

Ref:  
ABI

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

**OFFICIAL USE**

8 February 2013

FMcCallum

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.

<b>(1) APPLICANT FOR REVIEW</b>	
Name	June Henderson
Address	Lynn House
	Ganavan, Oban
Postcode	PA34 5TU
Tel. No.	01631 564532

<b>(2) AGENT (if any)</b>	
Name	Dorothy V Macarthur
Address	6 Dalrigh
	Dunollie Road
	Oban
Postcode	PA34 5PG
Tel. No.	01631 567487
Email	viviennemacarthur@bt internet.com

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

(4) (a) Reference Number of Planning Application 12/01783/PPP

(b) Date of Submission 17<sup>th</sup> August 2012

(c) Date of Decision Notice (if applicable) 30<sup>th</sup> November 2012

(5) Address of Appeal Property

Lynn house Ganavan Oban Argyll  
PA34 5TU

(6) Description of Proposal

Site for the erection of a dwelling house on land in the grounds of Lynn House Ganavan Oban Argyll PA34 5TU

(7)

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

This application was subject to a long decision process. The applicant submitted an unusually high volume of supporting documentation and representation for a planning permission in principal application. It is believed that the planning department found the refusal to be a difficult decision due to the weight of supporting documentation.

**The planning department have communicated clearly that they are "not" opposed to development of this site and indeed would support the building of a Separate Residential Annex which would be the same size or slightly larger than the applicant's proposal.** Mrs Henderson's daughter in an attempt to lend herself to support in times to come would be making a substantial sacrifice by pooling all her resources into a project for a new build, and if the plot is not divided, risks the possibility of losing this in an estate which could be split between siblings in the future. This is one of the main reasons why a separate residential home is being sought.

The planning Officer assigned to this case made suggestions for solutions to Mrs Henderson's future care within the report of handling which for good reasons are not suitable. Mainly, the building of an annex, reasons explained above, and also for Mrs Henderson's Daughter to move in with her as there is a spare room. Mrs Henderson has immediate family living in Norway and Devon whom visit as often as circumstance allows and to take away the accommodation option for them to visit is not suitable. Also Mrs Henderson's Daughter has a family of her own and to all move into one house would be a very difficult proposal. These also are main reasons why permission for a separate dwelling is being sought. **By proposing a separate annexed residential home on the site, the planning department are admitting the proposed site is not too small to hold a dwelling.** This is another main reason why permission for a separate dwelling is being sought.

**The reasons for requesting a review are as follows:**

- 1). The planning department have suggested an option to build a separate residential annex on the site, which could be equal to or slightly larger than the proposed dwelling. This shows clearly that the planning department are not against development of this site and their assessment that the site is too small (even though it easily meets the local plan and Scottish Government guidelines) is not valid.
- 2). Under the newly proposed local plan, an option for dwellings of a different size is to be encouraged to allow for people with different social needs in areas, which presently do not hold a choice of dwelling type and size and tenure. The reason for Mrs Henderson submitting this application is for her Daughter to build the dwelling in order for her to be well placed to support her in years to come. Mrs Henderson is currently in remission. The surrounding area presently has no option such as this available (i.e. smaller, affordable dwellings). Due to these facts it should be understood that just as people have the right to keep large open amenity spaces, other people, whom own the same, should have the right to use their large open amenity space to make provision for their future in a way they see fit.
- 3). This proposal will inject close to £200,000 pounds sterling into the local economy, at the same time create employment and also support local suppliers. It is thought not to be the time to refuse such viable proposals.
- 4). The site is unique within the area due to the frontage onto a road making access readily available. It is thought that the planning Officer's assessment within the report of handling which was assuming this proposal would lead to a precedent for back land development within the surrounding area is flawed due to the fact that there are no other sites that have this readily available, fully intended, frontal access.
- 5). Reference no.1 above: it was strongly communicated at an early stage of this application, by planning Officer's, that the only chance of acquiring an approval for this application would be from a local review body, indicating from a very early stage and "long before" all the supporting documentation had been compiled, and submitted, their intention for refusal of this proposal.
- 6). Throughout the planning process the applicant has sought advice and council from local and national Architects, MSP, building contractors and members of the legal profession and their positive outlook to this proposal is a governing factor on the pursuit of permission. If the applicant had not received such positivity then this case would have been dropped long before it reached this stage. The fact that it has come so far shows a strong merit of validity.

