

Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK/**

OFFICIAL USE

6 February 2013
H MacInnes

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedures
(Scotland) Regulations 2008

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW

Name

Address

Postcode

Tel. No.

Email

(2) AGENT (if any)

Name

Address

Postcode

Tel. No.

Email

(3) Do you wish correspondence to be sent to you or your agent

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

ARDUAIN FARM
ARDUAIN
KILMELFORD
BY OBAN
PA34 4XQ

(6) Description of Proposal

SITE FOR THE ERECTION OF A DWELLING HOUSE
AND INSTALLATION OF A SEPTIC TANK

(7)

Please set out the detailed reasons for requesting the review:-

THE APPLICANT BELIEVES HE HAS DEMONSTRATED A GENUINE OPERATIONAL AND LOCATIONAL NEED FOR PLANNING CONSENT ON THE PROPOSED SITE.

IT IS TRUE THAT THE APPLICANT HAS RUN HIS BUSINESS SUCCESSFULLY FROM HIS EXISTING RESIDENCE FOR A NUMBER OF YEARS. THIS HOWEVER HAS BEEN DONE AS A MATTER OF NECESSITY AND NOT CHOICE. THE APPLICANT ONLY NOW BEING IN A FINANCIAL POSITION TO CONSIDER A SIGNIFICANT INVESTMENT IN A NEW FARMHOUSE.

THE TWO EXISTING HOUSES REFERRED TO IN THE REPORT OF HANDLING COMPRISE OF A PRE-FABRICATED DORRAN BUNGALOW BUILT IN 1966 AND NOW DEEMED UNSUITABLE FOR PERMANENT HABITATION AND A SMALL TWO ROOM RETIREMENT HOME BUILT IN 1988 AND OCCUPIED BY THE APPLICANT'S MOTHER. THE APPLICANT DOES NOT WISH TO DEMOLISH THE DORRAN BUNGALOW AND REDEVELOP THE SITE AS THE BUILDING STILL SERVES A USEFUL PURPOSE PROVIDING SEASONAL ACCOMMODATION FOR WORKERS AND ADDITIONAL STORAGE FACILITIES FOR THE FARM. HE HAS HOWEVER INDICATED THAT A "CHANGE OF USE" TO NON-RESIDENTIAL USE WOULD BE CONSIDERED FOR THIS BUILDING IF THE PROPOSED HOUSE SITE WERE CONSENTED.

CONTRARY TO THE PLANNERS OPINION, THE RETIREMENT HOME OCCUPIED BY THE APPLICANT'S MOTHER CLEARLY PROVIDES NO OPPORTUNITY FOR REDEVELOPMENT.

THE APPLICANT'S CASE FOR A NEW FARMHOUSE ON THE PROPOSED SITE HAS BEEN DISADVANTAGED BY THE FACT THAT THE WORKING YARD OF ARDUAINE FARM HAS BEEN ARBITRARILY INCLUDED IN THE LOCAL SETTLEMENT ZONE. THE APPLICANT HAS CLEARLY DEMONSTRATED THAT THIS AREA OF THE FARM IS UNSUITABLE AS AN ALTERNATIVE SITE DUE TO IT'S CURRENT USE AS A WORKING FARM YARD. IN THIS DAY AND AGE, THE SUGGESTION THAT A NEW FARMHOUSE COULD BE SITED WITHIN THE CONFINES OF A WORKING FARM YARD IS CLEARLY FARCICAL.

THE TWO SITES WITH PLANNING CONSENT ADJACENT TO THE APPLICANTS CURRENT RESIDENCE WHICH ARE REFERRED TO IN THE REPORT DO NOT CONSTITUTE PART OF ARDUAINE FARM AND IN ANY CASE WOULD PROVIDE NO BETTER A SOLUTION THAN HIS EXISTING RESIDENCE.

LOCAL PLAN STRAT AC1 SEEKS TO SUPPORT DEVELOPMENT WHICH HELPS SUSTAIN THE EXISTENCE OF FARMS IN ARGYLL AND ALLOWS THEM TO CONTINUE TO CONTRIBUTE TO THE ECONOMIC AND SOCIAL WAY OF RURAL LIFE IN ARGYLL. THE APPLICANT VIEWS THE PROVISION OF A NEW ENERGY EFFICIENT FARMHOUSE TO ACCOMMODATE HIMSELF AND HIS FAMILY AS WELL AS PROVIDING FOR FUTURE GENERATIONS ON ARDUAINE FARM, AS A DEVELOPMENT WHICH MEETS THIS CRITERION.

