

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the
TAYINLOAN VILLAGE HALL, TAYINLOAN, PA29 6XG
on THURSDAY, 8 MARCH 2018**

Present: Councillor David Kinniburgh (Chair)
Councillor Graham Archibald Councillor Roderick McCuish
Hardie

Attending: Charles Reppke, Head of Governance and Law

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST (IF ANY)

There were no declarations of interest intimated.

3. CONSIDER NOTICE OF REVIEW REQUEST: 17/0011/LRB: ERECTION OF DWELLING-HOUSE, INSTALLATION OF SCEPTIC TANK AND SOAKAWAY AND FORMATION OF VEHICULAR ACCESS AT LAND NORTH OF NORTH CRAIGRUADH, TAYINLOAN, ARGYLL, PA29 6XF

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 McCuish and Hardie confirmed that following the site visit they were now clear about matters they had to consider.

The Chair confirmed that he too had sufficient information. Members then considered the matter de novo.

The Chair moved the following motion and conditions:-

The proposal meets the definition of infill as prescribed in the LDP. The main determining issue is to whether the development is consistent with the low density rural linear settlement pattern and spacing characteristic of this locality.

The existing properties and those under construction already exhibit a more suburban character with a much greater level of development with reduced separation between properties, than along the trunk road for many miles on either side of this ROA. The linear nature of development has already been established by the original and more recent developments with the terminations of this being defined by the raised embankment at the southern end and the estate road and change in the landscape to the north of Drumnamucklach Cottage. The development can be fitted into the group of houses which would still exhibit more substantial separation between properties than in a truly suburban landscape and with the conditions and reasons noted below retain the character and appearance of

a dwellinghouse set in countryside. The settlement pattern will still have green breaks between properties and any further infill in those areas should be resisted.

The proposed development will still have a greater degree of separation from neighbouring properties than in a truly suburban area and with appropriate conditions it should be possible to maintain a vestige of a rural character in this area and so the development of this plot will not create any greater suburban character than already exists as there has been erosion of the rural settlement pattern of the area, from the recently consented development, and is therefore consistent with Policies LDP DM 1 and SG LDP HOU 1 of the Development Plan.

There should be no further development in the Rural Opportunity Area as this development will exhaust the capacity of the landscape to accommodate any further infill without creating a suburban character which would be contrary to LDP policy for this area.

Conditions and Reasons relative to the application

1. The development shall be implemented in accordance with the details specified on the application form dated 30th August 2017 and the approved drawings numbered 1 to 3 and stamped approved by Argyll and Bute Council unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

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

2. No development shall commence until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of:
 - i) Location, design and materials of proposed walls, fences and gates;
 - ii) Surface treatment of proposed means of access and hardstanding areas;
 - iii) Any proposed re-contouring of the site by means of existing and proposed ground levels.
 - iv) Proposed hard and soft landscape works.

The development shall not be occupied until such time as the boundary treatment, surface treatment and any re-contouring works have been completed in accordance with the duly approved scheme.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme during the first planting season following the commencement of the development, unless otherwise agreed in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

Decision:

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

ARGYLL AND BUTE LOCAL REVIEW BODY

**NOTE OF MEETING OF SITE INSPECTION RE CASE 17/0011/LRB
LAND NORTH OF NORTH CRAIGRUADH, TAYINLOAN**

8 March 2018

In attendance: Councillor David Kinniburgh (Chair)
Councillor Roddy McCuish
Councillor Graham Hardie
Charles Reppke, Head of Governance and Law (Adviser)
Rory MacDonald, Planning Authority
Nigel Grant, Applicant

The Argyll and Bute Local Review Body agreed at their meeting on 8 February 2018 to conduct an accompanied site inspection in order to view the site and how the proposed development would fit into the scale of the site. The Argyll and Bute Local Review Body met at Land North of North Craigruadh, Tayinloan, PA29 6XF on Thursday, 8 March 2018 at 3.00pm.

The chair welcomed everyone to the meeting. He explained that parties could only contribute when asked questions from members and then invited members to ask questions.

Councillor McCuish asked about the significance of the pegs in the ground. The applicant, Mr Grant confirmed that these marked the corners of the house and were to give an idea of the position that the house would occupy within the site. Councillor McCuish enquired about the entrance to the site. Mr Grant confirmed that the existing driveway providing access to the neighbouring property would be doubled to provide access.

The Chair, Councillor Kinniburgh enquired whether the style of the house would be similar to that of the neighbouring property. The applicant, Mr Grant confirmed that it would be. Councillor Kinniburgh asked the Planning Authority to explain why the reason for refusal provided in the report, was not quoted in the letter to the applicant. Mr MacDonald advised that this was merely a matter of explanatory text to provide context in relation to consistency with policies.

Councillor Hardie enquired as to the siting and size of the intended driveway. Mr Grant confirmed that this was to be the same as that of the neighbouring property. Councillor Hardie further enquired as to the proposed colour of the building, again the applicant confirmed that this was to be the same as the neighbouring property.

Having established that there had been no objectors present, the Chair asked the Mr MacDonald of the Planning Authority about the principal Planning Permission

granted for the plots at North and South Craighruadh, whereby the then owner was advised that planning would only be granted for two houses. Mr MacDonald advised that this held no material weight in the determination of this application. Councillor Kinniburgh enquired as to whether the site lies within the rural opportunity area under the Local Development Plan. Mr MacDonald confirmed that it did and outlined the pattern consistent with the rural character of the area and advised that he deemed the gap, in which the proposed dwellinghouse would sit, as important in keeping with the rural setting. Discussion in relation to the surrounding fields was had with Mr MacDonald confirming that all other aspects of the application were considered competent, he advised that the only issue was that of the compromise of the rural character, and that in his opinion, even one more house would have a detrimental impact.

Having established that Members of the Argyll and Bute Local Review Body had exhausted all questions, the Chair advised that the meeting of the Local Review Body would reconvene at 3.30pm within Tayinloan Village Hall.