

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 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 10/01059/PP

Planning Hierarchy: Local Development

Applicant: Isle of Luing Community Trust

Proposal: Erection of building incorporating museum, licensed cafe, exhibition/function room and office

Site Address: Land East of Cullipool House, Cullipool, Isle of Luing

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of building incorporating museum, licensed cafe, exhibition/function room and office (Use class 10);
- Upgrade of vehicular access and provision of car parking.

(ii) Other specified operations

- Installation of septic tank with outfall to sea;
 - Connection to public water main.
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that:

- a) planning permission be granted subject to the conditions and reasons set out in this report;
 - b) a discretionary hearing be held prior to the determination of the application in view of the number of representations received.
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(C) HISTORY:

02/00742/DET

Alterations and change of use to dwellinghouse (renewal of 96/01502/DET) – granted: 23/08/02

96/01502/DET

Alterations and change of use to dwellinghouse – granted: 09/05/97

(D) CONSULTATIONS:

Area Roads Manager

Initial report dated 15/07/10 advising no objection subject to conditions.

As a result of public representations received, the proposal was revisited by the Area Roads Manager who in his report dated 12/08/10 has confirmed his previous advice of no objection subject to conditions.

Scottish Water

Letter dated 21/07/10 advising no objection but providing advisory comments.

Public Protection Unit

Initial memo dated 16/07/10 advising no objection.

As a result of public representations received, the proposal was revisited by the Public Protection Unit who advised that conditions regarding appropriate control measures, together with management of internal noise levels will be adequate to prevent noise problems affecting the local area.

Luing Community Council

Letter dated 25/07/10 abstained from commenting on the proposal due to members declaring an interest.

Historic Scotland

Letter dated 10/08/10 advising that the proposed development will not have a physical impact on any of the B listed buildings in Cullipool.

Health and Safety Officer

E-mail dated 26/08/10 raising no objection but providing comments.

Gleeson HB Consultants (providing conservation advice during vacancy of Conservation Officer post)

Report dated Aug 10 advising that the proposal does not truly meet the design and planning criteria and standards appropriate when proposing new development and the extension and alteration of existing buildings within the setting of a Conservation Area.

As a result of the comments received from Gleeson HB Consultants, the design of the northern projection of the proposed building has been amended from a contemporary zinc roofed building to a more traditionally designed building incorporating a pitched slate roof which is more characteristic of properties in the surrounding area and throughout the island. Full details of the design are detailed in Appendix A of this report.

Scottish Civic Trust

Letter dated 30/07/10 objecting to the application due to the lack of justification for the taking down and rebuilding of the engine house as the works will be detrimental to the character of the historic building and the conservation area as a whole.

The Architectural Heritage Society of Scotland

Letter dated 05/08/10 objecting to the proposed development. They state that the proposal will require considerable alterations and rebuilding to adapt the irregular walls into the domesticated suburban version proposed. Such a character change will be detrimental to the conservation area and should only be considered if the engine shed is totally unsafe. A structural report should form part of the application.

Scottish Environment Protection Agency

E-mail dated 22/11/10 advising no objection.

(E) PUBLICITY:

The proposal has been advertised in terms of Development affecting the setting of a Listed Building and as development within a Conservation Area, closing date 16/07/10.

(F) REPRESENTATIONS:

223 representations have been received regarding the proposed development.

134 objections, 89 support

OBJECTIONS

Linda & Martin Leggett, 1 Fladda, Cullipool, Isle of Luing, PA34 4UA
Mr John Alexander, 11 Cullipool Village, Isle of Luing, PA34 4UB
Mrs Jean Alexander, 11 Cullipool Village, Isle of Luing, PA34 4UB
Jean & John Alexander, 11 Cullipool Village, Isle of Luing, PA34 4UB
Iain P D Pearson, 114 Bucks Road, Douglas, Isle of Man, IM2 4MF
Sebastian Wills Fleming, 114 Drumlanrig Street, Thonhill, Dumfries
Susan Gallagher, 129 Maxwell Drive, Pollockshields, Glasgow, G41 5AE
Julia Laidlaw, 13 Claremont Crescent, Edinburgh, EH7 4HX
Mrs Barbara Greenwood, 13 Spring Lane, Folkingham, Sleaford, Lincolnshire
B McDade, 132 Tantallon Road, Shawlands, Glasgow
Gerald McDade, 131 Tantallon Road, Shawlands, Glasgow
Jane Gallagher, 156 Campbell Road, Florence Park, Oxford, OX4 3NR
Mr R MacQueen, 16 Burn Road, Inverness, IV2 4NH
Shona MacQueen, 16 Burn Road, Inverness, IV2 4NH
B M Lane, 16 Knighton Close, Four Oaks, Sutton Coldfield, B74 4BA
John & Collete Marinko, 16 Pembroke Avenue, Hove, East Sussex (2 letters)
Mrs Sheila Gold, 17 Bishops Gate, Thornton Hall, South Lanarkshire
Dr Max Gold, 17 Bishops Gate, Thornton Hall, South Lanarkshire
George Pearson, 17 Cullipool Village, Isle of Luing, PA34 4UB
George Robertson, 17 Cullipool Village, Isle of Luing, PA34 4UB
Valerie Pearson, 17 Cullipool Village, Isle of Luing, PA34 4UB
Madeline Rahtz, 18 Cullipool Village, Isle of Luing, PA34 4UB
Hilary Taylor, 19 Cullipool Village, Isle of Luing, PA34 4UB
Ranald Hutton, 2/1, 27 Aberdour Street, Glasgow, G31 3NL
Peter McDade, 2/12 Easter Dalry Drive, Edinburgh, EH11 2TD
Mark Greenwood, 21 Bradley Gardens, London, W13 8HE
Simon Green, 21/8 Falcon Road West, Edinburgh, EH10 4AD
Alistair Fleming, 23 Cullipool, Isle of Luing, PA34 4UB
Carolyn Swaggerty, 23308 Granite Place, Land O Lakes, Florida, USA
Susan Cook & Ian Prentice, 27 Cullipool, Isle of Luing, PA34 4UB
Graham MacInnes, 28 Cullipool Village, Isle of Luing, PA34 4UB
Donna Marie Heron, 3 Factory Land, Inveraray, PA32 8UX

