

Ref:  
AB1

# ARGYLL AND BUTE COUNCIL

[WWW.ARGYLL-BUTE.GOV.UK/\\*\\*](http://WWW.ARGYLL-BUTE.GOV.UK/**)

OFFICIAL USE

1/4/11

Date Received

## NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8  
of the Town and Country Planning (Scotland) Act 1997 and the Town and  
Country Planning (Schemes of Delegation and Local Review Procedures  
(Scotland) Regulations 2008

**Important** – Please read the notes on how to complete this form and use  
Block Capitals. Further information is available on the Council's Website.  
You should, if you wish, seek advice from a Professional Advisor on how to  
complete this form.

| (1) APPLICANT FOR REVIEW | (2) AGENT (if any)                       |
|--------------------------|--|
| Name: ALISTER MCALISTER  | Name: TAYLOR HAGGARTY DESIGN             |
| Address: 134 JOHN STREET | Address: 1A MEARNS STREET                |
| DUNOON                   | GREENOCK                                 |
| Postcode: PA23 7BN       | Postcode: PA15 4PP                       |
| Tel. No.                 | Tel. No. 01475 785577                    |
| Email                    | Email: taylor-haggarty.design@virgin.net |

(3) Do you wish correspondence to be sent to you  or your agent

(4) (a) Reference Number of Planning Application: 10/01623/PP  
(b) Date of Submission: 23<sup>RD</sup> SEPTEMBER 2010  
(c) Date of Decision Notice (if applicable): 15<sup>TH</sup> FEBRUARY 2011

(5) Address of Appeal Property

140 EDWARD STREET  
DUNOON  
PA23 7PH

(6) Description of Proposal

Demolition of extension and alterations to hall to create flat on upper level with car parking space and external alterations at 140 Edward Street, Dunoon

(7)

Please set out the detailed reasons for requesting the review:-

SEE ATTACHED DOCUMENT

If insufficient space please continue on a separate page. Is this attached?  (Please tick to confirm)

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

*NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.*

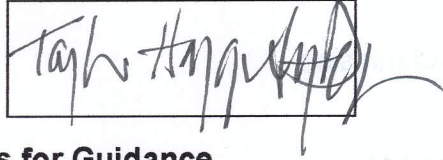
(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

**Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):**

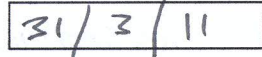
| No. | Detail   |
|-----|--|
| 1   | SUBMISSION TO REVIEW BOARD   |
| 2   | REFUSAL OF PLANNING CONSENT  |
| 3   | DOCQUETTED DRAWINGS NUMBERED 894.01, 894.02A, 893/894.CPA          |
| 4   | COPY OF ACHA LETTER DATED 26 <sup>TH</sup> APRIL 2010              |
| 5   | ARGYLL & BUTE COUNCIL LETTER DATED 11 <sup>TH</sup> NOVEMBER 2010  |
| 6   | ARGYLL & BUTE COUNCIL LETTER DATED 6 <sup>TH</sup> JANUARY 2011    |
| 7   | ARGYLL & BUTE COUNCIL LETTER DATED 14 <sup>TH</sup> JANUARY 2011   |
| 8   | TAYLOR HAGGARTY DESIGN LETTER DATED 12 <sup>TH</sup> DECEMBER 2010 |
| 9   | TAYLOR HAGGARTY DESIGN LETTER DATED 10 <sup>TH</sup> JANUARY 2011  |
| 10  |  |

If insufficient space please continue on a separate page. Is this is attached?  (Please tick to confirm)

Submitted by  
(Please Sign)



Dated



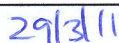
**Important Notes for Guidance**

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – [www.argyll-bute.gov.uk/](http://www.argyll-bute.gov.uk/)
4. If in doubt how to proceed please contact 01546 604331 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
5. Once completed this form can be either emailed to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk) or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604331 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)

**For official use only**

Date form issued



Issued by (please sign)



## SUBMISSION TO REVIEW BOARD

140 Edward Street Dunoon Application No. 10/01623/PP

There was only one reason listed for refusal of the application viz.

*'The lack of dedicated off-street car parking spaces to serve the proposed three bedroom flat could result in pedestrian and road safety in addition to exacerbating on-street parking problems associated with the current use of the hall and contrary to the provisions of LP TRAN 6 where the required minimum car parking standard for a 2-3 bedroom unit would be 2 spaces. Accordingly, the proposal would be contrary to Policy LP ENV 19 (Development Setting, Layout and Design), including Appendix A Sustainable Siting and Design Principles and Policy LP TRAN 6 (Vehicle Parking Provision) of the Argyll and Bute Local Plan (August 2009), including Appendix C Access and Parking Standards.'*

While it is the case that the original proposals included one car space accessed from Edward Street, Operational Services Bute & Cowal Area recommended refusal of the application due to under provision of car spaces and that the available sightlines were below the required standards.

