

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

**Commentary by Applicant
on Further Information submitted by Planning Officer following LRB meeting
held on 11th May 2021**

*Highlighted Comments added by Applicant
Felicity Kelly June 2021*

**REQUEST FOR FURTHER INFORMATION BY
WRITTEN SUBMISSIONS**

A. Clarification on whether or not pre application discussions were undertaken with the Applicant and whether or not advice in relation to the potential for tree planting and a section 75 legal agreement was discussed.

There were telephone conversations with the Planning Officer prior to the engagement of an agent. These started on 21st January 2020, requesting a meeting, either on site or I was willing to travel to Lochgilphead. Unfortunately, the Officer was busy and could not manage to meet me. I was asked to provide a plan of the position of the proposed building. This was sent on 25th February. He advised me that I should engage an agent to submit my planning request, which I did. After this time Covid restrictions were about to be introduced so contact was understandably much more difficult.

No pre-app discussions or a report requested. Discussions were had with the agent regarding tree planting/copsing as a form of rounding off. It was advised that this would be unlikely to be accepted as a substantial natural feature under the definition of rounding off in the LDP. A suggestion was made by the agent to officers that a Section 75 may be a solution but no support or encouragement was given by officers either verbally or in the Report of Handling.

Definition

Rounding off – new development positioned largely between substantial building(s) on one side and a substantial ground or natural feature on the other side and arranged such that the local pattern of development terminates at that point.

Text in an email reply from an officer was “Policy doesn’t allow us to artificially create a rounding off site situation to justify making a site appropriate. The use of an agreement for the council to control the land to the north outwith the red line under, for example, section 75 of the Planning (Scotland) act is unlikely to be acceptable and similarly conditions attached to the proposal may not be deemed reasonable or enforceable. Planting trees does not create the required natural feature for rounding off. It would not be a natural or protected feature and could be removed without planning permission.”

B. Clarification on whether or not the proposed tree planting north of the site could be considered rounding off as defined in the Local Development Plan and if the information provided by the Applicant could be considered an active management plan and enable a Section 75 Legal Agreement to restrict the use of the land north of the site to be included as a planning condition.

For information, I have attached the Tree Management Plan

I do not think the information supplied on site plans as part of the application could be considered as an active Management Plan.

C. Clarification on the size and footprint of the proposed development and the size and footprints of the nearby buildings the proposed development was being compared to (having noted that the Applicant had indicated the proposed development would be 1½ storey and 170sqm including a garage, with a nearby property being 250 sqm, which was different to what had been stated in the report of handling).

The ground floor area of the house and garage is 151 square metres. The footprint of the building is 170 square metres. The footprint of Kildonald Cottage as shown on the OS map is 250 square metres and the footprint of the separate building is 87 square metres. So overall the proposed building has an overall footprint which is 64% smaller than the nearby property, according to the OS map.

The proposed house has a height from finished ground level to ridge level of 7.466m. The dormers are built into the roof at first floor level so the proposed house is most definitely a one and a half storey building. A copy of the Elevation plan is attached.

The proposed house plot is accepted as 0.17 hectares with the floor area given as 150.7sqm. However, the total length is given as 22.4m and the breadth as 7.5/6.9m. This appears to give a floor area of around 161sqm and is larger than the area stated on the drawing. As the garage is attached to the house the total floor area is deemed the suitable measure. The cottage to the south has been measured at around 145sqm with a converted byre as ancillary accommodation at around 96sqm. The cottage could be converted to one and a half stories, the ancillary building is single storey. The proposed building is around 8m in height to the main roof ridge with dormers and a central feature with full length windows serving two habitable room. It is felt that this scale is greater than one and a half stories.

Planning Application 21/0001/LRB

Ref: 20/01653/PP

Tree Management Plan

Tree Management Plan
NE of Kildonald Cottage

2021 - 2031

1. Details

Management Plan Details

Management Plan Name:	Coppice/ Tree planting at Ballochgair, Campbeltown		
LRB Reference Number:	<u>21/0001/LRB</u>	Main Location Code:	PA28 6QR
Post code area	PA28 6QR	Nearest town or locality:	Ballochgair, Peninver, Campbeltown
Local Authority:	Argyll sand Bute Council		
Management Plan area (hectares):	0.3ha		

Owner's Details

Title:	Mrs	Forename:	Felicity	
Surname:	Kelly			
Organisation:	n/a	Position:	n/a	
Primary Contact Number:	02586 551237	Alternative Contact Number:	n/a	
Email:	felicitykelly1@googlemail.com			
Address:	Ballochgair Farmhouse,			
	Campbeltown			
Postcode:	PA28 6QR	Country:	UK	

Proposed Timeline

Plan Period: (ten years) (day/month/year)	From: 1 October 2021	To: 30 Sept 2031
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2. Woodland Description

Information about the following:

- past management of the woodland
- current species and ages
- statutory and non-statutory constraints (e.g. designations, archaeological interests)
- existing or potential public access
- woodland protection

2.1 Attachments

Attachments listed below.

