

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

Reference No: 21/01102/PP
Planning Hierarchy: Local
Applicant: Isle of Gigha Heritage Trust
Proposal: Erection of 3 dwellinghouses and 2 flats. Installation of air source heat pumps, formation of access and parking arrangements and associated landscaping.
Site Address: Field adjacent to Playpark, Ardmish, Isle of Gigha

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 3 dwellinghouses and 2 flats (total five new dwelling units);
- Formation of new vehicular access;
- Formation of 10 parking spaces;
- Formation of refuse collection/bin store;
- Installation of air source heat pumps;
- Installation of private foul drainage treatment plant and soakaway;
- Landscape and boundary treatment.

(ii) Other specified operations

- Connection to public water supply;
-

(B) RECOMMENDATION:

Recommend that planning permission be granted subject to the conditions and reasons attached.

(C) CONSULTATIONS:

ABC Roads (17.12.2021 & 31.03.2022) – No objections subject to conditions in relation to the layout of the junction with the public road, provision of visibility splays, and provision of onsite parking and turning to meet the requirements of the new development.

Scottish Water (17.12.2021) – No objections with confirmation that there is sufficient capacity in the Gigha Water Treatment Works to service the development, and confirmation that there is no public sewer in the vicinity of the development site.

Health & Safety Executive (05.01.2022) – No objections.

Gigha Community Council (17.02.2022) – Highlight that this currently undeveloped area provides a green space adjacent to an existing playpark and is utilised as an extension to the playpark for ball games. Development of this location will result in the loss of a valued play space. It is also highlighted that noise from the use of the adjacent existing playpark may impact upon the amenity of the residents of the new development. It is suggested that alternative locations may be better suited for development.

(D) HISTORY:

06/02516/COU – Change of Use of Agricultural Land to Form Play Area – PER – 30.01.2007

This detailed planning permission relates to the provision of a play park at an amended location to details previously approved under 04/01466/DET, and for the formation of a putting green on the lower part of the site. The play area has been implemented the putting green has not, however this permission must be considered to be 'live' by means of a material commencement of works. The current proposal does not affect the site of the existing play park but would occupy the entire site previously identified for development of the putting green.

04/01466/DET – Erection of 18 dwellinghouses, associated drainage, play area and footpath – PER – 25.11.2004

This detailed planning permission relates to a housing development that has now been implemented in full. The current application site is located on land that was identified in this permission for provision of a playpark, alternative arrangements have however subsequently been approved (06/02516/COU) and implemented.

(E) PUBLICITY:

The application has been advertised under Reg. 20 for the purpose of vacant land. Published 17th December 2021 – expired 28th January 2022.

(F) REPRESENTATIONS:

(i) Representations received from:

The proposal has been subject to objection from the 10 individual third parties listed below:

Rhona Martin, 9 Grianan, Isle of Gigha (28.01.22, 28.01.22, & 24.02.22)

Tony Philpin, Tighcruinn, Isle of Gigha (28.01.22)

John MacDonald, Cnoc An Lein, Isle of Gigha (24.01.22)

Willie McSporrán, 10 Ardminish, Isle of Gigha (21.01.22)

Malcolm Henderson, North Drumachro, Isle of Gigha (20.01.22)

Karen Durnin, 7 Ardmish, Isle of Gigha (19.01.22)
Keith Helm, Gigulum, Isle of Gigha (19.01.22)
Tracy Helm, Gigulum, Isle of Gigha (19.01.22)
Audrey Dickie, Gigulum Cottage, Isle of Gigha (18.01.22)
Jacqueline Cochrane, North drumachro, Isle of Gigha (17.01.22)

(ii) Summary of issues raised:

Representations are published in full on the Public Access planning application file. The issues raised are summarised as follows:

Requirement for Housing Development

- It is contended that there is no requirement for additional housing on Gigha. It is identified that there are a number of vacant properties on the island at this time. It is contended that these 5-7 properties include buildings owned by the Trust and Fyne Homes that could potentially accommodate 20 people, which would equate to around 12% of the current population of the island.
- The applicant has not demonstrated a socio-economic or housing land supply case in support of the development.
- It is contended that there are currently limited employment opportunities on the island and that the provision of more housing will exacerbate this problem.

