

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: 10/01169/PPP
Planning Hierarchy: Local
Applicant: Mr Jonathon Hooper
Proposal: Site for the erection of a dwellinghouse
Site Address: Low Ugadale Cottage, Peninver, Campbeltown

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Site for the erection of a dwellinghouse (no details of siting, design or finishes submitted for approval);
- Installation of septic tank/biodisc (no details submitted for approval);
- Formation of new vehicular access to the public highway (no details submitted for approval).

(ii) Other specified operations

- Connection to existing private water supply.
 - Closure of existing vehicular access to Ugadale Cottage/Veterinary Surgery
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(B) RECOMMENDATION:

Recommend that planning permission in principle be granted subject to the conditions and reasons attached as a 'minor departure' to the Development Plan.

(C) CONSULTATIONS:

Area Roads Manager (24.08.10) – No objections subject to conditions relating to access geometry, visibility and parking. Notes that the proposal will result in a significant road safety improvement as the existing access to Ugadale Cottage has sub-standard visibility to the north.

Area Environmental Health Manager (12.08.10) – No objections subject to conditions relating to private water/foul drainage.

(D) HISTORY:

08/00558/OUT – outline application for a site for the erection of a dwellinghouse on the opposite side of the public highway from the current application site – this proposal was refused as inappropriate development within the ‘sensitive countryside’ contrary to the provisions of policies STRAT DC 5 and LP HOU 1.

(E) PUBLICITY:

Reg. 20 – expired 3rd September 2010

(F) REPRESENTATIONS:

(i) Representations received from:

91 letters in support of the proposal have been received to date. Names and addresses are listed in Appendix B

(ii) Summary of issues raised:

- Stresses the applicant’s positive personal qualities and professional value to the area as a veterinary surgeon;
 - Questions the relevance of the North & South Kintyre Landscape Study;
 - Sets out that Argyll and Bute Council as the Planning Authority have stymied the rural communities of Kintyre with inappropriate and retrograde decision-making.
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(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 impact, noise impact, flood risk, drainage impact etc: | No |
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(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 Structure Plan' 2002

STRAT DC 4 – Development in Rural Opportunity Areas

STRAT DC 8 – Landscape and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment

LP ENV 10 – Impact on Areas of Panoramic Quality (APQs)

LP ENV 19 – Development Setting, Layout and Design

LP HOU 1 – General Housing Development

LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems

LP SERV 4 – Water Supply

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

LP TRAN 6 – Vehicle Parking Provision

P/DCZ 4 – Rural Opportunity Areas – Areas and Boundaries

Appendix A – Sustainable Siting and Design Principles

(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.**

- North and South Kintyre Landscape Capacity Study (2010)
 - Third Party Representation
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(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):

A significant amount of representation has been received – it is however noted that correspondence to date is unanimous in its support of the proposal – a hearing would only be required in the event that Member's disagree with the recommendation and are minded to refuse planning permission.

(P) Summary of determining issues and material considerations

The proposal seeks planning permission in principle for a site for the erection of a dwellinghouse; the application site is located within Rural Opportunity Area and an Area of Panoramic Quality wherein the provisions of policies STRAT DC 4, LP HOU 1 and LP P/DCZ 4 require decisions to be undertaken in accordance with the recommendations of the 'North and South Kintyre Landscape Capacity Study' recently approved by the Council. In addition, the provisions of STRAT DC 8 and LP ENV 10 would seek to resist development which is considered to have a significant adverse impact upon the character of the landscape.

Whilst the proposal is located within an '*area not recommended for development*' within the 'North and South Kintyre Landscape Capacity Study' it is considered that because the application site shares identical landscape characteristics and is located sufficiently close to an '*area with potential for development*' and, is consistent with the other requirements for new development in this locality, the proposed dwellinghouse would not result in a significant alteration or adverse impact upon the landscape character, and may consequently be viewed favourably as a 'minor departure' to the relevant provisions of policies STRAT DC 4, LP HOU 1, P/DCZ 4 and the recommendations maps contained within the 'North and South Kintyre Landscape Capacity Study'. The proposal does not give rise to concern with regard to access or infrastructure.

91 third party representations declaring support for the proposal have been received.

