

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 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 12/02766/PP
Planning Hierarchy: Local
Applicant: The General Trustees of the Church of Scotland
Proposal: Erection of residential development comprising 11 dwellinghouses (6 affordable), installation of treatment plan and associated vehicular accesses.
Site Address: Land South West of Ardfern House, Ardfern

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 11 dwelling houses including 6 affordable units
- Formation of access points
- Formation of public footpath
- Installation of private foul water treatment plant

(ii) Other specified operations

- Connection to Scottish Water supply network
 - Planting and landscaping
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(B) RECOMMENDATION:

It is recommended that planning permission be refused for the reasons appended to this report; Members are however advised, in light of the volume of third party representation both in support and opposition to the current application, that prior to considering this matter it would be appropriate to convene a pre-determination hearing.

(C) CONSULTATIONS:

Area Roads Manager (15.02.13) – No objections subject to conditions.

Environmental Health (23.01.13) – No objections.

Biodiversity Officer (04.03.13) – No objections subject to conditions.

Scottish Water (22.01.13) – No objections.

SEPA (18.01.13) – No objections.

Craignish Community Council (30.01.13) – Object to the application on the basis that the proposal is contrary to both the adopted Development Plan and Craignish Community Plan.

Whilst CCC recognise the demand for affordable housing within Craignish and that plans to develop social housing on the Glebe are supported it is noted that this PDA designation was initially removed from the current Local Plan at Public Inquiry stage and only reinstated following lobbying by CCC and 110 local residents who demanded it be restored to the Local Plan with the provisos that the PDA be for 100% affordability and must be utilised to meet housing need within the Craignish Community.

Specifically CCC view the current application as a means of achieving the maximum financial gain for the land owner and consider it unacceptable that the Local Plan and Community Plan should be disregarded to this extent purely for financial gain, regardless of whether the beneficiary is the Church of Scotland or a commercial developer.

CCC also object on the basis that the provisions of the Local Plan would seek to ensure that the development of Housing Allocations is completed prior to considering approval of development within a Potential Development Area.

Comment: For the purpose of clarity it is noted that the adopted Local Plan does not include provisions which would preclude consideration of Potential Development Areas in advance of Housing Allocations within the locality. It is noted that such provisions were included within earlier drafts of the Argyll and Bute Local Plan but were subsequently removed prior to its adoption in 2009.

(D) HISTORY:

None relevant to the current application.

(E) PUBLICITY:

The proposal has been advertised in terms of site notice as the site is within the setting of a listed building and also in the local newspaper because it has the potential to impact on a listed building, closing dates 08/02/13.

(F) REPRESENTATIONS:

(i) Representations received from:

There have been 122 representations of which 84 are in support and 37 are objections – these are listed in Appendix B attached to this report.

The supporting representations include comment from Cllr D. Philand.

(ii) Summary of issues raised:

Support:

- A proportion of letters of support come from individuals and families (and their relatives/friends) advising of their urgent requirement for affordable housing provision locally and the consequences of previous failure to deliver this provision within Craignish, including families who have been forced to reside in substandard residential accommodation and/or relocate outwith the Craignish area to access affordable housing.
- That whilst it would have been preferable that the current application sought consent solely for affordable housing development it is contended that the proposed mix of private and social housing should be viewed favourably as a necessary compromise given the urgent requirement for affordable housing provision at this time.
- It is stated that there has been no affordable housing provision within Craignish for some fifty years and that the current development is long overdue.
- That it is unthinkable that Craignish should pass up the current opportunity to deliver a fully funded affordable housing development particularly given that no guarantee can be provided if or when affordable housing development will materialise within the Housing Allocation (or elsewhere) in Ardfern.
- That funds raised from sale of private house plots and land to Fyne Homes is to be ring-fenced and will be retained with the interest providing continuing support for Ministry in the Parish.
- That the General Trustees of the Church of Scotland have already committed to a significant amount of expenditure of some £20,000 in relation to progressing the current application.
- It is contended that Craignish Community Council have been aware of the current proposals since January 2012 but have subsequently not engaged with the local community in the design process until November 2012 where they brought forward alternative proposals.
- It is acknowledged that the Church of Scotland are facilitating the development of the Glebe by offering the site for £10,000, a value which is considered to be significantly lower than would be commanded for the site on the open market.

Objections:

Concerns in Relation to Location, Siting and Design of Development:

- Proposal is outwith the village and represents linear, ribbon development which should be avoided.
- Development along the lagoon should be avoided to maintain character of Ardfern.
- The design of the housing is not of good quality and not making use of

renewable energy technologies.

- The proposal is not consistent with the Argyll and Bute Council Sustainable Design Guide.
- The proposal does not provide open space.

Comment: It is noted that the application site lies within the settlement area for Ardfern wherein the provisions of policies STRAT DC 1 and LP HOU 1 are generally supportive of up to and including 'medium' scale residential development. The merits of the proposal are addressed in detail in Appendix A below.

Concerns Relating to the Principle Of/Demand For the Development:

- The site is not consistent with the provisions of the Craignish Community Plan which forms supplementary planning guidance to the adopted Local Plan given that the allocation is for 100% affordable housing provision.
- The Church of Scotland stands to make considerable financial gain whereas the original proposal was to provide affordable housing. No financial benefit to the community has been demonstrated nor will the funds required for repairs to the church be raised through this development.
- There is no evidence to suggest that further affordable housing is required given existing permissions and allocated funding elsewhere in the area.
- There is no further need for private housing in Ardfern.
- The private plots are likely to become empty second homes for non-residents.

Comment: A requirement for local provision of housing, including affordable housing, is identified in the adopted Local Plan and the Argyll and Bute Housing Need and Demand Assessment (HNDA). The inclusion of private housing within the development is considered to be a minor departure to the provisions of the Development Plan, the relevant policy considerations and materiality of other factors which should be taken into consideration on the assessment of this application are discussed in detail in Appendix A below.

- The affordable housing should be completed at the same time as the private element.

Comment: It is noted that had Officers been in a position to recommend that planning permission be approved such recommendation would have been accompanied by a condition requirement that the affordable housing development is completed in advance of private housing development commencing – such a requirement being viewed as necessary to ensure delivery of the affordable housing.

- The approved development at Upper Soroba should be delivered before

any other housing sites as this also provides for affordable housing.

Comment: It is noted that the provisions of the adopted Local Plan do not preclude consideration of development within a PDA in advance of local Housing Allocations being completed/taken up.

- The proposal will not be guaranteed to provide housing for local people.

Comment: Affordable housing within the development would be built and managed by Fyne Homes with housing assigned in accordance with their allocation policy.

Concerns relating to Development Impact Upon the Historic Environment:

- The design will have an adverse impact on the setting of listed buildings the Craignish Parish Church and associated manse.
- The site could be of archaeological interest.