Comments: The proposal is for a 'small scale' development that is consistent with the scales of housing development generally supported by the LDP within the context of Ardmish. There is no requirement for the applicant to be able to demonstrate a specific requirement for the development in this instance.

Concern about activity/actions of the applicant (Isle of Gigha Heritage Trust)

- Concern is raised that there has been no opportunity for members (of the Isle of Gigha Heritage Trust) and residents of Gigha to discuss the proposals and the requirement for housing on the island. Concern is raised that the Trust have not followed due democratic process in deciding to take forward their proposals without first engaging with the island community. It is noted that Trust members meetings have been impacted by Covid.
- Concern is expressed that the Trust have previously sold property that has been renovated with Government funding. It is contended that had they retained these assets the current development would not be required.

Comments: It is advised that the proposal is a 'local' scale development and accordingly does not require statutory pre-application consultation with stakeholders/community.

The constitutional arrangements of the Isle of Gigha Heritage Trust and any requirement that this places upon the applicant to engage with members/residents of Gigha is not a material planning consideration.

Concern about notification procedures

- Concern is raised that the only properties served neighbour notification by the Council were in the ownership of the applicant.

Comment: It is confirmed that the Council has served neighbour notification in accordance with the requirements of the Development Management Procedure (Scotland) Regulations 2013. In this instance this has involved direct postal notification issued to the owner/occupier/lessee of 4 properties falling within the notifiable distance and placement of an advertisement in the local press in respect of 'vacant land'.

Concern relating to the site/design of the development

- Concern is raised that the proposed development will adversely impact on the rural qualities of Ardmish/Isle of Gigha.
- Concern is expressed that the proposal will impact adversely on the "environment and topography" of Gigha.
- Concern is expressed that the development will occupy a green space that provides separation between existing nodes of development within Ardmish, and that the land would be better used for play space/biodiversity. It is identified that Ardmish is a linear settlement with green spaces between clusters of buildings; concern is expressed that this development shall result in clusters being merged and a cumulative scale of development that is out of keeping with the rural locale.
- It is contended that the proposal does not respect the landscape character of the area and is contrary to Policy LDP STRAT 1 (h) and (i).

Comment: An assessment of the suitability of the siting and design of the proposed development in relation to the receiving environment and requirements of relevant policy provisions is contained within Appendix A.

- Concern is expressed that the loss of this open aspect will impact on the amenity of adjacent residential properties, including loss of view.

Comments: The enjoyment obtained by neighbouring properties of the currently undeveloped/open aspect of the development site is a 'free' amenity and does not in itself preclude a landowner's ability to develop the site.

The site is currently in agricultural use and does not form part of any formally recognised play space or open space protection area.

Loss of view from private residential premises is not a material planning consideration.

The proposed development is sufficiently removed from existing residential property that it is not expected to have any significant impact upon loss of daylight or privacy.

- Concern is expressed that the proposal is not environmentally sustainable and in particular it is intimated that the use of air source heat pumps will not be effective within the building design proposed and may give rise to significant energy costs to heat the properties. It is also noted that the proposal does not include solar water or solar PV provision built into the design, or future proofed insulation requirements.
- Concern is expressed that the proposal does not include water conservation measures within the project design.

Comments: The Argyll and Bute LDP 2015 does not include any policy requirement stipulating the inclusion of renewable energy within new development. The energy efficiency of new buildings is however a matter that will be considered in detail through subsequent Building Warrant requirements.

- Concern is expressed that the development will require street lighting that will cause light pollution.
Comment: The details presented do not indicate the intention to install street lighting on the private road serving the site.

Concern about road safety

- Concern is expressed at the potential increase on traffic on the single track public road both during construction and the residential occupation of the development.

