

FURTHER INFORMATION

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY (LRB)**

17/0005/LRB

**Amendment to Condition 4 of Planning Permission in Principle
17/00493/PP granted on 02/05/17 (requirement for surfacing in a
bituminous surface to a point 10 metres south of the access into
the site)**

**Site for erection of dwellinghouse on land North of 1 Kilvaree,
Connel**

03/10/17

**FURTHER INFORMATION REQUESTED FROM PLANNING
AUTHORITY RELATIVE TO 17/0005/LRB**

- i) To provide clarity as to the length of access to be improved as referred to in Condition 4.

Comment: The access is to be improved from its junction with the public road to a point 10 metres south of the access into the proposed development site (approximately 900 metres) – see attached plans.

It should be noted that at the time when the Planning Service received the consultation response from the Roads Authority their requirement was not explicitly clear and was misinterpreted by the Planning Service. The Planning Service was under the impression that the Roads Authority required 10 metres of surfacing south of the entrance into the development site and not the entire access surfaced from the junction with the public road to 10 metres south of the entrance into the proposed development site.

It is only within the last week during discussions with the Roads Authority regarding the LRB that their requirement was fully understood.

Had the Planning Service fully understood the requirements of the Roads Authority we would have sought clarification from the Roads Authority prior to determination of the application as to why they thought that their requirement was commensurate and proportionate for a development of a single dwellinghouse. The Planning Service would have sought to negotiate more appropriate and commensurate works reflecting the development of a single dwellinghouse.

Furthermore this would have been reflected in the Statement of Case submitted by the Planning Authority to the LRB.

- ii) To explain how this Condition impacts on the other properties built along the same road.

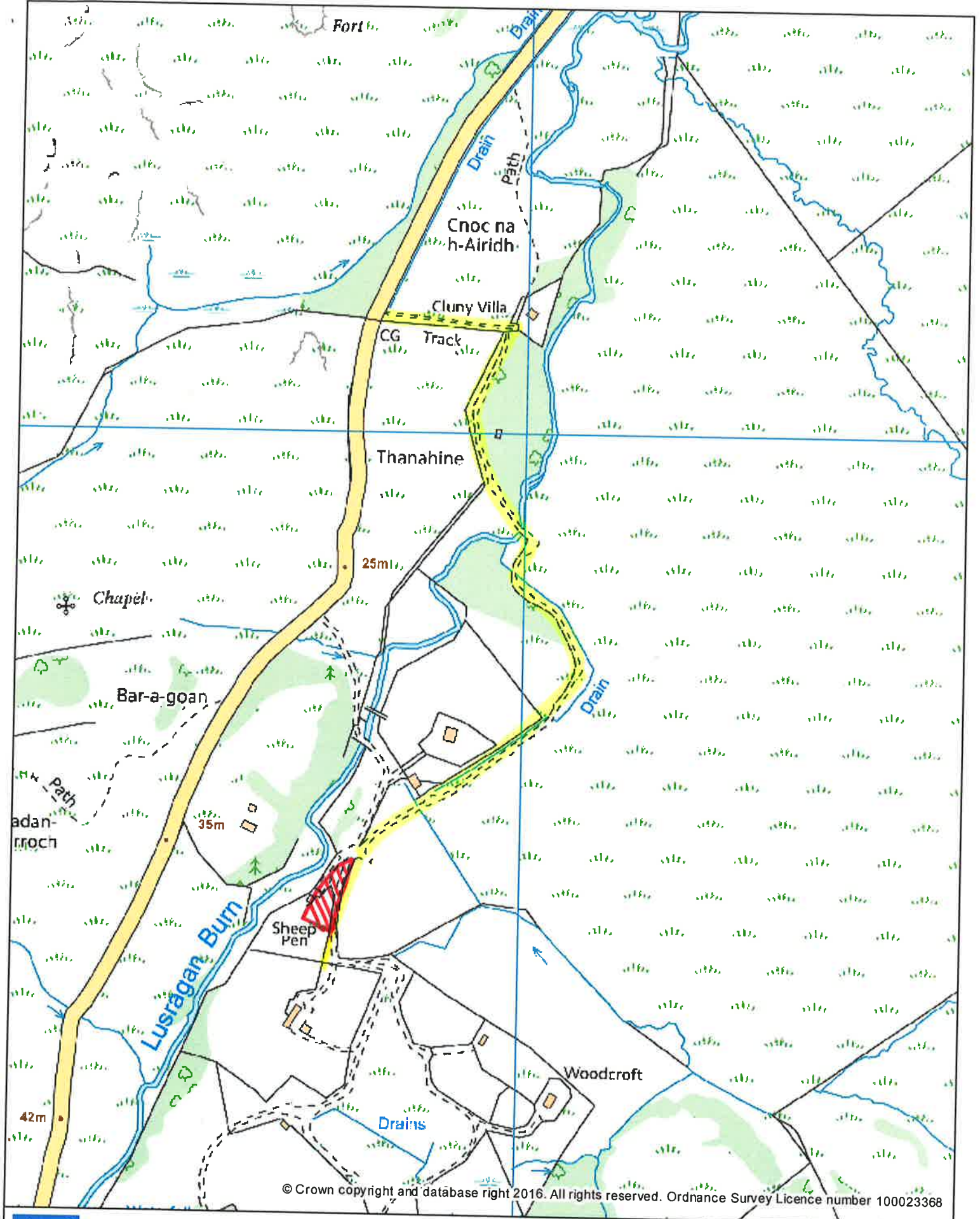
Comment: The access currently only serves Cluny Villa and will improve the access for their use.

