

Development Services

Director: George Harper

Planning Services

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Iain Pattenden
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savills	
Seen by	
DATE	21 APR 2008
FILE	

Direct Line: 01546 604278
Ask For: Paul Convery
Our Ref: EDT/CO/1
Your Ref: Abc140408
Date: 17 April 2008

Dear Mr Pattenden

ARGYLL AND BUTE MODIFIED FINALISED DRAFT LOCAL PLAN EXTENSION TO SETTLEMENT BOUNDARY – CLACHAN OF GLENDARUEL

I refer to your letter dated 14th April 2008 in connection with the above.

I note your client's interest in this area of ground and the previous planning consent for housing which has subsequently lapsed. Had your client made representations to the Council to include this ground within the settlement boundary at an earlier date when the Modifications to the local plan were being considered, I would have no doubt that it would have been included. However, the local plan has, over the past twelve months, been subject to a public local inquiry process which is expected to be completed in June of this year when the inquiry Reporters will make their recommendations to the Council. At this stage, it is considered to be too late to allow further modifications which would require to be publicised and might generate further objections which would then trigger a further public local inquiry and additional cost and delay to the Council.

As you will appreciate, the Council must draw a line under the local plan preparation process at some point to allow the new plan to be adopted. I would also point out that your client has not pursued this matter beyond making a written enquiry in May 2004. At that time it appears that your client did not take professional advice and assumed that the Council would be minded to look favourably on the renewal of the previous consent despite the fact that the emerging local plan did not support such a development. The new local plan would allow for one further dwellinghouse on that part of the site which lies within the settlement boundary, and your client could pursue this in the interim. In the meantime I would propose to put your client's request on file, pending the review of the local plan which will begin almost immediately following its formal adoption later this year. As you will be aware, Council's are now expected to ensure that development plans are kept up to date with new plans expected on a quinquennial basis. Based on this



timescale, the local plan could be expected to be reviewed and amended by 2012/2013 and your clients' development site would be included at that time.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'P. Convery', with a long horizontal flourish extending to the right.

Paul Convery
Planning/Development Officer