

ISS301	Open Space Protection Area : Oban	
Development plan reference:	S301 - Ardconnel House, Oban Hill	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Mrs J Crerar (01677)		
Provision of the development plan to which the issue relates:		
Planning authority's summary of the representation(s):		
Mrs J Crerar (01677) - S301		
The Open Space Protection Area (OSPA) should be removed from the full extent of the property at Ardconnell House, Oban as this ground is private and not functional open space as detailed in Scottish Planning Policy.		
Modifications sought by those submitting representations:		
Mrs J Crerar (01677) - S301		
The Open Space Protection Area (OSPA) should be removed from the full extent of the property at Ardconnell House, Oban.		
Summary of responses (including reasons) by planning authority:		
Overview		
<p>In the adopted Argyll and Bute Local Plan (Core doc. Ref) an Open Space Protection Area (OSPA) is currently designated to include an area of Oban known locally as the Hydropathic. This area is predominantly undeveloped and consists of a mixture of grassed and wooded areas and includes the extensive grounds of Ardconnel House. The designation of this site as an Open Space Protection Area was raised at the Public Local Inquiry associated with the adopted Argyll and Bute Plan and the Reporter supported this designation (producton XXXX PLI Ref 17.1.8)</p> <p>Part of the OSPA, and Ardconnel House grounds, are also included within the Ancient Woodland Inventory (production XXXX). OSPAs can be designated for both their recreational and / or amenity value as detailed in the Adopted Local Plan and LDP Glossary (production XXXX). In this case this OSPA has been designated for a mixture of reasons, as the area is utilised as an informal recreational area and also provides significant amenity value to the wider town, due to its undeveloped state. Ownership status of the land is not a criterion that is material to the designation of land as OSPA. Many of Argyll's OSPAs are not in public ownership. Indeed, the remainder of the ground surrounding Ardconnel House and within the same OSPA is also within private ownership.</p> <p>The objector has suggested within their representation that they have some development aspirations for the land within their ownership but have provided no detailed proposals. As such, the Council cannot consider the merits of developing this site against the significant value of retaining the area as an area of valued open space that enhances the wider amenity of Oban. (Has this site been identified within the open space audit for oban? If so include as core document and refer)</p>		

Conclusion

In conclusion, the Council considers that the existing boundaries of the OSPA accurately reflect the area of ground that has both significant informal recreational and wider amenity value and so should remain unaltered, as per the adopted Argyll and Bute Local Plan.

Reporter's conclusions:**Reporter's recommendations:**