

2007

COPY

George Paton
Three Gables
14 Glassford Road
Strathaven
South Lanarkshire
ML10 6LL

24th May 2004

Mr. Steven Gove
Area Planning Officer
Planning & Building Control Department
Dunoon & District Council Offices
4 Milton Avenue
DUNOON PA23 7DX

Dear Sir

LAND AT GLENDARUEL

Further to our recent telephone conversation, I append details of the area of land at Glendaruel for which I intend to resubmit an application for Outline Planning Permission.

Original Planning Approvals were issued on 17th July 1990 (ref: 01-90-0274) and on 5th April 1991 (ref: 01-91-0013). The 1990 approval was issued to Mr P Kennedy (previous owner) for plot 1. The 1991 approval was issued to myself, George Paton, for plots 2, 3 and 4. Plot 1 did proceed to detailed planning stage, under the stewardship of George Kennedy, but I do not have the reference number.

As I explained, I am an ex-proprietor of the Glendaruel Hotel, and intend to move back into the area when I retire next year – hopefully to plot 1, if things work out.

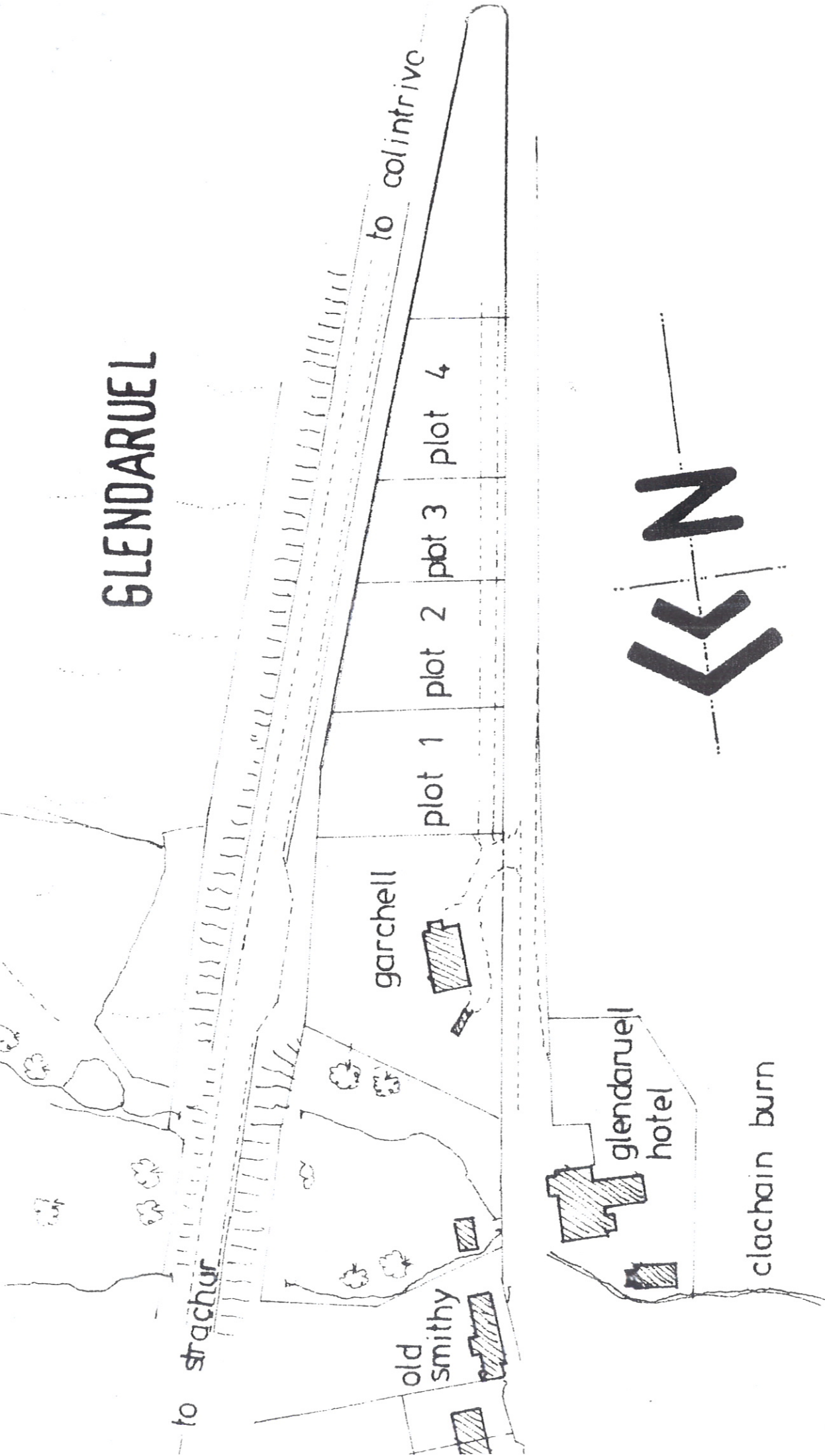
Thank you for looking at the current planning position. Hopefully, I will still be able to apply for planning approval. Should this be the case, would you sent me the paperwork or a note of to whom I should apply?

