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28 July 2017

For the attention of
Fiona McCallum
Planning & Regulatory Services
Argyll & Bute Council
Kilmory
Lochgilphead
PA31 8RT

Dear Sir/Madam,

17/00493/PPP and Local Review Body Reference 17/0005

Location: Land North Of 1 Kilvaree, Connel, Oban, Argyll And Bute.

Applicant: Mr James Adam 35 Morven Hill, Oban

Connel Community Council acknowledges your letter of intimation dated 19/07/17.

Observations from Connel Community Council:

The Community Council in its original submission dated 21 March 2017 made a comment relating to the private access arrangements for this development as follows:

The Community Council note the following section in LDP Trans 4 which states “ *Private accesses and private roads should facilitate effective and safe access by emergency service vehicles (3.7m width from wall to wall) and where appropriate, by public service vehicles and include a turning area.*”

We seek an assurance that this issue will be robustly addressed and if private road improvements are considered necessary the works must be completed before planning consent is issued.”

Though our particular comment in relation to access by emergency vehicles was not accepted we welcomed when planning consent was granted that it was agreed that substantial private road improvements were indeed needed .As a result we are satisfied that the details set out in Condition 4 of the Planning Consent following an inspection by the Council road engineer met our concerns.

We understand that the applicant has disputed the findings of the officer and wishes to replace these conditions with ones of a lesser specification.
The Community Council is concerned that the expert findings of the council officer are now to be substituted by a road design solely motivated by cost control measures.

Thank you for providing us with this opportunity to make this submission

Yours sincerely

Roger Ashforth (Secretary)



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