Mrs Henderson presents this 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 to you in the hope that the detailed supporting documentation attached to this case can be assessed for it's true merit by your review body.

(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	Aerial Photograph Of Surrounding Area
2	Support from MSP
3	Site Photograph
4	Site Plan
5	Support Roads Department Clarifying Adjoining Road In Acceptable Condition
6	Support Scottish Water Confirmation Of No Objection To Proposal
7	OES Ltd Support
8	Keyline Builders Merchants Support
9	City Electrical Factors Ltd Support
10	PTS Plumbing Ltd Support

11	Mull Building Supplies Ltd Support
12	Howdens Joinery Co. Support
13	Chris Moore Joiner Support
14	Slaters Coal Support
15	Niel McGougan Builders Ltd Support
16	Rembrand Timber Support
17	MGM Timber support

Submitted by  
(Please Sign)

*Divienne MacArthur*

Dated

4/2/13

#### 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 604392 or email [localreviewprocess@argyll-  
bute.gov.uk](mailto:localreviewprocess@argyll-<br/>bute.gov.uk)

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**For official use only**

Date form issued

Issued by (please sign)

## **NOTICE OF REQUEST FOR REVIEW**

**PLANNING APPLICATION REFERENCE No: 12/01783/PPP  
Site for the erection of a dwelling house on land to the  
West of Lynn House Ganavan Oban**

# **SUPPORTING DOCUMENTATION FOR LOCAL REVIEW BODY**

**Date Of Submission: Tuesday 04<sup>th</sup> February 2013**





AREA 4

AREA 3

PROPOSED PLOT  
BOUNDARY AND  
BUILDING  
FOOTPRINT

AREA 2

AREA 1

Ganavan Rd

© 2012 Google  
Image © 2012 Getmapping plc

Google earth





**Stirling, Carol**

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**From:** Fair, Stephen  
**Sent:** 13 November 2012 09:02  
**To:** [REDACTED]  
**Cc:** Maclean, Diane; Stirling, Carol  
**Subject:** RE: 12/01783/PPP - Proposed dwelling house at Lynn House, Ganavan

Thank you for your email of support Mike.

I will ensure it is recorded as such and a formal acknowledgement will follow.

Kind regards

Diane/Carol – please register as a letter of support for 12/01783/PPP, thanks.

**Stephen Fair**  
Area Team Leader (Oban, Lorn & The Isles),  
Development Management,  
Planning & Regulatory Services,  
Argyll and Bute Council.

t: 01631 567951  
e: [stephen.fair@argyll-bute.gov.uk](mailto:stephen.fair@argyll-bute.gov.uk)  
w: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

Argyll and Bute - *Realising our potential together*

**From:** [REDACTED]  
**Sent:** 01 November 2012 19:59  
**To:** Fair, Stephen  
**Subject:** 12/01783/PPP - Proposed dwelling house at Lynn House, Ganavan

Dear Stephen

I refer to the above application which I wish to support. I see no good reason why this application cannot be approved and indeed I am aware of precedents not far from the application site.

I have visited the site, looked closely at the application and am aware of the special circumstances that would give particular merit to the Council approving this application.

