

Public Document Pack

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Corporate Services
Director: Nigel Stewart



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26 August 2008

NOTICE OF MEETING

A meeting of the **BUTE AND COWAL AREA COMMITTEE** will be held in the **EAGLESHAM HOUSE, MOUNTPLEASANT ROAD, ROTHESAY** on **TUESDAY, 2 SEPTEMBER 2008** at **10:00 AM**, which you are requested to attend.

Nigel Stewart
Director of Corporate Services

BUSINESS

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES**
 - (a) Minute of Area Committee of 5th August 2008 (Pages 1 - 6)
- 4. FUNDING PRESENTATION - JANE FOWLER**
- 5. COMMUNITY SERVICES**
 - (a) Bute and Cowal Primary Schools Report 2007-08 (Pages 7 - 24)
- 6. OPERATIONAL SERVICES**
 - (a) Traffic Calming - Bute & Cowal (Pages 25 - 30)
 - (b) Capital Receipts for Pedestrian Crossings and Ramps (Pages 31 - 34)
 - (c) Dunoon Traffic Management Update (Pages 35 - 36)

7. CORPORATE SERVICES

- (a) Verbal Report on Dunoon - Gourock Ferry Service
- (b) Bye-Law Review - Public Consumption of Alcohol (Pages 37 - 56)
- (c) Rothesay Portraits (Pages 57 - 60)

8. PUBLIC AND COUNCILLOR QUESTION TIME

9. DEVELOPMENT SERVICES

- (a) Planning Application 08/00700/DET, Stewart Shaw Ltd, Seabank, Shore Road, Sandbank (Pages 61 - 76)
- (b) Outline Planning Application 08/00859/OUT, Thomas Hill, Ground adjacent Eldon, The Bay, Strachur (Pages 77 - 86)
- (c) Delegated Development Control and Building Control Decisions (Pages 87 - 98)

10. EXEMPT ITEMS

E1 (a) Gapsite, 7/15 Gallowgate, Rothesay (Pages 99 - 102)

E2 (b) Enforcement Report (Pages 103 - 124)

EXCLUSION OF THE PRESS AND PUBLIC

The Committee will be asked to pass a resolution in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an "E" on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraph is:-

E1 - Paragraph 9 Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

E2 - Paragraph 13 Information which, if disclosed to the public, would reveal that the authority proposes-

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment.

BUTE & COWAL AREA COMMITTEE

Councillor Robert Macintyre

Councillor Alister McAlister

Councillor James McQueen

Councillor Ron Simon

Councillor Dick Walsh

Contact: Shirley MacLeod, Area Corporate Services Manager

Councillor Bruce Marshall (Chair)

Councillor Alex McNaughton

Councillor Len Scoullar (Vice-Chair)

Councillor Isobel Strong

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**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,
DUNOON
on TUESDAY, 5 AUGUST 2008**

Present: Councillor L Scoullar (Chair)

Councillor A MacAlister
Councillor J McQueen
Councillor B Marshall from agenda item 7 (f)
Councillor A McNaughton from agenda item 7 (e)
Councillor R Simon
Councillor J R Walsh

Attending: Shirley MacLeod, Area Corporate Services Manager
Brain Close, Area Planning Officer
Hugh Blake, Estates Surveyor
Alan Kerr, Network and Environment Manager

Chief Inspector Mosley, Strathclyde Police
Stuart McLean, Strathclyde Fire and Rescue
David Penman, Strathclyde Fire and Rescue

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors R Macintyre and I Strong.

The Chairman ruled, and the Committee agreed, in terms of Standing Order 3.2.2 that a report by the Head of Legal and Protective Services in regard to the Section 75 Agreement, Proposed Development at Cowal Golf Club by Laurieston Developments (Cowal) Ltd to be dealt with at item 4 (c) of the agenda, be taken as a matter of urgency due to the need for legal conclusion of the matter to be achieved urgently.

2. DECLARATIONS OF INTEREST

None

3. MINUTES

(a) MINUTE OF AREA COMMITTEE OF 1ST JULY 2008

The Minute of the Area Committee of 1st July 2008 was approved as a correct record.

4. CORPORATE SERVICES

(a) VERBAL REPORT ON DUNOON - GOUROCK FERRY SERVICE

The Committee heard an update from Councillor J R Walsh on the Gourock/Dunoon Ferry Service.

Decision

The Committee noted the detail provided on this matter.

(b) AREA CAPITAL RECEIPTS

The Committee heard from the Area Corporate Services Manager on the Executive Committees decision to allow the Area Capital Fund to be used for one off contributions to a strategic event or community asset.

Decision

The Committee:-

1. Approved the application procedure and criteria should the Members wish to consider requests from external organisations.
2. Agreed that such awards should only be granted in exceptional circumstances on a one off basis to strategic events and community assets which contribute to the Council's Corporate Plan, Statement of Intent or Area Strategies and that Capital Receipts should primarily continue to be utilised to protect and enhance Council assets.

(Reference: Report by the Area Corporate Services Manager – submitted)

(c) SECTION 75 AGREEMENT, PROPOSED DEVELOPMENT AT COWAL GOLF CLUB BY LAURIESTON DEVELOPMENTS (COWAL) LIMITED.

The Committee heard from the Area Corporate Services Manager on varying the terms of the Section 75 agreement with Laurieston Developments (Cowal) Limited in respect of the proposed development at Cowal Golf Club.

Decision

The Committee agreed that the Section 75 agreement be amended as requested with the final drafting to be agreed by the Head of Legal and Protective Services.

(Reference: report by the Head of Legal and Protective Services dated 1st August 2008 – submitted)

5. OPERATIONAL SERVICES

(a) CAPITAL RECEIPTS FOR PEDESTRIAN CROSSINGS AND RAMPS

The Committee heard from the Network and Environment Manager on the cycling, walking, safer streets allocation from the Scottish ministers and the allocation of the £4,000 expenditure available for pedestrian crossings and ramps from the Area Capital Receipts.

Decision

The Committee:

1. Agreed that £2,000 from the Area Capital Receipts monies be allocated to the A815 Strachur crossing project.
2. Agreed that a further detailed report come to the September Area Committee regarding the £2,000 balance in capital receipts monies.

(Reference: Report by the Head of Roads and Amenity Services dated 27th July 2008 – tabled)

(b) DUNOON TRAFFIC MANAGEMENT

The Committee heard from the Network and Environment Manager on traffic management in Dunoon Town Centre.

Decision

The Committee:

1. Noted the detail in the report by the Head of Roads and Amenity Services.
2. Asked for clarification on when the Dunoon Streets Various Traffic Order was legally implemented, and agreed that if this was more than a year ago then the review process should start immediately.
3. Asked that all traffic management issues are clarified and details brought to the September Area Committee.
4. Noted that Chief Inspector Mosley will monitor speeding in Alexander Street and report back to the Area Committee in September.

(Reference: Report by the Head of Roads & Amenity Services dated 31st July 2008 – tabled)

6. PUBLIC AND COUNCILLOR QUESTION TIME

Chief Inspector Mosley, Strathclyde Police, gave advice on traffic management issues saying that residents had to be more responsible and have a common sense approach. Councillor Walsh asked if people could still be charged for obstruction and Chief Inspector Mosley gave advice on this. Chief Inspector Mosley encouraged the Members and the public to report incidents of speeding, or parking issues, and explained that Strathclyde Police would now be working with Community Policing and Response Teams.

Stuart McLean and David Penman, Strathclyde Fire and Rescue, spoke on their responsibility of up keeping fire hydrants in the area and explained that the hydrants belong to Scottish Water not Strathclyde Fire and Rescue. David Penman asked Members if they had any specific problems in a particular area to contact their Headquarters in Helensburgh and they would send out the local Water Officer to deal with the problems.

The Committee were asked a question from Mrs Anne Gabriel, Dunoon Community Council on the falling of rock from the Highland Mary monument, Mrs

Gabriel was advised that the Area Corporate Services Manager would look into this incident and report back to her.

Councillor A MacAlister asked for clarification on the subsidence at the West Bay and commented that clearing the Balgy Burn to run straight would alleviate this problem, the Area Corporate Services Manager said she would report this to Allan MacDonald and get him to report back to Councillor MacAlister.

7. DEVELOPMENT SERVICES

- (a) **CHANGE OF USE APPLICATION 08/00845/COU, KASHMIR & RAJNI RAM, PAPA RAMS, JACKSON HOUSE (FORMERLY LAZARETTO POINT HOTEL), SHORE ROAD, SANDBANK**

Decision

The change of use application be approved subject to the conditions contained in the report by the Head of Planning Services and with the inclusion of an additional condition:-

Prior to any development works commencing, full details of an odour and noise management plan shall be submitted and approved in writing by the Head of Planning Services in consultation with the Environmental Health Manager.

(Reference: Report by the Head of Planning Services dated 29th July and 24th July 2008 – submitted)

- (b) **PLANNING APPLICATION 07/02324/DET, MRS K FYFE, ASCOG STABLES, BALMORY ROAD, ASCOG**

This application was withdrawn.

- (c) **OUTLINE PLANNING APPLICATION 08/00859/OUT, THOMAS HILL, GROUND ADJACENT ELDON, THE BAY, STRACHUR**

Decision

The outline planning application be continued to the Area Committee in September to allow Members a site familiarisation visit and for the Planning Department to have dialogue with the applicant to peg out an indicative position.

