

**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:** 10/01899/PP

**Planning Hierarchy:** Local

**Applicant:** A Bulloch

**Proposal:** Erection of two holiday lodges, formation of vehicular access, installation of septic tank and associated landscaping

**Site Address:** 250 metres south west of Castle Ascog, Loch Ascog, Millhouse, By Tighnabruaich

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**DECISION ROUTE**

**(i) Local Government (Scotland) Act 1973**

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**(A) THE APPLICATION**

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

- Erection of 2 single storey pitched roof holiday lodges
- Formation of vehicular access onto forestry road
- Installation of septic tank foul drainage system with soakaway

**(ii) Other specified operations**

- § Connection to public water main
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**(B) RECOMMENDATION:**

- a. Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions, reasons and informative note within this report.
  - b. The Area Capacity Evaluation (ACE) undertaken in association with the assessment of this application should be endorsed as a material consideration in the assessment of future applications within the "*Area of Common Landscape Character*".
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**(C) HISTORY:**

An application for Planning Permission (ref: 09/00210/DET) for the erection of two lodges on land some distance to the south west of the current application site was withdrawn in September 2010.

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**(D) CONSULTATIONS:**

**Area Roads Manager** (report dated 8<sup>th</sup> December 2010)

No objections.

**Scottish Water** (letter dated 9<sup>th</sup> December 2010)

No objections.

**West of Scotland Archaeology Service** (email dated 9<sup>th</sup> December 2010)

No substantive archaeological issue raised.

**Scottish Rights of Way and Access Society** (letter dated 3<sup>rd</sup> January 2011)

There is a right of way passing through the area. The Society requests that this right of way remains open and free of obstruction both during and after any development takes place.

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**(E) PUBLICITY:**

Regulation 20 Advertisement (closing date 7<sup>th</sup> January 2011).

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**(F) REPRESENTATIONS:**

Three representations have been received from the following:

J M O Mitchell, Kirkokerry, Millhouse (letter dated 5<sup>th</sup> January 2011)

Michael Mitchell, Kirkokerry, Millhouse (letters dated 5<sup>th</sup> January and 29<sup>th</sup> May 2011)

Janet Sidaway, 13 Marchhall Crescent, Edinburgh (letters dated 28<sup>th</sup> January and 1<sup>st</sup> June 2011).

- i. There is no need for new housing in this quiet location. Construction work would lead to noise and peaceful character would be lost thereafter. Shooters and fishermen could walk or be driven to the site rather than living at it. There is plenty of accommodation nearby at Portavadie.

*Comment: The application is not for housing as such but relates to the provision of holiday accommodation. Construction work would entail temporary disruption but it is not considered that the small-scale development proposed would alter*

*the nature of the landscape in a detrimental manner. The other issues will be addressed in the Assessment section below.*

- ii. Proposal would impinge on the Cowal Way.

*Comment: As recommended by the Scottish Rights of Way Society, a condition protecting the Cowal Way can be attached.*

- iii. The support of the owner of the two adjacent cottages is conditional upon the applicant granting a servitude right of access to her properties.

*Comment: This issue is essentially a civil matter between the parties concerned and does not have a material bearing upon the planning aspects of the case.*

- iv. The proposed lodges are neither a 'sensitive' addition to the area (being completely out of sympathy with the 'traditionally designed building') nor would they have a 'minimum impact'; they would, in fact, be visually very obtrusive.

*Comment: These issues will be addressed in the Assessment section below.*

- v. There is today such pressure on the wild environment from human development that there should be an assumption of not allowing development on wild land unless there are truly urgent and pressing reasons to do so, which is not the case here.

*Comment: The purpose of the Area Capacity Evaluation is to identify land in sensitive areas where there might be the possibility of successful development. The ACE report is included in Appendix B of this report.*

- vi. In the report, it is stated that the proposed development is served by a forest road. In fact, the existing road is near the top of the hill and a spur road will need to be built down to the lodges.