THERE IS ALREADY A PRECEDENT OF EXISTING OR CONSENTED RESIDENTIAL DEVELOPMENT LOCATED OUTSIDE THE LOCAL ARDUAINE SETTLEMENT ZONE.

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):

No.	Detail
1	PLANNING APPLICATION FORM
2	031/P01 LOCATION PLAN
3	031/P02 SITE PLAN
4	031/P03 STATEMENT OF OPERATIONAL AND LOCATIONAL NEED
5	031/P04 ADDITIONAL SUPPORT STATEMENT
6	031/P05 MAP OF ARDUAINNE FARM YARD
7	031/P06 BLOCK PLAN OF ARDUAINNE FARM YARD
8	031/P07 SUPPORTING DOCUMENT
9	031/P08 MAP OF PROPERTY OUTSIDE ARDUAINNE SETTLEMENT ZONE
10	

If insufficient space please continue on a separate page. Is this attached? (Please tick to confirm)

Submitted by
(Please Sign)

J. L. L. L.

Dated

30/01/13

Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604406 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to **Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT**
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)



Planning Services Dalriada House Lochgilphead PA31 8ST

Tel: 01546 604840

Fax: 01546 604822

Email: planning.hq@argyll-bute.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000033907-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Site for the erection of a dwelling house, installation of a septic tank and associated soakaway

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	J R Litster Architectural Services
Ref. Number:	
First Name: *	James
Last Name: *	Litster
Telephone Number: *	01852 500365
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	jim.litster@me.com

You must enter a Building Name or Number, or both:*

Building Name:	Half Acre Hill
Building Number:	
Address 1 (Street): *	Craobh Haven
Address 2:	
Town/City: *	Lochgilphead
Country: *	UK
Postcode: *	PA31 8UA

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Michael
Last Name: *	Campbell
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:*

Building Name:	Hill House
Building Number:	
Address 1 (Street): *	Arduaine Farm
Address 2:	Arduaine
Town/City: *	Oban
Country: *	UK
Postcode: *	PA34 4XQ

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

710700

Easting

179830

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

During a site visit, the planning officer advised that the application site was designated as "countryside around settlement" in the Local Plan. He agreed that given the applicants circumstances, a case for locational/operational need may justify approval of development in this instance. Notwithstanding the zoning of the site, the Planning officer agreed that the proposed site could in general planning terms, be considered a suitable location for the erection of a dwelling house.

Title:

Mr

Other title:

First Name:

Stephen

Last Name:

Fair

Correspondence Reference Number:

Date (dd/mm/yyyy):

02/11/11

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

0.35

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Farm land

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
- Discharge to watercourse(s) (including partial soakaway).
- Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

Installation of individual septic tank and associated soak away to approved standard

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

Yes No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
- No, using a private water supply
- No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

Certificate and Notice under Regulation 15 8 – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

- (1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
- (2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: James Litster

On behalf of: Mr Michael Campbell

Date: 25/01/2012

Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments, have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? *

Yes No Not applicable to this application

e) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

f) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Applicant's Statement of Operational and Locational Need