(Q) Is the proposal consistent with the Development Plan: No

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

It is considered that the development of a modest dwellinghouse at the proposed location will, notwithstanding the spatial representation of landscape capacity to accommodate additional development as set out in the 'North and South Kintyre Landscape Capacity Study', not result in any significant alteration or adverse impact upon the key landscape qualities of the Area of Panoramic Quality within which it is located, and as such, is considered acceptable notwithstanding the relevant provisions of policies STRAT DC 4, LP HOU 1 and LP P/DCZ 4 which would ordinarily seek to resist development located of open countryside sites within '*areas not recommended for development*' in the Landscape Capacity Study.

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

Whilst the proposal is located within an '*area not recommended for development*' within the North and South Kintyre Landscape Capacity Study it is considered that because the application site shares identical landscape characteristics and is located sufficiently close to an '*area with potential for development*' and, is consistent with the other requirements for new development in this locality the proposed dwellinghouse would not result in a significant alteration or adverse impact upon the landscape character and may consequently be viewed favourably as a 'minor departure' to the relevant provisions of policies STRAT DC 4, LP HOU 1, P/DCZ 4 and the recommendations maps contained within the 'North and South Kintyre Landscape Capacity Study'. The proposal does not give rise to concern with regard to access or infrastructure.

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

Author of Report: Peter Bain **Date:** 22nd December 2010

Reviewing Officer: Richard Kerr **Date:** 24th December 2010

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01169/PP

1. That the permission is granted in terms of Section 59 of the undernoted Act and Regulation 10 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 on the basis of an application (or applications) for planning permission in principle that further approval of Argyll and Bute Council or of Scottish Minister on appeal shall be required, such application must be made before whichever is the later of the following:-

a) the expiration of a period of 3 years from the date of this permission.

b) the expiration of a period of 6 months from the date on which an earlier application for the requisite approval was refused.

c) the expiration of a period of 6 months from the date on which an appeal against such refusal is dismissed.

And in the case of b and c above only one such application can be made after the expiration of the period of 3 years from the original planning permission in principle.

Reason: In accordance with Section 59 (1) of the Town and Country Planning (Scotland) Act 1997

2. The development shall be implemented in accordance with the details specified on the application form dated 21st May 2010 and the approved drawing reference numbers 1/3 to 3/3.

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

3. No development shall commence until details of the siting, design and finishes of the dwellinghouse hereby approved have been submitted to and approved by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details. Such details shall show a dwellinghouse which incorporates the following elements:

- i) The dwelling shall be single storey in height;
- ii) The dwelling shall be sited within the south western corner of the application site and shall have a maximum external footprint of 120sqm;
- iii) The window openings shall have a strong vertical emphasis.
- iv) The walls shall be finished in a recessive wet dash render / smooth coursed cement render / natural stone / timber cladding.
- v) The roof shall be symmetrically pitched to at least 37 degrees and be finished in natural slate or a good quality substitute slate.
- vi) The building shall be of a general rectangular shape and gable ended;
- vii) Any porches (which are encouraged in the design) shall have traditional "peaked" roofs.
- viii) Details of the proposed finished floor level of the dwelling relative to an identifiable fixed datum located outwith the application site.

Reason: In the interest of visual amenity, in order to integrate the proposed dwellinghouse with its surrounds and, no such details having been submitted.

4. No development shall commence until details of the proposed boundary treatment, including details of location, height and materials of any walls/fences/gates, have been submitted to and approved by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details prior to the first occupation of the dwellinghouse hereby approved in principle.

Reason: In the interest of visual amenity, in order to integrate the proposed dwellinghouse with its surrounds and, no such details having been submitted.

5. No development shall commence until details of the proposed access arrangements from the public highway and onsite parking turning provision have been submitted to and approved by the Planning Authority. Such details shall show:
 - i) Connection to the public road as per drawing SD 08/004 Rev. A, access width to be a minimum of 5.5m;
 - ii) Visibility splays of 53.0m x 2.4m in both directions from the centreline of the proposed access within which there will be no obstruction of 1.05m in height above the level of the adjoining carriageway;
 - iii) Details showing the means of permanently closing the existing access to Ugadale Cottage, this should include for the soiling and seeding of the first 5.0m from the edge of the public highway;
 - iv) Provision of onsite parking and turning to comply with the requirements of LP TRAN 6 and Appendix C of the Argyll and Bute Local Plan 2009;
 - v) Provision of a refuse collection point adjacent to the public highway.

