



**PLANNING AND ACCESS COMMITTEE
SUPPLEMENTARY REPORT
MEETING: Monday 31st August 2015**

SUBMITTED BY:	Head of Planning & Rural Development
APPLICATION NUMBER:	2015/0134/DET
APPLICANT:	Mr Jasen Burke
LOCATION:	Stronachlachar Cottage, Stronachlachar
PROPOSAL:	Conversion of outbuilding and cottage to form 7No. dwellinghouses; Erection of 4No. holiday accommodation units

NATIONAL PARK WARD:	Ward 2
COMMUNITY COUNCIL AREA:	Strathard Community Council
CASE OFFICER:	Name: Erin Goldie Tel: 01389 722137 E-mail: erin.goldie@lochlomond-trossachs.org

1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 The application is for the conversion of a former Scottish Water outbuilding (used as workshop/office space and later as stables) and associated cottage to form 7 dwellings and the construction of 4 holiday let units.
- 1.2 The application was presented to the Committee on 27 July as a result of a formal objection submitted by Strathard Community Council. The decision was to defer the application to allow members to visit the site before determining this application.

2 RECOMMENDATION

2.1

That Members:

- 1. **APPROVE** the application subject to the conditions contained in Appendix 1.

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3 BACKGROUND

- 3.1 For the avoidance of doubt, this is a supplementary report prepared to provide background to points that members are seeking to clarify by a site visit. The following are some of the key issues which arose at the 27th July meeting ;
(note ; this report should be read in conjunction with the original report dated 27 July 2015 that can be found in **Appendix 1.**)

- a) Vehicular access to the site;
- b) The ability for prospective users of the development to access the north road round Loch Katrine;
- c) Visibility at the north east corner of the proposed development site.

This report does not repeat or replace the details of the original report. The description of the site and the proposal is nevertheless reproduced below for clarity. The remainder of this report focuses on the above points that formed the reason for deferral.

Site Description and proposal:

- 3.2 The application site is within Stronachlachar and comprises a 1 ½ storey building with a footprint of approximately 765 square metres, formerly owned by Scottish Water and used as workshop/office and accommodation space and later as stables. Constructed in stone and brick, the building is rectangular in form with timber trussed, slate finish pitched roof with central ridge line. Several asymmetrical, pitched roof projections extend from the ridge on both the front and rear elevations providing this building with a unique character.
- 3.3 To the west of the principal building, as described above, is a former cottage with a footprint of approximately 43 square metres, constructed in stone with slated pitched roof. To the north is a grassed/hardstanding area surrounded by estate fencing and established hedging. To the east, and outwith the application site, is a small stone office building occupied by Scottish Water.
- 3.4 The proposal is for the conversion of the rectangular principal building to form five, two bedroom units and a single three bedroom unit and the conversion and extension of the cottage to form a single two bedroom unit. The other aspect of the proposal is the construction of four, two bedroom holiday let units. A small 'pump house' would contain an air source heat pump to service the 7 dwellings and 4 holiday units (see sections 3.5 to 3.8 of the report dated 27 July for further details of the proposed development).

4 REPRESENTATIONS

- 4.1 Representations received on the original application are detailed in the original report (Appendix 1 para4.6). Since the 27 July meeting, further correspondence has been received from Scottish Water and Stirling Council as Roads Authority. The latter have confirmed their position of no objection.

5 PLANNING ASSESSMENT – UPDATED INFORMATION

5.1 ***Vehicular access to the site:***

Relative to section 3.1 a) above, the applicant has confirmed that vehicular access to the site was inherited during the purchase of the site from Scottish Water. Right of access is via a controlled barrier from the south east of the site as annotated in figures 1 and 2 below. It is understood that this is the main access to properties within Stronachlachar. Once vehicles are beyond the barrier, there is no restriction on access to the north shore road – a private road in the ownership of Scottish Water. It is understood residents, visitors staying in holiday lets, pre-arranged deliveries vans etc. have access to the north shore road via this route by means of the push button key code at the barrier.

