Ref: AB1

# ARGYLL AND BUTE COUNCIL

WWW.ARGYLL-BUTE.GOV.UK/\*\*

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**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) APPL	LICANT FOR REVIEW		(2) AGE	NT (if any)
Name	John MacKay		Name	bari reid
Address	MacKays Garage		Address	ambleside
	Ledaig			tobermory
	Tobermory			isle of mull
Postcode	PA75 6NR		Postcode	PA75 6QA
Tel. No.	01688 302103		Tel. No.	01688 302132
Email			Email	bari@barireid.com
(3) Do you	u wish correspondence to b	be ser	nt to you	or your agent x
(4) (a) Re	eference Number of Plannii	ng Ap <sub>l</sub>	plication	12/01227/PP
(b) Date of Submission			6th June 2012	
(c) Date of Decision Notice (if applicable)				
(5) Address of Appeal Property		As	As Applicants Address	

(6) Description of Proposal
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Demolition of detached store and erection of extension to existing commercial garage

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

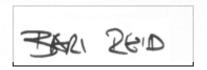
Please see written statement (attached)

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

x

"spε	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) De	ealt with by written submission	x		
	(b) De	ealt with by Local Hearing			
	(c) De	ealt with by written submission and site inspection			
	(d) De	ealt with by local hearing and site inspection			
NB I	lt is a r	matter solely for the Local Review Body to determine if further info	rmation		
is re	quired	and, if so, how it should be obtained.			
` ,	applic	se list in the schedule all documentation submitted as part of teation for review ensuring that each document corresponds to ering 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			
	No.	Detail Written statement			
-			0001		
-	1	Written statement			
-	1 2	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/  Planning application Drawing: Proposed plan jm/62/004	/62/003		
_	1 2 3	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/	/62/003		
	1 2 3 4	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/  Planning application Drawing: Proposed plan jm/62/004	/62/003		
	1 2 3 4 5	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/  Planning application Drawing: Proposed plan jm/62/004  Planning application Drawing: Proposed plan jm/62/005	62/003		
	1 2 3 4 5	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/  Planning application Drawing: Proposed plan jm/62/004  Planning application Drawing: Proposed plan jm/62/005  Planning application Drawing: Existing plan jm/62/006	62/003		
	1 2 3 4 5 6 7	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/  Planning application Drawing: Proposed plan jm/62/004  Planning application Drawing: Proposed plan jm/62/005  Planning application Drawing: Existing plan jm/62/006  Planning application Drawing: SW elevations jm/62/007	62/003		
	1 2 3 4 5 6 7	Written statement  Planning application Drawing: Site information jm/62/  Planning application Drawing: Existing elevations jm/  Planning application Drawing: Proposed plan jm/62/004  Planning application Drawing: Proposed plan jm/62/005  Planning application Drawing: Existing plan jm/62/006  Planning application Drawing: SW elevations jm/62/007	62/003		

Submitte	ed	by
(Please	Si	gn)



Dated 07/11/12

## **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/
- 4. If in doubt how to proceed please contact 01546 604406 or email localreviewprocess@argyll-bute.gov.uk
- 5. Once completed this form can be either emailed to <a href="localreviewprocess@argyll-bute.gov.uk">localreviewprocess@argyll-bute.gov.uk</a> 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 604392 or email <a href="mailto:localreviewprocess@argyll-bute.gov.uk">localreviewprocess@argyll-bute.gov.uk</a>

For official use only	
Date form issued	
Issued by (please sign)	





ambleside tobermory isle of mull

# MacKay's Garage, Tobermory - Local review application WRITTEN STATEMENT

The application has been refused on the grounds that no additional parking has been proposed as part of the project; however as the long established business is situated within the town centre, and on the edge of a large public parking area it seems excessive to levy such a requirement on an extension to an existing building.

