

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL CHAMBER, KILMORY , LOCHGILPHEAD on WEDNESDAY, 20 JUNE 2018**

**Present:** Councillor Rory Colville (Chair)  
Councillor George Freeman Councillor Alastair Redman

**Attending:** Charles Reppke, Head of Governance and Law (Advisor)  
Hazel MacInnes, Committee Services Officer (Minutes)  
Tim Williams, Area Team Leader, Planning

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence intimated.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest intimated.

**3. CONSIDER NOTICE OF REVIEW REQUEST: TROMLEE, PLOT 1, BALLIMORE ESTATE, KILCHRENAN**

The Chair welcomed everyone to the meeting. He explained that no person present would be entitled to speak other than the Members of the Local Review Body 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 Local Review Body felt that they had sufficient information before them to come to a decision on the Review.

The Local Review Body unanimously agreed that they had sufficient information before them to come to a decision on the review.

The Chair advised that he had taken the opportunity to look at the original application in order to gauge the position of the house in relation to the settlement and advised that the site was approximately half a mile outside the main settlement.

Councillor Redman advised that he had no issue with the proposal of a red roof because of the sporadic position of the house out with the main settlement.

Councillor Freeman referred to the photographs supplied by the applicant showing various buildings across Argyll with red roofs and to the planners argument that red roofs were not a feature in the surrounding area. He advised that he could see no reason why he should not support the appeal given that the house was out with the main settlement area and that red roofs featured in other areas of Argyll and Bute.

The Chair advised that if the proposal had been in the centre of the settlement where there were no red roofs then he could have understood the argument for slate grey roof but the proposal was out with the settlement, was in the same panoramic area

of quality as Taynuilt and in a forested area where the leaves on the trees turn red/brown in the autumn. He advised that he agreed with the other members and advised he could not see a reason why they could not put a red roof on the property.

The Chair moved the following Motion which was unanimously agreed by the Local Review Body –

The application be approved on the following basis;

The application is, in my opinion, compliant with the listed development plan policies and supplementary guidance namely :-

LDP STRAT 1 – Sustainable Development

LDP DM 1 – Development within the Development Management Zones

LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

LDP 4 - Supporting the Sustainable Development of our Coastal Zone

And others as listed in original report of handling

It is noted that the building is designed as a modern interpretation of a traditional long house and as such draws inspiration for its design from traditional Scottish architecture with agricultural influences and as such sits comfortably with the local traditions as stated in SG 2 sustainable siting and design ( see below)

It is also noted that the settlement of Taynuilt is located in the same area of Panoramic quality as the proposed site of this property and as per the applicants submission has numerous red roofed properties which is in keeping with traditional design features in Argyll. It is accepted that the predominant roof colour in Kilchrenan is grey but given the dispersed nature of this settlement and the location of the proposed site it is submitted that a traditional red roof in this location will be in accordance with SG2 supplementary guidance and can be assimilated into the landscape given its compatibility with traditional rural roof colours in Argyll as evidenced in the applicants submission .

Therefore and for those reasons I move that the existing condition 4 be modified as follows :-

Condition 4 as detailed in the original planning consent 17/02639/pp dated 14/02/18 is amended by the removal of reference to a dark slate coloured metal sheeting and replaced by a red coloured metal sheeting for the reasons outlined including reference to the applicants submission of a Reflection of local landscapes submitted.

### **Decision**

The Argyll and Bute Local Review Body, after considering the case de novo, unanimously agreed that Condition 4, as detailed in the original planning consent 17/02639/pp dated 14/02/18, is amended by the removal of the reference to a dark slate coloured metal sheeting and replaced by a red coloured metal sheeting.