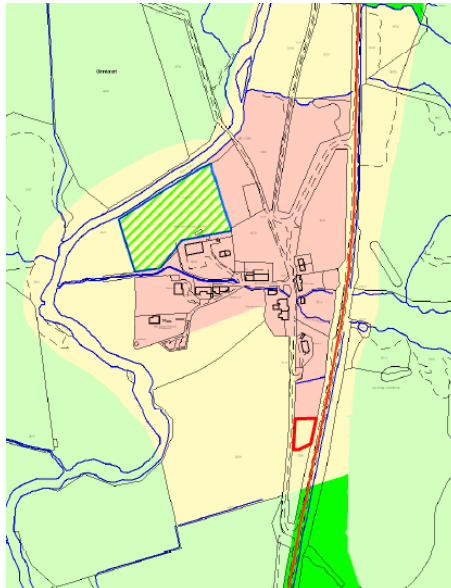


SUPPORTING PLANNING STATEMENT

**For the erection of a single dwelling house
Clachan of Glendaruel Argyll
on behalf of Mr George Paton**

A & K Solutions Ltd,
31 Churchill Drive,
Bishopton,
Renfrewshire,
PA7 5HF
The text is centered over a background image of a tree in a field.

February 2012

Proposed additional dwelling at Clachan of Glendaruel for Mr George Paton Supporting Statement

This statement is submitted in support of the proposal to develop a 4th dwelling on land situated between the A886 Strachur – Colintrave Road and the U22 Glendaruel Road, south of the Clachan of Glendaruel. There is an extant consent 11/01860/PP for 3 dwellings within the existing settlement boundary and this proposal is a further dwelling in the area currently defined as Countryside around Settlement.

For the avoidance of doubt this proposal supersedes all previously submitted proposals/suggestions which have variously tabled 5 or 6 dwellings at this location.

Policy background

Scottish Planning Policy (SPP) February 2010 is the statement of the Scottish Government's policy on nationally important land use planning matters and contains the following statements "policies expressed in this SPP should inform the content of development plans, should be a consideration in decisions on planning applications and should be used to inform development proposals from initial concept to implementation".

Para 8 The Government believes that the following broad principles should underpin the modernised planning system:

- The system should be genuinely plan-led, with succinct development plans setting out ambitious, long-term visions for their area. They must be kept up to date, and provide a **practical framework** within which decisions on planning applications can be made with a degree of certainty and efficiency.
- Confidence in the planning system needs to be reinforced through: the efficient and **predictable preparation of plans** and handling of applications; transparency in decision-making and reliable enforcement of the law and planning decisions.

Comment: A plan based upon arbitrary lines of demarcation and policy areas is not succinct nor a practical framework and is not predictable

Para 15 Development plans should be.... **clear** about the scale of anticipated change and **demonstrate the underlying reasons** for the preferred location and the likely sequence of development.

Comment: A plan based upon arbitrary lines of demarcation and policy areas is not clear and certainly does not give any indication of justification or background reasoning.

Para 40 The settlement strategy set out in the development plan should promote a more sustainable pattern of growth for an area, taking account of the scale and type of development pressure and the need for growth and regeneration. The most effective way to plan for change will depend on many factors, including geography, environmental sensitivities, landscape character and infrastructure capacity

Para 84 The majority of housing land requirements will be met within or adjacent to existing settlements and this approach will help to minimise servicing costs and sustain local schools, shops and services. Authorities should also set out the circumstances in which new housing

outwith settlements may be appropriate, particularly in rural areas. Development plans should promote the development of rural communities and aim to support and sustain fragile and dispersed communities through appropriate housing development.

Para 85 extending existing settlements can reduce servicing costs and help to sustain local schools

Para 94 Development plans should support more opportunities for small scale housing development in all rural areas, including new clusters and groups, extensions to existing clusters and groups

Comment: it is clear from the above policy extracts that the Scottish Government expect the majority of new development to take place adjacent to existing settlements as this approach is both sustainable and supports local communities. This issue is of the utmost importance to the Clachan of Glendaruel given the current economic climate and the threat of school closure.

Structure Plan - Argyll and Bute Structure Plan 2002

STRAT DC 2

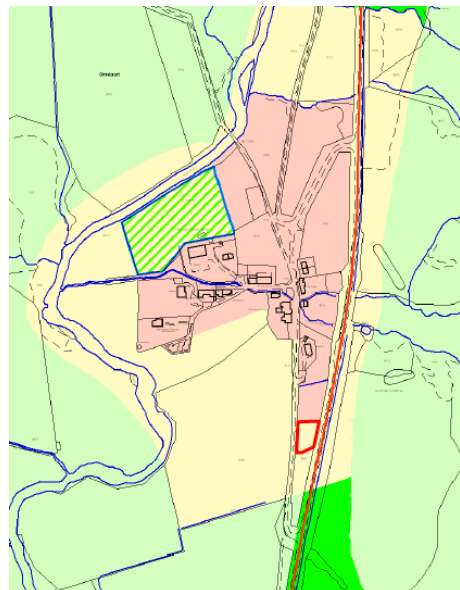
(A) Within the Countryside around Settlements encouragement shall be given to development which accords with the settlement plan for the area; this includes appropriate small scale infill, rounding off...

(B) Developments which do not accord with this policy are those outwith category A above and development which will erode the setting of settlements or result in undesirable forms of ribbon development or settlement coalescence...

(C) Developments are also subject to consistency with other policies of the Structure Plan and in the Local Plan.

