

DOCUMENT 1

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2nd May 2007
Our Ref. : SG/DC/15
Contact : Steven Gove
Direct Line : (01369) 708603

Mr George Paton
16 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 21st March 2007 in respect of the above.

The proposal for eight plots requires to be assessed against both existing and emerging Development Plan policies. As advised in the Department's letter to you dated 5th July 2004, there is general support in principle in the existing Cowal Local Plan 1993 for 'infill' and 'rounding off' developments within Clachan of Glendaruel with the caveat that Policy TR 3 seeks to encourage improvements to existing roads in certain locations through the imposition of conditions on Planning Permissions. One of the specified locations is the old road off which access was proposed in the early 1990s. As advised previously, 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 and it is again recommended that you contact Mr Paul Farrell (tel: 01369 708600) to discuss this issue.

Of equal importance is the Argyll and Bute Modified Finalised Draft Local Plan 2006, which is the latest expression of Council planning policy. I have enclosed a copy of the Inset Map for Clachan of Glendaruel and you will note that the northern part of your site lies within the settlement area as identified by the pink shaded area. However, the remainder of the plots that you have identified lie within the 'countryside around settlement' designation (coloured yellow). The policies within the Local Plan document resist development within the 'countryside around settlement'.

On the basis of both existing and emerging Development Plan policy, I would advise that development within the land shaded pink on the Inset Map is likely to be supported by this Department providing that the design of the dwellings is appropriate and no servicing or infrastructure issues arise (such as road safety, water supply and foul drainage). Given the topography of the land, I would not envisage that this part of the site would be capable of accommodating more than two dwellings having regard to access, parking, etc.

It is hoped that the above is of assistance to you.

Yours faithfully

Senior Planning Officer
Bute and Cowal
Development Management

DOCUMENT 2

Gove, Steven

From: John Coleman [john@john-coleman.net]
Sent: 23 January 2012 17:20
To: Gove, Steven
Cc: george@contemplor.co.uk
Subject: Clachan of Glendaruel
Attachments: 1050.02A Site Plan PLOT 4 (1).pdf

Steven,

I refer to our telephone conversation on 16th January regarding a final plot at the Clachan of Glendaruel. Attached is a copy of the proposed layout which as requested identifies in some detail the relationship of plot 4 with the surrounding area and its integration into the adjacent development already approved. In discussion with my client we feel that the remainder of the site probably does not have sufficient capacity to absorb further residential development beyond this 4th plot and as such development would terminate at this point.

As mentioned in our discussion my client would like to seek approval for a fourth plot using the approved shared access for plots 2&3 with the house being located on the site approved for the septic tank and drainage outfall.

The application boundary is, in part, within the settlement boundary with the proposed house located in the adjoining area previously accepted as suitable for the infrastructure development associated with the recent planning approval for 3 houses. This ground is designated as 'countryside around settlements' where a co-ordinated and planned approach to development is appropriate whilst allowing for small scale infill or 'rounding-off' to take place.

My client views this development as small scale and sub-ordinate to that already approved. As 'rounding-off', it is positioned between substantial buildings approved to the north and the natural woodland feature to the south. The location is such that the local pattern of development will terminate at this point.

The attached drawing prints out on A3 to scale.

I would welcome your views on the attached and look forward to hearing from you.

Kind regards

John

John R. Coleman
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Gove, Steven

From: John Coleman [REDACTED]
Sent: 09 February 2012 17:02
To: Gove, Steven
Subject: Re: Clachan of Glendaruel

Thanks Steven for coming back on this.

John

On 09/02/2012 16:12, Gove, Steven wrote:

Hi John,

Thank you for your e-mail dated 23rd January 2012 in respect of the above.

In the justification for Policy LP HOU 1 of the Argyll and Bute Local Plan 2009, the issue of housing development within '*Countryside Around Settlement*' is discussed. There is support in principle for small-scale housing on infill, rounding-off, change of use of building and redevelopment sites provided that this does not result in undesirable forms of settlement coalescence, the extension of the established settlement boundary or ribbon development.

On the basis that the dwellinghouse that you are proposing would extend the established settlement boundary as shown in the Inset Map for Clachan of Glendaruel, the Council is highly unlikely to support the proposed development.

This preliminary assessment is based on current information. In the event of a formal Planning application being submitted, the Council must take into account the view of consultees and representations from the public as appropriate. Any subsequent assessment must reflect this and may, therefore, differ from the initial assessment. Finally, the above is the view of the responding officer and may not necessarily be those of the Council as Planning Authority.

If you wish to discuss any aspect of the above, please do not hesitate to contact the officer who was dealing with your enquiry, Steven Gove.

If you do decide to make a full Planning application, please be aware that the Council actively promotes the online submission of applications through the Government's e-planning portal at

<http://eplanning.scotland.gov.uk>. You can also get more advice and guidance on our own website at www.argyll-bute.gov.uk.

Regards,

Steven