Diana & Nicolas Francis, 3 Prospect Place, Beechen Cliff, Bath, BA2 4QP
Jacqueline McDonald, 3-4 Cullipool Isle of Luing, PA34 4UB
Lynn Jenkinson, 3-4 Cullipool, Isle of Luing, PA34 4UB
Morag Watson, 32 Cullipool, Isle of Luing, PA34 4UB (2 letters)
Siobhan McDade, 33 Crosslees Drive, Glasgow, G46 7DY
Margery Browning, 35 Deanston Gardens, Doune, Perthshire, FK16 6AZ
Gary May, 39 Cullipool, Isle of Luing, PA34 4SB
Louisa Rogers, 41 Relf Road, London, SE15 4JT (4 letters)
Mr & Mrs Reddington, 41 Teynham Avenue, Knowsley Village, Prescott, L34 OJQ
Gregor May, 43 Cullipool Village, Isle of Luing, PA34 4SB
A Robb, 43 Weir Street, Greenock, PA15 2HW
Catherine Munrow, 46 Abbots Park, Chester, CH1 4AN
Suzanne Finlay, 46 Abbots Park, Chester, CH1 4AN
Cully Pettigrew, 48 Cullipool, Isle of Luing, PA34 4UB (7 letters)
JBS Coulter, 5 Cullipool, Isle of Luing, PA34 4UB
Vanessa Coulter, 5 Cullipool, Isle of Luing, PA34 4UB
Anna Young, 5 Wesley Place, Silsden, Keighley, BD20 OPH
Lewis Mail, 5/1 140 Clyde Street, Glasgow, G1 4LH
J & M Carruthers, 5/7 Pitlethie Road, Leuchars, Fife, KY16 O EZ
Simone Vand Dihil, 6 Cullipool, Isle of Luing, PA34 4UB
N. Archibald, 6 Cullipool, Isle of Luing, PA34 4UB
Liz Clegg & W. Crawford, 62 Campsie Drive, Milngavie, G62 8HP
Mrs Mhairi Speirs, 64 Fifth Avenue, Glasgow, G12 OAT
Mrs Barbara Lacey, 69 Carisbrooke Crescent, Poole, Dorset, BH15 4LA
Charles Laidlaw, 7 Eastern Way, Darras Hall, Ponteland, Newcastle
Ms Dorothy McQueen, 74A Dundas Street, Edinburgh, EH3 6QZ
Ran MacDonald, 76 St Leonards Road, Norwich, NR1 4JF
Nicola MacDonald, 7A Canon Street, Edinburgh, EH3 5HE
N. Archibald, 8 Cullipool, Isle of Luing, PA34 4UB
Simone Van Dijn, 8 Cullipool, Isle of Luing, PA34 4UB
Jill Fairley, 8 Spen Road, West Park, Leeds, LS16 5AN (2 letters)
L Washbourn, 81 Shenfield Place, Shenfield, Essex, C715 9AJ
Anna Proctor, 84 Sandyport Drive, Sandyport, West Bay Street, Nassau, Bahamas
John Proctor, 84 Sandyport Drive, Sandyport, West Bay Street, Nassau, Bahamas
Dr J Cater & Judith Thackray, 99 Becketts Park Crescent, Leeds, LS6 3PF
Sean Wood, 99 Platt Street, Padfield, Glossop, Derbyshire, SK13 1EJ
Pauline Young & Glenys Steele, Abbey Farm Park, Abbey Road, Llangollen
F R MacDonald, An Tigh Beag, Cullipool, Isle of Luing
Mrs Sarah MacDonald, An Tigh Beag, Cullipool, Isle of Luing
Hilary Birkin, Archway House, Playford, Ipswich, IP6 9DP
Trish Laws, Archway House, Playford, Ipswich, IP6 9DP
Tim Flinn, Ben More, Cullipool, Isle of Luing, PA33 4TX
Eleanor Cadzow, Ben More, Cullipool, Isle of Luing, PA33 4TX
Mrs H J Buckley, Boothlands Bungalow, Partridge Lane, Newgate, Surrey
Bernice D Robb, Carrag an tuachdar, Cullipool, Isle of Luing PA34 4TX
Mrs Carole Williamson, Chaim, 17 Cragganmore Place, Perth, PH1 3GJ
Leonard V. McGeoch, Cluain Siar, Cullipool, Isle of Luing, PA34 4TX (3 letters)
Brenda McGeoch, Cluain Siar, Cullipool, Isle of Luing, PA34 4TX
Fiona Rogers, Cobblers, Isle of Luing, PA34 4TX
Jennifer Cooke, Cullipool House, Cullipool, Isle of Luing, PA34 4TX
Peter Cooke, Cullipool House, Cullipool, Isle of Luing, PA34 4TX
Shane Cooke, Cullipool House, Cullipool, Isle of Luing, PA34 4TX
Tess Cooke, Cullipool House, Cullipool, Isle of Luing, PA34 4TX
Juliet Cooke, Cullipool House, Cullipool, Isle of Luing, PA34 4TX
Emma Hutton, Flat 2/1 27 Aberdour Street, Glasgow, G31 3NL
Emmylou Rahtz, Flat 3, 265 Balham High Road, London, SW17 7BD
Mrs Linda McMaster & Dr Bruce McMaster, 2 Orchard Avenue, Girvan, KA26 9DU