*Comment: The report has been amended accordingly.*

- vii. Water, sewerage and electricity would all have to be brought from Portavadie.

*Comment: None of these three matters are considered to be a constraint to development.*

## **(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

(v) **Supporting Statement**

In a letter dated 1<sup>st</sup> November 2010, Stewart Associates have submitted information in support of the application. The points made can be summarised as follows:

- The application proposes two detached lodges for use in connection with outdoor pursuits, namely: walking (adjacent to the Cowal Way); shooting (adjacent to licensed shooting grounds); fishing (adjacent to Loch Ascog and near to Loch Fyne); and cycling (adjacent to forest tracks);
  - The business is complementary to the Portavadie Marina development which provides access to sailing facilities, restaurant, bar, office and waterside letting apartments;
  - The forest resource is considered to be a key component of the on-going development with the overall intention of providing a Scottish tourist destination of unrivalled quality. This has been recognised by Highlands and Islands Enterprise by their support as an 'eligible business' and considers the significant employment benefits already created. Recent 5-star Scottish Tourism ratings for the Marina's water-side apartments confirm the client group's desire to provide a mix of luxury and affordable holiday options;
  - The location of the proposed lodges allows shooting, fishing and walking parties to be within the forest in a secluded but accessible site. It is considered that the design of the lodges is appropriate for its loch-side location with the building's connecting visually with the existing group of cottages and the ruins of Castle Ascog;
  - The proposed single track access road is designed to follow existing contours and will effectively be hidden from view when the re-planted forest matures. It also has the advantage of providing the neighbouring buildings with a vehicular access allowing their re-use and visitor potential to be realised;
  - It is not considered practical for shooting and fishing parties to be located elsewhere or off-site. Such groups have particular needs which can be accommodated in the relative seclusion of the forest;
  - The existing site is arguably unsightly with recent de-forestation and forest road access works leaving the area more reminiscent of a building site than that of a desirable rural location. The forest will, however, quickly regenerate and, as part of the applicant's forestry plan, the relative impact of the development will be further reduced having negligible impact on the designated 'sensitive countryside' area.
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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 & Bute Structure Plan' (adopted November 2002)

STRAT DC 5 – Development in Sensitive Countryside  
STRAT DC 8 – Landscape and Development Control  
Objective TOUR 1 – Tourism

'Argyll & Bute Local Plan' (adopted August 2009)

Policy LP ENV 10 – Development Impact on Areas of Panoramic Quality  
Policy LP ENV 13a – Development Impact on Listed Buildings  
Policy LP ENV 19 – Development Setting, Layout and Design  
Policy LP TOUR 1 – Tourist Facilities and Accommodation  
Policy LP TRAN 4 – New and Existing, Public Roads and Private Access Regimes

**(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.**

Not applicable

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**(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No**

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**(L) Has the application been the subject of statutory pre-application consultation (PAC): No**

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**(M) Has a sustainability check list been submitted: No**

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**(N) Does the Council have an interest in the site: No**

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**(O) Requirement for a hearing (PAN41 or other): No**

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

For the purpose of the Development Plan, the site for the erection of two holiday lodges is located within '*Sensitive Countryside*'. Under STRAT DC 5 of the Structure Plan, encouragement shall only be given to small-scale development (i.e. less than five units) that constitutes infill, rounding-off, redevelopment or change of use of building development.

In special cases, development in the open countryside may be supported if it accords with an area capacity evaluation which demonstrates that the specific development will integrate sympathetically with the landscape and settlement pattern and the development will result in one of the following outcomes:

- a. A positive development opportunity yielding significant countryside management or environmental enhancement benefit or building retention benefit, or local community benefit or economic benefit: OR
- b. A development with a locational need to be on or in the near vicinity of the proposed site.

The ACE concludes that there is capacity for small scale development on the lower slopes leading down to Loch Ascog and based around the two existing clusters of cottages. In terms of scale, the proposed units would accord with the definition of '*small-scale*' (i.e. less than five units) and they would be orientated in a similar fashion to the existing two cottages in the vicinity.

