

COMMENT REGARDING REPRESENTATION BY ARGYLL & BUTE COUNCIL FOR REVIEW REFERENCE 17/0005/LRB. MR JAMES ADAM, CROFT 20, KILVAREE, CONNEL, BY OBAN, PA37 1RN

The road to the croft will not be a road to adoptable standard and Condition 4 should have commensurate improvements that are proportionate for the erection of a single croft house. (Incidentally in the Statement of Case by Argyll & Bute Council reference is made to Condition 5, which should be Condition 4).

The application is for a single croft house and the cost of complying with Condition 4 to provide a bituminous surface is far too onerous as a tarmac surface could cost over £50,000.

The Representation from Argyll & Bute Council refers to dwelling houses being serviced by the private access off the UC19 Barran to Connel Road. However there are two roads being used to access the crofting township. The first one is at Cluny Villa and the second one is to the South before the dwelling house called Westwinds. The former is to be used to access croft 20 Kilvaree.

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. There is no point in approving planning consents if the attached conditions prevent implementation.

It is quite apparent 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.