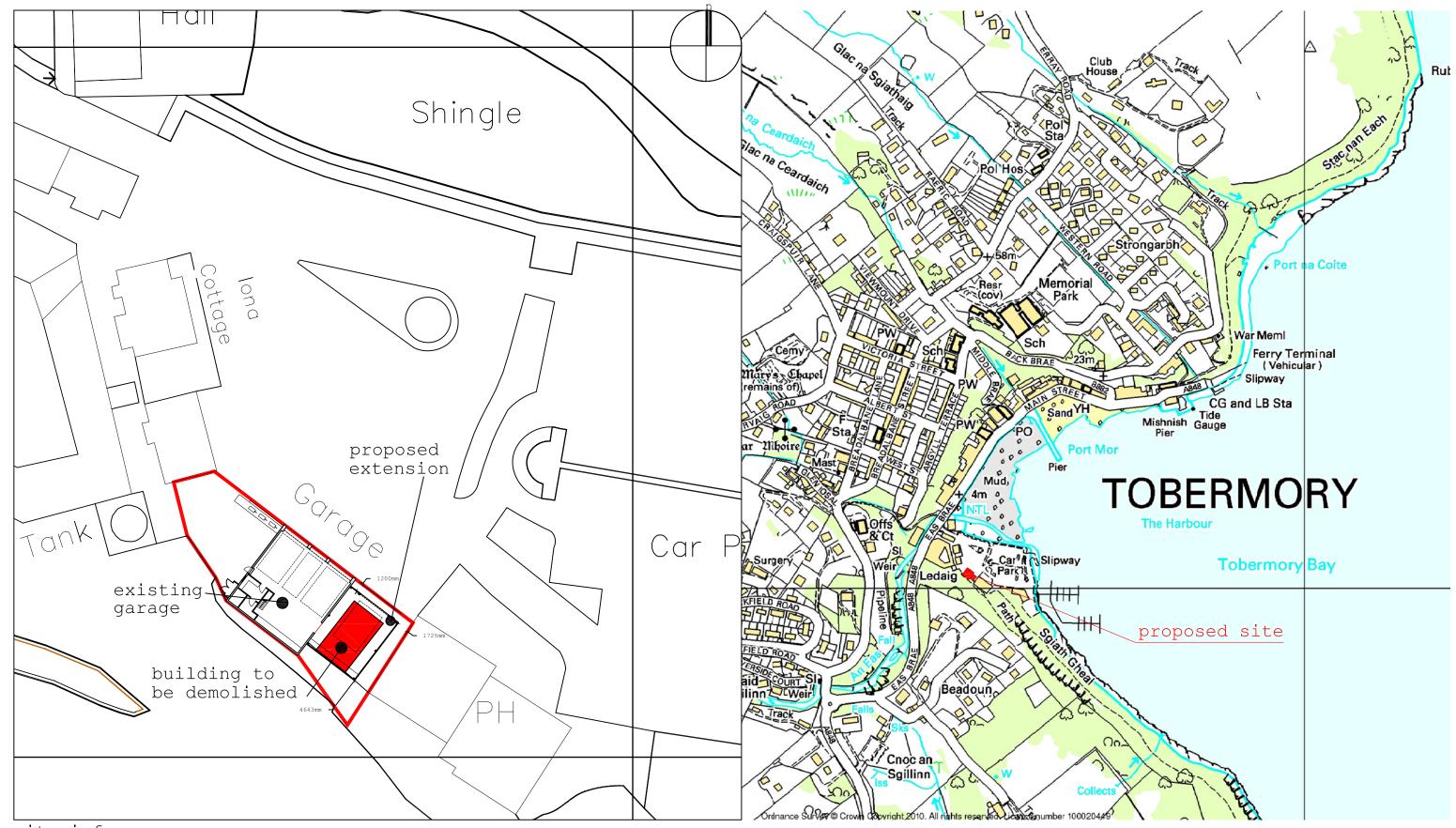
The reasons set out in the refusal notice point 1. highlight the requirements the council departments place on "new developments" this application is an extension to an existing building and business rather than a new building. As the business provides garage services and petrol it sits in a use class of its own, current parking policy is difficult to come by for this type of development although it would appear the policy being implemented here is from the 1986 Strathclyde Regional Council "guidelines for development roads" which pre-dates the local plan/town centre designation for this site.

