

Reference Number: 08/01319/OUT  
Applicants Name: Ardrishaig Christian Centre  
Application Type: Outline Planning Permission  
Application Description: Site for the erection of a dwellinghouse  
Location: Shiloh Hall, Darroch Road, Ardrishaig

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## **(A) THE APPLICATION**

### **(i) Development Requiring Express Planning Permission**

- Erection of a dwellinghouse (details of siting, design and finishes reserved);
- Formation of a vehicular access and parking area (details reserved).

### **(ii) Other specified operations**

- Connection to mains water and sewerage;
  - Demolition of existing hall.
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## **(B) RECOMMENDATION**

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

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## **(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

### **(i) Development Plan Context:**

The application site lies within the settlement boundary for Ardrishaig as defined in both the adopted 'Mid Argyll Local Plan' and the emerging 'Argyll and Bute Local Plan'. The proposal may be considered infill/redevelopment within the settlement in the context of both plans.

In terms of Policy ENV 19 of the Finalised Plan, the location of the proposed plot relative to adjoining buildings and its surroundings in general is acceptable and of sufficient size to accommodate a modest dwelling. Access and on-site parking could be achieved to satisfy the requirements of Policies HOU 1, TRAN 4 and TRAN 6.

### **(ii) Representations:**

Six letters of objection, representing the views of twelve residents have been received.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Given the number of representations, it is appropriate to consider whether it is necessary to hold a discretionary local hearing in advance of the determination of this application. These representations were lodged in response to an original proposal for two dwellings. Those parties involved have been notified subsequently that the application has been reduced to a single dwelling. No further representations have been received, so it is not clear whether some or all of the original objections are maintained, or whether a single dwelling is of less concern. Given that lack of parking is the sole issue raised, and that this issue stems from the deficiency experienced by the residents of existing property (rather than the proposed dwelling for which parking provision to meet Council standards is to be made available within the site), it would be unnecessarily onerous to convene a discretionary hearing in these circumstances.

**(iv) Reasoned Justification for a Departure to the Provisions of the Development Plan.**

N/a.

**(v) Is the Proposal a Schedule 1 or 2 EIA development:**

No.

**(vi) Does the Council have an interest in the site:**

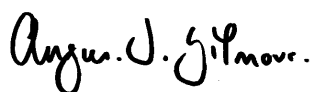
No.

**(vii) Need and Reason for Notification to Scottish Ministers.**

None.

**(viii) Has a sustainability Checklist Been Submitted:**

Not relevant for this scale of development.



**Angus J Gilmour  
Head of Planning**

**Author:** Richard Kerr    **Date:** 04.11.08

**NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)**

## **CONDITIONS AND REASONS RELATIVE TO APPLICATION 08/01319/OUT**

1. This permission is granted under the provision of Article 4 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on the basis of an outline application for planning permission and that the further approval of Argyll and Bute Council or of the Scottish Executive on appeal shall be required with respect to the undermentioned reserved matters before any development is commenced.

- a. The siting, design and external appearance of the proposed development.
- b. The landscaping of the site of the proposed development.
- c. Details of the access arrangements.
- d. Details of the proposed water supply and drainage arrangements.

*Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.*

2. In the case of the reserved matters specified in (1) above, an application for approval of the reserved matters in terms of Article 6 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 must be made to Argyll and Bute Council no later than the expiration of 3 years beginning with the date of this permission.

*Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.*

3. That the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of all reserved matters, whichever is the later.

*Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.*

4. Any application for approval of reserved matters shall provide for a dwelling which is:
- a) of no more than one and a half storeys in height;
  - b) which is predominantly rectangular in shape and gable ended;
  - c) with a roof pitch of between 37 and 42 degrees;
  - d) with windows which have a vertical emphasis;
  - e) with external elevations finished in stone or wet dash render or a combination of the two;
  - f) with a finished floor level established relative to a datum outside the application site;
  - g) traditional 'peaked' porches and gable end chimneys shall be encouraged in the design.

