

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 As Amended

BREACH OF CONDITIONS NOTICE

REFERENCE NUMBER: 26/00124/ENBOC2

To: Argyll Community Housing Association (ACHA)
Menzies House
Glenshellach Business Park
Oban
PA34 4RY

SERVED BY: ARGYLL AND BUTE COUNCIL, KILMORY, LOCHGILPHEAD

1. **THIS IS A FORMAL NOTICE** which is served by Argyll and Bute Council, under Section 145 of the Town and Country Planning (Scotland) Act 1997 as amended, because it is considered that a condition imposed on the grant of planning permission, relating to the land described below, has not been complied with. It is considered that you are (the person who is carrying out or has carried out the development) (the person having control of the land affected and as such as are the person responsible for securing compliance with the conditions specified in this notice).

2. THE LAND AFFECTED BY THE NOTICE

The site to which this notice relates (shown edged in red on the attached plan) forms an area of land known as **35 Powell Place, Connel, Argyll and Bute**, (hereinafter referred to as “the Land Affected”)

1. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by Argyll and Bute Council (Reference Number 19/00330/PP on the 12th of June 2019 (Amendment to planning permission 18/01091/PP (Erection of 2 semi-detached dwellinghouses) - Enlarged porch, revised levels formation of link footpath and repositioning of accessible car parking space.) on the Land Affected (hereinafter referred to as “the Planning Permission”)

2. BREACH OF CONDITION

The following conditions (1, 5, 6 and 7) of the planning permission have not been complied with :

1. The development shall be implemented in accordance with the details specified on the application form dated 18/02/19 and the approved drawing reference numbers:

Plan 1 of 4 (Drawing Number 1829-A4-01)
Plan 2 of 4 (Drawing Number 1829-A3-10-A)
Plan 3 of 4 (Drawing Number 1829-15-A3-C)
Plan 4 of 4 (Drawing Number 1829-A2-20-A)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

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

5. Notwithstanding the provisions of Condition 1, the link footpath shall not be brought into use until it is surfaced with a tarmacadam or similar sealed finish, full details of which should be submitted and approved in writing by the Planning Authority. Thereafter the works shall be undertaken in accordance with the approved details unless otherwise agreed in writing with the Planning Authority. The works to the footpath required by this condition shall be fully completed and the footpath brought into use before either of the dwellinghouses hereby approved are first occupied.

Reason: In the interests of public safety.

6. Notwithstanding the provisions of Condition 1, the link footpath shall not be brought into use until details of robust landscaping to the west of the link footpath between it and the public footway, together with a handrail, or flight of stairs, have been submitted and approved in writing by the Planning Authority. Thereafter the works shall be undertaken in accordance with the approved details unless otherwise agree in writing with the Planning Authority. The works to the footpath required by this condition shall be fully completed and the footpath brought into use before either of the dwellinghouses hereby approved are first occupied.

Reason: In the interests of public safety.

7. Notwithstanding the provisions of Condition 1, the link footpath shall not come into use until details of a chicane or railing within the application site where the link footpath meets the public footway have been submitted and approved in writing by the Planning Authority in consultation with the Trunk Roads Authority. Thereafter the works shall be undertaken in accordance with the approved details unless otherwise agreed in writing with the Planning Authority. The works to the footpath required by this condition shall be fully completed and the footpath brought into use before either of the dwellinghouses hereby approved are first occupied.

Reason: In the interests of public safety.

3. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply/secure compliance with the stated condition by taking the following steps:

1. **Within 6 months of the date on this Notice**, Construct and complete the approved link footpath in accordance with planning permission reference 19/00330/PP and approved drawings 2 of 4 and 3 of 4. The footpath shall be constructed in the approved location and in accordance with the approved specification, including the provision of a 20metre section graded at 1:20 and the approved change in levels of approximately 1.0 metre.

2. **Within 6 months of the date of this Notice**, Surface the link footpath with tarmacadam or other sealed finish in accordance with the details approved under planning permission 19/00330/PP or such alternative details as may first be approved in writing by the Planning Authority.
3. **Within 2 months of the date of this Notice taking effect**, Submit for the written approval of the Planning Authority details of robust landscaping to the west of the link footpath between it and the public footway, together with details of a handrail or flight of stairs.
4. **Within 6 months of the written approval of the details required by Step 3**, carry out and complete the approved landscaping works and install the approved handrail or flight of stairs in accordance with the approved details. Thereafter retain and maintain the approved landscaping and handrail or flight of stairs in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.
5. **Within 2 months of the date of this Notice taking effect**, Submit for the written approval of the Planning Authority, in consultation with Transport Scotland as Trunk Roads Authority, details of a chicane or railing to be provided at the point where the link footpath meets the public footway.
6. **Within 6 months of the date of the written approval required by Step 5**, Install the approved chicane or railing in accordance with the approved details. Thereafter retain the approved chicane or railing in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

4. TIME FOR COMPLIANCE

You are required to comply with the requirements of Steps 3 and 5 specified in Paragraph 5 of this Notice within 2 months of receipt of this Notice by postal delivery.

