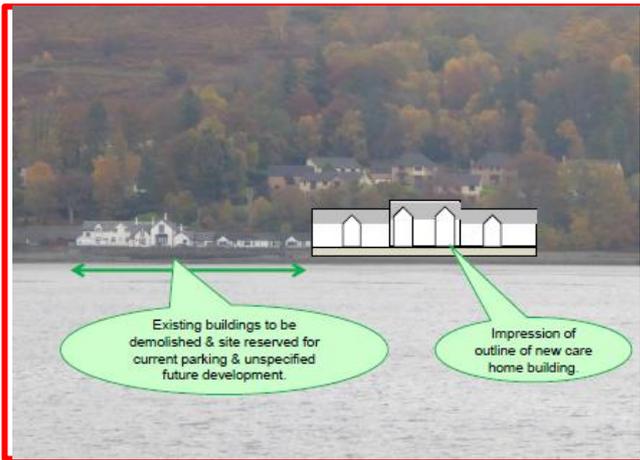


RHU & SHANDON COMMUNITY COUNCIL

Lochside Care Home (Gullybridge), Shandon

LARGE REDEVELOPMENT PROPOSED FOR EDGE OF GARELOCH

Application to go to PPSLC on 18 Nov



The planning application (14/02905/PP), to demolish the current Lochside Care Home at Gullybridge and build a new home on the site, is to be considered by Argyll & Bute Council PPSLC on 18 November. The plans, to increase the number of beds from 36 to 68, have recently been amended and propose a substantial structure which will appear right on the water's edge of the east side of the Gareloch - it will be a three storey building of height approximately 19 m (Above Ordnance Datum) and some 67 m long (the current old lodge house is approx. 10m above AOD and is of 1 ½ storeys).

The height and scale of the proposed building are such that it will be visible from all over the loch, and from the peninsula. There will also be a large elevation intruding into the view when approaching down the A814 from the north. It is estimated that the highest point will be some 8-10 m above the level of the A814 and clearly visible, despite the trees, from Broomfield Gardens and the Lochside road. It will occupy about half the site, the rest being reserved for parking and unspecified future development. The montage has been prepared by R&S CC based on the amended plans and gives an indication of the impact of the new building on its setting.

The R&S CC objects to this precedent-setting development for the following reasons:

- By the Council Planners own arguments this proposal is a large development in a small village and hence contravenes the Local Development Plan.
- The building is of a scale and size that means it is out of proportion, and is not compatible with its overall landscape setting at the side of the Gareloch.
- The access proposed, although improved, does not meet the normal standards. The Roads Department are arguing that this is acceptable, despite visibility to the south being limited and the A814 being notorious for fast traffic.
- Parking provision does not meet the required standards, unless it relies on area "reserved for future development".
- This large-scale development sets a dangerous precedent for future large scale developments at the water's edge – in fact it only occupies some 50% of the site with much of the rest reserved for unspecified future development.

Whilst keen to maintain the facility, and the employment for local people, R&S CC is concerned that a development of this scale is not appropriate for this site and urges the PPSLC to request that the Developer makes further amendments to reduce the overall scale and impact of the development.

The full application is available at <http://pa2.argyll-bute.gov.uk/online-applications/> under 14/02905/PP.

If you have views on this development then we would ask that you submit your views to the Planning Department (planning.handl@argyll-bute.gov.uk) as soon as possible – it is believed that the site is still open for comments. Also please let your local Argyll & Bute Councillor know your views: http://www.argyll-bute.gov.uk/councillor_list.