The proposals were then amended to omit the single on site car space and show a pedestrian access to the adjoining car park administered by Argyll Community Housing Association. Our client obtained a letter from ACHA confirming that *'we have no objections to you utilising 2 of the parking spaces for your convenience as your property is adjoining the car park.'*

A copy of ACHA's letter was forwarded to the Planning Officer Mr Brian Close on 8<sup>th</sup> November 2010 together with a copy of our drawing no. 893/894.CPA showing the car park layout. The response dated 11<sup>th</sup> November 2010 stated that *'Notwithstanding the confirmation that surplus car spaces could be made available within the adjacent ACHA development, the requisite number of car parking spaces to support the application above must be dedicated and therefore shown within the red line application boundary, or the subject of a section 75 Agreement.'*

A telephone discussion between Mr. Taylor and Mr. Close took place on 11<sup>th</sup> December 2010 when it was confirmed by Mr. Close that the red line boundary could include ground not owned by the applicant. If this was done then he would arrange for the owners who had access to the car park to be formally notified of the proposals. (see THD's letter of 12<sup>th</sup> December 2010).

The response from the Planning Officer dated 6<sup>th</sup> January 2011 acknowledging receipt of the 12<sup>th</sup> December letter and enclosure commented that as *The revised application site boundary to include 'divorced' car parking spaces is considered 'material' in nature and as such, will require to be the subject of a fresh application that would be determined on its individual merits.*

The contents of the letter of 6<sup>th</sup> January were so completely at odds with THD's letter of 12<sup>th</sup> December 2010 that an explanation was sought in THD's letter of 10<sup>th</sup> January 2011. The response dated 14<sup>th</sup> January 2011 included the statement - *Notwithstanding that the revised red line boundary now includes two off-street car parking spaces, it was originally envisaged that these changes could be incorporated within the current scheme. However the inclusion of the car parking spaces, and on land outwith the applicant's control is considered to be 'material' in nature and as*

*such, will require to be the subject of a fresh application with fresh planning fee and advertisement fee.*

The Planning Officer's opinion changed from the alteration of the redline boundary being 'non material' to 'material'.

#### CONCLUSION

The provision of off street car spaces which meet the Roads Authorities guidelines is met using the available surplus spaces referred to in ACHA's letter, which grants permission for the use.

The vehicular access from John Street to the car park meets the Roads Authorities sightline criteria.

The docketed drawings stamped as refused on 15 February 2011 show the location of the available off street spaces and the access thereto from the applicant site. The number of spaces made available by ACHA meets the requirements of LP TRAN 6.

The revised drawings deal with all the points listed in the reason for refusal of the application and as such remove the cause for the refusal of the application.



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(SCOTLAND) REGULATIONS 2008**

**REFUSAL OF PLANNING PERMISSION**

**REFERENCE NUMBER: 10/01623/PP**

**Alistair McAlister**  
**Taylor Haggarty Design**  
**1A Mearns Street**  
**Greenock**  
**PA15 4PP**

I refer to your application dated 23rd September 2010 for planning permission under the above mentioned Act and Regulations in respect of the following development:

**Demolition of extension and alterations to hall to create flat on upper level with car parking space and external alterations at 140 Edward Street Dunoon Argyll And Bute PA23 7PH**

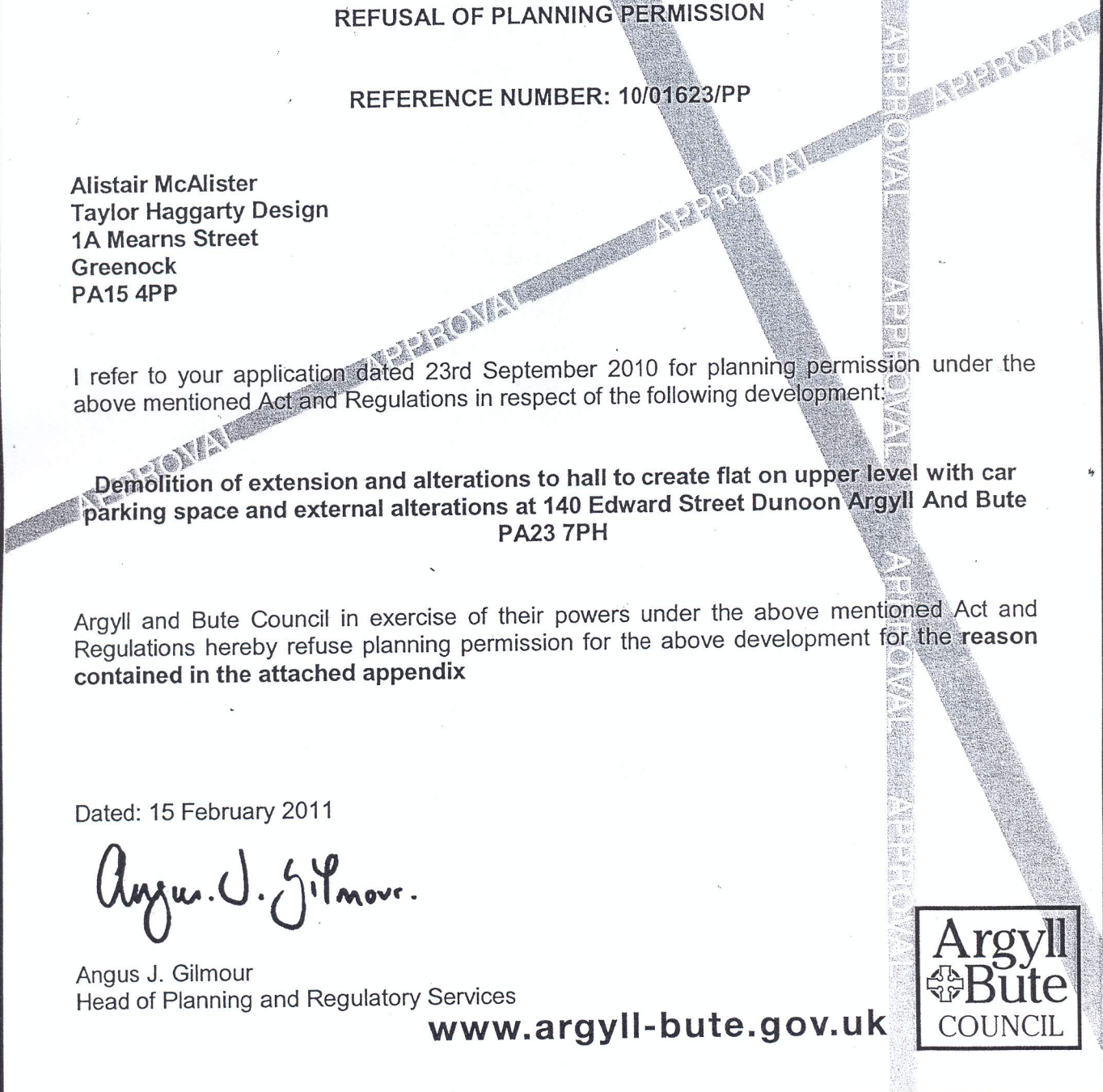
Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the reason contained in the attached appendix

