

**ARGYLL AND BUTE LOCAL REVIEW BODY**

**NOTE OF MEETING OF SITE INSPECTION RE CASE 22/0001/LRB  
LAND SOUTH OF HIGH OAKS, ARTARMAN ROAD, RHU, HELENSBURGH  
WEDNESDAY 30 MARCH 2022**

In attendance: Councillor Rory Colville, Argyll and Bute LRB (Chair)  
Councillor Kieron Green, Argyll and Bute LRB  
Councillor Jean Moffat, Argyll and Bute LRB  
Iain Jackson, Governance, Risk and Safety Manager (Adviser)  
Lynsey Innis, Senior Committee Assistant (Minutes)  
Polly Dunlop, Applicant  
Maureen Paisley, on behalf of Applicant  
Allan Murray, on behalf of Applicant  
Councillor George Freeman, Interested Party  
Emma Jane, Planning Officer  
Donna Lawson, Traffic and Development Officer

The Argyll and Bute Local Review Body agreed on 17 March 2022 to conduct a site inspection in order to view the development site in context of the surrounding area.

The Local Review Body convened at 10.30am on 30 March 2022 at Land South of High Oaks, Artarman Road, Rhu, Helensburgh. The Chair welcomed everyone to the site inspection and introductions were made.

Councillor Colville asked the Traffic and Development Officer to demonstrate how the sight visibility figures for this application had been arrived at, and whether it would be possible for the figure of 25 to be reduced to 17, and still be within the guidance.

The Traffic and Development Officer outlined the visibility requirements, as outlined in the Roads Guidance for Developers, dated 28 October 2008, and advised that leeway had already been given to this application as a result of a previous site visit, based on the low volume and speed of vehicles travelling on the road, with the sight visibility figure reduced to 25 metres in both directions from the access.

Ms Lawson used equipment to further demonstrate the measurements involved and outlined the difficulties posed by the bend in the road to the north of the access point.

Discussion took place on the possibility of reducing the size of the hedge that ran along the edge of the road and taking it back to the fence that appeared to be the boundary of the neighbouring property, with it being noted that due to the height of the hedge within the boundary of the neighbouring property it would make no difference to the visibility requirements of this application.

Further discussion took place in relation to the status of the road and the possibility of introducing traffic calming measures or a reduction in the speed limit with it being

noted that Roads and Infrastructure Services would not be in a position to support such measures, as there were currently no road safety concerns and the local authority are unable to recognise a 10mph speed limit, but that it would be possible for a private landowner to make application to the Scottish Government in this regard.

Having established that Members had no further questions, the Chair thanked all in attendance for their input.

This concluded the site visit.