

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD on WEDNESDAY, 23 JANUARY 2013**

**Present:** Councillor Sandy Taylor (Chair)  
Councillor James McQueen Councillor Richard Trail

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

**1. CONSIDER NOTICE OF REVIEW REQUEST: THE CARDING MILL, GALLANACH ROAD, OBAN, PA34 4PD**

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

The Chair advised that his 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.

Councillor Trail advised that the original condition 2 applied to the planning consent was over severe for what was proposed.

Councillor McQueen agreed with what Councillor Trail advised.

Councillor Taylor referred to the Planning response to the Notice of Review which states that "on reflection, and because the appellant has made it clear that the building is only required for ancillary domestic use, and it has been satisfactorily demonstrated that there will be no intensification of use of the access due to the ancillary nature of the proposed accommodation, it is considered that Condition 2 requiring the provision of visibility splays can be deleted from the planning permission and the wording of Condition 1 could satisfactorily be amended to remove the ability to use the annex for any other purpose" and asked Members if they agreed with this proposed amendment to the planning permission.

It was unanimously agreed that it would be appropriate to delete Condition 2 from the planning permission subject to the amendment of Condition 1.

**Decision**

Agreed to delete Condition 2 from the planning permission subject to the amendment of Condition 1 as detailed below:-

The self contained unit hereby approved shall only be used as additional residential accommodation ancillary to the main dwellinghouse currently known as 'The Carding Mil', and shall not be used for any other purpose (eg permanent residential or holiday letting purposes) without the prior written consent of the Planning Authority.

*Reason: In accordance with the use applied for, as the ancillary unit by reason of its siting, lack of dedicated curtilage, interrelationship with the main house, and siting relative to the established settlement pattern, would be unsuitable for use as separate or permanent residential occupation.*

(Reference: Notice of Review and Supporting Documentation and Comments by Interested Parties, submitted)