The garage has been operating on this site for 47 years (pre-dating the car park) and currently employs 6 people - the proposed extension is to create an additional working bay (and therefore reduce the time cars spend on the public car park) and it is expected that the extra working bay would result in an additional full time job.

Currently there are five commercial premises surrounding the car park, the pub which has recently been extended did not have to provide any additional parking in line with the councils policy, the newly constructed visitor centre has been allowed to utilise the public car park without provision for staff parking, the visitor centre at the distillery does not provide visitor or staff parking space, and the shop does not have any specific parking associated with it - it seems that the parking requirement is applied inconsistently, especially considering a new building providing a visitor centre, a number of office spaces and public meeting room has been constructed with no parking.

The store which is to be demolished was previously a shop, so the extension to the garage is replacing existing commercial space rather than creating new commercial space. The existing building on the site is showing signs of deterioration due to its materials, the proposed extension would provide some visual enhancement of the area and tidy up this area of the site.

The garage has been a valuable local employer for many years and the small extension would provide another full time job in addition to what it already provides, the situation within the town centre (close to public transport links) means that some of the current staff do not drive to work.



site info

title: site info

RCHITECTURAL SERVICES

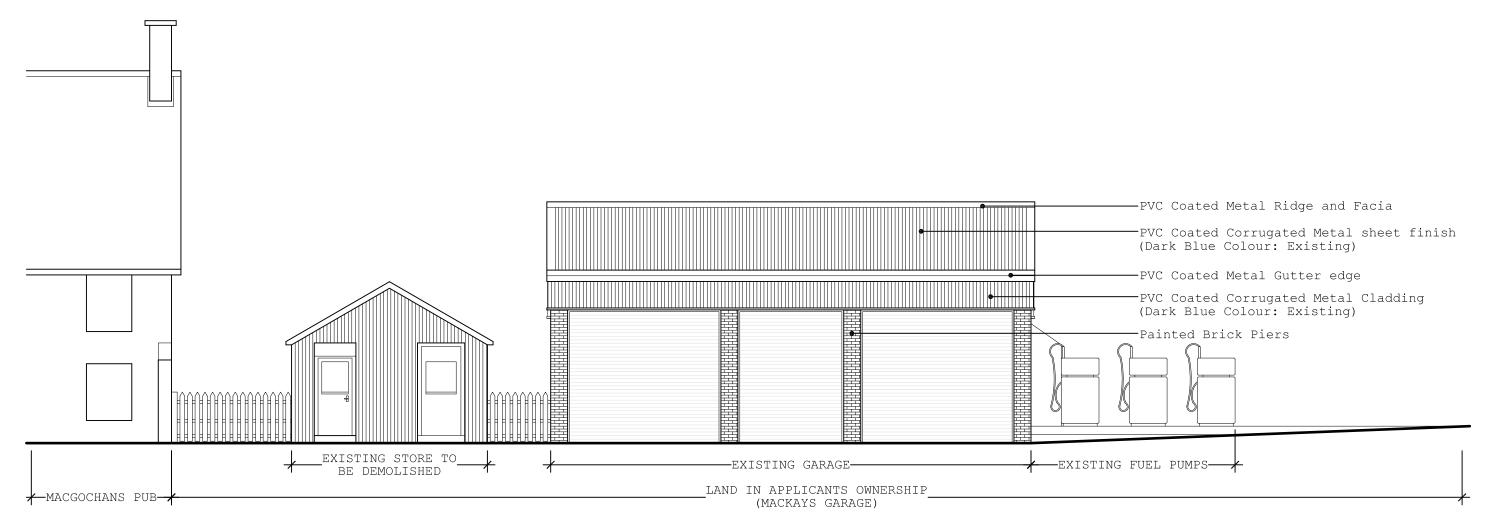
e: bari@barireid.com

t: 07899 802 602

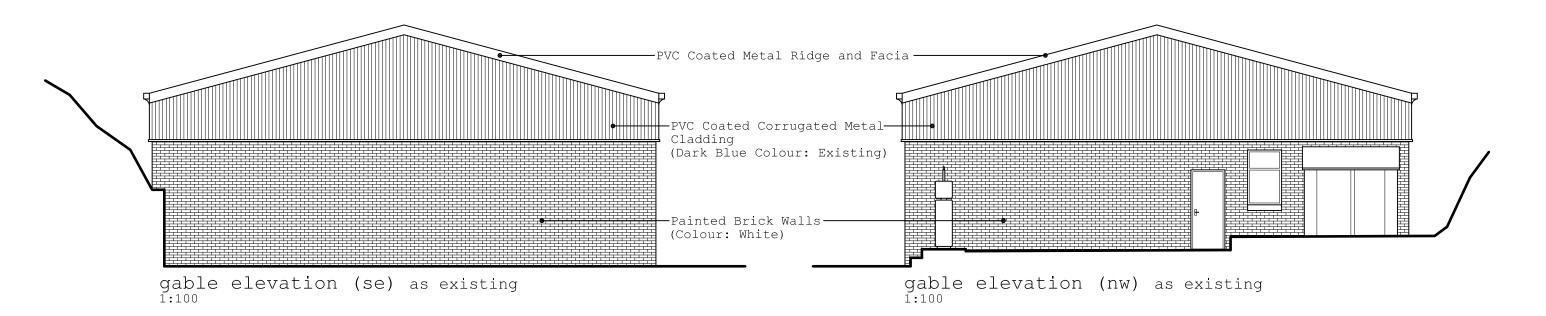
www.barireid.com

drawing: jm/62/001