Comment: The application site is not located within an archaeological trigger area. The impact of the development upon the setting of the historic built environment is set out in Appendix A of this report.

Concerns relating to Development Impact Upon the Natural Environment:

- Impact on trees behind the site by the proposed through access to Upper Glebe.
- Impacts on wildlife tourism.
- Impact on the sites' ecology and specifically nearby otter holts.
- Sewage discharge will pollute the lagoon.
- The proposed SuDS outfall is regularly covered in salt water.

Comment: Neither the SEPA or the Council's biodiversity officer have raised objection to the proposal. The acceptability of foul and surface water drainage arrangements are subject to further regulation by Building Standards and SEPA.

Road Safety Concerns:

- The increase in traffic movements will have an adverse effect on pedestrian safety as there is no pavement proposed for the single track road.
- The access point for the furthest house will not achieve the required visibility splays.
- Adverse impact on the local road infrastructure from construction traffic.

Comment: The Council's Roads Manager has not raised objection to the proposal subject to imposition of planning conditions requiring upgrade of

the public highway, provision of footpaths and parking/turning arrangements which are commensurate to the scale of development proposed. Such provisions would also include for a requirement for the developer to make good any damage incurred to the public highway as a result of development operations.

Impact Upon Residential Amenity:

- Affordable housing proposals tend to raise anti-social behaviour and bring in people from outside the area and there is no community control.

Comment: This is not a material planning consideration.

- Adverse impact on neighbours from the construction period.

Comment: The impacts arising from construction of a development are temporary and short term in nature and as such not normally considered to be a material planning consideration. In this instance the construction of the development is not anticipated to give rise to any exceptional activities which require assessment in themselves and as such would be adequately controlled by the provisions of the Environmental Protection Act.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
|---|-----|
| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | Yes |

The current application is accompanied by a Planning Statement and a Housing Design and Access Statement which, in summary, set out the following matters in support of the proposal (the full document is available to view via the public access section of the Council's website).

Planning Statement:

- It is confirmed that Fyne Homes will construct the affordable housing element of the scheme. This element of the development will be funded primarily through the Council's Rural Housing Development Fund (RHDF) and partly by means of a cross-subsidy from the private housing. The affordable homes will be constructed immediately.
- Fyne Homes currently allocate all of their properties via a common

policy as part of HOME Argyll, Argyll and Bute's Common Housing Register. The policy awards points to applicants according to their housing need and specifically does not take into account local connection as this is not allowed under the prevailing legislation. However, Fyne Homes do have a section in their own allocation policy which refers to the creation of balanced and sustainable communities and will be looking to make a case for a Local Lettings Initiative in these particular circumstances.

- Up until now the principle issue preventing delivery of affordable housing in Ardfern has been the ability to raise sufficient funding to acquire land at an open market value in addition to raising the capital necessary to service the site and construct the affordable houses. The Council's RHDF is providing £688,450 toward the overall development costs however this in itself is not sufficient to allow Fyne Homes to acquire the land and meet other development costs. In this respect the Church of Scotland in addition to agreeing to release the land well below its open market price for a sum of £10,000 have also funded the development costs of the design and application process by direct contribution of some £20,000.
- The monies which would be released by sale of private house plots will be invested on behalf of the Craignish Parish congregation with the resultant income used to support the ministry and Parish in perpetuity. Some of these funds will also be released for material works including repair, maintenance and improvement to church buildings and halls etc.

Housing Design and Access Statement:

- Identifies that the site demands a design approach which is sensitive to the shape and scale of Ardfern village and which respects the proximity of the foreshore and escarpment behind.
- Identifies a requirement to maintain a means of agricultural access from the B8002 across the site to the Upper Glebe.
- Identifies that the linear nature of the site makes it important to limit the appearance of ribbon development. It is intended to achieve this by varying the aspect of the houses with some gable-on and others aligned with the shoreline. Both of these approaches are seen as complimentary and have their origins in traditional planned village design.
- The affordable housing element shall comprise two terraces located at the village end of the site; the private housing shall occupy the southernmost half of the site and represent a less dense aspect of the development.
- All houses have private gardens to front and rear. The affordable houses will be provided with a mix of cottage flats and terraced units, all access from the rear to maximise the amenity of the front gardens areas and meet access requirements.

- Both affordable and private house types have been developed using a shallow plan form. Where the houses are aligned with the shoreline this helps to minimise excavation of the sloping site below the escarpment and maximises the options for south-facing living rooms, passive solar gain and views of the loch.
- Houses are designed with thick walls to accommodate high levels of insulation and have smaller windows to north facing elevations to minimise heat loss. Entrances are positioned either on the sheltered side of the buildings or are provided with draught lobbies. The proposal shows an external treatment of white drydash render to walls, slate grey cement roof tile, white timber facias, white uPVC windows and black uPVC rainwater goods. The same palette of materials is proposed for both private and affordable house types to achieve a coherence of design across development but with differences of detail.
- Notwithstanding pre-application discussion with the Council's Roads Dept who identified a requirement for carriageway widening works and footpath provision, it is contended that the rural location suggests that pedestrian safety may be better served by alternatives to a separate footpath since there is none through the rest of the village. The proposals show a series of refuge bays positioned on the shore side of the road midway between vehicle access points. These provide additional places where vehicles can pass pedestrians safely and will also serve as bus pick-up and drop off points. The road would be widened on the shore side of the road where necessary to achieve the stated minimum road width.

(iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No

(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC 8 – Landscape and Development Control
STRAT DC 9 – Historic Environment and Development Control
STRAT DC 10 – Flooding and Land Erosion

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 7 – Impact on Tree/Woodland
LP ENV 10 – Impact on Areas of Panoramic Quality (APQs)
LP ENV 12 – Water Quality and Environment
LP ENV 13a – Development Impact on Listed Buildings
LP ENV 19 – Development Setting, Layout and Design

LP CST 1 – Coastal Development on the Developed Coast

LP BAD 1 – Bad Neighbour Development

LP HOU 1 – General Housing Development
LP HOU 2 – Provision of Housing to Meet Local Needs including Affordable Housing Provision
LP HOU 3 – Special Needs Access Provision in Housing Developments

LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems
LP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems
LP SERV 3 – Drainage Impact Assessment (DIA)
LP SERV 4 – Water Supply
LP SERV 5 – Waste Related Development and Waste Management Sites
LP SERV 8 – Flooding and Land Erosion – The Risk Framework for Development

LP TRAN 1 – Public Access and Rights of Way
LP TRAN 2 – Development and Public Transport Accessibility
LP TRAN 3 – Special Needs Access Provision
LP TRAN 4 – New and Existing Public Roads and Private Access Regimes
LP TRAN 5 – Off-site Highway Improvements
LP TRAN 6 – Vehicle Parking Provision

LP PG 1 – Planning Gain
LP DEP 1 – Departures to the Development Plan

P/PDA 1 – The Proposed Potential Development Areas

Appendix A – Sustainable Siting and Design Principles
Appendix C – Access and Parking Standards
Appendix E – Allocations, Potential Development Area Schedules and Areas for Action Schedules

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

- Scottish Planning Policy 2010

- Craignish Community Plan Feb 2012
- ABC Sustainable Design Guidance
- Argyll and Bute Housing Need and Demand Assessment
- Third Party Representation
- A&BC Proposed Local Development Plan – February 2013

It should be noted that the proposed Local Development Plan was published for public consultation on 4th February 2013 until 29th April 2013. Whilst this document is relevant in so much as it is the most recent expression of the Council's policy proposals, it can be afforded anything other than very little material weighting at this early stage in the Local Development Plan process.