There would also be a limited economic benefit to the locality with the provision of further accommodation in the Portavadie/Millhouse/Tighnabruaich area.

The agent's claim of locational need (the lodges will be used in connection with outdoor pursuits such as walking, fishing and shooting) has a degree of credence and the nature of the accommodation is perhaps of a different type than is located at Portavadie, which (so far) is more directly linked to the activities at the marina.

No significant infrastructure or servicing issue have arisen during the processing of the application.

On the basis of the foregoing, the proposal can be considered positively in terms of Development Plan policy.

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

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**(R) Reasons why planning permission or a Planning Permission in Principle should be granted**

The proposal accords with policies STRAT DC 5, STRAT DC 8 and Objective TOUR 1 of the Argyll and Bute Structure Plan 2002 and policies LP ENV 10, LP ENV 13a, LP ENV 19, LP TOUR 1 and LP TRAN 4 of the Argyll and Bute Local Plan (2009) and the proposal raises no other material consideration which would justify refusal of permission.

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

Not applicable.

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

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**Author of Report: Steven Gove**

**Date: 30/5/2010**

**Reviewing Officer: David Eaglesham**

**Date: 1/6/2010**

**Angus Gilmour  
Head of Planning & Regulatory Services**

## CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01899/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. The development shall be implemented in accordance with the approved drawings: Drawing Number 0543/F/P01B; Drawing Number 0543/F/P02B; Drawing Number 0543/F/P03; and Drawing Number 0543/F/P07A unless the prior written approval of the Planning Authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

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

3. The holiday units hereby approved shall be used solely for holiday occupation and shall not be occupied by any individual, family or group for more than three months cumulatively in any calendar year without the prior written consent of the Planning Authority.

*Reason: In accordance with the use applied for to ensure the use of the units accords with current Development Plan Policy.*

4. Development shall not begin until details of a scheme of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- i) existing and finished ground levels in relation to an identified fixed datum
- ii) existing landscaping features and vegetation to be retained
- iii) location and design, including materials, of walls, fences and gates
- iv) soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub
- v) programme for completion and subsequent on-going maintenance.

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority. 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 the development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

*Reason: In the interests of visual amenity, for the avoidance of doubt and to ensure the implementation of a satisfactory scheme of landscaping.*

5. Unless otherwise agreed in writing with the Planning Authority, the existing footpath which crosses the site (a Right of Way known as the Cowal Way and shown in green on Drawing Number 0543/F/P01B) shall be retained on its present alignment and maintained free from obstruction both during construction and after the occupation of the units hereby approved.



*Reason: In order to maintain the pedestrian facilities within the area and having regard to the existence of a registered Right of Way within the site.*

6. Prior to the commencement of any works on the lodge buildings, details (including samples) of the external finishes and roof covering shall be submitted to and approved in writing by the Planning Authority. The details submitted in respect of the roof covering shall show the use of a profiled metal sheeting (or similar). Unless otherwise agreed in writing with the Planning Authority, the lodges shall be constructed using the approved materials.

*Reason: In the interests of visual amenity in order to reflect the materials used in the vicinity and for the avoidance of doubt.*

#### **NOTE TO APPLICANT**

In order to comply with Section 27A(1) of the Town & 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 & 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 complete.

## APPENDIX A – RELATIVE TO APPLICATION NUMBER 10/01899/PP

### A. Settlement Strategy

The application site is located approximately 25 metres from the western shore of Loch Ascog, which itself lies 1.5 kilometres to the north east of Portavadie. The proposal involves the erection of two holiday lodges which are to be served by a new gravel driveway taken from an existing forestry access road. The lodges will be single storey with a mixture of white render/timber external wall finish and a pitched roof with a profiled metal sheeting finish. A new septic tank and soakaway are to be installed whilst connection is to be made to the existing public water supply.