(Reference: Report by the Head of Planning Services dated 28th July 2008 – submitted)

- (d) **NON-MATERIAL AMENDMENT 08/00874/NMA, COWAL LEISURE, HUNTERS QUAY HOLIDAY VILLAGE, HUNTERS QUAY**

Decision

The Committee agreed that the Non-material Amendment be accepted

under Section 64 of the Town and Country Planning (Scotland) Act 1997.

(Reference: Report by the Head of Planning Services dated 28th July 2008 – submitted)

(e) **PLANNING APPLICATION 08/00700/DET, STEWART SHAW LTD, SEABANK, SHORE ROAD, SANDBANK - REPORT TO FOLLOW**

Councillor A McNaughton intimated his apologies for being late and joined the meeting.

Decision

The planning application be continued to the Area Committee in September to allow Members a site familiarisation visit and for the Planning Department to have dialogue with the applicant to request further information in regard to the application.

(Reference: Report by the Head of Planning Services dated 29th July 2008 – tabled)

(f) **DELEGATED DEVELOPMENT CONTROL AND BUILDING CONTROL DECISIONS**

Councillor B Marshall intimated his apologies for being late and after joining the meeting took over the role as Chair.

The Committee noted Delegated Development Control and Building Control Decisions made since the last meeting.

8. EXEMPT ITEMS

The Committee resolved in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraphs 9 and 13 respectively of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

(a) **FORMER TIGHNABRUAICH SCHOOL HALL - PROPOSED SALE**

The Committee heard from the Estates Surveyor on the proposed sale of the former Tighnabruaich School Hall to the NHS.

Decision

The Committee agreed to instruct the Director of Corporate Services to conclude a sale of the former Tighnabruaich School Hall to the NHS.

(Reference: Report by the Director of Corporate Services dated 9th July 2008 – submitted)

(b) **PIER HEAD OFFICE, DUNOON PIER**

The Committee heard from the Estates Surveyor on the request from Caledonian MacBrayne to lease the Pier Head Office, Dunoon Pier, for use as a ticketing office, parcel handling facility and welfare accommodation for operatives.

Decision

The Committee:

1. Agreed to the recommendations in the report by the Director of Corporate Services.
2. Agreed to offer Shopmobility the ticket office Caledonian MacBrayne currently occupy as an alternative premises on a month to month lease.

(Reference: Report by the Director of Corporate Services dated 25th July 2008 – submitted)

(c) **TEMPORARY RIGHT OF ACCESS, NEWTON PARK, INNELLAN**

The Committee heard from the Estates Surveyor on the request received for a temporary right of access in Newton Park, Innellan.

Decision

The Committee agreed to recommendation 2.1 in the report by the Director of Corporate Service.

(Reference: Report by the Director of Corporate Services dated 9th July 2008 – submitted)

(d) **PROPOSED LEASE - BUTE ALLOTMENT ASSOCIATION**

The Committee heard from the Estates Surveyor on the request to lease ground at the Meadows, Rothesay to the Bute Allotment Association.

Decision

The Committee agreed to recommendation 2.1 in the report by the Director of Corporate Service.

(Reference: Report by the Director of Corporate Services dated 9th July 2008 – submitted)

(e) **ENFORCEMENT REPORTS**

Decision

Enforcement Report 07/00279/ENFOCC – noted
Quarterly Enforcement Report – Continued to September Area Committee.

ARGYLL & BUTE COUNCIL**BUTE AND COWAL
AREA COMMITTEE****CORPORATE SERVICES****2 SEPTEMBER 2008**

BUTE AND COWAL PRIMARY SCHOOLS REPORT 2007-8**1. SUMMARY**

There are fourteen primary schools in Bute and Cowal, educating just over fifteen hundred children or 23% of the primary school population of Argyll and Bute. Three schools have over 200 children on roll, two have over 150 and nine have between 20 and 100. Nursery provision is well established within seven of these schools.

This report, presented by the Area Coordinator, Mrs Joni Halls, details the achievements of the primary schools in Bute and Cowal in 2007/8.

2. RECOMMENDATIONS

The Area Committee are asked to note the excellent work being undertaken in their primary schools and to commend the pupils and staff for these outstanding achievements.

The Area Committee is also asked to agree to an annual presentation of an achievement report on primary schools in their area.

3. DETAILS

The co-operative structure was established in Argyll and Bute to address the needs of small schools in more rural areas to provide opportunities for staff to meet and share in strategic planning, to share ideas, train together, reflect on best practice and to manage change in a collaborative way thus ensuring rigour of educational improvement across all schools.

Coordinators were appointed from experienced existing head teachers to:

- Facilitate and support new developments;
- Organise area based in-service;
- Facilitate primary / secondary and pre-5/P1 liaison;
- Represent the interests of the co-operatives and area;
- Maintain information flow between area managers, the Head of Service and the Quality Improvement Team;
- Act as mentors for newly appointed head teachers.

This report is the first primary schools' report presented at the Bute and Cowal Area Committee. With members' agreement it is hoped to establish this as an annual presentation.

The details of the schools' achievements are included in the attached report.

4. IMPLICATIONS

Policy:	None
Financial:	None
Personnel:	None
Equal Opportunities:	None

For further information contact: Mrs Joni Halls, Area Coordinator and
Head Teacher of Sandbank Primary School

Telephone: 01369 706350

BUTE AND COWAL PRIMARY SCHOOLS
REPORT ON ACHIEVEMENTS 2007/08

INTRODUCTION

The Bute and Cowal area contains 14 primary schools:

- three with 200 to over 300 children;
- two with over 150 children; and
- nine with 20 to 100 children.

Nursery provision is well established within seven of these schools.

Because of a predominance of small schools in rather isolated rural areas the co-operative structure was established to provide:

‘Opportunity for staff to meet and share in strategic planning, share ideas, train together, reflect on best practice and to manage change in a collaborative way thus insuring rigour of educational improvement across all schools’.

The co-ordinator’s role is to:

- Facilitate and support new developments;
- Organise area based in-service;
- Facilitate primary / secondary and pre-5/P1 liaison;
- Represent the interests of the co-operatives and area;
- Maintain information flow between area managers, the Head of Service and the Quality Improvement Team;
- Act as a mentor for newly appointed head teachers.

This is accomplished through management of, and attendance at a series of annual meetings which include:

- Six head teacher meetings;
- Three pre-5 manager meetings;
- Two co-operative meetings;
- Three meetings with the Head of Service and Quality Improvement Team;
- Three meetings at the Cowal Children’s Forum. (Bute meetings are attended by a Bute H.T);
- Calling at individual schools when required.

Following head teacher and pre-5 manager meetings minutes are taken and collective agreements actioned by the co-ordinator.

The following report is about all schools in Bute and Cowal. Most statements apply to all schools, however some activities mentioned are specific to individual schools.

Information on which activity is specific to which school is available to councillors through the individual school Standards and Quality Reports.

COLLECTIVE AND INDIVIDUAL SCHOOL IMPROVEMENT AIMS 2007- 08

Continue to raise attainment in maths and language

Schools reviewed resources and made purchases which will support the development of language and mathematics in real contexts. A resource schools have viewed this session is produced by Edpax. This is a maths interactive resource which pupils can rub out, practice with and discuss. Children work collaboratively when using the material. It is a vast software package and teachers will take this year and some of next year to become skilled in its use.

To help establish high standards of written work, an area working group of P7 teachers and secondary staff was established to moderate P7 written work across schools. An authority moderation group will continue this work next session, selecting at random pieces of written work from across the authority. This work will be moderated and schools will receive feedback from the process.

Begin implementation of 'A Curriculum for Excellence'

Curriculum for Excellence is a huge national initiative containing fifteen national outcomes that schools must strive to achieve (Appendix 1). This year Bute and Cowal schools have begun implementation and made progress with a range of aspects, hitting directly on eight of the fifteen outcomes.

- 1) All staff have attended an authority managed in-service on Curriculum for Excellence. This has helped to raise awareness of new outcomes which are to lead our teaching and learning over the immediate and probably long term future.
- 2) This day linked with a locally managed in-service investigating approaches to working with pupils to encourage confidence, problem solving, discussion and development of pupil research skills. The method is called TASK. (Thinking Skills across the Curriculum)
- 3) Some schools have piloted or worked on Rich Task/ Interdisciplinary approaches to teaching and learning. This is also an authority led initiative directly beginning the implementation of

Curriculum for Excellence Outcomes in a way which requires pupils to:

- Research a current topic using a range of technologies;
- Organise and manage the material they collect;
- Negotiate with other people in the outside world plan, create and design;
- Evaluate, improve and present their findings.

Outcomes from this work have been impressive so far.

- 4) Assessment is for Learning has been a national programme of training implemented in schools over the last three years. All schools have worked on completing phase three of the programme. This has involved an area development of Personal Learning Planning formats. The pupils' personal learning plans will have been discussed with parents and will be sent home at the end of the school year. All schools have been engaged in an evaluation of where they are in terms of implementing the whole Assessment is for Learning Programme.
- 5) Having a smooth transition for pupils pre-5 to P1 and P7 to S1 is a major aspect of the delivery of a "Curriculum for Excellence"

Pre-5 to P1 One school within the area has been selected to pilot interesting practices which apply teaching and learning methodology used in the pre-5 sector to teaching and learning for P1 pupils. Other schools have partially developed good practice in this.

