Minute of Planning Hearing held in Kames Village Hall  
On Thursday 30th March 2006

Present  Councillor B. Chennell in the chair  
Councillor Currie   Councillor Scoullar  
Councillor Macintyre   Councillor Strong  
Councillor Marshall  
Dr R. Kronenburg, Applicant  
Mrs Kronenburg  
Mrs R. Winter-Scott, Objector  
Mr A. Gordon, Objector  
Mr E. Torbet, Objector  
Steven Gove, Area Development Control Manager  
Paul Farell, Roads Superintendent, Roads and Amenity Services  

Attending  George B. McKenzie, Area Corporate Services Manager  
Eilidh Headrick, Area Committee Services Officer  

Apologies  Councillors McKinven, McQueen and Walsh.

Planning Application 05/00701/DET, Dr R. Kronenburg, Erection of a Dwellinghouse, Land North of Rockbank, Tighnabruaich.

The Area Development Control Manager gave a detailed background to the proposed development with a presentation showing the layout, access and other aspects of the proposed dwelling house. He mentioned the height differential with the adjacent property but said that it was not significant. He spoke about the private access road and the acceptable improvements that would be a condition of any approval. He said there had been several objections on grounds of privacy and use of the roadway but these matters had been addressed in his report. The Head of Planning was recommending approval subject to conditions and a note to the applicant and he invited the committee to endorse this recommendation.

Dr Kronenعبurg, Applicant, then gave an illustrated presentation on the basis of the design for the house and the main factors which had been addressed in the design stage namely design, impact, access, drainage and respect for neighbouring properties. He then expanded on each of these themes advising the members that the house had been specifically designed for the site and
would use traditional materials and renders, the site draining problems had been addressed to the satisfaction of SEPA, the proposed passing place and turning area would be a significant improvement to the existing roadway and he had ensured that the neighbouring property’s privacy would be respected and enhanced by appropriate planting of trees. He commended his proposals to the committee and sought approval.

Mrs R. Winter-Scott, Objector made a presentation in support of her objection advising the committee that the proposed three storey house would be out of character in the area and would dominate the landscape because of its width and height. She also stressed that the proposed access to the property by a land bridge would severely affect the privacy of her home and users of the bridge would have a clear line of sight into her bathroom and bedrooms. She then went on to say that the private roadway could not accommodate heavy vehicles and any building materials had to be ‘barrowed’ or carried into the area in smaller vehicles. The development would put the roadway at risk with the increased traffic and the building works. She invited the committee to refuse to grant the application.

Mr Gordon Objector, spoke of the state of the private access road and the inability of heavy good vehicles to access any properties and said that the road was so restricted oil or gas could not be delivered. He advised that the water and sewerage systems were close to the surface and would suffer damage from the increased use, additionally some houses could only use the road in one direction and the additional property would affect their access. He recommended refusal of the application.

Mr Torbet, Objector, also spoke about the limitations of the private access road and said he was concerned with the damage that would occur in the building process. He felt that access should be controlled through the planning process. He also raised the issue of the quantities of infill required for the lay-by and turning area and said that this material would have to be brought in to the site by the road and loading/unloading would restrict movement in the roadway. He asked the committee to refuse the application.

The Area Corporate Services Manager then read a letter from Mrs M Bunting, Derryguaig, Tignabruaich, submitted in support of her original objection.

Paul Farrell, Roads Superintendent, Consultee, said that the proposed improvements to the road were acceptable and the turning head and parking for two vehicles was commensurate with the development.

The Chairman thanked everyone for their presentations and then opened the meeting to questions from the members of the committee.
The members asked numerous questions on such matters as the proposed road improvements, the state of the private roadway and the number of users, the amount of infill required, the height difference between the proposed property and the ‘Moorings’, the land bridge access, the width of the proposed dwelling, privacy, further development in this area.

The Chairman then invited each speaker to sum up.

Steven Gove, Area Development Control Manager said that the Council’s policy was to encourage infill site development and this would be achieved through the proposal before the committee. He said that although there were minor issues of design and scale they would have a neutral effect and would be offset by the proportional improvement through the development. He said that the issue of privacy had been addressed by the applicant and on that basis his department recommended approval of the application.

Paul Farrell said he had nothing further to add.

Mrs Winter-Scott said she did not have a basic objection to a building on this site however she had concerns about the scale of the proposed development. She maintained her view that her privacy would suffer and access problems over the private roadway had not been properly addressed. The application should be refused.

Mr Gordon re-iterated his comments about the use of the road by heavy vehicles and his concern about the damage to the water and sewerage utilities.

Mr Torbet thanked the Chairman for the opportunity of this hearing. He then spoke again about the private road access and the detriment that would be caused though the increased use because of the proposed development. He voiced his opposition to the proposal.

All the participants acknowledged they had had a fair hearing.

The members of the committee then debated the matter on the recommendation of the Local Member Councillor Currie, agreed to continue the matter to the Area Committee meeting in May for further information on:-

(i) clarification on the overall height differential between the proposed building and the Moorings.
(ii) further detail of the land bridge access
(iii) the feasibility of temporary site access from the B8003