Comment: The Council's Roads Officer has not raised objection to the proposal subject to conditions relating to access arrangements.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | | |
|--------------|--|----|
| (i) | Environmental Statement: | No |
| (ii) | An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) | A design or design/access statement: | No |
| (iv) | A report on the impact of the proposed development eg. Retail impact, transport | No |

impact, noise impact, flood risk, drainage impact etc:

(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll and Bute Local Development Plan' Adopted March 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 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

'Supplementary Guidance to the Argyll and Bute Local Plan 2015' (Adopted March 2016)

Natural Environment

SG LDP ENV 1 – Impact on Habitats, Species and our Biodiversity

Landscape and Design

SG LDP ENV 14 – Landscape

Historic Environment and Archaeology

SG LDP ENV 16(a) – Impact on Listed Buildings

General Housing Development

SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision

Sustainable Siting and Design

SG LDP Sustainable – Sustainable Siting and Design Principles

Resources and Consumption

SG LDP SERV 1 – Private Sewage Treatment Plants & Wastewater Systems
SG LDP SERV 2 – Incorporation of Natural Features / SuDS
SG LDP SERV 5(b) – Provision of Waste Storage & Collection Facilities within New Development
SG LDP SERV 8 – Development in the Vicinity of Notifiable Installations
SG LDP SERV 9 – Safeguarding Better Quality Agricultural Land

Transport (Including Core Paths)

SG LDP TRAN 1 – Access to the Outdoors
SG LDP TRAN 2 – Development and Public Transport Accessibility
SG LDP TRAN 4 – New & Existing, Public Roads & Private Access Regimes
SG LDP TRAN 6 – Vehicle Parking Provision

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.

- Scottish Planning Policy

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 pLDP2 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 pLDP2 that may be afforded significant weighting in the determination of this application are listed below:

- Policy 35 – Design of New and Existing, Public Roads and Private Access Regimes
- Policy 36 – New Private Accesses
- Policy 39 – Construction Standards for Private Access

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): N/a

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing: No

There is a total of 10 no. objections to the application. However, the land-use planning related issues raised are not considered to be unduly complex and, as such, it is considered that a fully informed assessment and determination can be made with reference to this report.

On this basis, and having regard to the approved guidelines for hearings, it is considered that a hearing would not add value to this assessment.

(P) Assessment and summary of determining issues and material considerations

The proposal seeks detailed planning permission for a development comprising three dwellinghouses and two flatted dwellings located within the 'settlement area' of Ardminish, Isle of Gigha.

The proposal is considered to be of appropriate location, scale, design and finishes, and does not give rise to any concern in relation to infrastructure, services or, to its compatibility with surrounding land uses. The proposal is accordingly considered to be consistent with the relevant provisions of policies LDP DM 1, LDP 3, LDP 8, LDP 9, LDP 10, LDP 11, SG LDP and relevant supporting Supplementary Guidance.

The application has however been subject to representation from ten individuals who have raised objection to the proposals, and also concern raised by Gigha Community Council about the prospective loss of land used for recreational purposes.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

The proposal is considered to be consistent with the relevant provisions of the Development Plan, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to withhold planning permission having regard to s25 of the Act.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/a

(T) Need for notification to Scottish Ministers or Historic Environment Scotland: No

Author of Report: Peter Bain

Date: 2nd June 2022

Reviewing Officer: Sandra Davies

Date: 6th June 2022

Fergus Murray

Head of Development & Economic Growth

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 21/01102/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 25th May 2021 supporting information and, the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	LO_001		09.12.2021
Existing Site Plan	PL_100		09.12.2021
Proposed Site Plan	GA_100_C	C	28.03.2022
Proposed Elevations	EL_001		09.12.2021
Proposed Floor Plans	GA_001	B	
Proposed Roof Plan	GA_102		26.05.2021
Proposed Drainage Layout	20.0276 – 5000	E	28.03.2022
Proposed Site Levels & Grading Layout	20.0276 – 7000	D	28.03.2022
Visibility Splay Layout	20.0276 – SK01	A	28.03.2022
3D Visualisation	SK_01		09.12.2021
ASHP Specification	MSZ-LN50VG R/B/V/W		09.12.2021