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other): Yes

Members are advised that it would be appropriate to convene a pre-determination hearing having regard to the significant volume of third party representation both in support and objection to the current application.

(P) Assessment and summary of determining issues and material considerations

The application site is located within the settlement area for Ardfern and Potential Development Area PDA 12/80 wherein the Local Plan sets out an aspiration of delivery of high density residential development of 100% affordable housing and open space.

The current application seeks planning permission for eleven dwelling units comprising a mix of six affordable units in two blocks and five detached dwellinghouses and as such would be contrary to the aspirations of PDA 12/80 as expressed in the Local Plan and the Craignish Community Plan. However, the overriding demand for social housing provision within Craignish is such that material weight should be given to the circumstances of the application in so far as the affordable housing element of the development is fully funded and capable of being delivered immediately.

However, the massing, design and layout of the proposed development is considered to be poor in so far as it fails to pay sufficient regard to the sensitive setting of the

development or the existing built environment. In this respect the predominantly two storey scale and substantial massing of buildings within the development are considered to be overtly suburban in comparison to the essentially rural character of this location. In particular, the affordable housing element is bland and lacks sufficient architectural interest or detailing within its design, this is particularly reflective in the elements of excessive, featureless roofscapes and principle elevations of the affordable housing, and as a consequence will give rise to a significant adverse impact upon the local built environment and the key landscape qualities of an area recognised for its scenic qualities.

Notwithstanding the financial pressures which are known to prevail upon delivery of affordable housing it is not accepted that this would justify acceptance of a development which would otherwise cause significant harm to the visual amenity of the locale and consequently the proposal is considered to be contrary to the provisions of policies STRAT DC 1, STRAT DC 8, LP ENV 10, LP ENV 19 and LP HOU 1.

Furthermore, the proposed development has potential to adversely impact upon adjoining areas of woodland which are important features within the local landscape setting. The application as submitted provides insufficient information to allow an assessment of these potential impacts and the proposal is consequently considered to be contrary to the provisions of LP ENV 7.

(Q) Is the proposal consistent with the Development Plan: No

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Refused:

The proposal, by virtue of a lack of appropriate open space provision and excessive linear form, predominantly two storey design emphasis, excessive mass and elements of utilitarian design is considered to be overtly suburban in appearance and has insufficient regard to its sensitive location within the Knapdale/Melfort Area of Panoramic Quality on the edge of the Ardfern 'settlement area'. The proposal would result in 'ribbon' type development of substantially larger building mass and proportion than the existing dispersed residential properties at Barfad and incorporating elements of inappropriate design (e.g. Substantial expanses of unbroken featureless roof scape and continuous, bland principle building elevations which lack traditional architectural detail or interest) rendering it incompatible with the essentially rural character and appearance of this edge of settlement location and is consequently contrary to the advice set out within the Council's published Sustainable Design Guidance. The development would appear as a prominent and incongruous extension to the Ardfern settlement area which would have a significant adverse effect locally upon the landscape quality of the Knapdale/Melfort Area of Panoramic Quality. The proposal is therefore considered to be contrary to the provisions of STRAT DC 1, STRAT DC 8, LP ENV 10 and LP ENV 19 of the Development Plan.

The development has potential to impact upon areas of woodland which adjoin the application site and which are in themselves key features of the local landscape setting and historic built environment. In the absence of sufficient information to allow a detailed assessment of these potential impacts of the development, the proposal is considered to be contrary to the provisions of LP ENV 7 of the Development Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/a

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Peter Bain

Date: 3rd May 2013

Reviewing Officer:

Date:

Angus Gilmour
Head of Planning & Regulatory Services

REASONS FOR REFUSAL RELATIVE TO APPLICATION REF. NO. 12/02766/PP

1. The proposal, by virtue of a lack of appropriate open space provision and excessive linear form, predominantly two storey design emphasis, excessive mass and elements of utilitarian design is considered to be overtly suburban in appearance and has insufficient regard to its sensitive location within the Knapdale/Melfort Area of Panoramic Quality on the edge of the Ardfern 'settlement area'. The proposal would result in 'ribbon' type development of substantially larger building mass and proportion than the existing dispersed residential properties at Barfad and incorporating elements of inappropriate design (e.g. Substantial expanses of unbroken featureless roof scape and continuous, bland principle building elevations which lack traditional architectural detail or interest) rendering it incompatible with the essentially rural character and appearance of this edge of settlement location and is consequently contrary to the advice set out within the Council's published Sustainable Design Guidance. The development would appear as a prominent and incongruous extension to the Ardfern settlement area which would have a significant adverse effect locally upon the landscape quality of the Knapdale/Melfort Area of Panoramic Quality. The proposal is therefore considered to be contrary to the provisions of STRAT DC 1, STRAT DC 8, LP ENV 10 and LP ENV 19 of the Development Plan.
2. The development has potential to impact upon areas of woodland which adjoin the application site and which are in themselves key features of the local landscape setting and historic built environment. In the absence of sufficient information to allow a detailed assessment of these potential impacts of the development the proposal is considered to be contrary to the provisions of LP ENV 7 of the Development Plan.

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The application site lies within the 'settlement area' for Ardfern wherein the provisions of policies STRAT DC 1 and LP HOU 1 set out a general presumption in favour of up to and including 'medium scale' residential development (between 6 and 30 units) on appropriate locations and subject to compliance with all other relevant provisions of the Development Plan.

Furthermore, the application site relates to the extent of Potential Development Area PDA 12/80 identified in the adopted Local Plan for a combination of high density affordable housing provision (100%) and community open space.

These aspirational provisions of the PDA designation within the adopted Local Plan are further endorsed in the Craignish Community Plan 2012 which supports development of PDA 12/80 for high density affordable housing and public open space – aspirations for open space provision are further expressed in identification of part of the site as one of five potential locations within Ardfern for provision of a small public green.

The provisions of the proposed Argyll and Bute Local Development Plan re-state the Council's aspiration for delivery of 100% high density affordable housing and open space within PDA 12/80.

