

COMMENT REGARDING REPRESENTATION BY ARGYLL & BUTE COUNCIL FOR REVIEW REFERENCE 17/0004/LRB. MR DAVID CRAIG, CROFT 1, LETTERSHUNA, APPIN, PA38 4BN

The road to the croft will not be a road to adoptable standard and Condition 5 should have commensurate improvements that are proportionate.

This application is for a single croft house and the cost of complying with the Condition would cost over £20,000 and not the £10,000 to £12,000 quoted by the Council.

The estimate provided to the Local Review Body has been obtained from a bona fide contractor. The figure provided by the Council is not based on the provision of any actual quotations. It is therefore based on insufficient information.

Potential Development Area 5/151 is referred to but the croft and access are not in that PDA. PDA 5/150 is also situated to the North West and is near PDA 5/151. In the Written Statement adopted in March 2015 both those PDAs are for Housing and the accesses will be determined when a Master Plan is produced.

It cannot be assumed that the access to the croft will be utilised. It is also not reasonable to expect the crofter to provide those improvements when the PDAs will contain several dwelling houses. If they are developed the cost will then be spread over several houses.

If the access to the croft is used for the PDAs then the road will almost certainly have to be built to adoptable standard.

That is when the road should be surfaced in hot bituminous material along with other improvements.

Policy SG LDP TRAN 4 states that in the more rural areas of Argyll & Bute the policy aims to limit public access by taking a more flexible approach which will limit development costs that requires bound (bituminous surfaced) roads. That policy has not been applied to this application as a bituminous surface has been requested.

Argyll & Bute is one of the Crofting Counties and crofting is an important part of the rural landscape. The Council should therefore encourage the development of crofts and their associated housing.

The acting Development Manager stated in an email dated 12 July 2017, that he would agree that on review it would appear that Roads have specified improvements which step beyond the reasonable requirements of commensurate improvements by specifying a standard which is equivalent in nature to an adoption standard road.

I therefore urge the Review Panel to substitute a more reasonable condition for the road so that the crofter will not be faced with costs which could prevent him from erecting the croft house.

The acting Development Manager admits that the Condition is not reasonable and I hope the Review Panel will agree and alter Condition No. 5

From: Peter.Bain@argyll-bute.gov.uk
Sent date: 12/07/2017 - 12:50
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Subject: RE: [OFFICIAL]

Lettershuan 17/00079/PPP – Update

I would agree that on review it would appear that Roads have specified improvements which step beyond the reasonable requirements of commensurate improvements by specifying a standard which is equivalent in nature to an adoption standard road. I have not as yet been able to secure agreement from Roads to an appropriate lesser standard but will continue to work on this. I am on annual leave until 28th July but have submitted requests with the Roads Management to team to review this and the above mentioned item, along with the general approach to commensurate improvements on my return.

Kind regards,

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