Pre-5 pupils are invited to joint P1's as part of induction processes and the pre-5 pupils share in and view school productions, such as an invitation to pre-5 children to view or take part in a nativity production.

Visits are made to pre-5 establishments by staff from receiving schools to ensure pupils are comfortable with the people they will be taught by. Smooth transition work will continue into next session.

P7 to S1 The transition practices developed and co-ordinated across all schools for our P7 pupils are extensive and commendable. They have included:

- Departmental liaison for:
 - An art link.
 - ICT link.
 - Language link.
 - One day P7 staff visits for information sharing and inservice.

- Visits by secondary school staff to the primary school from the guidance, mathematics, language and additional support needs (ASN) departments.
 - An initiative called the Vanguard Group for pupils with A.S.N;
 - Tri-annual liaison with between the primary and secondary co-ordinators to discuss and share operational information;
 - A Curriculum Link day for pupils for Science and PSD;
 - P7/S1 film making during the Easter holidays (Film may go national);
 - Residential Weekend for P7 pupils (Cowal);
 - After School transition club Home Economics, Art and Technical (Bute);
 - Breakfast clubs following swimming or boxersize;
 - Parent evening for parents at the secondary schools;
 - Three day induction programme;
 - Introduction of a blogging site for P7 pupils;
 - Joint disco for P7-S1 pupils.

- 6) As part of implementation of a Curriculum for Excellence and linked to the development of Personal Learning Plans, the authority has been piloting a revised reporting format. Two schools in Cowal have taken part in this initiative which is linked to the SEEMIS (Electronic Management of Information System). The new formats are more concise than those previously used. It is hoped other schools will use the revised forms next session.

Continue to implement the development of a Learning Culture.

Staff in all schools this session (teaching and non-teaching) have undertaken a needs analysis either through discussion with the Head teacher or via the authority Lana System. This has been followed by a Continuing Professional Development Interview.

The result of the process is attendance at a wide range of in-service events which are managed through the QIO and Co-ordinator systems, thus ensuring continued professional excellence within the work force.

- | | |
|---|-------------------------|
| ▪ Curriculum for Excellence | all staff |
| ▪ TASK methodologies | all staff |
| ▪ Child Protection | all staff |
| ▪ Biannual Conference | head teachers |
| ▪ Small and Large School Conferences | head teachers |
| ▪ Development in the Early Years | head teachers and pre-5 |
| ▪ Management for head teachers in small schools | |
| ▪ Co-operative learning | many staff |
| ▪ Advanced Co-operative Learning | selected staff |
| ▪ Early Level Maths through play | |
| ▪ Early Level Science | |
| ▪ Raising attainment in mathematics | |

- Enriching emergent writing
- Programmable and remote control technology in the early years
- Enterprising your playground
- Health Promoting Schools
- Learning through play in the early years
- Art and Craft Development Day
- Meeting Pupil Needs selected staff
- Samba drumming selected staff
- Creativity selected staff
- MLPS Refresher Course
- Making the Primary School More Interesting
- Digital filming and editing
- The Web
- Probationers seminars 1 & 2
- ICT and numeracy
- ICT animation
- Working with interactive whiteboards
- Leadership certification selected staff
- Eco developments selected staff
- Health promotion selected staff
- Challenging the more able pupil selected staff
- Meeting Pupils Needs : Autism
- ICT and Dyslexia selected staff
- Alert selected staff
- A Positive Approach to Children's Behaviour
- Meeting pupils needs ADHD

In total 350 staff attended at least two or more courses and, in addition, Child Protection Training.

Twilight events at a local level have enabled collaborative practice to take place between staff from differing schools. The following proved very successful and directly benefited learning and teaching for our children:

- Art Activities at Benmore
- Kodaly, three sessions, resulting in the implementation of an exciting music programme in schools for all our children
- ICT and the SNH site access
- Edpax and the interactive white board
- French keeping it alive in classrooms
- Behaviour Management
- Bute Landscapes Focus Group
- Restorative Practice
- Promethean/Smartboard Training
- Ollie the Enterprising Octopus

Implement accreditation for the Health Promoting School's project.

Health Promotion is a National and Authority priority. All of schools have taken this area of education very seriously over many years. Meals and the importance of good nutrition are discussed at pupil, parent and staff level. Outside agencies, the Health Board, dental hygienist and school nurse visit all schools annually, delivering health promotion messages and curriculum activities. This important work has been ongoing for so long in Bute and Cowal that when the government created an accredited Health Promotion School Programme to be implemented by Dec 2007 I have pleasure in informing you that 8 out of our 14 schools engaged immediately at the highest level, level 3 and achieved it.

Of those schools who engaged at level 2, six will become accredited at level 3 by next session.

A number of particular health promotion events this session have resulted from partnership with FUSIONS, Active Schools and liaison with the PE specialists Mary Galloway, Fiona McLean and Jane Sinclair. They have included:

- A football coaching scheme which culminated in a joint school football match to launch the opening of the new astro-turf pitch at Innellan Primary School.
- Two to three formal Health Promotion Days/week in each Primary School
- Out of hours clubs including Shinty and an 8 week outdoor learning programme at Benmore
- Volleyball Tournament (P7)
- Safe Kids a partnership with police colleagues
- Police sports and 5- a-side annual event
- Cycle proficiency courses in each school
- Orienteering at Glenbranter (P6)
- Swimming blocks for every P6 –P7 pupil
- Extra swimming for pupils with A.S.N.
- Celebration of walk to school week.
- A joint school orienteering event
- A fizzy programme for pupils with A.S.N.
- All school Pupil Councils received £200 from FUSIONS to put to health promotion development.
- Healthy school tuck shops
- After school emotional literacy group
- Choices for Life (Glasgow)
- Daily tooth brushing programme
- Increased P.E. within the curriculum
- Playground games development
- Smoothie making and selling
- Healthy Eating Cafe
- Breakfast clubs
- Sunhat purchases for pupils

- High viz waistcoats to encourage walking to school
- Participation in National Smile week and visits to the dentist
- Cyber Safety Seminars (A community event managed by the Police)
- Gardening Club P4,5) held at Ardnahein, Home for the Elderly
- Invitation to Kilmory - Excellence as a Health Promoting School
- Weekly riding for the Learning Centre
- Supporting Fair Trade
- Heartstart training
- Nick Nairn visited Bute during 'eatBute08' encouraging the island to use locally produced produce, he offered tips on how school meals could be improved
- Visitors promoting a Healthy Living Initiative and Healthy eating

Support the authority in establishing parent councils

To date all schools in Bute and Cowal have established new Parent Councils and these have their new constitutions in place. Most councils are now inputting their views as to next years improvement planning requirements.

ATTAINMENT

Attainment is measured by applying National Assessments in English and Mathematics to recognise progress pupils make. The progress is benchmarked with 17 other authorities (consortium) at Levels A through to E.

Within Bute and Cowal results are notable:

2005	Bute&Cowal	Authority	Consortium
Reading	84	83	81
Writing	81	78	74
Mathematics	84	84	84
2006			
Reading	84	84	83
Writing	82	80	76
Mathematics	86	86	85
2007			
Reading	86	84	83
Writing	82	78	76
Mathematics	89	85	85

SUCSESSES AND ACHIEVEMENT

Parent Partnership

Some schools have merged PTA and Parent Councils and others have kept these remits separate. Partnership with parents is a strength in all local schools and permeates activities related within this report. School dances and sports are managed within the context of this partnership. Of particular note is the parental and staff efforts in ensuring library books are available. The cuts over recent years have meant that schools can no longer afford to restock library book provision. All schools with help from parents do this through liaison with a commercial company called Scholastic. Every book sold earns a book. It is this work which now fully stocks our school libraries.

It is of further interest to note how pro-active all of the primary schools in Bute and Cowal are in making use of both the local environment and in planning and self funding out of school educational experiences.

The following is a list of places visited this year which have required transportation of pupils out with their schools, fund raising and parental support:

- Benmore Gardens: who provide an education day for pupils P1 – P7
- Ardentinny Beach with National Park Wardens
- Auchindrain: where a special day provided opportunity for pupils to have hands on experience of Gaelic waulking and activity, organic gardening in the historic kailyard, blacksmith demonstration, spinning demonstration and activity and opportunity to see a working Clydesdale horse
- Oban Sea Life Centre
- Glasgow BBC Centre
- Glasgow Science Centre
- Finlaystone Park
- Amazonia
- Tall Yachts
- Vikingar
- Visit to Paris to meet with a partner school
- Day Visit Forestry Commission 'Leave without a trace'
- Kelvin Art Galleries
- Ardentinny/Toward Outdoor Centres
- Dalguise, Perthshire – weekend activities for P5,6 & 7s
- Geology Field Trip
- Edinburgh Science Festival
- School visit to Chemical Connections
- Three day cultural/social visit to Stirling
- Greenock – arrival of the QE2
- Celtic Connections
- Glenbranter Forest
- Post Office
- Standard Office

- P7 Cross Country Championship Inverclyde
- Funworld, Greenock and Cinema

Out of school trips have been complemented by a range of visitors to schools. This session this has included:

- Pantomime performances from the Hopscotch Theatre
- Visits from the Glasgow Science Circus
- Presentations from the Loch Lomond National Park Wardens
- Introduction to P1 – 3 of the Dundee Daily Physical Activity Pack by the Active Schools Co-ordinator
- Chemical Connections a link with Edinburgh Chemistry Department
- Fiddle Workshops
- RSPB Birdwatch
- Participation in the Big Draw connection
- Enterprise week : fireman, doctor, policeman, local businessman, hotelier etc

ECO Schools

All schools within Bute and Cowal are aspiring to become, or are maintaining themselves as ECO friendly schools. The ECO schools programme is designed to promote environmental awareness and to raise the profile of the school within the local community. It is an accredited scheme. It takes two years to gain an ECO flag and schools can only retain their ECO status if they succeed in gaining four flags. A new project has to be undertaken each year and some projects have to become embedded in school activity.

