

Development & Infrastructure Services  
Argyll & Bute Council  
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[Planning.hq@argyll-bute.gov.uk](mailto:Planning.hq@argyll-bute.gov.uk)

20<sup>th</sup> May 2016

Dear Sirs

**Re: Application 16/00996/PP**

**Change of use from Class 8 (residential institution) to Class 9 (dwellinghouse), including ancillary housekeepers accommodation and Sui Generis use as a commercial/leisure events venue**

Ramblers Scotland is writing to **object** to this application on the following grounds. While we have no organisational view on the proposed change of use of the building *per se*, we do have concerns that the change of use will adversely affect current levels of public access to this area.

The planning application states that there will be no changes to public paths, rights of way or rights of access. However, although the exact future use of the castle and ancillary accommodation is unclear, it is very likely that the curtilage of these buildings will be drawn more widely than currently is the case and cover areas where public access is currently enjoyed. Therefore we are objecting to this plan unless the developers are required to produce an **access plan**, to be developed in consultation with the council and the local community, as a planning condition if this application is approved.

We feel that the development of an access plan would help to build confidence in the local community and demonstrate the goodwill of the owners of the estate towards retaining the high levels of public access which already takes place in the castle grounds. This proposed access plan should form part of the master plan of the development. It should set out where statutory access rights are likely to apply if the building becomes a dwellinghouse, and also identify a network of waymarked paths for the community to use which incorporate existing tracks on the estate, for example to the east of the flower garden, to create circuits within the grounds which link up to the core path to the west of the estate and enable people to continue using the estate without encroaching on the privacy of those living in the house.

We would be happy to discuss this matter further at your convenience.

Yours faithfully

Helen Todd  
Campaigns & Policy Manager

Convener: Alison Mitchell  
Vice-Convener: Andy Malby  
Director: Jess Dolan