

**Argyll and Bute Council**  
**Comhairle Earra-Ghàidheal Agus Bhòid**

*Executive Director: Douglas Hendry*



*Kilmory, Lochgilphead, PA31 8RT*  
*Tel: 01546 602127 Fax: 01546 604435*  
*DX 599700 LOCHGILPHEAD*

14 September 2020

**NOTICE OF MEETING**

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held **BY SKYPE** on **MONDAY, 21 SEPTEMBER 2020** at **9:00 AM**, which you are requested to attend.

Douglas Hendry  
Executive Director

**BUSINESS**

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**
3. **CONSIDER NOTICE OF REVIEW REQUEST: DUNEIRA, PIER ROAD, RHU, HELENSBURGH, G84 8LH (REF: 20/0007/LRB)**
  - (a) Further Information from Planning (Pages 3 - 4)
  - (b) Further Information from Applicant (Pages 5 - 6)
  - (c) Comments from Applicant (Pages 7 - 8)
  - (d) Comments from Interested Party (Pages 9 - 10)

**Argyll and Bute Local Review Body**

Councillor Gordon Blair  
Councillor Roderick McCuish

Councillor Rory Colville (Chair)

Contact: Fiona McCallum Tel: 01546 604392

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Notice of Review Reference 20/0007/LRB. Planning Ref: 19/01573/PP - Duneira, Pier Road, Rhu, G84 8LH

Request for additional information in respect of AB7 form.

Hello Fiona,

I refer to the above and can now provide a response in the relation to the following;

- 1. Clarity on whether the access onto Pier Road was to be used for exiting the premises only or for exiting and entering the premises.**

*Pier Road was to be used for in/out access.*

- 2. Clarity on whether or not there was still a requirement for the gate pillars to be removed.**

Yes, as the sightlines require this.

Regards

Frazer MacLeod MRTPI. Planning Officer, Development Management, Helensburgh and Lomond Civic Centre, Argyll and Bute Council. G84 7PG Tel 01436 657691 [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

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Fiona

**Request from the Applicant confirmation that they were content with the condition restricting the number of delegates to 14.**

I have spoken with the Applicant and they confirm that they are content for a condition restricting the number of delegates to a maximum of 14 (fourteen) to be placed against the application.

Regards  
John MacLean

jmacArchitect Ltd  
7 Glebefield Road  
Rhu  
HELENSBURGH  
G84 8SZ

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**From:** [Macleod, Frazer](#)  
**To:** [McCallum, Fiona](#)  
**Subject:** FW: Notice of Review Reference 20/0007/LRB. ( Planning Ref: 19/01573/PP - Duneira, Pier Road, Rhu, G84 8LH) [OFFICIAL]  
**Date:** 16 June 2020 08:58:24  
**Attachments:**

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Hello Fiona,

As the case is being reviewed, I don't think it's appropriate for me to respond in this instance.

The applicant has follow up questions which should be addressed by the review board.

Regards

Frazer MacLeod MRTPI. Planning Officer, Development Management, Helensburgh and Lomond Civic Centre, Argyll and Bute Council. G84 7PG Tel 01436 657691 [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

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**From:** john maclean [mailto:jmacarchitect@me.com]

**Sent:** 15 June 2020 16:35

**To:** Macleod, Frazer <Frazer.Macleod@argyll-bute.gov.uk>

**Subject:** Re: Notice of Review Reference 20/0007/LRB. ( Planning Ref: 19/01573/PP - Duneira,

Pier Road, Rhu, G84 8LH) [OFFICIAL]

Frazer

I do apologise for only contacting you directly regarding your departments response to the appeal.

I am confused by the response.

The proposal in our appeal was to have the gate onto pier road as an EXIT only.

The access into the site would be from Shore Road (ACCESS ONLY) and this would negate the use of the required sight lines and consequently will not require the relocation of the stone gate posts.

I do however accept that the original approval implied the use of the Shore Road gate was for both access and exit and as such a visibility splay would be required and hence relocation of the stone gate posts.

Hopefully I am clear that our option offered is to enter the site from Shore Road and exit onto Pier Road.

Regards

john

Sent from my iPad

On 15 Jun 2020, at 15:47, Macleod, Frazer <[Frazer.Macleod@argyll-bute.gov.uk](mailto:Frazer.Macleod@argyll-bute.gov.uk)> wrote:

Notice of Review Reference 20/0007/LRB. Planning Ref: 19/01573/PP - Duneira, Pier Road, Rhu, G84 8LH  
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Yes, as the sightlines require this.

Regards

Frazer MacLeod MRTPI. Planning Officer, Development Management, Helensburgh



Re: Notice of Review Reference 20/0007/LRB. ( Planning Ref: 19/01573/PP - Duneira, Pier Road, Rhu, G84 8LH) [OFFICIAL]  
16 June 2020 14:59:49

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Good morning Fiona,

I am puzzled by the point being raised regarding the number of delegates proposed for this application and thought it best to contact you with my concern.

The original planning application, which was subsequently granted conditional approval, requested a maximum of 20 delegates plus staff residing at the premises.

The applicant's appeal against the conditions also contained proposed changes to the original application.

One of these changes was that the applicant himself reduced the number of delegates from the original 20 down to 14. This was not a condition imposed by planning officers.

During the online hearing one of the councillors asked for clarification that the applicant was content with the "condition" that delegate numbers were to be reduced to 14. The reduction was not part of the conditional approval. It was a change made voluntarily by the applicant.

The applicant's agent's response below fails to clarify that the reduction to 14 delegates is NOT a "condition" imposed by planning officers and that it is a decision taken by the applicant.

My concern is that those councillors making a final judgement on this appeal against the conditions of the original approval will form the opinion that the applicant has made a concession and has agreed to a reduction of delegate numbers imposed by planning officers.

Forming that opinion could wrongly influence the councillors when making their final judgment on this appeal.

I believe that this matter requires to be corrected and that the councillors need to be informed.

While I, as an adjacent neighbour, objected to the original planning application I remain in support of all the conditions imposed by planning officers.

I look forward to hearing from you.

Regards,

Jim Duncan  
Shoreacres  
Rhu  
G84, 8LQ.

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