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Notwithstanding the provisions of Condition 1, the proposed access shall be formed in accordance with the Council's Roads Standard Detail Drawing SD08/004 rev A (min. access width 5.5m) and visibility splays of 2.5 metres to point X by 75.0 metres to point Y from the centre line of the proposed access. The access shall be surfaced with a bound material in accordance with the stated Standard Detail Drawing. Prior to work starting on site the access hereby approved shall be formed to at least base course standard and the visibility splays shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the access at point X to a point 0.6 metres above the public road carriageway at point Y. The final wearing surface on the access shall be completed prior to the development first being brought into use and the visibility splays shall be maintained clear of all obstructions thereafter.

Reason: In the interests of road safety.

3. The parking and turning area shall be laid out and surfaced in accordance with the details shown on the approved plans prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

Reason: In the interest of road safety.

4. The refuse collection area shall be laid out and surfaced in accordance with the details shown on the approved plans prior to the development first being occupied and shall thereafter be maintained as such.

Reason: In the interest of road safety.

5. Notwithstanding the provisions of Condition 1, no development shall commence until details of the intended means of surface water drainage to serve the development have been submitted to and approved in writing by the Planning Authority.

The duly approved scheme shall be implemented in full concurrently with the development that it is intended to serve and shall be operational prior to the occupation of the development and maintained as such thereafter.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

6. No development shall commence until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved in writing by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:

- i) Existing and proposed ground levels in relation to an identified fixed datum;
- ii) Existing landscaping features and vegetation to be retained;
- iii) Location design and materials of proposed walls, fences and gates;
- iv) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
- v) A programme for the timing, method of implementation, completion and subsequent on-going maintenance.

Planting proposals shall include additional hedge planting along the northern boundary of the site in so far as this might practicably be accommodated on the land available.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority.

Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

7. Notwithstanding the effect of Condition 1, no development shall commence until written details of the type and colour of materials to be used in the construction of external walls, roofs, windows and doors have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

NOTE TO APPLICANT

- This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- In order to comply with Sections 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start. Failure to comply with this requirement constitutes a breach of planning control under Section 123(1) of the Act.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

Advice from ABC Roads:

- A Road Opening Permit under the Roads (Scotland) Act 1984 must be obtained from the Council's Roads Engineers prior to the formation/alteration of a junction with the public road.
- The access shall be constructed and drained to ensure that no surface water is discharged onto the public road.
- Existing public road drainage ditch to be cleaned out to establish correct invert level in preparation for the new filter drain. Filter drain to be installed in existing public road ditch, along the frontage of the development.
- Headwalls and inspection chambers to be constructed where required. Details to be submitted for written approval by Roads & Infrastructure Services, prior to any work starting on site.
- Surface water drainage investigation to be carried out to ensure the existing road drainage system can cope with the surface water drainage proposal. Details to be submitted for written approval by Roads & Infrastructure Services, prior to any work starting on site.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 21/01102/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The proposal seeks detailed planning permission for a residential development of three dwellinghouses and two flats. The application site is located within the 'settlement area' of the Key Rural Settlement of Ardminish wherein the provisions of policies LDP DM 1, LDP 8, and SG LDP HOU 1 set out support in principle for development of up to and including 'medium scale' on appropriate sites subject to compliance with all other relevant provisions of the Development Plan, including the overarching aims of policy LDP STRAT 1 which are reflected in the assessment below.

Scales of Housing Development are identified under policy SG LDP HOU 1, within this context the proposal would fall within the category of 'small scale' housing development.

Gigha Community Council have raised some concern that the proposed development will result in the loss of open space that is currently utilised for recreational purposes in association with an existing equipped play park. It is however highlighted that the site itself is currently in agricultural use and is not identified in the LDP as either a formal recreational facility or an Open Space Protection Area that would have afforded some protection against loss of recreational land to other uses.

