

Ref:  
AB1

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

OFFICIAL USE

19 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

Address

Postcode

Tel. No.

Email

(2) AGENT (if any)

Name

Address

Postcode

Tel. No.

Email

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

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

LAND NORTH OF  
1 KILVAREE, CONNEL  
BY OBAN PA37 1RN

(6) Description of Proposal

SITE FOR THE  
ERECTION OF A  
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 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: 17/00493/PPP
2	CONDITION NO 4 OF PLANNING REF: 17/00493/PPP
3	LOCATION PLAN OF CROFT
4	QUOTATION TO CARRY OUT THE BITUMINOUS SURFACING.
5	REASONS FOR REQUESTING THE REVIEW.
7	
8	
9	
10	

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

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Submitted by  
(Please Sign)

Allan Macasbilly

Dated

17 July 2017

### 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/](http://www.argyll-bute.gov.uk/)
4. If in doubt how to proceed please contact 01546 604331 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
5. Once completed this form can be either emailed to [localreviewprocess@argyll-bute.gov.uk](mailto: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](mailto:localreviewprocess@argyll-bute.gov.uk)

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### For official use only

Date form issued

Issued by (please sign)



## Planning & Regulatory Services

Serbheisean Planaidh is Riaghlaidh  
Development Management • Policy  
Building Standards • Animal Health  
Trading Standards • Environmental Health

①

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

#### PLANNING PERMISSION

REFERENCE NUMBER: 17/00493/PPP

Mr James Adam  
Mr Allan Macaskill  
5 Ferryfield Road  
Connel  
By Oban  
PA37 1SR

I refer to your application dated 21st February 2017 for planning permission in respect of the following development:

**Site for the erection of dwellinghouse  
AT:  
Land North Of 1 Kilvaree Connel Oban Argyll And Bute**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant planning permission for the above development in accordance with the particulars given in the application form and docketed plans subject however to the conditions and reasons detailed 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: 2 May 2017

Angus J. Gilmour  
Head of Planning and Regulatory Services

[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)



this planning permission in principle shall lapse.

- Scottish Water was consulted on the proposed development but at the time of report had not formally responded. You are therefore advised to contact them direct to discuss connection to their infrastructure ([planning.enquiries@scottishwater.co.uk](mailto:planning.enquiries@scottishwater.co.uk) or 0845 601 8855).

2. The development shall be implemented in accordance with the details specified on the application form dated 20/02/17 and the approved drawing reference numbers 1 of 4 to 4 of 4 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

*Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

**OCCUPATION RESTRICTION**

3. The dwelling hereby approved shall be occupied in association with the management of the croft land to which it relates in accordance with the stated intentions specified in the associated Croft Management Plan, or any variation thereof as may be agreed subsequently in writing by the Planning Authority.

*Reason: In order to underpin the special circumstances without which the proposal would be contrary to the provisions of the Development Plan.*

