

MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD on WEDNESDAY, 3 MARCH 2010

Present: Councillor Daniel Kelly (Chair)
Councillor Alister McAlister Councillor James McQueen

Attending: Charles Reppke, Advisor
Melissa Stewart, Minute Taker

1. CONSIDER NOTICE OF REVIEW REQUEST: TIGH MHUILLEAN, GLENCRUITTEN ROAD, OBAN

The Chairman welcomed everyone to the meeting and advised that parties to the Review were not permitted to address the Local Review Body. He advised that the only participants entitled to speak would be the Members of the LRB panel and Mr Reppke who would provide procedural advice if required.

The Chairman advised that his first task would be to establish whether or not the LRB felt they had sufficient information before them to reach a decision on the review.

Decision

The LRB agreed that a site inspection was required and that they would seek written information regarding the following issues:-

1. Timescale for future Road Development
2. Outline Plan for Development Road (including details of expected route)
3. Details of proposed design and timeline of construction
4. Proposed conditions and reasons should the LRB be minded to approve the application.

The Argyll and Bute Local Review Body re-convened on Wednesday 7 April 2010 at 11.30am within the Council Chamber, Municipal Buildings, Albany Street, Oban

Present: Councillor Daniel Kelly (Chair)
Councillor Alister McAlister
Councillor James McQueen
Charles Reppke, Head of Democratic Services and Governance (Advisor)

Having undertaken an accompanied site inspection prior to this meeting (see Appendix 1) the Members of the ABLRB discussed the requirement for further information.

It was agreed that there was sufficient information to allow the LRB to determine the Notice of Review and the LRB proceeded to discuss the merits of the case noting that the site was poor in terms of aesthetic and environmental quality.

The LRB also noted that the proposed site was directly in line with the existing properties and that the proposed route of the development road would not be impacted upon by the proposed dwelling.

Decision

Agreed to uphold the Notice of Review Request and grant Planning Permission subject to the following conditions and reasons:-

1. That the Development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The Development shall be implemented in accordance with the details specified on the application form dated 2.6.2009 and the approved drawing reference numbers OB.09/05/01 (Site and Location Plans as Proposed) and OB.09/05/02 (Plans and Elevations Scheme Design).

Reason: For the purpose of clarity, to ensure that the development is implemented only in accordance with approved details.

3. Prior to the commencement of the development, visibility splays of 2.4 metres x 53 metres at the proposed site entrance must be cleared of all trees, scrub and other obstruction. No walls, fences or hedges shall be established within 2 metres of the road edge and any boundary treatments between the road and the curtilage of the proposed dwelling must not exceed 1.05 metres in height above the road surface at the adjacent channel.

Reason: In the interests of road safety.

4. The proposed parking and associated vehicle turning facilities shown in the approved drawings shall be provided in advance of the occupation of the dwelling and thereafter the parking and turning facilities shall be maintained to the satisfaction of the Planning Authority.

Reason: In the interests of road safety and providing adequate parking to serve the development.

ARGYLL AND BUTE LOCAL REVIEW BODY

**NOTE OF MEETING OF SITE INSPECTION RE CASE 10/0001/LRB
TIGH MHUILLEAN – WEDNESDAY 7 APRIL 2010**

In attendance: Councillor Daniel Kelly, Argyll & Bute LRB (Chair)
Councillor Alister McAlister, Argyll & Bute LRB
Councillor James McQueen, Argyll & Bute LRB
Charles Reppke, Head of Democratic Services and Governance(Advisor)
Kenneth MacLean (jnr) (Applicant)
Kenneth MacLean (snr) (Observer)
Allan Macaskill (Applicant's Agent)

The Argyll and Bute LRB (ABLRB) agreed on 3 March 2010 to conduct a site inspection in order to view the site and to understand its relationship with the golf course and existing development.

Councillor Kelly welcomed all parties to the site inspection and invited the participants to introduce themselves.

Mr Reppke advised the participants on the procedure that would be followed. He advised that there would be no debate at this meeting and also no opportunity for parties to state their case.

Members of the LRB walked round the site and looked at a number of physical features.

From the inspection the ABLRB noted:-

- a. The dilapidated condition of the site due to fly tipping etc;
- b. The dwelling for which permission had been applied for would be directly on the same line as existing properties current dwellings;