ECO projects have been very diverse and include:

- Monitoring paper collection
- Litter picking
- Recycling plastics, glass, paper and card
- Monitoring the use of electricity and switching off lights
- Composting
- Organic gardening/Working with Beechgrove Garden and the secondary school to create a 'Grow our own vegetable garden'
- Creation of an orchard
- Art activities which express the importance of sustainability
- Inviting different agencies in to talk about environmental issues e.g. National Park
- Purchase of outdoor clothing for working outside
- Emphasising the importance of plant and animal protection through the curriculum.
- The practice of using the environment in a careful and considerate way
- Fund raising to support endangered species
- Pupil presentation of important ECO messages to parents.

- Development of play areas within the community as part of school / community partnership work
- Money raising for the Hedgehog Preservation Society
- Gardening sessions with Parent Volunteers
- Mini beast studies
- Sunflower Competitions
- Caring for indoor plants
- Presentations from Alienergy
- Horticultural Show Entries by Gardening Club
- Growing our own potatoes and vegetables for soup
- Beach clean
- Friday ECO club
- Mount Stuart Ranger – Wild life Crime

Three schools have one or more Green Flags all other schools have bronze or silver and are working towards their first Green Flag.

Scottish Country Dancing Partnership

Each year Cowal Primary Schools link with the Scottish Country Dance organisation. Members of the organisation work with school pupils teaching a range of Scottish Dances. The training session is then celebrated by a coming together of all Primary Schools to produce a Dance Festival. Children are given an opportunity to show off what they have learned to their parents and invited members of the public.

Samba Drumming across all schools

At the beginning of the session Bute and Cowal schools had a small amount of Enterprise funding held by the Area Co-ordinator. It was agreed to match this funding into money available through the Cultural Co-ordinator budget. This enabled the provision of Samba Drumming workshops for all schools, sets of Samba Drums for local schools and training of at least one person in each school to ensure continued development of this exciting musical experience.

A selected number of pupils had the opportunity to attend a concert in Glasgow joining the Beats of Brazil in an exciting Samba Drumming presentation.

Charity Work

Bute and Cowal schools have donated to the following charities this session.

- Sports relief
- MacMillan Cancer Research
- Children in Need
- Kings Court
- Blythwood Shoe Box Appeal

- Ragbag Collections
- Age concern
- British Heart Foundation
- Actionaid – Child Poverty day
- Sponsored event by parents to support Meningitis and Septicemia research
- Poppy Day collections
- National Doodle Day (Epilepsy)
- Children’s Hospice Association (CHAS)
- Yorkhill Children’s Hospital (Rainbow Group)
- Cowal Hospice
- Royal Scottish Country Dance Society
- Maggie’s Caring Cancer Centre, Glasgow (£2000)
- Leukaemia Research £1185
- Scottish International Aid Fund
- RNLI
- Range of local Bute Charities
- Robin’s Play Frame
- Calum’s Cabin
- Spirit Aid
- Red Cross
- Breast Cancer Care*
- Scottish International Relief*
- Bute’s Children in Need*
- Sciaf*
- Anthony Nolan Trust * (1716.89)

Residential Weekend and visits

As part of Cowal’s P7 transition programme the residential weekend managed by Mary Galloway is very worthy of note. This weekend provides all pupils in P7 with an opportunity to meet and live with pupils who they will be working with throughout their first year at the Grammar School. Mrs Galloway gains funding through a range of grants and the pupils pay a small contribution. During the weekend the pupils not only mix socially with each other, they also interact in problem solving activities and challenges. On Bute P7 residential experiences have included visits to Stirling, Edinburgh, Paris and Castle Toward.

Rich Tasks

Although piloted at present in only a few schools the outcomes of the Rich Tasks are impressive. Pupil presentations to parents have been lively, enterprising, creative, packed full of fascinating information and provided parents with a useful insight into the depth of learning intergrated into the use of modern technologies.

School Community Partnerships

All schools within Bute and Cowal have very good community links. The depth of the links vary from year to year depending on initiatives current at the time.

An annually maintained link by all schools is through dramatic performance and fayres.

This year schools have presented the following major productions:

- Carol services linked to nativity presentations
- Singing at the opening of the Christmas Lights in Dunoon
- Choir, Guitar club and instrumental presentation at Rothesay Pavilion
- Christmas concerts with varying presentations within schools
- Choir Christmas Service in St John's
- Spring Concert
- Halloween and Spring Disco
- Christmas Fayre
- Carol Service in Sandbank Church
- Choir presentation in the Inverek home for the elderly
- Summer concerts

One primary school is currently involved with the designing and fund raising for a Community Regeneration Programme. Schools also work with the Police and Community Council in running Anti-Vandalism campaigns. Two schools directly participate in an annual community Gala Day. Another school is currently working with the community and National Park at weekends to create an outdoor classroom, polytunnel/gardening shop, and bog garden. Next year they hope to be enterprising in adding a bird nesting box with a solar powered wireless camera in order that children can watch the occupants of the box live from a computer.

A camera club has been initiated to which members of the community are invited.

Pupils have presented views to community councils on their views of what is required as part of a 'Futures Reviews'

Other partnerships both within the community and beyond include:

- Partnership in Ardentinnny Snowdrop event
- Village Hall productions and coffee mornings
- Choir presentations re Marshall Court and Fountain Quay
- Hosting afternoon tea for the elderly
- Links with children in Malawi and fund raising to support Malawi pupils
- Cyber Safety Seminars (Police partnership)
- Non-Uniform Days
- Pyjama Day

- Tracksuit & Trainer day (announcement of 2014 Commonwealth Games)
- Easter Bonnet Parade
- Partnerships with individual members of the community who come into school on a voluntary basis to share their expertise with pupils
- Working with reps and video makers from the tourist information service to help produce information about the town
- Working with a professional accountant to help set up financing procedures for income earned by pupils
- Working with PTA and Polish community to host a family Scottish/Polish social evening

Forest Enterprise Partnership

For the last three years a Forest Education initiative has been co-ordinated. This has involved a 'Green Woodworking Group' visiting all schools over the three years engaging with children in how important our woods and forests are and providing first hand experience of the uses wood can be put to. Next year we plan to move on to engaging all Bute and Cowal schools, on a rotation schedule, in a Forest School programme. Through partnership with the EEBL (Excellence in Education Business Link) we are currently negotiating cover funding for every teacher to receive an introduction to the Forest School ideology and some training which will enable them to embed this ideology into the Curriculum. This will also help to consolidate the work taking place with selected pupils on the Forest School programme.

Enhancing Language Skills and associated Partnerships

Over the last four to five years schools have established a partnership with the Association of Speakers Clubs. In September pupils put together a speech they present to their peers. The best presentation is selected and members of the Speakers club then come into schools to train these pupils prior to selecting a finalist for the Local Area Speech Competition event. Finalists from this event enter a joint regional event with others from across the water.

The partnership provides a focus for improvement of all P6/7 pupils speaking skills.

Other events schools annually participate in are:

- National Poetry Day
- World Book Day
- National Poetry Writing Competition
- Visits from Professional Story Tellers

Winners from the latter of these events have their poems published in a book which is circulated to all schools in Scotland.

Gaelic Provision

Gaelic provision within our area has now developed to cover the seven stages within the Primary Sector and the first year of Secondary education. Next session there will be thirty seven pupils studying through the medium of Gaelic.

Owing to the importance of Gaelic for students an opportunity to mix with other Gaelic speaking individuals and gather experience of the Gaelic culture outwith school is very important. To ensure the development of this opportunity the pupils have participated in:

- Singing and reciting at our local Gaelic Ceilidh
- Gaelic singing and reciting in the Inverreck Eventide Home
- Exchanges with other Gaelic Units including school site visits and trips to Glasgow BBC and Science Centre
- Small productions by a Gaelic Choir for an Adult Gaelic Learning Group from Glasgow
- Participation in a Drama Feis in Oban
- A mini Gaelic Sports day in Oban

Every school bustles with activity all year round. I am sure that all councillors would be more than welcome to call in on any day to have a tour round. It is probable, with the number of events, as described, taking place, one or other activity will be in progress at the moment of your visit.

APPENDIX 1.