5.2 ***Fig. 1. Location Plan. Site outlined in red and access to site annotated by blue arrow.***

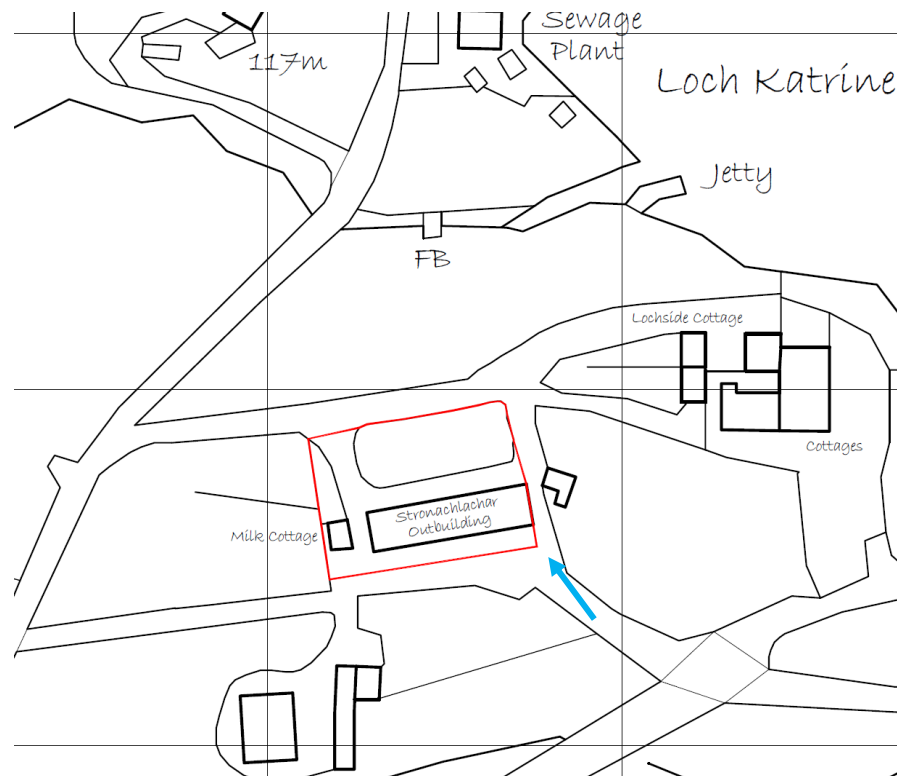


Fig.2. barrier access to site and other properties in Stronachlachar



- 5.3 The road to the far west of the site as illustrated in figure 3 below can be seen on approach to Stronachlachar from the B829 public road. A locked gate at the entrance (shown in figure 4) restricts vehicular access to the north shore road from this point. Nevertheless, pedestrian and cycle access remains by a separate open side gate.

Fig.3. Site outlined in red and north road annotated by blue arrow

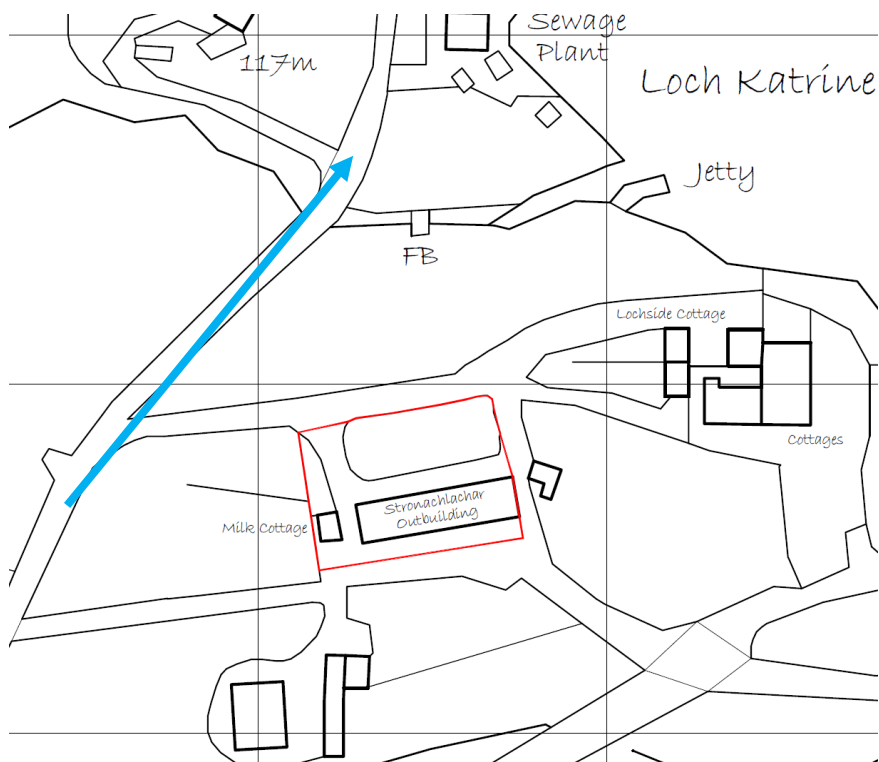


Fig.4. Image illustrates gated access to north shore road.



