

# 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  |

### MEDIA INTEREST

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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### LIST OF BACKGROUND PAPERS

(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 \_\_\_\_\_

**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

Telephone: 01546 604278