

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the
on WEDNESDAY, 1 NOVEMBER 2017**

Present: Councillor Rory Colville (Chair)
Councillor Mary-Jean Devon Councillor Donald MacMillan

Attending: Charles Reppke, Head of Governance and Law (Adviser)

1. CONSIDER NOTICE OF REVIEW REQUEST: SITE FOR THE ERECTION OF CROFT HOUSE, LAND NORTH OF 1 KILVAREE, CONNEL, OBAN. PA37 1RN

The Chair welcomed everyone to the meeting and introductions were made. He explained that no person present would be entitled to speak other than the Members of the Local Review Body (LRB) and Mr Reppke 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 following their earlier Site Inspection (note of Site Inspection attached at Appendix A to this Minute) and the further information received following their initial meeting on 20 September 2017, that they would like to request further information from Planning and Roads.

Decision

The Argyll and Bute LRB agreed:-

1. to request the following from Planning –
 - a) written confirmation of the totality of consented development sites in the vicinity of the site which would intend to use the proposed access for this site and who the Applicants were for such consents,
 - b) that Planning consult with the Roads department on the justification for the requirement to surface 850 metres of roadway and to submit a proposed alternate condition that would provide commensurate improvements in keeping with the scale of the proposed development,
 - c) written confirmation on what conditions are in place to secure improvements over this access or the other private roadway which appear to serve the possible 19 consented sites in this locality,
2. to request the Roads Department to visit the proposed access roadway and provide written details of existing passing places and whether there are additional passing places required; and
3. To adjourn the meeting and reconvene once the further information has been provided and interested parties have been given the opportunity of commenting on this information if they wish.

ARGYLL AND BUTE LOCAL REVIEW BODY

**NOTE OF MEETING OF SITE INSPECTION RE CASE 17/0005/LRB
LAND NORTH OF 1 KILVAREE, CONNEL, OBAN, PA37 1RN – 1 NOVEMBER
2017 AT 10.00 AM**

In attendance: Councillor Rory Colville, Argyll and Bute LRB (Chair)
Councillor Mary-Jean Devon, Argyll and Bute LRB
Councillor Donald MacMillan, Argyll and Bute LRB
Charles Reppke, Head of Governance and Law (Adviser)
Fiona Scott, Planning Authority
Brian Rattray, Roads Authority
Allan Macaskill, Applicant's Agent

Apologies: Mr Macaskill asked that the Applicant's apologies be noted as he was unwell and would otherwise have been present.

The Chair welcomed everyone to the meeting and explained the procedure that would be followed. He then invited the Members of the LRB to ask questions.

Members asked about the number of plots in the area and Mr Rattray advised there were 19 croft plots. Mr Macaskill said these had been designated by the Crofters Commission not his client. The roadway to be improved was 850 metres long.

Members raised queries in respect of the ownership of the road which was confirmed to belong to the Applicant. The Applicant did not own the route Members travelled down to reach the site as the Applicant did not own all of that road or have a right to access as the bottom part belonged to another party.

Members asked about bin collections and were advised that they would be at the road end. Members asked for comment on the works just adjacent to the site and Mr Rattray said he assumed it might have been used to improve the roadway. Members also noted there might be another plot just across the roadway and that there had been substantial engineering to widen the road just above the site.

Members asked about passing places and Mr Macaskill said there were spaces already but Mr Rattray said he had not seen them. He advised he would allow spaces at distances of 120 metres on this type of road as long as they were intervisible.

Members asked if the roadway had any steep inclines or bridges and were advised by Mr Macaskill that it was fairly level and had no bridges.

Members also noted that the roadway did not appear to be in regular use and Mr Macaskill said it would be once the croft was built.