Nicholas Bielby, Frizingley Hall, Frizinghall Road, Bradford, BD9 4LD (2 letters)
Mrs Sheila Bieby, Frizingley Hall, Frizinghall Road, Bradford, BD9 4LD
Audrey Stone, Gallery Cottage, Cullipool, Isle of Luing, PA34 4TZ (3 letters)
Edna Whyte, Gallery House, Cullipool, Isle of Luing, PA34 4TX (4 letters)
Peter Lamont, Glenburn, Isle of Luing, PA34 4TY
Barry Wilson, Kinkell, Cullipool, Isle of Luing (2 letters)
Jane Law, Kinloch Cottage, Cullipool, Isle of Luing
C Pettigrew, Lowood, Wharf Lane, Bourne End, Bucks, SL8 5RU
J R Pettigrew, Lowood, Wharf Lane, Bourne End, Bucks, SL8 5RU
Julian Stammers & Janice White, New Haven, Fancy Road, Parkend, Sydney
Susie Barrett, Redgate Lodge, Kilmichael Glassary, Lochgilphead
Captain Peter Westwell, Roden House, Dobsons Bridge, Whixall, Whitchurch
Mrs Ann MacQueen, Seadrift, Cullipool, Isle of Luing
Ms Maureen Colquhoun, South Knoll, Rydal Road, Ambleside, Cumbria, LA22 9AY
Phyllis Malcolm, Tapsalteerie Cottage, 12/13/14, Cullipool, Isle of Luing
Ian M Malcolm, Tapsalteerie Cottage, 12/13/14, Cullipool, Isle of Luing
John Clare, The Hill House, Pennyghael, Isle of Mull
Lasta King, The Swallows, South Cuan, Oban, PA34 4TU
Nicoline Bos, Wagenstraat 15, 581 WP Utrecht, Netherlands
Mrs Anne Walton, Woodside Farmhouse, Newton, near Sleaford, Lincolnshire
Richard Wesley, 1 Kilbrandon Cottages, Balvicar, Isle of Seil
Mr George Pearson, 17 Cullipool Village, Isle of Luing
Gordon Peters, 2 Hart Street, Edinburgh, EH1 3RN
Donna McEwan, 2 Homefarm Place, Portree, Isle of Skye, IV51 9LF
Dr William M Eddie, 20 Gosford Place, Edinburgh, EH6 4BH
James McCarthy, 6a Ettrick Road, Edinburgh, EH10 5BJ
Ken Cockburn, 75 West Savile Terrace, Edinburgh, EH9 3DP
Patricia Scanlon, Apartment 9 Masons Mill, Salts Mill Road, Shipley, BD17 7EA
Alison Robertson, Convenor, Luing Community Council, 20 Cullipool, Isle of Luing
Andrew Whitmore, Elm Cottage, Worcester Road, Grafton, Flyford
Derek Bannister, e-mail representation, address requested but not given
Patricia Scanlon, e-mail representation, address requested but not given
Somerset & Melanie Willis, e-mail representation, address requested but not given
Mr Ron Smith, e-mail representation, address requested but not given

SUPPORT

The Owner, 1 Cullipool, Isle of Luing, PA34 4UB
Lauren Leggett, 1 Fladda, Cullipool, Isle of Luing, PA34 4UA
Martin Leggett, 1 Fladda, Cullipool, Isle of Luing, PA34 4UA
John Laird, 10 Cullipool, Isle of Luing PA34 4UB
M. Laird, 10 Cullipool, Isle of Luing, PA34 4UB
Richard Neil Horie, 12 Marlborough Road, Sale, Greater Manchester, M33 3AF
Mr R A Fleming, 151 Chemin de l'introge, 74400 Chamonix, France
Graham Urquhart, 16 Main Street, Likekilns, KY11 3HL
John & Mary R Reynolds, 18 Gardiner Drive, Longton, Stoke on Trent, ST3 2RQ
Elizabeth Rimmer, 18 North Street, Camuskenneth, Stirling, FK9 5NB
Nicholas Bone, 18/7 Brandon Terrace, Edinburgh, EH3 5DZ
Steve Pardue, 19 Algernon Terrace, Wylam, Northumberland, NE41 8AX (2 letters)
Stephen Dobson, 19 Arnish, Erskine, Renfrewshire, PA8 7EL
Christine Roberts, 19 The Glebe, Kilmelford, by Oban
Mridu Thanki, 2 Hart Street, Edinburgh, EH1 3RN
Gordon Peters, 2 Hart Street, Edinburgh, EH1 3RN
Jim Ferguson, 2/1 420 Cumbernauld Road, Glasgow, G31 3NT
Iain Robertson, 20 Cullipool, Isle of Luing, PA34 4UB
Alison Robertson, 20 Cullipool, Isle of Luing, PA34 4UB
Zora King, 20/3 Annfield Street, Edinburgh, EH6 4JJ (2 letters)

