

Committee Services  
Argyll and Bute Council  
Kilmory  
Lochgilphead  
Argyll  
PA31 8RT

**Development & Infrastructure Services**  
**Mid Argyll, Kintyre & the Islands Area Office,**  
**67 Chalmers St, Ardrishaig, Argyll PA30 8DX**  
Tel: 01546 604082 Fax : 01546 604081  
E-mail: Peter.Bain@argyll-bute.gov.uk  
Website: www.argyll-bute.gov.uk

Ask For: Peter Bain  
Our Ref: 09/01424/PPP  
Your Ref: 10/00003/LRB  
Date: 12<sup>th</sup> April 2010

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**LOCAL REVIEW BOARD REF. 10/00003/LRB – REQUEST FOR FURTHER**  
**INFORMATION BY WRITTEN SUBMISSIONS**

Further to your request dated 20<sup>th</sup> March 2010 I attach a copy of the additional information as requested.

Having regard to the list of suggested conditions, it is noted that the requirements set out by Transport Scotland in their comments of 25<sup>th</sup> November 2009 cannot be accommodated within the boundary of the application site and/or wholly within land which is in the ownership of the applicant. In this respect it is noted that condition 6, parts i) and ii) (identified in **bold** text) shall require to be updated to accommodate any further recommendation of Transport Scotland in respect of clarifying this matter.

Yours faithfully

Peter Bain  
Area Team Leader (Acting) – Planning & Regulatory Services  
Mid Argyll, Kintyre & the Islands

c.c.

- Moirs Smart, The OldManse, Minard, Argyll, PA32 8YB
- Area Roads Manager, Manse Brae, Lochgilphead, PA31 8RD
- Transport Scotland, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

**SUGGESTED CONDITIONS AND REASONS RELATIVE TO LOCAL REVIEW BOARD  
REF. 10/00003/LRB (09/01424/PPP)**

1. That the permission is granted in terms of Section 59 of the undernoted Act and Regulation 10 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 on the basis of an application (or applications) for planning permission in principle that further approval of Argyll and Bute Council or of Scottish Minister on appeal shall be required, such application must be made before whichever is the later of the following:-
  - a) the expiration of a period of 3 years from the date of this permission.
  - b) the expiration of a period of 6 months from the date on which an earlier application for the requisite approval was refused.
  - c) the expiration of a period of 6 months from the date on which an appeal against such refusal is dismissed.

And in the case of b and c above only one such application can be made after the expiration of the period of 3 years from the original planning permission in principle.

Reason: In accordance with Section 59 (1) of the Town and Country Planning (Scotland) Act 1997

2. The development shall be implemented in accordance with the details specified on the application form dated 22<sup>nd</sup> August 2010 and the approved drawing reference number 1 of 1.

*Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

3. No development shall commence until details of the siting, design and finishes of the dwellinghouse hereby approved have been submitted to and approved by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details. Such details shall show a dwellinghouse which incorporates the following elements:
  - i) External walls to be finished in white wet/dry dash render or natural stone or a mixture of both;
  - ii) Roof covering of natural slate or a good quality slate substitute coloured dark blue/grey;
  - iii) Single storey design;
  - iv) Incorporates windows with a strong vertical emphasis;
  - v) Roof pitch of not less than 37° and not greater than 42°
  - vi) Incorporating smooth cement window and/or door bonds;
  - vii) Is predominantly rectangular shaped with traditional gable ends;
  - viii) Incorporates a ridge line located parallel to the public road;

Reason: In the interest of visual amenity, in order to integrate the proposed dwellinghouse with its surrounds and, no such details having been submitted.

4. No development shall commence until details of the proposed finished floor level of the dwellinghouse, hereby approved, relative to an identifiable fixed datum located outwith

the application site have been submitted to and approved by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details.

Reason: In the interest of visual amenity, in order to integrate the proposed dwellinghouse with its surrounds and, no such details having been submitted.

5. No development shall commence until details of the proposed landscape and boundary treatment, including details of location, height and materials of any walls/fences/gates, have been submitted to and approved by the Planning Authority. Such details shall also identify the location, canopy width and species of existing trees, hedges and shrubs within the application site boundary and will clearly identify any trees, hedges and shrubs which are to be felled/removed to accommodate the development. Thereafter the development shall be implemented in accordance with the duly approved details prior to the occupation of the dwellinghouse.

Reason: In the interest of visual amenity, in order to integrate the proposed dwellinghouse with its surrounds and, no such details having been submitted.

6. No development shall commence until details of the proposed access arrangements from the public highway and onsite parking turning provision have been submitted to and approved by the Planning Authority. Thereafter the duly approved details shall be fully implemented prior to the commencement of works on site, or to an alternative timetable as agreed in writing with the Planning Authority. Such details shall show:
  - i) **This item should specify layout of connection to A83 Trunk Road as per agreement with Transport Scotland (*the requirements set out in Transport Scotland's response dated 25<sup>th</sup> November 2009 are not achievable within the bounds of the application site boundary or land within the control of the applicant and cannot therefore be achieved by planning condition*);**
  - ii) **Visibility splays of 120.0m x 4.5m in both directions from the centreline of the proposed access within which there will be no obstruction of 1.05m in height above the level of the adjoining carriageway (*it is again advised that this element of the condition be reviewed having regard to any further comments received from Transport Scotland if appropriate*);**
  - iii) Provision of onsite parking and turning to comply with the requirements of LP TRAN 6 and Appendix C of the Argyll and Bute Local Plan 2009.

Reason: In the interest of road safety and, no such details having been submitted.

7. No development shall commence until details of the proposed foul drainage arrangements to serve the development have been submitted to and approved by the Planning Authority. Thereafter the development shall be fully implemented in accordance with the duly approved details prior to the occupation of the dwellinghouse.

Reason: In the interest of public health, to ensure that the development is served by an appropriate means of foul drainage commensurate to the scale of the development and, no such details having been submitted.

## **SUGGESTED NOTE TO APPLICANT – 10/00003/LRB**

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

Site Photographs – taken 27.11.09