5.4 Other vehicular access considerations

Relative to section 3.1 b) of this report, the increase in traffic from prospective users of the proposed development accessing the 'north road' (which circumvents Loch Katrine terminating at the Trossachs Pier) was raised by the individuals speaking at the 27 July Committee meeting in objection to the application.

5.5 The road network around Stronachlachar, including access to the site and the north road round Loch Katrine, is owned by Scottish Water. In their consultation response to the Planning Authority dated 29 May 2015, Scottish Water noted no objection to the proposed development. It has since become evident that their advice was concentrated around connections to their water/waste water drainage infrastructure.

5.6 Following the Committee meeting on 27 July, contact was made with Scottish Water to seek clarification on the access restrictions to their private road network and the traffic management on the 'north road' route.

5.7 In their response, Scottish Water noted their perceptions and experience of the potential vehicle and recreational conflicts on the north shore road round Loch Katrine and advised that they limit access to the 12 mile section of road via the controlled barriers at either end. They recognise that a greater number of vehicles could gain access as a result of the proposed development and have expressed concern at the number of units despite this site being sold for commercial development. As owner of the private road network, only Scottish Water can manage vehicular access from the proposed development site via the north road.

5.8 Advice was also sought from Stirling Council as the Roads Authority on access to the north shore road and their response on this issue can be summarised as follows:

"The matter of the increased use of the private road, (under the ownership of Scottish Water (SW) is one that only SW can resolve. In order to make a judgement on how the level of safety would alter as a consequence of the proposed development, SW should be asked to clarify:

- 1) *Current and proposed access rights*

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- 2) *How many vehicles use the route on a daily basis and what would be the anticipated increase*

Furthermore the former use of the site should be taken into account in making a judgement on the proportionate level of increase."

The correspondence from Scottish Water subsequent to the 27th July meeting (and prior to the the preparation of this report) has indicated a general concern around increased numbers of vehicles on the road but has not provided specific information in these areas. Further clarity will be sought for consideration at the 31st August meeting.

5.9 **Visibility at the north east corner of the proposed development site:**

Relative to section 3.1 c) of this report, there was discussion at the 27 July Committee meeting around the potential impact of the proposed building, to the east of the development site, on road traffic visibility at the nearby junction as illustrated in figure 5 on the following page of this report. Scottish Water in their letter of 17 August has confirmed this as their primary focus of concern.