The current proposal seeks planning permission for erection of eleven dwellings comprising of six affordable units within a terraced development and five substantial private dwellings. The inclusion of any private housing development within PDA 12/80 represents a departure to the provisions of the Development Plan.

B. Location, Nature and Design of Proposed Development

The provisions of policy LP ENV 19 sets out that the Council will require developers to produce and execute a high standard of appropriate design in accordance with the design principles set out in Appendix A of the Local Plan and the Council's Sustainable Design Guidance in respect of development setting, layout, density and design.

The current application relates to the extent of PDA 12/80, a site of almost 1ha located between the extent of existing development on the south-western boundary of Ardfern and the existing cluster of dispersed residential development around Barfad. The application site is a narrow strip of land on the landward side of the single track B8002 public highway enclosed to the north-west by a steep, wooded escarpment and with an open aspect to Loch Craignish across a narrow strip of foreshore on the opposite side of the public highway. The extent of the application site is such that it adjoins the ground associated within Ardfern House in the north and the existing dwelling, Traighmhor, in the south, in this respect the development of the Glebe will result in the loss of the only significant area of undeveloped open space and between existing properties at Barfad and Craignish Parish Church.

The proposal seeks planning permission for the erection of eleven dwellinghouses comprising of six affordable and five private dwellings. The submitted details show a linear layout in two loose nodes, a group of five substantial, detached dwellinghouses within the southern half of the site with the affordable housing element to be provided within two substantial blocks located toward the northern end. Whilst the Local Plan sets out that 'ribbon' type development should be avoided it has to be acknowledged at the outset that the physical characteristics and topographical containment of the current application site combined with the requirement within the Local Plan for 'high' density development predicate a linear arrangement of buildings. It is similarly acknowledged however that the provision within the Local Plan for open space provision offers considerable scope to mitigate against the undesirable effects of ribbon type development. It is however considered that the development layout as proposed fails to include for provision of any significant element of open space along the road frontage to sufficiently mitigate for this effect. It is however advised that a significant area of open space could readily be provided for by amendment of the existing layout to delete private housing plot 1 to create a substantial landscaped area between the affordable housing and northern limits of the private housing to emphasise a degree of separation between the two nodes, preventing a continual run of development along the roadside and assisting in the integration of the development into the wider landscape setting.

Affordable Housing:

The affordable housing is to be provided within two blocks of three units with each comprising two, two bedroom cottage flats and one three bedroom terrace type dwelling. The two blocks are identical in design and finish with the exception of being handed. Each block is two storeys in height with traditional gable ends and a rectangular footprint providing for an unbroken 21m long road facing principle elevation and roofscape; the rear elevation of the building is interrupted to provide for a stairwell to the upper floor flat. It is intended to finish the external walls in white dry dash render, the roof covering in dark grey cement tile with white uPVC window and door units and black uPVC rainwater goods.

Vehicular and pedestrian access to the affordable housing development shall be via a single new connection to the B8002 with a shared parking court located between and partially in front of the two blocks with private garden areas provided adjoining each of the properties. The proposed parking layout includes some parking in front of both blocks which increases the prominence of the large parking area and in turn adds to the urban character of the development. The proposals do not give rise to privacy or amenity concerns in relation to their layout and provision of private curtilage.

The two storey design and unbroken, 21m long frontage and roofline of each block provides for a building of significant mass and bland design with little in the manner of architectural design interest which is overtly urban and utilitarian in appearance and consequently both out of scale and character with that of existing development within the locality and the rural setting of the application site.

Whilst it is acknowledged by Officers that the development is subject to tight financial constraints, it is not accepted that this provides sufficient excuse to merit approval of poor quality design which will give rise to significant harm to the character and appearance of the locale. The applicant has been advised to revisit the design of the affordable housing element with a view to adding architectural detail and breaking up the mass of these considerable buildings, suggestions which have been put forward include stepping building frontages and ridgelines, introducing dormers, window/door

bands, considering a variation of finishes and amendment of the proposal to provide entirely for terraced housing rather than flatted properties.

It is noted that the applicant has responded to this requirement and has informally tabled amended plans which would appear likely to satisfactorily address the concerns expressed by Officers (submission dated 1st May 2013) in relation to design, massing and layout. These details are however considered to cumulatively be a material amendment of the design and layout of the current submission and as such are unable to be considered within the confines of determining the current application. Whilst the applicant has been advised to make a fresh application to address this procedural requirement and allow consideration of their much improved design for affordable housing they have to date declined to do so.

Private Housing:

The private houses are approximately evenly spread across half the useable area of the site within substantial plots commensurate with existing private houses at Barfad to the immediate south of this edge of settlement location. These two and 1 ¾ storey houses are generally in the same style with a large rectangular main block with traditional gable ends and various single storey wings. They make use of pitched dormers, garages, porches etc. Materials are proposed as white dry dash render, dark grey cement tiles and white plastic windows and doors, the intention being to provide a degree of cohesion with that of the affordable housing element. Plots 1 and 4 are gable to the B8002 public road whilst plots 2, 3 and 5 are front facing to the road.

Development within the southern portion of the application site would be viewed as a point of transition between existing low density development at Barfad and the high density of the intended affordable housing development within the northern part of the PDA. The private house plots are commensurate in size with other plots in the village edge. However, the general scale and mass of the proposed houses are not. Edge of village houses tend to be more single and single and a half storey units set within large plots lowering the overall density of the rural area. Although the proposed houses do incorporate some traditional elements such as gables, dormers and chimneys their mass is too large in comparison with that of existing development and should be scaled down. It is considered that notwithstanding the inclusion of traditional design elements, the proposed substantial two storey detached properties will again appear to be significantly larger in scale than that of existing detached residential development to the south at Barfad and as such does not pay sufficient regard to the sensitive site location.

Notwithstanding the general policy presumption against private housing development within PDA 12/80, it is the consideration of Officers that the design and layout of this element of the development could be substantially improved. In particular has been suggested to the applicant that it would be appropriate to delete plot 1 to provide a significant undeveloped, landscaped area between the private and affordable housing to mitigate against the effects of ribbon development and assist with the assimilation of development within this rural setting - the position of the open space being predicated by the applicant's requirement to form an agricultural access at the mid-point of the site rather than any intention to segregate private housing from affordable. The applicant has also been advised that the private housing development would benefit from a reduction in the overall scale and mass of buildings with a mix of single and one and a half storey properties being deemed to be more appropriate to this edge of settlement location and that of existing, adjoining development at Barfad, than the proposed two storey dwellings. It has also been

suggested that the applicant seek to stagger the building line as far as site topography will allow and to provide sufficient open space to allow landscape planting between properties.