Best Regards

Mike

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For latest news and information about all aspects of Parliamentary business, MSPs and our work, visit the Parliament's website at <http://www.scottish.parliament.uk/>

For information about how you can visit the Parliament, go to <http://www.scottish.parliament.uk/visitandlearn/436.aspx>

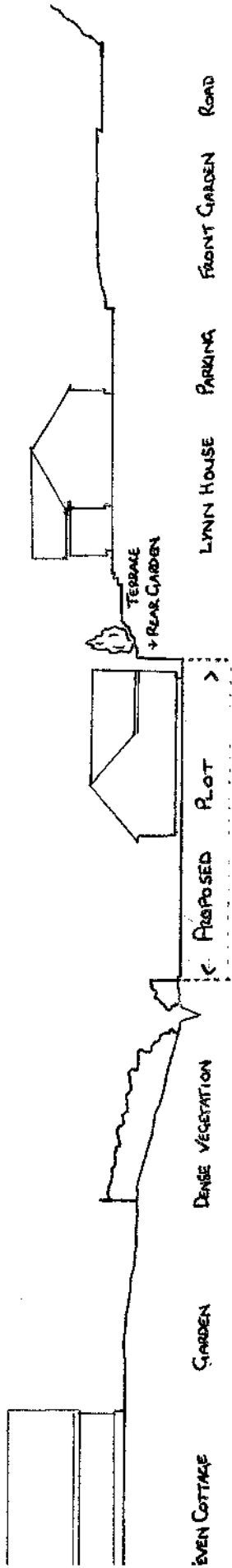
Watch Parliamentary business live at <http://www.scottish.parliament.uk/newsandmediacentre/3168.aspx>

Faodar pàirt a ghabhail ann am Pàrlamaid na h-Alba tron Ghàidhlig. Tha barrachd fiosrachaidh ri fhaighinn sa phlana Ghàidhlig againn aig <http://www.scottish.parliament.uk/gd/help/43259.aspx>



