

APPEAL AGAINST CONDITIONS

Duneira

Rhu Helensburgh G84 8LH

Proposed Training Centre

Planning Approval 19/01573/PP

ADDENDUM

21.04.20

jmacArchitects
7 Glebefield Road
Rhu, Helensburgh
G84 8SZ

Additional Statement

For clarity the proposal is to develop a residential training centre to support the owner's business which provides courses to high value clientele. The proposal has been granted Permission but the conditions are being appealed.

The proposal is to operate, generally, week long residential courses which would require the participants to be based in the property for the duration of the course.

All course guidance would be provided by the current owners supported by others who would also be resident during the courses.

The impact on vehicle movements would therefore be minimal with the model allowing for staggered arrivals and departures. The owners being present prior to each course commencing and only departing after all participants had left at the end of each course.

Regarding the current imposition of conditions, the most appropriate approach is to permit access only via Shore Road and exit by Pier Road and the configuration put forward in appendix 5 of the response to the appeal would be acceptable to support this approach.

It should also be noted that this approach would result in minimal impact to the frontage (stone gate posts/wall and established trees, landscaping etc.) onto Shore Road.

Equally the configuration for vehicles to be contained on site can be amended to ensure minimal impact on neighbours. The site is capable of supporting a suitable number of vehicles in a variety of solutions.

Bearing in mind that there is significant traffic flow on Shore Road during specific times (traveling to the base in the morning and departing the base at close of the day) the participants would also be advised to avoid these times to minimise any possible disruption.

The suggested alternative proposal contained within the appeal response would ensure that an established property set in substantial grounds can be utilised in a manner that is suitable to its setting within the conservation village of Rhu.

END.