Gary & Joan Wallis, 2180 Promontory Road, Fish Creek 3959, Australia
Brigit Whitmore, 22 Cullipool, Isle of Luing, PA34 4UB
Zoe D Fleming, 23 Cullipool, Isle of Luing, PA34 4UB
M J Baker, 24 Borrodale Avenue, Seaburn Dene, Sunderland SR6 8LJ
Mrs Sheena Baker, 24 Borrodale Avenue, Seaburn Dene, Sunderland, SR6 8LJ
Sara Baker, 34 Borrodale Avenue, Seaburn Dene, Sunderland, SR6 8LJ
David Sibbald, 24 Toberonochy, Isle of Luing
Jimmy Keenan, 34 Greenrig Street, Uddingston, Glasgow, G71 7JA
Mrs Mandy L Plimley, 27 George Street, Audley, Stoke on Trent, ST7 8ET
Susan Bissell, 30 Juniper Avenue, East Kilbride, Glasgow, G75 9JS
Robyn & Bill Hawkshaw, 30 McGraths Road, Thoa, NSW 2454, Australia
Mrs Anne Robertson, 32 Toberonochy, Isle of Luing
Mrs Virginia Spence, 36 Sandford Road, Chelmsford, Essex, CM2 6DQ
Colin Brown, 38 Cullipool, Isle of Luing
Dr Andrew Lyon, 38 Earlbank Avenue, Glasgow, G14 9HL
Charles Cowley, 39 Toberonochy, Isle of Luing, PA34 4UE (3 letters)
Denise Cowley, 39 Toberonochy, Isle of Luing, PA34 4UE (2 letters)
Dawn MacKenzie, 4 Kilchattan Cottages, Toberonochy, Isle of Luing
Dave Davies, 41 Cullipool, Isle of Luing
Stan Bell, 419 North Woodside Road, Kelvinbridge, Glasgow
Andrew Neill, 48 Urquart Drive, East Kilbride, G74 4DE
Rebecca Hargreaves, 5 Warwick Road, St Annes, Lancashire, FY18 1TX
Karolina Jaworska, 59 Whitelake Avenue, Manchester, M41 5GN
Kirsten McHugh, 62 Dunedin Drive, East Kilbride, G75 8QH
Mrs L B Lacey, 69 Carisbrooke Crescent, Poole, Dorset, BH15 4LA
Andy Crabb, 7 Dalnabeich, North Connel, Oban
Morag, Iain, Eilidh & Calum McRitchie, 7 Merlin Crescent, Inverness, IV2 3TE
Tony Perkins, 7 Port Ramsay, Isle of Lismore, PA34 5UN
Paul Grattan, 7 Rosetta Road, Belfast, Northern Ireland, BT6 OLQ
Bill Taylor, 7 Wellpark Terrace West, Newport on Tay, Fife, DD6 8HU (2 letters)
Ken Cockburn, 75 West Savile Terrace, Edinburgh, EH9 3DP
Jenny Thorne, 96A Tufnell Park Road, London, N7 ODT
Hugh MacLachlan, Acha Feur, Cullipool, Isle of Luing, PA34 4UB
Amanda MacLachlan, Acha Feur, Cullipool, Isle of Luing, PA34 4UB
Suzanne Croucher, Achnaclach, Clachan Seil, Isle of Seil
Thomas & Carol Ann Tracey, Beinn Ime, 40 Merino Road, Greenock, PA15 4BY
Dr Thomas Schmitz, Benzenbergweg 4, D-42781 Haan, Germany
Mr Iain Fleming, Bg Mollar Brunatto 16/c Rubiana 10040, Torino, Italy
Mhairi Ritchie, Blaven, Cullipool, Isle of Luing, Oban, PA34 4TX (2 letters)
Mhairi & David Ritchie, Blaven, Cullipool, Isle of Luing, Oban, PA34 4TX
John Robertson, Chairman, Luing Community Trust, 20 Cullipool, Isle of Luing
Elaine Campbell, Development Officer, Jura Development Trust, Isle of Jura
Alexander MacLachlan, Dunchonnel, Cullipool, Isle of Luing
Kirsty MacLachlan, Dunchonnel, Cullipool, Isle of Luing
Andrew Whitemore, Elm Cottage, Grafton Mill, Worcester Road, Grafton Flyford
Claire McInnes, Flat G/2, 691 Cathcart Road, Glasgow, G42 8UA (4 letters)
Gordon Bissell, Flat G/2, 691 Cathcart Road, Glasgow, G42 8UA
Margaret King, Fuaim an t sruth, South Cuan, Oban, PA34 4TU
Mr Anthony O'Reilly, George Street, Audley, ST7 8ET
Mark Sheridan, Greenpoint, 125 East Princess Street, Helensburgh
Martin Whitmore, Grianan, South Cuan, Isle of Luing, PA34 4TU (2 letters)
Mary Whitmore, Grianan, South Cuan, Isle of Luing, PA34 4TU
Lukas Lenham, Isle of Gigha Heritage Trust, 1 Craft Workshop, Isle of Luing
Peter Hooper, Isle of Luing Community Trust, c/o Luing Stores, Cullipool, Isle of Luing
Jane R C MacLachlan, Jubilee Cottage, Cullipool, Isle of Luing (2 letters)
Jamie Whittle, Keam Schoolhouse, Hopeman, Moray, IV30 5YB
Fiona Cruickshanks, Kiloran Cottage, Cullipool, Isle of Luing

Rachel Cruickshanks, Kiloran Cottage, Cullipool, Isle of Luing
Mr Iain Cruickshanks, Kiloran Cottage, Cullipool, Isle of Luing
Lloyd Gudgeon, Manager, Tiree Community Development Trust, Isle of Tiree
Norman Bissell, Mo Dhachaidh, 51 Cullipool, Isle of Luing, PA34 4UE
Mrs Elizabeth C. Lyon, Morven Cullipool, Isle of Luing
Bridie Ahsrowan, Phenzhopehaugh, Roberton, Hawick
Brandon Gabriel, PO Box 587, Fort Langley BC Canada V1M 2R9
Richard Wagers, Site 16 Box 4RR, 3 Innisfail, Alberta, Canada, T4G 1T8
Rosemary Barlow, Sunnybrae, South Cuan, Isle of Luing
Vida Chapman, The Old Smiddy Kincalven, by Stanley, Perth, PH1 4QJ
Jimmy Keenan, Ulundi 24, Greenrig Street, Uddingston, Glasgow, G71 7JA
James McCarthy, 10a Etrick Road, Edinburgh, EH10 5BJ
Marion Sheridan, e-mail representation, address requested but not given
Chris & Barbara Cooper, e-mail representation, address requested but not given
Jan Fraser, e-mail representation, address requested but not given

(i) Summary of objections raised

- The proposed building is too large and would represent overdevelopment of a very limited site.

Comment: This issue is addressed in the assessment section contained within Appendix A of this report.

- The conversion of the engine shed is considered an appropriate proposal but the 'new' building is a pointless extra.

Comment: The applicant is not required to demonstrate 'need' for any element of the proposal, which has to be considered as a whole on its own merits.

- The design and materials used in the proposed building bear no relationship to the architectural vernacular of Luing.

Comment: This issue is addressed in the assessment section contained within Appendix A of this report.

- The Luing Community Trust, despite its name, does not represent the community as a whole.

Comment: This is not a material planning consideration.

- The proposal will result in the engine shed being demolished which is forbidden in a Conservation Area.

Comment: The proposed demolition of the engine shed is subject to a separate application for Conservation Area Consent reference 10/01348/CONAC which appears elsewhere on the agenda.

- The proposed development will result in a strain on the existing roads infrastructure and has inadequate parking provision.

Comment: The Area Roads Manager was consulted on the proposed development and raised no objection subject to conditions regarding the upgrading of the vehicular access, the provision of a passing place between

the public road and proposed development and the provision of six car parking spaces.

- The closure of the engine shed track will seriously impair access to and from the village during and after winter storms when the waves and rocks cover the coastal road.

Comment: In an amended response from the Area Roads Manager the previously suggested requirement to block off the access track has been deleted.

- The proposal will result in an increase in visitors to the area which in turn will result in an increase in road safety and pedestrian safety issues.

Comment: The Area Roads Manager was consulted on the proposed development and raised no objection on these grounds.

- The area of land for the improvements to the existing access and provision of a passing place is on land outwith the applicant's ownership.

Comment: The applicants have certified that they own the land required for access improvements. Any dispute as to that being the case would be a private legal matter.

- The existing ferry service, already stretched to breaking point, would be unable to cope with the anticipated increase in visitors to the island.