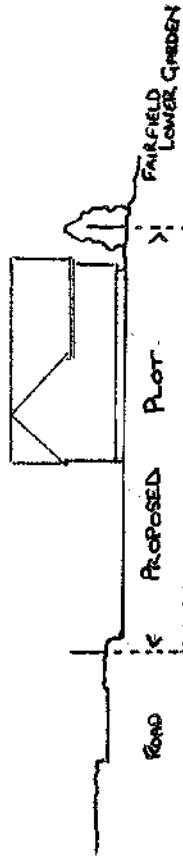


• SITE SECTION WEST ~ EAST •



DIFFERENCE IN FLOOR LEVELS  
 QUANT. LYNN HOUSE: 3/3.5M  
 QUANT. PROPOSED PLOT: 2/2.5M  
 QUANT. EVEN COTTAGE: 2/2.5M

• SITE SECTION SOUTH ~ NORTH •

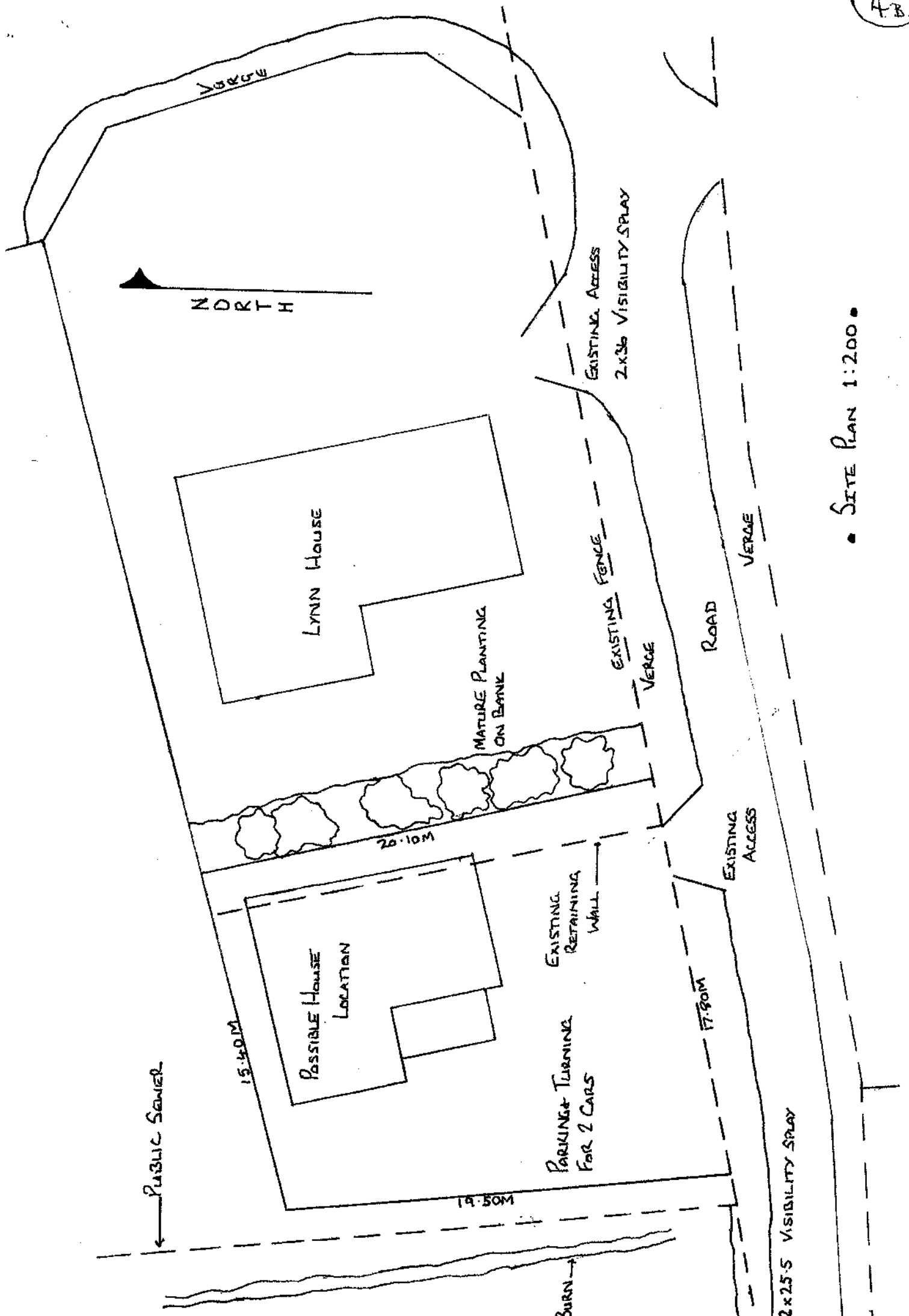


PROJECT: NEW DWELLING ON LAND SOUTH OF LYNN HOUSE GANNING RD. 08A

TITLE: SITE SECTIONS

SCALE: 1:200

A.A



• SITE PLAN 1:200 •

Operational Services  
Oban, Lorn and the Isles Area

# OBSERVATIONS ON PLANNING APPLICATION

Our Ref:  
Contact: Andrew Hamilton  
Tel: 01631 563264

Planning Application No: 12/01783/PPP Dated: 30th August 2012  
Applicant: Ms June Watson - Henderson  
Proposed Development: Site for the erection of dwellinghouse  
Location: Garden ground of Lynn House Ganavan Road Oban PA34 5TU  
Type of consent: Planning Permission in Principle  
Ref. No(s) of Drg(s) submitted: Series of drawings

Received:

## RECOMMENDATION: No Objections subject to Conditions

Proposals Acceptable	Y/N
<b>1. General</b>	
(a) General Impact of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N
(d) Drainage Impact/Flooding Assessment Required	N
(e) Sustainable Drainage System (SUDS) Provision	N
<b>2. Existing Roads</b>	
(a) Type of connection (Road Junction/Footway Crossing)	Y
(b) Location(s) of Connection(s)	Y
(b) Sight-lines 42m x 2.4m	Y
(d) Pedestrian Provision	Y

Proposals Acceptable	Y/N
<b>3. New Roads n/a</b>	
(a) Widths	
(b) Pedestrian Provision	
(c) Layout (Horizontal/Vertical alignment)	
(d) Turning Facilities (Circles/Hammerheads)	
(e) Junction Details (Locations/radii/sightlines)	
(f) Provision for P.U. Services	

