

**FURTHER INFORMATION**

**FOR**

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

**17/0007/LRB**

**Amendment of Condition 2 of Planning Permission 17/01092/PP  
granted on 18/07/17 (requirement for existing boundary walls to be  
set back by 2 metres)**

**Erection of dwellinghouse, detached garage, installation of sewage  
treatment plant and retrospective formation of vehicular  
access/access gates and boundary wall**

**07/12/17**

## **FURTHER INFORMATION REQUESTED FROM PLANNING AUTHORITY RELATIVE TO 17/0007/LRB**

*Confirmation of the Planning Authority's opinion on siting the service bay across the road from the access to the site.*

In principle the Planning Authority and Roads Authority has no objection to the siting of a service bay on the opposite side of the road from the application site, however, there are some issues that would require to be resolved before any formal agreement could be progressed which include the following:

- Identifying the extent of Council owned and controlled land (refer to attached e-mail from Gordon Dalglish) which may require land record searches and/or surveys;
- Although a portion of the land belongs to the Council it may rest with a Department other than Roads and Amenity which would need to be clarified;
- The existing bay, even if suitable, may require to be extended as it is not directly opposite the application site;
- A check may be required to confirm that there is no current lease holding on the land giving control of the bay to the leaseholder;
- Any costs arising from any of the above would require to be borne by the applicant.

Furthermore, the land opposite the access into the site is outwith the boundary of the application site and therefore its provision as a service bay could not be controlled by the condition imposed on the planning permission. It should also be noted that the boundary wall, in its current position, obstructs the visibility splays for the access and the Roads Authority has indicated that, even if the service bay was provided on the opposite side of the road, the boundary wall would still require to be set back by at least 1 metre and reduced in height to achieve the necessary visibility splays.

It would therefore be necessary for a planning application to be submitted to vary the wording of Condition 2 of Planning Permission 17/01092/PP to set the boundary wall back by 1 metre and reduce its height and submit a further Planning Application for the proposed service bay on the opposite side of the road.

**From:** Dagleish, Gordon  
**Sent:** 28 November 2017 11:27  
**To:** Watson, Stuart <[stuart.watson@argyll-bute.gov.uk](mailto:stuart.watson@argyll-bute.gov.uk)>  
**Subject:** RE: 17/0007/LRB - LAND WEST OF FIRE STATION, KILMELFORD [OFFICIAL]

Good morning

I thank you for your e-mail message, dated 23<sup>rd</sup> November 2017, and apologise for not reverting to you sooner. I required to attend to another matter at the latter end of last week.

Although the Village Hall Trustees for the Community of Kilmelford acquired 0.432 acre of ground, in 1954, you may be aware that Strathclyde Regional Council subsequently purchased 183 square metres of those subjects, in 1985.

I attach hereto a scanned copy of the title plan relative to the Statutory Conveyance in favour of Strathclyde Regional Council, for your information.

I assume that you will be able to assess whether or not the land to which your enquiry relates forms part of the plot of ground acquired by Strathclyde Regional Council. I would need to obtain a copy of the Ordnance Survey Map for the area in order to assess if the plot of ground was used for road widening and now is included within the surfaced area of the public road.

Please advise me if you require any additional information at this time or you require me to plot the subjects acquired by Strathclyde Regional Council on to a current edition of the Ordnance Survey map for the area at the Village Hall.

