

Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry



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19 April 2017

RECONVENED MEETING OF ARGYLL AND BUTE LOCAL REVIEW BODY – COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD on WEDNESDAY 26 APRIL 2017 at 9:30 AM

I refer to the above meeting and enclose herewith further written submissions as requested by the Local Review Body at their meeting on 2 March 2017.

Douglas Hendry
Executive Director of Customer Services

FURTHER WRITTEN SUBMISSIONS

- 3. CONSIDER NOTICE OF REVIEW REQUEST: LAND EAST OF ACHARA, OBAN**
- (e) Further Written Submissions from Planning (Pages 1 - 2)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Rory Colville
Councillor Sandy Taylor
Peter Bain

Councillor David Kinniburgh (Chair)
Charles Reppke

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**REQUEST FOR FURTHER INFORMATION RELATIVE TO 16/0010/LRB –
REFUSAL OF PLANNING PERMISSION IN PRINCIPLE 16/01424/PPP FOR TWO
DWELLINGHOUSE ON LAND EAST OF ACHARA, OBAN**

In response to the recent request for further information in respect of the above the Planning Authority wishes to make the following response:

1. The Planning Authority considers that any competent motion enabling the LRB to approve the development would require the LRB to recognise that the development proposal constitutes a departure from the Local Development Plan and would be required to have a substantive land use planning reason sufficient to underpin any such departure. This reasoning should clearly explain why the LRB considers that the strategic objectives of the PDA should be set aside in this case and why the LRB considers that the delivery expectations of the wider delivery aspirations of the PDA would not be materially compromised.
2. A 'mini masterplan' for this particular development site is not considered to be an appropriate or competent substitute for a comprehensive masterplan in this case. The Planning Authority considers that a mini masterplan would not properly address the range of strategic issues that would normally be required to be assessed by a comprehensive masterplan; in particular, the need to identify how development over the wider PDA would be delivered, with specific reference to access and connectivity.
3. The area referred to has been excluded from the PDA as it encompasses significant built development comprising Achnalarig Stables and Tighnavuie farm complex with no developable land available for inclusion within the PDA.

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