

**Local Review Reference Number:** 2017/0003/REVREF

**Application Number:** 2016/0330/DET

**Location:** Land West Of Dalchon, Lochard Cottages Road,  
Kinlochard

**Proposal:** Formation of a vehicular access

**Schedule of Conditions:**

1. That no development shall take place until details of the proposed development have been submitted and approved in writing by the Planning Authority in consultation with the local Road Authority including: i) a plan showing cross sections of existing and proposed ground level); ii) notwithstanding the Proposed Site Plan, a site plan at 1:1250 showing the length of the track at the minimum needed to access the existing shed and a maximum of 3m wide except at the road junction where the splay shall be the minimum required for safe access and egress by agricultural vehicles in use on the land; iii) a plan at 1:1250 showing the sightlines (2.0m x 40m to both ways) and all structures within the lines including hedging, and v) a full written description or annotated drawing describing how the splay and the road will be formed and finished, including all materials proposed (these details to include the gate).

*Reason: In the interests of road safety and local amenity.*

2. That the existing gate is removed and the opening closed in the event that the location of the access is different from that approved in 1. above, and a native mixed species hedge is planted within the first planting season after formation of the new opening.

*Reason: In the interests of local amenity as two openings are not needed and would appear cumbersome.*

3. The design and finish of the road should have the character and appearance of an informal access track in the open countryside i.e. it shall be permeable with a central grass strip except at the road junction splay which shall be finished in tarmac to reduce the likelihood of loose materials being taken onto the public road.

*Reason: In the interests of local amenity and as the land is agricultural.*

4. The gate shall be agricultural in style (timber or galvanised steel with a maximum height of 1m high and it shall be installed at the point where the splay starts.

*Reason: In the interests of local amenity and as the land is agricultural.*

5. That the existing opening be closed in the event that the location of the access is different, and a native mixed species hedge be planted within the first planting season after formation of a new opening.

*Reason: In the interests of local amenity as two openings are not necessary and would appear cumbersome.*