Declare - For Application to Planning Authority

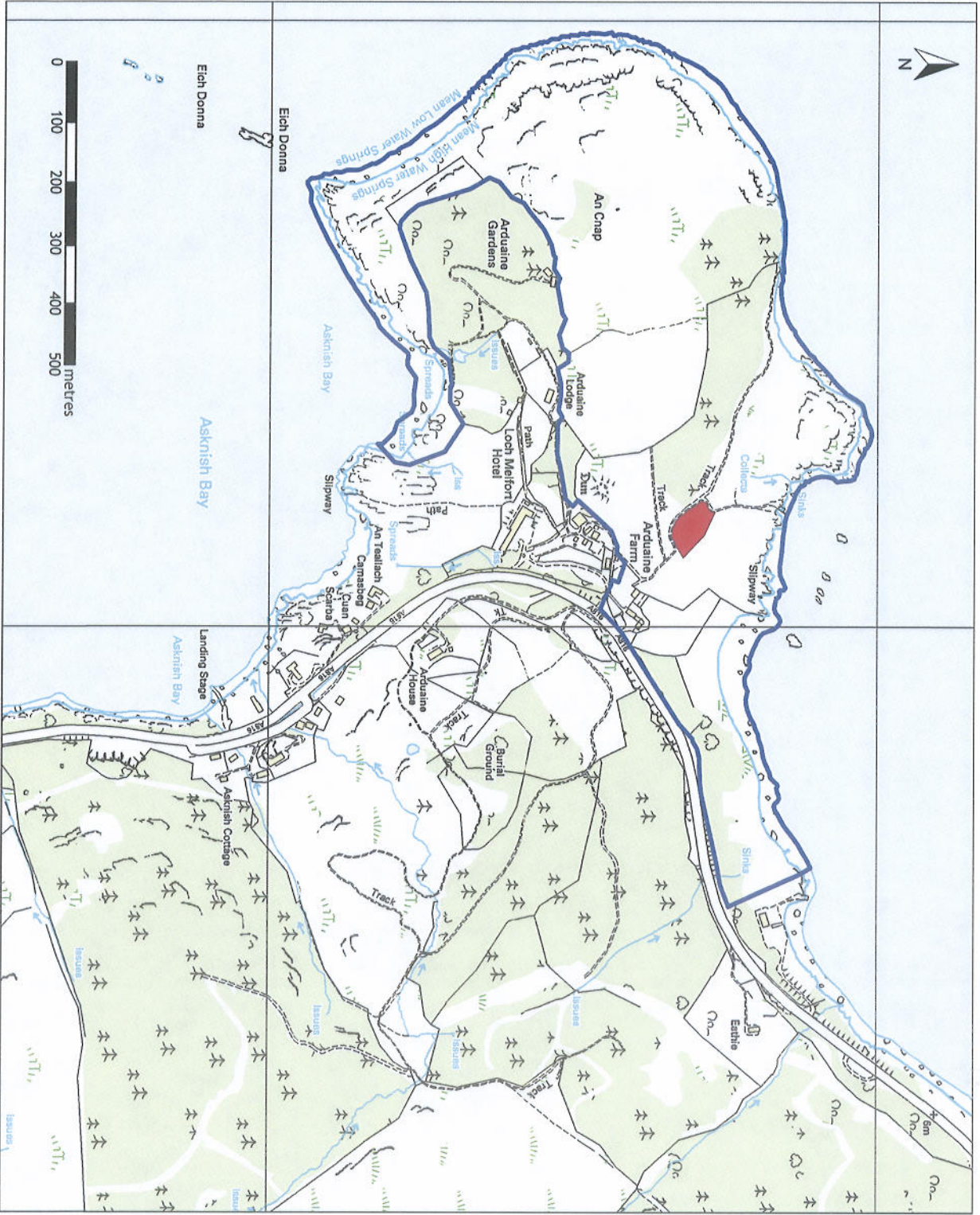
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: James Litster
Declaration Date: 19/02/2012
Submission Date: 19/02/2012

