

# Decision Notice

Mr Douglas Locke  
C/o Cruach House  
Carrick Castle  
Argyll  
PA24 8AF



APPLICATION NUMBER 2017/0337/DET

## ***Grant of Planning Permission***

This decision notice is issued under the Town and Country Planning (Scotland) Act 1997, as amended. It should be read together with the official plans. If any details differ then the decision notice takes priority.

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### **Description of the proposed development:**

Erection of shelter to be used as nature hide and hut for storage

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### **Location of the proposed development:**

Cormonachan Community Woodlands, Loch Goil By Carrick Castle, Argyll, PA24 8AF

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**The decision has been made with no conditions.**

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### **Reason for Decision**

The proposed hide and shed are of the same size as a typical garden shed and are deemed to not have significant impact on the woodland. The proposal is consistent with overarching policies in the LDP.

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### **Informatives**

It should be noted:

- 1 **Notification of Initiation of Development** - Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

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### **LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY**

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

T: 01389 722600 f: 01389 722633 e: [info@lochlomond-trossachs.org](mailto:info@lochlomond-trossachs.org) w: [lochlomond-trossachs.org](http://lochlomond-trossachs.org)

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- 2 **Notification of Completion of Development** - As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.
  
- 3 **Duration of permission** - In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.

## Plans and Documents

The plans and documents to which this decision relates are listed below:

Title	Reference	Date Received
Location Plan		18/10/17
Site Plan		18/10/17
Site Plan	(2)	18/10/17
Block Plan		18/10/17
Proposed Elevations - Hide and Storage Hut		18/10/17

The plans are available to download on the National Park's Online Planning Portal by following the link below:

<http://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=OY2DL6SI09M00>

If you have any problems downloading the plans then please contact the Planning Information Manager on 01389 722024 or email [planning@lochlomond-trossachs.org](mailto:planning@lochlomond-trossachs.org).



**Director of Rural Development and Planning**

**Date:** 11 December 2017

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## **GUIDANCE**

This guidance forms part of your Decision Notice. Should you have a specific enquiry regarding this decision please contact the planning officer, Jane Tennant on Tel: 01389 727826. If you have an enquiry on a procedural matter please contact the Planning Information Manager on 01389 722024 or email [planning@lochlomond-trossachs.org](mailto:planning@lochlomond-trossachs.org).

### **Planning Approval Subject to Condition(s)**

There may be a number of conditions attached to your planning permission. Please read these carefully paying particular regard to any that require the approval of the National Park Authority before your buildings works start on site. It is particularly important that these conditions are fully complied with as failure to do so would be a breach of planning control and may have the effect of invalidating your planning permission. You would then require a fresh planning application to be approved before you could proceed with the development.

### **Variation of Planning Permission**

This approval gives permission solely for the development described in the decision notice, approved plans and other details, where specified. If you wish to vary this proposal, either before or during works, you should apply in writing to the planning authority with details demonstrating the changes you wish to make including revised plans. If the variation applied for is considered to be significantly or materially different to the description and details of the approved development then a fresh application would be required. If the variation sought is considered to be minor, the planning authority may agree the changes as a 'non-material variation' without the need for a further planning application.

### **Other Consents**

In addition, if your development site comprises, or contains, a Listed Building, no works should commence until any necessary Listed Building Consent has been obtained from the National Park Authority – we are pleased to advise if any such consent is needed.

This decision notice neither gives nor implies a decision on a Building Warrant Application, or Permission under any other legislation. If you have not already done so, you should contact the local Council to ascertain whether a Building Warrant is required.

### **Additional Note**

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of the owners of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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# Notification of Initiation of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 (s 27A and 123(1))

**APPLICATION NUMBER:** 2017/0337/DET  
**DATE DECISION ISSUED:** 11 December 2017  
**DEVELOPMENT AT:** Cormonachan Community Woodlands, Loch Goil By Carrick Castle, Argyll, PA24 8AF



**Please complete the table below and return this form before works start on site, preferably within a minimum of 2 weeks notice.**

A person who has been given planning permission must, as soon as practical, inform the planning authority of the date on which works will start on site. Submission of this form is a statutory requirement and will assist the LLTNPA to monitor active work within its area to ensure compliance with the approved details and to identify and correct any potential problem as it arises, rather than later when correction may be more difficult and more costly. Failure to submit this notice is a breach of planning control.

Work will start on site on: \_\_\_\_\_

Anticipated completion date: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Details: \_\_\_\_\_

Name of person/builder carrying out the development: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Details: \_\_\_\_\_

Name of Site Agent (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Contact Details: \_\_\_\_\_

Please complete the above form and send to:  
Development Monitoring Officer, The Loch Lomond and The Trossachs National Park Authority,  
FREEPOST SCO5909, Balloch, G83 8EG  
Tel: 01389 722661, email: [planning.monitoring@lochlomond-trossachs.org](mailto:planning.monitoring@lochlomond-trossachs.org)

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# Notification of Completion of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 (s 27B and s145)

**APPLICATION NUMBER:** 2017/0337/DET  
**DATE DECISION ISSUED:** 11 December 2017  
**DEVELOPMENT AT:** Cormonachan Community Woodlands, Loch Goil By Carrick Castle, Argyll, PA24 8AF



**Please complete the table below and return this form on completion of work.**

A person who completes development for which planning permission has been given must, as soon as practical after doing so, give notice of completion to the planning authority. In the case of larger, phased development, notice should be given in respect of completion of each phase as per the terms of the planning permission.

Submission of this form is a statutory requirement, however failure to submit this notice would not necessarily constitute a breach of planning control. Submission of this form will assist the LLTNPA Monitoring Officer to make a final inspection and, if necessary, to assist with the resolution of any matters including, for instance, discharge of any conditions that may be outstanding.

Work on site was completed: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Details: \_\_\_\_\_

Please complete the above form and send to:  
Development Monitoring Officer, The Loch Lomond and The Trossachs National Park Authority,  
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Tel: 01389 722661, email: [planning.monitoring@lochlomond-trossachs.org](mailto:planning.monitoring@lochlomond-trossachs.org)

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