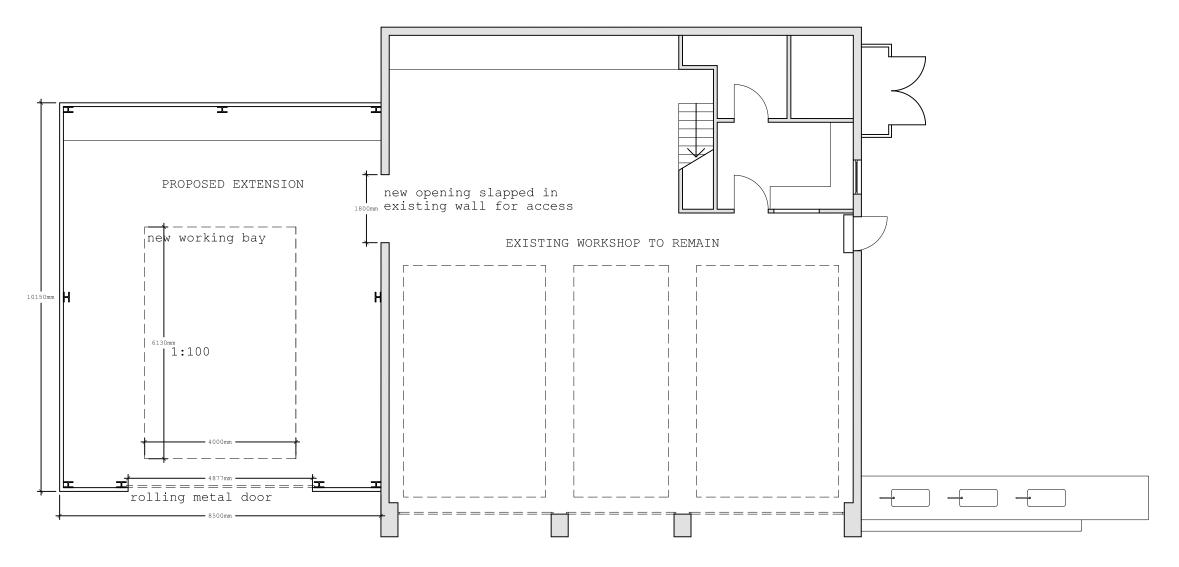
project: extension @ mackays garage



street elevation (ne) as existing 1:100







ground floor plan as proposed 1:100

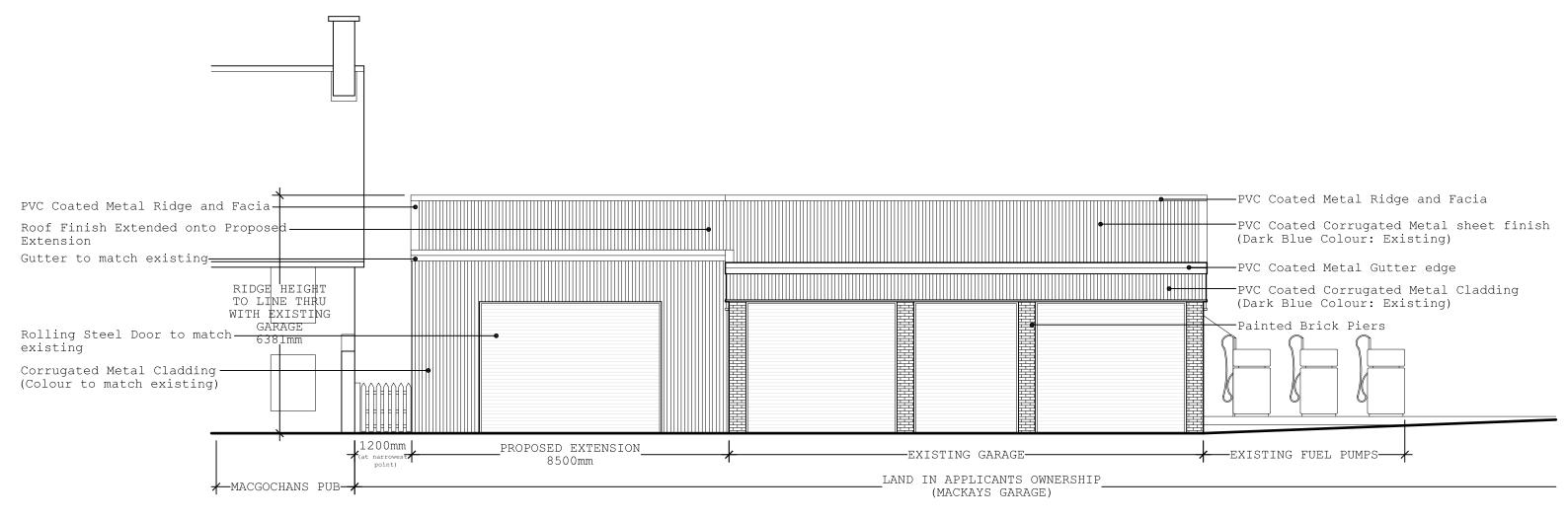
title: plan as proposed

as proposed

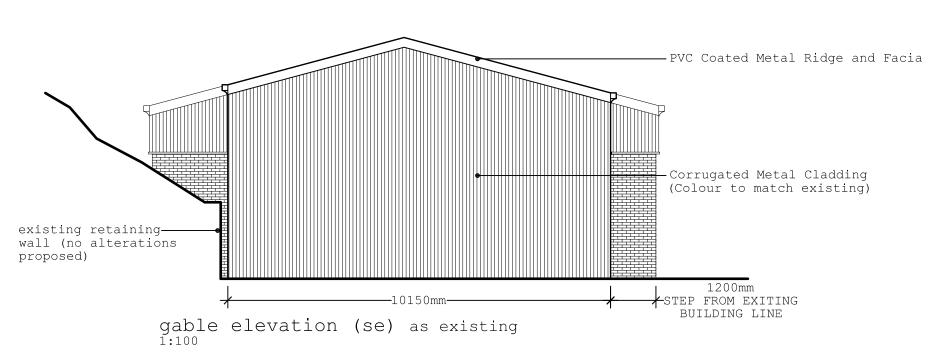
scale: 1:100 @ A3 drawing: jm/62/004

e: bari@barireid.com t: 07899 802 602 www.barireid.com date:20/01/12

project: extension @ mackays garage



street elevation (ne) as existing 1:100



#### SPECIFICATION:

8.5m Long imes 10.15m Wide imes 6.38 high to ridge (to match existing) With A 15 $^\circ$  Roof Pitch

STRUCTURE: (TBC BY MANUFACTURER)

STANCHIONS: 254mm x 146mm x 31kg UB STANCHIONS

SUB STANCHIONS: 178mm x 102mm x 19kg UB INTERMEDIATE SUB STANCHIONS

RAFTERS: 203mm x 133mm x 25kg UB RAFTERS

RAFTER AND SIDE BRACING TO ONE END BAY. KNEE BRACING TO EAVES

PAINTWORK FINISH:

ALL STEELWORK WILL BE SHOTBLASTED AND PAINTED WITH RED SEMI GLOSS FINISH.

