

MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the MEETING ROOM 2, MUNICIPAL BUILDINGS, ALBANY STREET, OBAN on WEDNESDAY, 17 OCTOBER 2018

Present:

Councillor Rory Colville (Chair)

Councillor Graham Archibald Hardie Councillor Richard Trail

Attending:

Iain Jackson, Governance and Law (Adviser)
Lesley Cuthbertson, Planning Authority
Brian Rattray, Roads Authority
Allan Macaskill, Applicant's Agent
Alasdair MacLean, Neighbouring Property to Site
Karen Campbell, Area Governance Assistant (Minutes)

1. APOLOGIES FOR ABSENCE

Mike Robertson, Dunollie Estates.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONSIDER NOTICE OF REVIEW REQUEST: PLOT 2, LAND NORTH WEST OF ASHLEA, CROFT DRIVE, OBAN

Councillor Colville welcomed everyone to the meeting and stated that the site visit (note of which attached at Appendix One) was very informative and he didn't consider that there would be overdevelopment although the road would require to be upgraded and improved in line with draft Condition 1 provided by Roads in the further information submitted by them.

Councillor Hardie was also pleased with the site visit and noted that he was of the opinion that agreeing to this application would cause overdevelopment. His intention would be to refuse the application

Councillor Trail did not consider the site as overdevelopment but the key issue would be the road upgrade down to Croft Road.

Decision

The Argyll and Bute Local Review Body agreed -

1. To seek advice in relation to obtaining a competent motion that would allow them to approve the application
2. To request the Planning Department to provide appropriate conditions and reasons to attach to this consent, if the LRB are minded to approve the application and to include the draft Condition 1 submitted by the Roads Department on page 7 of the document pack being considered by the LRB today.

ARGYLL AND BUTE LOCAL REVIEW BODY

**NOTE OF MEETING OF SITE INSPECTION RE CASE 18/0007/LRB
PLOT 2, LAND NORTH WEST OF ASHLEA, CROFT DRIVE, OBAN
10.30AM ON WEDNESDAY 17 OCTOBER 2018**

In attendance: Councillor Rory Colville, Argyll and Bute LRB (Chair)
Councillor Graham Hardie, Argyll and Bute LRB
Councillor Richard Trail, Argyll and Bute LRB
Iain Jackson, Governance and Law (Adviser)
Lesley Cuthbertson, Planning Authority
Brian Rattray, Roads Authority
Allan Macaskill, Applicant's Agent
Alasdair MacLean, Neighbouring Property to Site
Karen Campbell, Area Governance Assistant (Minutes)

The Argyll and Bute Local Review Body agreed on 22 August to conduct an accompanied site inspection in order to view the site and how the proposed development would fit into the site.

The Argyll and Bute Review Body reconvened at the site on 17 October 2018. The on Chair welcomed everyone to the meeting and introductions were made. He explained that no person present would be entitled to speak other than the Members of the Local Review Body, although they may ask questions of those in attendance.

He advised that the two key issues for this proposed site was overdevelopment and the roads access. He asked for confirmation of the area of the site and this was identified as being the fenced area which had a relatively flat lower level then a steep incline to flat upper level.

Councillor Colville asked if when the original planning permission was applied for if Ashlea was occupied at that time. Mr Macaskill advised that it was and no objections were received from occupants/owners of Ashlea.

Lesley Cuthbertson showed the members planning drawings which showed that access to the site would be off Croft Drive onto the low level of the site.

Brian Rattray agreed there was adequate room for the road to be upgraded to allow safe passage of pedestrians and the addition of passing place.

Councillor Colville asked if the owners of the other properties on Croft Drive would have an obligation to pay part of the cost of any upgrade to the road. It was pointed out that the owners have a joint obligation to maintain the road and it would be a civil matter between established property owners and Dunollie Estates over the payment of any upgrade.

The site visit concluded at 11.30am.