It is noted that the applicant has sought to respond to Officers concerns in respect of the private housing element and has informally tabled amended plans providing for the reconfiguration of these buildings with relocation of single storey elements to the rear to minimise the road facing mass of buildings and relocation and reduction of plot boundaries to locate plot 1 further to the south and provide an enhanced area of open space. Whilst these proposed amendments have been received favourably by Officers it is again noted that they do not fully address the concerns expressed in respect of the scale and massing of the private housing element and in any event are cumulatively considered to be a material amendment of the design and layout of the current submission and as such are unable to be considered within the confines of determining the current application. Whilst the applicant has been advised to make a fresh application to address this procedural requirement and allow consideration of their much improved design and layout for private housing they have to date declined to do so.

Summary:

Overall, both the affordable and private housing elements are considered to be of inappropriate scale and massing and design having regard to this sensitive rural location and the guidance contained within the Council's Sustainable Design Guide; consequently the proposal is consequently considered to be contrary to the provisions of STRAT DC 1, LP HOU 1 and LP ENV 19 of the adopted Local Plan.

C. Built Environment

The northern most affordable housing block lies some 50m to the west of Craignish Parish Church and 100m to the south of Ardfern House, both of which are category B listed buildings.

Craignish Parish Church sits on the opposite side of the B8002 public highway and is partially screened from view on the southern approach to the village on the B8002 by scrub woodland on the shoreside of the road. When viewed from the water the church sits somewhat in isolation from existing development by virtue of its location on the shoreside of the road and wooded surrounds although this has already been subject to some intrusion from the modern dwelling 'Watermel' to the east.

Ardfern House is a substantial two storey Georgian property which was erected originally as the Manse for Craignish Parish Church although it no longer performs this function. The building sits some 80m back from the B8002 and at a considerably higher elevation than the lower Glebe with a substantial curtilage area. Despite its elevated location Ardfern House is partially obscured from wider view by mature trees within its curtilage and the woodland along the escarpment to the south, the building is however open to views across the northern portion of the PDA from the B8002 it is noted that a static caravan located within the curtilage area of the property and adjacent to the public highway is also evident.

It is considered that development within the northern portion of the PDA will not significantly erode the element of separation from existing development or key landscape features which presently provide for the setting of both of these listed

buildings. The proposal includes for the provision of a substantial portion of open space to the rear of the affordable housing development (to be retained by the Church of Scotland) which offers sufficient separation of new buildings from Ardfern House and potential to introduce additional landscape planting to mitigate for any intrusion upon views out of Ardfern House looking south over the Glebe.

Having regard to the above, the proposal is considered to be consistent with the relevant provisions of policies STRAT DC 9 and LP ENV 13a.

D. Impact on Woodland.

To the north west of the site is an area of woodland located on a steep escarpment which is also on land within the control of the applicant. The individual specimens within the woodland are themselves of little note and in need of positive management; however, collectively the woodland provides the backdrop to the Glebe and adds considerably to local landscape character.

The proposed development within the northern portion of the site may be at risk from falling trees/limbs and in this respect it has been identified that approval of development at this location is likely to result in pressure for felling/lopping within the adjoining woodland area. It is considered imperative that any grant of planning permission at this location makes provision for the long term retention, positive management and augmentation of the woodland area as a key landscape feature. Similarly the provision of an outfall on the shore side of the road may give rise to loss of some of the scrub woodland cover which presently provides for the setting of Craignish Parish Church. Officers have requested that the applicant undertake a survey of the condition of the existing woodland with details of any felling/lopping required to facilitate/secure safety of the proposed development however such details have not been forthcoming to date.

In the absence of sufficient information to allow an assessment of the proposed development in relation to the retention of/impact upon adjoining woodland areas which make a significant contribution to landscape setting, the proposal is considered to be contrary to the provisions of LP ENV 7.

There have been several comments from third party representations raising the issue of impacts on wildlife, specifically otter holts. The councils' Biodiversity Officer has been consulted but has not raised any concerns but did request a landscape and planting plan be submitted prior to the commencement of works.

E. Landscape Character

The application site lies within the Knapdale/Melfort Area of Panoramic Quality wherein the provisions of policies STRAT DC 8 and LP ENV 10 set out that the Council will seek to resist development where its scale, location or design will have a significant adverse impact on the character of the landscape, the exception to this being where such significant adverse effects would be clearly outweighed by social or economic benefits of National or regional importance.

The application site is located at the southern built limits of the Ardfern settlement area and with its open aspect to Loch Craignish to the east and back dropped by a steep wooded escarpment to the west is essentially rural in character and appearance and forms the approach to the southern 'gateway' to Ardfern where the

B8002 narrows and is swallowed by the wooded setting of Craignish Parish Church and Ardfern House before emerging into the more densely developed village proper.

Notwithstanding the adverse landscape implications inherent in the loss of open countryside between Barfad and Ardfern House which clearly cannot be retained if the aspirations of the PDA are to be realised, it is contended that development of the Glebe should have due regard to the essential rural and low density characteristics of existing edge of settlement development and should seek to retain and enhance the Key Landscape Features in so far as is practicable. Specifically, in addition to ensuring an appropriate scale, design and layout of development it is considered essential that development provide sufficient elements of undeveloped/open space and retain and improve woodland cover within both the application site and on the escarpment to the west.

Section B above sets out that the various elements of the proposed development are considered to be of inappropriate scale, massing and design and failure to accommodate sufficient open space provision and as such fails to have sufficient regard to the essentially rural landscape characteristics of the application site and its sensitive location on the edge of settlement and within an area of identified scenic value. It is officers' view that the development as proposed would appear as both a prominent and incongruous extension to the settlement of Ardfern which is not only out of scale in comparison to existing edge of settlement development but which is also overtly urban in its form and design to an extent where a significant adverse effect upon a key landscape qualities for which the Knapdale/Melfort Area of panoramic quality has been designated. The proposal is consequently considered to be contrary to the provisions of STRAT DC 8 and LP ENV 10.

F. Affordable Housing

The adopted Local Plan sets out a general commitment by the Council "to facilitate greater choice in housing in terms of location, design, tenure and cost and in doing so to recognise that the market will not be able to meet some of the important housing needs". This includes locations and circumstances where affordable housing to lower income groups is not adequately supplied by the market. In a limited context the planning system can assist with the provision and retention of such housing where a particular need for affordable housing has been demonstrated".

The Local Plan further states that "there is a need for affordable housing throughout each of the Planning Areas in Argyll and Bute. This assessment of need for affordable housing draws upon the Argyll and Bute Housing Strategy and completed housing market studies. The Local Plan indicates in its housing schedules those particular allocation sites where the provision of an element of affordable housing is appropriate. These sites have been selected on the basis of their location and suitability for affordable housing provision. Provision of affordable housing can also be facilitated through the development of non-allocated sites e.g. Potential Development Areas and windfall sites within settlements. On suitable sites, a 25% provision of affordable housing is proposed. This reflects a minimum level of provision, which may be revised to reflect local circumstances and the emerging housing strategy".

