

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY OR THAT IN WHICH YOU HAVE AN INTEREST

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED

Amenity Notice

TO: Clydebank Developments Ltd
11 Mar Hall Avenue
Bishopton
Renfrewshire
PA7 5QE

Reference Number: 2016/0001/ENF/AB

Issued by: The Loch Lomond and The Trossachs National Park Authority (“the Authority”) as planning authority for Loch Lomond and The Trossachs National Park for the purposes of Section 179 of the Town and Country Planning (Scotland) Act 1997 (as amended).

1. **THIS IS A FORMAL NOTICE** which is issued by the Authority because it appears to them that the condition of the land specified below adversely affects the amenity of land in the Loch Lomond and The Trossachs National Park area. They consider that it is expedient to issue this notice having regard to the provisions of the development plan and to other material considerations.
2. **THE LAND AFFECTED**
Land at Factory, Torpedo Range Road Ardgartan shown edged in red on the attached plan.
3. **REASONS FOR ISSUING THE NOTICE**
 - i. The unsightly, untidy piles of demolition material is harmful to the amenity of the surrounding area and is visible (particularly during winter months) from both the A83 and across the loch from the A814. It is harmful to the appearance and character of these key tourist routes in the National Park.
 - ii. The abandoned fencing at the site entrances and fly tipping contributing the feeling of the site being abandoned and neglected.
 - iii. The condition of the land is contrary to the following development plan provisions and material planning considerations:
 - a. National Park Adopted Local Plan 2010-2015 *Policy L1: Conserving and enhancing the diversity and quality of the Park’s landscapes* which requires all development to conserve and enhance the special landscape qualities of the Park and demonstrate that they do not erode the quality of the landscape appearance and ensure that public views are safeguarded;
 - b. The 1st Statutory Aim of the National Park – to conserve and enhance the natural and cultural heritage of the area; and

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 w: lochlomond-trossachs.org

- c. National Park Partnership Plan 2012-2017 *Con Policy 2*: Landscapes which states that the outstanding landscapes and special qualities of the Park should be protected and where possible enhanced.

4. WHAT YOU ARE REQUIRED TO DO

- 1) Remove from the land and take to a licensed refuse facility to responsibly dispose of all fly tipping including white goods, carpets, empty containers, glass, metal, plastic, bags, sheeting and wiring.

Time for compliance: 4 weeks from the date on which this notice takes effect.

- 2) Levelling the piles of rubble from the demolition of the houses on site and ensuring any white rubble is not visible from the adjacent A83 and A814.

Time for compliance: 4 weeks from the date on which this notice takes effect.

- 3) Implement a fixed road closure at the two vehicle access points from the A83 at a location and to the standard required by Argyll & Bute Council Roads Authority. This should be aesthetically sympathetic to the rural location.

Time for compliance: 4 weeks from the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 29th August 2016 unless an appeal is made against it beforehand.

6. YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Scottish Ministers before the date specified in paragraph 5 above. Schedule 1, attached to this notice, gives information on your rights of appeal. Please read it carefully.

7. WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this notice it will take effect on the date specified in paragraph 5 above, 29th August 2016 and you must then ensure that the required steps are complied with within the specified period(s) for compliance. Failure to comply with the requirements of an Amenity Notice, which has taken effect, can result the Authority taking the necessary steps and recovering their expenses from the person who is then the owner, occupier or lessee of the land.

Dated: 1st August 2016

Signed: 

Head of Planning & Rural Development

on behalf of the Loch Lomond and the Trossachs National Park Authority

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