Proposals Acceptable	Y/N
<b>4. Servicing and Car Parking</b>	
(a) Drainage	Y
(b) Car parking Provision	Y
(c) Layout of Parking bays/Garages	Y
(d) Servicing Arrangements/Driveways	Y

<b>5. Signing n/a</b>	
(a) Location	
(b) Illumination	

Item Ref.	COMMENTS
1	The proposal is situated off the UC127 Seafield Gardens within an urban 30mph speed restriction.
2a	Commensurate improvements required
2c	Sightline are achievable with the public road, no walls, hedges, fences, etc will be permitted within the verge

Item Ref.	CONDITIONS/ REASONS
1	No further development will be permitted from this access
2a	Access at the junction of the private access to be constructed in order that the existing road width is extended to 4.7m in width for a length of 5m with 1.5m splays at each end.
2c	Visibility splays 42m x 2.4m to be provided, cleared and maintained. No walls, fences, hedges etc higher than 1.05m in height within 2m of the public road.
4a	A system of surface water drainage is required to prevent surface water from flowing onto the public road.
4c	Parking and turning for vehicles commensurate with size of dwelling to be provided.

### Notes for intimation to Applicant

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road openings Permit (S56)*	Not Required

\*Relevant Section of the Roads (Scotland) Act 1984

Signed: Brian Rattray  
Technical Officer

Date: 26/09/12

Argyll and Bute Council  
Comhairle Earra Gháidheal agus Bhóid



**Development and Infrastructure Services**  
Director: Sandy MacTaggart

Shauna Cameron  
Architects  
Selma Church  
Benderloch  
Oban  
PA37 1QP

**Development and Infrastructure Services**  
Municipal Buildings, Albany Street, Oban, PA34 4AW  
Tel: (01631) 569160 Fax (01631) 567988  
e mail john.heron@argyll-bute.gov.uk  
Website www.argyll-bute.gov.uk  
Direct Line 01631 569170  
Ask For: John F Heron  
Our Ref: R-PL-1  
Your Ref: 12/0002/LRB  
Date: 7 March 2012

Dear Sir/Madam

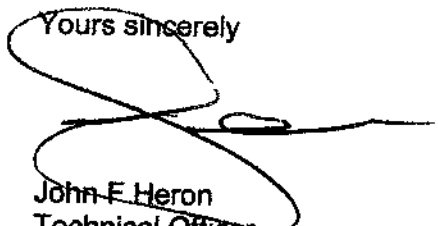
**NOTE OF PROCEDURE FOR THE DETERMINATION OF A REVIEW**  
**MRS J HENDERSON, LYNN HOUSE, GANAVAN ROAD, OBAN**  
**REVIEW REF NO 12/0002/LRB PLANNING APPLICATION NO 11/01801/PPP**

I have been asked to give clarification if the access road to this property is of an adopted standard, and my submission is as follows:

The existing access road is not adopted, however the existing access road is in an acceptable condition, in such that it is surfaced in bituminous material, and is therefore capable of taking this development with commensurate improvements, which is permissible under Policy LP TRAN 4, paragraph (D).

The commensurate improvements that are required are: the proposed access at the junction of the private access to be constructed that the existing road width is widened to 4.7 metres, for a length of 5 metres with 1.5 metre splays at each end. No walls, hedges, fences, etc will be permitted within 2 metres from the channel line, visibility splays measuring 43m x 2.4m to be cleared and maintained. A system of surface water drainage is required to prevent water from passing onto the public road. Parking and turning for vehicles commensurate with size of dwelling to be provided.

Yours sincerely

  
John F. Heron  
Technical Officer  
Oban Lorn & the Isles

RECEIVED  
12 MAR 2012



23/08/2012



Argyll & Bute Council  
Municipal Buildings Albany Street  
Oban  
PA34 4AW

**SCOTTISH WATER**

Customer Connections  
419 Balmore Road  
Glasgow  
G22 6NU

Customer Support Team  
T: 0141 355 5511  
F: 0141 355 5386  
W: [www.scottishwater.co.uk](http://www.scottishwater.co.uk)  
E: [connections@scottishwater.co.uk](mailto:connections@scottishwater.co.uk)

Dear Sir Madam

**PLANNING APPLICATION NUMBER: 12/01783/PPP**  
**DEVELOPMENT: Oban Ganavan Road Lynn House**  
**OUR REFERENCE: 614744**  
**PROPOSAL: Erection of dwellinghouse.**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. A separate application should be submitted to us made for connection to our infrastructure after full planning has been granted.