*Reason: In order to secure a design compatible the surroundings in the interests of visual amenity.*

5. Access to the site shall be taken from Darroch Road with the access point formed in accordance with the layout shown in the Council's roads drawing G187c with the bellmouth area being surfaced in dense bitumen macadam for a minimum distance of 5 metres from the carriageway edge, and a minimum of two off-street car parking spaces being provided within the application site. Prior to development commencing, visibility splays of 2.0 metres by 20.0 metres shall be formed at the junction of the site access and the public road. These visibility splays shall be cleared of all obstruction in excess of 1 metre in height and shall be maintained clear of such obstruction thereafter.

*Reason: In the interests of road safety.*

6. No building, wall or fence shall be constructed within a distance of one metre from the Darroch Road carriageway edge, in order to provide for a highway verge along the full length of the Darroch Road frontage of the site.

Reason: In the interests of highway safety.

7. Prior to development commencing, details of the proposed means of enclosure of the site shall be submitted to and be approved in writing by the Council as Planning Authority. No walls, fences or other means of enclosure shall be erected within the site other than those permitted pursuant to this condition.

Reason: in order to secure an appropriate appearance in the interests of visual amenity.

### **Note to applicant**

A Road Opening Permit under the provisions of the Roads (Scotland) Act 1984 will be required in advance of the formation of the access point to the site from the public road.

Contact : 01546 604655.

## APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01319/OUT

### MATERIAL CONSIDERATIONS AND ADVICE

#### (i) POLICY OVERVIEW AND MATERIAL ADVICE

##### 'Argyll and Bute Structure Plan' 2002

STRAT DC 1 - Sets out a presumption in favour of 'infill' development within defined settlement boundaries subject to consistency with other policies in the Development Plan.

##### 'Mid Argyll Local Plan' 1985 & (1<sup>st</sup> and 2<sup>nd</sup> reviews) 1989 and 1993

POL HO 10 – Supports infill development in settlements (including Ardrishaig) subject to careful assessment of servicing and environmental implications.

##### 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006

LP ENV 1 – Sets out the criteria against which the Council will assess planning applications.

LP ENV 19 – Sets out the Council's policy with regard to development setting, layout and design requirements.

LP HOU 1 – Sets out a presumption in favour of 'infill' and 'redevelopment' within settlements unless there is an unacceptable environmental, servicing or access impact.

LP TRAN 4 – Sets out the Council's policy with regard to new and existing public roads and private access regimes.

LP TRAN 6 – Sets out the Council's policy with regard to parking provision.

**Note (i): The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.**

**Note (ii): The Full Policies are available to view on the Council's Web Site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)**

#### (ii) SITE HISTORY

- (i) 01/93/596 – planning permission granted in 1993 for the erection of an extension to the hall to form a dining room and bedroom accommodation.
- (ii) 01/89/0315 – temporary planning permission granted in 1989 for siting of a residential caravan in July and August each year at the subject site. This consent expired in Sept. 1994.
- (iii) 548/86 – planning permission granted in 1986 for change of use of the subjects to residential Christian centre.
- (iv) 515/79 – planning permission granted in 1979 for temporary 5 years for the use of the hall as a classroom.

**(iii) CONSULTATIONS**

Scottish Water (04.08.08) – no objection, advisory note

Roads (09.10.08) – concerns raised re original proposal for two dwellings. No objection to one dwelling subject to conditions.

**(iv) PUBLICITY AND REPRESENTATIONS**

The proposal has been advertised in the local press under Article 9 (vacant land). The period for representations expired on 22<sup>nd</sup> August 2008. Following submission of the original application for two dwellings, a number of objections were received as detailed below. The parties concerned have since been notified that the application has subsequently been amended to a single dwelling. No further correspondence has been received.