- iii) To provide detail on what responsibilities these other properties have in relation to the maintenance of the road to be improved.

Comment: This is not a matter the Planning Service can answer but something that other users of the access track would have to clarify.

iv) To provide confirmation of land ownership in respect of the roadway and adjacent landholdings in so far as can be established.

Comment: The applicant certified on the application form that he owns the extent of the road which the Roads Authority require to be upgraded. The drawings show all land outlined in red and blue on the application drawings within the applicants ownership (see attached location plan). The Planning Service cannot advise on the ownership of any land outwith these boundaries.



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Location Plan

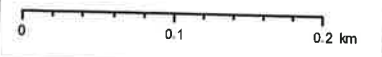


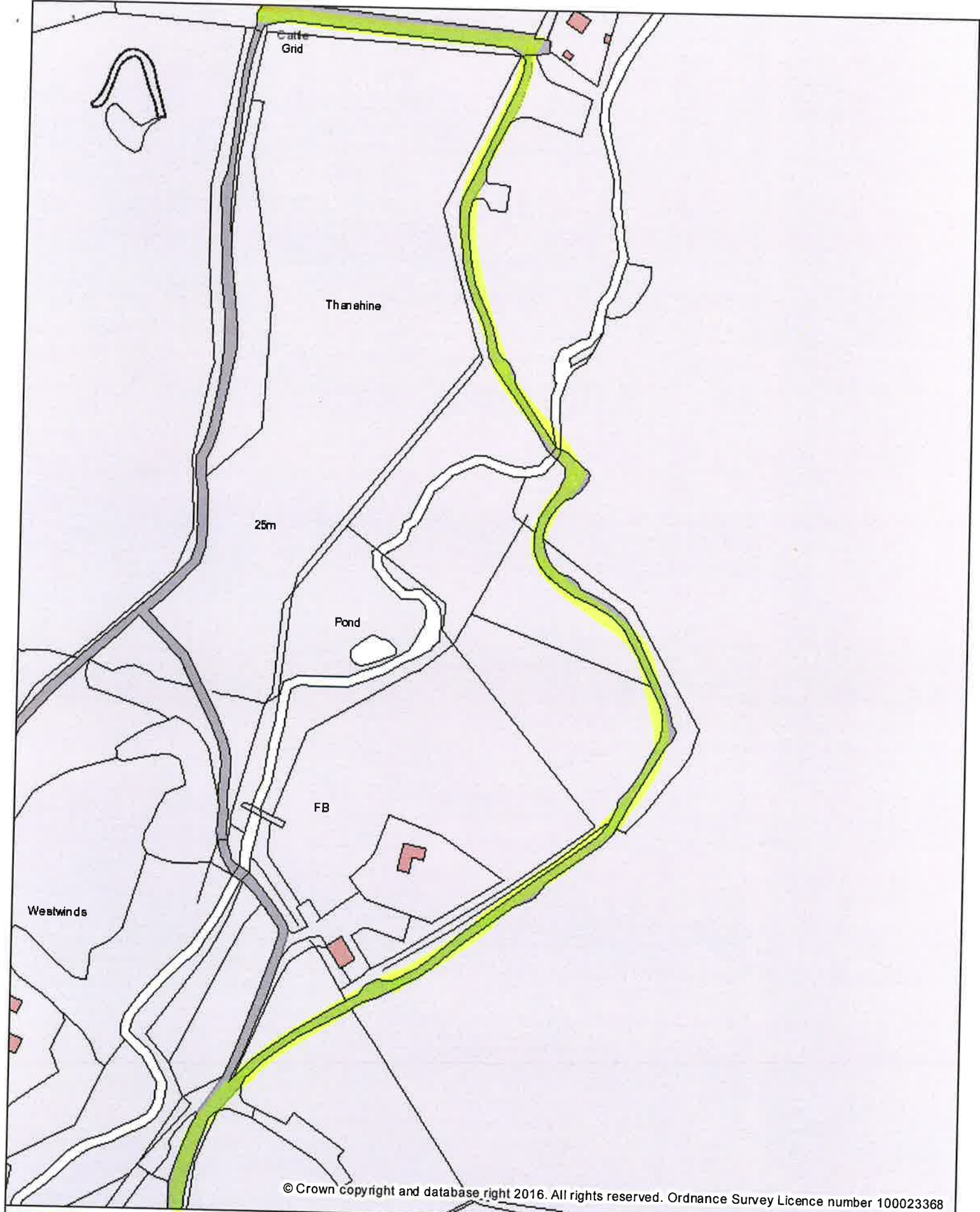
APPLICATION SITE



EXTENT OF UPGRADE
REQUIRED BY THE ROADS
AUTHORITY

Author: ABC
Date: October 3, 2017
Scale: 1:5,000



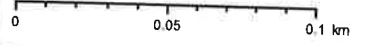


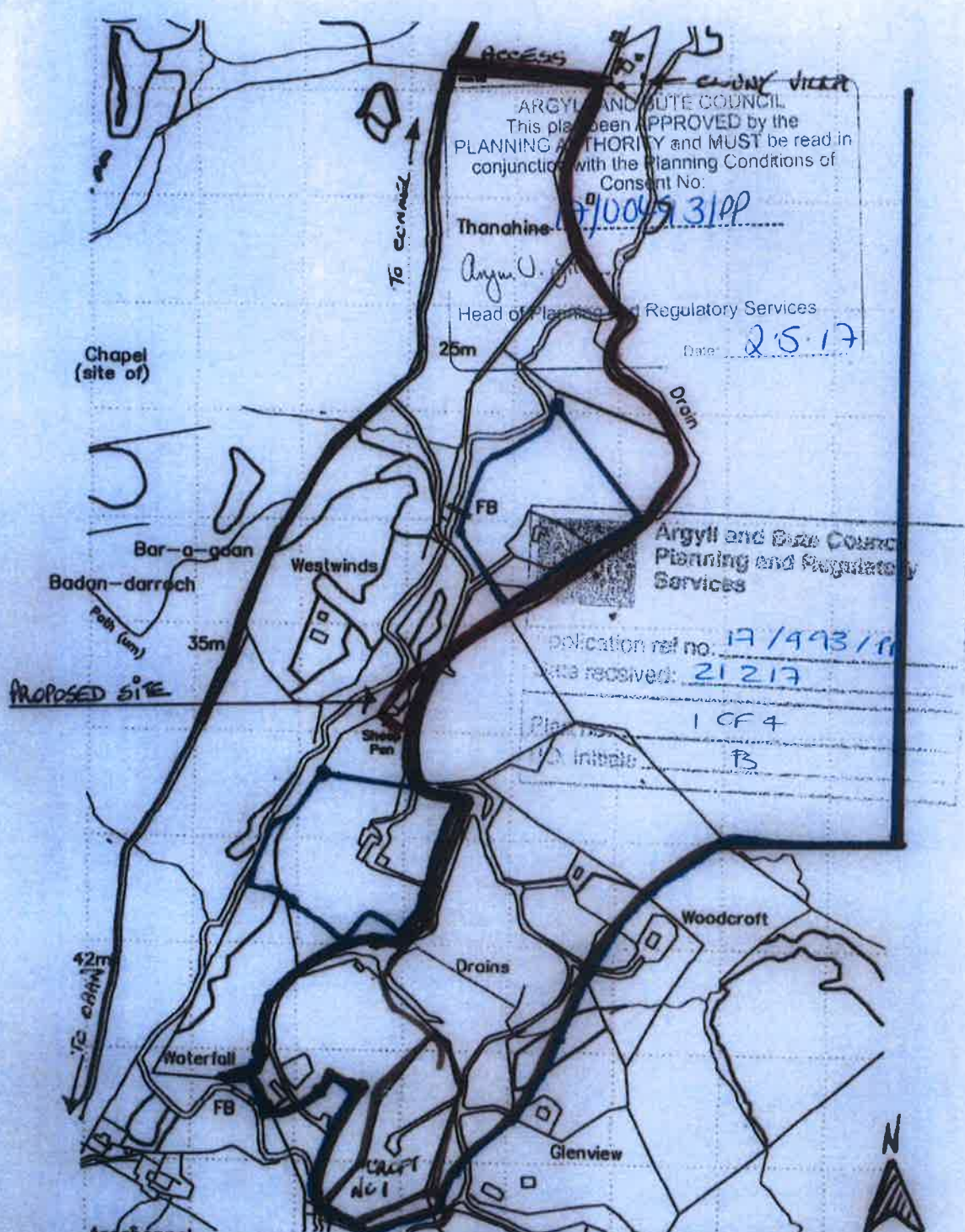
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Location Plan

Author: ABC
Date: October 3, 2017
Scale: 1:2,500





ARGYLL AND BUTE COUNCIL
 This plan has been APPROVED by the
 PLANNING AUTHORITY and MUST be read in
 conjunction with the Planning Conditions of
 Consent No:
 Thanahine 17/0049/3/PP
 Argyll & Bute Council
 Head of Planning and Regulatory Services
 Date: 25.17

Argyll and Bute Council
 Planning and Regulatory
 Services
 Application ref no: 17/493/PA
 Date received: 21.2.17
 Plan No: 1 of 4
 Scale: B

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1:5000

CRAFT C3208 - KILJAREE

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