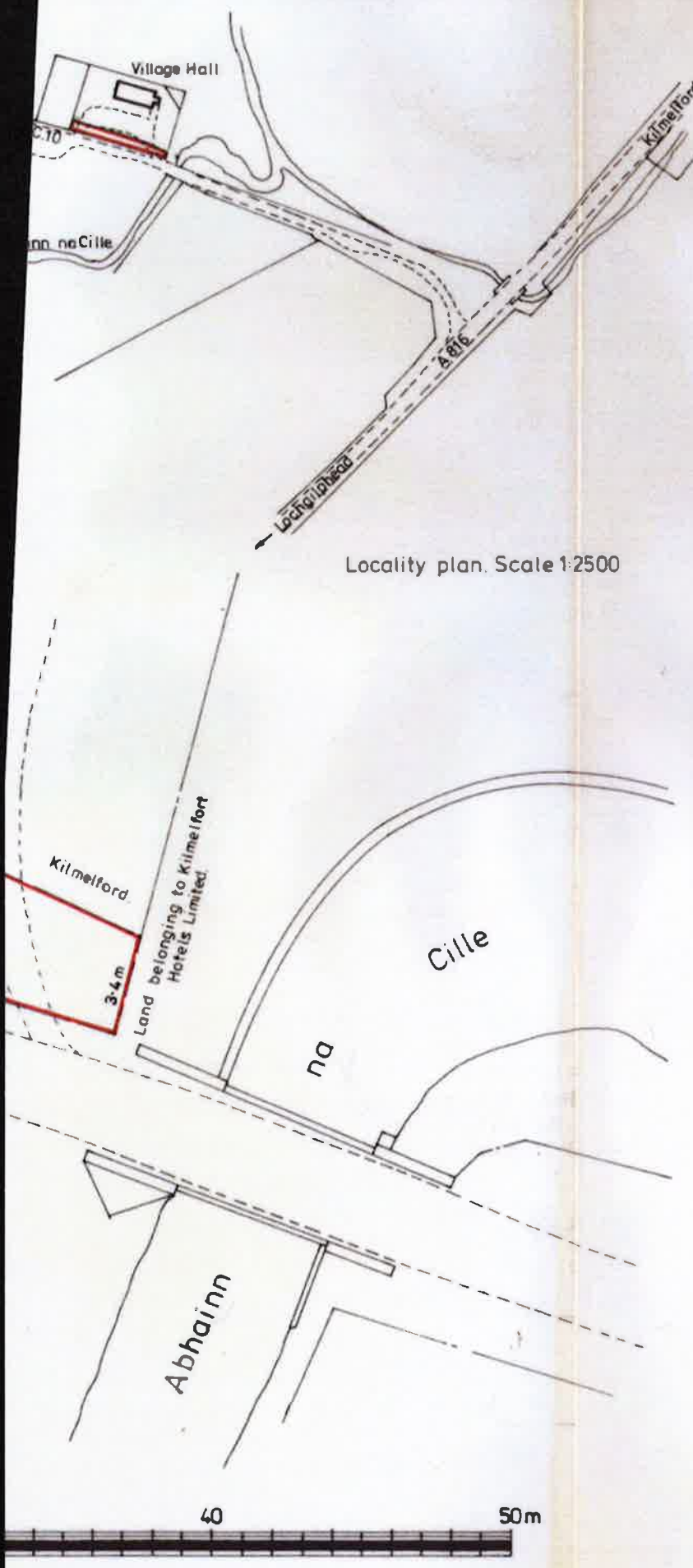
Gordon Dagleish  
Senior Solicitor – Commercial  
Argyll and Bute Council  
Governance and Law  
Legal Services  
Kilmory  
Lochgilphead  
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Locality plan. Scale 1:2500

Remarks

STRATHCLYDE REGIONAL COUNCIL  
 20 INDIA STREET, GLASGOW G2 4PF  
 O.S. LICENCE No. LA0754EX  
 Reproduced from the Ordnance Survey Map  
 Based upon  
 with the sanction of the controller of H.M.  
 Stationery Office Crown Copyright reserved


No	Revision	By	Date

**Strathclyde  
Estates  
Department**

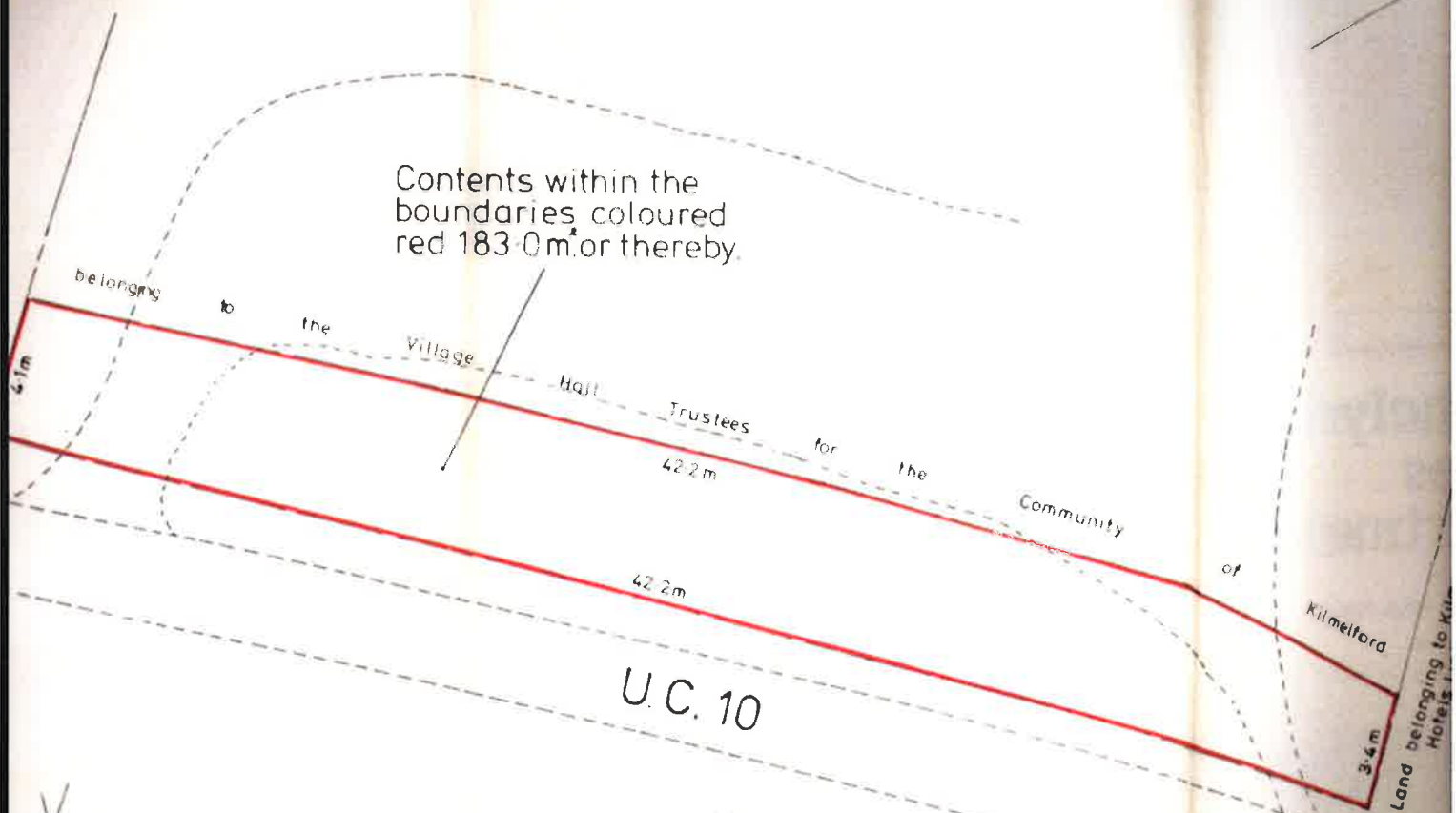
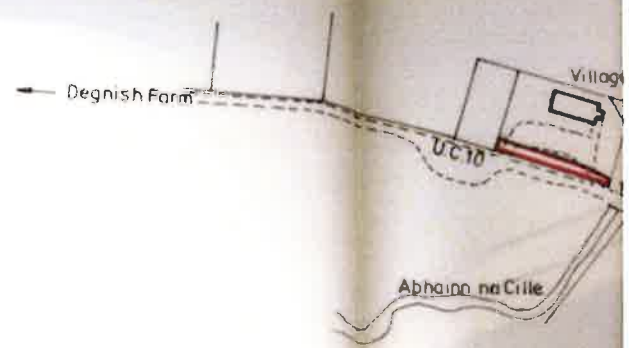
N G Macfarlane FRICS FRVA FBIM  
 Head of Estates

