



FUTURE POTENTIAL DEVELOPMENT SITES FORM

ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN (LDP)



A&B LOCAL DEVELOPMENT PLAN

Argyll and Bute Council is preparing a new Local Development Plan (LDP) to direct development within Argyll and Bute planning area for the period 2013 – 2023. By filling in this form you can help us with this process. It is hoped that the information gathered will help improve the consultation process of the new Local Development Plan (LDP). It will also help ensure that new allocations in the LDP are effective when they are included in the LDP and allow potential developers to engage with the Planning Policy Service of the Council at an early stage of the LDP review process.

While the completion of this form is in no way a requirement, the Planning Policy Service will use it to help consult key stakeholders and inform both the main issues draft of the LDP and the Finalised version of the LDP. Potential Developers and/or their agents are therefore recommended to get involved in this process through this form. It should be noted that any potential developer also has the opportunity to engage with the consultation stages of the LDP and have the issues assessed by a Reporter at a Development Plan Examination if an objection cannot be resolved.

1a. Your Details		1b. Agent Details (if applicable – see Note 1)	
Full Name	<u>GEORGE PATON</u>	Full Name	<u>ROBERT JACK - YOUR SPACE ARCHITECTURE</u>
Address	<u>C/O CONTEMPLOR, 12a CARBON PLACE, KELVIN NORTH, EAST KILBRYDE, GLASGOW,</u>	Address	<u>UNIT 7, BRIDGEND INDUSTRIAL ESTATE, GARTFERBY ROAD, MOODIESBURN, GLASGOW,</u>
Postcode	<u>G75 0YL</u>	Postcode	<u>G69 0JD</u>
Email	<u>george@contemplor.co.uk</u>	Email	<u>robert@yourspacearchitecture.co.uk</u>
Tel No.	<u>07813 912 814</u>	Tel No.	<u>07584 278 117</u>

2. Proposed Site Details

Please enter the full postal address of the proposed site. If the proposal relates to open ground, describe its location as clearly as possible (see Note 2).

Site Address (and description if applicable) LAND AT A886@ CLACHAN OF GLENDARUEL, ARGYLL AND BUTE.

Postcode PA22 3AA OS Grid Reference NR988 840

3. Location Plan

Please submit a location plan at a scale of 1:1250 or 1:2500 (see Note 3).

Location Plan submitted Yes No

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4. Proposed Future Uses

(a) What use(s) do you propose for the site? (see Note 4a)

	No. of Units	Floorspace		No. of Units
Industrial/Commercial	<input type="text"/>	<input type="text"/>	Housing	<input type="text" value="7"/>
Leisure/ Holiday	<input type="text"/>	<input type="text"/>	Affordable Housing	<input type="text"/>
Retail	<input type="text"/>	<input type="text"/>	Other	<input type="text"/>

(b) Why is the site a benefit to the Argyll and Bute community? (see Note 4b)

WE BELIEVE THAT THE SITE WOULD ENCOURAGE BUSINESS AND MAKE UP THE NUMBERS AT THE LOCAL HOTEL, SCHOOL AND CHURCH - WHICH ARE USED WELL BELOW CAPACITY.

(c) Do you have a preferred timescale or phasing scheme for the proposal (see Note 4c)

THERE IS A BUSINESS PARTNERSHIP IN PLACE TO ALLOW FUND RELEASE - WE WOULD BE READY TO START AS SOON AS PERMISSIONS ARE IN PLACE.

5. Planning History

Have you received pre-application advice from the Planning Service in the past, or was it subject to a planning application decision? (see Note 5).

Yes No

THE CLIENT ACHIEVED OUTLINE PLANNING PERMISSION FOR 4 HOMES (CIRCA - 1987/1991?) AND DETAILED PERMISSION FOR ONE OF THE ABOVE HOMES (LARGED - CIRCA 1994).

If yes, please give details below.

Reference Date Name of Officer

Details THE CLIENT HAS MORE RECENTLY HAD CONVERSATIONS WITH STEVEN GONE (2004), DAVID EAGLESHAM AND PAUL CONVERY (2007) AND PAUL CONVERY (2008 + 2010).

6. Sustainable Development Issues

For your proposal, have you considered the following? (see Note 6)

	Yes	No	Details
Neighbour and Local Community Consultation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>CLIENT HAS VISITED NEIGHBOURS TO NORTH SOUTH, THE HOTEL, SCHOOL MISTRESS, MINISTER - AND ALL ARE IN APPROVAL.</u>
Sustainable Design / Siting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AS AGENTS WE ARE ALREADY SKETCH DESIGNING THE SITE, USING THE NATURAL HILLSIDE AS A FEATURE, RETAINING SURFACE WATER, ETC.</u>
Accessibility / Transport links	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>THE TOWN IS ON THE MAIN BUS ROUTE BETWEEN STRACHUR AND DONOON, FERRY TO GOURROCK THEN ON TRAIN LINE TO GLASSEN + .</u>
Carbon Reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>WE INTEND TO UTILISE AIR SOURCE HEAT PUMPS, PHOTO-VOLTAIC CELLS AMONG OTHER METHODS - WHILE THE BUILDINGS SHALL BE SUPER-INSULATED.</u>
Climate Change Adaption	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>WE INTEND TO RE-USE AND CAPTURE THE RAIN-WATER FROM THE SITE, BUILDINGS SHALL BE BUILT IN REINFORCED CONCRETE WALL CONSTRUCTION PROVIDING STRUCTURAL PERFORMANCE SURPASSING CURRENT CONSTRUCTIONS, WHILE PROVIDING SUPER-INSULATIVE QUALITIES AND DENYING ANY AIR LEAKAGE.</u>