Within the context of Ardfern, the adopted Local Plan has identified Housing Allocation H-AL 12/4, a site for 30 dwellings with 25% affordability (7-8 units). In addition to this the provisions of the current application site, PDA 12/80, seek to provide for 100% high density, affordable housing and open space and are a

response to the longstanding demand for provision of social housing in the locality. Concern has been raised by Craignish Community Council and third party representation that it would be contrary to policy to allow development within a PDA in advance of delivery of local housing allocations; it is however noted for clarity that the provisions of the adopted Local Plan do not preclude such a situation. Third party representation also notes that to grant planning approval for private housing within PDA would undermine the delivery strategy for affordable housing provision within Housing Allocation H-AL 12/4 at Soroba Meadow – this allocation benefits from planning permission (ref. 10/01143/PP) for 17 dwellinghouses on a phased basis and includes for two affordable houses within its first phase. However, initial delivery of services required to facilitate first and subsequent phase affordable housing units is largely reliant on the sale of private plots which is proving slow in the current housing market. The potential availability of more desirable, loch side plots is contended by the developer of that site to be a further impediment to the sale of plots at Soroba Meadow Housing Allocation and consequently threatens his proposals to deliver affordable housing using the Scottish Government's Rural Housing for Rent grant funding which has been assigned to that site. It is however noted that similar threat exists from the availability of other infill, rounding-off and redevelopment sites within the Ardfern settlement area and sites within Rural Opportunity Areas in the locality which may have more appealing location or aspect than the housing allocation. It is the stated intention of the Local Plan to provide a variety of housing opportunities to facilitate choice across as wide a spectrum of the housing market as possible rather than to create a monopoly position.

The provisions of the Craignish Community Plan identifies that “the need to resolve the lack of affordable housing remains a local priority, providing for young families, single people and the elderly. Innovation may be needed through local letting agreements, providing land and opportunity for self-build, community ownership, crofts and forest crofts in order to achieve this goal.

The current proposal seeks planning permission for five private dwellinghouses which would occupy approximately half of the PDA designation and consequently this application requires to be viewed as contrary to the provisions of policy P/PDA 1 as and allocation PDA 12/80 as identified by the Local Plan.

In considering the current application it is however appropriate to accord material weight to the long standing demand for provision of affordable housing within Craignish which has clearly been demonstrated through housing demand assessments undertaken by the Council and as a result of on-going enforcement proceedings relating to unlawful dwellings in the locality. Officers would also corroborate the applicant's claims that discussions have been on-going over a number of years in an effort to deliver affordable housing on this site but the current funding climate has made this impossible to deliver in the form originally envisaged by the local community and expressed as 100% affordability in both the Local Plan and Craignish Community Plan.

The current proposal relates to the provision of six affordable houses that would be built by Fyne Homes following receipt of a grant from the Council's Rural Housing Development Fund (RHDF) which is ring-fenced for use at the Glebe and as such is not able to be transferred for use at another location. Fyne Homes have confirmed that with the current funding package they are unable to deliver any more than the six units currently proposed and have confirmed that even this is only possible with the assistance of the Church of Scotland who have agreed to sell the land for a sum of £10,000 and directly fund design and application costs by a further £20,000.

In assessing the current application and being mindful of the current financial climate, Officers are accepting of the need to be flexible and innovative in the delivery of affordable housing which the market would otherwise not be able to support. To this end there is a general acceptance that an element of private housing development may indeed be necessary to secure delivery of affordable housing at the Glebe. It is however concerning that the current proposal would result in approximately 50% of the site area going to private housing development and in this respect Officers have sought to establish whether there is any direct correlation between the extent of private housing development and any shortfall in funding necessary to deliver the affordable housing element. Further discussion with the applicant has confirmed that no such direct relationship between the number of private dwellings proposed and funding requirements exists and that the extent of private housing is instead predicated by an aspiration of the applicant to achieve capital receipts from realisation of the open market value of a portion of the Glebe land for private housing development. Whilst this position falls far short of the stated aspiration for 100% affordable housing provision it remains nonetheless a fully funded development opportunity to immediately provide six affordable housing units in a locality which urgently requires social housing provision. In this respect Members are advised the circumstances of the proposal in relation to local demand for affordable housing provision and availability of funding to alleviate these in the short-term are material considerations and would, in the event that the proposal could be considered acceptable in all other respects (including design scale, massing and layout) provide reasonable grounds for a justified minor departure to the Development Plan having regard to the provisions of policy LP DEP 1.

G. Road Network, Parking and Associated Transport Matters.

The current application seeks planning permission for the formation of four new vehicular accesses onto the B8002.

The affordable housing element would be served by a single point of access with a centrally located parking court between the buildings providing onsite parking and turning for ten cars.

Three further vehicular accesses are intended: plot 1 would share an access with an intended agricultural track to the Upper Glebe; plots 2 and 3 and plots 4 and 5 would each share an access point. Parking for each dwelling would be provided within its curtilage.

The submitted details indicate minimal road widening works and provision of pedestrian refuge points with the intention of seeking to avoid introducing an urban footpath arrangement into this rural location. Whilst Officers are in agreement with the aesthetic intentions it is noted that the Area Roads Manager has advised that provision of an adoption standard footpath would be required in the interests of road safety along the site frontage and to connect beyond a point of reduced visibility on the B8002 as it passes Craignish Parish Church. Similarly, there is a requirement to widen the public highway to a width of 3.25m along the site frontage. For the avoidance of doubt it has been confirmed in discussion with Roads Officers that the applicant's proposals for pedestrian refuge points are likely to be misused as passing places/verge over-run and as such do not provide sufficient protection at a location where the existing vehicular carriageway is narrow and forward visibility afforded to oncoming traffic is limited. The applicant has advised in subsequent discussion that they are agreeable to provision of the requisite road improvements in a phased manner and it is noted that these could readily be achieved by means of planning

condition as the land required for such works is either within the control of the applicant or the Council as Roads Authority.

Having regard to the above, the Area Roads Manager has not objected to the proposal subject to the afore-mentioned improvements and minimum standards of access geometry, layout, visibility, parking and refuse collection being ensured by imposition of planning condition. The proposal is considered to be consistent with the relevant provisions of LP TRAN 4, LP TRAN 5 and LP TRAN 6.

H. Infrastructure

The affordable and private elements of the proposal would be served by separate waste water treatment systems. Scottish Water have confirmed that there is no public sewer available within the vicinity of the proposed development. These are currently identified as biodisc systems with an outfall to Loch Craignish. The site is within a waste water drainage 'hotspot' as identified by SEPA. To this end both SEPA and the Council's Environmental Health Officers were consulted on the application but raised no objection or raised concern in respect of local amenity. This element of the proposal, if approved, would be assessed in greater detail during the application for a building warrant. It is considered that this element of the proposal can be assessed under separate regulatory regimes managed by the councils' Building Standards department and SEPA.