Comment: This is not a material planning consideration in the determination of this application but a matter for the Council to address as ferry operator in terms of provision of ferry services to the island.

- The proposal will result in more tourists which will disrupt the peace and harmony of an established residential and working community.

Comment: It is considered that the proposed development respects the scale, footprint and massing of the existing quarry village and the increase in visitors to the area is likely to have a positive impact on its economy.

- Health and safety issues due to the proximity of the site to the flooded quarry.

Comment: The Council's Health and Safety Officer was consulted on the proposed development and raised no objection commenting that the track leading to the site is not a new formation and there is already access to the quarry pool which is currently unprotected. Furthermore, the installation of the barrier and the presence of staff during the opening times of the centre has to be viewed as a means of control that did not previously exist.

- The proposal will result in a loss of amenity to neighbouring properties as the development is located in close proximity to neighbouring properties, particularly Cullipool House.

Comment: This issue is addressed in the assessment section contained within Appendix A of this report.

- The proposed site is within a recognised flood plain and projected rising sea levels in this area could put this development at future risk from flooding.

Comment: The Scottish Environment Protection Agency was consulted on the proposal and raised no objection to the proposal on flood risk grounds.

- The addition of extra street lighting will result in 'light pollution' destroying the natural darkness of the area.

Comment: The application does not propose any street lighting in association with the proposed development.

- There are currently two underutilised village halls on the island and this current proposal would affect their future.

Comment: The affect on the viability of other halls is not a material consideration in the determination of this application.

- The emission of fumes from the cafe and associated cooking smells will have an adverse impact on neighbouring properties.

Comment: The Council's Public Protection Unit has been consulted on the proposal and raised no objection on this issue. However, details of the proposed extraction ventilation system to serve the cafe area can be dealt with via a condition attached to any permission.

- Other more suitable sites with ample space for parking have been offered for consideration but due to pressures of meeting deadlines set by funding bodies, no time was available to give them serious consideration.

Comment: The existence of other potential locations is not a material consideration in the determination of this planning application.

- The proposal would be used by visitors in the summer but for the remainder of the year would remain quiet and therefore would be an unviable business venture.

Comment: The viability of the project in winter is a matter for applicants to consider and is not a material consideration in the determination of this planning application.

(ii) Summary of support

- Facilities such as these are vital to small insular communities for several reasons;

they help to define the community in terms of its past, both to the community and others,

they are an attraction for visitors which is valuable to the local economy,

they create jobs which make small communities viable.

- An increase in the use of the vehicle ferry may well have a positive impact on this vital transport link.

- The proposal will provide somewhere to learn about the island through the history museum and proposed exhibitions.
- The cafe/restaurant would be a welcome as there is currently no such facility on the island and would allow visitors to socialise.
- The proposal would attract academic researchers and those interested in learning more about Luing and the Atlantic islands generally and the educational benefits would be important for local children and visitors.
- The proposal will improve public safety for viewing the quarry pool.
- Without this type of initiative, small islands have no hope of maintaining a balanced and secure future.
- Should the proposal not be supported, the £455,330 of European Regional Development Funding allocated to the Trust as the result of an Argyll and Bute Council Community Planning Partnership bid to HIPP would be lost.
- The proposed plans represent a professional approach to making good use of the ruins from the era of slate production.

The above represents a summary of the issues raised. Full details of the letters of representation are available on the Council's Public Access System by clicking on the following link <http://www.argyll-bute.gov.uk/content/planning/publicaccess>.

(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: | Yes |

The following is an extract from the design statement

The site is a level narrow area of land bought by the Trust for its historical background located between a track to the west and the quarry pond to the east. The remains of an engine shed are located at the south end of the site and the slate will be used in the construction of the new centre, providing a direct link with the industrial history of the island.

The engine shed was a large hipped roof building housing steam engines used in the working slate quarry, now defunct and filled with water. Large gantries, decks and cranes were built round the building that had a massive chimney towering well above the roof.

The old slate cottages within the Conservation Area to the north of the quarry pond are generally tightly-packed single storey detached or terraced, with various extensions, on the road edge with small gardens. Some more recent dwellings of various styles and sizes are located on infill sites. Most houses are painted

white. The village hall stands alone a small island site and will be complementary to the new centre.

The centre has a variety of functions to meet the needs of both local and visitors. Accommodation includes an exhibition area/cafe that will also function as a performance area, shop, history group suite and a multi-use gallery above the cafe/exhibition space.

The design links the building with the landscape, the historic land use, the engine shed itself and the islands history both in its overall form and the various views from within.

The cafe/exhibition reflects the form of the old engine shed with a hipped slate roof and thick stone walls. The history group suite, shop and offices have a simple linear form with white rendered walls ... To preserve the integrity of the engine shed and separate the 'new' from 'old', a small glazed pod will link the two buildings.

The original shed had a large dormer to the south through which pulleys and platforms were driven by the engines; this feature has been included to give a viewing area and additional cafe gallery space...

(iv)	A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc:	No
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(H)	PLANNING OBLIGATIONS	
(i)	Is a Section 75 agreement required:	No
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(I)	Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:	No
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(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.	
	<u>Argyll and Bute Structure Plan 2002</u>	
	STRAT DC 1 – Development within the Settlements	
	STRAT DC 9 – Historic Environment and Development Control	
	<u>Argyll and Bute Local Plan 2009</u>	
	LP ENV 1 – Impact on the General Environment	
	LP ENV 10 – Impact on Areas of Panoramic Quality (APQs)	
	LP ENV 13a – Development Impact on Listed Buildings	

LP ENV 14 – Conservation Areas and Special Built Environment Areas

LP ENV 19 – Development Setting, Layout and Design

LP BAD 1 – Bad Neighbour Development

LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems

LP TOUR 1 – Tourist Facilities and Accommodation, including Caravans

LP TRAN 4 – New and Existing Public Roads and Private Access Regimes

LP TRAN 6 – Vehicle Parking Provision

LP COM 1 – Community Facility Development

Appendix A – Sustainable Siting and Design Principles

Appendix C – Access and Parking Standards

(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 4/2009.

