

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Director: Douglas Hendry



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1 April 2010

**ARGYLL AND BUTE LOCAL REVIEW BODY: WEDNESDAY 7 APRIL 2010 AT
11.30AM IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, OBAN**

I enclose herewith copies of the written submissions received from the Planning and Roads Authorities together with comments from the applicant's agent.

Douglas Hendry
Director of Customer Services

BUSINESS

**3. CONSIDER NOTICE OF REVIEW REQUEST: TIGH MHUILLEAN,
GLENCRUITTEN ROAD, OBAN – 10/0001/LRB**

(e) FURTHER INFORMATION: WRITTEN SUBMISSIONS (Pages 1 - 8)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Daniel Kelly (chair)
Councillor James McQueen

Councillor Alister McAlister
Charles Reppke

Contact: Melissa Stewart

Tel. No. 01546 604331

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WRITTEN SUBMISSION TO LOCAL REVIEW BODY**FROM: NEIL BROWN, NETWORK AND ENVIRONMENT MANAGER,
OPERATIONAL SERVICES, KILBOWIE HOUSE, OBAN**

Review Reference Number: 10/0001LRB

Planning Application Reference: 09/00828/DET

Address of Review Property: Tigh Mhuillean
Glencruitten Road
Oban PA34 4QB

ODR1 should be submitted for planning in April 2011. The ODR2 route to Connel is being preserved in the local and structure plan as it may still be required in the long term or if technical issues arise during final design that make ODR1 too expensive.

The CHORD project has £6,000,000 allocated towards the construction costs but there is no timescale associated with this. The earliest that construction could occur is 2014 due to the need to acquire land probably by CPO.

OUTLINE PLAN

The outline plan is included in the structure and local plan. Detail design of ODR1 is in progress. No detail design of ODR2 has been undertaken although a short section passed the application site has had a preliminary design.

DETAILS OF DESIGN AND TIMELINE

Design is for a 7.3m carriageway and is to the 40mph design standard for the ODR1. ODR2 will be at 60mph to the North of the railway cottages and 40mph to the South. Design will comply with the Design Manual for Roads and Bridges (DMRB).

There is no confirmed timeline for the construction.

PROPOSED CONDITIONS

It is essential that both routes are preserved at this point in time. No development should be allowed within the route boundaries and proposed developments near to the boundaries should be referred to the design team to ensure they will not compromise future alignments. New accesses to the existing road network should be capable of being altered to the new alignment at reasonable cost and within the applicants land ownership

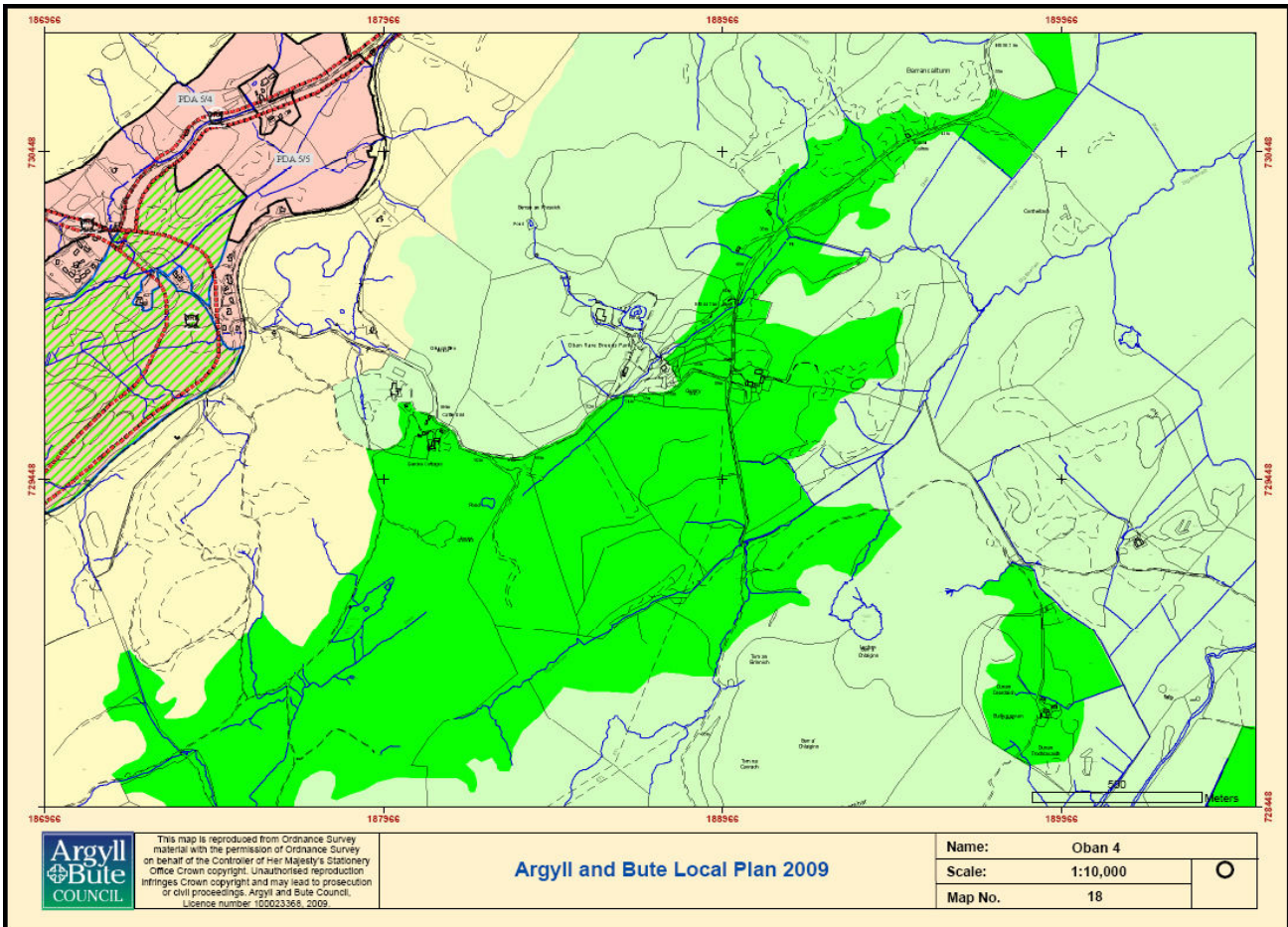
Signed:



