



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

Kilmory, Lochgilphead, PA31 8RT
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27 September 2018

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held in the **MEETING ROOM 2, MUNICIPAL BUILDINGS, ALBANY STREET, OBAN** on **THURSDAY, 4 OCTOBER 2018** at **2:00 PM**, which you are requested to attend.

Prior to this meeting there will be a site visit held at Plot 2, Land North West of Ashlea, Croft Drive, Oban commencing at 1.00pm.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST (IF ANY)**
- 3. CONSIDER NOTICE OF REVIEW REQUEST: PLOT 2, LAND NORTH WEST OF ASHLEA, CROFT DRIVE, OBAN**
 - (a) Further written submissions from the Planning Department (Pages 3 - 6)
 - (b) Further written submissions from the Roads Department (Pages 7 - 8)
 - (c) Further written submissions from the Applicant (Pages 9 - 10)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Rory Colville (Chair)
Councillor Richard Trail

Councillor Graham Hardie

Contact: Hazel MacInnes Tel: 01546 604269

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FURTHER INFORMATION

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

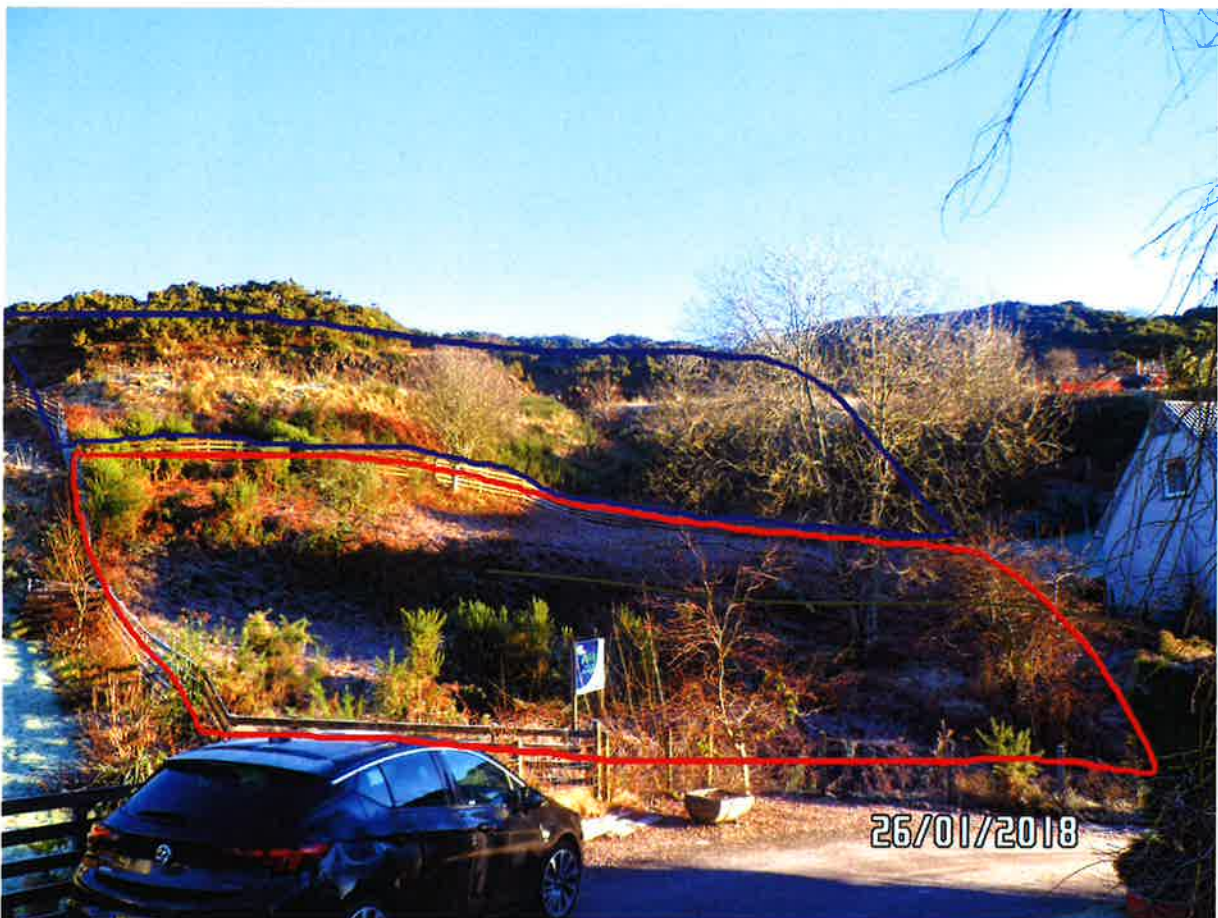
**REFUSAL OF PLANNING PERMISSION 17/03128/PP
ERECTION OF DWELLINGHOUSE – LAND
NORTHWEST OF ASHLEA, CROFT DRIVE, OBAN**

30 AUGUST 2018

The LRB has requested further information on the reason that the Planning Service considers the proposal on the site to be overdevelopment, having regard to the submissions from the applicant on the relative plot size of neighbouring properties.