TULLICH Water Treatment Works may have capacity to service this proposed development.

The water network that serves the proposed development may be able to supply the new demand.

OBAN Waste Water Treatment Works may have capacity to service this proposed development.

The waste water network that serves the proposed development may be able to accommodate the new demand.

OBAN Wastewater Treatment Works – at present there is limited capacity to serve this new demand. The Developer should discuss their development directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

**OBAN ELECTRICAL SERVICES Ltd**

19-21 Stevenson Street, Oban Town Centre, Argyll

Date: 31/10/2012

Mr. Stephen Fair

Planning Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.

**Application Reference No. 12/01783/PPP**

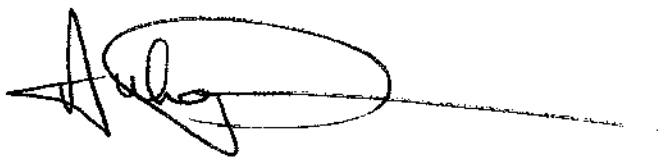
Dear Sir

We, as a major local electrical contractor and supplier would like to express our strong support of the planning application detailed above.

We are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'A. Fair', with a long horizontal line extending to the right.

Keyline Builders Merchants  
Soroba Road Oban Argyll PA34 1HQ

Date: 31/10/2012

Mr Stephen Fair Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.  
Application Reference No. 12/01783/PPP

Dear Sir

We, as a major local builder's Merchants would like to express our strong support of the planning application detailed above.

We are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely

S. Cameron  
ASSISTANT BRANCH MANAGER  
Keyline Oban

**CITY ELECTRICAL FACTORS Ltd**

Unit 7, Tweedmill Soroba Road, Oban, Argyll PA34 4HQ

Date: 31/10/2012

Mr. Stephen Fair

Planning Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.  
**Application Reference No. 12/01783/PPP**

Dear Sir

We, as a major local electrical contractor and supplier would like to express our strong support of the planning application detailed above.

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We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely



STUART KOOZ

CEF

STORES MANAGER

**PTS PLUMBING**

7E Glengallan Road, Oban, Argyll

Date: 01/11/2012

Mr. Stephen Fair

Planning Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.

**Application Reference No. 12/01783/PPP**


Dear Sir

We, as a major local plumbing contractor and supplier would like to express our strong support of the planning application detailed above.

We are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely

  
R. JOHNSON



GLASHALLACH TERRACE OBAN ARGYLL PA34 4BH

Glenshellach Terrace Oban Argyll PA34 4BH

Date: 31/10/2012

Mr. Stephen Fair

Planning Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.

**Application Reference No. 12/01783/PPP**

Dear Sir

We, as a major local builder's Merchants would like to express our strong support of the planning application detailed above.

We are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely



**HOWDENS JOINERY Co.**

Sinclair Drive, Oban, Argyll PA34 4DR

Date: 01/11/2012

Mr. Stephen Fair

Planning Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.  
**Application Reference No. 12/01783/PPP**


Dear Sir

We, as a major local joinery contractor and supplier would like to express our strong support of the planning application detailed above.

We are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely



Depot Manager

**Date: 02/11/2012**

**Mr. Stephen Fair**

**Planning Team leader Oban Lorne and the Isles**

**Municipal Buildings, Albany Street, Oban, PA34 4AW**

**Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.**

**Application Reference No. 12/01783/PPP**

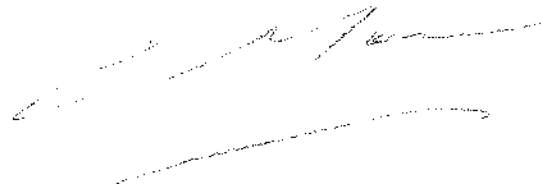
Dear Sir

I, as a local tradesman would like to express my strong support of the planning application detailed above.