The Fifteen National Outcomes

• We live in a Scotland that is the most attractive place for doing business in Europe.	Enterprise Partnerships
• We realise our full economic potential with more and better employment opportunities for our people.	Links with community and the world of work
• We are better educated, more skilled and more successful, renowned for our research and innovation	Co-ordinator presentation and attainment
• Our young people are successful learners, confident individuals, effective contributors and responsible citizens	Permeating theme and performance
• We live longer, healthier lives	Health and active school partnership activity
• We have tackled the significant inequalities in Scottish society	Charity work , Additional Support Needs services
• We have improved the life chances for children, young people and families at risk	Health and active schools work, links with social services and police
• We live our lives safe from crime, disorder and danger	Police and community partnership activity
• We live in well-designed, sustainable places where we are able to access the amenities and services we need	Community partnership and ECO activities
• We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others	Community council/parent council/school links
• We value and enjoy our built and natural environment and protect it and enhance it for future generations	ECO and Curriculum content
• We take pride in a strong, fair and inclusive national identity	School visits Local based projects Rich tasks
• We reduce the local and global environmental impact of our consumption and production	ECO
• Our public services are high quality, continually improving, efficient and responsive to local people's needs.	Multi – agency work and Community Partnership.

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Argyll & Bute Council**Bute & Cowal Area Committee****Operational Services
Roads & Amenity Services****4 AUGUST 2008**

Traffic Calming: Bute & Cowal

1. SUMMARY

1.1 This report provides information requested by Members regarding traffic calming options

2. RECOMMENDATIONS

2.1 That the Area Committee notes the report and acknowledge that work is on-going within Roads & Amenity Services to establish a protocol for implementing traffic calming measures

3. BACKGROUND

3.1 There are no specific criteria used for the provision of traffic calming throughout Argyll & Bute Council. Existing measures have been provided through development gain, the upgrading of advisory 20mph zones around schools funded by Scottish Ministers or as part of a new development.

3.2 Consideration to traffic calming on Cowal Place was requested and this has been investigated.

3.3 Measures that can be used for traffic calming are detailed in Appendix One.

3.4 Criteria to ascertain whether a street would merit traffic calming would be based on accident history, vehicle speeds, traffic volumes and usage.

3.5 Should the 85percentile speed be less than 24mph then a mandatory 20mph speed limit can be introduced without engineering methods otherwise physical measures are essential.

4. DETAIL

4.1 The approximate estimated cost of providing traffic calming for the section of Cowal Place between Cowal Avenue and McArthur Street is £29,000. There are also higher maintenance costs associated with traffic calming compared to a standard road layout.

4.2 Accident history: There were seven recorded accidents in the period from 01/01/2003 up to 31/12/07. There were six non injury accidents and one slight

injury to a young child cyclist. Three accidents related to negligent reversing. None of the accidents appeared to be related to speeding.

4.3 There do not appear to be any significant accident clusters within Bute and Cowal that would merit traffic calming on an accident reduction basis.

4.4 Vehicle speeds: Combined 85 percentile speed is 27.8mph, compared with 28.4mph in the southbound direction and 20.7 mph in the northbound direction. These speeds are higher than the advisory twenty mph limit. However they do not merit police action as the mandatory legal limit is not being breached.

4.5 Vehicle volumes equate to 996 vehicles per day. This when adjusted to the daily flow approximates to one vehicle per minute which although high is not excessive (63 vehicles per hour).

4.6 Anecdotal evidence suggests that there are above average levels of young children in the area.

4.7 The cost of providing traffic calming is significant for this one small location in Bute & Cowal. There is no budget identified for this type of work at present although next year there is a Traffic Management budget aimed at casualty reduction, this will be prioritized using records of injury accidents. It is open to the Area Committee to fund traffic calming schemes from the parking surplus or capital receipts.

4.8 Advisory speed limits of 20mph can be introduced by the Road's Authority following appropriate consultation.

4.9 An alternative to formal traffic calming is to promote a traffic order which would restrict parking on alternate sides of the road. Care would be required to ensure that the road was still negotiable by emergency vehicles. This would possibly reduce the high southbound speed and thereby reduce the average speed.

5. CONCLUSION

5.1 That definite criteria be developed to establish a priority for traffic calming. This should be applicable across Argyll and Bute.

5. IMPLICATIONS

Policy:	A policy is being developed for Argyll and Bute.
Financial:	A funding source is required.
Personnel:	None
Equalities Impact Assessment:	None
Legal:	Appropriate legislation must be followed.

For further information contact Alan Kerr (01436 658877)

Stewart Turner
Head of Roads & Amenity Services
27 July 2008

Appendix One: Table 1 Types of traffic calming measures

Measure Type	Number	Name	Speed Reduction Category	Traffic Calming Regs. Apply	Distributor Road
Vertical	6.6.4 (1)	Road Hump	A	Y	N
	(2)	Speed table	A	Y	N
	(3)	Raised Junction	A	Y	N
	(4)	Cushion	B	Y	Y
	(5)	H Hump	A	Y	Y
Lateral	(6)	Chicane Type 1	A, B or C	Y	N
	(7)	Chicane Type 2	A, B or C	Y	N
	(8)	Chicane Type 3	C	Y	Y
Carriageway width	(9)	Reduced carriageway width	B	Y	N
	(10)	Central island	C	Y	Y
	(11)	Central reserve	C	Y	Y
	(12)	Pinch Point	C	y	y
Vehicle overrun	(13)	Occasional strip	C	Y	Y**
	(14)	Rumble strip	C	Y	Y
	(15)	Median strip	C	Y	Y
Geometric alignment	(16)	Speed bend	A	N	N
	(17)	Lateral shift	B or C	N	Y
Junctions	(18)	Change in alignment	B or C	N	N
	(19)	Reduction in area	B	Y	Y**
	(20)	Overrun corners	B	Y	N
	(21)	Conventional roundabout	B	N*	Y
	(22)	Mini- roundabout	B	N*	Y
Restricted Manoeuvre	(23)	Diagonal closure	A	N*	N
Gateway	(24)	On straight	B or C	Y	Y
	(25)	On side road	B	N	Y
	(26)	Two road	B	Y	N

- Other regulations apply

** Suitable with restrictions

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Argyll & Bute Council**Bute & Cowal Area Committee****Operational Services
Roads & Amenity Services****2 SEPTEMBER 2008**

**Area Capital Receipts /Cycling, Walking Safer Streets.
Supplementary Report**

1. SUMMARY

1.1 This report provides additional information regarding the report submitted to the 4 August Area Committee.

2. RECOMMENDATIONS

2.1 That the Area Committee approves the report.

3. BACKGROUND

3.1 Additional information was requested as to the detailed expenditure of the remaining £2,000 available for the pedestrian crossing points.

3.2 An extract of Appendix 4 of the August 2007 Area Committee meeting is attached for information advising members of the previously approved Option 1 detail of the Strachur Crossing Point.

4. DETAIL.

4.1 It is proposed that the balance of £2,000 from the Capital receipts be allocated to improving the pedestrian route from Dunoon Hospital to the Town Centre. This funding will provide one crossing point at Dunoon Stadium as shown on attached location plan.

5. CONCLUSION

5.1 This will improve access for wheel chair users and prams.

5. IMPLICATIONS

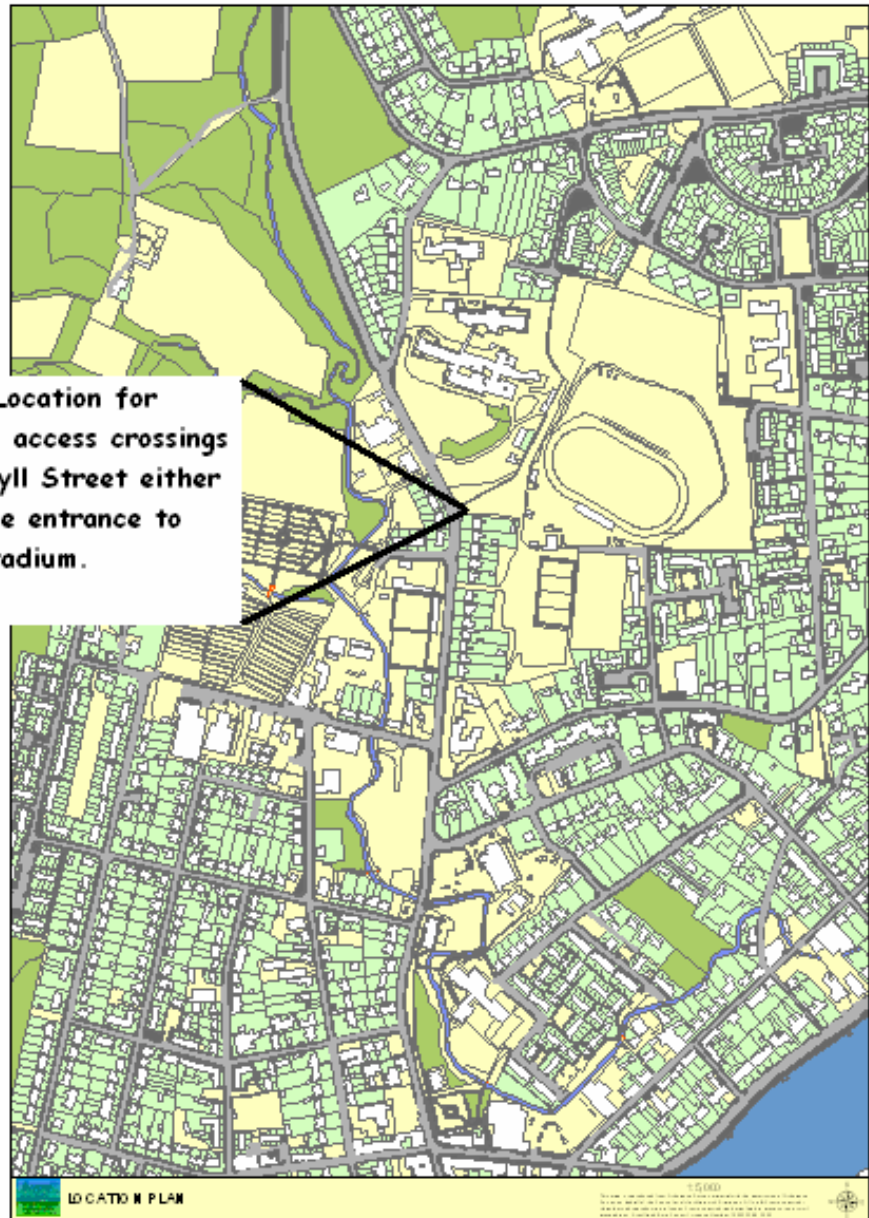
Policy:	None.
Financial:	A funding sources are identified..
Personnel:	None
Equalities Impact Assessment:	Improves access.
Legal:	None