You are required to comply with the requirements of Steps 1, 2, 4 and 6 specified in Paragraph 5 of this Notice within 6 months of receipt of this Notice by postal delivery.

5. DATE THIS NOTICE TAKES EFFECT

This notice takes effect immediately when it is served on you or you receive it by postal delivery.

Dated: 3rd of September 2026



Fergus Murray
Head of Development and Economic Growth
Kilmory
Lochgilphead

On behalf of Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT

WARNING - THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

Copies of sections 145 and 145A of the Town and Country Planning (Scotland) Act 1997 (as amended) are attached. You will wish to note in particular the points referred below.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. The maximum penalty for such an offence is £1000.00.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately by telephone, followed by written enquiry to:

Planning Services, 1A Manse Brae, Lochgilphead, Argyll PA31 8RD.

Section 145A of The Planning etc. (Scotland) Act 2006 provides the Planning Authority with power to issue a fixed penalty notice for breaching the terms of a breach of condition notice. The issue of a fixed penalty notice is at the discretion of the Planning Authority. There is no right of appeal against a fixed penalty notice. The Town & Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2008 sets out that the penalty for breach of a breach of condition notice is £300. Payment of the penalty does not discharge the requirement to comply with the terms of the breach of condition notice, while prosecution proceedings can be taken where a fixed penalty notice is unpaid.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional advisor specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the Court of Session for judicial review. A lawyer will advise you on what procedure this process involves.

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**DO NOT LEAVE YOUR RESPONSE TO THE LAST
MINUTE**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

SECTIONS 145 AND 145A

145

(1) This section applies where planning permission for carrying out any development has been granted subject to conditions.

(2) The planning authority may, if any of the conditions is not complied with, serve a notice (in this Act referred to as a “breach of condition notice”) on—

(a) any person who is carrying out or has carried out the development, or

(b) any person having control of the land,

requiring him to secure compliance with such of the conditions as are specified in the notice.

(3) References in this section to the person responsible are to the person on whom the breach of condition notice has been served.

(4) The conditions which may be specified in a notice served by virtue of subsection (2)(b) are any of the conditions regulating the use of the land.

(5) A breach of condition notice shall specify the steps which the authority consider ought to be taken, or the activities which the authority consider ought to cease, to secure compliance with the conditions specified in the notice.

(6) The authority may by notice served on the person responsible withdraw the breach of condition notice, but its withdrawal shall not affect the power to serve on him a further breach of condition notice in respect of the conditions specified in the earlier notice or any other conditions.

(7) The period allowed for compliance with the notice is—

(a) such period of not less than 28 days beginning with the date of service of the notice as may be specified in the notice, or

(b) that period as extended by a further notice served by the planning authority on the person responsible.

(8) If, at any time after the end of the period allowed for compliance with the notice—

(a) any of the conditions specified in the notice is not complied with, and

(b) the steps specified in the notice have not been taken or, as the case may be, the activities specified in the notice have not ceased,

the person responsible is in breach of the notice.

(9) If the person responsible is in breach of the notice he shall be guilty of an offence.

(10) An offence under subsection (9) may be charged by reference to any day or longer period of time and a person may be convicted of a second or subsequent offence under that

subsection by reference to any period of time following the preceding conviction for such an offence.

(11) It shall be a defence for a person charged with an offence under subsection (9) to prove—

(a) that he took all reasonable measures to secure compliance with the conditions specified in the notice, or

(b) where the notice was served on him by virtue of subsection (2)(b), that he no longer had control of the land.

(12) A person who is guilty of an offence under subsection (9) shall –

(a) be liable on summary conviction to a fine not exceeding level 5 on the standard scale, and

(b) the court when setting the fine shall have regard to any financial benefit or likely financial benefit that the convicted person may accrue in consequence of the activity which constitutes the offence

(13) In this section—

(a) “conditions” includes limitations; and

(b) references to carrying out any development include causing or permitting another to do so.

145A

(1) Where a planning authority have reason to believe that, by virtue of subsection (8) of section 145, a person is in breach of a breach of condition notice they may, provided that the conditions mentioned in subsection (7) are satisfied, serve on him a fixed penalty notice as respects that breach.

(2) The fixed penalty notice is to specify—

(a) the step specified, under subsection (5) of section 145, in the breach of condition notice which has not been taken, or

(b) the activity so specified which has not ceased.

(3) It is not competent to serve more than one fixed penalty notice in relation to a particular step or activity.

(4) For the purposes of this section, a “fixed penalty notice” is a notice offering the person the opportunity of discharging, by paying to the planning authority, within the period of 30 days which immediately follows the day on which that notice is served, a penalty of an amount (being a prescribed amount) specified in that notice, any liability to conviction for an offence under section 145(9) as respects the breach of the breach of condition notice.

(5) But if payment is made within the first 15 days of the period mentioned in subsection (4) the amount payable is reduced by 25%.