Thank you for your time.

REGARDS

GEORGE PATON

GLENDARUEL



LOCATION PLAN

1.1250



Development Services

Director: George Harper

Milton House, Milton Avenue, Dunoon, PA23 7DU

Tel: (01369) 708606 or 708607

Fax: (01369) 708609

25 May 2004

Our Ref. : BU/DC15/SG/hm

Your Ref. :

Contact : Steven Gove

Direct Line : (01369) 708603

George Paton
Three Gables
14 Glassford Road
Strathaven
South Lanarkshire ML10 6LL

Dear Mr Paton

LAND AT GLENDARUEL, ARGYLL

The Planning function for the Bute and Cowal Area acknowledges receipt of your letter dated 24 May 2004.

The department receives very many requests for informal opinions and advice.

In accordance with the *Business Unit Performance Standards* the department will endeavour to respond within **30 working days (approximately six weeks)** for those informal opinions that require a visit to the site and/or a consultation response. In certain circumstances this may not be always possible. It is of course your prerogative at any stage to submit a formal planning application for determination.

For those enquiries that do not require a site inspection/consultation such as an opinion as to whether planning permission is required, you should anticipate a reply within 10 working days (approximately two weeks). In certain circumstances this may not be always possible.

Due to the volume of enquiries received, please contact the above named officer once the period cited above has expired or following receipt of a written response to your enquiry.

Your assistance in this matter would be very much appreciated.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Phillip T J', with a long horizontal flourish extending to the right.

p.p Senior Planning Officer
Development & Building Control





Development Services

Director: George Harper

Milton House, Milton Avenue, Dunoon, PA23 7DU

Tel: (01369) 708606 or 708607

Fax: (01369) 708609

5th July 2004

Our Ref. : SG/DC/15
Contact : Steven Gove
Direct Line : (01369) 708603

Mr George Paton
Three Gables
14 Glassford Road
Strathaven
South Lanarkshire
ML10 6LL

Dear Sir

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 SITE FOR DWELLINGHOUSES, CLACHAN OF GLENDARUEL

Thank you for your letter dated 24th May 2004 in respect of the above.

The Department has examined the planning history of this site and has ascertained that the Outline Planning Permission (ref: 01/91/0013) for dwellings on Plots 2, 3 and 4 expired on 5th April 1994 whilst the Detailed Planning Permission (ref: 01/91/0640) for a dwelling on Plot 1 expired on 5th November 1997.

There have been two material changes in circumstance since the granting of the previous permissions – the Cowal Local Plan was adopted in October 1995 and the Argyll and Bute Draft District-wide Local Plan was presented for public consultation in December 2003.

Insofar as the former is concerned, there remains support for 'infill' and 'rounding off' developments within Clachan of Glendaruel with the only change being the introduction of Policy TR 3 that seeks to encourage improvements to existing roads in certain locations through the imposition of conditions on Planning Permissions – one of these locations is the old road off which access was previously proposed. The implications for any future application for residential development is that the Council would welcome the inclusion of road improvements for that stretch of road in front of the site as part of the scheme and it is recommended that you contact Mr Paul Farrell of the Roads Department (tel: 01369 703959) to discuss this issue.

The Argyll and Bute Draft District-wide Local Plan has defined what it considers to be the 'settlement boundary' of Clachan of Glendaruel, within which 'infill' and 'rounding off' development will be supported. The upper half of your site has been identified as within the settlement; given the recent planning history of the ground and the fact that this version of the Local Plan is at the 'draft' stage only, it is conceivable that the Department would be willing to accept the remainder of the ground as suitable.

Previous issues such as the design of the dwellings and the proposed foul drainage arrangements would still be of relevance and the matter of water supply is one that requires investigation prior to



any applications being submitted. If a private supply is to be used (as appears to have been the case with the previous applications), the Planning Authority would wish the adequacy of the water supply to be verified by a competent and qualified hydrologist prior to determining any application as may be submitted. You may wish to discuss this matter with Jo Rains, Senior Environmental Health Officer for the Bute and Cowal Area (tel. 01369 708614).

It is hoped that the above information and advice is of assistance to you. As you have requested, application forms are enclosed. Please do not hesitate to contact Steven Gove at the above number should you wish to discuss any of the foregoing.

Yours faithfully

A handwritten signature in black ink, appearing to read "Phillip S J", enclosed within a large, loopy oval shape that extends to the right with a long tail.

Senior Planning Officer
Planning Services

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The preliminary assessment is based upon current information. In the event of a formal application being submitted, the Council must take into account the views of consultees and representations as appropriate. The Department's report to Committee must reflect this and may, therefore, differ from the above initial assessment. Finally, the above are this Department's views and may not necessarily be those of the Committee.