For further information contact Alan Kerr (01436 658877)

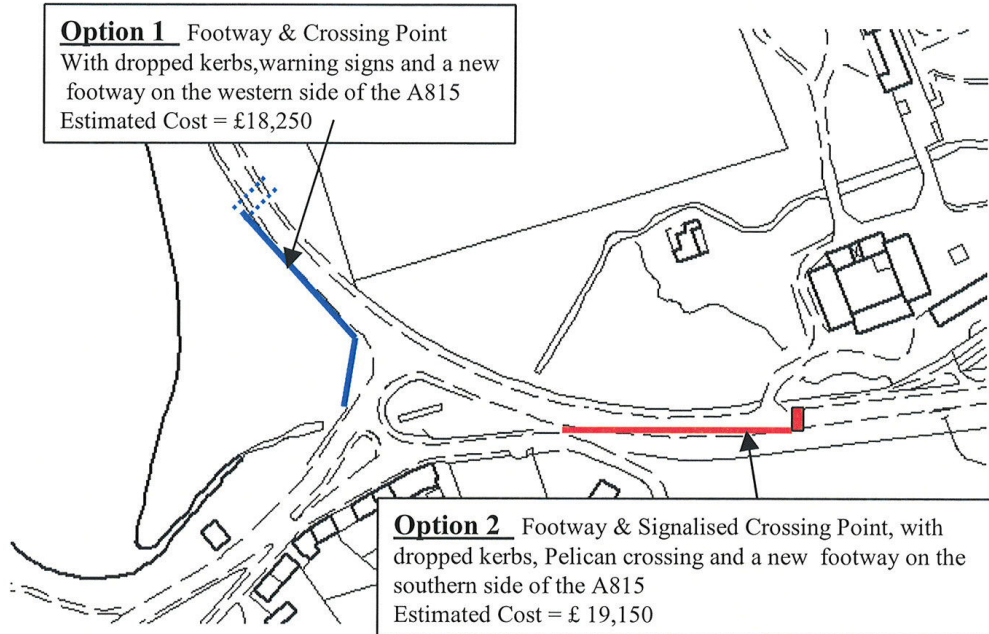
Stewart Turner
Head of Roads & Amenity Services

27 July 2008

**Proposed Location for
pedestrian access crossings
A885 Argyll Street either
side of the entrance to
Dunoon Stadium.**



Appendix 4



In response to representations from the local community and elected members a feasibility study was carried out to identify a safe crossing point on the A815 for pedestrians and wheel chair users. Consideration was given to the location of the residential settlements, commercial and retail outlets and the healthcare provisions within the community whilst meeting the design criteria for construction of a safe crossing point. The department's recommendation is Option 1

<p>Appendix 4 A815 STRACHUR Proposed Crossing Point</p>	OPERATIONAL SERVICES	
	DIRECTOR:- ANDREW LAW	
	Scale	
	Date 13 July 2007	
Drawing No CWSS 2007/2008 Appendix 4		
ROAD and AMENITY SERVICES BUTE and COWAL AREA MILTON HOUSE, MILTON Ave , DUNOON, ARGYLL PA23 7DU		

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Argyll & Bute Council

Bute & Cowal Area Committee

**Operational Services
Roads & Amenity Services**

2 September 2008

Dunoon Traffic Management: Update

1. SUMMARY

1.1 This report updates the timeframe of the Dunoon Traffic Management Order.

2. RECOMMENDATIONS

2.1 That the Area Committee notes this report.

3. BACKGROUND

3.1 Members requested further information regarding the implementation of the above order at the August Area Committee.

4. DETAIL

4.1 The order was formally made on 4th September 2006.

4.2 There was a delay awaiting a decision from the Ombudsman regarding Alexander Street which was completed late October.

4.3 The signing and lining was installed as planned during January and February 2007.

4.4 An issue arose regarding the legality of plates at junctions and this additional work was substantially implemented during October / November 2007.

5. CONCLUSION

5.1 It is reasonable to assume that the order has been operating substantially as intended for over a year and a review of its effectiveness can now take place as soon as resources permit prior to the programmed year end date.

5. IMPLICATIONS

Policy:	None.
Financial:	None.
Personnel:	None

Equalities Impact Assessment: None
Legal: Appropriate legislation must be followed.

For further information contact Alan Kerr (01436 658877)

Stewart Turner
Head of Roads & Amenity Services
13 August 2008

ARGYLL AND BUTE COUNCIL**BUTE AND COWAL AREA
COMMITTEE****CORPORATE SERVICES****25 August 2008**

BYE-LAW REVIEW - PUBLIC CONSUMPTION OF ALCOHOL

1. SUMMARY

- 1.1 The existing byelaws covering Argyll and Bute were made in December 1998. Section 202A of the Civic Government (Scotland) Act 1982 requires that a local authority shall not later than 10 years from the coming into force of a byelaw undertake a review of said byelaw.

The Area Committee resolved at a meeting on 3 June 2008 to proceed with the review of the existing bye-laws in Bute and Cowal prohibiting the consumption of alcohol in public places.

This report informs the Bute and Cowal Area Committee of the information gathered by Corporate Services, as an initial step, in reviewing the bye-laws. This information has been obtained through consultation with Strathclyde Police, guidance from Argyll and Bute Council Legal Services and proposals made by elected members of the Council following the resolution to review the byelaws by the Area Committee on 3 June 2008.

2. RECOMMENDATION

- 2.1 The Bute and Cowal Area Committee, having due regard to information gathered to inform the review of the Bute and Cowal bye-laws, resolve that the current bye-law geographical boundaries are fit for purpose with amendments progressed in respect of:

Rothesay bye-law geographical area

- 2.2 Should unlawful public drinking be identified as a persistent problem in an area that is covered by existing bye-laws this matter is subject to action to be determined by the Community Safety Partnerships in Bute and in Cowal.

3. BACKGROUND

- 3.1 Following the report to the Area Committee dated 22 May 2008 the Council's Corporate Services liaised with Strathclyde Police to obtain data which helps to quantify offences in relation to public drinking in Argyll and Bute

- 3.2 An analytical report provided by Strathclyde Police examined public drinking offences over a three year period from 25 July 2005 to 24 July 2008. Within this period 593 drinking in public offences are recorded. 542 of these occurred within the six main towns of Helensburgh, Dunoon, Rothesay, Oban, Campbeltown and Lochgilphead.

Of the total of 542 recorded offences within towns, 57 occurred in Rothesay and 97 in Dunoon

Hotspot analysis was undertaken in order to identify the main concentration of drinking offences. Within Rothesay public drinking offences were concentrated in Montague Street (14 offences), High Street (13 offences) and Victoria Street (10 offences). In Dunoon the largest number of offences occurred in Argyll Street (62 offences).

The areas identified within Dunoon as hotspots from this analysis of public drinking offences are already covered by the existing bye-law. Other enforcement measures may, therefore, require to be applied to tackle behaviour in these places designated as hotspots or where unlawful public drinking is persistent. It is recommended that this be progressed by the Community Safety Partnership.

(The Rothesay and Dunoon analysis data by Strathclyde Police is presented as an appendix to this report).

- 3.3 A police view was also sought on the geographical extent of the current bye-laws.

Consultation was undertaken by Corporate Services with Strathclyde Police Inspectors and Chief Inspectors in each area of Argyll and Bute and Superintendent Raymond Park.

From a Strathclyde Police perspective the current byelaws within Dunoon are fit for purpose and no amendments to existing geographical boundaries or additional bye-laws have been proposed.

Strathclyde Police reiterated support for the proposed extension to the Rothesay bye-law. This includes the proposal by Bute Community Safety Partnership forum, as a respondent to the Rothesay byelaw consultation, to incorporate a further extension south from Wellpark Road to Millburn Bridge and following the line of Ascog Burn thus covering the area of the former Royal Burgh of Rothesay. (Argyll and Bute Council Legal Services report on the consultation with interested and relevant parties is included as a separate report).