Local Plan background - Argyll and Bute Local Plan on the 6th August 2009

Clachan of Glendaruel is recognised as minor settlement located within a locally designated Area of Panoramic Quality. The settlement plan is shown adjacent. The site (outlined in Red) lies to the south of the settlement coloured pink. The site lies within an area currently designated as Countryside around Settlements (CAS) as contained in Structure Plan policy STRAT DC2 where only small scale, infill and rounding off and redevelopment proposals will be supported where appropriate.



- The proposal for an additional 1 dwelling, even taken with the 3 already approved constitutes a “small scale” development.
- For the purposes of the plan, ribbon development is defined as a line of at least six separate dwellings or other substantial buildings, one plot deep back from, and with curtilages bordering, a road. This proposal therefore does not constitute ribbon development.

- Rounding off is defined as new development positioned largely between substantial building (s) on one side and a substantial ground or natural feature on the other side

Comment: given the above it is contended that the proposal is fully supported by the above policy as it fulfils all of the requirements of the policy. Any other view is wholly reliant on the arbitrary boundary of the settlement area which it has been demonstrated is incapable of justification or other defence and as such is contrary to advice contained in SPP 2010.

In addition to the above assessment against policy the site lies between 2 areas which have recently been subject to the Argyll and Bute Landscape Capacity Study (October 2010).

Site CB32 Lephenkill, where scenic quality was judged to be medium with a high sensitivity to change, and site CB33 Maymore to Burial Ground, where scenic quality where scenic quality was judged to be medium with a medium sensitivity to change. CB 32 comprised the steep wooded slopes on the west of the A886 south of the Clachan, CB33 stretches for approximately 5.5Km along the lower levels of Glendaruel valley to the west of the Clachan. The landscape assessment confirmed that the development pattern in the Glendaruel valley is for properties to be adjacent to the road with the existing settlement arrangement discreetly located within the landscape.

Medium Sensitivity is defined in the landscape assessment as

- where the landscape would be reasonably tolerant of changes by proposed development;
- where there are some existing landscape features with which to set development into the landscape;
- where some change to features or slopes would need to be undertaken to accommodate development; and
- where the changed landscape is a moderately important element in a wider view.

Comment: It is considered that the area subject to this report which lies to the immediate south of the already approved/extended Clachan

- *lies in area of medium landscape quality and sensitivity which is capable of change without harm to the wider landscape setting.*
- *The road pattern clearly defines the development area and the proposal clearly set within a defensible and definable site.*
- *The site slope has already been assessed as a positive feature of the wider area when determining application 11/01860/PP it was stated "...the dwellings (one-and-a-half storey detached, white render finish, natural slate roofs with 40 degree pitch) will sit successfully in the context of other buildings within the Clachan. In order to break up their impact, they have also been positioned so as not to appear in a straight line. The site sections show dwellings that would be constructed using platforms cut into the rising ground with very minimal under building and relatively insignificant retaining walls"*
- *A fourth dwelling in this location would be equally acceptable and be subject to the same positive attributes ascribed to the 3 already approved. The trees to rear of the site along the A886 will be retained and the area to the extreme south of the applicants ownership will be retained as woodland thereby maintain a wooded feature as travellers leave the A886 and enter the Clachan from the south.*

Supplementary Guidance - Sustainable Design Guidance for all new housing development taking place within Argyll and Bute. Topic 1 Small scale housing Development

The same considerations of location and sustainability of existing communities and the physical relationship of new development in the landscape are repeated in the guidance which includes the following statements

- The construction of new small groups of houses in the countryside supports existing facilities such as schools and local shops, to help sustain viable, attractive and sustainable communities. In general it is presumed that such groups might best be extensions of existing towns and villages.

Comment: as indicated above it is considered that the proposal to construct a further dwelling immediately south of those approved under Ref 11/01860/PP wholly accords with above guidance.

Emerging Local Development Plan

Local Development Plan Main Issues Report (MIR) which whilst not material consideration in respect of a planning application it is however considered worthy of mention at this stage. The current settlement plan for the Clachan is based on the concept of eight Development Control Zones 3 of which impact upon Clachan of Glendaruel; Minor Settlements, Countryside Around Settlements (CAS) and Sensitive Countryside.

In this regard it is noted that the MIR includes a review of the relationship between CAS and Sensitive Countryside with the possibility of the 2 zones being merged as single policy zone it respectfully suggested that the review also gives the opportunity to review the sustainability and defensibility of settlement boundaries.

It is confirmed that an application dated 21st April 2010 to amend the emerging Local Plan was made by Robert Jack in respect of this site and which was confirmed by Steven Gove in e-mail correspondence dated 4 August 2011

In this regard reference is made to previous statement by officers

Paul Convery letter dated 17 April 2008 (Ref EDT/CO/1) to Iain Pattenden of Savills

“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 the ground within the settlement boundary at an earlier date when the Modifications to the local plan were being considered, **I have no doubt that it would have been included.....** 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 client’s development site **would** be included at that time”

Steven Gove letter dated 5 July 2004 to George Paton

“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 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.**”

Conclusion

The site has previously been deemed suitable for residential development and had it not been for the personal circumstances of the applicant would have been developed.

The above correspondence clearly and unequivocally indicates that the development of the site had been supported by Department.

It is only due to the arbitrary delineation of the settlement boundary which places this site in the area designated as Countryside around Settlements. Notwithstanding this designation the proposal retains policy support under the terms of STRAT DC 2 as it comprises reasonable rounding off, it comprises small scale development and does not constitute ribbon development.

Furthermore it lies within an area which is capable of accommodating change without compromising the landscape quality of the area.