

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 21/00514/PP

**Planning Hierarchy:** Local

**Applicant:** Miss Barbara Smith

**Proposal:** Temporary change of use of dwellinghouse and curtilage to wildlife rescue centre (retrospective)

**Site Address:** 19 Lochan Avenue, Kirn, Dunoon, Argyll and Bute PA23 8HT

**SUPPLEMENTARY REPORT NO. 1**

**1.0 INTRODUCTION**

The purpose of this report is to advise Members that: -

- 1) One further representation of support has been received (20th September 2021) from Mrs. Lynn Jordan, Branchton Road, Greenock PA16 0XX. This representation was received after the publication of the report to PPSL Committee but before the Committee meeting of 22nd September. Unfortunately, this late representation was not reported to Committee on 22<sup>nd</sup> September 2021 as part of a supplementary agenda item.
- 2) Since the production of the original report of handling planning officers have received further photographs in association with objections the above proposal, from Miss Lynda MacDonald, 20 Lochan Avenue, Kirn, Dunoon. The photographs were received by the planning service by post on Wednesday 17<sup>th</sup> November 2021.
- 3) Prior to publication of the report, Sharon McNab, Alt-Cromadh, Ferguslie Street, Dunoon requested (16<sup>th</sup> August 2021) that her original support (dated 14<sup>th</sup> August) be withdrawn. This request for withdrawal was not reflected in the report due to a technical procedural error. For clarity, and in order to remedy this error, it is confirmed that the representation of support from Sharon McNab reported to Committee within S. F (i) has been withdrawn.

This application has been recommended for approval and is under consideration at this discretionary hearing by Committee.

**2.0 DETAIL OF REPRESENTATIONS**

- 1) Mrs Lynne Jordan - Branchton Road, GREENOCK PA16 0XX – Support

A summary of the issues raised are set out as follows: -

- Based on experience of “numerous visits” including helping overnight at the wildlife centre, the contributor submits that the level of noise made by animals within the centre is not detrimental to sleep.  
*Comment: - The issue of noise impact upon residential amenities has been fully assessed in the report of handling. No further comment is required.*
- The contributor has not experienced any parking problems.  
*Comment: - The issue of impact upon the public road network in relation to car parking provision has been fully assessed in the report of handling. No further comment is required.*
- As mother to a volunteer, the contributor was made fully aware of the tasks to be carried out, and what the volunteer would be exposed to, prior to a trial.  
*Comment: - No comment required in relation to planning issues.*
- The experience of volunteering has been a positive experience in several ways.  
*Comment: - Supporting comments referring to wider community benefit of the use has previously been reported to Members within the report of handling. No further comment is required.*
- Concern is expressed about what would happen if the use did not continue until new premises were secured.  
*Comment: - Assessment and determination of this application should be limited to the material planning issues related the proposal and such matters should not influence the assessment of officers.*

2) Miss Lynda MacDonald - 20 Lochan Avenue, Kirn, Dunoon – Objection

A schedule of photographs of the application site and the adjacent public road has been received (by post) by Planning Services on 17th November 2021.

*Comment: Several of the photos have previously been received as part of an objection by Miss MacDonald dated 25th June 2021. These particular photographs therefore formed part of the assessment set out in the report to PPSL.*

*The latest submission received on 17th November includes additional photographs that had not previously been submitted. It is noted that the photographs are not dated and do not include any further written text or comment. The content of these additional photographs has therefore been considered in conjunction with the issues raised within previous written objections.*

*It is not considered that the additional photographs raise any new planning issues over and above those previously assessed within the report of handling presented to Members on 22<sup>nd</sup> September 2021.*

*Note: The photographs can be viewed on the Council’s website: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)*

*Note: Miss MacDonald originally submitted an e-mail dated 11th October 2021 to Planning Services that included a hyper-link to a ‘Drop Box’ where the photos were stored. The clerical team advised Miss MacDonald that the planning service was unable to access the photographs via the attached hyper-link. This technical issue was ultimately resolved by postal submission of hard copies of the photographs (received 17<sup>th</sup> November 2021.)*

### **3.0 CONCLUSION**

It is not considered that the representation of support (20.09.2022) by Mrs. Lynne Jordan raises any new matters that have not previously been subject to assessment within the report of handling considered by Members at the PPSL Committee meeting (22.09.2022.) As such, this representation does not support changing that assessment or recommendation.

It is not considered that the content of additional photographs submitted by Miss Lynda MacDonald (17.11.21) relating to previous objections raise any new issues that are not covered in the report to the PPSL Committee or that affect the original recommendation.

It is not considered that the withdrawal of 1 no. representation of support affects the assessment and recommendation as set out in the report to the PPSL Committee.

There are no other procedural issues which would prevent the application from being determined.

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### **3.0 RECOMMENDATION:**

The issues raised within the additional representation of support; contents of the submission of additional photographs submitted by an objector; and the withdrawal of a representation of support listed do not change the recommendation set out in the Report of Handling. It is recommended that planning permission be granted subject to conditions.

**Author of Report:** Norman Shewan

**Date:** 19/11/2021

**Reviewing Officer:** Howard Young

**Date:** 22/11/2021

**Fergus Murray**  
**Head of Development and Economic Growth**