- 3.4 Guidance has been provided by the Council's Legal Services in respect of the impact of bye-laws upon outside drinking areas provided by licensed premises. If there was a desire to encourage more outside drinking areas those premises that wished to do so would be required to extend their licensed area in order to be exempt from the byelaws. They may require planning permission and, if the extension included the public footpath/pavement, consent from the Council as roads authority. In addition, the Licensing Board would require to approve the extension and could attach conditions to its use e.g. restrict usage to a certain time.

4. IMPLICATIONS

Policy	None
Financial	None
Personnel	Democratic Services and Governance coordination of the process. Legal Services production of Byelaws
Equal Opportunities	None

For further information contact Robert Cowper, Corporate Services – tel. 01436 658831

H&L area comm.
(reports)

APPENDIX 1 STRATHCLYDE POLICE DATA

This document provides information in relation to drinking in public offences in Argyll and Bute.

The time period examined is a 3 year period from 25th July 2005 to 24th July 2008.

The following crimes are considered drinking in public offences:

- ABC (Prohibition of Consumption of Alcohol) Bye-Laws 1997
- Fixed Penalty Notices for consuming alcoholic liquor in a public place

These crimes were examined geographically and all crimes occurring within the Argyll and Bute area were considered for the analysis.

Over the period there were 593 drinking in public offences recorded in Argyll and Bute. 542 of these occurred within the six main towns, namely:

- Helensburgh (316)
- Dunoon (97)
- Rothesay (57)
- Oban (38)
- Campbeltown (27)
- Lochgilphead (7)

Hotspot analysis was undertaken in each of the main towns in order to identify the main concentration of drinking offences. In addition, a table was produced for each town detailing the number of offences occurring in each street.

Dunoon

Map 1: Drinking in Public Offences in Dunoon 25th July 2005 – 24th July 2008

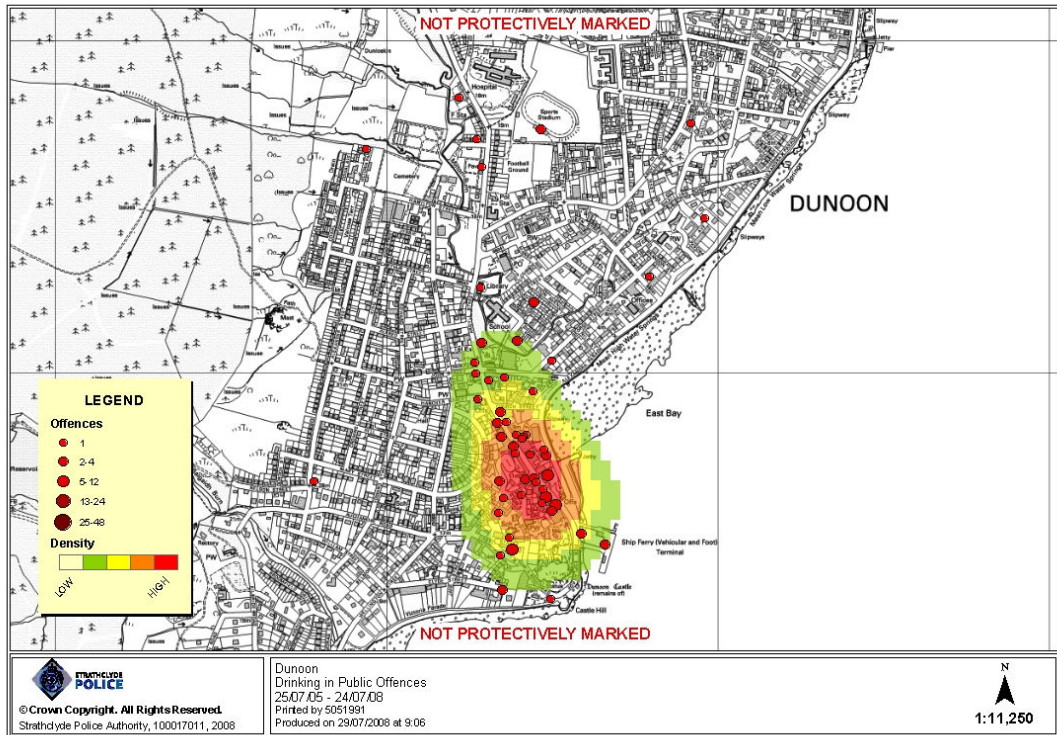


Table 1: Street Examination of Offences in Dunoon

STREET	DRINKING OFFENCES
ARGYLL STREET	62
CASTLE STREET	7
ALEXANDRA PARADE	5
FERRY BRAE	4
MOIR STREET	3
VICTORIA PARADE	3
HILLFOOT STREET	2

REGENT TERRACE	2
THE GLEBE	2
ALEXANDER STREET	1
GEORGE STREET	1
JOHN STREET	1
KIRK BRAE	1
QUEEN STREET	1
TOM-A-MHOID ROAD	1
VICTORIA PARK	1

Rothesay

Map 2: Drinking in Public Offences in Rothesay 25th July 2005 – 24th July 2008

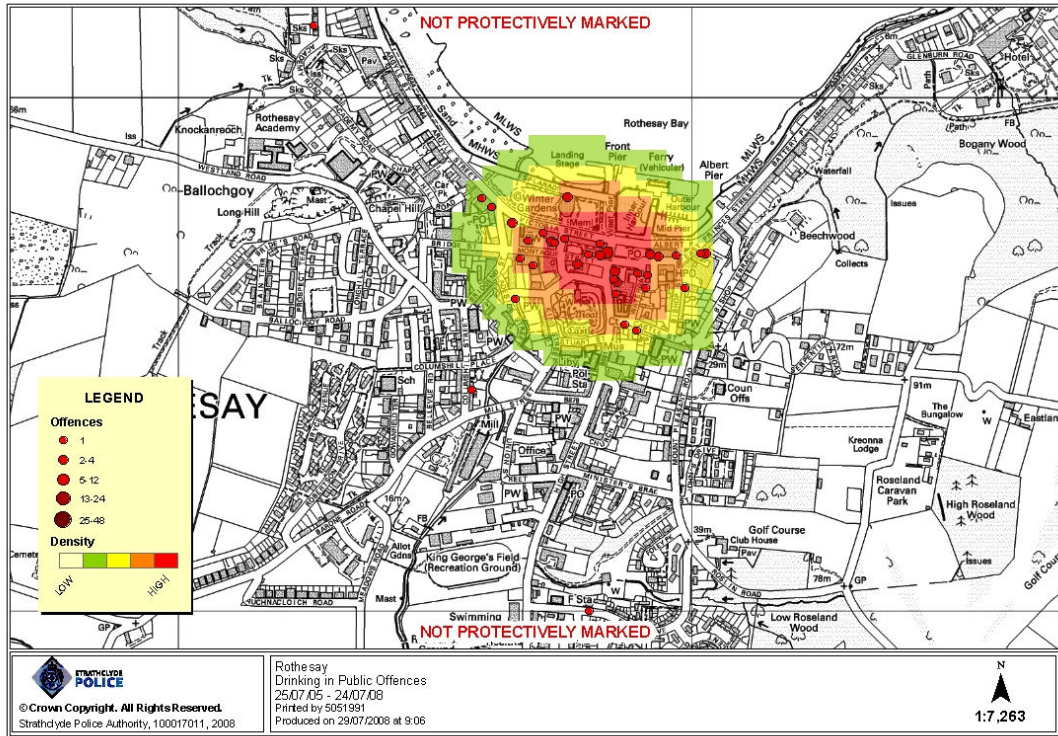


Table 2: Street Examination of Offences in Rothesay

STREET	DRINKING OFFENCES
MONTAGUE STREET	14
HIGH STREET	13
VICTORIA STREET	10
WATERGATE	4
EAST PRINCES STREET	3
ALBERT PLACE	2
TOWER STREET	2
ARGYLE TERRACE	1
ARGYLE STREET	1
BISHOP STREET	1
CASTLE STREET	1
COLUMSHILL STREET	1
GALLOWGATE	1
LADESIDE STREET	1
STORE LANE	1
WEST PRINCES STREET	1

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**ARGYLL AND BUTE COUNCIL
BUTE AND COWAL AREA COMMITTEE**

02 SEPTEMBER 2008

LEGAL & PROTECTIVE SERVICES

BYELAW REVIEW : PUBLIC CONSUMPTION OF ALCOHOL, ROTHESAY

1. Summary

This report follows from the report dated 26th May 2008 to the Bute and Cowal Area Committee on 3rd June 2008 and advises the Area Committee of the responses to the consultation with interested and relevant parties on the proposed extension of the area covered by the byelaw prohibiting the consumption of alcohol drinks in designated public places in Rothesay.

2. Recommendations

- 2.1** That members resolve to promote an extension of the area covered by the existing byelaw to prohibit the consumption of alcoholic drink within Rothesay as shown on Appendix 3.

3. Background

- 3.1** The period of consultation with relevant and interested parties on the proposed extension of the area covered by the byelaw prohibiting the consumption of alcoholic drink in designated public places in Rothesay closed on 19 August 2008. The consultation letter was sent to Strathclyde Police, Bute Community Safety Forum, Bute Community Council and the Scottish Licensed Trade Association.

- 3.2** For the purposes of the consultation a proposed area was designated on the map. This is shown as Appendix 1 to this report. A map showing the area covered by the existing byelaws was also sent out with the consultation. This is shown as Appendix 2 to this report. The proposed extension as shown in Appendix 1 was based on information received from Strathclyde Police. Within the consultation letter responses to the following two questions were requested:

- 1. Do you agree with the proposal to extend the area covered by the existing consumption of alcoholic drink within the**

environs of Rothesay, as detailed in this consultation document, as a solution to the public disorder and anti social behaviour identified?

