

**Classification: OFFICIAL**

Good morning Billy

Thank you for your e-mail.

The principle of the glamping pod is acceptable, it is the access arrangements which are causing the issue.

Please let me know how you wish to proceed.

**Kind regards,**

**Fiona**

Fiona Scott  
Planning Officer – Oban, Lorn and the Isles  
Development Management  
Development and Economic Growth  
Argyll and Bute Council

t: 01631 567968

e: [fiona.scott@argyll-bute.gov.uk](mailto:fiona.scott@argyll-bute.gov.uk)

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Work Pattern: Monday to Thursday: 07:45 – 17:00 – Friday: Off



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**From:** Great Glen Designs - Fort William. <great.glen.designs@gmail.com>  
**Sent:** 17 February 2023 10:11  
**To:** Scott, Fiona <Fiona.Scott@argyll-bute.gov.uk>  
**Subject:** Re: FW: 22/01001/PP - Broom Hill, Ardconnel Hill, Oban [OFFICIAL]

Thank you for your email.

I will discuss this with the applicants and come back to you as soon as we have considered the access matter together.

In the meantime, could you please confirm whether you are otherwise content with the proposal, i.e. is road access the only point of concern?

Specifically, I have noted the third party comments regarding ancient woodland, but you will have seen from your site visit that the pod could be accommodated without removing any trees or adversely affecting the existing woodland setting. Planning conditions requiring the retention of trees within the site would be sufficient to protect the trees and woodland in this case.

On Tue, 31 Jan 2023 at 15:01, Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)> wrote:

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Good afternoon Billy

Thank you for your e-mail and please accept my apologies for the delay in coming back to you.

I have been discussing the points set out in your e-mail of 12 January 2022 with the Roads Authority and my Team Leader.

The Roads Authority have advised that, notwithstanding the points set out in your e-mail, they maintain their objection to the proposal.

I have also discussed the matter with my Team Leader and we have agreed that we cannot lawfully use a planning condition to curtail something that is not considered to be 'development' in the first place i.e. the use of two bedrooms within the dwellinghouse for bed and breakfast purposes.

In light of the above I must advise that the Planning Authority cannot support the proposal and I would suggest that you arrange to withdraw the application.

Alternatively, should you wish the application to be determined, it will be recommended for refusal for road safety reasons as set out in the consultation response from the Roads Authority.

I look forward to hearing how you wish to proceed.

**Kind regards,**

**Fiona**



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**From:** Great Glen Designs - Fort William. <[great.glen.designs@gmail.com](mailto:great.glen.designs@gmail.com)>  
**Sent:** 30 January 2023 11:42  
**To:** Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)>  
**Subject:** Re: FW: 22/01001/PP - Broom Hill, Ardconnel Hill, Oban [OFFICIAL]

Hi Fiona,

I've just checked the portal and I see this one is "awaiting decision". Has a decision been made? If so, is it positive?

On Thu, 12 Jan 2023 at 11:37, Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)> wrote:

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Hi Billy

That's something that I will discuss with my Team Leader.

Kind regards,

Fiona



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**From:** Great Glen Designs - Fort William. <[great.glen.designs@gmail.com](mailto:great.glen.designs@gmail.com)>  
**Sent:** 12 January 2023 11:32  
**To:** Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)>  
**Subject:** Re: FW: 22/01001/PP - Broom Hill, Ardconnel Hill, Oban [OFFICIAL]

I appreciate that point. Could it be a planning condition that no Bed and Breakfast accommodation can be provided in the existing house?

On Thu, 12 Jan 2023 at 10:55, Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)> wrote:

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Good morning Billy

Thank you for your e-mail submitting supporting information.

I will discuss the points raised with the the Roads Authority, however, the dwellinghouse is still capable of being used as a bed and breakfast without planning permission depending on the number of rooms being let out which the Planning Authority has no control over.

I will come back to you once I have discussed the matter further with the Roads Authority and my Team Leader.

There is no need to upload via the portal, I'll arrange for it to be done.

**Kind regards,**

**Fiona**



Fiona Scott

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**From:** Great Glen Designs - Fort William. <[great.glen.designs@gmail.com](mailto:great.glen.designs@gmail.com)>

**Sent:** 12 January 2023 10:08

**To:** Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)>

**Subject:** Re: 22/01001/PP - Broom Hill, Ardconnel Hill, Oban [OFFICIAL]

Hi Fiona,

Response letter attached. Do you need this uploaded to the portal?

On Mon, 9 Jan 2023 at 09:19, Scott, Fiona <[Fiona.Scott@argyll-bute.gov.uk](mailto:Fiona.Scott@argyll-bute.gov.uk)> wrote:

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Good morning William

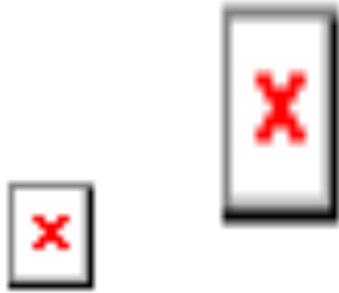
I refer to the above application currently with the Planning Authority for consideration.

I have now received the consultation response from the Council's Roads Authority who are recommending refusal of the application. I have attached a copy of the response which sets out their reasons for refusal. Please note that whilst this is dated 15/11/22 it was only received by the Planning Authority on 05/01/23.

In light of the comments from the Roads Authority the Planning Authority is unable to support the current application and would suggest that you withdraw the application otherwise it will be recommended for refusal for the road and pedestrian safety reasons set out by the Roads Authority.

I would be grateful for your comments on how you wish to proceed.

Kind Regards



Fiona Scott

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