Dated: 15 February 2011

*Angus J. Gilmour.*

Angus J. Gilmour  
 Head of Planning and Regulatory Services

[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)



**REASON FOR REFUSAL RELATIVE TO APPLICATION NUMBER 10/01623/PP**

1. The lack of dedicated off-street car parking spaces to serve the proposed three bedroom flat could result in pedestrian and road safety in addition to exacerbating on-street parking problems associated with the current use of the hall and contrary to the provisions of LP TRAN 6 where the required minimum car parking standard for a 2-3 bedroom unit would be 2 spaces. Accordingly, the proposal would be contrary to Policy LP ENV 19 (Development Setting, Layout and Design), including Appendix A Sustainable Siting and Design Principles and Policy LP TRAN 6 (Vehicle Parking Provision) of the Argyll and Bute Local Plan (August 2009), including Appendix C Access and Parking Standards.



**NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 10/01623/PP**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. The notice of review should be addressed to the Director of Customer Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

## APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application 10/01623/PP

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- (A) The reasons why planning permission has been refused

The lack of dedicated off-street car parking spaces to serve the proposed three bedroom flat would be contrary to the provisions of LP TRAN6 where the required minimum car parking standard for a 2-3 bedroom unit would be 2 spaces. Accordingly, the proposal would be contrary to Policy LP ENV 19 'Development Setting, Layout and Design' of the Argyll and Bute Local Plan (August 2009), including Appendix A Sustainable Siting and Design Principles and Policy LP TRAN 6 Vehicle Parking Provision of the Argyll and Bute Local Plan (August 2009), including Appendix C Access and Parking Standards.

- (B) Submitted Drawings

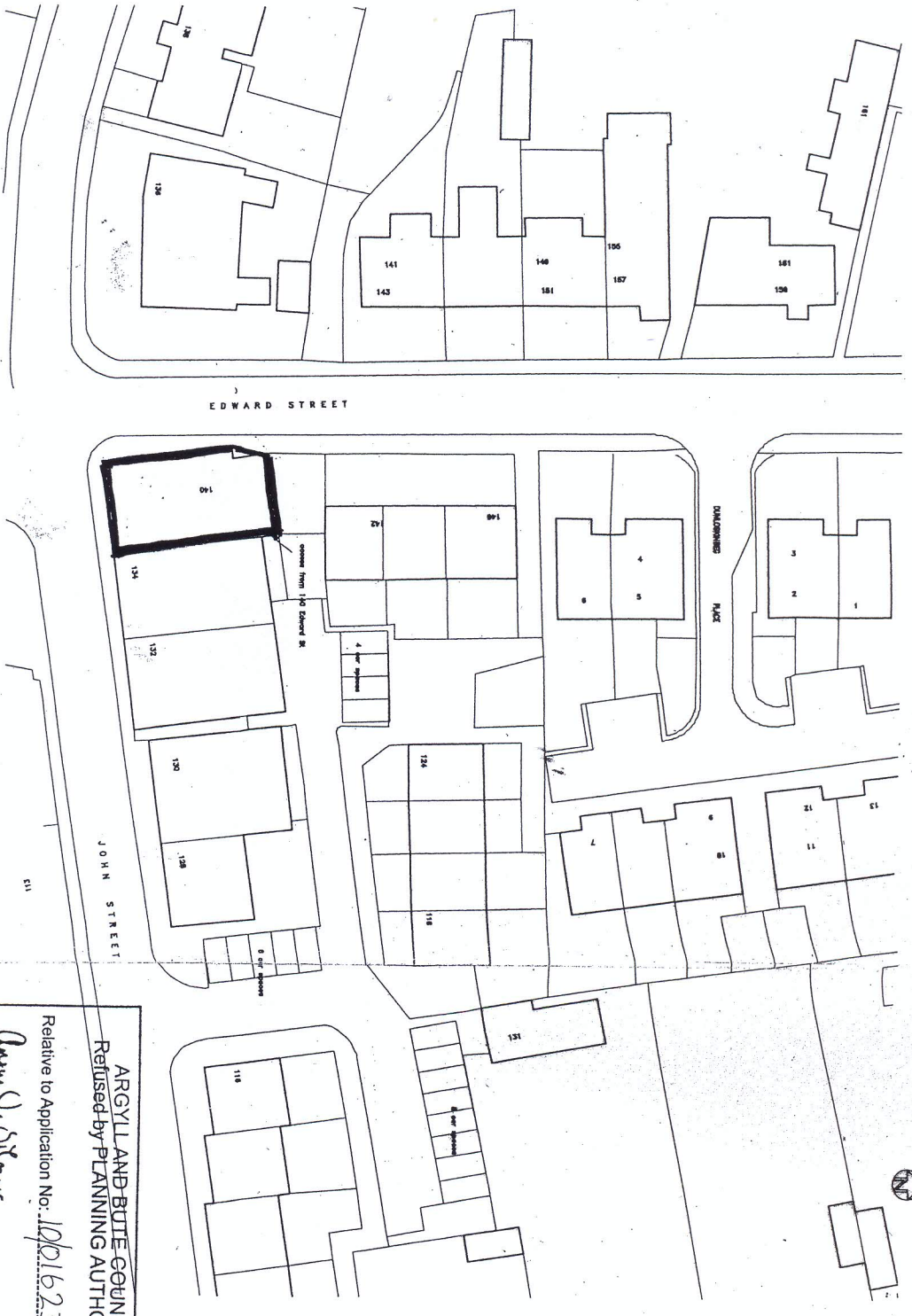
For the purpose of clarity it is advised that this decision notice relates to the following refused drawings:

894.01 'Existing Plans' dated 22<sup>nd</sup> September 2010;  
894.02 Rev A 'Proposed Plans' received 21<sup>st</sup> December 2010;  
893/894.CPA 'Car Parking' received 21<sup>st</sup> December 2010.

- (C) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

Yes. Agent submitted revised drawings indicating omission of single car parking space close to entrance to hall off Edward Street and indication of four car parking spaces within rear parking court, but these are outwith the red line boundary of the application site.

21 DEC 2010



**AMENDED PLAN**  
 Reference No. 10/01623/PP  
 Date Received 21/12/10

**Argyll and Bute Council**  
 Planning and Regulatory Services

Application ref no: 10/01623/PP  
 Date received: 21/12/10

Plan no: 3/3  
 Initials: Acc

**ARGYLL AND BUTE COUNCIL**  
 Refused by PLANNING AUTHORITY

Relative to Application No: 10/01623/PP  
 Head of Planning and Regulatory Services  
 Date: 15 FEB 2011  
 DATED SIGNED

*Angus D. Stewart*

THIS IS THE PRINCIPAL / A TRUE COPY OF THE DRAWING REFERRED TO IN THE APPLICATION FOR PLANNING / BUILDING WARRANT

*Taylor Haggarty Design*

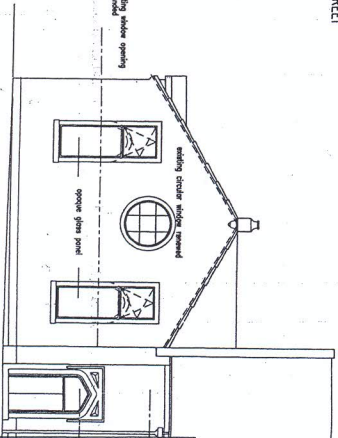
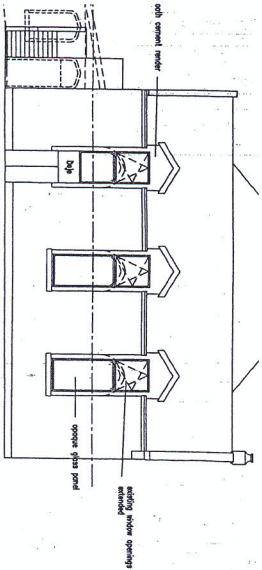
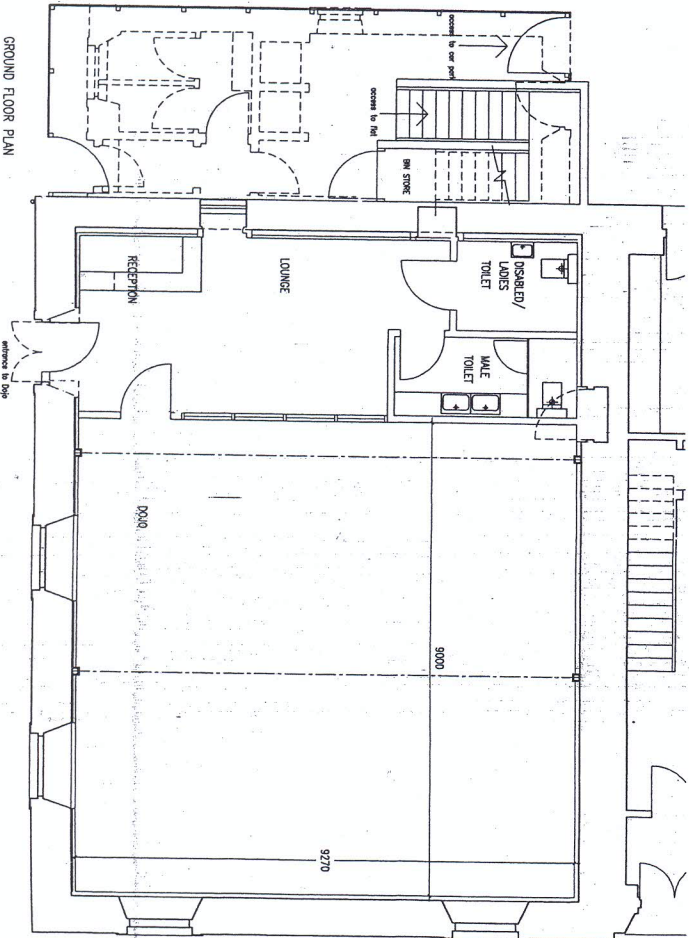
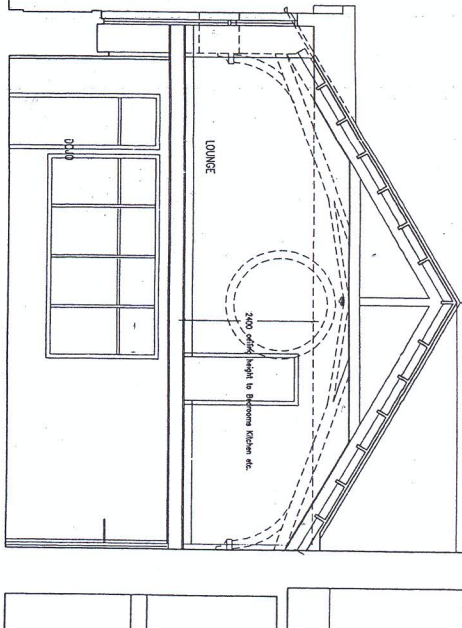
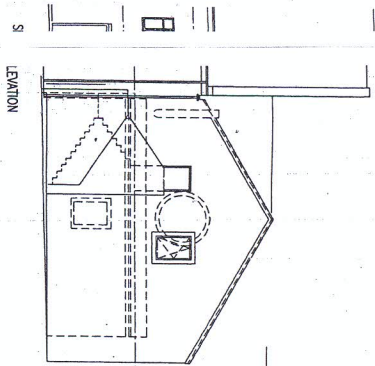
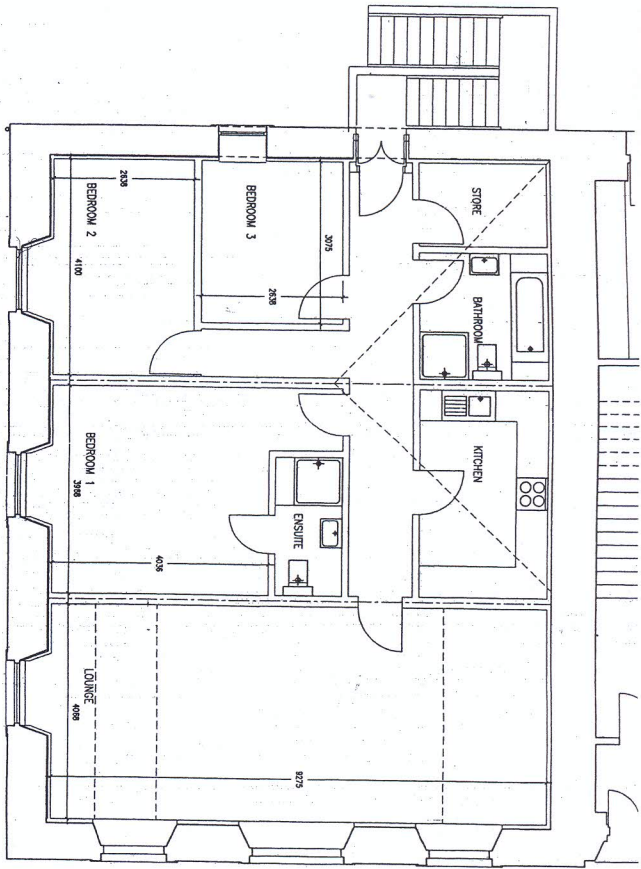
A. McAlister esq.  
 Proposed Alterations & Extension to form  
 1st Floor Flat at  
 140 Edward Street Dumoon

CAR PARKING



**TAYLOR HAGGARTY DESIGN**  
 1A Mearns Street GREENOCK PAIS APP  
 Tel & Fax 01475 785577  
 e-mail taylor-haggarty.design@virgin.net

drawing no. 893/894.CPA  
 scale: 1/500  
 date: May '10



ARGYLL AND BUTE COUNCIL  
 Refused by PLANNING AUTHORITY  
 Relative to Application No: 10/01623/FP  
 Date: 15 FEB 2011

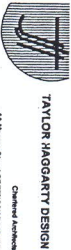
**AMENDED PLAN**  
 Reference No: 10/01623/FP  
 Date Received: 21/1/11

DATED: 10/10/10  
 BY: Taylor Thompson  
 A. Macalister asd.

Proposed Alterations & Extension to form  
 1st Floor Flat at  
 140 Edward Street, Dumfries

PROPOSED PLANS

Application ref no: 10/01623/FP  
 Date received: 21/1/11  
 Plan no: 2/5  
 To: Initials: A.C.