Positioning plan
20040 Site Plan 6A

2.2 History of management

To date the proposed area has been used as grazing for sheep and in season lambs. This use could continue as the area would be stock fenced to prevent sapling damage. This fencing would be topped by a temporary deer fence for the first five years.

2.3 Proposed Species, percentage

Willow	35%
Rowan	20%
Birch	20%
Hazel	10%
Hawthorn	5%
Blackthorn	5%
Oak	5%

2.4 Constraints and designations

Lower growing planting would be placed nearer the road to ensure that there is no loss of sight for motorists on the B842. Taller growing trees would be nearer the shore.

2.5 Public access

The area is accessible to walkers and ramblers, and would remain as such after planting. The area of planting does not interfere with existing tracks/paths. When mature, the woodland could be available for recreational use by children – physical exercise, tree climbing

2.6 Woodland Protection

Plant Health (including tree health and invasive or noxious plants)

Initially, monthly health checks would be implemented and weeding carried out as required. After planting in first year weeding would be carried out in the spring. After first year, this programme would occur at 3 monthly intervals. From year two, this would be done twice a year until maturity. Hardwood species would be inspected and weeded at 3 monthly intervals initially, then twice in the first two years. Additionally, adjusting/replacing/removing tree stakes and ties would be carried out as required; checks on guards and shelters and ensuring roots remain covered would be regularly undertaken.

Deer, Livestock, grey squirrels and other mammals

Stock fencing would be erected before planting commences, topped with deer fencing from year 1 to 5. Trees would be protected by stock fencing. There has been no sighting of squirrels in the area.

Water & Soil (soil erosion, acidification of water, pollution etc.)

There is no water source on the area designated for planting. The soil is of good condition with lowland brown earths and schist soil. As there is very little slope at the site no drainage would be required and there is no anticipation of soil erosion.

Environment (flooding, wind damage, fire, invasive species etc.)

The area has never been flooded, to the best of my knowledge and definitely not in the last 28 years. The nearby existing trees/scrub have not been damaged by wind. There is no history of burning alongside the site. Any longer- growing vegetation would be cut to stop build-up of any dry debris on the eastern boundary fence.

Climate Change Resilience (provenance, lack of diversity, uniform structure)

Native provenance would not be affected by climate change. The plan is to conserve and increase native species, providing a woodland effect similar to other woodlands on the shore on the east of the Peninsula ensuring sustainability of a natural woodland effect. To achieve this the planting would be not be in uniform rows but would be irregular.

3. Vision and Objectives

Goals for its development.

3.1 Vision

Describe your long term vision for the woodland(s).

The vision for this project is to reduce CO₂, provide an increase in habitation for native species of small animals and to enhance the biodiversity of the wooded area. In the longer term to provide an area for recreation.

4. Stakeholder Engagement

This may be required depending on the work you intend on carrying out in the woodland and the constraints or designations that have been identified.

Property	Date contacted	Date feedback received	Response	Action
Glen Ailsa				To be contacted
Kildonald Cottage				To be contacted
Kildonan Bay				To be contacted
Ballochgair Farm				To be contacted

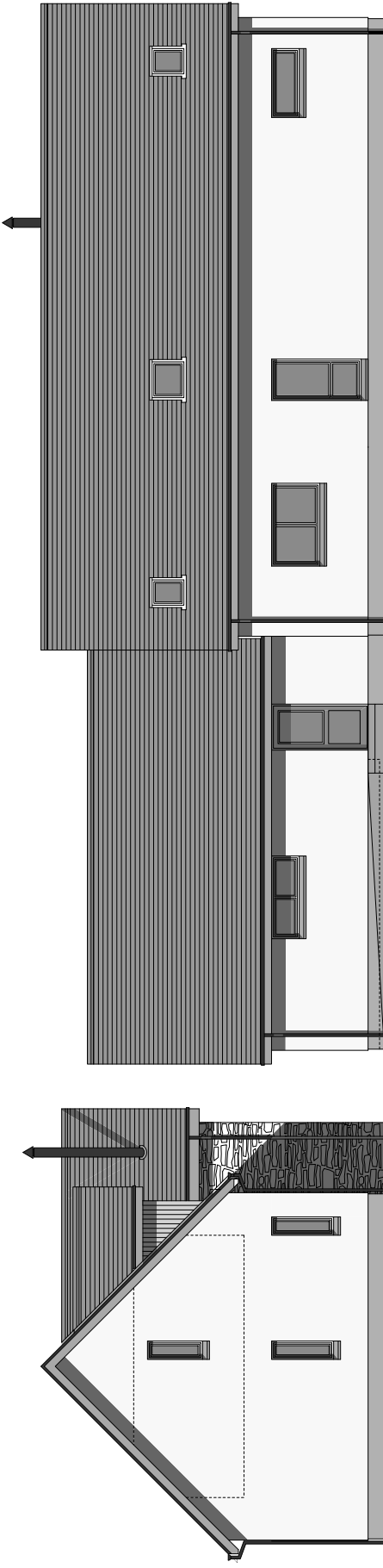
4. Constraints, Opportunities and Current Projects

