



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

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RECONVENED MEETING OF ARGYLL AND BUTE LOCAL REVIEW BODY

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be reconvene in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD** on **WEDNESDAY, 24 JANUARY 2018** at **9:30 AM**, which you are requested to attend to consider the case below.

Please note that paperwork for this case has previously been issued in the Agenda packs for the 1st Calling held on 20 September 2017 at 09:30am and the 2nd Calling held on 1 November 2017 at 10.30am.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**
3. **CONSIDER NOTICE OF REVIEW REQUEST:SITE FOR THE ERECTION OF CROFT HOUSE, LAND NORTH OF 1 KILVAREE, CONNEL, OBAN. PA37 1RN**
 - (a) Further Information from Planning (Pages 3 - 8)
 - (b) Further Information from Roads (Pages 9 - 10)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Rory Colville (Chair)
Councillor Donald MacMillan

Councillor Mary-Jean Devon

Contact: Adele Price-Williams 01546 604480

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FURTHER INFORMATION

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY (LRB)**

17/0005/LRB

**Amendment to Condition 4 of Planning Permission in Principle
17/00493/PP granted on 02/05/17 (requirement for surfacing in a
bituminous surface to a point 10 metres south of the access into
the site)**

**Site for erection of dwellinghouse on land North of 1 Kilvaree,
Connel**

03/10/17

**FURTHER INFORMATION REQUESTED FROM PLANNING
AUTHORITY RELATIVE TO 17/0005/LRB**

- 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.*

Below is a list of all extant permissions intending to utilise the same access as proposed in the current proposal i.e. the 'Cluny Villa' access which totals six, excluding the site subject of this LRB.

17/01337/PPP (1)

Mr James Adam - site for erection of dwellinghouse – Croft 7, Kilvaree – granted: 06/07/17 representing a renewal of 14/01311/PPP which was a renewal of 11/00606/PPP.

17/01336/PPP (2)

Mr James Adam – site for erection of croft house – Croft 1, Kilvaree - granted: 06/07/17 representing a renewal of 14/01309/PPP which was a renewal of 11/00659/PPP.

17/00491/PPP (3)

Mr James Adam – site for erection of dwellinghouse – Kilvaree – granted: 03/04/17 representing a renewal of 14/00336/PPP which was a renewal of 11/00146/PPP.

17/00492/PPP (4)

Mr James Adam - site for erection of dwellinghouse – North of Croft 5, Kilvaree - granted: 03/04/17 representing a renewal of 14/00338/PPP which was a renewal of 11/00036/PPP.

16/00696/PPP (5)

Mr James Adam – site for erection of croft house – Croft 5A, Kilvaree – granted: 13/04/16 representing a renewal of 13/00240/PPP.

15/00164/PPP (6)

Mr James Adam – site for erection of dwellinghouse – Croft 5, Kilvaree – granted: 27/03/15 representing a renewal of 11/02328/PPP.

A map detailing these is attached for reference.

- b) *Planning consult with the Roads Department on the justification for the requirement to surface 850 metres of roadway and to submit proposed alternate condition that would provide commensurate improvements in keeping with the scale of the proposed development.*

Comment: The Planning Service has been in discussion with the Roads Authority who has advised that we should be working towards achieving a bitumen macadam surface for the full length of the access road. This could be done by conditioning the surfacing for perhaps 100 – 150 metres of access road per application and this will be revisited by the Roads Authority and Planning Service when the detailed proposals, or renewal requests, are submitted for the 6 extant permissions referred to at a) above.

However, in this instance, as the application is for a single dwellinghouse, the Roads Authority has agreed commensurate improvements comprising the clearance of all scrub growing on the access road and cutting back off the scrub from the verges to provide forward visibility. The existing voids along the surface of the access track should be regraded with the addition of 20mm down Type 1 material to provide a reasonable surface for the passage of vehicles. Finally, a safety barrier a minimum of 30 metres in length should be provided on each side of the road at the culvert.

Accordingly, in light of the comments from the Roads Authority, the undernoted alternative condition is suggested.

Pursuant to Condition 1 – no development shall commence on site until the existing private access track has been upgraded with 20mm down Type 1 to infill existing voids and scrub removed along its length and verges together with details, in plan form, of a 30 metre safety barrier on each side of the private access track adjacent to the culvert and intervisible passing places at not more than 150m centre to centre, submitted to and agreed in writing by the Planning Authority in consultation with the Roads Authority.

The approved road improvements shall be fully implemented before the dwellinghouse hereby approved is first occupied.

Reason: In the interests of road safety to ensure a safe means of vehicular access to serve 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.*

As detailed above, there are 6 extant permissions that propose to utilise the 'Cluny Villa' access. All of these permissions represent renewals of previous permissions which could account for the confusion in numbers of developments proposing to utilise the access.

The following condition was imposed on all six permissions detailed at a) above.

"No development shall commence on site, or is hereby authorised, until the first 5 metres of the existing private vehicular access at Cluny Villa has been constructed using a binding material prior to any works starting on-site and the final wearing surface of the road shall be applied prior to occupation of the dwellinghouse to which this permission relates".

Cnoc na h-Airidh

Cluny Villa

CG Track

Thanahine

25m

Chapel

Bar-a-goan

Drain

Path

Badan-darroch

35m

3

Sheep Pen

Woodcroft

42m

Lusragan Burn

5 Drains

4

Waterfall

Glenview

1

2

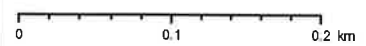
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Location Plan

Author: ABC
 Date: November 14, 2017
 Scale: 1:5,000



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Local Review Body Reference 17/0005/LRB

Planning Reference 17/00493/PPP

Site for the Erection of Croft House, Land North of 1 Kilvaree, Connel, By Oban, PA37 1RN.

Following the request for further information by the Local Review Body on the 6th November, I visited the site and carried out a walked survey on the existing passing places.

The road condition and commensurate improvements are covered by the joint submission from Planning and Roads.

The first section of the access road, from the UC19 Barran – Connel Road to Cluny Villa (140m) is wide enough that passing places are not required.

From Cluny Villa to the proposed development site (710m) there are several passing places. One extra passing place should be provided between the gate at Cluny Villa and the first bend, possibly at the tip access (ch'age 75). Beyond this point there are ample passing places, the problem being that several are too narrow or too short to be of any use.

Measuring from the gate at Cluny Villa, the following passing places should be widened and / or lengthened to ensure they are suitable for use;

Ch'age 275 (LH corner) the passing place needs widened to 5m minimum.

Ch'age 340 (RH corner) ditto

Ch'age 410 (RH corner) the passing place need lengthened to a minimum of 10m @ 5m wide

Ch'age 465 (culvert) the passing place need lengthened and widened to give a minimum of 10m @ 5m wide.

Ch'age 520 (RH corner) ditto

Ch'age 590 the passing place needs widened to 5m minimum.

The last passing place (ch'age 615) requires the removal of scrub to make it useable for cars.

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