For the purpose of the Development Plan, the site is located within '*Sensitive Countryside*'. Under STRAT DC 5 of the Structure Plan, encouragement shall only be given to small-scale development (i.e. less than five units) that constitutes infill, rounding-off, redevelopment or change of use of building development.

In special cases, development in the open countryside may be supported if it accords with an area capacity evaluation which demonstrates that the specific development will integrate sympathetically with the landscape and settlement pattern and the development will result in one of the following outcomes:

- c. A positive development opportunity yielding significant countryside management or environmental enhancement benefit or building retention benefit, or local community benefit or economic benefit: OR
- d. A development with a locational need to be on or in the near vicinity of the proposed site.

Developments which do not accord with this policy are those outwith the above categories and those with incongruous siting, scale and design characteristics.

In this particular case, the proposed units cannot be considered as infill or rounding-off given that they are approximately 110 metres to the south west of the nearest buildings. Neither can they be regarded as change of use or redevelopment as there are no existing buildings within the site. Given its open countryside location, it has been necessary to undertake an Area Capacity Evaluation (ACE), the details of which are contained in Annex B of this report.

As Members will note, the ACE concludes that there is capacity for small scale development on the lower slopes leading down to Loch Ascog and based around the two existing clusters of cottages. In terms of scale, the proposed units would accord with the definition of '*small-scale*' (i.e. less than five units) and they would be orientated in a similar fashion to the existing two cottages in the vicinity.

There would also be a limited economic benefit to the locality with the provision of further accommodation in the Portavadie/Millhouse/Tighnabraich area.

The final caveat in STRAT DC 5 for accepting development that would not fall within the above definitions is if a locational need can be demonstrated that the development requires being on or in the near vicinity of the proposed site. The *Glossary* section of the Local Plan 2009 provides the following definition of '*locational need*':

*"A necessity for a proposed development to be located at or in close vicinity of the development site; 'necessity' in this context means more than 'convenience' and*

*should directly relate to supporting the operations of a business and associated land or water use or else supporting a bad neighbour development at a location where land use conflict will not occur”.*

In the agent’s submission (summarised in Part G Section (v) above), it is stated that the lodges will be used in connection with outdoor pursuits such as walking, fishing and shooting. There is some credence to this argument in that the site is adjacent to water and to the Cowal Way and the nature of the accommodation is perhaps of a different type than is located at Portavadie, which (so far) is more directly linked to the activities at the marina.

In tying together the various strands associated with the proposal (ACE findings; economic benefit; and locational need claim), it is considered that the proposed development can be viewed favourably in the context of STRAT DC 5 of the Argyll and Bute Structure Plan 2002.

## **B. Location, Nature and Design of Proposed Development (Including Impact upon Environment)**

For the purposes of the Local Plan, the site is located within an ‘*Area of Panoramic Quality*’ and Policy LP ENV 10 of the plan seeks to resist development within such an area where its scale, location or design would have a significant adverse impact on the character of the landscape unless it can be demonstrated that any significant adverse effects are outweighed by social and economic benefits of national or regional importance. In all cases, the highest standards of location, siting, landscaping, boundary treatment, materials and detailing will be required.

Policy LP ENV 19 seeks the production and execution of a high standard of appropriate design in accordance with the principles of Appendix A of the document. The development shall be sited and positioned so as to pay regard to the context within which it is located. The layout and density shall effectively integrate with the countryside setting and developments with poor quality or inappropriate layouts or densities will be resisted. The design of developments and structures will be compatible with the surroundings and particular attention will be paid to massing, form and design within sensitive locations such as ‘*Areas of Panoramic Quality*’.

As the site is located within ‘*Sensitive Countryside*’. Policy LP TOUR 1 of this plan presumes in favour of new tourist facilities and accommodation providing that it satisfies a number of criteria. In particular, the development should be of a form, location and scale that are consistent with STRAT DC 5 of the Structure Plan detailed above. In addition, the development should be well related to the existing development pattern and should avoid dispersed patterns of development, unless the developer has demonstrated a locational requirement based on the need to be near to the specific tourist interest being exploited and that the facility will not damage these interests.

