

**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**

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**Reference No:** 10/02137/PP

**Planning Hierarchy:** Local Development

**Applicant:** Argyll Community Housing Association (ACHA)

**Proposal:** Extension to existing flatted development to form two additional residential units and formation of enclosed garden areas.

**Site Address:** 96 -110 Longrow, Campbeltown

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**DECISION ROUTE**

**Local Government Scotland Act 1973**

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**(A) THE APPLICATION**

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

- Erection of 2 semi-detached town houses;
- Formation of parking areas;
- Formation of garden areas.

**(ii) Other specified operations**

- Connection to public water supply;
  - Connection to public waste water network
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**(B) RECOMMENDATION:**

It is recommended that the application be approved subject to conditions listed in the report.

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**(C) HISTORY:**

Although there is no formal planning history on the site, it is worth noting that the site formed part of a substantial flatted development of Council property until recently, since transferred to ACHA and subsequently demolished. A second application has been

submitted for the redevelopment of the remainder of the site and the site of the adjacent Council roads depot under reference 10/02153/PP.

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**(D) CONSULTATIONS:**

Area Roads Manager (report dated 23<sup>rd</sup> February 2011) – refer to concerns expressed following discussion with the Council's Flood Alleviation Manager and object on flood risk grounds until agreement has been reached on the establishment of finished floor levels.

*Comment: This concern pertains to the wider redevelopment of the site, but ought not to have implications for the extension of this existing block of property as extensions to existing buildings are outwith the scope of flood risk control as per Planning Advice Note 69 (Planning and Building Standards Advice on Flood Risk).*

Scottish Water (letter dated 2<sup>nd</sup> February 2011) - no objection but advised that the applicant will be required to submit a Development Impact Assessment direct to Scottish Water on the event of the planning authority granting permission.

Public Protection (memo dated 31<sup>st</sup> January 2011) - no objections.

Health and Safety Executive (letter dated 4<sup>th</sup> February 2011) - no objections.

Historic Scotland (letter dated 31<sup>st</sup> January 2011) - no objections.

West of Scotland Archaeology Service (Email dated 31<sup>st</sup> January 2011) - no objections.

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**(E) PUBLICITY:**

None

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**(F) REPRESENTATIONS:**

None

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**(G) SUPPORTING INFORMATION**

**Has the application been the subject of:**

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|-------|--|-----|
| (i)   | <b>Environmental Statement:</b>  | No  |
| (ii)  | <b>An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:</b>   | No  |
| (iii) | <b>A design or design/access statement:</b>  | No  |
| (iv)  | <b>A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc:</b> | Yes |

Flood Risk Assessment

**Summary of main issues raised by each assessment/report**

The FRA set out the source of potential flooding and states the argument behind the proposed finished floor levels. In conclusion the FRA sets out that the proposed FFLs are appropriate to ensure properties will not be flooded

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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.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements  
STRAT DC 9 – Historic Environment and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment  
LP ENV 19 – Development Setting, Layout and Design  
LP HOU 1 – General Housing Development  
LP HOU 2 – Provision of Housing to Meet Local Needs including Affordable Housing Provision  
LP HOU 4 – Housing Green-Space  
LP TRAN 6 – Vehicle Parking Provision

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)

Affordable Housing Guidance Note (2007)

The Town & Country Planning Act (Scotland) 1997

The Planning etc. (Scotland) Act, 2006

SPP, Scottish Planning Policy, 2010

Planning Advice Note (PAN) 69 (Planning and Building Standards Advice on Flood Risk)

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<b>(K)</b>	<b>Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:</b>	No
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<b>(L)</b>	<b>Has the application been the subject of statutory pre-application consultation (PAC):</b>	No
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<b>(M)</b>	<b>Has a sustainability check list been submitted:</b>	No
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<b>(N)</b>	<b>Does the Council have an interest in the site:</b>	Yes
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<b>(O)</b>	<b>Requirement for a hearing:</b>	No
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**(P) Assessment and summary of determining issues and material considerations**

This proposal is to add additional units of accommodation to the northern end of the one original remaining three storey block of property at Park Square, Cambeltown, following the demolition of the remainder of the former Council flats on the adjacent land. The development is intended as a means of improving the overall appearance of the block, which at present, has unattractive gable ends in a prominent location on the approach into and out of the town centre. The application is associated with a larger redevelopment proposal for the remainder of the site plus land forming part of an adjoining former council depot, where a further 30 dwelling development is envisaged (10/02153/PP).

