

Decision Notice



Mr Andrew Strang
A & S Properties (Glasgow Ltd)
c/o Martin Brown
MH Planning Associates
140 West Princes Street
Helensburgh
G84 8BH

APPLICATION NUMBER 2016/0330/DET

Refusal of Planning Permission

This decision notice is issued under the Town and Country Planning (Scotland) Act 1997, as amended. It should be read together with the official plans. If any details differ then the decision notice takes priority.

Description of the proposed development:

Formation of a vehicular access

Location of the proposed development:

Land West Of Dalchon, Lochard Cottages Road, Kinlochard, Stirling

The National Park Authority's reasons for refusal are:

- 1 The proposal is contrary to Local Development Plan policies Overarching Policies 1 and 2, and Natural Environment Policy 1 as it would introduce built development that would have a significant negative impact on the openness of the site and harm the special visual amenity and landscape character of this part of Kinlochard for which no or insufficient agricultural locational justification has been provided.
- 2 The proposal does not comply in principle with Scottish Planning Policy or the National Park statutory aims because it is not reasonably needed and would not be a sustainable use of land that protects the built and natural environment. As there are no material considerations to justify approving the proposal, refusal of planning permission is considered proportionate and necessary.

Plans and Documents

Title	Reference	Date Received
Location Plan	2016_0071-00	26/10/16
Site Plan	2016_0071-01	26/10/16

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

Printed on paper sourced from certified sustainable forests

Page 1 of 3

The plans are available to download on the National Park's Online Planning Portal by following the link below:

<http://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=OFNIPOSIIJ600>

If you have any problems downloading the plans then please contact the Planning Information Manager on 01389 722024 or email planning@lochlomond-trossachs.org.



Head of Planning and Rural Development

Date: 13 January 2017

GUIDANCE

This guidance forms part of your Decision Notice. Should you have a specific enquiry regarding this decision please contact the planning officer, Sue Laverge on Tel: 01389 722628. If you have an enquiry on a procedural matter please contact the Planning Information Manager on 01389 722024 or email planning@lochlomond-trossachs.org.

Rights of Review

If you, the applicant, are aggrieved by the decision of the planning authority to refuse permission in respect of the proposed development, you may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within **three months** from the date on this decision notice. The notice of review should be addressed to:

Local Review Body
Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

Reviews can also be submitted online. You must apply using the Notice of Review Form which can be found at www.eplanning.scot.

If you have any queries or would like a hard copy of the form sent out then please phone the Planning Information Manager on 01389 722024 or email planning.reviews@lochlomond-trossachs.org. Following submission of the Notice of Review Form, you will receive an acknowledgement letter informing you of the date on which the Local Review Body will consider the case.

Additional Note

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of the owners of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org
Printed on paper sourced from certified sustainable forests