



For the attention of the Local Review Board, % Adele Price Williams

Tuesday, 23 June 2020

RE: 20/006/LRB (19/01924/PPP) Plot 2, Land East of Ardteatle Cottage, Dalmally

Dear Sir/Madam,

Please see further comments with regards to the information requested by the review board from the planning department:

With regard to point 3 of the document 'Further Information for Argyll and Bute 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' The point states:

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

However the report of handling of the original application 15/02784/PPP states in the last paragraphs of section (j):

Supplementary Guidance

SG LDP 2 – Sustainable Siting and Design Principles

SG LDP ENV 6 – Development Impact on Trees/Woodland

SG LDP ENV 13 –Development Impact on Areas of Panoramic Quality (APQs)

SG LDP ENV 14 – Landscape

SG LDP HOU 1 – General Housing Development including Affordable Housing Provision

SG LDP SERV 1 – Private Sewage Treatment Plans & Wastewater Systems SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes

SG LDP TRAN 6 – Vehicle Parking Provision

Note: The above supplementary guidance has been approved by the Council but has yet to be approved by the Scottish Government. It therefore constitutes a material consideration of significant weight, but less than that of adopted policy.

The last paragraph of the quote above states that the supplementary guidance was considered. SG LDP TRAN 5 existed at the time, but it was not listed here and therefore it would have been considered but not found to be not material to the application.

The appendix to decision approval notice states:

It is considered that the site represents a suitable opportunity to accommodate one dwelling house without causing any detrimental impact on the immediate area and is considered to be consistent with the wider development pattern of the area. The proposal accords with the current development plan. There are no other material planning considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

So the planning decision notice reiterates that there are no other material considerations other than those listed in the report of handling, in other words SG LDP 5 was considered and found not material to this application.

We also note that the original condition from the roads department was as follows:

5.

Pursuant to Condition 1 – no development shall be commenced until plans and particulars of the means of vehicular access and parking/turning arrangements to serve the development have been submitted to and approved by the Planning Authority. Such details shall incorporate:

(i) The junction with the existing public highway formed and/or improved to have visibility splays of 7.5m x 2.4m clear of any obstruction over 1.05m in height above the level of the adjoining carriageway.

(ii) The junction with the existing public highway formed in accordance with the Council's Highway Drawing No. SD 08/004 Rev.A with a refuse collection point to be provided adjacent to the public road.

(iii) The provision of on-site parking and turning within the curtilage of the dwelling to a standard compliant with the provisions of policy LP TRAN 6 and Appendix C of the Argyll and Bute Local Plan 2009.

Prior to any works starting on-site the required visibility splays shall be cleared of all obstructions measuring over 1 metre in height above the level of the adjoining carriageway and thereafter maintained to the satisfaction of the Planning Authority. No walls, hedges, fences etc will be permitted within 2.4 metres from the nearside edge of the public road.

The proposed private vehicular access hereby approved shall be constructed to at least base course level prior to any works starting on-site and the final wearing surface of the road shall be applied prior to occupation of any of the dwellinghouses hereby approved.

The approved parking and turning layout and refuse collection point to serve the building shall be implemented in full prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

These are typical of the roads conditions usually applied to a single domestic dwelling and amount to approximately £15k of work. We note that the previous roads engineer retired in Autumn 2019, the only difference between this application and the previous one is that there is a new roads engineer.

Yours Faithfully,

Will Thorne,

or and on behalf of Dan Taylor.