The development comprises appropriate infill/redevelopment within the local plan settlement boundary in accordance with Structure Plan policy STRAT DC 1. The Council's flood alleviation manager in consultation with the area roads engineer has raised concerns about prospective floor levels across the wider site and the extent to which they satisfy flood risk concerns. However, these two units constitute an extension to an existing block with levels determined by the level of the existing building. As extensions to existing buildings are outwith the scope of flood risk control, notwithstanding their concerns which are relevant to levels being established for the wider scheme, it is not an objection which can be substantiated in respect of the extensions proposed to this particular block.

The Health and Safety Executive has not raised objections in relation to the location of the development within the safeguarding zone for the nearby Transco gas storage facility at The Roding.

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<b>(Q)</b>	<b>Is the proposal consistent with the Development Plan:</b>	Yes
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**(R) Reasons why planning permission or a Planning Permission in Principle should be granted**

The proposal forms part of the rejuvenation of a vacant brownfield site in a prominent edge of centre location. The extensions proposed will enhance the appearance of an existing building and will assist in providing a positive gateway development for those leaving and entering Campbeltown to and from the North. The proposal conforms to the relevant development plan policies and that there are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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

N/A

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

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**Author of Report:** David Love

**Date:** 28 February 2011

**Reviewing Officer:** Peter Bain

**Date:** 28 February 2011

**Angus Gilmour  
Head of Planning**

## **CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 10/02153/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.*

2. Prior to the commencement of development full details of the external finishing materials including the roof covering shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

*Reason: In the interests of visual amenity, in order to ensure that the development integrates with its surroundings.*

3. The development shall be implemented in accordance with the details specified on the application form dated 8/12/2010 and the approved drawing reference numbers:

Plan 1 of 12 (Site Plan as Existing at scale of 1:1000)  
Plan 2 of 12 (Site Plan as Proposed at scale of 1:200)  
Plan 3 of 12 (Park Square Flats Elevations as Existing at scale of 1:100)  
Plan 4 of 12 (Park Square Flats as Existing at scale of 1:100)  
Plan 5 of 12 (Block B Elevations as Proposed at scale of 1:100)  
Plan 6 of 12 (Block B Ground Floor Plans as Proposed at scale of 1:50)  
Plan 7 of 12 (Block B first Floor Plan as Proposed at scale of 1:50)  
Plan 8 of 12 (Block B Second Floor Plan as Proposed at scale of 1:50)  
Plan 9 of 12 (Block B Roof Plan as Proposed at scale of 1:50)  
Plan 10 of 12 (Block B Section A-A as Proposed at scale of 1:50)  
Plan 11 of 12 (Block B Section B-B as Proposed at scale of 1:50)  
Plan 12 of 12 (Park Square Residential Drainage Scheme at scale of 1:200)

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.*

### **NOTE TO APPLICANT**

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), 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 (as amended) 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.
- Please note the advice contained within the attached letter from Scottish Water. Please contact them direct to discuss any of the issues raised.

## **APPENDIX A – RELATIVE TO APPLICATION NUMBER 10/02137/PP**

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

#### **(A) Settlement Strategy**

The site is located within the 'settlement' zone for Campbeltown and is primarily subject to policy STRAT DC1 (Development within the Settlements) of the approved 'Argyll and Bute Structure Plan' 2002. The site lies within a wider area allocated as an 'Area for Action' (AFA) reference 14/4 in respect of town centre redevelopment which is intended to consider appropriate relocation/redevelopment opportunities and to consider townscape enhancement opportunities (particularly on the Kinloch Road and Longow frontages).

The principle of residential development on this site is considered acceptable in terms of the provisions of the development plan.

#### **(B) Location, Nature and Design of Proposed Development**

Historically the site formed part of a development of run down Council properties known as Park Square. These have been demolished in recent years and ACHA have an intention to replace those units with a more iconic development on the approach into Campbeltown.

This proposal forms a small part of that redevelopment, and is to erect an extension to either end of the single block of flats (Block B) retained when the other blocks were demolished, in order to create two dwellings. The overall development proposal is for the erection of 32 dwellings consisting of 30 flats over 4 blocks and 2 semi-detached units. In order to achieve this development and make best use of the site McCallum Street is being closed to through traffic and a former Council depot, located south of the original site, is being incorporated into the development area. The remainder of the development (30 units proposed) is subject to a separate application for planning permission (10/02153/PP).

