

Island View

Ganavan

Oban

PA345TU

15/02/13

Head of Governance and Law

Argyll and Bute Council

Kilmory

Lochgilphead

PA31 8RT

Dear Sir,

Local Review Body Reference: 13/0003/LRB

Planning Application Reference: 12/01738/PPP

Lynn House Ganavan Oban Argyll PA345TU

I refer to the above and to your letter of the 11th February 2013 and would advise you that my objections to the above remain as before and as detailed in the enclosed letters.

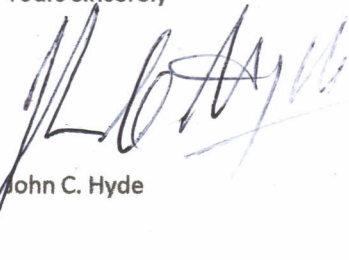
I totally support your Council's decision to refuse approval of the proposed development.

I consider that your planning officials' letter laying out the reasons for refusal were detailed, accurate and relevant. I sincerely hope that the review body support the planning officials' reasons and their decision to refuse the application.

As you are aware this is the fourth occasion this application has been submitted. I find this a complete waste of the council's time and extremely costly for the tax payer.

I urge you to again refuse this application.

Yours sincerely



John C. Hyde

Island View

Ganavan

Oban

PA345TU

13/10/11

Dear Sir,


Ref: 11/01801/PPP – Site for erection of dwelling house at Lynn House Ganavan Road Oban

I refer to the above application and hereby lodge an objection to the proposed development on the following grounds.

I understand that this type of development is classed as “back land” development. I feel that it would have a detrimental effect on the estate as a whole. I also believe that this type of development is contrary to the policies of your council. I am concerned that if approved it would set a dangerous precedent where other residents would seek similar permission.

As you are probably aware the proposed access is off a private unadopted roadway which at present services in excess of 6 properties. If approved I understand that the developer would require to make the roadway up to adoptable standards. This, I feel, would detract from the rural aspect of the area and would possibly allow future development in the area to the north east of the existing properties. The roadway is communally owned and maintained by the residents and I presume would require their agreement which I would certainly not give.

Yours sincerely



John C. Hyde

Island View

Ganavan

Oban

PA345TU

17/01/12

Dear Sir,

Ref: 11/01801/PPP – Site for erection of dwelling house at Lynn House Ganavan Road Oban

Local review body reference 12/0002/LRB

I refer to the above and to your letter of the 12th January and would confirm that I still wish to object to the proposal. I consider that my objections as detailed in my letter of the 13th October are still relevant and would ask that they are considered when the review is convened.

Yours sincerely



John C. Hyde

For the attention of Mr John Heron

Island View

Ganavan

Oban

PA345TU

12/03/12

Development and Infrastructure services

Municipal Buildings

Albany Street

Oban

PA344AW

Dear Sir,

Mrs J Henderson Lynn House Ganavan Rd Oban Review Reference No 12/0002/LRB Planning Application No 11/01801/PPP

I refer to your letter of the 7th March regarding the above

Whilst I agree with your statement that the roadway is not of an adopted standard, it should be pointed out to the review group that the roadway is a privately owned and that each of the residents has a right of access. The developer would require obtaining a deed of servitude before any construction work could commence.

Should the development obtain planning approval, the road improvements between the U 107 Fernhill Council adopted road in the estate and the farm access must be completed PRIOR to any construction works commencing. I would hope that this would be a planning condition if approval is granted. There must also be put in place, again before work commences, a traffic management system which would include unrestricted vehicular travel on the private roadway, no parking of vehicles unloading materials and reinstatement of any damage on the private road, again I would hope that this would also be condition of planning.

I am uncertain as to what you require in your statement that a system of surface drainage is required to prevent water from passing onto the public road, I assume you mean that there must be no flow of water from the site onto the private roadway; the Public roadway is some 60mts away and uphill.

Yours sincerely


John C. Hyde

Copy Area Planning Officer

Island View

Ganavan

Oban

14/09/12

Planning Officer

Argyll and Bute Council

Municipal Buildings

Oban

Dear Sir,

Ref: 12/01783/PPP –Erection of dwelling house, Lynn House, Ganavan, Oban

I refer to the above application and lodge an objection on the following grounds.

1. The proposal is against your Councils' policy on allowing "BACK LAND" development. If this development was allowed it would create a dangerous precedent as there are other properties on the estate with a greater area for potential back land development. The site is considerably smaller than any of the existing properties and is also not in keeping with the already agreed density of the existing development.
2. The existing private roadway supports in excess of 6 houses. I understand that it is your council's policy not to allow greater than 6 houses serviced from a private road. The proposed access is over a grass verge which does not belong to the developer, being owned by Dunollie Estates. Has a neighbour notification been issued by your Council to them? At a previous site meeting, when I discussed the access to the site with your representative it was agreed that to ensure that the visibility splays were achieved part of the existing garden would require to be removed. Is the applicant aware of this? All the residents require unobstructed access along the roadway, consequently, in the unlikely hood of the development being approved, there must be a planning condition imposed that access to the site is established before any construction work is commenced so that all vehicular site traffic, loading or unloading materials is off the existing private roadway. To allow this development I understand that the roadway may require to be brought up to an adoptable standard. If this in fact the case all of the other road users would refuse to allow that to take place.

As you are aware this is the fourth occasion application which has been submitted for this development, three refusals have already been given, why is it that this new application has not been dealt with by the planning officials and refused? This is a complete waste of officials' time and Council money.

Yours sincerely


John C. Hyde