In this particular case, the site is not visually prominent as it is located within the scrub land that is situated between the existing forestry access and Loch Ascog. The route of the Cowal Way does run through the site but it is not known how popular this walking route is.

Notwithstanding that the site is not visually prominent, the landscape between Portavadie and Loch Ascog is relatively free of physical development. The remains of Castle Ascog stand on the south western shores of the loch whilst there are two small cottages in the vicinity of the castle remains. Above the northern shore of the loch there

is the group of buildings known as Auchoirk Cottages. As concluded in the ACE, the lower slopes of the land surrounding the loch are quite distinct in character in that they accommodate the only development within the wider landscape that is situated northwards of the road that links Millhouse to Portavadie. The proposed design of the two lodges is relatively simple and they will use a mixture of traditional materials such as render and timber.

Having regard to the conclusion of the ACE process, the modest size of the buildings and their relatively traditional finishes, the proposal is considered to be in accordance with Objective TOUR 1 of the Structure Plan and LP ENV 1, LP ENV 10, LP ENV 19 and LP TOUR 1 of the Local Plan.

### **C. Road Network and Parking**

The site would be served by an access from the existing forestry access track that runs through the Ardmarnock Forest. Given its remoteness from the public road network and the relatively small scale of the development, the Area Roads Manager has no objections.

On the basis of the foregoing, the proposal is considered to be in accordance with LP TRAN 4 of the Local Plan.

### **D. Foul Drainage and Water Supply**

There is no existing public sewerage system at the site with the consequence that the application proposes the installation of a septic tank and soakaway. Connection is to be made to the existing public water supply. Neither of these arrangements has been questioned as part of the consultation or advertisement process.

### **E Impact Upon Listed Building**

Castle Ascog is a Category 'B' Listed Building which is located approximately 250 metres to the north east of the development site. Given the distance between the site and the ruin, and the fact that there are two existing cottages located on the land between the two, it is not considered that the proposed lodges would have an adverse effect upon the setting of the Listed Building.

On this basis, the proposal is considered to be in accordance with LP ENV 13a of the Local Plan.

## **APPENDIX B – RELATIVE TO APPLICATION 10/01899/PP**

### **AREA CAPACITY EVALUATION**

#### **LAND SURROUNDING LOCH ASCOG, MILLHOUSE, BY TIGNABRUAICH**

##### **(A) Purpose of the Assessment**

This assessment has been undertaken in accordance with the Supplementary Planning Guidance approved by the Council in February 2009, which sets out situations in which an assessment may be triggered.

The guidance requires that the findings should be made available to applicants and/or agents and to Members of the Committee in advance of the determination of a related application for Planning Permission in order that, if necessary, there is an opportunity to prepare a response to the findings for consideration by the Committee at the time the application is determined, and the ACE is given consideration as part of that determination process.

The area to be assessed should be identified as a wider 'area of common landscape character' within which the prospective development site is located. An ACE is to be considered by Members at the same time as the relevant development proposal is being determined and, once endorsed, it will become a material consideration in respect of any future applications within the ACE compartment.

The current assessment has been generated by an application for two holiday lodges, the formation of a vehicular access, the installation of a septic tank and associated landscaping (ref: 10/01899/PP) located within ACE compartment 2 below.

##### **(B) Area of Common Landscape Character**

The Area of Common Landscape Character subject to review as part of this ACE process is the upland forest moor mosaic principally located to the north of the U26 road that links the minor settlements of Portavadie and Millhouse. For the purposes of the Argyll and Bute Local Plan 2009, the site is located within a larger area of '*Sensitive Countryside*' that stretches along the coast in a northerly and southerly direction from Portavadie. Its character is distinct from the other parts of the '*Sensitive Countryside*' which is characterised as a rocky mosaic.

