

APPEAL AGAINST CONDITIONS

Duneira

Rhu Helensburgh G84 8LH

Proposed Training Centre

Planning Approval 19/01573/PP

Comments on Additional Info Provided

06.10.20

jmacArchitects
7 Glebefield Road
Rhu, Helensburgh
G84 8SZ

Additional Information requested on Form AB7

A. Despite the Roads Officers statement during the site visit no evidence has been provided that the traffic police consider the road unsafe. Equally the report from the visit by the traffic police does not intimate the road as unsafe.

The Logging Lorries which were operational for part of 2019 are no longer operating since the areas of woodland have been cleared.

The visibility splay is taken from the edge of the carriageway and not as suggested by the Roads Officer on site and would not imping on the adjacent property (Please refer the original submission).

Finally most points raised by the traffic police are the responsibility of the Local Authority.

B. With reference to the responses within AB7

1. The view expressed by the traffic police contradicts the stated view of the Roads department officer and does not state any thought of closure or safety concerns for a village road with the traffic loads noted.

2. No Comments.

3. No issues with meeting compliance.

4. The imposition of such a condition in addition to meeting the required parking standards is onerous and cannot be enforced without a legal agreement which would be in excess of any planning requirements. The applicant would be encouraging delegates to arrive together and such small numbers are likely to be by a few taxis rather than a mini bus.

5. The applicant would manage the arrival and departure to ensure full compliance and as stated the considerable alteration to increase the width is again an unacceptable and not required imposition and

significant alteration within a conservation area where trees and shrubs would be significantly impacted.

6. To grant an application with such a condition that could then result in a failure to obtain the requested permission is an inappropriate condition.
7. Can be accommodated.
8. There is no technical reason to increase the width and visibility splay where the access from the main road is to be used only for access and the statement that vehicles would be queuing did not transpire during the site visit and with the numbers proposed and the undertaking provided by the applicant this condition should not be imposed.

In summary we do not consider that sufficient technical evidence is provided to justify that the exist onto Pier Road could not be utilised as the main site exit.