

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD on MONDAY, 13 FEBRUARY 2012**

**Present:** Councillor Roderick McCuish (Chair)  
Councillor Mary-Jean Devon Councillor David Kinniburgh

**Attending:** Charles Reppke, Head of Governance and Law (Adviser)  
Fiona McCallum, Committee Services Officer (Minute Taker)

**1. CONSIDER NOTICE OF REVIEW: 91A PRINCES STREET EAST, HELENSBURGH, G84 7DQ**

The Chair welcomed everyone to the meeting and advised that parties to the Review were not permitted to address the Local Review Body (LRB). 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 Chair 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. The LRB agreed unanimously that they had enough information to make a decision on the application. They also agreed that it would not be necessary to hold a site inspection and agreed to proceed to determine the case.

Councillor Kinniburgh advised that he had read through the pack thoroughly and that it was his opinion that a development of this nature would not enhance the streetscape and would take away the open character of the villa at 91A Princes Street.

Councillor Devon advised that she thought this would be a dominant and intrusive development and agreed with the Planner's reasons for refusing the Application.

The Chair confirmed that the map provided within the paperwork was sufficient and that there was no need for site inspection. He advised that taking into consideration the planning history of this site he agreed with his colleagues comments. He advised that further sub division of the curtilage and the erection of a dwellinghouse on the principle elevation of this existing traditional property would erode and undermine the remaining value it has in the streetscape, would be visually intrusive, visually discordant, and would not maintain or enhance the character of the area. As such it would be contrary to Policies LP HOU 1, LP ENV 19 and Appendix A of the Argyll and Bute Local Plan and the Council's Design Guide.

**Decision**

It was unanimously agreed to uphold the original decision to refuse planning permission in principle for the following reason:-

The proposed dwellinghouse would be located within the curtilage of a traditional but unlisted villa. The curtilage has previously been compromised by development either side of the existing villa but the property and its curtilage still have an open character and value in terms of the immediate streetscape. The proposed development, by virtue of its relationship with the street frontage to East Princes Street and its location in front of the existing villa would erode the remaining open character of this existing property and would by its location be a dominant and obtrusive form of development. Consequently, the further sub-division of the curtilage and the erection of a dwellinghouse on the principle elevation of this existing traditional property would erode and undermine the remaining value it has in the streetscape, would be visually intrusive, visually discordant, and would not maintain or enhance the character of the area. As such it would be contrary to Policies LP HOU 1, LP ENV 19 and Appendix A of the Argyll and Bute Local Plan and the Council's Design Guide which require that new development maintains and enhances the residential area by ensuring that it has regard to the character and density of surrounding development and that development layout and density be effectively integrated with the streetscape/townscape setting.

(Reference: Notice of Review and Supporting Documentation and Responses from Interested Parties and Applicant's response to comments from interested parties, submitted)