PURLINS: (TBC BY MANUFACTURER)
TO SUPPLY 225x75 TANALISED TIMBER PURLINS BOLTED TO FRAME AT 1.375m CENTRES.

EAVES BEAMS TO BE 225x75 TANALISED TIMBER.

ROOF CLADDING:

0.7mm THICK PVC COATED CORRUGATED PROFILE STEEL SHEETS TO MATCH EXISTING INCLUDING RIDGE AND VERGE FLASHING WITH ALL NECESSARY FIXINGS.

scale:

drawing:

EAVES GUTTER TO BE 170 ON THE SIDE WITH 1 NO 1100 DIAMETER DOWN-PIPES TO EACH SIDE. ALL GUTTERS TO BE PVC WITH RUBBER SEALED JOINTS FIXED TO EAVES BEAMS WITH PVC BRACKETS AT 1m INTERVALS AND PVC DOWN-PIPE CLIPS TO STACHIONS.

CLADDING:

 $\overline{\text{O.7mm THICK PVC}}$  COATED CORRUGATED PROFILE STEEL SHEETS ON 175x75 TANALISED TIMBER SHEETING RAILS.

DOORS:

T NO DOOR TO BE 4.877m (16') WIDE x 3.658m (12') HIGH ROLLING SHEET DOOR TO MATCH EXISTING

CORD TO BE WING ON CALVANISED SLIDING DOOR TRACK WITH BOTTOM DOOR GUIDES.

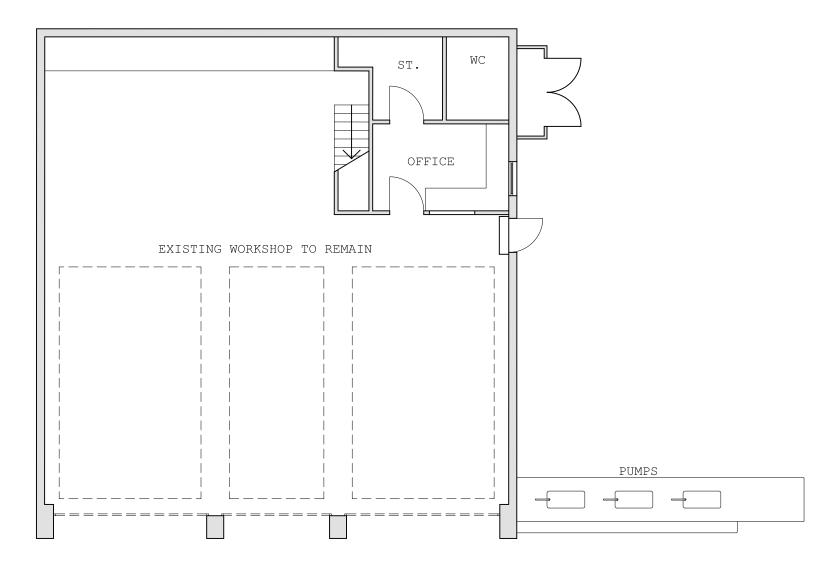
e: bari@barireid.com t: 07899 802 602 www.barireid.com