Payment Details

Cheque: Mr Michael I Campbell, 000627 83-26-04 00617335

Created: 19/02/2012 14:19



notes

- Application Site
- Property Boundary
- Land in same ownership

Site Location: 179830E 710700N

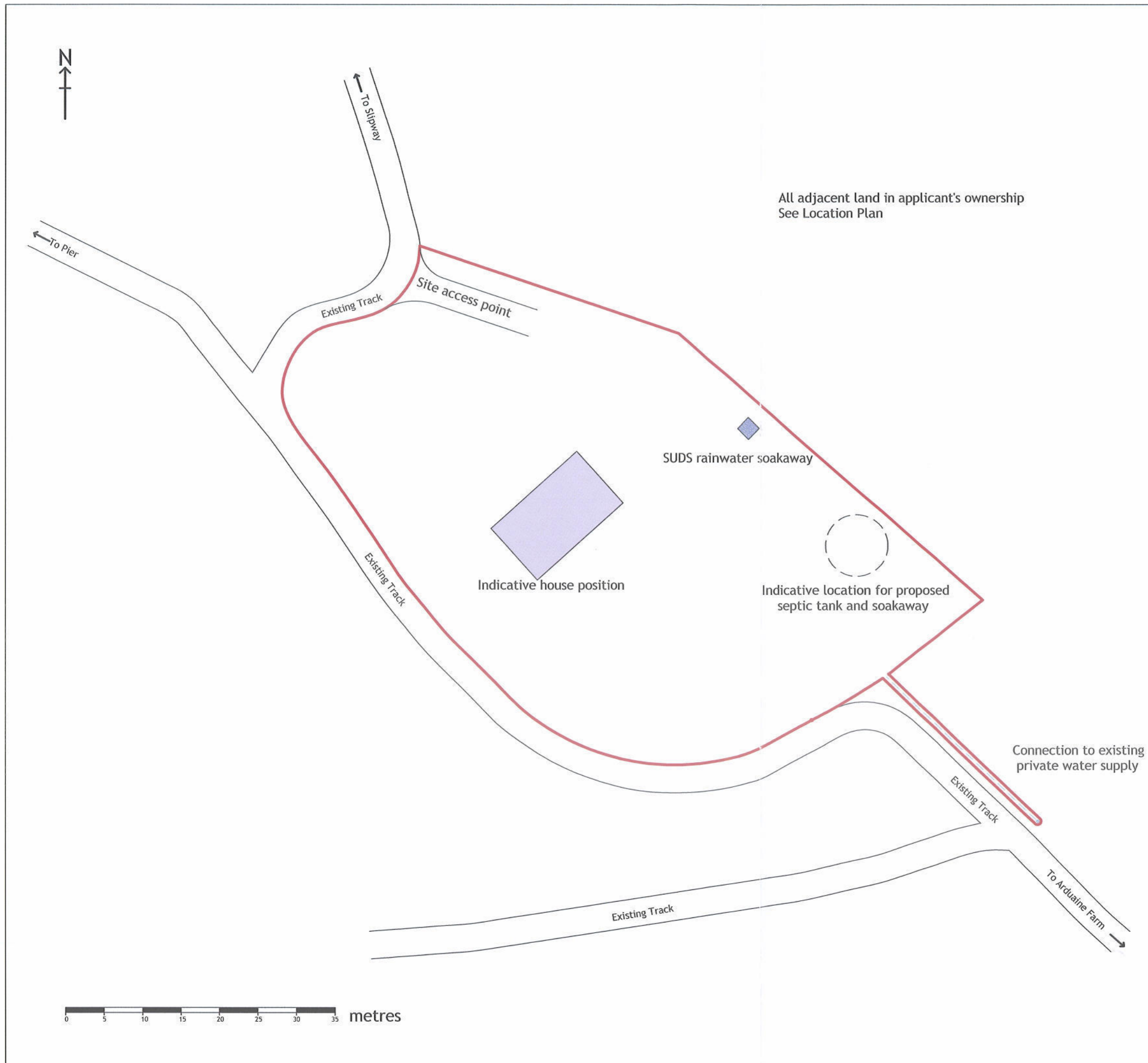
client
Mr Michael Campbell
 Hill House, Arduaine

project
Proposed House Plot
 Arduaine Farm, Argyll
 PA34 4XQ

drawing
Location Plan

project no	drg no	revision	date
031	P01		19.01.12
scale		drawn	checked
1:10000@A4 JRL			19.01.12

J.R. Ittster architectural services
 half acre hill, craobh haven, lochgilphead pa31 8ua
 tel: 01852-500365 jim.ittster@me.com



- notes
- Application Site Boundary
 - Water Pipe
 - Indicative House Position
 - SUDS Rainwater Soakaway

Access to site from A816 public road via existing Arduaine Farm vehicular access and existing private metalled track

Area of proposed house site 0.35 Hectares

client **Mr Michael Campbell
Hill House, Arduaine**

project **Proposed House Plot
Arduaine Farm, PA34 4XQ**

drawing **Site Plan**

project no.	drg no	revision	date
031	P02		18.01.12

scale	drawn	checked	date
1:500 @ A3	JRL		18.01.12

j.r.litster architectural services
 half acre hill, craobh haven, lochgilphead pa31 8ua
 tel: 01852-500365 jim.litster@me.com

Statement of Operational and Locational Need

Mr Michael Ian Campbell, Arduaine Farm

ePlanning Reference: 000033907-001

Arduaine Farm is one of three farms purchased in 1897 by James Arthur Campbell, the applicant's great grandfather and constituted part of the original Arduaine Estate. Over the years the estate has become fragmented, as landholding and assets have been gradually divested by the family.

