



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

Kilmory, Lochgilphead, PA31 8RT
Tel: 01546 602127 Fax: 01546 604435
DX 599700 LOCHGILPHEAD
1 February 2019

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held in the **MARRIAGE SUITE, HELENSBURGH AND LOMOND CIVIC CENTRE, 38 EAST CLYDE STREET, HELENSBURGH** on **FRIDAY, 8 FEBRUARY 2019** at **12:30 PM**, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST (IF ANY)**
- 3. CONSIDER NOTICE OF REVIEW REQUEST: 18/0007/LRB - PLOT 2, LAND NORTH WEST OF ASHLEA, CROFT DRIVE, OBAN**
 - (a) Further written submissions from the Planning Authority (Pages 3 - 4)
 - (b) Further written submissions from the Applicant (Pages 5 - 6)
 - (c) Comments from Planning Authority (Pages 7 - 8)
 - (d) Comments from 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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MacInnes, Hazel

From: Scott, Fiona
Sent: 11 December 2018 13:18
To: localreviewprocess
Cc: MacInnes, Hazel; Allan Macaskill; Bain, Peter (Planning); Williams, Tim; roadsconsoli; Watson, Stuart; 'planningconsultations@scottishwater.co.uk'
Subject: RE: 18/0007/LRB - LAND NORTH WEST OF ASHLEA, CROFT DRIVE OBAN [OFFICIAL]

Classification: OFFICIAL

Good afternoon

I refer to the undernoted e-mail requiring additional information relative to the above LRB.

With regards to the proposal to relocate the passing place to opposite the site subject of the LRB, this raises no concerns from the Planning Service and accordingly an amendment to the wording of Condition 2 is detailed below. It should be noted that the Planning Service requested comments from the Roads Authority but these were not forthcoming.

“Notwithstanding Condition 1 above and before any development commences on site, full details of the following road and pedestrian access improvements shall be submitted to and approved in writing by the Planning Authority in consultation with the Council as Roads Authority:

- Croft Drive widened to 5 metres to include a minimum 3 metre wide carriageway plus 1 metre wide verges to both sides and along its full length between its junction with Longsdale Crescent and the development site. The required improvements to include for appropriate means of construction, surfacing and drainage;
- Croft Drive widened to a minimum of 5.5 metres wide at two specific points – these being, (i) the corner of Croft Drive to the immediate north east of the existing Croft Drive Electricity Substation and, (ii) the section of Croft Drive immediately fronting the site of the dwellinghouse approved under this planning permission (18/0007/LRB -17/03128/PP) in order to secure two additional passing places for vehicles. The required improvements to include for appropriate means of construction, surfacing and drainage.

The required road and pedestrian improvements the subject of this planning condition shall be implemented in full before any other development works commence.

Reason: In the interests of road and pedestrian safety”.

Note to Applicant:

- The required road and pedestrian improvements cannot be achieved within the existing road corridor and will require land currently within third party ownership. It is understood that the applicant/developer has indicated that an agreement from any and all affected land owners can be secured.

You will note that those persons in the Schedule have been copied into this e-mail.