project: extension @ mackays garage

title: elevations as proposed

> 1:100 @ A3 jm/62/005

date:20/01/12



ground floor plan as existing 1:100

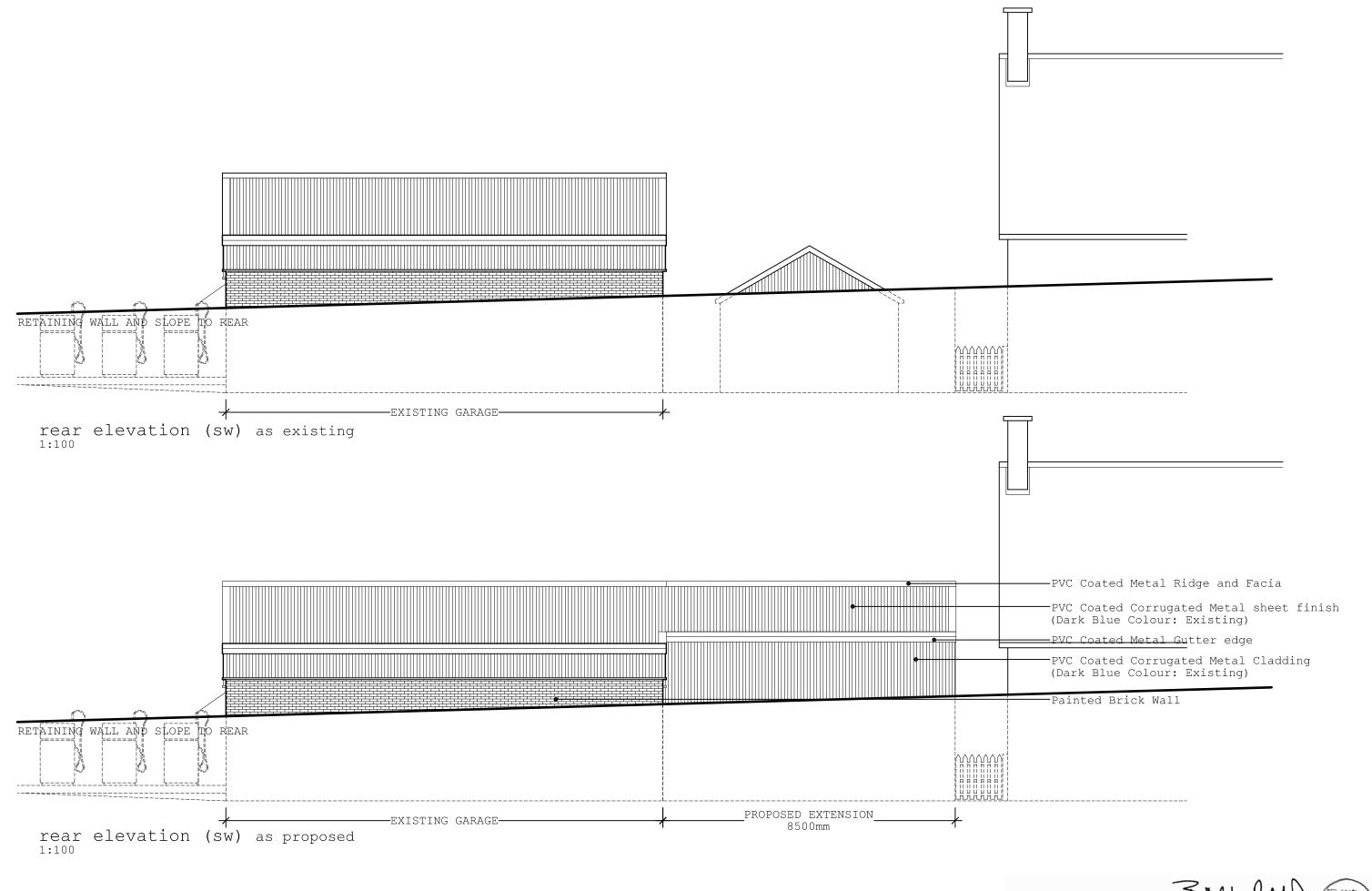
title: plan

as existing

scale: 1:100 @ A3 drawing: jm/62/006

e: bari@barireid.com t: 07899 802 602 www.barireid.com date:20/01/12

project: extension @ mackays garage



title: sw elevations ACHITECTURAL SERVICES

e: bari@barireid.com
t: 07899 802 602

scale: 1:100 @ A3 drawing: jm/62/007

www.barireid.com date:20/01/12

project: extension @ mackays garage

### **Development and Infrastructure Services**

**Director: Sandy Mactaggart** 

Argyll & Bute COUNCIL

Bari Reid Ambleside Tobermory Isle of Mull Argyll PA75 6QA

Development and Infrastructure Services Municipal Buildings, Albany Street, Oban, Argyll, PA34 4AW

(01631) 567968 **Fax:** (01631) 570366

e mail : fiona.scott@argyll-bute.gov.uk

Website: www.argyll-bute.gov.uk

Ask For: Fiona Scott

Our Ref: FMS/12/00217/PREAPP

Your Ref:

Tel:

Date: 17 February 2012

Dear Sir

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
12/00217/PREAPP - PRE-APPLICATION ENQUIRY
DEMOLITION OF STORAGE SHED AND EXTENSION TO MAIN GARAGE
MACKAYS GARAGE, LEDAIG, TOBERMORY, ISLE OF MULL

I refer to your pre-application enquiry received on 30 January 2012.

In terms of the adopted Argyll and Bute Local Plan, the site is within the main town centre of the Settlement Zone of Tobermory where Policy STRAT DC 1 of the approved Argyll and Bute Structure Plan gives general support to developments serving a wide community of interest, subject to compliance with other relevant Local Plan Policies.