The scale and location of the proposed is considered to be consistent with the relevant provisions of policies LDP DM 1, LDP 8 and and SG LDP HOU 1.

B. Location, Nature and Design of Proposed Development

Policies LDP9 and SG LDP Sustainable seek an appropriately high standard of design, and provide guidance on the setting, scale, design and finishes of new development.

The application site relates to an area of just under 0.3ha located to the immediate north of the Isle of Gigha Craft Workshops and Gigha Hotel. The land is bounded to the east by the public road, and to the west by an existing equipped play area and gently rising agricultural land beyond. The land to the north of the site is also in agricultural use and will provide an open space buffer of approx. 40m between the boundary of the proposed development and an existing residential development to the north (approx. 60m building to building).

The existing site is an open area of rough grazing bounded by a post and wire fence. The existing site slopes up gently from its boundary with the public road increasing in height by between 2.0 and 3.5m across a distance of approx. 55m. An existing field access crosses the northern part of the development site running east to west with parallel power lines route.

The settlement of Ardminish consists of several dispersed clusters of development that generally occupy the lower lying land adjacent to the public road. Whilst the settlement is linear in nature it is also punctuated by open green spaces of undeveloped farmland that help to emphasise the rural nature of the settlement and its surrounds. Previously great care has been taken to preserve an element of space between the individual nodes of development and this is evident in particular with the design and layout of the

relatively modern Fyne Homes development that was split into two nodes of development either side of the Gigha Hotel. The current proposal will reinforce the existing node of development around the Hotel/CraftWorkshop but would still leave a substantial area of open space between this and existing to the north and as such it is considered that the development would not be out of character with the existing settlement pattern.

The proposed development is shown as a single 'L-shaped' footprint with the short section addressing the public road. The developer has however made considerable effort to break up the scale and massing of the development and whilst the development comprises a single block of buildings, visually this is broken down into a number of distinct elements through the use of stepped floor levels and ridge heights that makes effective use of existing site topography and will result in a grouping of buildings that are similar in design, scale, massing and appearance to existing residential development in the immediate locale.

The east elevation (road facing frontage) will comprise a two storey element containing two 1 bedroom flats (Units 4 & 5) with a proposed finished ground floor level of 12.8m AoD, and an attached 2 bedroom single storey dwelling (Unit 3) with a proposed finished floor level of 13.3m AoD and lower hipped roof. Units 1 and 2 are attached to the rear elevation of Unit 3 with the principle elevations (front door) facing north, these are also two bedroom single storey units but step up the slope with respective finished floor levels of 14.1m AoD and 13.5m AoD, and staggered roof lines to match. The main living apartments in Units 1 and 2 are located within the rear of the property to ensure a south facing aspect.

Externally it is proposed to finish the buildings in vertical timber cladding, and profile metal sheet roofing. The proposed materials are generally considered to be appropriate and compatible with the rural nature of this location however further detail on the exact specifications to be utilised in external finishes and window/doors should be secured and subject to further approval by means of planning condition. Air Source Heat Pumps will also be located externally to the rear of each property.

The layout of the proposed development will afford an appropriate standard of privacy and daylight to the occupants of the new properties. The proposal is well removed from existing residential development and will not give rise to any substantive loss of privacy or impact upon daylight to the established amenity of those properties.

The submitted details show the use of hedgerows / post and wire fencing to the north, east and west boundaries of the development, and use of a 1.2m high timber fence on the southern boundary adjoining the Craft Workshops. Individual gardens that appear to be finished in grass and slabbed paths will be provided adjacent to the eastern and southern elevations of the building. Block paved communal parking and the site access will be provided to the north. It would be appropriate to secure additional detail of landscape, boundary and surface treatment by condition, the provision of additional hedgerow planting along the northern boundary of the development site would also partially screen and soften the visual impact of the access road and parking area when viewed from the north.

Having regard to the above the location, siting, design and finishes of the proposed development are considered to be consistent with the requirements of policies LDP 9 and SG LDP Sustainable.