Argyll & Bute Sustainable Design Guidance (2006)

The Town & Country Planning Act (Scotland) 1997

The Planning etc. (Scotland) Act, 2006

SPP, Scottish Planning Policy, 2010

Scottish Historic Environment Policy, 2009

Draft Conservation Area Appraisal, 2007

(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):	No
(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 (PAN41 or other):	Yes

In deciding whether to exercise the Council's discretion to allow respondents to appear at a discretionary hearing, the following are of significance:

- How up to date the Development Plan is, the relevance of the policies to the proposed development and whether the representations are on development plan policy grounds which have recently been considered through the development plan process.
- The degree of local interest and controversy on material considerations together with the relative size of community affected set against the relative number of representations, and their provenance.

In this case, many of the respondents have properties within the vicinity of the application site and, given the number of representations submitted, it is considered that Members should exercise their discretion and agree to undertake a hearing prior to the application being determined.

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

Planning permission is sought for erection of a building incorporating museum, licensed cafe, exhibition/function room and office on an area of land on the edge of the village of Cullipool on the Island of Luing.

In terms of the adopted Argyll and Bute Local Plan, the site is identified as being within the minor Settlement Zone of Cullipool. This designation stems from Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' (2002) which states that within the 'minor settlements' encouragement is given to development which is compatible with an essentially rural settlement location on appropriate infill, rounding off, and redevelopment sites.

In terms of the 'Argyll and Bute Local Plan' (2009):

Policy LP COM 1 gives a presumption in favour of new community facility developments subject to certain criteria.

Policy LP ENV 13(a), Development Impact on Listed Buildings, states that development affecting a listed building or its setting shall preserve the building or its setting, and any features of special architectural or historic interest that it possesses.

Policy LP ENV 14, Development in Conservation Areas and Special Built Environment Areas, states that there is a presumption against development that does not preserve or enhance the character or appearance of an existing or proposed Conservation Area or its setting.

The main issues in respect of the proposal are the scale, massing and design of the building and its impact on the Conservation Area and adjacent Listed Buildings.

In addition to the above, the proposal also has to be assessed for compliance with other relevant local plan policies which are detailed in Appendix A of this report.

The proposal has elicited a large number of both objections and expressions of support from residents of the Island.

The proposed building is considered to respect the scale, footprint and massing of the existing quarry village and its design and finish respects the site and will not be visually intrusive within the wider landscape and will not detract from the character of the Conservation Area or the setting of the adjacent Listed Building.

The application indicates the existing vehicular access to be upgraded to serve the proposed development with drainage via installation of a new private system and water supply via connection to the existing public water main.

On the basis of the foregoing, the proposal is considered to be acceptable and to accord with the relevant Development Plan policies.

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

(R) Reasons why planning permission should be granted

It is considered that the site represents a suitable opportunity for development with the multi-use building proposed, which is of a suitable scale, form and design which will not detract from the established character of the Conservation Area.

The proposal accords with Policies STRAT DC 1 of the approved Argyll and Bute Structure Plan and Policies LP BAD 1, LP COM 1, LP ENV 1, LP ENV 10, LP ENV 13a, LP ENV 14, LP ENV 19, LP TOUR 1, LP SERV 4, LP TRAN 4 and LP TRAN 6 of the adopted Argyll and Bute Local Plan.

Furthermore there are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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

N/A

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

Author of Report: Fiona Scott Date: 08/11/10

Reviewing Officer: Richard Kerr Date: 24./11/10

**Angus Gilmour
Head of Planning**

CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 10/01059/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence on site until the vehicular access at the junction with the public road has been upgraded in accordance with the Council's Road Engineers Drawing Number SD 08/004a, re-aligned to 90⁰ with visibility splays of 53.0m x 2.4m having been formed in each direction formed from the centre line of the access. Prior to work starting on site these visibility splays shall have been cleared of all obstructions above the level of the adjoining carriageway and shall be maintained free of obstruction thereafter to the satisfaction of the Planning Authority.

The first 5 metres of the vehicular access serving the development from the junction with the public road shall be constructed with a bitmac surface and shall be formed to at least base course level prior to any work starting on the erection of the building which it is intended to serve with the final wearing surface of the access being applied prior to the first occupation of the building.

Reason: In the interests of road safety to ensure the proposed development is served by a safe means of vehicular access.

3. The proposed on-site vehicular parking and turning areas shall be formed in accordance with the approved plans and brought into use prior to the first occupation of the building and thereafter maintained in perpetuity.

Reason: To enable vehicles to park clear of the access road in the interests of road safety by maintaining unimpeded vehicular access over that road.

4. No development shall commence on site until a plan has been drawn up in consultation with the Council's Roads Engineer showing the provision of 1 passing place on the access to the development site and has been submitted to and has been approved in writing by the Planning Authority. Thereafter, the passing place shall be formed in accordance with the duly approved plan and shall be brought into use prior to the first occupation of the building and thereafter maintained in perpetuity.

Reason: In the interests of road safety to ensure the proposed development is served by a safe means of vehicular access.

5. No development shall commence on site until details of the type and position of any extraction ventilation system to be installed, including details of the internal and external flues have been submitted to and agreed in writing by the Planning Authority. No fans, vents or flues shall be installed other than in accordance with duly approved details.

Reason: To ensure a satisfactory appearance and to protect the amenity of nearby occupiers.

6. No development shall commence on site until full details, in plan form, of the proposed protective barrier have been submitted and agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity to ensure the proposal integrates well within its landscape setting.

7. No development shall commence on site until full details of a scheme for protecting the neighbouring residential properties from noise from the proposed development has been submitted for written approval by the Planning Authority in consultation with the Council's Public Protection Unit. Thereafter the duly approved scheme shall be implemented in full to the satisfaction of the Planning Authority.

Reason: In order to protect the amenities of the area from noise disturbance.

8. No development shall commence on site until details of a scheme of boundary landscaping treatment has been submitted to and approved in writing by the Planning Authority. The duly approved scheme shall be implemented concurrently with the construction of the building, with landscaping works being completed during the first planting season following the first occupation of the building. Any planting which fails to become established, which is removed, dies or becomes seriously diseased within ten year of planting shall be replaced in the subsequent planting season with numbers sizes and species equivalent to those originally required to be planted.

Reason: To ensure suitable integration of the development into the landscape.

9. No development shall commence until a sample of the proposed roofing slate to be used, which shall be of West Highland origin, has been submitted to and has been approved in writing by the Planning Authority. The development shall be implemented in accordance with the duly approved sample.

