

MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held BY MICROSOFT TEAMS on MONDAY, 20 MAY 2024

Present: Councillor Gordon Blair (Chair)

Councillor Fiona Howard

Councillor Peter Wallace

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: GARDEN GROUND OF FERNLEA, POLVINISTER ROAD, OBAN, PA34 5TN (REF: 24/0007/LRB)

The Chair, Councillor Gordon Blair, 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.

Both Councillor Howard and Councillor Wallace indicated that they felt they had sufficient information before them.

Councillor Blair commented that he would like a site visit.

Councillor Wallace referred to the suggestion by the Applicant that a precedent had been set for approving this type of development and sought clarification on this. He referred to the short-term let licensing process and asked if the Roads Officer could make a similar objection on the grounds of road safety as part of that process.

Mr Jackson advised that in terms of precedent, each application had to be determined on its own merits. He further advised that each Local Review Body may have different views from a previous Local Review Body, particular in relation to roads issues. With regard to the short-term let licensing process he confirmed that if this application was approved the Applicant would have to apply for a short-term let licence. He advised that he was not sure if Roads would be consulted as part of that process but it was something that the Members of the LRB could seek clarification on from the Roads Officer if they wished.

Councillor Blair commented that from reading the paperwork the proposed development appeared to be in accordance with all other policies, except those concerning the road access. He advised that he would be quite keen to have a site visit to look at the access in situ.

Councillor Howard advised that she would have no objection to a site visit and commented that she would have liked to have approved this application today.

Mr Jackson pointed out that the Members of the LRB would not be in a position to approve today as they would need a competent Motion and appropriate conditions and reasons to attach to any consent. He suggested that if the LRB agreed to hold a site visit these conditions and reasons could be requested from the Planning Officer and could be considered at a second calling of this LRB following the site visit.

Councillor Blair reiterated that a site visit would be good to allow the LRB to see the proposed development area first hand and get a feel from the road on what, if any, impact there would be if there was an increase in the use of road to access the development. He also agreed to the suggestion of requesting appropriate conditions and reasons from the Planning Officer in the event the LRB were minded to approve this application.

Decision

The Argyll and Bute LRB agreed to:

1. hold an accompanied site inspection and request the attendance of the Roads Officer, noting that all other interested parties would also be invited to attend;
2. request from the Planning Officer appropriate conditions and reasons to attach to any consent should the Members of the LRB be minded to approve this application; and
3. to adjourn the meeting and reconvene at the conclusion of the site inspection.

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