C. Natural Environment

The provisions of policies LDP 3 and SG LDP ENV 1 set out general considerations for the impact of new development on habitats, species and biodiversity.

The proposal is not located within any area designated for nature conservation purposes. The application site relates to an existing area of rough grazing and is unlikely to give rise to any significant impact through loss of habitat or other impact upon biodiversity, including any loss of connectivity between green spaces.

The proposal is considered to be consistent with the relevant provisions of policy LDP 3 and SG LDP ENV 1.

D. Built Environment

There are no built/cultural heritage designations or constraints relating to the development site itself.

Policy LDP 3 and SG LDP ENV 16a would seek to resist development that has an adverse impact upon a listed building or upon the setting of a listed building.

The Gigha Hotel to the south is a category B listed building; it is however noted that the proposed development will be located some 50m north of this property on the opposite side of the Craft Workshop. The proposed development is set back from the public road and is not considered to have any significant or adverse impact upon the setting of the listing.

The proposal is considered to be consistent with policies LDP 3 and SG LDP ENV 16a.

E. Access to Countryside.

The public road forms part of the identified Core Path routes but will not be impacted by the development. The application site currently contains an existing field access that provides access to fields further to the west, the submitted details indicate that this will be retained on its current alignment.

The proposals also indicate that the development will not impact on pedestrian access to the existing playpark which will be retained via connection to the Craft Workshop carpark area.

The proposal is considered to be consistent with policies LDP 11 and SG LDP TRAN 1.

F. Landscape Character

The development is not located within any formal landscape designations. The provisions of policies LDP 3 and SG LDP ENV 14 set out that the Council will resist development where its scale, location or design would have a significant adverse impact on the character of the landscape.

The proposed development will be viewed within the context of the existing settlement area of Ardmish and will be open to view from both the public road and also at significant distance from the West Kintyre coast. As noted in section B above, the

development is considered to be of appropriate location, scale, design and finish to blend well within the immediate townscape context and its surrounding landscape setting.

The proposal is considered to be consistent with policies LDP 3 and SG LDP ENV 14.

G. Road Network, Parking and Associated Transport Matters.

The provisions of policies LDP 11, SG LDP TRAN 4, and SG LDP TRAN 6 seek to ensure that new development is served by satisfactory access and parking arrangements. The provisions of policies LDP 10 and SG LDP SERV 5(b) seeks to ensure that new development includes appropriate provision for the management of any waste that it will generate.

The site is currently served by an existing field access which connects to the adopted public road. The proposed development includes for the formation of a new private access road and turning area that will be constructed to the south of the existing field access with provision of a service layby within the public road verge. The proposal includes for the provision of 10 parking spaces, and for a roadside refuse collection point.

The Council's Roads Officer has not raised objection to the development subject to the imposition of planning conditions to ensure that the means of access, turning and parking are delivered to the specification shown and in a timely manner, and to ensure that surface water drainage is dealt with appropriately to avoid any adverse impact on road safety.

The proposal is considered to be consistent with the relevant provisions of policies LDP 10, LDP 11, SG SERV 5(b), SG LDP TRAN 4, and SG LDP TRAN 6.

The provisions of proposed LDP2 policies 35, 36 and 39 are also relevant to the assessment of the current application. These provisions however operate very much in the same manner as the current LDP and do not give rise to conflict in this instance.

H. Infrastructure

Water supply will be by connection to the public water main; Sottish Water have not raised objection to the proposal and confirmed that capacity is currently available.

Foul drainage shall be to a new private wastewater treatment system which discharges to a ground based soakaway within the boundary of the application site. Scottish Water have confirmed that there is no public sewer within the vicinity of the development to provide a connection.

The proposal includes details showing discharge of surface water from the development to an existing drainage ditch with provision of attenuation to restrict the outfall. ABC Roads have advised that further investigation is required in relation to the design of surface water drainage proposals however this can be adequately secured by planning condition.

The proposal is considered to be consistent with policies LDP 10, SG LDP SERV 1, SG LDP SERV 2, and SG LDP SERV 6