As outlined in the Report of Handling previously submitted to the LRB, the Planning Service is of the opinion that the development of both the upper and lower plots together would represent overdevelopment of the overall plot given their proximity to each other. This is clearly evident from the picture below* which gives an approximate boundary to the site subject of the LRB in red and the recently approved site in blue.

This was highlighted to the appellant during pre-application discussions when it was made clear that the Planning Service would only support one dwellinghouse either on the upper site or the lower site but not both.



With regards to the neighbouring site to the west which benefits from a live planning permission in principle, when this site is viewed in context of the dwellinghouse constructed on its upper level, which is set back significantly, it has a different relationship from the site under consideration by the LRB given the separation distance which allowed the Planning Service to offer support to a modest dwellinghouse on the site without resulting in overdevelopment. This is evident from the picture below* which shows the dwellinghouse constructed at the upper level in blue and the site at the lower level benefiting from a live permission in principle in red.



Should the site subject of this LRB be granted planning permission and a dwellinghouse built on the site, this together with the site at the upper level and the site to the west being developed, in the considered opinion of the Planning Service, would represent overdevelopment of a relatively restricted area.

I trust this further information satisfies the requirements of the LRB.

** the red and blue lines on the photographs are indicative and not precise.*

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LRB 18/0007/LRB, Plot 2, Land North West of Ashlea, Croft Drive, Oban

The site is located off an existing sub-standard private access known as Croft Drive.

At the narrowest point, Croft Drive is only 3.7m wide including the verges either side (0.4m verge, 2.5m carriageway and 0.8m verge). The verges are too narrow to be considered safe as step-off points for a walked route to school. Roads have concerns on pedestrian safety due to the narrowness of the road corridor.

Draft Condition 1

To provide a safe means of access for pedestrians, Croft Drive should be widened to give a minimum 3.0m wide vehicular surface, with the road widened to 5.5m at (a) the corner beyond the electricity sub-station and, (b) opposite "Ashlea", to provide passing places for vehicles, and with minimum 1.0m wide verges either side to provide safe step-off points for pedestrians.

(This gives a minimum road corridor width of 5.0m which is unachievable as most of the ground either side of the road is garden ground of the adjacent properties.)

Should the LRB consider the above condition too onerous on the applicant, the following could be used, although this will do nothing to improve pedestrian safety

Draft Condition 2

Widen the existing passing place just beyond the electricity sub-station to the full recommended width of 5.5m and create a new passing place opposite "Ashlea" as per Operational Services Drg No SD 08/004a.

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MacInnes, Hazel

From: E MACASKILL <emacaskill@btinternet.com>
Sent: 23 August 2018 19:29
To: Scott, Fiona; localreviewprocess; Williams, Tim; Bain, Peter (Planning); roadsconsoli; planningconsultations@scottishwater.co.uk
Subject: Fwd: PLOT 2 LAND WEST OF ASHLEA, CROFT DRIVE OBAN PA34 5JN, Planning reference 17/ 03128/PP, Review Reference 18/0007LRB.

-----Original message-----

From : aam@dmmk.co.uk
Date : 23/08/2018 - 10:51 (GMTDT)
To : emacaskill@btinternet.com
Subject : PLOT 2 LAND WEST OF ASHLEA, CROFT DRIVE OBAN PA34 5JN, Planning reference 17/ 03128/PP, Review Reference 18/0007LRB.

Dear Mr Macaskill,

I refer to your email regarding the information required by the Planning Department in relation to the above Determination of a Review in relation to the above plot.

I can confirm that the private access road leading from Croft Road to, inter alia, Plot 2 is entirely owned by Dunollie Estate and can therefore be improved by the Estate owners if required.

The maintenance responsibilities of that private road on the various properties using it is contained in the title deeds to the various houses and the maintenance obligation stated in those title deeds compels all the users of the road to maintain it jointly on the basis of user.

I further understand that the landowner of the property opposite the proposed site is agreeable to the formation of a lay-bye if required.

I trust the foregoing is sufficient for your and the Planning Department's requirements.

regards

Alan A Manson
Partner

Messrs D M MacKinnon
Solicitors
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