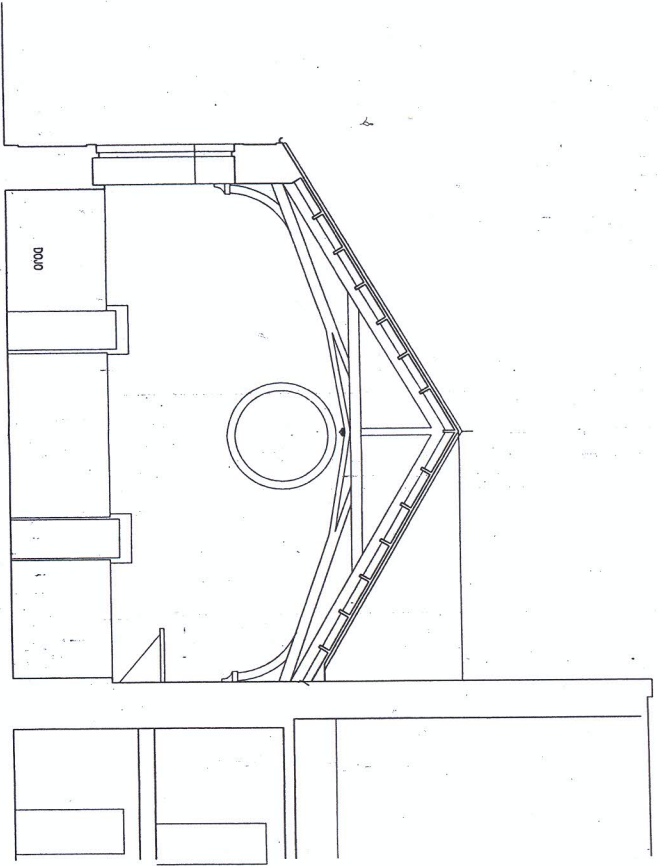


894.02A

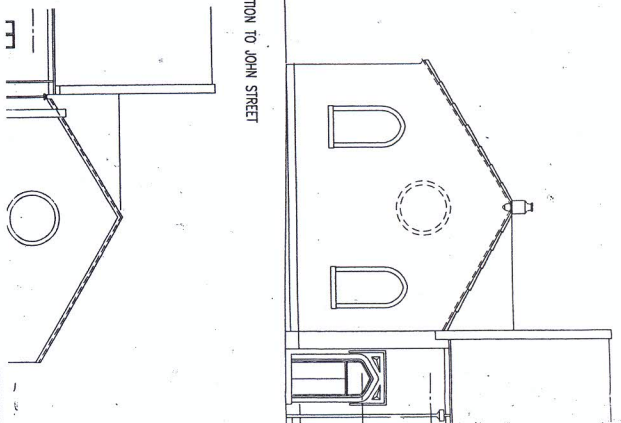
Scale: 1/50

December/10

CROSS SECTION



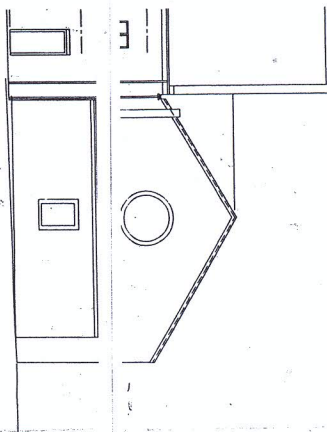
ELEVATION TO JOHN STREET



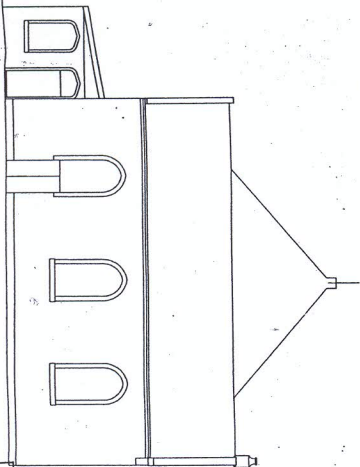
LOCATION PLAN

scale: 1/1250

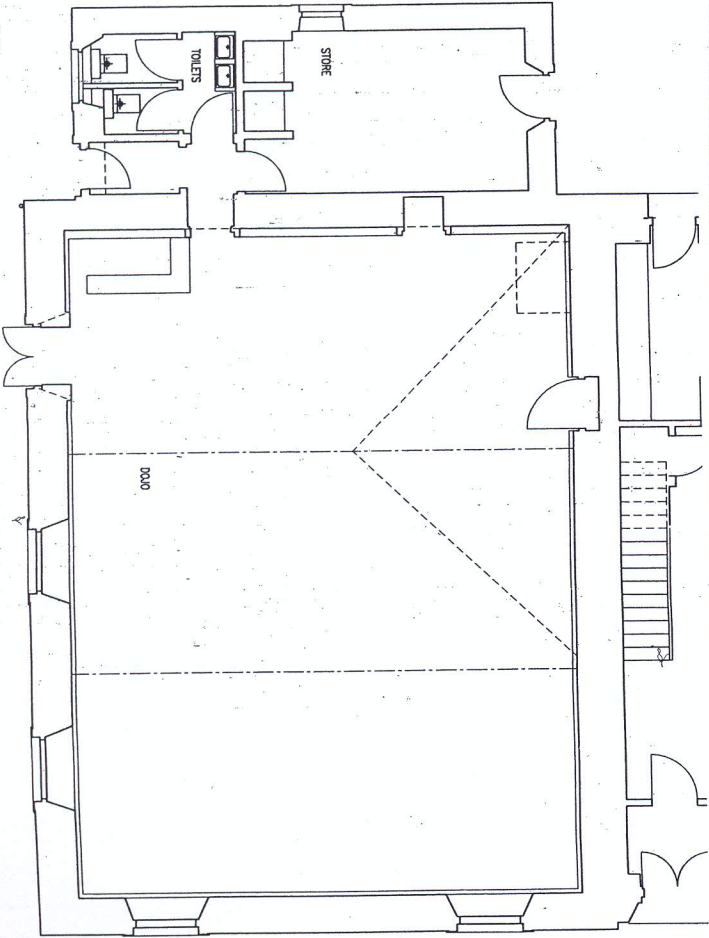
SIDE ELEVATION



ELEVATION TO EDWARD STREET



PLAN



ARGYLL AND BUTE COUNCIL  
Refused by PLANNING AUTHORITY

Relative to Application No: 1001623PP

*Angus W. O'Sullivan*  
Head of Planning and Regulatory Services  
13 FEB 2011



TAYLOR HAGGARTY DESIGN  
Chartered Architects  
16 Marine Street DUNDEE DD1 1AP  
Tel: 01392 417777  
Email: info@taylorhaggarty.com

894.01

Scale: 1/50

Dwg

A. Macalister esp.

Proposed Alterations & Extension to form  
1st Floor Flat at  
140 Edward Street Dundee

EXISTING PLANS

Application ref no: 1001623PP  
Date received: 11/11/10  
Plan no: 1/3  
PO Initials: [Signature]

THIS IS THE DRAWING / A TRUE COPY OF THE DRAWING REFERRED  
TO IN THE APPLICATION FOR PLANNING PERMISSION

4 893



ACHA - Putting Tenants First

Tel: 01369 708688 Fax: 01369 708694  
Our Ref: NB264 Your Ref:  
If phoning or calling please ask for: Nick Bancks  
E-mail: [housing.cowal@acha.co.uk](mailto:housing.cowal@acha.co.uk)  
Dolphin Hall, Manse Avenue, Dunoon PA23 8DQ  
[www.acha.co.uk](http://www.acha.co.uk)

26<sup>th</sup> April 2010



Dear Mr A McAlister

I am writing following your recent enquiry regarding the parking allocations at the car park to the rear of the John Street houses.

I can confirm that the Association has not specifically allocated any parking spaces to its tenants and that we have no objections to you utilising 2 of the parking spaces for your convenience as your property is adjoining the car park. This permission is granted on the ground that the parking spaces are utilised for vehicles only.

Should you require any further assistance with this matter please don't hesitate to contact me.

Yours sincerely

Nick Bancks  
Local Manager Property Services

**Development and Infrastructure Services**

Director: Sandy Mactaggart

Milton House, Milton Avenue, Dunoon, PA23 7DU

Tel: (01369) 708606 or 708607

Fax: (01369) 708609

Date: 11<sup>th</sup> November 2010

Our Ref: 10/01623/PP  
Contact: Brian Close;  
Direct Line: (01369) 708604

Taylor Haggarty Design  
1A Mearns Street  
Greenock  
