

Delegated or Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 21/02709/PP

Planning Hierarchy: Local Development

Applicant: Mr Graham Wylie

Proposal: Variation of condition numbers 3, 4, 5 and 6 and removal of conditions 7 and 8 relative to planning permission 20/01150/PP (Erection of dwellinghouse). Access arrangements

Site Address: Rhu Lodge, Ferry Road, Rhu, Helensburgh, Argyll and Bute, G84 8NF

SUPPLEMENTARY REPORT NO. 3

1. INTRODUCTION

The attention of Members is drawn to the main Report of Handling dated 8th November 2022 and to supplementary reports; No.1 dated 22nd November 2022 and No. 2 dated 10th January 2023 that are currently before them for consideration in respect of the above application.

Committee members postponed the determination of the application pending a site visit, which took place on the 12th of January 2023. This supplementary report has been provided with regards to additional revised drawings received from the applicant on the 10th of January 2023.

Below is a list of all revised drawings that have been provided and also provides a commentary (in conjunction with the roads area manager) on these drawings.

19 / 20 / R2 A - Proposed passing place improvements Rev A; This drawing illustrates the location of the proposed passing place it does not illustrate or provide any further details.

19 / 20 / R4 C - Proposed traffic calming improvements Rev C; This drawing indicates the location of two proposed speed humps as well as noting that the new passing place is to be 5500mm wide (please see the comment below in regards to the revised driveway plan in relation to this). In terms of the existing and proposed speed humps, these are noted, however, the presence of such features does not permit us to determine the operational speed of the road to less than 20mph.

19 / 20 / R5 C - Combined traffic calming measures Rev C; This drawing shows the existing and proposed speed humps – while these are noted it does not alter the minimum accepted speed limit of 20mph. This drawing also notes the new passing place is to be 5500mm wide. Please see the comment below in regards to the revised driveway plan which flags up the specific issues with this proposed passing place.

19 / 20 / R7 C - Ferry Road proposed improvements Rev C; This drawing shows the extent of the proposed improvement works and also notes the new passing place is to be 5500mm wide - please see the comment below in regards to the revised driveway plan in relation to the proposed passing place. This drawing also indicates the proposed grass verge as well as the existing and proposed passing places – please see comment below in regards to the re-alignment and passing place details required.

19 / 20 / R9 C - Ferry Road extent of re-surfacing Rev C; This drawing shows the extent of the proposed re-surfacing works, the proposed grass verge to sections and indicates the proposed and existing passing places. As below if the applicant wishes to install a grass verge then full details of the proposed re-alignment are required (this drawings does not adequately show this as we require details showing the full extent of re-alignment, dimensions along the full length, method of illumination for the re-alignment etc.). Furthermore, the existing and proposed 100m intervisible passing places between the driveway access and the public road are not adequately detailed. This drawing also fails to detail the second passing place that is required between the driveway access and the main road – the passing place indicated at the junction of the public road does not meet standard detail SD 08/003 A as it is a junction . All passing places must be no more than 100m apart and intervisible for all road users. All passing places must be constructed in accordance with the minimum requirements as set out in standard detail SD 08/003 A. This drawing also notes the new passing place is to be 5500mm wide - please see the comment below in regards to the revised driveway plan in relation to this.

19 / 20 / R10 A - Driveway plan Rev A; This drawing shows the proposed driveway access and proposed passing place at the driveway access – this drawing fails to detail the full extent of the proposed road re-alignment required to install the grass verge along the boundary wall. If the applicant wishes to install a grass verge then details of the full roads re-alignment must be included. These details should include illumination of the carriageway (i.e. bollards). Furthermore the visibility splay should be 2.4m back from the edge of the carriageway – this drawing shows the splay set back 2m. Lastly, if the applicant wishes to install a grass verge then the method of preventing water from flowing onto the carriageway should be within the property boundary and not at the edge of the proposed verge as this drawing illustrates.

22034_006 A - ECS drawing Rev A; This drawing shows the proposed access alterations including visibility splays and alterations to the existing boundary wall. This drawing also shows the two new speed humps and also indicates the 100m intervisible passing place between the Rosslea access and the new passing place at the driveway access. Road widths are also indicated on this drawing. The detail showing the 100m intervisible passing place is incorrect as the suggested passing place at the access to the Rosslea is not in line with standard detail SD 08/003 A – this suggested passing place is also not considered to be intervisible for all road users as those exiting the Rosslea will not be able to see traffic from the right. This drawing also indicates localised widening of 7m at the access to the adjacent property however, this is not adequately detailed as no lengths of the widening are stipulated. Lastly this drawing fails to demonstrate the requirement for 100m intervisible passing places between the driveway access and the public road.

2. RECOMMENDATION

The additional revised drawings submitted by the applicant have been considered and commented on but do not alter the recommendation contained in the main Report of Handling dated 8th November 2022; namely, that the application be **granted** subject to the conditions, reasons and informative notes contained therein.

Author of Report: Emma Jane **Date:** 16th January 2023

Reviewing Officer: Howard Young **Date:** 16th January 2023

Fergus Murray
Head of Development and Economic Growth