

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held BY MICROSOFT TEAMS on TUESDAY, 2 MAY 2023**

**Present:** Councillor Kieron Green (Chair)

Councillor John Armour

Councillor Liz McCabe

**Attending:** Iain Jackson, Governance, Risk and Safety Manager (Adviser)  
Fiona McCallum, Committee Services Officer (Minute)

**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: LAND SOUTH OF BROOMHILL, BREADALBANE STREET, TOBERMORY, ISLE OF MULL (REF: 23/0002/LRB)**

The Chair, Councillor Kieron Green, 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 (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. All the Members of the LRB agreed that they had sufficient information before them to come to a decision on the Review.

Councillor Armour advised that he had read through the paperwork submitted and he said that he was aware that Japanese Knotweed was a serious problem throughout Argyll and Bute. He acknowledged there was none on the site, but advised that he had noted that it was not too far away from the site. He said that he did not think it would be too difficult a task for the Applicant to do what condition 6 asked in terms of keeping a watching brief for the presence of Japanese Knotweed during the construction period. He confirmed that he saw no reason to remove this condition.

Councillor McCabe said that she agreed with Councillor Armour and commented that she knew Japanese Knotweed was a big problem and could be a nightmare to get rid of. She said that she did not think it would be too big a thing to look out for it during the construction period. She referred to problems some people have had in getting a mortgage for properties where there was Japanese Knotweed. She agreed that condition 6 should not be removed and that it would act as a safeguard for the Applicant.

Councillor Green confirmed that he was of a similar mind. He said he did not think it was particularly onerous to ask for monitoring of the site to see if there was any sign of Japanese Knotweed growing at the location of the development site. He said that if the Members were minded to remove the condition, he believed they would require a much greater degree of assurance that there was no Japanese Knotweed nearby.

Councillor Green moved that condition 6 should not be removed from the planning permission and this was seconded by Councillor McCabe, with no one otherwise minded.

### **Decision**

The Argyll and Bute Local Review Body, having considered the merits of the case de novo, unanimously agreed not to remove condition 6 from planning permission reference 22/00693/PP as detailed below:-

6. Notwithstanding the provisions of Condition 1, a Watching Brief for the presence of Japanese Knotweed on site shall be kept during the construction period of the development. If Japanese Knotweed is found on the site regard should be had to guidance provided by SEPA with regard to on-site management of Japanese Knotweed and knotweed infested soil.

Reason: To ensure the development site is clear of Japanese Knotweed and to prevent the spread of this non-native invasive species through development works.

(Reference: Notice of Review and Supporting Documents, Comments from Interested Parties, and Comments from the Applicant's Agent, submitted)