The present day Arduaine Farm now comprises some 360 acres situated either side of the A816 road. The landholding includes the majority of the Arduaine peninsula, the offshore islands of Gamhna and Creagach in Loch Melfort and the hill land to the east, rising to the summit of Beinn Chaorach and the lochan beyond. The farm is predominantly hill land with some forestry and is currently grazed by sheep, cattle and a small herd of pigs. The existing farmyard and associated buildings are located adjacent to the main road on the westward side. Within the farm boundary lies the Campbell's private burial ground which is still in use today and is managed and maintained by the applicant as the present incumbent.

Given the decline of the estate over the years, the applicant Mr Michael Ian Campbell the current owner, has carried out a review of the farm business and landholding. As a consequence of this, the applicant now wishes to take appropriate action to ensure the farm's ongoing financial viability. This is critical, in order to safeguard the farm's existence for the benefit of his immediate family as well as future generations. The process has identified amongst other things, the need to re-establish a suitable family residence in a central location on the farm in order to provide a much needed focal point for the operation. It is believed that this would consolidate the farm and landholding into a cohesive unit resulting in a more efficient and effective operation.

Mr and Mrs Campbell along with their two sons, currently reside in a property on the edge of the farm, about one kilometer along the A816 from the existing farm yard and buildings. The farm business is run by Mr and Mrs Campbell alongside the other family business, Arduaine Farm Services Ltd which also operates from the farm premises. The administration of both operations is carried out by Mrs Campbell from a home office in their current residence.

Arduaine Farm Services Ltd is a contracting business which specialises in the installation and servicing of private water supplies in the Argyll and Islands area. It was started by Mr Michael Campbell in 1997 and is a thriving business which over the past few years has carried out a significant number of upgrades to private water supplies as part of Argyll and Bute Council's drinking water improvement programme. The business provides an important local service, maintaining a large number of private water supplies in the area for both individual householders and commercial properties, as well as providing a call out service for emergency repairs.

The company owns and operates a wide range of vehicles, plant and equipment which are required to carry out these operations. When not in use these are parked in the farm yard or stored in the associated shed. Because of the specialist nature of the work, a wide range of materials and parts are held in stock to ensure the company can provide a quick and efficient service. As a consequence of this, the business receives a number of daily deliveries to the farm. Most deliveries must be checked and signed for and current arrangements result in several trips to and from the farmyard each day. Although the applicant's residence and office are not a huge distance from the farm, these trips still require the use of a vehicle. This constant interruption, generally at short notice, is time consuming and disruptive and certainly results in a less effective operation.

The lack of a permanent on-site presence at the farm makes it more difficult to ensure adequate security of the vehicles, premises and contents which now constitute a considerable value. This situation is aggravated by the fact that the farmyard is located alongside the main road and is open to view from passing traffic.

The business is currently planning to diversify and expand by seeking approval through the Microgeneration Certification Scheme (MCS) which will enable the company to supply and install small wind turbines to approved standards. This type of work requires a range of skills, experience and equipment which already exist within the business. Completion of this approval process will allow the company to take advantage of a growing market for this technology and fulfill the company's "wind and water" business strategy. The successful implementation of this strategy will compound the logistical and security problems already being experienced.

In addition to land based equipment, the applicant also maintains a motor boat which is required to access the two offshore islands in the farm's landholding. Sheep are grazed on the islands on a regular basis to control the spread of bracken. The boat is also used regularly by Arduaine Farm Services Ltd to service and repair private water supplies in island locations which are difficult, costly and time-consuming to reach by road and ferry. When not in use, the boat is kept on a mooring adjacent to the slipway and pier located to the north of the application site. A storage area and shed at the slipway contain additional tools and boating equipment. A permanent on-site presence with an overview of this facility would improve security arrangements for the boat and stored equipment in what is currently considered a fairly remote spot.

The application site for the erection of a new dwelling house is located a short walking distance from the existing farmyard and buildings. The applicant wishes to construct a high-quality, energy-efficient family home which will not only meet the needs of his growing family but go on to serve future generations on the farm. A home office would be incorporated in the design providing a new facility to run the farm and contracting business more effectively.