PA15 4PP



Dear Sirs,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED);  
PLANNING APPLICATION REF. 10/01623/PP;  
DEMOLITION OF EXTENSION AND ALTERATIONS TO HALL TO CREATE FLAT ON UPPER  
LEVEL WITH CAR PARKING AND EXTERNAL ALTERATIONS;  
DOJO, 140 EDWARD STREET, DUNOON, ARGYLL.**

With reference to the application above, my email dated 26<sup>th</sup> October 2010 and your letter dated 8<sup>th</sup> November 2010, the following comments are made without prejudice.

Notwithstanding the confirmation that surplus car parking spaces could be made available within the adjacent ACHA development, the requisite number of car parking spaces to support the application above must be dedicated and therefore shown within the red line application boundary, or the subject of a Section 75 Agreement.

As the application stands, it lacks sufficient and acceptable car parking to support the proposed 3-bedroom flat and could be determined as submitted with an appropriate recommendation.

If I do not hear from you by no later than 19<sup>th</sup> November 2010, this application will be recommended for refusal. Alternatively, you could withdraw this application and resubmit with adequate car parking arrangements included within the application site boundary. Should you wish to further discuss these proposals, please do not hesitate to contact me at the number above (or on [brian.close@argyll-bute.gov.uk](mailto:brian.close@argyll-bute.gov.uk)).

Yours faithfully

A handwritten signature in black ink, appearing to be "BAC".

Planning Officer  
Development Management  
Bute and Cowal

**Development and Infrastructure Services**

Director: Sandy Mactaggart

Milton House, Milton Avenue, Dunoon, PA23 7DU  
Tel: (01369) 708606 or 708607  
Fax: (01369) 708609

Date: 6<sup>th</sup> January 2011

Our Ref: 10/01623/PP  
Contact: Brian Close;  
Direct Line: (01369) 708604

Taylor Haggarty Design  
1A Mearns Street  
Greenock  
PA15 4PP



Dear Sirs,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED);  
PLANNING APPLICATION REF. 10/01623/PP;  
DEMOLITION OF EXTENSION AND ALTERATIONS TO HALL TO CREATE FLAT ON UPPER  
LEVEL WITH CAR PARKING AND EXTERNAL ALTERATIONS;  
DOJO, 140 EDWARD STREET, DUNOON, ARGYLL.**

With reference to your letter and submission received 29<sup>th</sup> December 2010, the following comments are made without prejudice.

