

STATEMENT OF CASE

For: Argyll and Bute Council

In the Public local Inquiry into objections made to the Finalised Draft Argyll and Bute Local Plan May 2005 and Modifications June 2006; Town and Country Planning Scotland Act 1997.

Objector/Objection Number: Alan Livingstone Chairman, Taynuilt
Community Council, 460-1
Issue Number: AJS132-TAYNUILT7-PDA5/89TOURISM
Subject: Potential Development Area (PDA) 5/89 at
Taynuilt

1. Summary of Objection

- a. The above Objectors to the designation of this Potential Development Area (PDA) 5/89 for Tourism / Leisure development have objected to the development on this site for reasons including some or all of the following points:-
- b. It will result in the loss of prime agricultural land.
- c. The village road network is not able to cope with additional traffic and pedestrian safety will be compromised.
- d. The village's water supply and sewerage system could not cope with this level of development.
- e. Existing infrastructure cannot cope with these new houses on top of those already approved and this development will not be in keeping with the existing housing in terms of visual impact.
- f. The north west corner of the site is on the flood plain and the road passes through this area.
- g. Some areas are crofters common grazing or in-bye land.
- h. The development of this field may harm the water and ecological quality of the River Nant.

2. Case for Council

- a. The Council does **not** accept this objection.
- b. The Council will demonstrate that this site is designated as a PDA for tourism and leisure and not housing development. Argyll and Bute's economy relies to a significant degree on tourism. In line with the SPP15 - Planning for Rural Development and the Structure Plan, it is considered vital for the wider economy that new high quality tourism development is encouraged on suitable sites within Argyll and Bute. This site if developed would provide just such a facility, building upon the

existing agricultural use of the site (a deer visitor centre is proposed) along with the sites location adjacent to the A85 on the route between Oban and Glasgow. In addition, the site is located adjacent to Taynuilt which is one of the largest settlements in Lorn, outwith Oban. This development proposal would build upon the existing tourism and leisure facilities in and around Taynuilt and would provide economic benefit through direct employment opportunities and indirectly through attracting additional spend within the village.

- c. The Council will demonstrate that the development of this site will also help, in conjunction with the development of Housing Allocation H AL 5/18, facilitate DRA 5/7 development road which is required to improve the road network by removing the existing substandard road junction in this area.
- d. The Council will demonstrate that there are no known constraints relating to servicing and infrastructure provision. It is understood that Scottish Water have programmed the replacement of the water main within the village. An acceptable sewerage system for the development would also require to be provided.
- e. The Council will demonstrate that the loss of agricultural land will not be significant as only a small percentage of the site will actually be developed. In addition, this land is not prime agricultural land and is not classified within Class 1, 2 or 3 of the MacAulay categorisation.
- f. The Council will demonstrate that only a very small part of the site is shown as being at risk from flooding on the Flood Risk maps produced by Scottish Environment Protection Agency (SEPA). SEPA have raised no objections to this proposal.
- g. The Council will demonstrate that this development does not involve crofters common grazing or in-by land.
- h. The Council will demonstrate that the water and ecological quality of the River Nant will be unaffected by this development as any development will have to satisfy all policies within the Structure and Local Plan, and in particular Policies LP SERV 1 and LP ENV 2.
- i. The Council will demonstrate that this proposal is consistent with PAN 72, NPPG 18 – Planning and the Historic Environment, Memorandum of Guidance on Listed Buildings and Conservation Areas and TAN 27 – Development and Archaeology in Historic Towns and Cities.

3. Productions

PROD - AJS132-TAYNUILT7-PDA5/89 – 1

SEPA flood risk map -
Taynuilt

PROD - AJS132-TAYNUILT7-PDA5/89 – 2	Photographs of the site.
PROD - AJS132-TAYNUILT7-PDA5/89 – 3	Letter from Landowner
PROD - AJS132-TAYNUILT7-PDA5/89 – 4	TAN 27 – Development and Archaeology in Historic Towns and Cities

4. Core Documents

CD	Argyll and Bute Local Plan Consultative Draft 2003 - Oban, Lorn and Isles Proposal Map Folder
CD	Argyll and Bute Local Plan Finalised Draft 2005 - Oban, Lorn and Isles Proposal Map Folder
CD	Argyll and Bute Modified Finalised Draft Local Plan Written Statement June 2006
CD	Argyll and Bute Structure Plan 2002
CD 2.13	SPP15 - Planning for Rural Development
CD 6.4	Memorandum of Guidance on Listed Buildings and Conservation Areas
CD 2.7	NPPG 18 – Planning and the Historic Environment

5. Estimated Time to Hear Evidence

30 minutes

6. Officer Dealing With

Adrian Jackson-Stark BA Hons MSc MRTPI
Fergus Murray BA Hons MRTPI

Note: Argyll and Bute Council reserves the right to respond to any additional matters raised by objectors to their statements of case and to appoint legal counsel if required.