The duly approved details in respect of i) and ii) above shall be implemented prior to any work commencing on site; the provisions of iii), iv) and v) shall be fully implemented prior to the first occupation of the dwellinghouse hereby approved in principle.

Reason: In the interest of road safety and, no such details having been submitted.

6. No development shall commence until details of the proposed foul drainage arrangements to serve the development have been submitted to and approved by the Planning Authority. Thereafter the duly approved details shall be implemented prior to the first occupation of the dwellinghouse hereby approved in principle.

Reason: In the interest of public health, to ensure that the development is served by an appropriate means of foul drainage commensurate to the scale of the development and, no such details having been submitted.

7. Prior to the development commencing a full appraisal to demonstrate the wholesomeness and sufficiency of the private water supply to serve the development shall be submitted to and approved in writing by the Planning Authority. This assessment shall be carried out by a qualified and competent person(s). Such appraisal shall include a risk assessment having regard to the requirements of Schedule 4 of the Private Water Supplies (Scotland) Regulations 2006 and shall on the basis of such risk assessment specify the means by which a wholesome and sufficient water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the wholesomeness and sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, shall not be compromised by the proposed development. Furthermore, the development itself shall not be brought into use or occupied until the required supply has been installed in accordance with the agreed specification.

Reason: In the interests of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

8. No development shall commence until details of new planting proposals have been submitted to and approved by the Planning Authority. Such details shall show a planting scheme of native tree/shrub species designed to integrate and sympathetically extend adjacent existing woodland associated with Ugadale Cottage (to the north of the application site) so as to provide an appropriate landscape screen and backdrop to the development and access road hereby approved in principle. The details of the planting proposals shall be shown on a plan at a scale of 1:500 or greater and will include:
- i) Definition of the extent of the planting scheme and private curtilage for the dwellinghouse;
 - ii) Details of existing site contours at intervals of 0.5m;
 - iii) Details of ground preparation;
 - iv) Species of each tree/shrub;
 - v) Nursery stock size in terms of British Standards;
 - vi) Density of planting;
 - vii) Programme for completion and subsequent on-going maintenance/management.

All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of works unless an alternative phasing plan for such provision is agreed with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason: To ensure the implementation of a satisfactory scheme of tree/shrub planting which are required to satisfactorily integrate the proposals with the surrounding landscape setting and, no such details having been submitted for approval.

NOTE TO APPLICANT

- In order to comply with Section 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.
- 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.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 10/01169/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The proposal is located within an area designated as 'Rural Opportunity Area' (ROA) in the adopted Local Plan. The site also lies within an Area of Panoramic Quality wherein the provisions of policies STRAT DC 4, LP HOU 1 and P/DCZ 4 would seek to support 'small' scale' residential development only where proposals are considered consistent with the recommendations of the relevant Landscape Capacity Study (LCS). Having regard to the Council's approved North and South Kintyre Landscape Capacity Study (2010) the application site is located within an *'area not recommended for development'*.

B. Location, Nature and Design of Proposed Development

The application seeks planning permission in principle for a site for the erection of a single dwellinghouse, no details of which have been submitted for approval. However the stated maximum floor area of 120sqm provides an indication of a dwelling which would be modest in scale. Similarly, no detail has been provided of proposed landscape, hard surface or boundary treatment, however, in the event of permission in principle being granted, these issues would be addressed by conditions requiring a further application(s) for approval of such details. The proposal includes indicative details for the provision of a new access onto the B842 public highway some 40m to the south of the existing access to Ugadale Cottage. Access to the development site would be via a new section of private access which follows a break in the escarpment to reach the 40m contour without any likley requirement for significant engineering works. The proposal also specifies that a new section of private access will provide an alternative means of vehicular access to Ugadale Cottage, with the existing sub-standard junction to be closed-off.

