

PROPOSAL OF APPLICATION NOTICE

Members are requested to note that three separate PAN notices have been submitted for future development at Dunbeg. All of these PAN's relate to the next phases of development for residential, commercial, community facilities and roads infrastructure associated with the approved Masterplan (REF 16/03368/MPLAN).

Reference: 21/01611/PAN

Applicant: Link Group Ltd

Proposal: Mixed use development comprising; retail (Class 1 food and non-food); financial, professional and other services (Class 2); food and drink (Class 3); business (Class 4); hotel (Class 7); non-residential institutions (Class 10); assembly and leisure (Class 11); public house; takeaways; roads and parking; ground remodelling; above ground and below ground infrastructure; open space and landscaping

Site Address: Land West Of Dunstaffnage Mains Farm, Dunbeg

1.0 BACKGROUND

Three new Proposal of Application Notices (PAN) have been submitted to the Planning Authority in respect of the site at Dunbeg. All of these notices took effect from 15.7.21. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning applications can be submitted until the 12.10.21.

For Members general information, flooding and peat studies carried out at the site since the submission of previous PAN's have required that the red line boundaries of the proposed development areas be amended and therefore new PAN submissions are required.

Within the adopted Argyll and Bute Local Development Plan (March 2015) the Council has designated a Strategic Masterplan Area under MAST 1/12 "Dunbeg Corridor". This area includes the following uses; education, housing, commercial, including neighbourhood retail, business and industry. The current four PAN proposals sit within this wider strategic area but concentrate on housing, community uses, infrastructure and mixed commercial use on a number of sites as defined on Proposals Map 178 of the Adopted LDP.

The approved Masterplan for the area (REF: 16/03368/MPLAN), clarifies the applicant's intentions to build 300 additional dwellings (flats and houses) between 2017- 2022 (Phase 3) with longer term development intentions for a further 305 dwellings and a mixed commercial area and community uses. Phase 3 is currently under constructions and the Kirk Road has been upgraded to accommodate this new development. No details on the number or tenure of the houses proposed in these PAN proposals has been provided at this stage.

The location and nature of the uses proposed in the PAN is in general accordance with the allocated sites set out in the LDP Proposals Map No.178 and written statement as set out below:

LDP Site	Name	Development
MU4002	Dunbeg	Business and industry (Class 4) and tourism 9.2

The proposals are therefore in general accordance with the adopted LDP.

2.0 SITE DESCRIPTION

The site is primarily made up of lower flat land nearer the A85 which is thought to have some peat deposits within it, particularly in respect of the area of land identified for the commercial uses and access road next to the proposed “halfway” roundabout.

The land generally forms a more open and visible feature in the landscape when viewed from the A85 than Phase 3 and therefore landscape assimilation appears more challenging. As well as facing onto the A85 for extensive open stretches of the road, the proposed development sites are also closer to the road.

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. However, in considering the merits of these PAN's a number of Development Plan Policies will inform the assessment of any future detailed applications as set out below:

(a) 'Argyll and Bute Local Development Plan' 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 7 - Supporting our town centres and retailing
 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

Local Development Plan Schedules and proposals Map 178.

SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity
 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 11 – Protection of Soil and Peat Resources
 SG LDP ENV 14 – Landscape
 SG LDP ENV 16(a) – Development Impact on Listed Buildings
 SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance
 SG LDP CST 1 – Coastal Development
 SG LDP PG 1 – Planning Gain
 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
SG LDP TRAN 7 – Safeguarding of Airports
SG LDP RET 1 – Retail Development in the Main Towns and Key Settlements – The Sequential Approach
Local Development Plan 2

Argyll and Bute proposed Local Development Plan 2 (November 2019) – The unchallenged policies and proposals within pLDP2 may be afforded significant material weighting in the determination of planning applications at this time as the settled and unopposed view of the Council. Elements of the LDP2 which have been identified as being subject to unresolved objections still require to be subject of Examination by a Scottish Government appointed Reporter and cannot be afforded significant material weighting at this time. The provisions of LDP2 that may be afforded significant weighting in the determination of this application are listed below:

Policy 07 – Provision of Temporary Green Infrastructure on Sites
Policy 12 – Shopfront Design
Policy 14 – Bad Neighbour Development
Policy 18 – Enabling Development
Policy 19 – Schedule Monuments
Policy 23 – Tourist Development, Accommodation, Infrastructure and Facilities
Policy 24 – Existing Tourism Uses
Policy 26 – Informal Public Outdoor Recreation and Leisure Related Development
Policy 35 – Design of New and Existing, Public Roads and Private Access Regimes
Policy 36 – New Private Accesses
Policy 37 – Development Utilising an Existing Private Access or Existing Private Road
Policy 38 – Construction Standards for Public Roads
Policy 39 – Construction Standards for Private Access
Policy 41 – Off Site Highway Improvements
Policy 43 – Safeguarding of Aerodromes
Policy 44 – Telecommunications
Policy 45 – Supporting our Town Centres and Retailing
Policy 46 – Retail Development – The Sequential Approach
Policy 47 – Change of Use of Class 1 Shops in Core Shopping Areas
Policy 49 – Sport, Recreation and Community Facilities
Policy 50 – Retention of Community Facilities
Policy 51 – Retention of Key Services
Policy 58 – Private Water Supplies and Water Conservation
Policy 63 – Waste Related Development and Waste Management
Policy 64 – Housing Development on Allocated Housing Sites
Policy 65 – Proposals for Other Uses on Allocated Housing Sites
Policy 69 – Residential Caravans and Sites (for Permanent Homes)
Policy 76 – Development Impact on Local Nature Conservation Sites (LNCS)

All other policies of LDP 2 can be material planning considerations, but must be afforded lesser weight in forming a planning judgements.

