

**From:** Andrew [<mailto:andrew@ardmay.com>]  
**Sent:** 18 December 2013 20:14  
**To:** Craig Jardine  
**Cc:** Sue Laverge  
**Subject:** Planning Application 2013/0278/DET

Dear Sir,

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RE: Planning Application 2013/0278/DET Tighairn Cottage Arrochar G83 7AH

I would like to make representation with regard to the retrospective planning permission for the above property .I have concerns on a number of points.

Firstly the Delegated Report for the original planning application 2010/0141/HAE/A states in section 7 Planning Assessment

‘In terms of the use of the upper floor of the garage (studio flat as it is named on the submitted plans), a condition restricting the use of this room to ensure it is used as ancillary to the existing house and not as a separate dwelling or holiday let would be relevant and reasonable to attach to any permission.’

Such a condition was attached. I refer to the grant of planning permission condition 1.

It makes a mockery of the planning process that permission for use as a holiday let is expressly denied and immediately upon completion of construction this condition is completely ignored. If planning is now given in retrospect it sends a clear signal and sets a precedent that such planning conditions can be ignored.

In fact we are very concerned with the development of the property next to Ardmay House Outdoor Education Centre with which we share the same access road. A small detached house has been erected on this site and we fear that change of use for Tighairn Cottage to allow holiday Letting would give the green light for letting this property.

Secondly the access into and out of Tighairn Cottage on to the A814 is precarious and requires the use of a mirror on the other side of the A814 to facilitate safe exit. We believe that holiday letters not accustomed to the exit pose a danger to themselves and other road users.

There is limited parking within the fore court of Tighairn Cottage and it is not unusual for vehicle visiting the property to have park on the A814 outside the gate. This is a considerable road hazard for other vehicles using the road and this