The proposal relates to a site of approximately 0.1ha situated on an elevated ridge located approximately equidistant between Ugadale Farm to the south and Ugadale Cottage to the north. The application site is located on a level plateau of rough grazing land which extends northward from Ugadale Farm on the 40m contour for approximately 120m before dropping steeply down to the garden ground of Ugadale Cottage which is located at approx. 30m AOD. The application site lies approximately 60-70m to the north of, and at the same elevation in the landscape as, the existing group of buildings at Ugadale Farm which comprise a substantial farmhouse and an assortment of sizeable agricultural buildings – the intervening land between the application site and Ugadale Farm is a level area of rough grazing with no discernable change in landscape character. Beyond the northern boundary of the application site is a wooded escarpment with the land dropping off sharply to the curtilage of Ugadale Cottage at approx. 30m AOD. The escarpment continues southward from this point along the eastern boundary of the application site with the B842 running north-south at its foot also at approx. 30m AOD. To the west the land rises, initially steadily and then giving way to steeper slopes with rough grazing land giving way to commercial forestry at approximately 200m AOD with substantially higher land continuing to rise to between 340m & 400m AOD further to the west.

The identified application site boundaries would allow for a modest dwellinghouse to be sufficiently set back from the escarpment, which runs to the north and east of the application site, that a single storey building would not be readily visible from the

B842 public highway immediately to the east. A development at this location would however be visible within longer distance views which are afforded from an elevated stretch of the B842 approximately 1km to the north (opposite the access to High Ugadale), where the site will appear in the middle distance of panoramic views looking south along the coastscape. Within this context, however, a modest dwellinghouse of appropriate traditional 'cottage' type design and recessive finishes would very much appear to be an integral part of the grouping of existing buildings at Ugadale Farm with the intervening gap between the existing farm buildings appearing foreshortened by the perspective of the viewer.

The escarpment to the north of the application site is also open to view from a short section of the B842 as it dips down toward a bridge over the Falbea watercourse. It would be essential to ensure that the proposed dwellinghouse is set back as far as practicable from this ridge to avoid the dwellinghouse appearing prominently on the skyline. As additional mitigation against such an impact it would also be prudent to require the extension of the existing native woodland which occupies this north facing slope – this would not only provide a landscape screen from this low lying location on the B842, but would further punctuate the change in landscape character between the plateau occupied by the application site and Ugadale Farm and the lower lying Ugadale Cottage.

C. Landscape Character

The application site lies within Rural Opportunity Area compartment SK 17 in the North and South Kintyre Landscape Capacity Study which relates to a strip of land on the landward (west) side of the public highway between Peninver Bridge and Ugadale. The site description set out in the LCS is as follows:

The site (ROA SK 17) is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT (Landscape Character Type) overlooking the Kilbrannon Sound, running from Peninver in the south to Ugadale in the north.

The ROA is situated on the landward (west) side of the B842 which runs along the flat, raised beach close to the coastline, and is made up of long, east facing slopes leading down to the coast with the lower areas close to the road given over to pasture land and upper slopes of moorland and forestry plantations. The road is approximately 10m AOD and the hills to the west rise up to 240m-250m AOD. Generally, the area is dotted with farm buildings and individual dwellings, although at Peninver there is a small cluster of 6 or 7 relatively new properties set on a rocky bluff overlooking Kilbrannan Sound.

The gentle, east facing slopes are largely devoid of any woodlands and are very open to long views from the road and coast. There are pockets of deciduous woodland in some of the smaller valleys associated with small watercourses and burns which run down the slopes forming shallow valleys, most notable being Glen Lussa Water north of Peninver. The forestry woodlands come down the slopes to the coast at Kildonan which has a public car park for access to recreation in the woods.

The views from some parts of the road are spectacular with clear open aspects across the Kilbrannan Sound to Arran. The views of the coastline are intermittent due to intervening topography and small pockets of woodland and scrub. There are good long views of the rising ground to the west which are panoramic and which provide attractive views of well ordered farmsteadings set against the hillside such as Ardnacross and Ballochgair.

The 'scenic quality' of the landscape compartment is considered to be 'high' and is also identified as being highly sensitive to change; accordingly the capacity to accommodate additional development is identified as 'limited'.

In this particular instance, the application site is located within an 'area not recommended for development (red). It is however to be noted that Ugadale Farm and adjoining land have been included within a pocket of land identified as an 'area with potential to accommodate development' (orange). Having regard to the minute of the MAKI Committee of February 2010 in relation to the North and South Kintyre Landscape Study, a degree of flexibility is to be afforded, where appropriate, within the margins of the areas identified as having 'potential to accommodate development'.