The applicant intends to connect to the public water supply and provide a private Sustainable Drainage System (SuDS). Approval will need to be sought from Scottish Water to connect to the public water supply, whilst details of SuDS could be sought through the use of a planning condition.

It is considered that these elements of the proposal are consistent with the terms of Local Plan policies LP BAD 1, LP SERV1, LP SERV2 and LP SERV4.

The development site lies outwith areas identified at 1:200 risk of coastal inundation on SEPA's flood risk maps with the exception of the proposed outfall to Loch Craignish. It is noted that SEPA have not raised objection to this aspect of the proposal and the proposal is consistent with the provisions of LP SERV 8 in this respect.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 12/02766/PP

Elected Member Representations:

Councillor Douglas Philand Oriago 32 Fernoch Crescent Lochgilphead Argyll PA31 8AE (13/02/13)

Third Party Representations

Support

Mr Jamie McGrigor MSP The Scottish Parliament Edinburgh EH99 1SP (07/02/13)

Mike MacKenzie MSP Room M3.13 The Scottish Parliament Edinburgh EH99 1SP (11/01/13)

Mr Angus MacLarty The Homestead Ardfarn Lochgilphead Argyll PA31 8QN (06/02/13)

Mr Brian Sutherland An Cala Ardfarn Lochgilphead Argyll PA31 8QN (08/02/13)

Mr Bruce Duthie Hillcrest Drummore Road Oban PA34 4JL (01/02/13)

Callum MacLean Cullaig Corranbeag Ardfarn PA31 8QN (06/02/13)

Cara Duthie Hillcrest Drummore Road Oban PA34 4JL (08/02/13)

Catherine MacDonald 1 Ardfarn Cottages Ardfarn Lochgilphead Argyll PA31 8QN (08/02/13)

Chris Connor Cullaig Corranbeag Ardfarn PA31 8QN (01/02/13)

Mr Christopher R Thornhill 4 Ardfarn Cottages Ardfarn Argyll PA31 8QN (07/02/13)

Mr Colin Neil Peterson 1 An Doirlinn Ardfarn Lochgilphead Argyll PA31 8QN (01/02/13)

D A Crawford 3 An Doirlinn Ardfarn Argyll PA31 8QN (01/02/13)

Mr Daniel MacDonald 7 Macintosh Way Lochgilphead Argyll PA31 (08/02/13)

Dr James Moss An Isean Eala Clachan Seil Oban PA34 4TL (27/01/13)

Mr Duncan Crawford 3 An Doirlinn Ardfarn Argyll PA31 8QN (01/02/13)

Mr Duncan MacIntyre The Garden Cottage Craignish Ardfarn By Lochgilphead PA31 8QS (08/02/13)

Mr Colin Malcolm, Galley of Lorne Ardfarn Lochgilphead Argyll PA31 8QN (08/02/13)

Helen Duthie Hillcrest Drummore Rad Oban PA34 4JL (01/02/13)

Iain MacLean Cullaig Corranbeag Ardfarn PA31 8QN (04/02/13)

Mrs Ishbel MacNicol Glenview Turnalt Farm Barbreck Lochgilphead Argyll (07/02/13)

Mr James D MacNicol Glenview Turnalt Farm Barbreck Lochgilphead Argyll (07/02/13)

Mr James Paterson (Senior) 1 An Doirlinn Ardfarn Lochgilphead Argyll PA31 8QN (16/02/13)

Joan Allan Hillside Cottage Ardlarach Road Ardfarn Lochgilphead Argyll (15/01/13)

Joan Wylie Tigh An Innis Ardfarn Argyll PA31 8JA (07/02/13)

Mr John Kerr Gorse View North Connel By Oban PA37 1QX (05/02/13)

Kirk Session, Craignish Parish Church c/o Ishbel MacNicol, Session Clerk, Glenview Turnalt Farm Barbreck Lochgilphead Argyll (07/02/13)

Margaret Johnston East Lodge Barbreck Lochgilphead Argyll PA31 8UW (05/02/13)

Mary MacLarty C/O The Homestead Ardfarn By Lochgilphead Argyll (08/02/13)

Maureen Sutherland 8A Mill Park Soroba Road Oban PA34 4JH (01/02/13)

Miss Erica Thornhill An Cala Ardfarn By Lochgilphead PA31 8QN (04/02/13)

Miss Katherine Sutherland An Cala Ardfarn PA31 8QN (28/01/13)

Miss Lucy Thornhill 4C Glensheallach Terrace Oban PA34 4BH (21/01/13)

Miss R Dalgleish An Dhoirre Bheag Barbreck Lochgilphead Argyll PA31 8UW (04/02/13)

Morag Kerr Gorse View North Connel By Oban PA37 1QX (06/02/13)

Alasdair MacNicol Turnalt Farm Barbreck By Lochgilphead PA31 8QW (21/01/13)

Mr David Bloomfield Lumsdaine Dean Coldingham Eyemouth TD14 5UA (01/02/13)

