

**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 2008 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 13/00064/PP

**Planning Hierarchy:** Local Development

**Applicant:** Glenfeochan Estate

**Proposal:** Erection of 2 Dwellinghouses, Formation of Vehicular Access and Installation of Private Wastewater Treatment Systems

**Site Address:** Land East of Balnagowan, Kilmore, by Oban

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**SUPPLEMENTARY REPORT NO. 1**

**(A) Background**

This application is to be presented to the Planning, Protective Services and Licensing Committee on 22 May 2013.

In response to concerns of third parties regarding an existing septic tank on the site, serving neighbouring properties, an amended site plan was sought from the agent for information.

The amended plan has now been submitted and it shows that the existing septic tank is intended to be relocated by the applicant. The relocation of the existing septic tank will require the benefit of planning permission, and it does not form part of the current planning application for two houses. It will therefore require the submission of a separate application in its own right. Separately from any planning decision, any developer proposing the movement of the existing septic tank will also need to the rights to undertake that work. If those rights do not exist at present, the developer will need to secure them from the interested parties as a civil matter. In the event that planning permission is granted for a development, but a civil issue impedes the development, the planning permission can not be implemented. Neither civil nor landowner rights or responsibilities are affected by planning decisions.

In addition, one objector has further queried the illustration of only two car parking spaces within the plots. With regards to parking provision, a condition is proposed requiring the provision of 3 parking spaces on each plot. Although the site plan submitted only illustrates two vehicles, the space shown for parking is already large enough to accommodate 3 spaces as required.

**(B) Recommendation**

In light of the above, having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons appended to the original report.

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**Author of Report:** Fiona Scott      **Date:** 15/05/13

**Reviewing Officer:** Stephen Fair      **Date:** 15/05/13