##### Block A

This part of the development sits on Longrow at the north west section of the development site. This is a small extension onto an existing row of flats, the only section of the original Council housing not to be demolished. The original block consists of a 3-storey gabled building which is being refurbished and currently a terraced group of 4 houses. The extension will be a 2-storey gabled building and will be connected via a low ridged modern link. Solar panels will adorn the roof with tiles and a precast stone will provide the external wall finish. The link will have a zinc cladding roof and will be an aluminium framed curtain wall. The extension will consist of 2 properties whilst the refurbishment will maintain the existing 4 units. Finished floor level (FFL) of this block will be 3.3m which is equal to the FFL of the existing units to which it is to be attached.

##### Block B

This application relates solely to the extension of Block B located in the uppermost North West corner of the site fronting onto Longrow. The proposal will add an additional 2 units, one to either end of the block, forming a corner unit consisting of a ground floor 1-bedroom flat with the upper 2 floors as a 2-bedroom flat. Externally the extension will

have a flat roofed semi-circular feature on the gable totalling 3-storeys in height sitting below the ridge line of the existing flats. The extension will be finished in sandstone with a zinc roof. The FFL of this block will be 3.3m which is equal to the FFL of the existing units to which it is to be attached.

**(C) Built Environment**

The site lies outwith but adjacent the Campbeltown Conservation Area and therefore the design and appearance of the development needs to be of a high quality. The proposal will also act as a gateway development for the town as it will sit adjacent the new main route through the town (permission having been previously granted for the formation of a link road between Longrow and The Esplanade). With this in mind, it is considered that the proposal achieves the high quality in design through the use of appropriate scale, massing and materials. The use of pre-cast stone will provide a traditional, high quality finish and the modern features to the blocks including the semi circular gable feature on block B, the use of solar panels and Juliet-style balconies provide a mix of traditional and modern elements that will make a positive impression to visitors and residents.

**(D) Flood Risk**

The site lies within the 1:200 coastal flood risk zone as per SEPA's indicative flood risk map. With this in mind, the applicant has commissioned a flood risk assessment in support of the proposed finished floor levels across the wider development site. In respect of the extensions forming this application, the levels are to be set at those of the existing block.

The Council's Flood Risk Officer has concerns over levels proposed in respect of the new buildings on adjoining land and does not consider them appropriate to alleviate the site of flood risk. With this in mind, the applicant has submitted details of more appropriate finished floor levels and has also provided details of FFL's of other buildings in the vicinity. The new proposed levels are set out below:

- Blocks A and B (subject of this application) 3.3m as an extension to an existing building;
- Blocks C - F: (subject of application 10/02153/PP) between 3.54m and 4.35m

Other buildings in the area measure from 2.85m (Longrow) to 3.85m (Aquililibrium). The ground levels within the development measure from 3m to 3.5m with the new road measuring from 2.93m to 3.62m.

It is clear from both SEPA and the Council's Flood Risk Officer that concerns over flood risk on the remainder of the development site could be addressed through a condition to agree FFLs in respect of application 10/02153/PP. As far as this application is concerned, it should be noted that extensions to existing buildings are outwith the scope of flood risk control, therefore the planning authority has no remit to require the raising of FFLs within blocks A and B which are the subject of this application. With this in mind despite the Council's Roads Department raising concerns in respect of the wider development on the grounds of flood risk, it is not an objection which can be substantiated in respect of the extensions proposed to this particular block.

**(E) Archaeological Matters**

West of Scotland Archaeological Service (WoSAS) has confirmed that the site does not contain any important remains.



**(F) Road Network, Parking and Associated Transport Matters**

The block of property being extended does not benefit from any parking provision and no dedicated car parking is proposed in connection with these two additional units. The site, is within easy walking distance of the town centre as it occupies an Edge of Centre location and as such is well served by public transport and pedestrian links. (It should be noted that the redevelopment of the adjoining land subject to planning application 10/02153/PP envisages the provision of 50 communal car parking spaces to serve the 32 unit development, inclusive of the two units which are the subject of this application).

**(G) Infrastructure**

The development intends to connect to the public water supply and waste water systems. Scottish Water has not objected but has advised that further details will be required from the applicant prior to connection to their network.

A system of surface water drainage via SuDS is provided ensuring appropriate surface water drainage of the site. This system will ensure that surface water is kept off the access road.

**(H) Other Key Policy Matters**

The proposal lies within the safeguarding radius for the nearby Transco gas storage facility and as such the Health and Safety Executive has been consulted for their comments. As the site previously accommodated significant housing and works could have been undertaken to refurbish and continue to use this housing rather than demolition and rebuilding the H&SE has not objected to this proposal.