

# RHU & SHANDON COMMUNITY COUNCIL

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March 8<sup>th</sup> 2022

## Rhu Lodge, Ferry Road, Rhu G84 8NF

### Variation to Roads Conditions at Ferry Road, Rhu. Application 21/02709/PP

Rhu and Shandon Community Council (R&SCC) have noted the high number of submissions for this application expressing concern at possible changes to Ferry Road and opposition to the privately owned road being adopted by Argyll and Bute Council. On behalf of the community R&SCC have contacted Argyll and Bute Council for clarity on this subject. The Council have confirmed that there is no intention to adopt Ferry Road. The conditions attached to Application 21/02709/PP ( "Boathouse" ) are due to the increased and additional use of Ferry Road and require the road to be brought up to standards meeting safety regulations. This is as a result of recent new building projects in Ferry Road. In light of the above R&SCC have looked in to recent new building developments in Ferry Road and would make the following comments:-

- 1 Application 16/02043/PP was approved for the erection of one Dwellinghouse. Application 19/01491/PP was approved for an extension to that one Dwellinghouse. It has since been revealed that what has been constructed is not what is purported to be one Dwellinghouse, but three separate short term rental accommodations individually named as Ferry Point West, Ferry Point North and Ferry Point East as advertised in the links below.
  - Ferry Point West:
    - <https://lochlomondlodge.co.uk/accommodation/ferry-point-west>
  - Ferry Point North:
    - <https://lochlomondlodge.co.uk/accommodation/ferry-point-north>
  - Ferry Point East:
    - <https://lochlomondlodge.co.uk/accommodation/ferry-point-east>

The website for the above properties states


**‘Ferry point house was newly built in 2020 having been designed specifically for self catering holiday accommodation’**

It is therefore R&SCC’s view that this development is clearly not the single Dwellinghouse as described in the Planning Application 16/02043/PP but is, in fact, a commercial operation, which should require a ‘Change of Use’ planning application.

2. We understand that the applicant owns and runs a business with a very extensive portfolio of dedicated short term letting accommodations, which lists Ferry Point West, Ferry Point North and Ferry Point East in that portfolio.  
<https://lochlomondlodge.co.uk/accommodation/>

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The links above are no longer active. What follows are screen shots taken before they were removed.




ACCOMMODATION   AVAILABILITY   OFFERS   LOCH LOMOND

+44 (0)1389 850 688


CONTACT




**THE PIPERS**  
1 bedroom - sleeps 2-4



**THE SMIDDY**  
1 bedrooms - sleeps 2




**THE STABLES**  
1 bedroom - sleeps 2




**NO. 15 LOMOND CASTLE**  
3 bedrooms - sleeps 6-7




**NO. 4 LOMOND CASTLE**  
1 bedrooms - sleeps 2-4



**FERRY POINT EAST**  
Sleeps 2 - 1 bedroom




**FERRY POINT NORTH**  
1 bedroom - sleeps 2



**FERRY POINT WEST**  
1 bedroom - sleeps 2

Luxury Helensburgh  
self-catering



## FERRY POINT WEST

### WINTER PROMOTIONS AT FERRYPOINT FROM 1st Nov to 31st Mar 2022

Bottle of champagne on arrival

£50 voucher for any restaurant of your choice

Remember we have a corporate membership to the 5\* Cameron Club Spa & Carrick Golf Club where you can relax and enjoy the rooftop jacuzzi, steam rooms, saunas, gym, swimming pool and play golf all inclusive in your stay.

Helensburgh which adjoins Rhu Village has been promoted as "The Christmas Town" by Destination Helensburgh & funded by Visit Scotland.

Located on the fringe of Loch Lomond National Park with Loch Lomond a 10 minute drive away, Ferrypoint house was newly built in 2020 having been designed specifically for self catering holiday accommodation providing an ultra modern five star property situated on Rhu Point peninsula on the shores of The Gareloch with magnificent views over the water to the mountains beyond and Rhu Marina and the River Clyde to the South.

Falling on the edge of Rhu Conservation Village with Loch Lomond just over the hillside it offers privacy and seclusion within this one bedroom accommodation and is ideal for a romantic getaway or chill out and relax holiday with a large glass wall overlooking the water.

Accommodation comprises of an open plan living room, dining area and fully fitted kitchen with Nespresso Machine, 55" TV's in lounge and bedroom with full Sky Package, Netflix, Amazon Prime etc, Super King bedroom with en-suite. There is a patio area and private garden overlooking the water with seating, BBQ etc. Rhu beach is a lovely quiet half moon bay shaped shoreline lying 10 metres in front of our gate where guests can further relax and enjoy the scenery.

Corporate membership and use of the five star Carrick Spa, Country Club and 18 hole golf course on Loch Lomond are included in this property with a 20% discount on food and beverage in the restaurant and bar. This membership is worth in excess of £100 per day.

Steeped in history Ferrypoint nestles in 2.5 acres of gardens within a private gated driveway which also accommodates Rhu Lodge dating back to pre 1840's. It was originally owned by Princess Louise daughter of Queen Victoria and the 8th and 9th Dukes of Argyll who must have enjoyed the fantastic location and 180 degree water vista surrounding the property.

There are restaurants and Inns nearby with the small town of Helensburgh a 3 mile walk along the promenade or 5 minute bus ride providing shopping, supermarkets and a further selection of restaurants and bars. Good taxi services are available.

\*\*\*\*\*ts a welcome pack and bottle of wine complimentary and a selection of games are provided.

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3. Considering that this is clearly a commercial enterprise R&SCC is concerned that the three short term let accommodations covering planning approvals 16/02043/PP and 19/01491/PP for a single Dwellinghouse are, in fact, a commercial operation and should require a 'Change of Use' planning application.
4. Given this revelation R&SCC have also looked into Planning Application 20/01150/PP ("Boathouse") and can find no evidence or assurances that, despite it also being described as a 'Dwellinghouse', it will not be used as another short term let accommodation, taking the total to 4 commercial short term rental accommodations in operation on the Rhu Lodge site.
5. With that in mind R&SCC considers that the extensive nature of the recent and proposed developments at Rhu Lodge constitute an unacceptable and inappropriate commercial enterprise and not in accordance with the current Local Development Plan (LDP) within the Conservation Village of Rhu. All of which were developed without the correct planning application procedures and 'change of use' consents.
6. We understand that this intended commercial activity was unknown to the Planning and Roads Authorities at the time of the planning applications. We would greatly appreciate it if the Planning Authorities would re-examine the previous applications for a domestic Dwellinghouse (16/02043/PP), its associated later extension (19/01491/PP), and also for the current 'Dwellinghouse' approval of Application 20/01150/PP in terms of their appropriate descriptions and planning designations.
7. It would also be welcomed if Planning and Roads Departments would consider whether Conditions attached to Planning Applications 16/02043/PP, 16/01491/PP and 20/01150/PP, described as Residential Properties in their applications, are appropriate for what has evidently become a series of commercial developments at Rhu Lodge.

In conclusion R&SCC would object to any developments which would change the existing character of the special landscape feature and iconic, historic nature in Ferry Road within the Conservation Area of our village. We believe that the community would prefer to see the Ferry Road area remain exactly as it is today and R&SCC share that view.



Jean Cook  
Secretary, Rhu & Shandon Community Council

**Copied by email to**

Members of the Rhu & Shandon CC  
Councillor George Freeman  
Councillor Iain Paterson  
Councillor Paul Collins