Reason: To ensure the use of a roofing material of local provenance to reinforce local distinctiveness in the interests of visual amenity.

10. The development shall be implemented in accordance with the details specified on the application form dated 21/06/10 and the approved drawing reference numbers:

Plan 1 of 6 (Drawing Number 06.39.01 A)
Plan 2 of 6 (Drawing Number 06.39.02 A)
Plan 3 of 6 (Drawing Number 06.39.03 A)
Plan 4 of 6 (Drawing Number 06.39.04 A)
Plan 5 of 6 (Drawing Number 06.39.05 A)
Plan 6 of 6 (Drawing Number 06.39.03)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

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

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 10/01059/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In terms of the adopted Argyll and Bute Local Plan, the site is identified as being within the minor Settlement Zone of Cullipool on the Island of Luing.

This designation stems from Policy STRAT DC 1 of the approved Argyll and Bute Structure Plan which states that within the ‘minor settlements’ encouragement is given to development which is compatible with an essentially rural settlement location on appropriate infill, rounding off, and redevelopment sites.

Policy LP COM 1 presumes in favour of new community facilities provided that they are of a form location and scale consistent with Policy STRAT DC 1 and subject to a series of other criteria. The proposal is consistent with the settlement strategy established by the local plan.

B. Location, Nature and Design of Proposed Development

Planning permission is sought for erection of a building incorporating museum, licensed cafe, exhibition/function room and office.

The site for the proposed building is a flat narrow area of land situated at the southern end of the main settlement of the village of Cullipool. The site is bounded to the east by the original quarry pond and to the west by the un-adopted track which runs alongside the adjacent public road.

The site itself contains the remnants of the former engine shed which are located at the southern end of the site, the slate from which will be used in the construction of the new building.

A separate application 10/01348/CONAC for Conservation Area consent for the demolition of this ruined structure appears elsewhere on the agenda..

Conservation advice has been sought from Gleeson HB Consultants (during the vacancy of the Council’s Conservation Officer post)

In their report, they state that *“in the proposal the combination of the new with the old does not in our view jell satisfactorily. The new building although appearing to try to present compatibility with the area and its local traditions, does in fact fail to achieve this by the introduction of the shallow pitched zinc roof, with its clerestory windows, both unsatisfactory introductions to the localities architectural harmony”*.

They further state that *‘the works proposed to the existing ruins of the engine shed are not considered appropriate to the reuse of this historic building and other sympathetic schemes are easily achievable from what remains’*.

The report concludes by stating that *“in their professional opinion the proposal does not truly meet the design and planning criteria and standards appropriate when proposing new development and the extension and alteration of existing buildings within the setting of a Conservation Area”*.

The full report is available on the Council’s Public Access System by clicking on the following link <http://www.argyll-bute.gov.uk/content/planning/publicaccess>.

As a result of the comments received, the design of the northern projection of the proposed building has been amended from a contemporary zinc roofed building to a more traditionally designed building incorporating a pitched slate roof which is more characteristic of properties in the surrounding area and throughout the wider island. Full details of the design are detailed below.

The amended scheme represents a proposal of similar scale, massing and proportions to the original scheme submitted and therefore can be considered as a 'non-material' amendment to the current proposal without the need for the submission of a new planning application.

As regards to the design of the proposed building, the application shows the cafe/exhibition area reflecting the form of the old engine shed with a large hipped slate roof and thick stone walls. The original engine shed building incorporated a large boxed dormer on the south elevation through which pulleys and platforms were driven by the engines. This feature has been incorporated into the proposal by the introduction of a low lying flat roofed dormer to provide a viewing area and gallery space in the upper level of the building.

Whilst the glazing on the front elevation is relatively extensive, there remains a significant amount of stone and slatework visible. In this regard, the use of a natural stone and slate on the front elevation is to be welcomed together with the proposed natural slate roof covering.

The history group's suite, shop and offices take a more simple linear form with a traditional pitched slate roof and white rendered walls reflective of the of the traditional slate workers cottage which are characteristic of the slate islands. A small glazed pod is proposed to link the two separate components of the building.

External pathways and the cafe terrace are to be finished in local slate with the walkway to the quarry pond finished in timber decking with the balustrades being a mixture of timber and glazed panels.

It is considered that the design and finishes of the building, as amended, are sympathetic to their surroundings, would not detract from the character of the Conservation Area or the setting of the adjacent Category B Listed Building and would not appear incongruous in this island setting with its distinct influences from its industrial past.

Accordingly the proposal is considered to comply with the terms of Policy LP ENV 19 and Appendix A.

Policy LP COM 1 establishes a presumption in favour of new or improved community facilities, provided that they respect the landscape character and amenity of the surrounding area; that they are readily accessible by public transport where available; cycling and on foot and are located close to where people live.

The proposed development site is located immediately adjacent to the main village of Cullipool and is considered to relate well to the existing development pattern within this area. The proposal also represents a development which will result in local community benefit.

The Council's Draft Conservation Area Appraisal of the Island states that *"these are areas where people live, but are, at the same time increasingly popular with visitors. New and extended facilities that help the local community to share the local heritage with*

visitors and also benefit the local community will be the most successful and also attract funding from outside”.

Accordingly the proposal is considered consistent with the terms of Policy LP COM 1 and the Council’s Draft Conservation Area Appraisal.

The proposal requires to be assessed against Policy LP BAD 1 as a *potential* ‘bad neighbour’ development. This policy states a number of criteria which must be met before permission can be granted.

Whilst there is one residential property in fairly close proximity and whilst the proposed development is one which could have the potential to prejudice established levels of amenity, in this case, due to the sympathetic design of the building, and the use of appropriate conditions which will ensure that suitable sound attenuation measures are employed, the proposal is considered to be one which is compatible with surrounding residential use and will not constitute an inappropriate ‘bad neighbour’.

The Council’s Public Protection Unit has been consulted and advised that whilst it is likely that some of the functions of the proposed building may have the potential to create local problems due to noise, the location and orientation of the building is such that there is significant separation and shielding of the function suite from the main centre of the village. The nearest property to the development is Cullipool House which will be faced by the function suite of the proposed development. The Public Protection Unit notes that the design of the development indicates that the facade facing Cullipool House is predominantly glazing panels with a single entrance door, and accordingly, in order to minimise the potential breakout of noise from the building, the glazing panels to this facade should be fixed, or if openable, should be able to be controlled and the entrance should be provided with a door suitably constructed with, or supplied with, suitable noise attenuation measures.

