

NOTICE OF REVIEW

<p>OFFICIAL USE</p> <p><i>F. McCallum</i></p> <p>7 December 2017</p> <p>Date Received</p>

Notice of Request for Review under Section 43(a)8 of the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Important – Please read the notes on how to complete this form and use Block Capitals. Further information is available on the Council's website.

You should, if you wish, seek advice from a Professional Advisor on how to complete this form.

(1) APPLICANT FOR REVIEW

(2) AGENT (if any)

Name

Name

Address

Address

Post Code

Post Code

Tel. No.

Tel. No.

Email

Email

(3) Do you wish correspondence to be sent to you or your Agent

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

(6) Description of Proposal

ERECTION OF DWELLING-HOUSE,
INSTALLATION OF SEPTIC TANK & SOAKAWAY
AND FORMATION OF VEHICULAR ACCESS

(7) Please set out detailed reasons for requesting the review:-

THERE IS ONLY ONE REASON GIVEN FOR REFUSAL (DOCUMENT NO.1) AND THAT IS THE GAP WHICH THE APPLICATION SITE OCCUPIES BETWEEN DRUMNAMUCKLACH COTTAGE AND NORTH CRAIGRUADH IS CONSIDERED TO BE AN IMPORTANT UNDEVELOPED SPACE IN THIS AREA.

THE APPLICANT DOES NOT ACCEPT THIS STATEMENT BECAUSE THE SITE IS CLEARLY INFILL BETWEEN EXISTING DWELLING-HOUSES WHICH IS CONSIDERED AN APPROPRIATE SITE FOR THE ERECTION OF A SINGLE DWELLING-HOUSE. THIS DEVELOPMENT WOULD ROUND OFF THE SETTLEMENT OF FOUR EXISTING HOUSES AND WOULD NOT CREATE AN UNDESIRABLE DEVELOPMENT IN THE SETTLEMENT PATTERN OF THE WIDER AREA.

POLICY LDP DM1 OF THE DEVELOPMENT PLAN IS REFERRED TO IN THE REASON FOR REFUSAL, INDEED, IT IS THE ONLY POLICY REFERRED TO HOWEVER, PAGE 20 OF THE WRITTEN STATEMENT ADOPTED MARCH 2015 CHAPTER 2 REFERRING TO THAT POLICY STATES '*(D) WITHIN THE RURAL OPPORTUNITY AREAS UP TO SMALL SCALE ON APPROPRIATE SITES INCLUDING THE OPEN COUNTRYSIDE AS WELL AS SMALL SCALE INFILL*' AND ON PAGE 86 OF THE WRITTEN STATEMENT INFILL DEVELOPMENT IS DEFINED AS BEING '*A NEW DEVELOPMENT POSITIONED LARGELY BETWEEN OTHER SUBSTANTIAL BUILDINGS AND THIS NEW DEVELOPMENT BEING OF A SCALE SUBORDINATE TO THE COMBINED SCALE OF THE BUILDINGS ADJACENT TO THE DEVELOPMENT SITE*' I SUBMIT THAT THIS APPLICATION CLEARLY COMPLIES WITH THE DEFINITION OF INFILL DEVELOPMENT.

THIS SITE LIES WITHIN THE RURAL OPPORTUNITY AREA (DOCUMENT NO.4), ON PAGE 90 OF THE WRITTEN STATEMENT A RURAL OPPORTUNITY AREA IS DEFINED AS BEING '*A DEVELOPMENT MANAGEMENT ZONE WHICH UNDER LDP CORRESPONDS TO AREAS WHEREIN, THERE IS A GENERAL CAPACITY TO SUCCESSFULLY ABSORB SMALL SCALE DEVELOPMENT INCLUDING DEVELOPMENT IN THE OPEN COUNTRYSIDE*' I SUBMIT THAT THIS SMALL SCALE DEVELOPMENT CAN BE SUCCESSFULLY ABSORBED AND WILL NOT BE VISUALLY OBTRUSIVE AND THIS CLEARLY COMPLIES WITH THE DEFINITION OF A SITE WITHIN A RURAL OPPORTUNITY AREA.

THERE ARE NO OBJECTIONS FROM STATUTORY CONSULTEES. TRANSPORT SCOTLAND HAS BEEN CONSULTED AND HAS NO OBJECTIONS THERE IS ONLY AN OBJECTION FROM THE OCCUPANTS FROM ONE DWELLING-HOUSE NORTH OF THE PROPOSED SITE.

I BELIEVE THAT THIS APPLICATION SHOULD BE APPROVED BY THE REVIEW PANEL BECAUSE IT COMPLIES WITH THE POLICIES OF THE LOCAL DEVELOPMENT PLAN ADOPTED IN MARCH 2015.

If insufficient space please continue on a separate page. Is this attached?

Please tick to confirm

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information:-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB it is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (**Note if posting your paperwork 3 paper copies of each of the documents referred to in the schedule below must be attached**):

No	Detail
1	REFUSAL NOTICE
2	SITE PLAN
3	LOCATION PLAN
4	E MAIL FROM PLANNING CONFIRMING SITE IS WITHIN R.O.A
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this attached?
Please tick to confirm

Submitted by
(Please sign)

Fiona R Naphee

Dated

4 DECEMBER 2017

Important Notes for Guidance

- (1) All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
- (2) All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
- (3) Guidance on the procedures can be found on the Council's website - :
<http://www.argyll-bute.gov.uk/planning-and-environment/local-review-body>
- (4) In doubt how to proceed please contact 01546 604392/604269 or email:
localreviewprocess@argyll-bute.gov.uk
- (5) Once completed this form can be either emailed to
localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services, (Local Review Body), Kilmory, Lochgilphead, Argyll, PA31 8RT*
- (6) You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392/604269 or email: localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)