In this respect it is noted that the current application site is located approximately 40-45m from the northern extent of this more favourable designation of landscape capacity and, that the intervening land consists of rough grazing land which is of identical elevation, topography and landscape cover as the 'orange' area identified to the north of the existing Ugadale Farm buildings. The discernable change in the character of the landscape only occurs beyond the northern boundary of the application site where there is a significant change in the topography and vegetation cover of the land.

Within 'areas with potential to accommodate development' (identified in orange on the LCS maps) the LCS text recommends that:

- *There are opportunities for development in association with existing farm clusters where new building would be seen as part of the same grouping;*

Comment: It is noted that the proposed development is visually contained by Ugadale Farm to the south and steep downward slopes to the north and east; subject to appropriate siting and design, the proposed dwellinghouse would only be visible within the wider landscape setting in views looking south from a short stretch of the B842 and the vicinity of High Ugadale Farm, both some 1km to the north. Within this context, the development would be viewed against the immediate backdrop of the existing farmhouse and substantial cluster of agricultural buildings at Ugadale Farm, the physical gap of 60-65m between existing buildings at Ugadale Farm and the development would be foreshortened by the perspective of the viewer and would not be readily apparent.

- *There are also some opportunities within the lower valley areas when undertaken in association with existing woodland clumps such as around Peninver Bridge and within the permanent woodlands of Kildonan;*

Comment: This recommendation is not applicable to the proposal.

- *Additional units could also be absorbed successfully in the area around Ugadale.*

Comment: The proposed development lies within close proximity to the area identified in 'orange' on the LCS recommendations maps as having 'potential to accommodate development'. The application site is removed from the boundary of the 'orange' area by some 40 - 45m; the elevation, topography and vegetation cover of the application site and intervening land are identical to that contained within the 'orange' area. There would also be capacity for a further modest dwelling of

appropriate design, scale and finishes in the intervening 'orange' area between the current application site and existing buildings at Ugadale Farm. It is also anticipated that there would be further capacity for development involving 'infill', 'rounding-off' and 're-development' amongst the existing grouping of buildings at Ugadale Farm. The dwelling proposed, if approved, would not therefore exhaust development potential within the associated 'orange' area, which would retain some future capacity for 'small scale' development.

Having regard to the justification for 'areas not recommended for development' (identified in red on the LCS map) the LCS recommends that:

- *New development should be kept back from the immediate road edge and not placed in the very open spaces on the lower slopes within fields;*

Comment: The application site boundary is set back some 45 - 50m from the B842 public highway. To prevent the dwellinghouse appearing prominently upon the skyline it will be necessary for it to be situated within the south-western corner of the application site, increasing the separation from the road to some 60 - 65m. Such siting would also place the building at a similar set back from the public highway as existing buildings within the Ugadale Farm grouping and would also minimise the physical gap from these.

- *The proposed contour shown on the ROA for the limit of development up the slopes between Peninver and Kildonan is indicated along the 50m contour. This is too high and there should be no development which goes above the 30m contour. This would remain consistent with the line of the existing farmsteads. To build above this line would bring new development too high up the slopes;*

This particular recommendation is not applicable to the current proposal – it is noted that the Ugadale Farm grouping is situated on the 40m contour.

- *This is generally a wide open landscape with extensive visibility in all directions and is open to views from the road.*

Comment: Whilst the site does occupy an elevated location relative to the adjacent public highway, it is again noted that the site is visually contained by the presence of built development to the south and escarpment to the north and east. The development would be visible in long distance panoramic views of the landscape looking south from a short stretch of the B842 and High Ugadale Farm (approx 1km to the north). It is however noted that a modest dwellinghouse of appropriate design and recessive finishes would not appear prominently in such views and would be placed within the immediate context of existing development rather than the introduction of isolated built development, and as such would not significantly alter or adversely impact upon landscape character.

Having regard to the above, it is considered that, despite being identified within an 'area not recommended for development' in the North and South Kintyre Landscape Capacity Study, the proposed development site is located in sufficient proximity to and, shares the same characteristics as the land identified with development capacity around Ugadale Farm, to warrant assessment in a similar manner in terms of impact upon landscape character. Over and above this, the proposal is also consistent with the relevant and more specific justification given within the text of the LCS, and having regard to this, it is considered that the proposal will not significantly alter or

adversely impact upon the Area of Panoramic Quality within which it is located and as such may be considered consistent with the provisions of STRAT DC 8 and LP ENV 10.