(6) The fixed penalty notice is to identify the period mentioned in subsection (4) and is also to state that if payment is made within the first 15 days of that period the amount payable is reduced by 25%.

(7) The conditions are that the fixed penalty notice—

(a) is served within the period of 6 months which immediately follows the period allowed by section 145(7) for compliance with the breach of condition notice, and

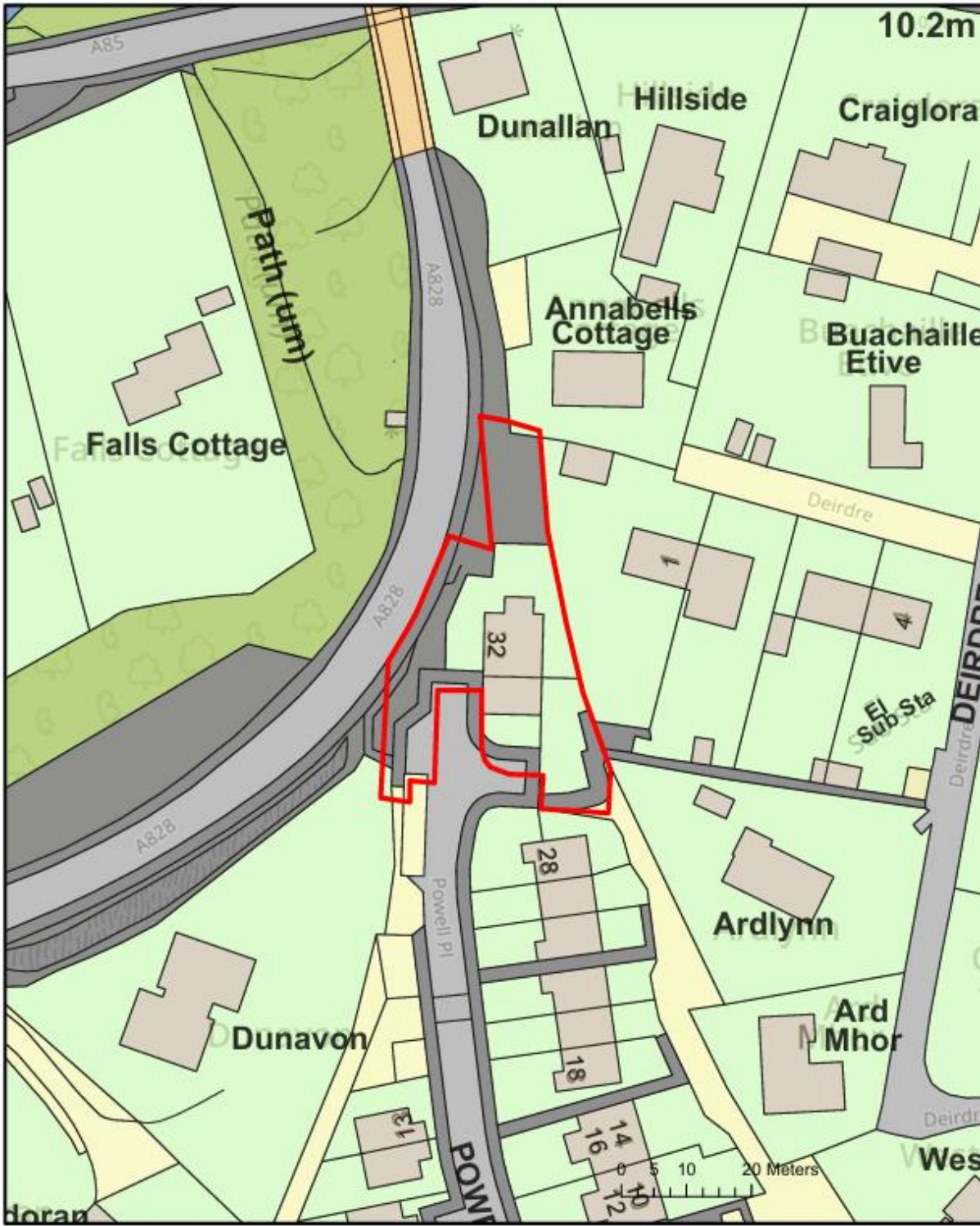
(b) is not served after the person has been charged with an offence under section 145(9) as respects the breach of the breach of condition notice.

(8) During the period mentioned in subsection (4) it is not competent to commence proceedings against the person for an offence under section 145(9) as respects that breach.

(9) If the amount (or as the case may be the reduced amount) is timeously paid it is not competent to commence proceedings against the person for an offence under section 145(9) as respects that breach.

(10) A penalty received by a planning authority by virtue of subsection (4) is to accrue to that authority.

(11) In prescribing an amount for the purposes of subsection (4), the Scottish Ministers may make different provision for different cases or for different classes of case.



Breach of Condition Notice: Relative to footpath as per 19/00330/PP (conditions 1, 5, 6 and 7)