

## COMMENT ON THE REPRESENTATION FROM ARGYLL & BUTE COUNCIL ON

REVIEW REF: 14/0003/LRB

PLANNING APPLICATION REF: 13/02202/PP

The appellant requested a site visit and the Local Authority have provided an aerial image of the area. This photograph is of no assistance whatsoever as the dwelling houses are so small that the orientation of the buildings cannot be clearly seen. It is also difficult to ascertain how many houses are in the Conservation Area and if there are any agricultural buildings.

It is imperative that a site visit is undertaken so that the Panel can give proper consideration to the Review.

The design of the dwelling house has been accepted by the Local Authority and has obtained planning permission Ref: 12/00487/PP. The only reason for refusal is based on the positioning of the development. The Review Panel should therefore look at and compare all the houses in the area. The croft is about 12 acres and therefore as much land as possible is required.

The reasons advanced for the change in orientation are supported by the Crofting Commission.

The response from the Commission states that the siting of the development on the croft should not have a detrimental impact on the area of land available for agricultural activity and therefore affect the viability of the holding. Better quality soils should be avoided when siting the dwelling house and that the access to the remaining land should not be restricted.

The Commission also state that having the gable end to the prevailing wind valuable land will not be lost to crofting. If the croft house is positioned the way the Planning Department stipulate more of the building encroaches onto the croft.

Thirty five sheep are currently on the holding and grazing is at a premium. Potatoes and silage are grown also.

It is clear when you see the croft and the proposed site that there is more room for working the croft.

Exposure to the prevailing wind is important and if that can be reduced then that should be supported.

The way the house is situated is very important to the applicant. Building a dwelling house is, in most cases, the largest investment a person will undertake and in this case the planning application should be approved.

'The Oban Times' dated 17 April 2014 highlights the fact that the population of Tiree has fallen 15% over a ten year period.

This is a cause for concern for Argyll and Bute Council.

The Handling Report states that there were no objections from any of the consultees.

The appellant requests the Review Panel to grant permission as applied for so that he can commence building. He does not agree that the orientation applied for will seriously detract from the Conservation Area.