

IS011A	Housing Land : Port Bannatyne A	
Development plan reference:	PDA 1/4 - Port Bannatyne - Gortans Road	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Mr Kevin Bye (01954) Ms Reeni Kennedy-Boyle (00926)		
Provision of the development plan to which the issue relates:		
Planning authority's summary of the representation(s):		
<p>PDA 1/4 - Mr Kevin Bye (01954)</p> <p>I would like to see how the proposed development sites are to be accessed. I am not against new houses being built but serious consideration needs to be given to the access - gortons road is not capable of taking more traffic in its current form.</p> <p>PDA 1/4 - Ms Reeni Kennedy-Boyle (00926)</p> <p>I have no objection to PDA 1/4 but would expect that access road, and other services would be improved to support development here</p>		
Modifications sought by those submitting representations:		
<p>PDA 1/4 - Mr Kevin Bye (01954)</p> <p>Plans to show improvements to Gortons Road and its junction with the High Road / Ardbeg Road plus suitable footpaths for Gortons Road</p> <p>PDA 1/4 - Ms Reeni Kennedy-Boyle (00926)</p> <p>None stated</p>		
Summary of responses (including reasons) by planning authority:		
<p>PDA1/4 was identified in the previous Argyll and Bute Local Plan and is being continued into the Argyll and Bute Local Development Plan as a site at Port Bannatyne – Gortans Road (Production ref: Map xxx) with potential for new housing at a low density. Potential Development Areas (PDAs) have been identified in the plan as sites with potential for further specified development during the life of the plan subject to known constraints being addressed. The PDAs have proved very useful in bringing forward development opportunities in a coordinated fashion through the use of masterplans (required for all PDAs) that ensure the best use of the land is achieved.</p> <p>The PDA mini brief contained in the Action Programme 2013 (Core doc ref: xx) associated with PDA 1/4 identifies access as a constraint that will have to be addressed by an applicant as part of any subsequent planning application, to the agreed standards required by the Council, in its role as roads authority. The Council considers that on this basis PDA 1/4 should remain in the plan with no modifications.</p>		

Reporter's conclusions:

Reporter's recommendations: