



Planning application: 2016/0126/DET

Submitted 13/01/19

Proposal: Erection of function building including office space and 1 flat for self-catering holiday accommodation; erection of 2 dwellinghouses for self-catering holiday accommodation with associated swimming pool/leisure buildings; erection of managers dwellinghouse; erection of woodland toilet; formation of field access from A811; formation of internal access roads and car parking

Comments: On behalf of the Friends of Loch Lomond and The Trossachs, the independent conservation and heritage charity covering the National Park.

While the number of buildings now proposed is less than before this latest proposal still includes 6 large new buildings, new access roads and extensive new car parking in an environmentally sensitive countryside area and as consequence we wish to confirm that our original objections still stand. Incidentally, on the online planning portal some of the original objection letters seem to be missing, including the one from the Friends, and we would ask that these are reinstated. In our case this is due to our original reasons for objecting still being valid and we would like them to be taken into consideration in determining this application.

This is a particularly sensitive scenic and nature conservation area close to the Loch Lomond NNR, SPA and Ramsar Site and introducing this number of new buildings, new access roads and extensive car parking is entirely inappropriate. We consider this is contrary to many of the policies in the current local Development Plan and also some of the objectives of the National Park Authority and the Park Partnership Plan.

In our last submission we highlighted our concern about creeping suburbanisation in the sensitive countryside area between Balloch, Gartocharn and Drymen and this proposal, if approved, would contribute significantly to the further erosion of countryside which is noted for its special high value scenic and conservation qualities. It is totally inappropriate to introduce 6 new large buildings and associated car parking and access roads in this area.

Having reviewed the Landscape Appraisal Report we note the visual impact of some of the buildings is deemed to be moderate. We consider the visual impact in this location is too great.