Objections were received from the occupiers of Nos. 1, 2, 4, 5, 6, 7 and 8 Lochfyne Terrace, Darroch Road, and from 'Pier View', 'Eilean Mor' and 'Lochview' Darroch Road . The grounds of objection may be summarised as follows:

- Darroch Road is a single track public road without a pavement lacking in on-street parking space;
- Darroch Road has no turning head;
- When the swing bridge is closed traffic is diverted via Kilduskland Road leading to danger at the Darroch Road junction;
- Additional dwellings will exacerbate parking and access difficulties;
- Lack of parking opportunities in the area is only relieved by some residents parking in the grounds of the seldom used Christian Centre.
- There is a need for a dedicated parking area for residents and the site would be best used for this purpose.

*Comments – see Section D below.*

## **APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00328/OUT**

### **PLANNING LAND USE AND POLICY ASSESSMENT**

#### **A. Settlement Strategy**

The application proposes the demolition of a single storey building last used as a Christian centre and the redevelopment of the site to accommodate a single dwelling. In relation to the 'Mid Argyll Local Plan' the application site lies within the settlement of Ardrishaig, where infill development will be supported by Policy HOU 10 provided that there are no adverse environmental or servicing implications. The 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006 reinforces this position through the effect of Policies ENV 1, HOU 1 and ENV 19, which also support infill development subject to the absence of servicing constraints. Policies TRAN 4 and TRAN 6 require new developments to be served by appropriate standards of access and parking.

#### **B. Location, Nature and Design of Proposed Development**

This application relates to a white painted brick built single storey building with tiled roof and a wooden lean-to extension, standing at the junction of Darroch Road/Oakfield Road/Kilduskland Road, and known as the Shiloh Hall.

The site is triangular with the building at the level of Darroch Road and the land sloping down to Oakfield Road. The proposal is to demolish the building and to replace it with a single dwellinghouse, with access from Darroch Road. The redevelopment of the site for residential purposes would be consistent with adopted and emergent development plan policy given the location of the site within the defined settlement boundary for Ardrishaig.

There are houses in an elevated position (Loch Fyne Terrace) on the opposite side of Darroch Road, which is an adopted single track road. These houses have pedestrian access only and no parking facilities. Some resident parking appears to take place within the application site (the building has been unused for some time) and also in the localised widening of the road opposite the site. Despite current practice, there is obviously no right for anyone to park on the applicant's land.

#### **C. Infrastructure**

The development is capable of being connected to the mains sewer and water supply. Scottish Water do not object to the proposal.

#### **D. Road Network, Parking and Associated Transport Matters.**

There is no question that parking is at a premium in the immediate locality, due to the lack of in-curtilage parking space and the lack of on-street parking opportunities due to the narrowness of the road. For that reason, development which would materially add to the demand for access and parking along Darroch Road would be inappropriate. The applicant has been informed that an application for two dwellings would not be considered favourably and has amended it to a single dwelling. Although the Christian Centre has not been used often latterly, it remains a building capable of use for this or some similar purpose. It can therefore be appropriately redeveloped for a single

dwelling with on-site parking being provided, as this would not lead to demand for additional off-site parking beyond that which could reasonably be associated with the occupation of the existing building. There is sufficient space within the site to accommodate two on-site parking spaces to serve the development proposed. Although development of the site will displace any residents who currently park on the land, they do not have any right to do so.

The demand for access and parking associated with one dwelling is likely to be less than that associated with a building in use by a religious or some other organisation. Although local residents have benefitted from the occasional use of the building in recent years, with a consequent reduction in demand for parking associated with the occupation of the building and an opportunity for residents to be able to park on the site, the building remains capable of being re-used for a community type purpose, which could involve significant traffic generation. The opportunity to redevelop the site removes the uncertainty associated with the authorised use of the building, in favour of a more predictable level of traffic associated with a single dwelling. The Roads engineer and myself are satisfied that the scale of the development is now a reasonable *quid pro quo* for the existing legitimate use of the site.