

DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
BUTE & COWAL

Ward Number - 6 Cowal
Date of Validity - 7th November 2008
Committee Date - 7th April 2009

Reference Number: 08/01979/VARCON
Applicants Name: Mr. and Mrs. C.R. Chisholm
Application Type: Detailed
Application Description: Improvement of existing access for timber haulage (Variation of Condition 3 of Planning permission 06/02018/DET)
Location: Heronlea, High Road, Sandbank, Argyll

Supplementary Report

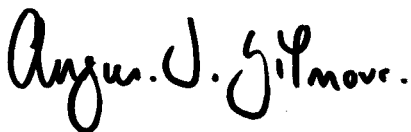
(A) FURTHER INFORMATION

At the Bute and Cowal Area Committee meeting on 3rd March 2009, this application was continued to allow further information to be presented in respect of junction and access arrangements along this stretch of the A885 Sandbank High Road.

The Area Roads Manager has submitted an updated plan indicating proposed improvements to this stretch of road with a proposed three lane section at the approved southern entrance to the Sandbank Business Park (ref. 07/02404/DET, approved 7th March 2008). This plan also indicates the location of the proposed entrance to Heronlea and close proximity to the U26 Lover's Lane junction. Given available sightlines, new entrance to Sandbank Business Park and proximity to Lover's Lane junction, the Area Roads Manager is satisfied that the 7.3 metre carriageway across the access as previously conditioned (under ref. 06/02018/DET) is no longer required as it could have interrupted the flow of traffic along the A885 High Road. There is a minor change in the wording of original condition 2. (in respect of tapering instead of widening) and this has now been amended below in addition to other conditions and advisory notes that remain unaltered.

(B) RECOMMENDATION

It is recommended that planning permission be **granted** subject to the conditions, reasons and notes to the applicant set out below.



Angus J Gilmour
Head of Planning
30th March 2009

Author: Brian Close 01369 708604
Reviewing Officer: David Eaglesham 01369 708608

30th March 2009
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CONDITIONS AND REASONS RELATIVE TO APPLICATION: 08/01979/VARCON

1. The existing sightlines of 120 metres from a 4.5 metre setback in each direction shall be maintained with no obstruction to visibility (including hedges and verges) greater than 1.0 metre in height above the road level.

Reason: In the interests of road safety and to ensure that existing sightlines are maintained.

2. The access shall be constructed as per Fig 5.4 of the Council's Development Guidelines, *Junction layout for long vehicles*, incorporating a taper in the nearside kerb. The access and the tapered section of the A885 shall be of a heavy duty construction in hot-rolled asphalt with HB2 kerbs at the rear of the bellmouth.

The access shall be a minimum width of 6 metres for a minimum distance of 12 metres from the edge of the carriageway, where the gradient shall not exceed 5%. A sealed surface shall be provided for at least the first 12 metres from the edge of the carriageway. The footway shall be renewed from the tangent points north and south of the proposed access with dropped kerbing to be supplied for pedestrian traffic along the A885.

Reason: In the interests of road and public safety.

3. The access shall not be used by articulated vehicles until signage has been provided on the A885 to raise awareness of this new junction in accordance with details to be submitted to and approved by the planning authority. The southbound signage shall be located before the summit to the north of the access. (*Refer also to Advisory Note (iii) below*)

Reason: In the interests of road and public safety.

INFORMATIVES RELATIVE TO APPLICATION: 08/01979/VARCON

- (i) *The Area Roads Manager advises that the proposed works will require Construction Consent (S21) for the carriageway and footway works and a Road Opening Permit (S56) will be required for the upgrading of the junction. The applicant is advised to contact the Area Roads Manager (Mr. Paul Farrell, tel. 01369 708613) directly upon this matter.*
- (ii) *The Area Roads Manager previously advised that surface water drainage should not pass on to the public highway and a drainage system including positive drainage measures should be agreed with the Area Roads Manager. The developer is advised to contact the Area Roads Manager (Mr. Paul Farrell, tel. 01369 708613) directly in this regard.*
- (iii) *Condition 3 stipulates that appropriate warning signs will be required on the A885 on either side of the new junction. The applicant/developer is advised to liaise directly with the Area Roads Manager (contact Mr. Paul Farrell, tel. 01369 708613) regarding location and type of signage.*