Ms Tricia Bloomfield Lumsdaine Dean Coldingham Eyemouth TD14 5UA (01/02/13)
Mr Archibald Maclarty Barnlunich Barbreck By Lochgilphead PA31 8QW (05/02/13)
Mr Bob Black Whin Bank Ardfern Lochgilphead PA31 8JA (15/01/13)
Mr Calum Ross Loch Melfort Hotel Arduaine nr Oban PA34 4XG (21/01/13)
Mr David Carruthers The Manse Kilduskland Road Ardrishaig PA30 8HE (15/01/13)
Mr David Lander 17 Stirling Road Drymen Glasgow G63 0BW (15/01/13)
Mr Derek Logie Rural Housing Service 28 Sidegate Haddington EH41 4BU
(07/02/13)
Mr Ian Mackie 28 Burnside Road Uphall EH52 5DE (10/01/13)
Mr John Alexander 11 Cullipool Village Isle of Luing Oban PA34 4UB (14/01/13)
Mr John Stannard Seall-Na-Mara Arduaine Oban PA34 4XQ (10/01/13)
Mr Martin Waddell 2 Kilbrandon Cottages Balvicar Oban PA34 4RA (13/01/13)
Mr Robert Rae Ardara, Clachan Seil Ardara Oban PA34 4TL (18/02/13)
Mrs Ann MacKenzie 136 Currieside Avenue Shotts ML7 4AX (15/01/13)
Mrs Anne MacNicol Iainshouse Turnalt Farm Barbreck Lochgilphead PA31 8QW
(04/02/13)
Mrs Clare McNiven The Anchorage Ardfern Argyll PA31 8QN (03/02/13)
Mrs Fiona MacNicol Turnalt Farm Barbreck By Lochgilphead PA31 8QW 21/01/13)
Mrs Frances Lander 17 Stirling Road Drymen Glasgow G63 0BW (13/01/13)
Mrs Jean Alexander 11 Cullipool Village Isle of Luing Oban PA34 4UB (14/01/13)
Mrs Jenny MacLarty Barnlunich Barbreck By Lochgilphead PA31 8QW (05/02/13)
Mrs Judith Stannard Seall-Na-Mara Arduaine Oban PA34 4XQ (10/01/13)
Mrs Katherine Crooks The Moorings Minard By Inveraray PA32 8YB (13/01/13)
Mrs Mairi Thornhill 4 Ardfern Cottages Ardfern Lochgilphead Argyll PA31 8QN
(08/02/13)
Mrs Maura Rae Ardara Clachan Seil Oban PA34 4TL (22/01/13)
Mrs Patricia Barclay 3 Ardfern Cottages Ardfern Lochgilphead Argyll PA31 8QN
(08/02/13)
Ms Hester Ross The Manse Kilmelford Oban PA34 4XA (03/02/13)
Mr Neil Crawford 3 An Doirlinn Ardfern Argyll PA31 8QN (01/02/13)
Norean Hanley 55 High Bank Park Lochgilphead Argyll PA31 8NN (22/01/13)
R Allan Hillside Cottage Ardlarach Road Ardfern Lochgilphead Argyll (12/01/13)
Rev Dr Kenneth Ross The Manse Kilmelford Oban PA34 4XA (05/02/13)
Rev John Paton Cross House Flat Kirkgate Linlithgow EH49 7AL (28/01/13)
Rev M Erskine The Manse Cambridge Street Alyth PH11 8AW (06/02/13)
Rev T. Alastair McLachlan 9 Alder Road Milton of Campsie Glasgow G66 8HH
(15/01/13)
Rev Walter Ritchie Hazel Cottage 7 Barr Mor View Kilmartin PA31 8UN (17/01/13)
Mr Ron MacLean Cullaig Corranbeag Ardfern PA31 8QN (01/02/13)
The Occupier Craigellachie Kilchrenan Argyll PA35 1HG (03/02/13)
Sir Tom Farmer Maidenraig House 192 Queensferry Road Edinburgh EH4 2BN
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William Sutherland 8A Mill Park Soroba Road Oban PA34 4JH (01/02/13)
Mr Bruce W Duthie Hillcrest Drummore Road Oban PA34 4JL (06/02/13)
Ron MacLean Cullaig Corranbeag Ardfern PA31 8QN (01/02/13)
Mrs Mary Sandilands Dunearn Easdale Oban PA34 4RF (21/01/13)
Mr Roderick MacKenzie 136 Currieside Avenue Shotts ML7 4AX (15/01/13)

No Address

Mr Stanley Hood (28/02/13) - Support

Objection

Alan Gent-White Traighmhor Ardfern Lochgilphead Argyll PA31 8QN (21/01/13)
Margot Gent-White Traighmhor Ardfern Lochgilphead Argyll PA31 8QN (21/01/13)
Ania Zwozdiak Coille An Dodhran The Glebe Kilmelford PA34 4XF (27/01/13)

Carol Graham Barfad Ardfern By Lochgilphead Argyll PA31 8QN (12/02/13)
Colin Lindsay-MacDougall Lunga Craobh Haven Lochgilphead Argyll PA31 8UU
(06/01/13)
Mr David Campbell Barbreck House, Lochgilphead PA31 8QW (08/02/13)
Ms Alexandra Campbell Barbreck House, Lochgilphead PA31 8QW (08/02/13)
Mr David Graham Barfad Ardfern Lochgilphead Argyll PA31 8QN (06/02/13)
Dr Alan Borg CBE FSA Telegraph House 36 West Square London SE11 4SP
(19/02/13)
Dr Roger Webber Watermill Ardfern Lochgilphead PA31 8QN (31/01/13)
Mr Jo Leslie The Smithy Barbreck Lochgilphead PA31 8QW (06/02/13)
M T Selby Ardfern House Ardfern Lochgilphead Argyll PA31 8QN (15/01/13)
Miss Faith Shannon MBE ARCA ATC Corranbeg Workshops Ardfern PA31 8QN
(04/02/13)
Miss Isla Graham Barfad Ardfern By Lochgilphead PA31 8QN (03/02/13)
Mr Bruce Condie Culrain Ardlarach Road Ardfern PA31 8JA (13/03/13)
Mr Christopher Grieve Drumalban Corranbeg Ardfern PA31 8QN (28/01/13)
Mr Clive Brown Otters Ardfern Lochgilphead PA31 8QN (05/02/13)
Mr Colin Smith Albion Lodge Ardlarach Road Ardfern PA31 8JA (13/01/13)
Mr Iain Saunders Duine Ardfern PA31 8QN (22/01/13)
Mr Paul Smyth Corlach Barbreck Lochgilphead PA31 8UW (07/02/13)
Mr Peter Richardson Millhouse Ardfern By Lochgilphead PA31 8QN (14/01/13)
Mr Ronald McIlquham Osprey Cottage Ardfern Lochgilphead PA31 8QN (06/02/13)
Mr Sandy MacKilligin Corranbeg House Ardfern Lochgilphead PA31 8QN (01/02/13)
Mr Tom McCardel Aarhus Ardlarach Road Ardfern PA31 8QW (30/01/13)
Mr Tony Gill Rowancraig Ardfern Lochgilphead PA31 8QN (07/03/13)
Mrs Diana Herriot 30 Wellview Lane Muriston Livingston EH54 9HU (21/01/13)
Mrs Jan Brown Otters Ardfern Lochgilphead PA31 8QN (12/01/13)
Mrs Kirsty Richardson Millhouse, Ardfern Millhouse Lochgilphead PA31 8QN
(08/02/13)
Mrs Louise Ramsay Bamff Alyth Blairgowrie PH11 8LF (29/01/13)
Mrs Mary Smyth Corlach Barbreck Lochgilphead PA31 8UW (01/02/13)
Mrs Valerie Smith Albion Lodge Ardlarach Road Ardfern PA31 8JA (24/01/13)
Ms Chris McIlquham Osprey Cottage Ardfern Argyll PA31 8QN (02/02/13)
Ms Rachel Rogers Barfad Beag Ardfern By Lochgilphead PA31 8QN (07/02/13)
Prof. Colin Davidson Tigh nan Eilean Ardfern Lochgilphead PA31 8QN (18/01/13,
07/02/13, 08/02/13)
Mr Tom Fisher Barfad Beag, Ardfern PA31 8QN (06/02/13)
W S M Thomson Two Trees Ardfern By Lochgilphead Argyll PA31 8QN (05/02/13)
Mr Daniel Richardson Millhouse, Ardfern Millhouse Lochgilphead PA31 8QN
(28/02/13)