D. Road Network, Parking and Associated Transport Matters.

Access to the site shall be via a new vehicular access onto the B842. The proposed access will serve both the proposed dwellinghouse and the existing property Ugadale Cottage and associated veterinary practice with the existing entrance to be closed off. The Area Roads Manager has not raised objection to the proposal subject to the imposition of conditions relating to the standard of construction, geometry and visibility splays of the proposed new junction, means of ensuring that the existing access is closed off and provision of on-site parking and turning. It is also noted that the proposal would result in a significant road safety improvement as the existing junction has substandard visibility to the north. The proposal is considered consistent with the provisions of LP TRAN 4 and LP TRAN 6.

E. Infrastructure

Water shall be by connection to an existing private water supply. The Area Environmental Health Manager has not raised objection subject to a condition requiring the adequacy of the supply to serve additional development being demonstrated. Foul drainage shall be to a new private sewerage system in the absence of connection to a public sewer being available, No details have been submitted for approval but can be secured through a subsequent AMSC application. The proposal is considered consistent with the provisions of LP SERV 1 and LP SERV 4.

Appendix B – List of Third Party Representation in Support of the Proposal

	Name:	Address:	Date received:
1	Wendy Steadman	South Crossaig, Skipness	21.09.10
2	M. Gannon	Kildonald Cottage, Peninver	22.09.10
3	R. MacLean	33 Oakhill Tarbert	20.09.10
4	Over 60's Lunch Club, Tarbert	No address provided	20.09.10
5	Mrs Gloria Cunningham	1 Millers Park, Saddell	16.09.10
6	Alan Milstead	Dunvalanree, Carradale	16.09.10
7	Moira Foreman	Ballyholme, Waterfoot, Carradale	17.09.10
8	Angela & Glynn Arkell	No address provided	17.09.10
9	Archie & Crystal Paterson	Grimond, Portrigh, Carradale	17.09.10
10	A.M. Paterson	Fairwinds, Portrigh, Carradale	17.09.10
11	A.P. Leibbrandt	The Square, Torrisdale, Carradale	17.09.10
12	? Smithson	Torrisdale Square, Torrisdale, Carradale	17.09.10
13	Keith Campbell	Limetrees, Carradale	17.09.10
14	Ken & Dorothy Smith	6 Sealand, Peninver	17.09.10
15	Mrs Mary McMillan	The Anchorage, Carradale	17.09.10
16	Mr & Mrs W. Bidmead	Tom Dhu, Peninver	16.09.10
17	Glyn & Patricia Baxter	Inglewood, Carradale	16.09.10
18	?	Low Moinesuadh, Carradale	16.09.10
19	Mr & Mrs David MacPherson	No address provided	16.09.10
20	Stanley Moir	Kildonan, Saddell	15.09.10
21	Joanna MacKay Forbes	Barmolloch, Gorgport, Carradale	15.09.10
22	Mr & Mrs PW Guthrie	Glenailsa, 292 East Rd, Ballochgair, Peninver	15.09.10
23	Lily Cregeen	Ballochgair Cottage, East Road, Peninver	15.09.10
24	Archibald & Margaret Graham	Fairwinds, Peninver	15.09.10
25	Catherine Pendreigh	By e-mail	13.09.10
26	Douglas & Diana MacKenzie	Cnoc Na Riabhach, Saddell	15.09.10
27	John, Ileana & Kenneth Craig	Lincona, Peninver	15.09.10
28	M. Montgomery	No address provided	15.09.10
29	Mairi Paterson	The Square, Carradale	15.09.10
30	John McKerral	No address provided	15.09.10
31	Margaret & Mike Read	Fair Winds, Peninver	16.09.10
32	D & E Elias	Gorton Cottage, Carradale	17.09.10
33	Alexander MacKinnon	Church Cottage, Carradale	17.09.10
34	C A West	Caple Lodge, Torrisdale	16.09.10
35	Mrs J Wilmot	Shore Cottage, Shore Rd. Carradale	16.09.10
36	Brian Gee	Lefkara, High Airds, Carradale East	17.09.10
37	Rosalind Campbell	Goirtean House, Carradale	17.09.10
38	Martin Mears	Diaglen, Shore Rd, Carradale	17.09.10
39	Walter Campbell	Goirtean, Carradale	17.09.10
40	A. MacMillan	No address provided	20.09.10
41	S T Bellshaw	Tarbert Youth Group, Tarbert	20.09.10
42	John Williamson	No address provided	20.09.10
43	Mrs Betty MacGregor	Broonfield, Carradale	20.09.10