**ROADS, ACCESS AND PARKING**

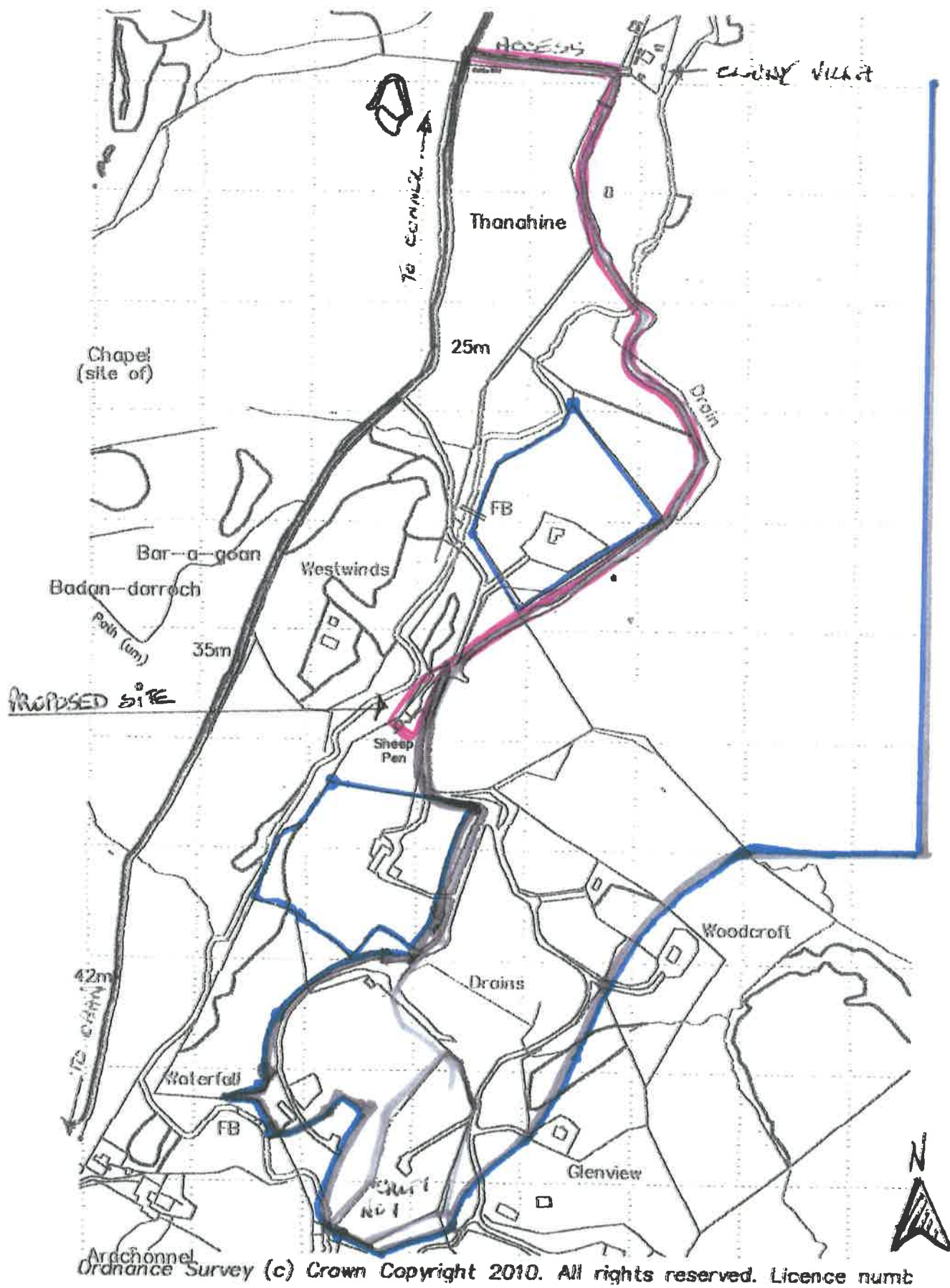
4. Pursuant to Condition 1 – no development shall commence until details, in plan form, showing the existing private access surfaced in a bituminous surface to a point 10 metres south of the access into the site together with intervisible passing places at not more than 150m centre to centre, have been submitted to and agreed in writing by the Planning Authority in consultation with the Roads Authority.

The approved road improvements shall be fully implemented before the dwellinghouse hereby approved is first occupied.

*Reason: In the interests of road safety to ensure a safe means of vehicular access to serve the proposed development.*

5. Pursuant to Condition 1 – no development shall be commenced until plans and particulars of the parking/turning arrangements to serve the dwellinghouse have been submitted to and approved by the Planning Authority. The parking provision shall be commensurate to the size of dwellinghouse to be provided in accordance with the Car Parking Standards set out in the adopted 'Argyll and Bute Local Development Plan' 2015. The approved parking and turning layout to serve the dwellinghouse shall be implemented in full prior to it being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.





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July 14, 2017

Direct Dial-Estimating

Mr. C. MacLeod

01290 700761

Our ref: TW17098

5 Ferryfield Road  
Connel  
Argyll  
PA37 1SR

For the attention of: Allan Macaskill

Dear Sir(s),

**Kilvaree, North Connel - Access Surfacing**

We thank you for your recent enquiry, giving us the opportunity to tender for the above contract. We now have the pleasure in submitting our tender documents for your consideration.

Our tender has been compiled in accordance with the documents provided within your tender enquiry and the documents below,

- 1) Bill of Quantities Pages - As per attached
- 2) Breedon Northern Limited Conditions of Offer - As per attached

We trust this meets with your approval however should you require any further assistance please do not hesitate to call the undersigned.

Yours Faithfully

A handwritten signature in black ink, appearing to read "C. MacLeod".

Cameron MacLeod  
Breedon Northern Limited  
[cameron.macleod@breedongroup.com](mailto:cameron.macleod@breedongroup.com)



Item No.	Description	Quantity	Unit	Rate	Total
A	10 Breedon enriched surface course; 60mm thick	2607	m2	16.50	43,015.50
A alt	Recycled road planings; 80mm thick	2607	m2	5.30	13,817.10
<b>TOTAL</b>					

## REASON FOR REQUESTING REVIEW

Planning permission Ref: No. 17/00493/PPP was granted on 02 May 2017 for the erection of a croft house on Land North of 1 Kilvaree, Connel, by Oban PA37 8QP with a Condition No.4. This Condition stated that the existing private access had to be surfaced in bituminous material to a point 10 metres South of the access into the site.

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 over £43,000 plus VAT @ 20%. The total cost therefore of complying with the Condition would be over £50,000.

The usual Condition for a private road recommends the first 5 metres to be asphalted and passing places provided. This access road already has some passing places and the applicant is willing to provide other ones so that they are situated at not more than 150m centre to centre.

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