

Ref:  
AB1

**ARGYLL AND BUTE COUNCIL**  
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**OFFICIAL USE**

Date Received

**NOTICE OF REVIEW**

Notice of Request for Review under Section 43(a)8  
of the Town and Country Planning (Scotland) Act 1997 and the Town and  
Country Planning (Schemes of Delegation and Local Review Procedures  
(Scotland) Regulations 2008

**Important** – Please read the notes on how to complete this form and use  
Block Capitals. Further information is available on the Council's Website.  
You should, if you wish, seek advice from a Professional Advisor on how to  
complete this form.

(1) APPLICANT FOR REVIEW	
Name	Mr Nicholas Staunton
Address	Stanton Farm
	Stanton St Bernard
	Marlborough
Postcode	SN8 4LT
Tel. No.	c/o Agent
Email	c/o Agent

(2) AGENT (if any)	
Name	Elaine Hamilton
Address	James Barr Limited
	226 West George Street
	GLASGOW
Postcode	G2 2LN
Tel. No.	0141 300 8007
Email	ehamilton@jamesbarr.co.uk

(3) Do you wish correspondence to be sent to you  or your agent

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

Land at North West of Ardare Colintraive
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(6) Description of Proposal

Erection of Dwellinghouse, Formation of Vehicular Access and Installation of Septic Tank

(7)

Please set out the detailed reasons for requesting the review:-

As planning agents of Mr. Nicholas Staunton, we believe that the reason for refusal issued by Argyll & Bute Council is not clear or concise, and therefore not a valid reason for refusal.

All matters were appropriately resolved during the application process. The planning officer also intimated during pre-application discussions, and throughout the application process that there were no concerns regarding the principle of the development proposed, and therefore there is no justification for the reason of refusal issued. This led the appellant to proceed, at expense, with surveys and reports to address and resolve the detailed, specific matters raised by statutory consultees. It should be noted that no objections were raised by consultees after additional information was lodged and further site visits/meetings were undertaken.

It was intimated by the planning officer that these detailed matters were potentially reasons for refusal and therefore should be addressed/resolved. If there was no support in principle for the development proposed, there would have been no merit in recommending that the appellant spend time and money resolving the detailed matters of site development. Therefore, based on the feedback from the planning officer in the consideration of the application, the appellant chose to progress and invest further in the development proposed.

We have included letters from Steven Gove that state that the proposed erection of a dwelling house can be considered appropriate as infill development. This is in compliance with local plan policy.

This appeal has been lodged in order to seek a second opinion on the refusal of planning permission for the proposed dwelling house at Colintrave, and to address the reason for refusal that has been issued in this instance.

Please find attached an appeal statement which outlines the case, and provides our response to the refusal issued by Argyll & Bute Council.

If insufficient space please continue on a separate page. Is this is attached?  (Please tick to confirm)



(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

*NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.*

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (**Note: 3 paper copies of each of the documents referred to in the schedule below must be attached**):

No.	Detail
1	Extract of Qualified Acceptance for Sale of Ardare, dated 7 <sup>th</sup> July 2006
2	Pre-Application Enquiry letter from Houston Architects, dated 23 <sup>rd</sup> February 2009
3	Letter of Acknowledgement from Argyll & Bute Council to Pre-Application Enquiry, dated 25 <sup>th</sup> February 2009
4	Letter to Argyll & Bute Council regarding Pre-Application Enquiry, dated 27 <sup>th</sup> April 2009
5	Letter from Argyll & Bute Council regarding development opportunity, dated 8 <sup>th</sup> May 2009
6	Letter from Houston Architects to Argyll & Bute Council regarding tree survey, dated 3 <sup>rd</sup> March 2010
7	Letter from Houston Architects to Argyll & Bute Council regarding amended scheme, dated 1 <sup>st</sup> April 2010
8	Letter from Argyll & Bute Council regarding development proposal, dated 25 <sup>th</sup> May 2010
9	Planning Application Forms & Certificates, dated 3 <sup>rd</sup> December 2010
10	Application Plans, as detailed in sheet attached

If insufficient space please continue on a separate page. Is this is attached?  (Please tick to confirm)

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Submitted by  
(Please Sign)

James Barr

Dated

13.06.2012

### Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – [www.argyll-bute.gov.uk/](http://www.argyll-bute.gov.uk/)
4. If in doubt how to proceed please contact 01546 604406 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
5. Once completed this form can be either emailed to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk) or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604406 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)

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### For official use only

Date form issued

Issued by (please sign)