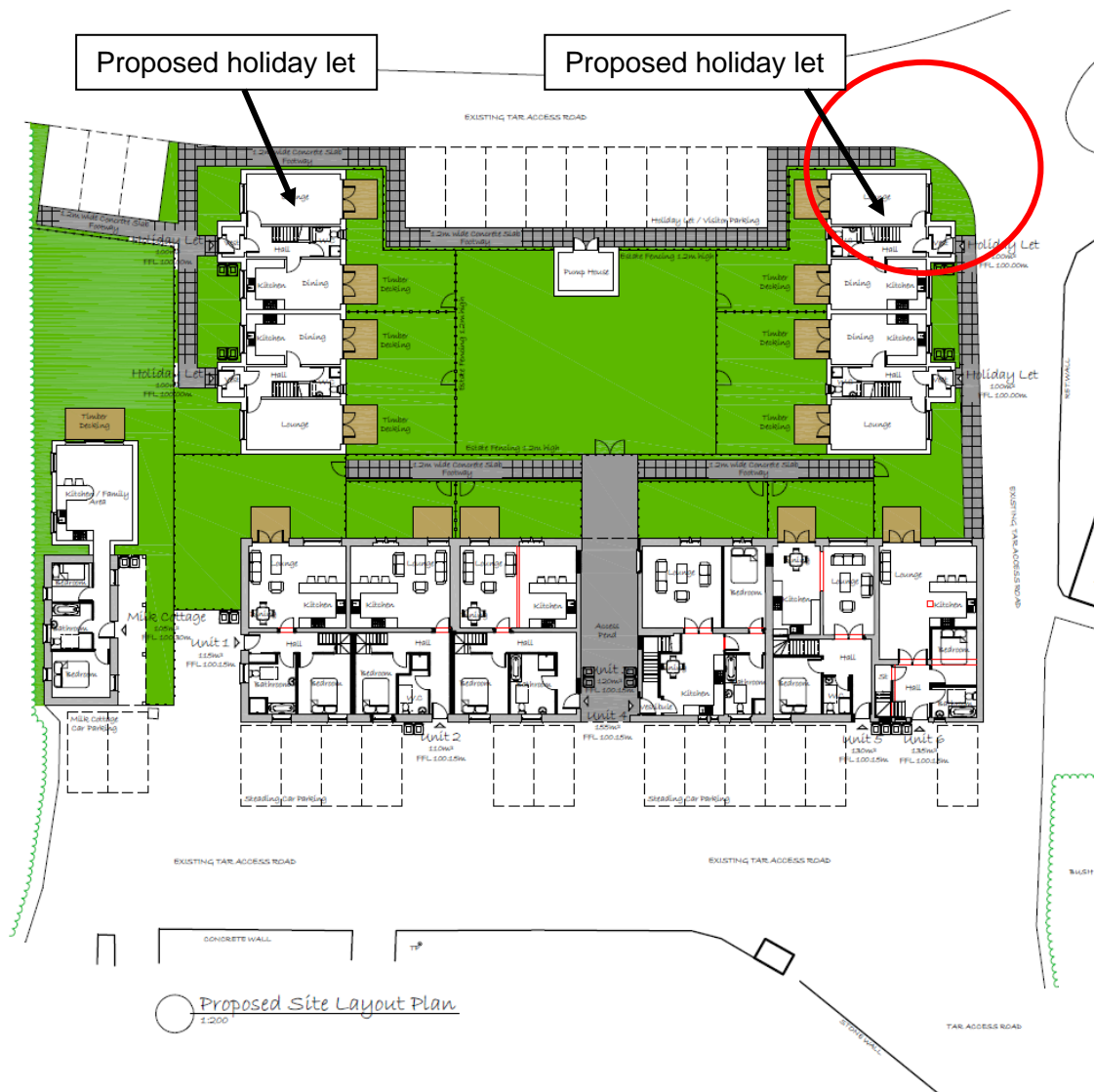


Fig.5. Proposed site layout and location of concern around visibility circled red

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- 5.10 Advice was also sought from the Roads Authority on this point and a representative met with the planning case officer on site subsequent to the 27th July planning committee meeting. Their observations can be summarised as follows:

“junctions with limited visibility are not uncommon in rural areas. My experience is that vehicles will tailor their speed to the environment they are driving in and the limited forward visibility and junction sightlines, coupled with the lack of footways, result in lower vehicles speeds (as I witnessed when on site).

It may be that the junction would benefit from white lining and signage (I talked about the notional location of the give way road marking and, I feel this is something worth highlighting to the committee members) but it could be argued that this would be to the detriment of the (character of the) area. Designing Streets, whilst developed primarily to aid the development of adopted roads, states: The **non-provision** of signs and markings may be appropriate in lightly-trafficked environments specifically designed to promote low speeds. It reduces clutter and the relative lack of signage may also itself encourage lower vehicle speeds.”*

*Designing Streets is the first policy statement in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It has been created to support the Scottish Government’s place-making agenda.

- 5.11 Given the rural road context of Stronachlachar and the Roads Engineer’s further advice, it is concluded that the siting and positioning of the proposed building to the north eastern corner is acceptable and would not create adverse road safety issues. The comments of the roads engineer relative to white lining could nevertheless be considered by members at the site visit.

6 CONCLUSION

- 6.1 Adequate vehicular access to the site – and safe access for all road users – is a material planning consideration. The Roads Authority has confirmed it complies with their requirements. Although not part of the public road network, the Council roads engineers give advice on safety issues in both public and private context.
- 6.2 The management of the access / northern road route is not a material planning consideration. Scottish Water as owner of the private road network currently manages access. Consideration of any changes to the current approach relative to the proposed development would be a matter for Scottish Water and the applicant to agree under the legal terms of their site purchase.
- 6.3 Considering the further assessments and representation detailed in this report, the previous recommendation to approve the application remains unaltered.
- 6.4 It is therefore recommended that Members:
- **APPROVE** the application subject to the conditions contained in Appendix 1 of the original report.

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Background <http://www.lochlomond-trossachs.org/planning/>

Documents: Click on view applications, accept the terms and conditions then enter the search criteria as “2013/0120/DET”.

List of

Appendices: Appendix 1 : Previous report to committee dated 27th July 2015 - including *Conditions and Informatives*