

# Public Document Pack

## **Argyll and Bute Council** **Comhairle Earra Ghaidheal agus Bhoid**

Customer Services  
Executive Director: Douglas Hendry



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29 September 2011

### **MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE – 5 OCTOBER 2011 GIGHA HALL, ISLE OF GIGHA**

I enclose herewith an additional Agenda item for the above meeting.

Douglas Hendry  
Executive Director - Customer Services

#### **SUPPLEMENTARY REPORT**

- 9 (e) North and South Kintyre Landscape Capacity Study - Proposed Ugadale Amendment  
A report by Paul Convery, Planning Development Officer. (Pages 1 - 6)

### **MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE**

Councillor Rory Colville	Councillor Robin Currie	Councillor Alison Hay
Councillor Anne Horn	Councillor Donald Kelly	Councillor Donald MacMillan (Chair)
Councillor John McAlpine	Councillor Douglas Philand	Councillor John Semple

Shirley MacLeod – Area Governance Manager

Contact: Theresa McLetchie - Tel: 01546 604511

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**ARGYLL AND BUTE COUNCIL**

**TO: DIRECTOR OF CORPORATE SERVICES**

**Report for Committee**

To accompany **ALL** reports for Committees

<b>COMMITTEE:</b>	<b>MAKI Area Committee</b>
<b>DATE OF MEETING:</b>	<b>5<sup>th</sup> October 2011</b>
<b>DEPARTMENT:</b>	<b>DEVELOPMENT AND INFRASTRUCTURE SERVICES</b>
<b>TITLE OF REPORT:</b>	<b>North and South Kintyre Landscape Capacity Study – Proposed Ugadale Amendment</b>

Recommendation that the attached report be:-	
1. Given unrestricted circulation	YES
2. Taken in private	NO

<b>MEDIA INTEREST</b>	
Is this a matter that has a Media Interest?	No
If <b>Yes</b> , please attach draft Press Release	

Will this matter have an impact on the Community?	No
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<b>LIST OF BACKGROUND PAPERS</b>	
(if none, state "NONE")	
1. None	
(Note: All documents specified must be kept available for public inspection for four years from the date of the meeting at which the report is considered.)	

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ 17/09/2010 \_\_\_\_\_

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**ARGYLL AND BUTE COUNCIL**

**MAKI Area Committee**

**DEVELOPMENT SERVICES**

**5<sup>th</sup> October 2011**

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**North and South Kintyre Landscape Capacity Study –  
Proposed Ugadale Amendment**

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**1 SUMMARY**

- 1.1 This report concerns page 66 of the Landscape Capacity Study(LCS) for North and South Kintyre approved previously by the MAKI Area Committee.
- 1.2 The submission of an application to renew an outline planning consent for a single dwellinghouse has exposed an error in the Landscape Capacity Study at this particular location.
- 1.3 The LCS should be amended to include a new orange coloured area suitable for the accommodation of the single dwellinghouse that was previously approved and to allow this consent to be renewed.

**2 RECOMMENDATIONS**

- 2.1 That the Area Committee agrees to amend the site plan and text on page 66 of the Landscape Capacity Study for North and South Kintyre document to include a small 'orange - area with potential to accommodate development' as shown on the revised Page 66 and remove an existing area of orange that has wrongly been identified (the revised text and site plan is attached to this report as Appendix A ).

**3 BACKGROUND**

- 3.1 Members are aware of the background and objective of the Landscape Capacity Study for North and South Kintyre approved previously. The Landscape Capacity Studies are considered to be technical studies that can be changed without recourse to the Council.
- 3.2 As a result of an application for the renewal of an extant outline planning permission for a single dwellinghouse(05/01487/OUT), it has been noted that there is a discrepancy between the text and map for Rural Opportunity Area SK 18 contained within the LCS at Ugadale. The original LCS indicated an area suitable for development that did not include the site that was subject to the previous outline consent. Following discussions with the applicant concerned a site visit was subsequently held and it was agreed that the

consultants employed by the Council to undertake the landscape capacity work should take a more detailed look at the area concerned. This resulted in a discrepancy being identified that now requires changes made to the landscape capacity study.

- 3.3 It is proposed to address this discrepancy by amending the plan on page 66 of the Landscape Capacity Study for North and South Kintyre document to include an 'orange - area *'where there is an opportunity for a single unit carefully sited in the natural depression to the southeast of the established coniferous plantation....'*. This is shown in Appendix A of this report.
- 3.4 It is also intended to remove an area of orange within SK18 as it covers exposed, convex open fields that are considered unsuitable for future development. The proposed change has been carried out with the agreement of the landowner concerned.
- 3.5 The proposed alteration to the Landscape Capacity Study at Ugadale will now allow the application for the renewal of the outline planning consent (10/01322/PPP) to proceed with a positive recommendation.

#### **4 CONCLUSION**

- 4.1 It is proposed to amend the Landscape Capacity Study for North and South Kintyre document to include an 'orange - area with potential to accommodate a single dwellinghouse within the site identified as SK 18 – High Ugadale and to remove the current orange area.

#### **5 IMPLICATIONS**

**Policy:** The revised North and South Kintyre landscape capacity study will be primarily used in conjunction with the current Development Plan (Structure and Local Plan) to assess planning applications.