44	Gloria Biggins	No address provided	20.09.10
45	Mr S. Norman	Cuille-Ard, Shore Road, Carradale	20.09.10
46	Mary McKerrall	Inyana, Torrisdale, Carradale	20.09.10
47	M. Dea ?	No address provided	20.09.10
48	Kyla Thin ?	No address provided	20.09.10
49	P. Weaver ?	No address provided	20.09.10
50	Amy Johnstone	Kilberry	20.09.10
51	John & Ishabel McConnachie	Scalladh-Na-Mara	20.09.10
52	Heather Bellshaw	Fasgadh Torinturic, Tarbert	20.09.10
53	D. Bellshaw	Torinturk, Kilberry, Tarbert	20.09.10
54	R. Osbourne ?	No address provided	20.09.10
55	John Taylor ?	No address provided	20.09.10
56	Mrs Margaret Gruber	21 Tormhor, Carradale East	20.09.10
57	Edna Paterson	Lynndale, Carradale	20.09.10
58	David & Phyliss Washington	Rubha Darach, Torrisdale, Carradale	20.09.10
59	Wendy Vandome	Burnside Cottage, Saddell	20.09.10
60	Jay & Billy Martindale	No address provided	20.09.10
61	P. Japp ? & S.Stansfield,	The Glen, Carradale	21.09.10
62	Kenneth & Nannette Campbell	No address provided	21.09.10
63	Carol & Robert Abernethy	The Arch, Torrisdale, Carradale	21.09.10
64	Alisdhair D Silcock	Drumgrave, Glen Lussa, Peninver	21.09.10
65	Dave & Trish Pearson	Bridgend Cottage, Campbeltown	22.09.10
66	Mr & Mrs Edwards	15 Front Row, Drumlemble	22.09.10
67	Mrs Watson ?	Drumfearne, Carradale	22.09.10
68	F.W. Woodier	Tom Dhu, Peninver	22.09.10
69	Josephine, Sharon & Laurens Denson,	Low Smerby Farmhouse, Peninver	23.09.10
70	Mrs M Cook	The Hollies, Hillside Road, Carradale East	22.09.10
71	S. McKinlay	Coul Na Mara, Peninver	23.09.10
72	R. Pullen	Ugadale Farm, Peninver	28.09.10
73	S. Fortune & M. Leech	5 Burnbank, Drumlemble	28.09.10
74	?	Iona, 3 St Columbas Way, Southend	28.09.10
75	Mr Donald Brown	141 Ralston Road, Campbeltown	28.09.10
76	Judith A MacAllister	Kerala, High Askomil, Campbeltown	28.09.10
77	Jason Brown	No address provided	28.09.10
78	Muasdale Surgery	Muasdale	28.09.10
79	T&H Glenn	No address provided	28.09.10
80	Derek & Mary Gray	Saddell	24.09.10
81	H M Carrier	St. Mary's, Pier View, Low Askomil, Campbeltown	28.09.10
82	A W Gillies	Ballochgair Farm, Peninver	28.09.10
83	Mrs Joan McHugh	The Gardens, Skipness	24.09.10
84	Dr C J Steadman	South Crossaig, Skipness	24.09.10
85	Donald Brown	130 Ralston Road, Campbeltown	29.09.10
86	Cassandra Brown	130 Ralston Road, Campbeltown	29.09.10
87	Sheena Brown	130 Ralston Road, Campbeltown	29.09.10
88	Andrew Brown	130 Ralston Road, Campbeltown	29.09.10
89	Janice McKendrick	No address provided	29.09.10
90	A Clark ?	No address provided	29.09.10
91	Jacqueline Shaw	No address provided	29.09.10