

From: steven@cameronplanning.com
Sent: 14 May 2021 13:39
To: 'Jane, Emma'
Cc: 'Lawson, Donna'; 'Young, Howard'
Subject: RE: 20/02264/PP - Land South West Of Letrualt Farm [NOT PROTECTIVELY MARKED] [OFFICIAL]

Thank you for your response. The plan submitted shows works that could be implemented to improve the road for all existing users and the new dwellinghouse. Specifically the improvements would benefit the Council's Refuse Collection Vehicle which uses this road on basically a weekly basis without any difficulty. It does so without encountering any traffic issues. It does so also with the ability to turn on our client's land at the top of the road using an informal turning area; we are offering to improve and formalise that turning area. The additional formal passing place at the south of the application site would also assist the extremely limited traffic that uses this road. The first 10m of the road tapers to a width of 5.2m at 10m, this can be widened to 5.5m if required. This is not an issue.

My principal concern however is that you continue to state that the development is contrary to SG LDP TRAN4 and highlight the following

(ii) The private access serves a housing development not exceeding 5 dwelling houses.

I have highlighted a number of times that the above section (A1(ii)) relates to a situation where a new access road is proposed and that the matter falls under section A2 of the SG which relates to 'further development that utilises an existing private access or private road.' The response is for commensurate improvements based on an assessment of usage. The Council's bin lorry uses this road weekly with no issues. Three of the seven existing houses have direct sight and access to the A814 junction, there is no through traffic, no right of way, no core path; nobody uses this road and there are no issue with regards to road usage or road safety. This is a small section of private access road which the existing residents have absolutely no difficulty in using.

I understand that the Roads Authority may be considering a change in guidance however any decision must be taken on current guidance.

regards

Steven Cameron

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From: Jane, Emma <Emma.Jane@argyll-bute.gov.uk>

Sent: 10 May 2021 15:52

To: steven@cameronplanning.com

Cc: Lawson, Donna <Donna.Lawson@argyll-bute.gov.uk>; Young, Howard <Howard.Young@argyll-bute.gov.uk>

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