

McCallum, Fiona

From: Linda Duncan <linda.duncan@me.com>
Sent: 13 October 2020 17:18
To: McCallum, Fiona; Colville, Rory; Blair, Gordon; McCuish, Roderick; jmacarchitect@me.com; Bain, Peter (Planning); Young, Howard; Macleod, Frazer; Lawson, Donna; marie.mckerry@careinspectorate.gov.scot; envhealtheast@argyll.bute.gov.uk; Jean Cook; Mary Fisher; Jim Duncan; Charles Mckerracher; Ann Roy; John McGall
Subject: Re: 2nd Calling of Local Review Body - Notice of Review Reference 20/0007/LRB. (Planning Ref: 19/01573/PP - Duneira, Pier Road, Rhu, G84 8LH) [OFFICIAL]

Dear Councillors,

20/0007/LRB, Duneira

Further to the meeting and the questions that arose from the site visit of the LRB to Duneira, I would like to make the following points.

1 I agree with the Council's response that Pier Road is an unsafe road and so should not be used as an exit to the site and there is plenty of evidence to support this, including reports by the police

2 The term care home is very misleading as, in the current times, one would imagine an institution catering for elderly people complete with nursing staff, ancillary staff, deliveries and visitors. This was not the case with Duneira.

Duneira was always a family home. Mr and Mrs Nelson lived there with their 3 children and five adults who had learning disabilities. There were no staff or ancillary help nor visitors nor deliveries.

Due to regulations it was registered as a Care Home in 1984 and continued to operate until 2002, where the current planning portal shows it applied for permission to change the care home status. The current owners, Mr and Mrs Smith bought in 2003 and moved to Doncaster last year. Duneira is managed by a company called Pillow Partners located in Ayrshire who manage the short term lets. They are also advertising Duneira as a 'Wedding Venue' and for use for 'Corporate Entertaining'. In that event how would the traffic be managed?

We have lived next door to Duneira since 1996 and remember the Nelson family well, so can personally vouch for the activities there. A mutual friend is still in contact with Mrs Nelson and she has confirmed the dates of 1984 to 2002. The house operated as a family home and in those days traffic was not an issue as the A814 and Pier Road were extremely quiet roads, however Pier Road was not used.

3 Imbedded in the Appeal documents is a proposed parking area for 11 cars adjacent to the neighbouring properties, which would require massive ground works to enable a car park to be built, since it is on 3 levels . This was not included in the original plans and does not detail that the levels are such because a swimming pool was infilled years ago. I assume there is no record of how the swimming pool was built or what materials it was infilled with. Given that this new information about parking was not on the original planning application (which received conditional approval) and has only been revealed in the appeal, will the parking proposal require a separate planning application?

4 There has been the suggestion that a shuttle bus would transport the delegates to Duneira for Touchstone Education training courses. The agent said that the delegates would be ‘high net worth individuals’. I question whether anybody, who already was a ‘high net worth individual’, would attend a Touchstone Education Course, be prepared to use public transport and a shuttle bus to reach Duneira and be prepared to share a room with a complete stranger. There is no mention of travel arrangements for the additional advertised uses. Even as used as a short term let, in the last 6 months, there are multiple cars parked there.

Duneira is currently causing concern in the neighbourhood. As stated previously, It is being used as a ‘short term let’ for large groups and also advertising availability as a Corporate entertainment venue and a wedding venue. The village already has issues with another large house in the area used for similar activities, also run by an absentee person and the nuisance to the surrounding area is considerable with the police involved on many occasions

5 I suspect that it would be difficult for the required site lines of 42m to be achieved as Duneira does not have 42m to the east of the centre of its gates on the A814.

Finally I would like to say that, although it is unfortunate that Duneira was granted planning permission for a change of use to Commercial, I support the conditions that the roads department have imposed. In particular that Pier Road is not used due to the lack of visibility and lack of safety for pedestrians and also that access from the A814 requires to be improved. Any traffic backing up on the A814 could impact traffic on the other roads close by, including emergency vehicles accessing the lifeboat station.

Yours sincerely,

L.J.Duncan