7. Potential Development Constraints

For your proposal, have you considered the following potential development constraints? (see Note 7)

	Yes	No	Details
Built Heritage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE ARE UNAWARE OF ANY PREVIOUS HERITAGE, WE CAN CONFIRM THAT THE SITE HAS NOT BEEN BUILT ON BEFORE.
Biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WE HAVE NOT CARRIED OUT ANY WOODLAND/ZOO ECOLOGY STUDY IN PARTICULAR TO THIS SITE, HOWEVER, WE WOULD EXPECT THIS TO BE A CONDITION IN A FUTURE PLANNING PERMISSION DOCUMENT.
Nature Conservation Designations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WE ARE UNAWARE OURSELVES OF ANY CONSERVATION DESIGNATIONS.
Landscape Designations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WE ARE UNAWARE OF ANY LANDSCAPE DESIGNATIONS IN REFERENCE TO THIS PARTICULAR SITE.
Access Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CLIENT HAS CONFIRMED THAT THERE ARE NO ACCESS RIGHTS ACROSS THIS SITE, HOWEVER THERE IS A SHARED ACCESS WITH NEIGHBOUR.
Woodland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE CONFIRM THAT THERE ARE NO MATURE TREES ON THE SITE, THE SITE IS INHABITED WITH INDIGENOUS SMALL TREES, BUSHES AND SHRUBS.
Flooding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE CONFIRM THAT THERE IS FIELD DRAINS SITUATED ABOVE THE SITE AND A DRAIN TAKING SURFACE WATER AWAY, THROUGH THE SITE.
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE CONFIRM THAT THE SITE HAS NEVER BEEN DEVELOPED BEFORE, AND IT CERTAINLY HAS NEVER BEEN USED FOR PARKING OR AS A YARD.
Infrastructure (i.e. access, parking)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE HAVE UNDERTAKEN DISCUSSIONS WITH HIGHWAYS AND THEY HAVE PROVISIONALLY AGREED TO USE EXISTING ACCESS, WITH PROVISION OF EXTRA PASSING PLACES.
Services (i.e. water, waste, drainage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE CONFIRM THAT THERE IS A RELATIVELY NEW PUBLIC WATER SUPPLY TO THE SITE (WITH MORE THAN ENOUGH CAPACITY FOR 7 DWELLINGS), WE WOULD ALSO INTEND TO PROVIDE A SEPTIC TANK - AND WE HAVE ALREADY LEGAL AGREEMENT WITH ADJACENT FARMER FOR RUN-OFF INTO HIS LAND. THE SITE ALSO ENJOYS SINGLE PHASE ELECTRICITY SUPPLY.

8. Additional Information

Please use this space to tell us any more information about your development proposal (continue on separate sheets as necessary).

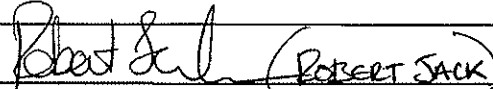
WE WOULD LIKE TO CONFIRM THAT A PORTION OF THE SITE IS CURRENTLY WITHIN A "SETTLEMENT" ZONE, THE REST CURRENTLY WITHIN A "COUNTRY-SIDE AROUND SETTLEMENT" ZONE, HOWEVER IT IS NOT CLEAR TO MYSELF, THE CLIENT OR INDEED ANY OF THE MEMBERS OF THE PLANNING DEPARTMENT WE HAVE SPOKE TO, THE REASON FOR THE BOUNDARY BETWEEN TWO LOCAL PLAN DESIGNATIONS - OR WHY IN THIS LOCATION.

WE WOULD ALSO LIKE TO CONFIRM THAT THE CLIENT ALSO IS A LONG-TERM RESIDENT WITH THE AREA, AND HAS A LONG HISTORY WITH THE VILLAGE OF GLENDARUEL (HE HAS RUN THE LOCAL HOTEL AND CHILDREN ATTENDED THE SCHOOL THERE!). WE WOULD ALSO LIKE TO MENTION THAT THE ORIGINAL PLANNING LAPSED DUE TO A LONG TERM DEREGULATING LIVER ILLNESS - AND NOT THROUGH DISINTEREST.

WE FEEL THAT THE SITE HAS THE POTENTIAL FOR A MODERN, HIGHLY SYMPATHETIC DEVELOPMENT OF HOMES -

OR (POTENTIALLY HOLIDAY LETS?) WHICH WOULD BRING SOME MUCH NEEDED REGENERATION TO THE SETTLEMENT.

9. Declaration

Signed		Date	21 ST APRIL 2010
Signed (Agent)	FOR YOUR SPACE ARCHITECTURE LTD.	Date	

Comments will only be used by the Council to inform the LDP, and in any publications contact details will be removed. Information provided is available under the Freedom of Information (Scotland) Act 2002 and the Environmental Information (Scotland) Regulations 2004.

Please return the completed questionnaire by **31st March 2010** to: Sheila McKenzie, Development Policy, Development Services, Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT : Phone (01546) 604312 : email ldp@argyll-bute.gov.uk