The revised application site boundary to include 'divorced' car parking spaces is considered to be 'material' in nature and as such, will require to be the subject of a fresh application that would be determined on its individual merits.

Any application should include a clear statement indicating that your client has control over these car parking spaces and if not, would be agreeable to the use of a Section 75 Agreement to secure the provision of two dedicated car parking spaces required for the proposed flat.

Alternatively, the application above could be determined with as submitted with an appropriate recommendation.

If I do not hear from you by no later than 14<sup>th</sup> January 2010, this application will be recommended for refusal. Alternatively, you could withdraw this application and resubmit a fresh application as outlined above. Should you wish to further discuss these proposals, please do not hesitate to contact me at the number above (or on [brian.close@argyll-bute.gov.uk](mailto:brian.close@argyll-bute.gov.uk)).

Yours faithfully

A handwritten signature in black ink, appearing to be "BAC".

Planning Officer  
Development Management  
Bute and Cowal







**Development and Infrastructure Services**

Director: Sandy Mactaggart

Milton House, Milton Avenue, Dunoon, PA23 7DU  
Tel: (01369) 708606 or 708607  
Fax: (01369) 708609

Date: 14<sup>th</sup> January 2011

Our Ref: 10/01623/PP  
Contact: Brian Close; Direct Line: (01369) 708604



Taylor Haggarty Design  
1A Mearns Street  
Greenock PA15 4PP

Dear Sirs,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED);  
PLANNING APPLICATION REF. 10/01623/PP; DEMOLITION OF EXTENSION AND  
ALTERATIONS TO HALL TO CREATE FLAT ON UPPER LEVEL WITH CAR PARKING  
AND EXTERNAL ALTERATIONS; DOJO, 140 EDWARD STREET, DUNOON, ARGYLL.**

With reference to your letter dated 10<sup>th</sup> January 2011, the following comments are made without prejudice which I trust will offer an explanation as to why the department cannot support the application above.

Following the submission of revised drawings on 10<sup>th</sup> December 2010, these were subsequently superseded by a further set of drawings accompanying your letter dated 12<sup>th</sup> December 2010. The second set of revised drawings were submitted in response to my requests (email dated 8<sup>th</sup> December 2010, letter dated 11<sup>th</sup> November 2010 and email dated 26<sup>th</sup> October 2010) for the required off-street car parking spaces to be included within the application red line boundary.

Notwithstanding that the revised red line boundary now includes two off-street car parking spaces, it was originally envisaged that these changes could be incorporated within the current scheme. However, the inclusion of the car parking spaces, and on land outwith the applicant's control, is considered to be *'material'* in nature and as such, will require to be the subject of a fresh application with fresh planning fee and advertisement fee.

A revised application should also include confirmation by Ownership Certification that the applicant does not own or control all of the application site edged red but has notified all other owner(s). The letter from ACHA dated 1<sup>st</sup> November 2010 merely confirms 'no objection' to the use of their car parking spaces but for the purposes of a revised application, these two spaces require to be dedicated and delineated for use by the occupants of the proposed flat only. A supporting letter from ACHA would also assist in this matter to help explain where the other properties park their vehicles in the rear courtyard.

Given the above, it is suggested that the application above be withdrawn and a fresh application submitted. A pre-application meeting/discussion would be beneficial prior to lodging a revised scheme. Alternatively, the application above could be determined with as submitted with an appropriate recommendation. Should you wish to further discuss these proposals, please do not hesitate to contact me at the number above (or on [brian.close@argyll-bute.gov.uk](mailto:brian.close@argyll-bute.gov.uk)).

Yours faithfully

Planning Officer  
Development Management, Bute and Cowal



December 12 2010

Development Services  
Argyll & Bute Council  
Milton House  
Milton Avenue  
Dunoon  
P23 7DU  
F.A.O. Brian Close

Dear Sir,

Proposed Hall Sub-division to form 1<sup>st</sup> Floor Flat @ 140 Edward Street, Dunoon  
Mr. A. MacAlister

We refer to the Planning Application ref: 10/01623/PP and our telephone discussion yesterday.

We enclose one of our drawing number 893/894.CPA showing the revised red line around the adjacent car spaces as agreed.

We understand that you will write to the owners who have access to the car park giving formal notice of the proposal.

Yours faithfully,

Taylor Haggarty Design  
encl.

January 10 2010

Development Services  
Argyll & Bute Council  
Milton House  
Milton Avenue  
Dunoon  
P23 7DU  
F.A.O. Brian Close

Dear Sir,

Proposed Hall Sub-division to form 1<sup>st</sup> Floor Flat @ 140 Edward Street, Dunoon  
Mr. A. MacAlister

We are in receipt of your letter dated 6<sup>th</sup> January 2011 in respect of the above which we find bizarre in the extreme.

Our letter and enclosures dated 14<sup>th</sup> December 2010 was sent following your advice that this would allow the application to be determined favourably provided no objections were received following your notification of the affected owners.

What has happened in the period between our conversation and your letter of the 6<sup>th</sup> January to change your position on this application?

I look forward to your explanation.

Yours faithfully,

John J Taylor  
Taylor Haggarty Design