

DEVELOPMENT & ENVIRONMENT SERVICES
PLANNING APPLICATION REPORT
Bute & Cowal Area Committee
18th April 2002

Local Member - Councillor McQueen
Date of Validity - 19th November 2001
Committee Date - 7th May 2002

Reference Number: 01/01878/DET
Applicants Name: DGM (Scotland) Ltd
Application Type: Detailed : Supplementary Report No1
Application Description: Erection of 24 Flats and Provision of Car Parking, Demolition of Offices and Modification & Relocation of Existing Car Parking
Location: Former Harmony Hotel Site, Alexandra Parade, Dunoon

(A) INTRODUCTION

Further to the departments original report dated 24th December 2001 duly considered by Members on the 16th January 2002, it was resolved to grant planing permission subject to the conclusion of a section 75 agreement and planning conditions. The thrust of the Section 75 Agreement was to ensure that the public car park be provided prior to the commencement of work together with measures to ensure the provision of signage, ticket machines and lighting etc.

Subsequently, Corporate & Legal Services have recently advised that following a title search it has emerged that there is an additional right of title in respect of private parking and access for the owners of the former Royal Bank premises on Argyll Street. These were indicated on the approved plans as being public car parking spaces number 53 and 54.

In response the agent has submitted an amended plan which shows a modified car parking layout with the two affected car parking spaces i.e. number 53 and 54 being relocated elsewhere within the site, an area where it was originally proposed for motorbikes.

Consultations

Area Roads Manager : Views awaited.

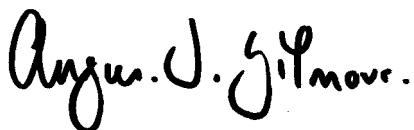
CONCLUSIONS

Although the loss of space allocated for motor bikes is unfortunate this has to be balanced against the fact that there is no specific parking for motor bikes at present. It is therefore considered given that the revised layout that this will not result in the loss of any public car parking spaces and that that the amendment is acceptable in principle, providing always to the Area Roads Manager concurring with such views.

The agent has also advised that his client is currently negotiating with the affected party i.e. the owners of the former Royal Bank premises with a view to acquiring the right to utilise them. Should this prove successful then it is intended that they would revert to the originally submitted scheme.

(B) RECOMMENDATION

Subject to the views of the Area Roads Manager it is recommended that Members note the contents of this report and agree to such amended plans in respect of car parking provision.



Angus J Gilmour

Head of Development & Building Control

"In reaching my assessment on this application, I have had regard to the documents identified in brackets above which are available for public inspection in terms of the Local Government (Access to Information) Act 1985".

Author: Dafydd Jones : Area Planning Officer