

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the
COMMITTEE ROOM 1, KILMORY, LOCHGILPHEAD
on TUESDAY, 11 SEPTEMBER 2012**

Present: Councillor Mary-Jean Devon (Chair)

Councillor Gordon Blair Councillor Fred Hall

Attending: Charles Reppke, Head of Governance and Law (Adviser)
Fiona McCallum, Committee Services Officer (Minute Taker)

1. CONSIDER NOTICE OF REVIEW REQUEST: VICTORIA BANK, PIER ROAD, TARBERT, ARGYLL, PA29 6UF

The Chair welcomed everyone to the meeting and advised that parties to the Review were not permitted to address the Local Review Body (LRB). She advised that the only participants entitled to speak would be the Members of the LRB panel and Mr Reppke who would provide procedural advice if required.

The Chair advised that her first task would be to establish whether or not the LRB felt they had sufficient information before them to reach a decision on the Review. The LRB agreed unanimously that they had enough information to make a decision on the application and agreed to proceed to determine the case and that there would be no requirement for a local Hearing or site inspection to be arranged as requested by the Applicant.

Councillor Hall advised that he was afraid that he would be going against the Planners on this occasion due to the fact that there was a new building of an old style with planning permission which only had one chimney stack and a further property to the rear of this building with only one chimney. He referred to the chimney stack being unsafe and that there was only 2 options for the Applicant: either to remove the chimney stack or arrange for its repair. He advised that he did not feel that the removal of the chimney stack would have a detrimental impact on the landscape of the Tarbert conservation area..

Councillor Blair advised that assuming the chimney stack was taken down and rendered off properly he would have no objection to the demolition of the chimney taking place.

Councillor Devon advised that the removal of the chimney stack would not enhance or detract from the landscape and that it would have a neutral effect on the Tarbert Conservation area and for this reason agreed that this Notice of Review should be upheld.

It was also agreed that there would be no loss of vertical emphasis if the chimney came down due to the height of the building in relation to the Columba Hotel which was part of the same linear grouping.

Mr Reppke advised that if the LRB were minded to approve this application they would need appropriate conditions and reasons to attach to the consent and that it would be appropriate to ask Planning to provide these conditions and reasons in writing to the LRB for consideration.

Decision

The LRB agreed:-

1. That they were minded to approve planning permission as the removal of the chimney stack would not enhance or detract from the landscape; that it would have a neutral effect on the Tarbert Conservation area; and that there would be no loss of vertical emphasis if the chimney came down due to the height of the building in relation to the Columba Hotel which was part of the same linear grouping;
2. To request from Planning appropriate conditions and reasons to attach to this consent; and
3. To adjourn the meeting and reconvene on Wednesday 17 October 2012.

The Argyll and Bute Local Review Body re-convened on Wednesday 17 October 2012 at 2.15 pm in the Council Chamber, Kilmory, Lochgilphead.

Present: Councillor Mary-Jean Devon (Chair)
Councillor Gordon Blair

Attending: Iain Jackson, Governance Officer
Fiona McCallum, Committee Services Officer (Minute Taker)

It was noted that Councillor Fred Hall was unable to attend the meeting. As the meeting was inquorate it was agreed to adjourn and reconvene at later date.

The Argyll and Bute Local Review Body re-convened on Thursday 8 November 2012 at 1.45 pm in Committee Room 1, Kilmory, Lochgilphead.

Present: Councillor Mary-Jean Devon (Chair)
Councillor Gordon Blair
Councillor Fred Hall

Attending: Charles Reppke, Head of Governance and Law
Fiona McCallum, Committee Services Officer (Minute Taker)

The Chair welcomed everyone to the reconvened meeting and advised Members that at the meeting on 11 September 2012 the LRB were minded to approve planning permission and that it had been agreed to request

from Planning appropriate conditions and reasons to attach to this consent.

The Chair referred to the conditions and reasons which had been submitted by Planning and asked if Members agreed with the terms of these. The LRB unanimously agreed the terms of the condition and reason provided by Planning to attach to the consent.

Decision

It was unanimously agreed to uphold the Notice of Review and grant planning permission subject to the following condition and reason:-

The development shall be implemented in accordance with the details specified on the application form dated 10th February 2012 and the approved drawing reference numbers 1/4 - 4/4 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

(Reference: Notice of Review and supporting documents, responses from Interested Parties and further written submissions, submitted)

