

**COMMENTS ON THE FURTHER INFORMATION PROVIDED FOR LOCAL REVIEW
BODY REF: 17/0004/LRB ERECTION OF CROFT HOUSE, LETTERSHUNA, APPIN,
PA38 4BN**

PLANNING AUTHORITY

1. I was disappointed to receive the statement about further information as no new information has been supplied. Reference is still made to PDA 5/151 when the Acting Development Manager stated in an email dated 22 September 2017 "I would agree that as matters that would require planning permissions in their own right are not directly relevant in respect of considering the suitability of the existing access to serve the proposed single dwelling house". That PDA is not relevant to this application.
2. The second point states that it is for Roads and Amenity Services to advise on the required roads access standards. In the response to 17/0005/LRB the Planning Authority states that they would have sought to negotiate more appropriate and commensurate works reflecting the development of a single dwelling house.

That also applies to 17/0004/LRB as the Acting Development Manager when referring to application Reference 17/00079/PPP stated that he would agree 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.

ROADS AUTHORITY

The above statement at No.2 applies as the improvements requested are not proportionate for the erection of a single croft house.

The Council lorry travels to the end of the road going to the Depot before the croft and the refuse vehicles can reach that area where there are currently a row of bins.

The Condition is over-onerous to the scale of development being proposed and the likely intensification of use of the access associated with a single dwelling. Scottish Government Circular 4/1998 refers to

“reasonableness” and the justification for a bitmac surface on a road not the responsibility of the Local Authority is clearly far too onerous and unnecessary.