

1 July, 2020

To: Argyll and Bute Council

From: Richard Payne and Susan Wood  
4 Breadalbane St  
Tobermory, Isle of Mull  
PA75 6PE

Re: Local Review Body Reference: 10/0005/LRB  
1 Argyll Terrace, Tobermory, Isle of Mull

We are writing to respond to the comments provided by the Roads Department and by the Planning Staff regarding consideration of this expansion and development.

In response to the Roads Department memo, we agree that there is “*no scope for public parking on Victoria Street due the narrowness of the road, the relative steep gradient of the road, and the need to keep its junctions with Argyll Terrace, Back Breadalbane St and Breadalbane St clear...* ”. We note that in addition there is not adequate parking available on Argyll Terrace or Breadalbane St either, particularly in a normal tourist season. As mentioned in our earlier objections, the traffic survey presented by the applicant for a previous application is entirely inadequate as it was done during midwinter several years ago, and is inconsistent with our experience of the need for parking in the area both for residents and the Church.

In response to the Planning staff memos, we agree with the points made in the “Further information” memo.

With regard to Point 1, the concerns raised by planning staff *reflect the need to protect both the Conservation area and the prominence of the Church*. No conditions placed on the application would address these very serious concerns about the cumulative impact that the continual incremental growth and development at this site are having on the Conservation Area.

We agree with Point 2, that *no conditions would address the concerns by the Roads Dept regarding parking*.

We also agree with Point 3 regarding the existing unlawful holiday accommodation “Rose Cottage” within the same building, *and that approval of expansion would be condoning that misuse of the property*. We note that *neighbors have raised concerns about this unlawful accommodation at each stage* of this and previous applications, but this has not been addressed.

We urge the Local Review Body to support the decision to refuse planning permission for this property.