

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the CAFE,  
KILMELFORD VILLAGE STORE, KILMELFORD  
on WEDNESDAY, 24 JANUARY 2018**

**Present:** Councillor Rory Colville (Chair)  
Councillor Audrey Forrest Councillor Richard Trail

**Attending:** Charles Reppke, Head of Governance and Law

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. DECLARATIONS OF INTEREST**

There were none intimated.

**3. CONSIDER NOTICE OF REVIEW REQUEST: 17/0007/LRB - LAND WEST OF  
FIRE STATION, KILMELFORD**

The Chair welcomed everyone to the meeting and explained that only the panel and the advisor Mr Reppke could speak at the meeting.

The Chair then asked if Members now had sufficient information to make a decision. Councillors Trail and Forrest said yes following the site visit they were now clear about the matters they had to consider.

The Chair said he too had sufficient information and members then considered the matter de novo.

The Chair moved the following motion -

In response to the request by the appellant that, that part of condition 2 relating to the Council's Roads Standard drawing SD 08/004a requiring "Walls, fences or hedges must be set no closer to the public road than 2m and must not encroach into the visibility splay." was an unreasonable requirement to have in relation to of the above planning permission, the LRB are of the following opinion.

The LRB having considered all the information before them believe that Supplementary Guidance SG LDP TRAN 4 of the adopted 'Argyll and Bute Local Development Plan' 2015 which requires the provision of private accesses where the access joins a single track road to be constructed to a minimum standard as set out in the Council's Roads Development Guide and Standard Roads Drawings, in this instance Drawing SD 08/004a is appropriate in its entirety. With the exception that the surface treatment on the 2m verge be specified as grass rather than hard core as required in the standard drawing.

Having considered the matter de novo, after visiting the site, and having determined that there are sound reasons to require compliance with Drawing SD 08/004a, I therefore move the original planning permission to be consistent with the

Development Plan and to therefore reject the review request and confirm the original consent subject to the Conditions and Reasons as specified in the original planning permission granted (Reference No: 17/01092/PP), subject to the verge treatment being grass and not hard standing.

**Decision**

The Motion was unanimously agreed by the Argyll and Bute Local Review Body.

**ARGYLL AND BUTE LOCAL REVIEW BODY**

**NOTE OF MEETING OF SITE INSPECTION RE CASE 17/0007/LRB  
LAND WEST OF FIRE STATION, KILMELFORD  
WEDNESDAY 24 JANUARY 2018**

In attendance: Councillor Rory Colville (Chair)  
Councillor Audrey Forrest  
Councillor Richard Trail  
Charles Reppke, Head of Governance and Law (Adviser)  
Fiona Scott, Planning Authority  
Stuart Watson, Roads and Amenity Services  
Paul Halloran, Roads and Amenity Services  
Andrew McIlvride, Applicants Agent  
Willie Beattie, Applicant

The Argyll and Bute Local Review Body agreed at their meeting on 22 November 2017 to conduct an accompanied site inspection in order to assess the relationship between the boundary wall and the access and to determine if sight lines could be achieved by repositioning a small portion of the wall rather than the whole wall. The Argyll and Bute Local Review Body met at Land West of Fire Station, Kilmelford on Wednesday 24 January 2018 at 10.30am.

The chair welcomed everyone to the meeting and apologised for the delayed start because of travel difficulties. He explained that parties could only contribute when asked questions from members and then invited members to ask questions. He advised that he planned to look at the site and then seek shelter to answer questions given the inclement weather.

Councillor Trail queried the ownership and position of the service bay and this was pointed out on site by the applicant's agent. The applicant also advised as to relative ownership.

Councillor Trail asked about the position of the wall and its height. The applicant's agent pointed out that they proposed to set the gates further back to allow a car to pull off the road fully. They suggested that the corner could be reshaped and if the coping needed to come down a little, that could be done.

The applicants agent reiterated that they were hoping for a common sense approach from members and were willing to make adjustments to address concerns raised re visibility splay at the service bay and to set the gate back and raise the height of the site so that the wall height would only need a marginal adjustment to its height.

There was then general discussion on these points and a query was raised by the Chair as to the visibility splays. The roads officers suggested showing the splays using sighting rods and this was set up and agreed between parties present.

The Chair asked for clarity about the finish of the verge if the wall was set back two metres and could this be grass as far as roads were concerned and was advised that was the case.