Kind regards

Fiona

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Registers of Scotland

Plan Assistance Service

Scale 1:1,250@ A4

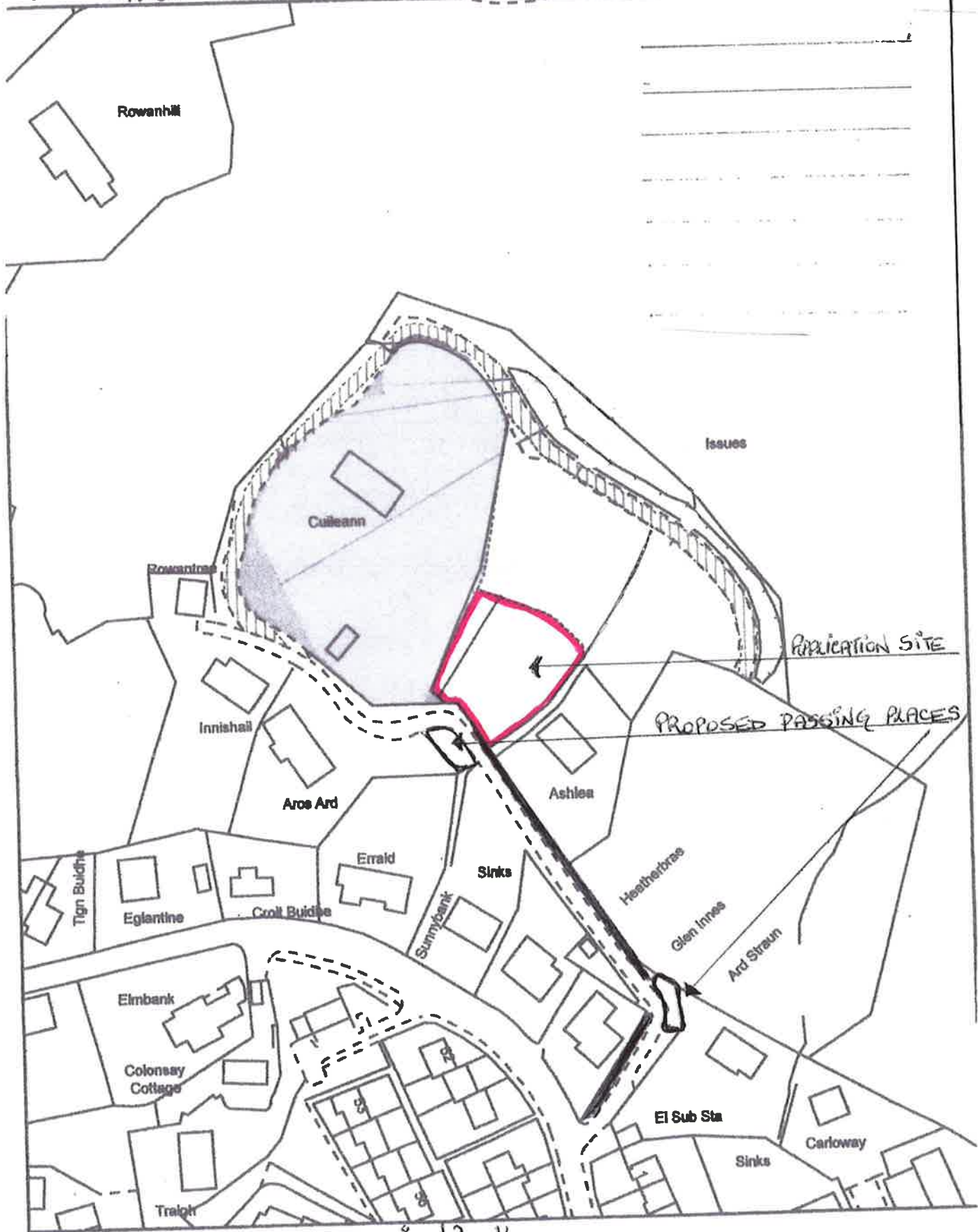
0 25 50 m



Reference Number: 2016-856

Date: 08/12/2016

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1 metre verge in black
along CROFT DRIVE TO SITE

**FURTHER INFORMATION FOR REVIEW REFERENCE NO: 18/0007/LRB
FOR PLANNING APPLICATION 17/03128/PP**

Ard Straun	Mrs C McQuade
Glen Innes	Mr & Mrs I MacInnes
Heatherbrae	Mr & Mrs T McQuade
Ashlea	Mr D McMonagle
Aros Ard	Mr & Mrs P MacLean

The applicant is Dunollie Estate and the carriageway of Croft Drive can be widened to 3 metres and a 1 metre wide verge can be provided between its junction with Longsdale Road and the development site.

Croft Drive can be widened to provide the two passing places at the corner to the immediate North East of the electricity substation and opposite the site under Review in the garden of Aros Ard. This is a much better location for the passing place as it would remove the bend in the road (see attached plan).

Mr Mike Robertson is the factor for Dunollie Estate and he is confident that the above road improvements can be provided.

The Road Engineer submitted two draft suggestions for improvements and all his recommended improvements are included except for a 1 metre strip on both sides of the road. The road is not used by many pedestrians because the residents mainly use their cars to travel down to the town for shopping and appointments.

A scale drawing (1:1250) is attached as requested.

MacInnes, Hazel

From: Scott, Fiona
Sent: 11 December 2018 13:21
To: localreviewprocess
Cc: Williams, Tim; Bain, Peter (Planning)
Subject: FW: REVIEW REFERENCE 18/000/LRB| [OFFICIAL]
Attachments: imageb5b935.JPG; image075322.PNG; image46ad09.PNG; image9685e3.PNG; imagebfa8c0.PNG; image63de9c.JPG; image2414ba.JPG; 0830_001.pdf

Classification: OFFICIAL

Good afternoon

I refer to the attached information submitted from the appellant relative to the above LRB.

The Planning Service would like to take this opportunity to highlight to the LRB that the details submitted by the appellant do not comply with the requirements of the Roads Authority as they only provide a 1 metre verge along one side of the access.

Kind regards

Fiona

Fiona Scott
Planning Officer - Oban, Lorn and the Isles Area
Development Management
Planning, Housing & Regulatory Services
Argyll and Bute Council

t: 01631 567968
e: fiona.scott@argyll-bute.gov.uk
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From: E MACASKILL [mailto:emacaskill@btinternet.com]
Sent: 11 December 2018 09:33
To: Scott, Fiona <Fiona.Scott@argyll-bute.gov.uk>
Subject: REVIEW REFERENCE 18/000/LRB|

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

From : Elizabeth.Macaskill@dmhall.co.uk

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MacInnes, Hazel

From: E MACASKILL <emacaskill@btinternet.com>
Sent: 05 January 2019 20:06
To: Watson, Stuart; planningconsultations@scottishwater.co.uk; Williams, Tim; MacInnes, Hazel; Bain, Peter (Planning); localreviewprocess; Scott, Fiona; roadsconsoli
Subject: 18/0007/LRB

Comments on the submissions on the Local Review 18/0007/LRB

I have received the additional information from the Planning Department. I have noted that the Roads Department have not responded and that the Planning Department accept that the second passing place can be sited opposite the site of the dwellinghouse approved under planning permission (18/0007LRB-17/03128/PP). The carriageway can be widened to 3 metres and a 1 metre verge provided as indicated on the previous plan submitted. I do not believe it is necessary to provide a 1 metre verge on both sides of this unadopted road . I have looked at roads which have been adopted by Argyll & Bute Council and in some areas only a 1metre verge is available on one side of the road.

Yours sincerely,
Allan Macaskill.

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