

**Argyll and Bute Council
Development and Economic Growth**

Delegated or Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 24/02193/PP

Planning Hierarchy: Major Application

Applicant: Cala Management Limited

Proposal: Variation of Condition 04 relative to planning permission in principle reference 23/00145/PP - amendment to wording of Condition 04 in relation to road improvements.

Site Address: Land North Of Cardross Primary School, Barrs Road, Cardross (Kirkton Farm)

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION

The purpose of this report is to update Members on late additional objections that have been received following the publication of the main officer report. These further submissions have been placed on public access.

2.0 Additional Objections Received

- Jacquelyn and Norman McInally-Gatensby (Dated 14.03.25)
- Scott Elliot (Dated 15.03.25)
- Dr Julie E Lang (Dated 16.03.25)

Members are also requested to note that a further representation by Jackie Baillie MSP received on 14.03.25.

Officers consider that having reviewed the content of these late objections, there is not considered to be a requirement to alter the recommendation of the main officer report as the matters of objection raised which are material to the determination of the application have been addressed in the main officer report.

However, Officers do wish to draw Members attention to the criticism that a Hearing is not recommended in the main report of handling despite the very high number of objectors. The Council's guidance on pre-determination hearings is clear that the requirement for a hearing should not be triggered based on the number of representations alone but also whether or not this additional procedure would add value to elected members understanding of the matters relevant to the decision. It is on this basis and having regard to the evaluation of planning matters in the main report that the proposal is recommended for approval by officers without a requirement for a discretionary pre-determination hearing.

Ultimately the issue of whether or not to hold a hearing remains a matter for the elected members of the PPSL Committee to consider prior to reaching a decision on the application.

3.0 RECOMMENDATION

It is recommended that planning permission be approved as set out in the main report of handling.

Author of Report: David Moore **Date:** 18.03.25

Reviewing Officer: Sandra Davies **Date:** 18.03.25

Fergus Murray
Head of Development and Economic Growth