The area, which is identified on the plans attached to this report, comprises two parcels of ground, each with different characteristics. The ACE compartment is in an area categorised by the Scottish Natural Heritage 'Landscape Assessment of Argyll and the Firth of Clyde' (1996) as '*upland forest moor mosaic*'.

##### **(C) Key Environmental Features of Upland Forest Moor Mosaic**

Having regard to the SNH landscape assessment document, the key characteristics of this landscape character type insofar as they relate to this assessment are as follows:

- Upland plateau with rounded ridges, craggy outcrops and an irregular slope profile;
- Upland lochs;

- Winding narrow glens and wider river valleys;
- Extensive, large-scale mosaic of forestry plantations and small areas of open moorland;
- No field boundaries;
- Very few buildings, occasional isolated dwellings on edges of moor;
- Little access; roads typically follow shorelines.

The main landscape issues that need to be considered with regards to the proposed development within this type of landscape are as follows:

- § Identify and conserve contrasts in landscape pattern between large-scale mosaic of moorland and conifer plantations and more diverse, small-scale landscape on the fringes of the moorland;
- § The overall balance between plantations and areas of open moorland or rough grazing is sensitive and should be carefully monitored to ensure the plantations do not completely dominate the landscape and that the characteristic mosaic of woodland and open land is retained;
- § Identify areas with rich ecological interest;
- § This is a large-scale landscape, with relatively few distinctive features, so it is important to conserve the setting of small lochs, striking rocky outcrops or attractive groups of buildings;
- § There are opportunities for the sensitive conversion of some derelict traditional buildings, particularly on lower slopes, where they are close to roads.

#### **(D) Capacity to Absorb Development Successfully**

The 'area of common landscape character' that is the subject of this assessment is land located between the minor settlements of Portavadie and Millhouse. It also stretches in a northerly direction from Millhouse along the western side of the B8000 road.

The key characteristics of the area have been broken down in the following table with an assessment of the development capacity in each of the identified area types. This table should be used in conjunction with the attached plan which identifies spatially the two compartments within the ACE area:

| ACE<br>Compartment –<br>Landscape<br>Type Ref No. | Description   | Development Capacity   |
|---|---|--|
| 1   | Upland plateau with rounded ridges, craggy outcrops and an irregular slope profile<br>There is a mixture of open, afforested and cleared forest areas<br>No or little development | Not suitable for new development on the basis that the landform is not conducive to building and it exhibits certain wilderness characteristics within which development would appear incongruous                |
| 2   | Lower slopes leading down to Loch Ascog<br>There is a mixture of pasture and scrub land<br>Two groups of small cottages   | No capacity for further open countryside development<br>Limited capacity for small-scale new development based around the two existing clusters of cottages which would have minimal impact upon the environment |

As noted from the above, the 'area of common landscape character' is divided into two distinct compartments each with different characteristics and capacity. The area within which the present application falls is ACE compartment 2 which has been assessed as having limited capacity for new development. In this respect, an appropriate site has been identified within this compartment, which corresponds with application 10/01899/PP.

The present application shows the erection of two modestly-sized buildings that would measure 13.6 metres in length by 6 metres in width by 4.9 metres to the roof ridge. They would be located overlooking the loch approximately 105 metres to the south west of the two existing cottages that are situated on the western shore of the loch. The two buildings would be orientated to mirror the orientation of the two existing cottages.