In conclusion, the applicant believes that re-establishing a central focal point on the farm, will not only eliminate the problems highlighted but strengthen the viability of the farm operation both now and in the future. It will also provide a better platform on which to build and expand his contracting business.

Mr Michael Campbell is of the opinion that the information detailed in this statement justifies a claim of operational and locational need for the proposed new development and hopes that this planning application will be given favourable consideration.

J R Litster

For and on behalf of Mr Michael Ian Campbell

27th January 2012

Additional Support Statement

Reference: 12/00361/PPP
Applicant: Mr Michael Campbell, Arduaine Farm
Date: 28th May 2012

This additional Support Statement should be read in conjunction with the applicants original *Statement of Operational and Locational Need* submitted with the above application.

Following the email response from David Love, Senior Planning Officer on the 23rd April 2012 and a subsequent office meeting on the 30th April 2012, the applicant wishes to provide the following statement.

As previously outlined, Arduaine Farm was one of three farms which constituted the original Arduaine Estate created by the applicant's great grand-father. Arduaine Farm was effectively the "home farm" of the estate being adjacent to Arduaine House, the Campbell family's residence at that time. The associated farm buildings were located in and around this house.

Arduaine House was eventually sold by the family and became The Loch Melfort Hotel. Arduaine Farm remained in the Campbell's ownership but the associated steadings and "farmhouse" were effectively lost in this transition.

To provide accommodation on the farm, a Dorran pre-cast concrete bungalow was erected in the 1960's. This house still exists but is considered sub-standard and not suitable as a permanent family residence. This type of pre-fabricated bungalow is classed as a "defective house type" in terms of the Housing Act 1985 and does not meet the Decent Homes Standard.

The house does however continue to provide temporary housing for employees helping out on the farm or working for the applicant's contracting business, which also operates from the farm. Some internal refurbishment of the property is currently being carried out in order to improve it's usability for this purpose. For this reason, the applicant does not wish to demolish this property and replace with another.

A small one bedroom granny-annex was constructed on the farm in 1998 under 98/01165/DET . This enabled the applicant's retired mother who had occupied the Dorran bungalow at that time, to move to more suitable modern accommodation.

The applicant's current residence is located in Arduaine on a separate land-holding and does not constitute part of the farm. Planning consent for an additional house at this location has been granted with a second house site under consideration. The applicant has two sons who will require a place to live and consent for additional housing at this site in Arduaine, is seen as a way of securing their future residence in the local area.

The applicant wishes to invest money in a new farmhouse to provide high quality, low-energy accommodation for himself, his family and future generations who will occupy this farm. The proposed house would constitute an integral part of the farm and provide a focal point for it's operation, a facility which is currently lacking. It would be expected that an investment to improve farm infrastructure would be actively encouraged and supported. This is not a speculative investment but a demonstration of the applicant's commitment to the future of Arduaine Farm which has been in the Campbell's ownership since 1897. A principle house providing suitable family accommodation is viewed as an essential requirement for the farm.

The applicant's proposal seeks to re-establish a facility which was lost in the past and return the farm to a more coherent unit which will help secure it's future. As part of this strategy, the applicant has recently secured planning permission for the erection of two small wind turbines on the farm which will help reduce running costs and provide an additional source of income.

As previously outlined, the applicant operates a successful contracting business alongside the farm operation. Arduaine Farm Service Ltd provides an important local service specialising in the installation and servicing of private water supplies. Over the last few years it has fulfilled a key role in Argyll & Bute Council's private water supply improvement programme and has carried out extensive upgrading of private water supplies in the area.

Having strived to build a successful business which provides an essential local service, the applicant is dismayed by the planning officer's suggestion that he should consider relocating his business to an established industrial estate. This advice seems contrary to Local Plan objectives which clearly seek to encourage locally based enterprises which provide employment opportunities and help safeguard the continued existence of rural communities.

The business is diversifying into the renewable energy market and is currently undertaking a training programme to achieve accreditation as an Approved Installer for small wind turbines. It is anticipated that this will lead to an expansion of the existing business and a greater requirement for a new facility. The company has recently entered a partnership arrangement with

Gaia-Wind Ltd, a Glasgow based manufacturer of small wind turbines and a market leader in this area. The wind turbines to be installed on Arduaine Farm will be used to demonstrate the technology to prospective customers in the Argyll area.

