

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held BY SKYPE
on THURSDAY, 29 OCTOBER 2020**

Present:

Councillor Rory Colville (Chair)

Councillor Gordon Blair

Councillor Roderick McCuish

Attending:

Iain Jackson, Governance Risk and Safety Manager (Adviser)

Fiona McCallum, Committee Services Officer (Minutes)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONSIDER NOTICE OF REVIEW REQUEST: DUNEIRA, PIER ROAD, RHU, HELENSBURGH (REF: 20/0007/LRB)

The Chair welcomed everyone to the meeting and introductions were made. He explained that no person present would be entitled to speak other than the Members of the Local Review Body (LRB) and Mr Jackson who would provide procedural advice if required.

He advised that his first task would be to establish if the Members of the LRB felt that they had sufficient information before them to come to a decision on the Review. The Members of the LRB agreed that they had sufficient information and they proceeded to determine the case.

Councillor Colville read out the following Motion -

Having given consideration to all the information contained in the reports pack for this LRB and having had the benefit of the site visit and along with the further information and comments received during the LRB process, including the Roads Officer's position that she could not support the use of the Pier Road to exit from the development, I do not consider that it is possible on the basis of road safety to agree to the Applicant's Agent's proposal for what in effect is a one way in, one way out system with access only from Gareloch Road and with egress onto Pier Road. As such I move that the Appeal against the planning conditions applied to the planning permission is upheld in part only and that condition 3 relating to the use of a shuttle bus as the primary mode of transport by attendees to and from the training centre should be removed, and the following additional conditions to be applied to the original permission dated 27 January 2020:

Condition 2.VI – Full details of the on-site parking requirements, delivery drop-off and turning provision and any additional screening resulting from the on-site parking requirements shall be subject to prior written approval of the Planning Authority before such works commence.

Condition 2VII – The existing access onto Pier Road shall be maintained closed for vehicular use in perpetuity.

Condition 2VIII – Prior to the residential training centre being brought into use, signage shall be erected within the curtilage of the property stating no access shall be taken onto Pier road. Details of the signage and location shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of road safety and to accord with 'Road Guidance for Developers'.

New Condition 3 – Notwithstanding the effects of Condition 1, the number of delegates shall be restricted to fourteen (14).

Reason: In the interest of residential amenity and road traffic safety.

Informative 3 should also be amended to – A further application for planning permission for the relocation of the existing gate pillars and for the tree works will be required in order to comply with the Area Roads Manager's requirement for the existing access/egress onto Gareloch Road.

Councillors McCuish and Blair and nothing further to add other than to confirm that the site visit and further information received had been invaluable.

The Motion was formally moved by Councillor Rory Colville and seconded by Councillor Roderick McCuish.

Decision

The Argyll and Bute Local Review Body, having considered the merits of the case de novo, unanimously agreed -

1. To partially uphold the Appeal against the conditions applied to the original permission dated 27 January 2020 and remove Condition 3 relating to the use of a shuttle bus as the primary mode of transport by attendees to and from the training centre.
2. That the following additional conditions be added to the original consent –

Condition 2.VI – Full details of the on-site parking requirements, delivery drop-off and turning provision and any additional screening resulting from the on-site parking requirements shall be subject to prior written approval of the Planning Authority before such works commence.

Condition 2VII – The existing access onto Pier Road shall be maintained closed for vehicular use in perpetuity.

Condition 2VIII – Prior to the residential training centre being brought into use, signage shall be erected within the curtilage of the property stating no access shall be taken onto Pier road. Details of the signage and location shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of road safety and to accord with 'Road Guidance for Developers'.

New Condition 3 – Notwithstanding the effects of Condition 1, the number of delegates shall be restricted to fourteen (14).

3. That informative note 3 be amended to read "A further application for planning permission for the relocation of the existing gate pillars and for the tree works will be required in order to comply with the Area Roads Manager's requirement for the existing access/egress onto Gareloch Road.

(Reference: Further Information and comments received, submitted)