

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

Reference No:	22/01248/PP
Planning Hierarchy:	Local Development
Applicant:	Mr Richard Stein
Proposal:	Erection of detached garden room ancillary to dwellinghouse
Site Address:	Eilean Da Mheinn, Harbour Island, Crinan, Lochgilphead, Argyll and Bute, PA31 8SW

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION

The attention of Members is drawn to the main Report of Handling dated 5th October 2022 that is currently before them for consideration in respect of the above application.

Subsequent to the publication of the main Report of Handling for today's (19th October, 2022) PPSL meeting, officers have received further representations from both residents and the general public.

This has resulted in a total of 126 representations – 64 of which are in objections, 59 in support and 3 neutral comments (including one received from a Local Member). Details of the contributors and comments not addressed in the body of the main report are as follows.

1.1 REPRESENTATIONS

Local Member comment:

- A neutral comment was received from Councillor D. Philand

Further neutral comment received from:

- Ewan Campbell, 32 Keir Street, Glasgow G41 2NW

Support comments were received from:

- Bill Alexander, Blairintibberth, Bellanoch
- John, Sarah and Lindsay Dunlop, Crinan Boatyard Crinan
- Derek Smart, Crinan Boatyard Crinan
- Susan MacLean, Crinan Boatyard Crinan
- Kerrien and Andy Grant Innisfree Achnamara Lochgilphead Argyll And Bute PA31 8PX

Objection comments were received from:

- Cynan Jones, Sangha Aberarth Ceredigion SA46OJX
- Ffion Jones and Rhodri Barker, 5 Penybryn Place Bethesda LL57 3BE
- Aaron Berg, Round Wood Llangattock Vibon -Abel Monmouthshire NP25 5NJ
- Donald McMillan, Clachan Seil Oban Argyll PA34 4TJ
- Owen Barker Flat 2 90 Wyndham Crescent Pontcanna Cardiff CF11 9EF
- Douglas Robertson 92 Fauldshead Road Renfrew PA4 0RU

2.0 SUMMARY OF POINTS RAISED

Neutral comment from Local Member

- Given that there are 111 representations to the proposed development, it is requested that a pre determination hearing takes place to allow this issue to be fully considered in the interests of democracy and transparency with the opportunity to hear both sides of what is a sensitive issue.
- *[Comment: This comment is noted. However, given that the land-use planning related issues raised are not considered to be unduly complex, it is considered that a hearing in this instance would not add value to the determination process. The decision on whether or not to hold a pre-determination hearing does however remain the prerogative of the PPSL Committee.]*

Other Neutral comment:

- The site is potentially an important trading site associated with the royal site of Dunadd. This is shown by the presence of an Irish type of bead dating to the 8/9th Centuries... an archaeological investigation should be carried out prior to work commencement.
- *[Comment: This point is noted, however, the Argyll and Bute LDP map does not depict the site has any archaeological interest and West of Scotland Archaeology Service (WoSAS), the Council's advisors on archaeological issues, has not requested a consultation on the application. Additionally, the development would be sited on an existing ruins footprint which suggests the area would have been subjected to a degree of disturbance.*

Support Comments:

- All raised comments addressed in the main body of the report.

Objection Comments:

- All raised comments addressed in the main body of the report.

Note: All other comments are addressed in the main body of the report. Full details of all representations can be view on the Council's website at www.argyll-bute.gov.uk

3.0 RECOMMENDATION

Officer's recommendation remains as referenced in the main report of handling.

Author of Report: Tiwaah Antwi

Date: 18th October 2022

Reviewing Officer: Sandra Davies

Date: 18th October 2022

Fergus Murray
Head of Development and Economic Growth