Policy LP ENV 1 assesses applications for their impact on the natural, human and built environment with Policy LP ENV 19 requiring developments to be sited and positioned so as to pay regard to the context within which they are located, with developments with poor quality or inappropriate layouts, including over-development, being resisted.

The site is also situated within the Tobermory Conservation Area where Policy LP ENV 14, Development in Conservation Areas, states that there is a presumption against development that does not preserve or enhance the character or appearance of an existing or proposed Conservation Area or its setting.

It is considered that the site represents a suitable opportunity to extend the existing garage premises without any significant adverse impact on the existing streetscence or wider Conservation Area. In the preparation of an appropriate design solution for the site, consideration should be taken of the above mentioned policies together with the guidance contained in Appendix A, Sustainable Siting and Design Principles, of the Local Plan.

Subject to a suitable design and appropriate finishing materials, I can advise that this Service would be supportive of a formal planning application for an extension to the garage premises.



Please note that this preliminary assessment is based on current information. In the event of a formal planning application being submitted, the Council must take into account views of consultees and representations from the public as appropriate. Any subsequent assessment must reflect this and may therefore differ from the initial assessment. Finally, the above is the view of Development Management and may not necessarily be that of the Planning Authority.

Thank you for contacting this Service with your enquiry.

Yours faithfully

Fiona Scott
Planning Officer
Oban, Lorn & Isles Area

