

AB7 Response.

Review Reference Number

20/0007/LRB

Reference Number Of Planning Application 19/01573/PP

Address Of Review Property

Duneira
Pier Road
Rhu
Helensburgh

The Argyll and Bute Local Review body agreed to request the Planning Officer to consult further with the Roads Officer and provide the following further written Information.

PLANNING RESPONSE;

1. Confirmation that the access onto Pier Road could be used to exit the site if the property is for commercial use, and if this is not the case, provide the technical reasons that would prevent this.

Council response - Pier Road exit cannot be used as an exit to the site due to the existing volume of traffic and existing safety concerns in regards to pedestrians due to no footway provision and no safe step off from carriageway due the reduced or no verge.

2. Confirmation as to whether or not the Pier Road access was used to exit and enter the property when it was operated as a Care Home.

Council response - From 1984 to 2002 Duneira was registered as a 'Care Home' but was lived in by Mr and Mrs Nelson and their 3 children who looked after 5 adults with learning disabilities as part of their family and not run in the same manner as a traditional care home. Planning permission was granted in 2003 for a change of use from residential care home to dwellinghouse. A search of the 2003 archive planning record, to establish historical access to the property, has been difficult to locate due to Corona Virus restrictions, however it will be available in a few days. It should be noted that this file may not contain any relevant information pursuant to this review.

3. Confirmation on parking provision, drop off points and turning areas required for 14 delegates, employees and delivery vehicles.

Council response - The provision for car parking within the curtilage of the dwelling shall be in accordance with the Council's Local Development Plan supplementary guidance SG LDP TRAN 6 Vehicle Parking Provision of 1 no space per course precipitant and onsite turning. In accordance with 'Road Guidance for Developers' Parking for 1no. Vehicle per staff member and onsite turning provision will be required within the boundary. In the interest of road safety due to no alternative safe parking

available delivery drop off and onsite turning provision will be required within the boundary.

4. Confirmation as to whether or not a shuttle bus, provided by the Applicant, for delegates leaving and entering the property was still required.

Council response - *It is considered that the use of a shuttle bus is still required as it would be of great benefit to the operation of this business by reducing the amount of individual vehicle movements. However, as there is no way of ensuring that delegates will not use their own vehicles, access parking and turning would still be required.*

5. Confirmation on whether or not the gate posts at the Gareloch Road access require to be widened with foliage cut back to enable vehicles to turn right safely from the A814 into the property if this was used for access into the property only.

Council response - *The widening works would be required as there is no way of ensuring vehicles will not egress onto A814*

6. Confirmation on whether or not any necessary alterations required at the front gate would require a separate planning application or could be dealt with by condition.

Council response - *The relocation of existing gate piers and boundary alterations, to ensure the required width, will require planning permission. It should also be noted that the applicant will also require a further application for Tree Works in order to remove trees/shrubs and to comply with the forward visibility sightline splays for the existing access onto Gareloch Road.*

7. Confirmation of any alterations to the wall and cutting back of foliage that would be required if the use of Pier Road to exit the site was agreed.

Council response - *A Visibility splay of 42 x 2.4 x 1.05 metres shall be provided in both directions, currently there are several existing features including wall and telegraph pole that are within the visibility splay that would need to be removed.*

8. Taking account of the clarification sought on the above, and in consultation with the Roads Officer, to provide appropriate conditions and reasons to attach to the consent firstly, if the LRB were minded not to agree to the request by the Applicant that Gareloch Road be used for entering the site only and Pier Road used for exiting the site only and secondly, if the LRB were minded to agree to the request by the Applicant that Gareloch Road be used for entering the site only and Pier Road used for exiting the site only.

The Area Roads manager advises the following;

I would not agree with Pier Road being used as an exit only, it is impossible to ensure that vehicles would not just exit via A814 thus creating the safety issue with vehicles queuing on the A814 trying to turn into Duneira but not being able to due to vehicle exiting and blocking the single width access that currently exists. If it was an adopted road we could but restrictions in vehicle movement however as this is a private driveway there is absolutely no way we can control and manage the traffic

Council response – *If the LRB were minded not to agree/or agree to the request that Gareloch Road is used for entering the site only and Pier Rd for existing, the same planning conditions would apply as per original approval 19/01573/PP*

AREA ROADS MANAGER RESPONSE;

The Argyll and Bute Local Review Body agreed to request from the Roads Officer the following written information –

1. The most recent Traffic Survey carried out for Pier Road.

Council response - *Last traffic survey was carried out in October 2013, see Excel Spreadsheet attached.*

2. A report on any Police stats and accidents recorded at Pier Road.

Council response - Please refer to the two emails from Police Scotland attached.