

RHU & SHANDON COMMUNITY COUNCIL

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July 26th 2023

Masterplan for Proposed Clubhouse Development Application 23/00615/MPLAN PDA 3/29 (P2002)

Conditional support of Phase 1 Objection to Phase 2 Objection to phase 3

As stated in our previous interim submission dated 6th June, Rhu and Shandon Community Council (CC) welcomes the above Masterplan Planning Application.
Our interim submission commented on each of the three phases of the proposed masterplan and these are summarised along with an update as follows:-

Phase 1 - New clubhouse for Royal Northern and Clyde Yacht Club

The CC offered support in general and in principle.

Update - There is continued uncertainty about the height of the proposed building above ordinance datum (AOD) as of 21/7/23.

Phase 2 – Redevelopment proposals for eastern part of the marina land.

There is a lack of information and detail and this does not meet with the requirements of the Scottish Government Planning Advice Note 83-Masterplanning September 2008.

Update – There has been no further detail or information provided as of 21/7/23.

Phase 3- Infill and expansion of PDA 3/29 (P2002)

The CC requested additional information on physical dimensions of the proposed infill area and the extent of additional infill.

Update – Uncertainty continues over the exact size of the proposed infill area and no information has been provided on the limit of the additional future infill as of 21/7/23.

Point Number 4.

The proposed infill is outside PDA3/29 (P2002) area and should not form part of the above Masterplan.

Argyll and Bute Local development Plan Supplementary Guidance SG LDP CST-1 states "There is a presumption against the development of the natural foreshore".

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Point Number 5.

Only Phase 1, the new clubhouse proposal, provides detail sufficient for a CC response. Phase 2 and 3 have insufficient detail to enable a CC response.

Update - There has been no change to the above.

There has however been new information which the CC has become aware of since our interim submission dated 6th of June which is detailed as follows:-

- We note the Council roads officer's "refusal" of the Masterplan application.
- We note the Council's Environmental Department has concerns regarding building on infill seabed.
- We note the SEPA "holding refusal" of the Masterplan on flooding issues.
- We also note that both the Crown Estate, which owns part of the marina land, and Boat Folk, which operates the Marina, have requested that the PDA3/29 (P2002) area should be extended to the west by infill as part of the Argyll and Bute Local Development Plan 2.

The Council considered both of these requests and **decided against** allowing for any extension of the PDA3/29(P2002) in the final LDP2 plan.

The Council plan went through the examination process by the Scottish Government appointed Reporters who have considered it and recommended no change. It is now the settled will of the council that no extension of the marina area should take place and it is not to be included in LDP2. The Reporters are in agreement that marina expansion should NOT be included in LDP2 and their decision is final.

This means that LDP2 carries a very significant weight as a Material Consideration against any current planning application proposing expansion of the marina by infill of the foreshore.

- Finally, we note that LDP2 designates the area of shoreline between the boundary of PDA3/29 (P2002) and the Rosslea Hotel along Rhu Bay as an Open Space Protected Area.

Taking feedback from the local community the Community Council can now conclude that, unsurprisingly, whilst **most** members of the Royal Northern and Clyde Yacht Club support all aspects of all 3 phases of their own club's masterplan application, this is not the view of the local community or the Community Council.

Consequently, taking each phase individually, Rhu & Shandon Community Council can now confirm:-

- a. Conditional support for Phase 1**, in principle and in general, for the new clubhouse building, **but only on condition that the ridge height of the building is no higher than the ridge height Above Ordinance Datum (AOD) of the tallest building currently onsite.**

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b. Objection to Phase 2 as the lack of detail does not meet the requirements of Planning Advice Note 83- Master Planning 16th September 2008.

c. Objection to Phase 3, the infill, as

1. It falls outside the PDA 3/29. (P2002)
2. SG LDP CST- Coastal Development states that there is a presumption against the development of the natural foreshore.
3. The Material Consideration that expansion of PDA 3/29 (P2002) is not in the final LDP2.
4. Significant weight of Material Consideration against expansion of the marina following the Argyll & Bute Council's decision, and the Scottish Government Reporter's decision not to include expansion of PDA3/29 (P2002) in LDP2
5. Redesignation of Rhu Bay shoreline as an OSPA in LDP2.

Jean Cook.

Jean Cook
Secretary, Rhu & Shandon Community Council

Copied by
email to Members of the Rhu & Shandon CC
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