

21/0007/LRB: further information from Planning Officer

(Planning Ref: 20/02264/PP)

Land South West of Letrualt Farmhouse, Letrualt Farm Lane, Rhu, G84

I have noted below in blue my response to the request for further information;

- Having noted that there has only been one objection/representation to the designation of the new greenbelt/settlement boundary proposed by the Council in LDP2, and that this has come from the Applicant, can the Planning Officer or Development Policy Manager comment on this and confirm if it would be correct to say that the option for the Reporter was to either agree to the Council's proposal that the boundary is in front of the farmhouse or to agree to the Objector's proposal that the boundary is the track behind the farmhouse. As such, can the Planning Officer confirm if sufficient weight could be attributed to the proposed LDP2 for it to be considered a material consideration which could potentially remove the first reason for refusal.
- Having considered the response provided from the Development Policy Manager in regards to the above; I agree with their comments and have nothing further to add.
- Confirmation from the Planning Officer or Development Policy Manager that there have been no objections received in respect of Section 6.19 of LDP2, and, if this is the case, can this be considered the settled will of the Council and used as a material consideration in regard to this application.
- Having considered the response provided from the Development Policy Manager in regards to the above; I agree with their comments however, I would further note that attention should be given the roads officers response to the above and would note that the above policy; 6.19 of LDP2 is not considered to be relevant to this application as the policy is in regards to new housing developments of 6-10 dwelling (inclusive) and is not relevant to adding a dwelling to an existing development.
- A full narrative of appropriate conditions and reasons should the LRB be minded to approve this application.
- I again would draw attention to the roads officers response and would consider the below (as per my LRB comments on behalf of the local planning authority submission) to be appropriate conditions should the LRB be minded to approve this application;

SUGGESTED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED;

2. Notwithstanding the provisions of Condition 1, no development shall commence until full details of the required commensurate improvements as requested by the roads area

manager to Letrault Farm Road have been submitted to and approved by the planning authority. The duly approved improvement works shall be implemented prior to occupation of the approved development and shall thereafter be maintained in perpetuity.

Reason: *In the interest of road safety.*

Note: - Condition 1 will be a standard planning condition requiring that development be carried out in accordance with the details on the application forms and the approved drawings.

Note: - the required commensurate improvements as requested by the roads area manager are as follows:

- 1. Minimum carriageway width of 3.7m wall to wall for emergency services vehicles.*
- 2. Localised widen of 5.5m at points of Intervisibility.*
- 3. Intervisible Passing places at a maximum of 100m spacing.*
- 4. Road be widened to a minimum width of 5.5m for the first 10m.*
- 5. A formal turning head.*