Dated:

17 March 2010

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Argyll and Bute Local Plan 2009

Name:	Oban 4
Scale:	1:10,000
Map No.	18



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23rd March 2010

Our Ref.: CT/09/00828/DET

Contact: Charles Tibbles
Direct Line: 07881 435 482
E-mail: charles.tibbles@argyll-bute.gov.uk

Local Review Body
Committee Services
Argyll and Bute Council
Kilmory
LOCHGILPHEAD
Argyll
PA31 8RT

Dear Sirs

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURES) (SCOTLAND) REGULATIONS 2008
FURTHER INFORMATION
REVIEW REFERENCE NUMBER: 10/0001/LRB**

I refer to the above Local Review of the decision on planning application 09/00828/DET for the erection of dwellinghouse at Tigh Mhuillean, Oban, and your request dated 10.03.2010 for further information on possible conditions and reasons should the Local Review Body be minded to approve the review.

On behalf of the Development Manager, I now attach a list of possible conditions.

Copies of this letter and the possible conditions are today being sent to the persons listed below.

Yours faithfully

Charles Tibbles
Development Management
Oban, Lorn & Isles Area

cc. Kenneth MacLean, Tigh Mhuillean, Glencruitten Road, Oban PA34 4QS
Allan Macaskill, 5 Ferryfield Road, Connel, By Oban PA37 1SR
Neil Brown, Argyll & Bute Council, Kilbowie House, Gallanach Road, Oban PA34 4PF

**PROPOSED CONDITIONS AND REASONS RELATIVE TO APPLICATION 09/00828/DET
SHOULD THE LOCAL REVIEW BOARD BE MINDED TO APPROVE THE REVIEW**

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 02.06.2009 and the approved drawing reference numbers OB.09/05 01 (Site and Location Plans As Proposed) and OB.09/05 02 (Plans and Elevations Scheme Design).

Reason: For the purpose of clarity, to ensure that the development is implemented only in accordance with approved details.

3. Prior to the commencement of development, visibility splays of 2.4 metres x 53 metres at the proposed site entrance must be cleared of all trees, scrub and other obstruction. Thereafter, the visibility splays must be maintained clear of obstruction. No walls, fences or hedges shall be established within 2 metres of the road edge and any boundary treatments between the road and the curtilage of the proposed dwelling must not exceed 1.05 metres in height above the road surface at the adjacent channel.

Reason: In the interests of road safety.

4. The proposed parking and associated vehicle turning facilities shown in the approved drawings shall be provided in advance of the occupation of the dwelling and thereafter the parking and turning facilities shall be maintained to the satisfaction of the Planning Authority

Reason: In the interests of road safety and providing for adequate parking to serve the development.

PLANNING & INVESTIGATIVE
CONSULTANT

Allan Macaskill
5 Ferryfield Road
CONNEL, PA37 1SR
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23 March 2010

Mrs M Stewart
Committee Services
Argyll & Bute Council
KILMORY
Lochgilphead PA31 8RT

Dear Mrs Stewart

Review Ref. No: 10/0001/LRB

I have now received the written submission from Mr Neil Brown pertaining to the above review dated 17 March 2010.

No map detailing the route has been attached and it is imperative that I receive a copy immediately.

If the route encroaches on the three dwelling houses already constructed then demolition and compensation would ensue.

The further submission by the Planning Department dated 21 January 2010 stated, "It now appears unlikely that any future dwelling on the site under consideration would be affected by the proposed new road".

Yours sincerely

Allan Macaskill