In the circumstances, given the extent of the landholding together with the minimal development which already exists on the farm, it does not seem unreasonable to consider the addition of a new farmhouse as sustainable development. The existence of more than one house on a farm is clearly the norm rather than the exception.

In respect of operational and locational needs, the applicant would consider his circumstances to be every bit as credible as those outlined by Arduaine Farm's immediate neighbour, Celtic Sea Ltd, who were recently granted consent under 11/00704/PP for both a detached house and a separate accommodation block, despite having had their claim for operational need initially rejected.

It is hoped that this proposal may be reassessed prior to a decision, in order to determine a way forward for the applicant to achieve his ambition of providing Arduaine Farm with the new principal family home it requires.




J.R.Litster

For and on behalf of Mr Michael Iain Campbell

28th May 2012



notes

-  Farm Boundary
-  Settlement Zone
-  Buildings

Map shows area of Arduaine Farm contained in the Arduaine Settlement Zone as detailed in the Agyll & Bute Local Plan 2009 Map No:38

Farm location: 179973E 710592N

client

Mr Michael Campbell
Hill House, Arduaine

project

Proposed House Plot
Arduaine Farm, PA34 4XQ

drawing

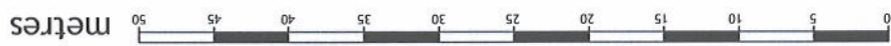
Map of Arduaine Farm Yard





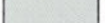
project no.	drg no	revision	date
031	031/P05		21.08.12

scale	drawn	checked	date
1:500 @ A3	JRL		21.08.12

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0 5 10 15 20 25 30 35 40 45 50 metres



- notes
-  Farm Boundary
 -  Buildings
 -  Green areas
 -  Vehicle/Plant hard-standing areas
 -  Plant and Materials Storage Area

Plan indicates current usage of the area of Arduaine Farm which is contained within the Settlement Zone defined in the Argyll & Bute Local Plan 2009 Map No:38.

client Mr Michael Campbell
Hill House, Arduaine

project Proposed House Plot
Arduaine Farm, PA34 4XQ

drawing Block Plan Arduaine Farm Yard

project no.	031
drg no	031/P06
revision	
date	21.08.12
scale	1:500 @ A3
drawn	JRL
checked	
date	21.08.12

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Supporting Document

Mr Michael Campbell, Arduaine Farm
Planning Reference: 12/00361/PPP

This document together with the accompanying drawings is offered in support of Planning Application 12/00361/PPP. The Applicant wishes to illustrate that the area of Arduaine Farm which falls within the Arduaine Settlement Zone, does not offer a suitable alternative house site to that proposed in the above application. The submission details the existing use of this area of land and demonstrates it's current utilisation as part of the working farm setup.

Additional Drawings:

Drawing Ref: 031/P05	Map of Arduaine Farm Yard
Drawing Ref: 031/P06	Block Plan of Arduaine Farm Yard

Index of Photographs

- Image 01: Arduaine Farm Lodge
- Image 02: Animal Feed Store
- Image 03: Arduaine Farm House
- Image 04: Link to working farmyard
- Image 05: Farm shed and workshop
- Image 06: Fuel store and refueling area
- Image 07: Plant, equipment and material storage area west
- Image 08: Plant, equipment and material storage area east
- Image 09: Plant, equipment and material storage area west
- Image 10: Vehicle turning and loading area
- Image 11: Livestock gathering and penning area
- Image 12: Livestock shelter and isolation area
- Image 13: Farm entrance east
- Image 14: Farm entrance south west
- Image 15: Access track to lower farm area
- Image 16: Working farmyard overview



Image 01: Arduaine Farm Lodge, one bedroomed retirement home.



Image 02: Animal feed and equipment store



Image 03: Arduaine Farm House, Dorran pre-fabricated bungalow.