Using the table below analyse any issues raised or relevant features within your woodland and record the constraints and opportunities.

Current Programmes/Strategies	Constraint	Opportunity
Queen's Green Canopy		Supporting the "Plant a tree for the Jubilee"
Scottish Govt. Tree Planting Target		10,000 Hectares per year
CO₂ Reduction	Longer term outcome	1 tree can take up tonne CO ₂ in its lifetime

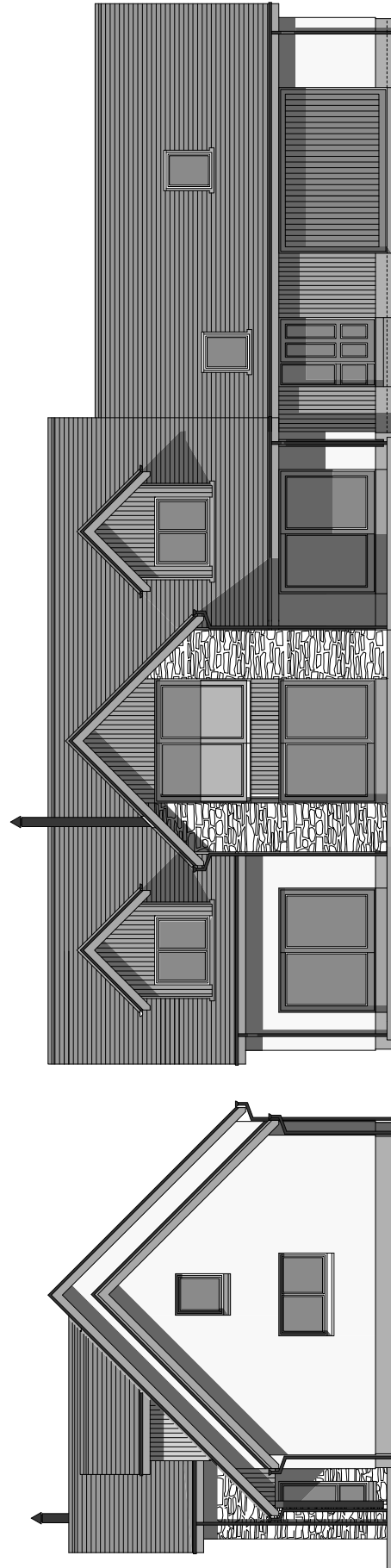
Note:
 The contractor will be held to have checked all dimensions before commencing with any work and in the event of discrepancies, it is the contractor's responsibility to advise the architect prior to commencement of work.
 Where dimensions are to be taken in all cases, drawings should not be used for dimensions. In case of doubt refer to this office.
 This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.

EXTERNAL FINISHES :
 ROOF - NATURAL SLATE
 EXTERNAL WALLS - PAINTED WET DASH
 RENDER, NATURAL STONE CLADDING,
 VERTICAL TIMBER CLADDING LIGHT GREEN
 WINDOWS AND EXTERNAL DOORS -
 TIMBER OR PVC COLOUR GREY



SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

FRONT ELEVATION

project
 PROPOSED DWELLING HOUSE NORTH
 OF KILDONALD COTTAGE, KINTYRE

client
 MRS. F. KELLY

detail
 DESIGN SKETCH 2 -
 ELEVATIONS

DKD
 D. KELLY DESIGN
 Architectural Consultant

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 Forth, Midlothian, Edinburgh, Scotland
 Tel: 01397 708999 Fax: 01397 700888

scale 1:50 date 21.08.20
 job no. 20/0401 d.d.g. no. 202 drawn D. KELLY