They concluded that the above mentioned control measures, together with the management of internal noise levels, will be adequate to prevent noise problems affecting the local area and these are items which can be satisfactorily dealt with by conditions.

The development does not raise issues associated with any of the other criteria set out in Policy BAD 1.

Finally, it should be noted that the existing village hall, which caters for both daytime and evening functions, is situated within the heart of the village, in closer proximity to more residential properties than the building subject of this application, in a location which has the potential to cause more conflict with regards to noise and amenity issues.

In this regard it is considered that the proposal satisfies the requirements of Policy LP BAD 1.

Policy TOUR 1 gives a presumption in favour of new or improved tourist facilities provided they are consistent with Policy STRAT DC 1, respect the landscape character of the surrounding area; are reasonably accessible by public transport; are well related to the existing built form; and subject to compliance with other associated policies.

The development may be regarded as a positive asset as far as tourism on the island is concerned, and its location adjacent to the main village of Cullipool fits well with the existing development pattern and landscape characteristics and will complement the landscape character in this location.

In this regard it is considered that the proposal satisfies the requirements of Policy LP TOUR 1.

C. Natural Environment

There are no features of nature conservation interest on the site and there are no designations or issues to be taken into account of in the determination of this application.

D. Built Environment

The site is situated within the Cullipool Conservation Area and adjacent to a Category B Listed Building.

Policy DC 9, Historic Environment and Development Control, states that protection, conservation, enhancement and positive management of the historic environment is promoted. Development that damages or undermines the historic architectural or cultural qualities of the historic environment will be resisted, particularly if it would affect a Scheduled Ancient Monument or its setting; other recognised architectural site of national or regional importance; listed building or its setting; conservation area; or historic garden and designed landscape.

Policy LP ENV 13(a), Development Impact on Listed Buildings, states that development affecting a listed building or its setting shall preserve the building or its setting and any features of special architectural or historic interest that it possesses.

Policy LP ENV 14, Development in Conservation Areas and Special Built Environment Areas, states that there is a presumption against development that does not preserve or enhance the character or appearance of an existing or proposed Conservation Area or its setting.

The main issues in respect of the proposal are the scale, massing and design of the building and its impact on the Conservation Area and the setting of adjacent Listed Buildings. The proposed building is situated to the east of Cullipool House which is a Category B Listed Building and which will be screened in part by existing mature vegetation on site.

Having regard to its relationship with the adjacent Category B Listed Building, the building is on a similar footprint to the original engine shed and proposes to replicate its design and finish albeit with modern features such as large areas of glazing. The main view of the proposed building in relation to Cullipool House will be on the approach to Cullipool Village from the south where the replicated engine shed building will be the most visible component with the northern projection barely visible. The existing mature vegetation within the garden ground of Cullipool House will help create a visual barrier between the dwellinghouse and the proposed building.

To minimise any adverse impact of the overall building in the landscape, the northern projection of the proposed building takes a more simple linear form with a pitched slate roof and white rendered walls reflective of the traditional slate workers cottages which are found throughout the slate islands. A small glazed pod is proposed to link the two separate components of the building.

The view of the proposed building when leaving the village will give the impression of the gable end of a typical slate workers cottage which is characteristic of the island with glimpses of the hipped roof of the main building in the distance beyond.

From the west, the proposed building will be viewed against the backdrop of the existing hillside which will help integrate it with the existing landscape.

Historic Scotland has been consulted on the proposal and stated that the proposed development would have no detrimental impact on any of the Grade B Listed Buildings in Cullipool.

It is considered that the proposed development respects the scale, footprint and massing of the existing quarry village and that the design and finish of the proposed building respects the site and will not be visually intrusive within the wider landscape and would neither detract from the character of the Conservation Area nor the setting of the adjacent Listed Building.

It should also be noted that, although demolished, historically there were other buildings on this site adjacent to the engine shed, which are recorded in photographs of the village.

On the basis of all of the foregoing, it is considered that the proposal would preserve the character of the Cullipool Conservation Area and would not impinge inappropriately upon the settings of any Listed Buildings.

The proposal will not have an adverse impact on the wider landscape and therefore is consistent with the criteria set out in Policies STRAT DC 8 and STRAT DC 9 which seek to ensure that developments do not have an adverse impact on the character of the built environment.

E. Landscape Character

The site is situated within the Knapdale and Melfort Area of Panoramic Quality.

Structure Plan Policy STRAT DC 8 states that development which by reason of location, siting, scale, form design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy.

Furthermore Policy LP ENV 10 states that development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape.

It is considered that it has been successfully demonstrated that the development secures an appropriate fit with the development pattern of the village and the landscape characteristics of its surroundings, and will not adversely impinge upon landscape character.

It is not considered that the proposal will have an adverse impact on the wider landscape and therefore is consistent with the criteria set out in Policies STRAT DC 8 and LP ENV 10 which seek to ensure that developments do not have an adverse impact on the character of the landscape.

F. Road Network, Parking and Associated Transport Matters.

The application shows the existing vehicular access from the Cullipool Road to be utilised to serve the proposed development. The Area Roads Manager has been consulted on the proposal and raised no objection subject to conditions regarding the upgrading of the vehicular access, the provision of a passing place between the public road and proposed development and the provision of six car parking places.

As a result of representations received regarding the limited number of parking spaces being required, the proposal has been revisited by the Area Roads Manager. In his

amended response he has confirmed that in his view the parking provision proposed is sufficient to serve the proposed development.

On this basis, the proposal is considered to be acceptable from a road safety perspective and complies with the terms of Policies LP TRAN 4 and LP TRAN 6 which seek to ensure that developments are served by an appropriate means of vehicular access and have a sufficient parking and turning area provided within the site.

G. Infrastructure

The application indicates installation of a new sewage treatment plant with an outfall to the sea to serve the proposed development.

The proposal is considered acceptable in terms of Policy LP SERV 1 in that there is no public sewer within the vicinity of the proposed development to allow connection.

The application indicates connection to the public water main. Scottish Water has been consulted on the proposal and whilst raising no objection, advises that augmentation of the system at the developer's expense may be required.