We, as a trade, are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely



Corner

Slaters Coal Company  
14 Mill Lane  
Oban

Mr Stephen Fair  
Planning Department  
Argyll & Bute council  
Oban  
Argyll  
PA34 4AW

23<sup>rd</sup> October 2012

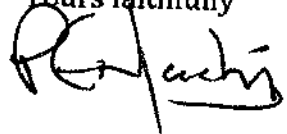
Dear Mr Fair

**Planning ref: 12/01783/PPP**  
**Lynn House, Farm Road, Ganavan, Oban**

I drive a big coal lorry and deliver coal to at least five houses on this private road that begins at Teven Cottage and runs past Lynn House and then joins the main public road just after West Bracklin. The lorry copes with this road no problem at all. Based on my many, many years of experience large vehicles will have no bother delivering building materials, etc to the proposed site.

I would like to offer my full support for this application.

Yours faithfully



Peter Mackie  
*Owner Slaters Coal Co. Oban*

15

12/1783/PPP S 75



Unit 1,  
Sinclair Drive,  
Oban, Argyll  
PA34 4DR

Tel: (01631) 570 080  
Fax: (01631) 570 088  
Email: info@neilmcgougan.co.uk  
www.neilmcgougan.co.uk



Mr Stephen Fair  
Area Team Leader  
Planning Department  
Argyll & Bute Council  
Municipal Buildings  
Oban  
PA34 4AW

26 September 2012

CMG/SJ

Dear Sir

**Ref: 12/01783/PPP – Lynn House**

As a local builder, I would be grateful if you would consider looking favourably at the above Planning Application. In the current economic climate, any works are advantageous, not only to local tradesmen, but also to local suppliers.

Yours faithfully



Craig McGougan  
Director  
For Neil McGougan Limited

1 - OCT 2012

• Joiners

• Builders

• Maintenance

VAT No 444 2642 60

Directors:  
Neil McGougan, Craig McGougan  
Reg. Office: Brackendale, Tayvalit, Argyll PA35 1JQ

NEIL McGOUGAN Ltd  
Registered in Scotland No. 260558



Rembrand Timber Ltd  
Glenshellach Buisness Park, Oban, Argyll

Date: 31/10/2012

Mr. Stephen Fair

Planning Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.  
**Application Reference No. 12/01783/PPP**

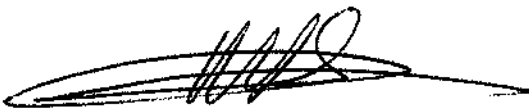
Dear Sir

We, as a major local builder's Merchants would like to express our strong support of the planning application detailed above.

We are fully aware of the present Scottish Government commitment to fully support and encourage new development, and to enhance diversification of the Argyll and Bute economy and provide job opportunities.

We are also fully aware of your commitment detailed in your own local planning regulation which is in line with Scottish Government Guidelines to encourage development such as the above and would very much like you to stand by your policy and support this and similar proposals which will in turn give much needed support to our own trade.

Yours Sincerely



MICHAEL HIGGINS  
(BRANCH MANAGER).

MGM TIMBER

Lynn Road, Oban, Argyll, PA34 4PH

Date: 02/11/2012

Mr Stephen Fair Team leader Oban Lorne and the Isles

Municipal Buildings, Albany Street, Oban, PA34 4AW

Reference proposed development of one dwelling house on land to west of Lynn House, Ganavan, Oban.  
Application Reference No. 12/01783/PPP


Dear Sir

We, as a major local Timber Merchants would like to express our strong support of the planning application detailed above.

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Yours Sincerely

 **MGM TIMBER (SCOTLAND) LTD**  
LYNN ROAD  
OBAN  
ARGYLL  
PA34 4PH  
/AT No: 561 6001 47