

**RESPONSE TO REQUEST FOR COMMENT ON NEW  
EVIDENCE**

**FOR**

**ARGYLL AND BUTE COUNCIL  
LOCAL REVIEW BODY**

**23/0006/LRB**

**REFUSAL OF PLANNING PERMISSION FOR  
ERECTION OF SHORT-TERM HOLIDAY LET  
ACCOMMODATION, OUTBUILDING AND PONTOON  
AND INSTALLATION OF SEWAGE TREATMENT  
PLANT – PLANNING APPLICATION REFERENCE  
22/02100/PP**

**EILEAN LOCH OSCAIR, ISLE OF LISMORE**

## COMMENT ON NEW EVIDENCE

The application site is located on an isolated, remote, uninhabited and undeveloped island within the Lynn of Lorn National Scenic Area.

At the time of the submission of the application, and during the planning application process, neither the applicant nor the agent put forward any case to suggest that the proposed development would relate to, or support, any existing agricultural business.

The application site is on a greenfield site, designated within the adopted Local Development Plan as 'Very Sensitive Countryside'. Within the Very Sensitive Countryside areas, the relevant policies of the adopted Local Development Plan provide support for only specific categories of development. These comprise

- i) Renewable energy related development
- ii) Telecommunication related development
- iii) Development directly supporting agricultural, aquaculture, nature conservation or other established activity
- iv) Small scale development related to outdoor sport and recreation.

With regard to the proposed Local Development Plan 2, the application site is located within the 'Remote Countryside Area'. Within the Remote Countryside Areas, only specific categories of development on appropriate sites will be considered. These comprise:

- i) Renewable energy related development;
- ii) Telecommunications / digital or other existing infrastructure where a specific locational requirement has been demonstrated
- iii) Development directly supporting agriculture, aquaculture or other recognised countryside activity.

The development proposed does not relate to renewable energy or telecommunication related development. Whilst the representation received claims that the proposed development would support an existing agricultural business, the proposed dwellinghouse to be used for holiday accommodation purposes would not relate directly to agricultural activity. The proposed development does not relate to aquaculture, nature conservation, and there is no other established activity at the site, nor would the proposed development relate to outdoor sport or recreation.

The application site comprises a remote and undeveloped area, valued and designated for these qualities. The development management zone of 'Very Sensitive Countryside' has extremely limited capacity to successfully absorb development, such that only the aforementioned limited categories of natural resource based development is supported in these areas. Therefore, notwithstanding the claim that the proposed development would support an agricultural business, the proposed development would be in direct conflict with the relevant policies of the National Planning Framework 4, the adopted Argyll and Bute Local Development Plan 2015, and the proposed Local Development Plan 2.

The proposed development, relating to the provision of holiday letting accommodation, does not directly relate to any existing agricultural activity. The application seeks to develop a remote, undeveloped and uninhabited island. There is no support for this type of development in this location within either the adopted or the proposed Local Development Plan and the proposed development is therefore contrary to NPF4 Policy 9 as underpinned by LDP Policies LDP STRAT 1 and LDP DM 1 and LDP2 Policy 02. The proposed development would

undermine the key aims of the settlement strategy which acts to deliver sustainable levels of growth in appropriate locations and to safeguard the more sensitive and vulnerable areas from inappropriate development. Permitting development of this type within this safeguarded location would compromise the purpose of the 'Very Sensitive Countryside' and 'Remote Countryside Area' designations, which are there to protect areas that are wild, remote and undeveloped from inappropriate types and scales of development, such as that proposed within this application.