

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held BY MICROSOFT  
TEAMS on WEDNESDAY, 6 APRIL 2022**

**Present:** Councillor David Kinniburgh (Chair)

Councillor Audrey Forrest                      Councillor Alastair Redman

**Attending:** Iain Jackson, Governance, Risk and Safety Manager  
Fiona McCallum, Committee Services Officer (Minutes)  
Michael Acey, Applicant  
Stephen Fair, Applicant's Agent

**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: SOROBA LODGE, OBAN PA34  
4SB**

The Chair, Councillor Kinniburgh, welcomed everyone to the meeting. He explained that no person present would be entitled to speak other than the Members of the Local Review Body 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 now had sufficient information before them to come to a decision on the Review following the receipt of the further information requested at their meeting held on 7 February 2022. It was confirmed that the Members of the LRB had enough information.

Councillor Forrest advised that she had noted previously that other than the road safety issues that the Roads Department/Planners asked the LRB to consider, this application complied with all other relevant policies in the current LDP and the proposed LDP2.

Having had the opportunity of reading the further representations from the Planners and the Applicants' agent and reviewing the other information provided to the LRB, she said it was her view that it could be possible to approve this application.

She confirmed she had noted the details of the legal advice received by the Council, albeit in relation to another application, and said that while it was clear that a condition that would regulate the use of the pods for B&B accommodation and restrict the use of the rooms in the house could be challenged and may be difficult to enforce, it was a condition that could be applied to an approval of this application.

She pointed out that the Applicant and their Agent have said that they would not continue to let the rooms in the house as the pods would provide their guests and themselves a higher level of privacy. She said that she has taken them at their word and would expect them not to renege on that.

Councillor Forrest advised that while she understood the view of the Planners/Roads Department in regard to the road safety issues, she could not see how the exchange of 2 rooms within the house to the 2 pods for B&B would mean that there would be a material increase in traffic that would require the commensurate improvements required by the Roads to the shared access. She said that a condition requiring the Applicant to submit a 'construction method statement' that required to be approved by the Planners would, in her view, be sufficient to manage these road safety concerns.

Councillor Forrest moved a continuation of the meeting to allow her time to seek a competent Motion to approve the application.

Councillor Kinniburgh advised that he had reservations about whether a competent Motion could be achieved or if a condition could be enforced and declined to second the Motion.

Councillor Redman confirmed that he would second the Motion.

### **Decision**

The Argyll and Bute Local Review Body agreed by a majority to continue consideration of this meeting until Thursday 28 April 2022 to give Councillor Forrest time to seek a competent Motion to approve the Application.

(Reference: Further information received and commented from Interested Parties, submitted)