

**21/0001/LRB (Planning Ref: 20/01653/PP) -
Land NE of Kildonald Cottage, Campbeltown**

**Statement of Case
Request for consideration of additional information relating to Commentary
on summarised statement**

- 1 Although I live in an existing house nearby, this is far too big for me on my own, being a 5 bed roomed, 100 year old farmhouse, I need to downsize but still live close to my family in a modern, smaller home. There are no residential properties to rent or buy in the Ballochgair area.

- 2 The design of the proposed house was never questioned as part of the planning process. The footprint of the proposed building is 170 sq.m. which includes a garage and the footprint of the nearby Kildonald Cottage is 250 sq.m.

- 3&4 By moving out of a much larger house this then leaves a house for sale which could potentially create a new business in this rural area as, for example, a holiday let, with available accommodation for owners on site.

- 5&6 Below are details of required management of the suggested wooded area from an experienced local forester as follows:

DETAILS of Small SCRUB / COPPICE AREA

Area : 0.25 ha

Recommended species: Willow 35%, Rowan 20%, Birch 20%, Hazel 10%, Hawthorn 5%, Blackthorn 5%, Oak 5%

Management

The area will need to be stock fenced with an allowance to put a temporary Deer fence on top of the stock fence for the first 5 years.

The soil condition is good with lowland brown earths and schist soil.

This will need to be cultivated either using a digger to make a mound for each tree or agriculturalist plough to make a raised planting position.

The trees should be planted at 1.8 metres spacing.

The trees would need to be kept free of weeds for the first three years.

Care should be taken by planting the lower growing species next to the B842 roadside so that in future the sight of the access to the proposed house is not impeded.

A possible site for tree planting is attached

- 8 I would be happy to progress the use of a Section 75 agreement with the Council's Legal Department for the land north of the proposed site. I would be willing to sign such an agreement.
- 9 I note that the Roads and Amenity Department has no objections to the proposal for visibility and vehicular access.

Felicity Kelly
 Applicant
 27 April 2021

Site Plan 6A – Position of Tree Planting