**Financial:** There are no additional costs for this work

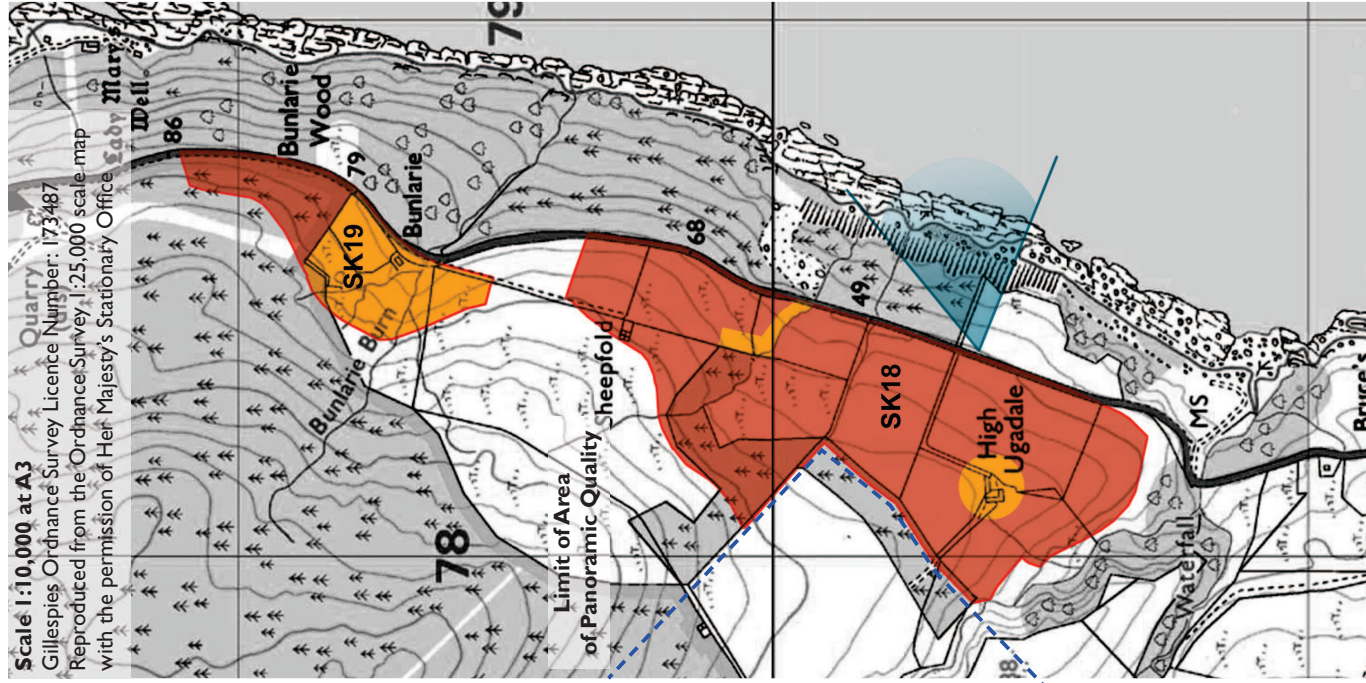
**Personnel:** None.

**Community:** None.

For further information contact: Paul Convery

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**SITE SK 18 HIGH UGADALE**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking the Kilbrannan Sound.

The ROA is made up largely of open fields on elevated land surrounded by forestry plantations and the entire site lies to the immediate west side of the B842 which is bounded by a mature mixed native hedgerow. The boundaries of the open fields are defined by planted shelter belts made up of a mixture of coniferous and native trees.

The site consist primarily of convex east facing gentle slopes between 50m AOD and 90m AOD. Outwith the ROA, the topography continues to slope more steeply on the east side of the road forming cliffs at the coast.

The southern part of the site has spectacular views across Kilbrannan Sound to Arran, whilst the northern part has extensive plantation woodland which obscures views of the coast from the road.

The open slopes of the ROA are generally clearly visible from the road through the hedgerows.

The only property of any note is High Ugadale, at the southern end of the site.

**Scenic Quality**

High

**Sensitivity to Change**

High

**Capacity to Accommodate Development**

Limited

**Areas with potential to accommodate development (Orange Areas)**

- There are opportunities for development in association with the existing farm cluster at High Ugadale where new building would be seen as part of the same grouping;
- There is an opportunity for a single unit carefully sited in the natural depression to the southeast of the established coniferous plantation that has been supplemented by native woodland. Further planting of appropriate native trees, to the south of the established coniferous plantation and along the burn/field boundary, would assist in ensuring an appropriate setting for development.

**Areas not recommended for development (Red Areas)**

- There should be no development in the very open and exposed agricultural fields on the convex slopes at the southern end of the ROA as these fields are highly visible from the surrounding area to the south.

**SITE SK 19 BUNLARIE**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking the Kilbrannan Sound.

This is a small site in a contained valley of the Bunlarie Burn, with a single property occupying the lowest part of the site close to the road. The property dominates the view of this site from the road but it sits comfortably in its setting.

The area is made up of a small open field with a rich mix of deciduous native trees on the lower areas and a forestry plantation on the upper slopes.

The site is located within a shallow, narrow, east facing valley set between 80m and 100m AOD and views into and out of the site are limited due to the topography and existing trees.

**Scenic Quality**

High

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Good

**Areas with potential to accommodate development (Orange Areas)**

- The enclosing topography and existing mature trees means this site has a good capacity to absorb development;
- The open field to the rear of the property could be developed if undertaken sensitively in relation to the existing building;
- Set any new development against existing mature woodlands;
- An opportunity exists to establish a well contained building cluster at Bunlarie.
- The site is small and should be limited to 4 or 5 new units maximum;
- The woodpole lines would need to be relocated.

**Areas not recommended for development (Red Areas)**

- Exposed convex slopes and covered with forestry plantation.

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