

Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK/**

OFFICIAL USE

12 July 2017

F McCallum

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedures
(Scotland) Regulations 2008

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW	
Name	MR. DAVID CRAIG
Address	
	LETTERSHUNA
	APPIN
Postcode	PA38 4BN
Tel. No.	
Email	

(2) AGENT (if any)	
Name	ALLAN MACASKILL
Address	5 FERRYFIELD RD
	CONNEN
	BY OBAN
Postcode	PA37 1SR
Tel. No.	01631 710 133
Email	emacaskill@ btinternet.com

(3) Do you wish correspondence to be sent to you or your agent

(4) (a) Reference Number of Planning Application 17/00079/PPP

(b) Date of Submission 10 JANUARY 2017

(c) Date of Decision Notice (if applicable) 11 MAY 2017

(5) Address of Appeal Property

CROFT 1
LETTERSHUNA
APPIN PA38 4BN

(6) Description of Proposal

ERECTION OF CROFT HOUSE

(7)

Please set out the detailed reasons for requesting the review:-

REASONS ATTACHED

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

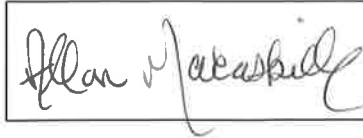
(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (Note 3 paper copies of each of the documents referred to in the schedule below must be attached):

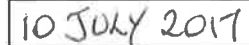
No.	Detail
1	PLANNING PERMISSION REF: 17/00079/PPP
2	CONDITION No 5 OF PLANNING REF: 17/00079/PPP
3	LOCATION PLAN OF LETTERSHUNA CROFT 1
4	QUOTATION TO CARRY OUT THE HOT BITUMINOUS SURFACING
5	REASONS FOR REQUESTING THE REVIEW.
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this attached? (Please tick to confirm)

Submitted by
(Please Sign)



Dated



Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604331 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604331 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)



Municipal Buildings Albany Street Oban PA34 4AW

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

PLANNING PERMISSION IN PRINCIPLE

REFERENCE NUMBER: 17/00079/PPP

**Mr David Craig
Mr Allan Macaskill
5 Ferryfield Road
Connel
By Oban
PA37 1SR**

I refer to your application dated 10th January 2017 for planning permission in principle for the following development:

**Site for the erection of dwellinghouse
AT:
Lettershuna Croft 1 Appin Argyll And Bute PA38 4BN**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant planning permission in principle for the above development in accordance with the particulars given in the application form and docketed plans, subject however to the conditions and reasons on the following page(s).

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments and is not a Building Warrant.

Dated: 11 May 2017

Angus J. Gilmour
Head of Planning and Regulatory Services

www.argyll-bute.gov.uk



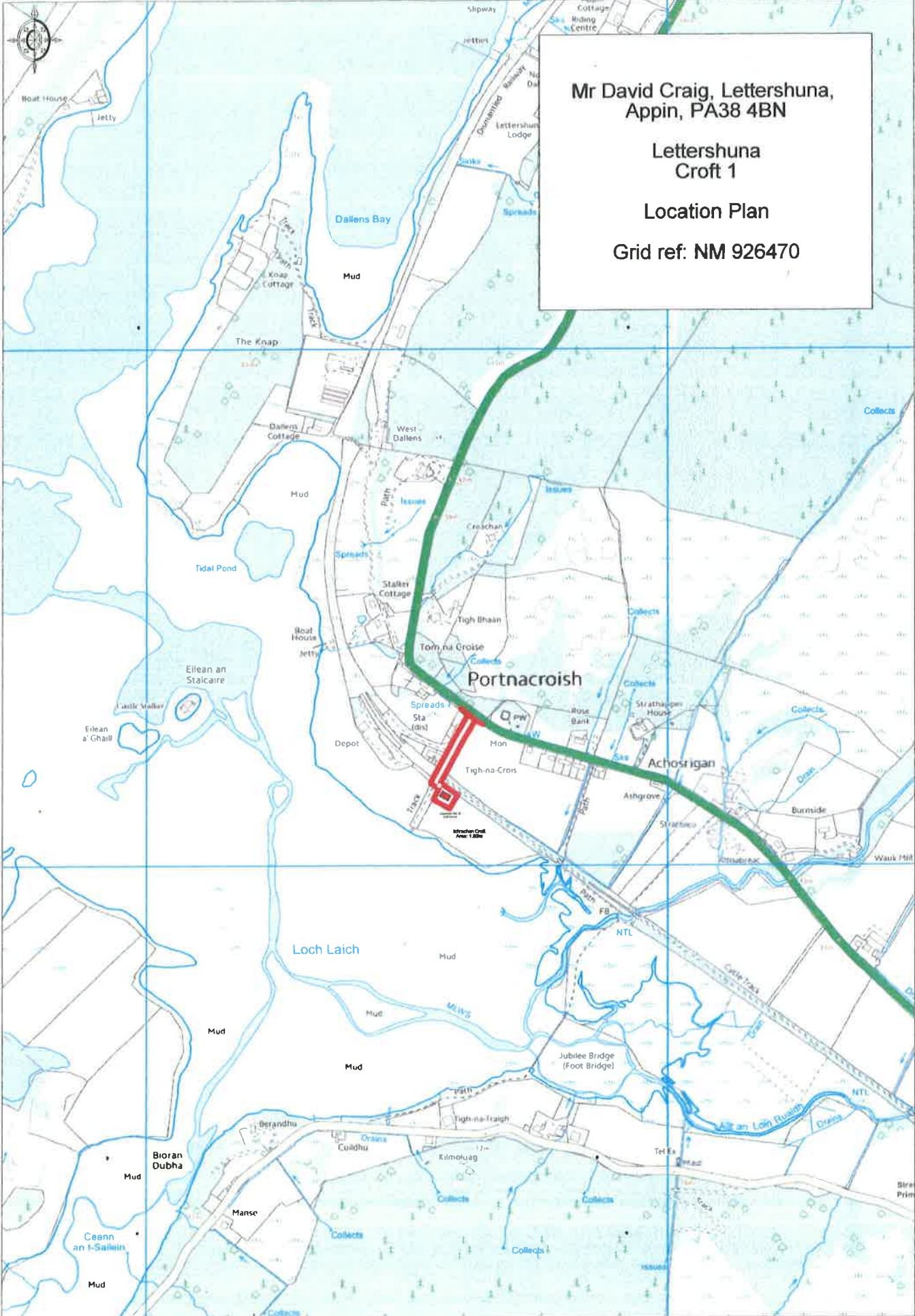
5. Pursuant to Condition 1 – no development shall commence until plans and particulars of the means of vehicular access and parking/turning arrangements to serve the development have been submitted to and approved by the Planning Authority. Such details shall incorporate:

- i) The surfacing of the existing private access in hot bituminous material, minimum depth 100mm, to a point 12.5m south west of the vehicular entrance to Railway Cottages. The provision of a turning head to Figure 18 of the Council's Roads Development Guide to be constructed at Railway Cottages with surfacing as per access road.
- i) The provision of visibility splays measuring 2.4 metres to point X by 42 metres to point Y from the centre line of the junction with the Railway Cottages access.
- ii) The provision of parking and turning in accordance with the requirements of policy SG LDP TRAN 6 of the Argyll and Bute Local Development Plan 2015.
- iii) The provision of a bin store at the turning head at Railway Cottages.

Prior to work starting on site, visibility splays shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the junction at point X to a point 0.6 metres above the public road carriageway at point Y. The final wearing surface on the access shall be completed prior to the development first being brought into use and the visibility splays shall be maintained clear of all obstructions thereafter.

The approved parking and turning layout shall be implemented in full prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

Reason: In the interests of road safety.



Mr David Craig, Lettershuna,
 Appin, PA38 4BN

Lettershuna
 Croft 1

Location Plan

Grid ref: NM 926470

4

From: kathleen.lafferty@talktalk.net
Sent date: 04/07/2017 - 19:40
To: emacaskill@btinternet.com
Subject: Fw: Quote_ Surfacing_Appin Road

-----Original Message-----

From: kathleen.lafferty@talktalk.net
Date: 04/07/2017 16:20
To: <emaskill@btinternet.com>
Subj: Quote_ Surfacing_Appin Road

Hi Alan,

Andrew as together the following quotes for Road at Appin.

Option 1_ Main Road, Appin

- Area 385² metres approx.
- Supply, Lay & Compact 60mm Base Course.
- Supply, Lay & Compact 40mm of Close Graded Wearing Course.
- Provision of Labour, Plant & Materials Costs: £13,200 (excluding vat @ 20%)

Option 2 - Bellmouth (40 metres) & Main Road (37 metres)

- Area 77² metres approx.
- Supply, Lay & Compact 60mm Base Course.
- Supply, Lay & Compact 40mm of Close Graded Wearing Course.
- Provision of Labour, Plant & Materials Costs: £4500 (excluding vat @ 20%)

Any queries please get back to me.

Regards,
Kathleen

For D & K Lafferty & Company Ltd

REASON FOR REQUESTING REVIEW

Planning permission Ref: No. 17/00079/PPP was granted on 11 May 2017 for the erection of a croft house on Lettershuna Croft 1, Appin, PA38 4BN with a Condition No.5. This Condition stated that the existing private access had to be surfaced in hot bituminous material to a point 12.5m South West of the vehicular entrance to Railway Cottages.

The road is not to be surfaced to an adopted standard and the applicant believes that the Condition is far too onerous and not proportionate for the erection of a croft house on a private road.

A quotation to comply with that Condition is enclosed which shows that the cost would be £17,700 plus VAT @ 20%. The total cost therefore of complying with the Condition would be over £20,000.

The usual Condition for a private road recommends the first 5 metres to be asphalted and passing places provided. This access road does not require passing places as the road is wide enough to allow cars to pass without the need for passing places.

This road is also used by Argyll & Bute Council to access a depot used by the Roads Department.

I therefore implore the Local Review Body to substitute a more reasonable Condition so that the croft house can be developed.