

RHU & SHANDON COMMUNITY COUNCIL

Planning.handl@argyll-bute.gov.uk

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

secretary@rhuandshandoncommunity.org
June 6th 2023

Masterplan for Proposed Clubhouse Development

Application 23/00615/MPLAN
PDA 3/29

Rhu and Shandon Community Council welcome the above Masterplan Planning Application. We are currently engaging with local residents to survey community reaction to the proposals with meetings and events over the next few weeks. It is our intention to make a formal submission to the planning authorities as soon as possible. In the interim we would make the following technical comments on the masterplan application.

1. The RNCYC proposal for Phase 1 is well documented and clearly is a result of careful consideration and planning. It has fairly detailed site plans with, building sizes (except total heights), orientation, and location within the club owned land at the marina and it also indicates design features.

2. The above highlights a stark contrast to Phase 2 proposals from Crown Estate/Boat Folk. The Scottish Government's Planning Advice Note 83: Master Planning 16 September 2008 states that a Masterplan should "Comprise of three dimensional images and text describing how an area will be developed". It also states that a masterplan "describes and maps an overall development concept including present and future land use, urban design and landscaping, built form infrastructure, circulation and service provision."

It is disappointing that Phase 2 of this application provides none of the above and does not satisfy any of the requirements of Planning Advice Note 83.

We understand the difficulties that two distinct parties would have in agreeing a masterplan for the whole of the marina site at the same pace. We would therefore welcome confirmation/assurance from Argyll and Bute Planning Authorities that if, or when, detailed proposals for Phase 2 emerge that comply with masterplan requirements then a second formal masterplan process of local consultation will take place.

3. We note the Phase 3 proposal to infill a section of the foreshore to the west of the existing PDA3/29 land boundary. We also note from the application that additional infill may also be required.

It would be helpful if the actual dimensions and area of the initial infill and possible subsequent additional infill could be clarified.

4. Given that the existing marina land forms the limits of the Potential Development Area (PDA3/29) in the Argyll and Bute Council Local Development Plan 1, it is clear that any proposed infill would lie outside the boundary of PDA3/29 and play no part in the masterplan for the

RHU & SHANDON COMMUNITY COUNCIL

PDA3/29. We would expect, therefore, that a planning application separate from the Masterplan should be raised.

We also note that Argyll & Bute Local Development Plan-Supplementary Guidance SG LDP CST1-Coastal Development, states that "there is a presumption against the development of the natural foreshore."

5. As has been stated in the Club's letter dated 16/3/2023 to the Central Validation Team, Rhu and Shandon Community Council met with the Club in February this year and was presented with the Masterplan as it is now submitted. Our view at that time was that only Phase 1 had sufficient information and detail to enable the CC to provide a response which was "in principal and in general terms favourable." Phase 2 and 3 could not be commented upon because of lack of any precise detail, at that time. Little, if anything, has changed since then. As mentioned at the start of this letter, we are now engaged with the community and will make a further submission as soon as our surveys are complete.

We look forward to your response to the points raised and questions asked in this interim submission in due course.



Jean Cook
Secretary, Rhu & Shandon Community Council

Copied by
email to Members of the Rhu & Shandon CC
Councillor Maurice Corry
Councillor Iain Paterson
Councillor Mark Irvine