Image 04: Access to working farmyard from vehicle parking and turning area



Image 05: Farm shed and workshop



Image 06: Fuel storage and re-fuelling area



Image 07: Plant, equipment and materials storage area west



Image 08: Plant, equipment and materials storage area east



Image 09: Plant, equipment and materials storage area west



Image 10: Vehicle turning and loading area



Image 11: Livestock gathering and penning area



Image 12: Livestock shelter and isolation area



Image 13: East farm entrance from A816



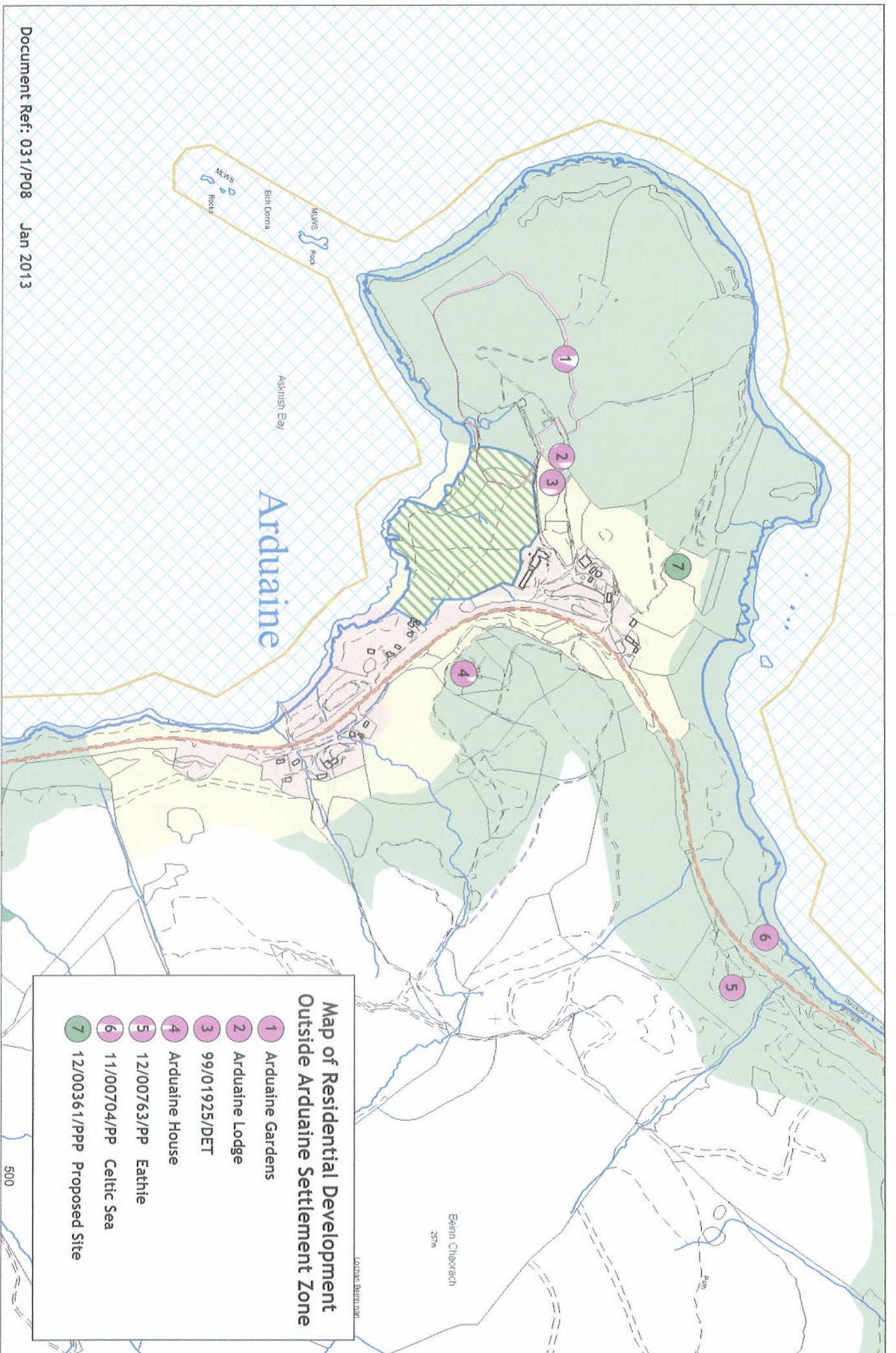
Image 14: South west farm entrance from access road off A816



Image 15: Access track to lower farm area



Image 16: Working farmyard overview



- Map of Residential Development Outside Arduaine Settlement Zone**
- 1 Arduaine Gardens
 - 2 Arduaine Lodge
 - 3 99/01925/DET
 - 4 Arduaine House
 - 5 12/00763/PP Eathie
 - 6 11/00704/PP Celtic Sea
 - 7 12/00361/PPP Proposed Site