

11 April 2008
Abc110408



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For the attention of Paul Convery

DRAFT

Dear Sir

Argyll and Bute Council Local Plan Clachan of Glendaruel

The purpose of this letter is to request a modification to the Argyll and Bute Finalised Draft Local Plan. The request is made on behalf of my client George Paton, an ex-proprietor of the Glendaruel Hotel, Clachan of Glendaruel. Mr Paton, not currently a resident in Argyll, intends to move back to the Glendaruel area.

My client owns land which lies to the south of the property Garchell in Clachan of Glendaruel. My client's site is bounded to the west and south by the minor road which runs through Clachan of Glendaruel. The site is bounded to the east by the A886 road.

It is requested that the Clachan of Glendaruel settlement zone in the Argyll and Bute Local Plan is modified to include all of my client's site as shown on the attached plan. The reasons for this request are set out below.

Previous Planning Permissions

I have attached a plan which shows 4 plots which previously had planning permission for residential development as set out below:

Outline planning permission for a dwelling at Plot 1 was approved in 1990 (Council ref. 01/90/0274). Detailed planning permission for this dwelling was subsequently granted. This detailed planning permission expired in 1997 (Council Ref. 01/91/0649).

Outline planning permission for the remainder of my client's site, including Plots 2-4, expired in 1994 (Council Ref. 01/91/0013). The boundary for this consent extended to the junction of the minor road and the A886.

These consents, which were not implemented, demonstrate that the site had previously been considered as being suitable in planning terms for residential development and as such should now form part of the settlement of Clachan of Glendaruel.

Local Plan History

Subsequent to the above consents being granted, the Cowal Local Plan, which was adopted in 1995, encouraged infill, rounding off, and redevelopment relating to the existing built form at Clachan of Glendaruel.

The Argyll and Bute Local Plan was published for consultation in December 2003. This draft plan introduced a settlement boundary at Clachan of Glendaruel. The settlement boundary as it applies to my client's site

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appears to be arbitrarily drawn and does not relate to any feature on the ground such as a field boundary or a road verge.

The remainder of the site is covered by two separate designations, 'Countryside Around Settlement' and 'Rural Opportunity Area'. It is requested that these designations are removed from the site and replaced with the settlement zone.

Correspondence with Argyll and Bute Council

In May 2004 my client wrote to Argyll and Bute Council indicating that he intended to submit an outline application for residential development of his site. A letter dated 5 July 2004 from Steven Gove to my client states that:

"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."

It is apparent from this letter that there was encouragement from the Council Planning Department for an outline application for residential development on all of my client's site. For personal reasons my client did not submit an application for residential development at that time.

Summary

Since the publication of the Argyll and Bute Modified Finalised Draft Local Plan 2006, the Planning Department's stance has been that an outline application for residential development would only be supported if the majority of the development was within the settlement zone as defined in that Plan and provided that the design of the scheme was acceptable and no infrastructure issues arise.

My client now requests that the settlement zone of Glendaruel is modified to include all of his site.

The extension of the settlement zone to include all of the site would accord with the strategic policies, development strategy and objectives of the Argyll and Bute Structure Plan and the emerging Argyll and Bute Local Plan. Including the site within the settlement of Clachan of Glendaruel would enhance the economic and social prospects of the Clachan of Glendaruel.

Paragraph 3.6 of the Modified Finalised Draft Local Plan states that:

"The outer boundaries of the settlements have been drawn to capture:

- *The built-up area;*
- *Proposed development Allocation sites and Potential Development Areas on the edge of built up areas;*
- *Areas containing suitable infill and rounding off opportunities on the edge of the built-up portion of the settlements."*

The existing settlement boundary includes a significant area to the north of the Clachan of Glendaruel which is currently open fields. There is clearly an aspiration of the Council, in creating the existing settlement boundary, for further development to round off the settlement of Clachan of Glendaruel. It is considered that the inclusion of my client's site within the settlement boundary would bring forward an opportunity for small scale residential development in a sustainable location. The site is not covered by any environmental designations and does not contain any mature trees.

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The extension of the settlement boundary would include a site which is walking distance from the existing facilities in the Clachan of Glendaruel, including the hotel, church and primary school. Including my client's site within the settlement boundary would create a clearly defined defensible settlement boundary.

I trust that this letter and enclosures will be considered as a request for a modification to the Argyll and Bute Local Plan. Please contact me if you have any other queries or require further information.

Yours faithfully

Iain Pattenden
Associate Director

Enc.

cc. David Eaglesham, Argyll and Bute Council
John Irving, Argyll and Bute Council