

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: 12/00213/PP

Planning Hierarchy: Local Development

Applicant: Scottish Power Plc

Proposal: Formation of a temporary contractor's site compound

Site Address: Land to north of Cruachan Power Station, Taynuilt, Argyll and Bute, PA33 1AN

SUPPLEMENTARY REPORT NO. 1

(A) BACKGROUND

This Supplementary Report addresses the submission of further details in relation to this application.

An e-mail from the agent acting on behalf of the applicant (28th May 2012) has confirmed that the current application also seeks planning permission for the siting of a mobile toilet portakabin currently located within the south eastern section of the application site. The existing toilet portakabin is predominantly rectangular in shape with a flat roof and provides a facility available for us by visiting contractor's working at Cruachan Power Station on various short-term contracts. There has been no record of any difficulties raised by the retention of this portable building during periods when the site is otherwise unused, and subject to the requirements of recommended conditions being met; it is considered that there are no material considerations that would warrant the refusal of planning permission for this structure. A condition is appropriate to ensure that it is either removed after 10 years, or its condition is re-assessed on application at that time, in view of the limited life expectancy of the structure.

In addition, a further condition in the granting of planning permission is recommended. This requires that no trees or shrubs within the application site are to be lopped, topped, felled or uprooted without the prior written approval of the Planning Authority. The primary reason for this condition is to protect vegetation which is important to the appearance and character of the development site and the surrounding area. In the interests of privacy and amenity, the retention of the trees and shrubs will also ensure that the development is appropriately screened from existing properties in the immediately surrounding area.

(B) RECOMMENDATION:

Having due regard to the development plan and all other material planning considerations, it is recommended that planning permission be granted subject to the conditions and reasons listed in the original report along with those appended to this supplementary report.

Author of Report: Walter Wyllie

Date: 28th May 2012

Reviewing Officer: Richard Kerr

Date: 28th May 2012

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

ADDITIONAL CONDITIONS AND REASONS RELATIVE TO APPLICATION 12/00213/PP

5. No trees or shrubs within the application site as identified by the red line on Drawing No. (OB.02.01/01), shall be lopped, topped, felled or uprooted without the prior written approval of the Planning Authority.

Reason: The landscape features hereby protected, are important to the appearance and character of the development site and their retention ensures that the development is screened from existing properties in the immediately surrounding area.

6. Within 3 months from the date of this permission, the portable building providing toilet facilities hereby approved shall be painted in a recessive colour and thereafter shall be maintained as such. The proposed recessive colour to be used shall be agreed in writing by the Planning Authority prior to the portakabin being painted. Any replacement portable building shall be painted in the same colour as the original structure was required to be painted, unless any variation thereof has been agreed in writing in advance by the Planning Authority.

Reason: In the interests of visual amenity and in order to integrate the structure with its surroundings.

7. Permission is granted for the portable building providing toilet facilities and occupying the application site at the time of this permission for a period up to 30th May 2022, following which it shall be removed from the site, unless on application permission has been granted for its retention for a further period by the Planning Authority.

Reason This temporary structure is one of limited life expectancy, the future of which should be reviewed in the future in the interests of visual amenity.