to register for updates on the project, can be found at the link below:

<https://www.taylorwimpey.co.uk/proposed-developments/scotland/argyll-and-bute/helensburgh/helensburgh-golf-club>

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- Erection of residential development (circa 300 Units) including 25% affordable;
- Demolition of existing club house and construction of new clubhouse and associated facilities
- Provision of refreshed 18 hole golf course and creation of new 6 hole golf course.
- Construction of roads;
- Formation of amenity open space
- Provision of SuDS compliant drainage solution
- Provision of footpaths and cycle paths
- Provision of landscaping
- Associated site works and infrastructure connections

3.0 SITE DESCRIPTION

The site comprises a part of Helensburgh Golf Course which includes both a number of existing holes and also the club house with the fairways being located between belts of mature trees. A core path bisects the site and continues northwards. The land is located adjacent to existing housing and is at the southern part of the existing golf course.

The new 6 holes are proposed to be within the more open greenbelt to the north of the existing golf course which is also at this point known as the “Helensburgh Mire”. This comprises a large expanse of peatland with less tree cover and a more open and exposed appearance.

The land covering the whole application boundary generally slopes downwards north to south with varying undulations on both the peatland and the existing golf course. Overall the general site is attractive and clearly well used by both golfers and walkers as a core path/public right of way bisects the site forming part of the Old Luss Road.

4.0 DEVELOPMENT PLAN POLICY

The adopted Argyll and Bute Local Development Plan under LDP PROP 2 identifies the site as Housing Allocation H2004 – Helensburgh East, Helensburgh Golf Course with an indicated capacity for 300 units to include 25% affordable housing. The allocation site is identified in Proposals Map 55.

‘Argyll and Bute Local Development Plan’ adopted March 2015

Relevant Policies which will require to be considered include:

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

SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity
SG LDP ENV 5 – Development Impact on Local Nature Conservation Sites (LNCS)
SG LDP ENV 6 – Development Impact on Trees / Woodland
SG LDP ENV 7 – Water Quality and the Environment
SG LDP ENV 8 – Protection and Enhancement of Green Networks
SG LDP ENV 10 – Geodiversity
SG LDP ENV 11 – Protection of Soil and Peat Resources
SG LDP REC/COM 1 – Safeguarding and Promotion of Sport, Leisure, Recreation, Open Space and Key Rural Services

SG LDP DEP 1 – Departures to the Local Development Plan
SG LDP ENV 14 – Landscape
SG LDP SERV 1 – Private Sewage Treatment Plants and Wastewater (ie. drainage) systems
SG LDP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems (SuDS)
SG LDP SERV 3 – Drainage Impact Assessment (DIA)
SG LDP SERV 5 – Waste Related Development and Waste Management Development
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development
SG LDP TRAN 1 – Access to the Outdoors
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

A number of other LDP land use designations are relevant and will be material to the determination of any future application as follows:

- I. Local Nature Conservation Site - Blackhill Mire. Parts of the extended golf course will be located within the designated local nature conservation site.
- II. TPO Woodland – A large TPO woodland (TPO 30) exists on the northern edge of site with a second section of this protected woodland forming a boundary on the western edge of the site following the boundary from the existing Clubhouse north and west.
- III. Open Space Protection Area – Parts of the indicated site are designated as Open Space Protection Areas and any development which would impact upon these will require to address the requirements of SG LDP REC/COM 1.
- IV. Core Path: The Old Luss Road which bisects the site north to south is a core path which provides accessibility both for residents and as part of an important wider recreational link between Helensburgh and the Countryside beyond, including links to the John Muir Way a nationally important walking route.

5.0 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;

- Scottish Planning Policy 2014 (and emerging SPP advice)
- Argyll & Bute Sustainable Design Guidance (2006)
- Argyll and Bute Proposed Local Development Plan 2 November 2019.
- Designing Streets: A Policy Statement for Scotland (2010)
- Creating Places: A Policy Statement on Architecture and Place for Scotland (2013)
- Green Infrastructure: Design and Placemaking
- A&B Local Biodiversity Action Plan
- Statutory/Non-Statutory Consultee Comments

Localised flooding is known to occur on the south of the site (within housing site H2004) where Old Luss Road leaves the existing golf course and given the high level of peat coverage soft engineering drainage and SuDS proposals will require to be designed to ensure the whole of the site combining both the golf course and housing site are to an acceptable design and operational standards in respect of flooding and drainage solutions. It is essential that any drainage solution for the housing site should not result in water being drawn out of the peatland above and changing its carbon storage or habitat characteristics.

6.0 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 land use designations and 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.

7.0 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: David Moore

Date: 02.02.2021

Reviewing Officer: Sandra Davies

Date: 02.02.2021

Fergus Murray
Head of Development and Economic Growth