**Technical +  
Special Services Division**

**Project:** U.C. No.10 Kilmelford -  
 Degnish Farm Road.  
 Loch na Cille Bridge replacement

**Title:** Land to be acquired from the  
 Village Hall Trustees for the  
 Community of Kilmelford

S/C	AS Ref.	NM 844 (1253)
Drawn	AJM	Division Argyll & Bute
Date	4.11.83	District Argyll & Bute
Checked	<i>[Signature]</i>	Parish Kilninver & Kilmelford
Issued	<i>[Signature]</i>	
Drawing No.		Revision
T 3608		



X This is the plan referred to in the Conveyance by the Village Hall Trustees for the Community of Kilmelford in favour of the Strathclyde Regional Council X

*Alan D. H. Macleod*

*Robert J. Campbell*

*[Signature]* H.C.C.



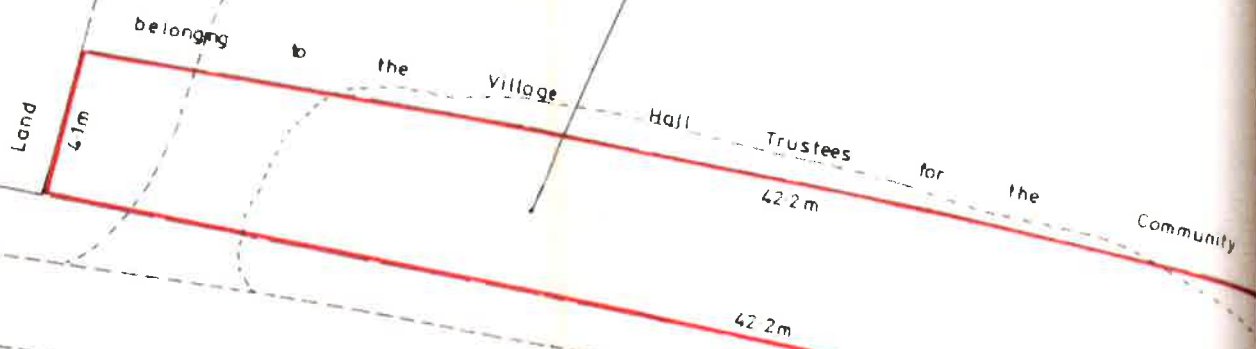
COLENA

WHEEL-



← Degrish Farm

Contents within the boundaries coloured red 183.0 m<sup>2</sup> or thereby.



U.C. 10

X This is the plan referred to in the Conveyance by the Village Hall Trustees for the Community of Kilmelford in favour of the Strathclyde Regional Council X

*Alan J. Mackenzie*

*Oliver J. Campbell*

*[Signature]* HCG



Scale 1:200

AR 1821