## ANNEX A TO AREA CAPACITY EVALUATION

| AREA CAPACITY EVALUATION MATRIX  |  |  |   |
|--|--|--|---|
| ACE Title  |  | Land Surrounding Loch Ascog, Millhouse   |   |
| Date   | 17/04/2011   | Location   | Loch Ascog                                  |
| Surrounding Strategic Planning Zones   |  |  |   |
| Town/Village: N/A  |  |  |   |
| Minor Settlement: Yes – Portavadie and Millhouse   |  |  |   |
| Green Belt: N/A  |  |  |   |
| Countryside Around Settlements: Yes – surrounding Portavadie and Millhouse                               |  |  |   |
| Rural Opportunity Area: Located to the south of the area that is the subject of the ACE                  |  |  |   |
| Sensitive Countryside/Coast: The eastern and southern parts of the ACE are within this designation.      |  |  |   |
| Very Sensitive Countryside/Coast: The northern and western parts of the ACE are within this designation. |  |  |   |
| Landscape Description  |  |  |   |
| Context/Elevation  |  | Upland plateau with rounded ridges, craggy outcrops and an irregular slope profile at an altitude of approx. 100m. |   |
| Landform   |  | Mix of upland plateau and forestry plantations with loch   |   |
| Land Cover Mosaics   |  | Extensive, large-scale mosaic of forestry plantations and small areas of open moorland                             |   |
| Settlement Pattern   |  | Limited development – two groups of small cottages located on the northern and western slopes of Loch Ascog        |   |
| Building Style/Materials   |  | Traditionally designed dwellinghouses with rendered/stone wall finish and metal roof coverings                     |   |
| Landscape Pattern/Openness   |  | Upland plateau with rounded ridges, craggy outcrops and an irregular slope profile                                 |   |
| Notable Key Environmental Features   |  |  |   |
| Significant Historical Interest and Important Cultural Associations                                      | Scheduled Monuments<br>Unscheduled Monuments etc                                 |  | Cup and Ring Marked Rock East of Derybruich |
|  | Gardens & Designed Landscapes  |  | None  |
|  | Locations associated with people, events, art, literature, music culture         |  | None  |
| Built Heritage Importance  | Important individual buildings inc. Listed and other locally important buildings |  | Castle Ascog (Category 'B' Listed Building) |
|  | Important groups or areas of buildings including Conservation Areas              |  | None  |
|  | Other important examples of  |  | None  |



|                                |  |                           |
|--------------------------------|--|---------------------------|
|                                | built heritage including transport/industrial heritage   |                           |
| Nature Conservation Importance | Internationally important wildlife sites including SPAs and SPAs SACs Ramsar Sites   | None                      |
|                                | Nationally important wildlife sites including NNRs, SSSI, Marine Consultation Zones  | None                      |
|                                | Local important habitats, - SINC, SNW  | None                      |
|                                | Nationally and regionally important Geological/ Geomorphological Sites   | None                      |
| Access and Amenity Importance  | Long distance routes trails, mountain routes and other designated paths and their immediate corridors  | The Cowal Way             |
|                                | Important local paths/networks and their immediate corridors   | The Cowal Way             |
|                                | Important views and prospects  | None                      |
|                                | Named and other waterfalls shown on OS   | None                      |
|                                | Important car parks, lay byes etc  | None                      |
|                                | Valued landscapes including NSAs RSAs & LSAs   | Area of Panoramic Quality |
| Health and Safety Constraints  | Water catchments zones   | None                      |
|                                | MoD Zones  | N/A                       |
|                                | Air Safety – Airfield Safeguarding and CAA Consultation Zones  | N/A                       |
|                                | Safety – Health and Safety Executive Consultation Zone   | N/A                       |
| <b>INFRASTRUCTURE</b>          |  |                           |
| Road Access                    | The site is approximately 1.6 kilometres from the nearest road that has a public right of passage. It is served by a forestry road which is located approximately 140 metres to the north west of the actual lodges. A new access will be required down to the proposed buildings. |                           |
| Water                          | No known constraints   |                           |
| Sewerage                       | No known constraints   |                           |
| Electricity                    | No known constraints   |                           |
| <b>DEVELOPMENT</b>             |  |                           |
| Current Development            | Two cottages located approximately 105 metres to the north east of the application site and Auchoirk Cottages located a further approximately 800 metres in a north-easterly direction   |                           |
| Proposed Development           | Two holiday lodges   |                           |
| Other Issues/Notes             | Locational Need associated with proposed devpt.  |                           |