

RHU & SHANDON COMMUNITY COUNCIL

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Copied by email to
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Objection to 23/00080/PP Renewal of Planning Permission 19/01573/PP

Rhu and Shandon Community Council objected to 19/01573/PP.

Everything we said in that Objection is still true and, despite the attempts of the owners to lower their Short term let profile on the web, such lets are still going on, as they did throughout the pandemic. In fact, since the publication of this renewal application there were 10 different cars parked there in one 12 days period. The Applicant runs 2 day residential courses in Doncaster and London. If this model were to be repeated in Rhu, it would increase the flow of traffic to/from Dunera and this would have unacceptable adverse effects on the amenity of the community. The Applicant claims that Dunera is one of his commercial conversions and adds that there are a number of large houses like Dunera operated as serviced accommodation. He must be aware that the rules for Class 8 properties place certain conditions on the egress from the upper floors. This is ignored.

The enforcement order 22/00053/ENFCON has also been ignored. It is highly likely that the decision on Invergare Castle, Rhu will not have gone unnoticed and the owners are not applying for a change of use to short term lets because they realise it will be refused.

The Local Review Body imposed, amongst other things conditions on on-site parking, delivery drop off and turning provisions and any additional screening resulting from the on-site parking requirements. These parking and screening conditions have been ignored. Neither the new application nor the old one has provided information to support that the claim that the change of use will strengthen the community (LDP8). The site is not appropriate (LDP DM1), otherwise the access conditions imposed in 19/01573/PP, would not have been necessary.

23/00080/PP is essentially a restatement of the appeal. It is an attempt to get the transport conditions reviewed. Significant evidence was provided to demonstrate that Pier Road is dangerous, and exiting from Dunera risks compromising the road safety of all road users and pedestrians in particular. Therefore the safeguarding measures required with respect to the use of Pier Road were clearly defined by the Roads Officer. We trust that these will be confirmed.

We object to this planning application on the following grounds:

- Legitimate public concern as expressed by the neighbours: LDP BAD1
- Loss of Amenity: LDP BAD1
- Inappropriate Setting: LDP DM1
- No benefit to the Local Community: LDP8
- It ignores the opinion of a Statutory Consultee, namely the Roads Department

Jean Cook.

Jean Cook
Secretary, Rhu & Shandon Community Council