

**FURTHER INFORMATION FOR
ARGYLL AND BUTE COUNCIL LOCAL REVIEW BODY**

20/0006/LRB

SITE FOR THE ERECTION OF A DWELLINGHOUSE 19/01924/PP

**PLOT 2, LAND EAST OF ARDTEATLE COTTAGE,
DALMALLY**

09.06.2020

Further information as requested by the LRB in support of the aforementioned Reviews, namely:

- 1. Photographs and drawings of the site, if they are currently available.***
- 2. Confirmation that in terms of this application the Planning Service only require a written scheme of improvement works and should planning permission be granted in full, that the works detailed in the written scheme of improvements would become a condition of that planning permission.***
- 3. Confirmation that the improvement works required in relation to this application which were not required in relation to the previous application for the two properties, is due to supplementary guidance SG LDP 5 now being adopted.***
- 4. Confirmation around the reasoning why the Roads Department were not consulted on the application for an extension to the adjacent property which was received after the application currently being considered had been approved.***

The points raised are addressed as follows:

1. At the present time Development Management are not authorised to undertake site visits due to the current Covid-19 pandemic. The site was last visited by the Planning Officer responsible for the processing of the planning application on the 4th of November 2019. From the photos taken on site which were primarily of the site please see the only single photograph taken which shows a small section of the public road on attached Appendix A. The application plans can be observed on attached Appendix B.
2. As the planning permission is Planning permission in principle a written scheme of improvement works to the existing public road including surfacing with bitumen macadam to a depth of 100mm for a minimum length of 350m and the provision of two passing places are required by condition 4 of 19/01924/PPP. This condition further stipulates that the final wearing surface on the access shall be completed prior to the development first being brought into use.
3. In the consideration of planning permission in principle refs 15/02783/PPP and 15/02784/PPP (each for the erection of a single dwellinghouse at plots 1 and 2 respectfully) The Area Roads Engineer did request the appliance of a condition to secure upgrades to the public road for plot no 2 (15/02784/PP). At this time SG LDP 5 had been approved by the Council but had yet to be approved by the Scottish Government and therefore constituted a material consideration of significant weight, but less than that of adopted policy

4. Planning permission ref 19/02623/PP was granted on the 6th of February 2020 for the erection of an extension at nearby Ardteatle Cottage. No changes were proposed to the current access regime and the proposed development did not represent an intensification in use of the site which would raise road safety issues. There was therefore no requirement for consultation with the Area Roads Engineer for this application.

APPENDIX A



APPENDIX B



