

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the BY
MICROSOFT TEAMS
on MONDAY, 11 MARCH 2024**

Present: Councillor Kieron Green (Chair)
Councillor John Armour Councillor Jan Brown

Attending: David Logan, Head of Legal and Regulatory Support (Adviser)
Hazel MacInnes, Committee Services Officer (Minutes)
Iain MacDonald, Agent for the Applicant

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: 24/0002/LRB - ROWAN BRAE, GLENCRUITTEN, OBAN (REF: 23/00825/PPP)

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 Logan, who would provide procedural advice if required.

Before consideration of the case, Mr Logan advised Members of the Local Review Body that following the adoption of LDP2, all planning decisions now required to take LDP2 into consideration. Mr Logan referred to page 47 of the agenda pack which had briefly referenced LDP2 and advised that it would be important for Members to consider requesting a view from the Planning Authority on how this particular application was affected by the adoption of LDP2.

The Chair advised that his first task would be to establish if the Members of the Local Review Body felt that they had sufficient information before them to come to a decision on the Review.

Councillor Green advised that he agreed with Mr Logan's advice about seeking a view from the Planning Authority regarding how the adoption of LDP2 affected this particular application.

Councillor Brown advised that she had a number of questions for the Planning Authority around development clusters. She said that she was not sure if the houses referred to in the agenda pack were all in one cluster and said that she would like to know how many houses qualified as a cluster. Councillor Brown referred to the pictures in the agenda pack from both the applicant and the Planning Authority and advised that she had difficulty visualising from these pictures why the Planning Authority had refused the application on spatial grounds. Councillor Brown advised she would like site visit to see how the development clusters fit into the surrounding area.

Councillor Armour agreed with Councillor Brown and said he felt a site visit was essential; adding that he would need to see the development clusters on the ground to understand fully. He advised that the only way to make a fair decision would be to have a site visit.

Councillor Green advised that he concurred with both Councillors on that point. He suggested that the Local Review Body also request the Planning Authority provide model conditions and reasons in the event that the Panel were minded to approve the application, which would save requesting those further on in the process.

Mr Logan advised that it would be appropriate to ask the Planning Authority for model conditions and reasons which could accompany any approval should the Local Review Body be so minded. He then summarised the further information that the Local Review Body had requested; as well as the request for a site visit.

Decision

The Argyll and Bute Local Review Body agreed –

1. To hold an accompanied site visit at the earliest opportunity to determine how the housing clusters fit into the surrounding area; and to request that the Planning Authority and the applicant be invited to attend to answer any questions the Panel may have.
2. To request further information from the Planning Authority as follows –
 - a) An assessment of the impact, if any, on the application and the report of Handling by LDP 2.
 - b) Clarification on the definition of clusters; how many houses constitute one cluster; and if the proposed development is part of one cluster; or part of one cluster amongst other clusters.
 - c) Model conditions and reasons that could accompany an approval of the application should the Local Review Body be so minded.

(Reference: Notice of Review and Supporting Papers; and Comments from Interested Parties, submitted)