If yes, please specify your reasons why.

If not, please specify your reasons why.

- 2. Do you agree with the proposed scope of the geographical area to be covered by the extension as shown on Map B annexed to this consultation document?**

If you do not agree, please indicate on the map what area should be designated.

Please provide detailed reasons and any evidence available for this.

- 3.3** Both respondents, namely Strathclyde Police and Bute Community Safety Forum, stated their support for the proposal.

- 3.4** In relation to Question 2 concerning the scope of the geographical area, Strathclyde Police stated that they were aware that a minor extension of the proposed area south from Wellpark Road to Millburn Bridge and following the line of Ascog Burn would cover the area of the former Royal Burgh of Rothesay and they would support this amendment provided it does not delay the review process. A copy of the plan showing the proposed amendment is attached to this report as Appendix 3

Bute Community Safety Forum have stated that they would wish this area included as concerns had been raised that the extended area proposed in the proposed consultation letter specifically excludes some areas in Rothesay where it is known that considerable amounts of drinking in public places takes place.

4. Implications

Policy	:	None
Financial	:	None
Personal	:	None
Equal Opportunities	:	None

For further information, contact Sheila MacFadyen, Legal & Protective Services; telephone 01546 604198.

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24 July 2008

Your Ref:

Our Ref: L615/VM/23



**STRATHCLYDE
POLICE**

CHIEF CONSTABLE
Stephen House QPM

Rothesay Police Office
High Street
ROTHESAY
Isle of Bute PA20 9AZ

Tel. No. 01700 894000

Fax No. 01700 894030

Email:

Macdonald.Stephen@strathclyde.pnn.police.uk

Ms Sheila MacFadyen
Senior Solicitor
Argyll & Bute Council
Kilmory
LOCHIGL.PHEAD
PA31 8RT

Dear Sheila MacFadyen

**BYELAWS PROHIBITING THE CONSUMPTION OF ALCOHOLIC DRINK IN
DESIGNATED PLACES, ROTHESAY**

I am writing in reply to your letter dated 8 July 2008 addressed to Chief Superintendent Roger and he provides me the opportunity to respond on behalf of Strathclyde Police.

I agree with the proposal to extend the area covered by the existing byelaws areas within the environs of Rothesay as detailed in the consultation document.

Argyll and Bute Council were provided with facts and figures covering 2006 and early 2007 which outlined clear anti-social behaviour and public disorder which occurred outwith the byelaws area and involved alcohol as a significant factor.

The proposed scope of the geographical area is that which I submitted for Council consideration and covers the problematic areas including the various wooded areas within the town. I am aware that with a minor extension of the proposed area, south from Wellpark Road to Millburn Bridge and following the line of Ascog Burn, it would cover that of the former Royal Burgh of Rothesay and draw favourable publicity in modern acknowledgment of the ancient boundaries. I would support the amendment as long as it does not delay the review process which has to be complete by December 2008.

The consultation period may raise questions regarding residents relaxing within the boundary walls of their gardens, however a private garden is outwith any area that the public have access and therefore no offence would be committed.

Golfing enthusiasts raise the issue of being able to consume alcohol during a round of golf at Rothesay Golf Club. To exclude the Golf Course would, in my opinion, encourage



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displacement of anti-social behaviour towards the woods and the fairways adjacent to residential areas within the town.

The above views reflect a consultation response on behalf of Strathclyde Police and I invite direct contact if any point requires clarification.

Yours sincerely


Macdonald Stephen
Inspector

RECEIVED
17 10E 2008
HEDEMAED



Councillor Len Scoullar JP
Ward 8 : Isle of Bute

62 Mountstuart Road, Rothesay,
Isle of Bute, PA20 9LD.
Tel: 01700 504466
Mobile: 07747 812 296
E-mail: len.scoullar@argyll-bute.gov.uk

Sheila MacFadyen
Senior Solicitor
Argyll and Bute Council
Kilmory
Lochgilphead
PA31 8RT

Date: 12th August 2008

Dear Mrs MacFadyen,

Byelaws Prohibiting the Consumption of Alcoholic Drink in Designated Places,
Rothesay
Bute Community Safety Forum.

I am writing in my capacity as Chair of the Bute Community Safety Forum in relation to your letter of 8th July 2008. I can confirm that the details of your communication have been circulated to members of the Bute Community Safety Forum, and would summarise the responses of Forum members as follows.

There is a consensus of opinion amongst the group that the proposed extension to the area covered by the existing byelaws is to be welcomed, and support for the principal of doing this. Concerns have however been raised that the proposed extended area specifically excludes some areas of Rothesay where it is known that considerable amounts of drinking in public places takes place, with subsequent reporting of increased levels of anti social behaviour. For this reason, the Forum would prefer to see the area covered by the new byelaws amended to include a minor extension of the proposed area, south from Wellpark Road to Millburn Bridge and following the line of Ascog Burn, to cover the area of the former Royal Burgh of Rothesay,

Vice Chair - Bute and Cowal Area Committee
and
Argyll and Bute Council's Spokesperson for Island Issues



The Community Safety Forum appreciates the opportunity to make response on this matter and I would urge that these comments be given full consideration in the due process of amending the existing byelaws.

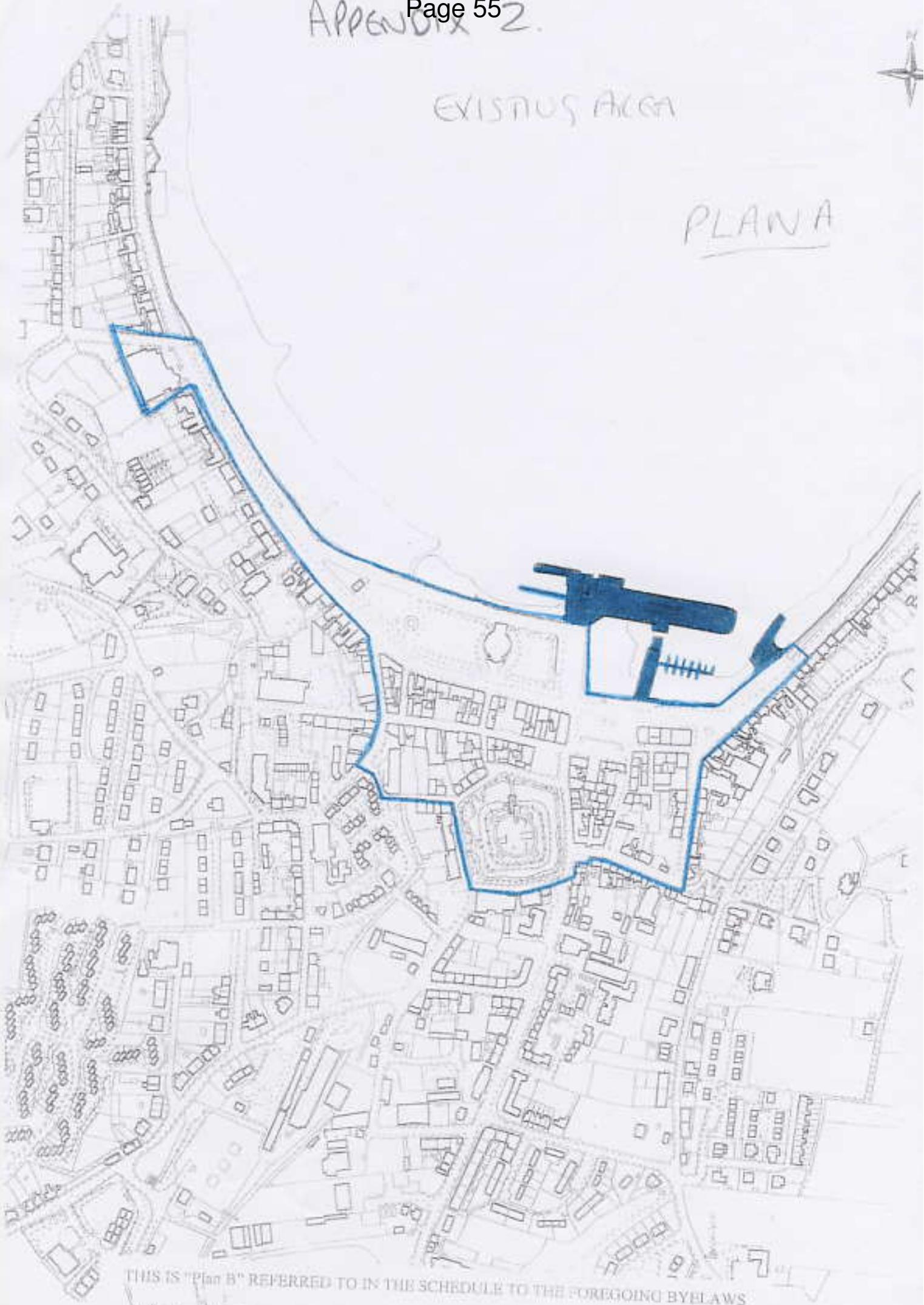
Yours sincerely,



Councillor L Scoullar
Chair, Bute Community Safety Forum

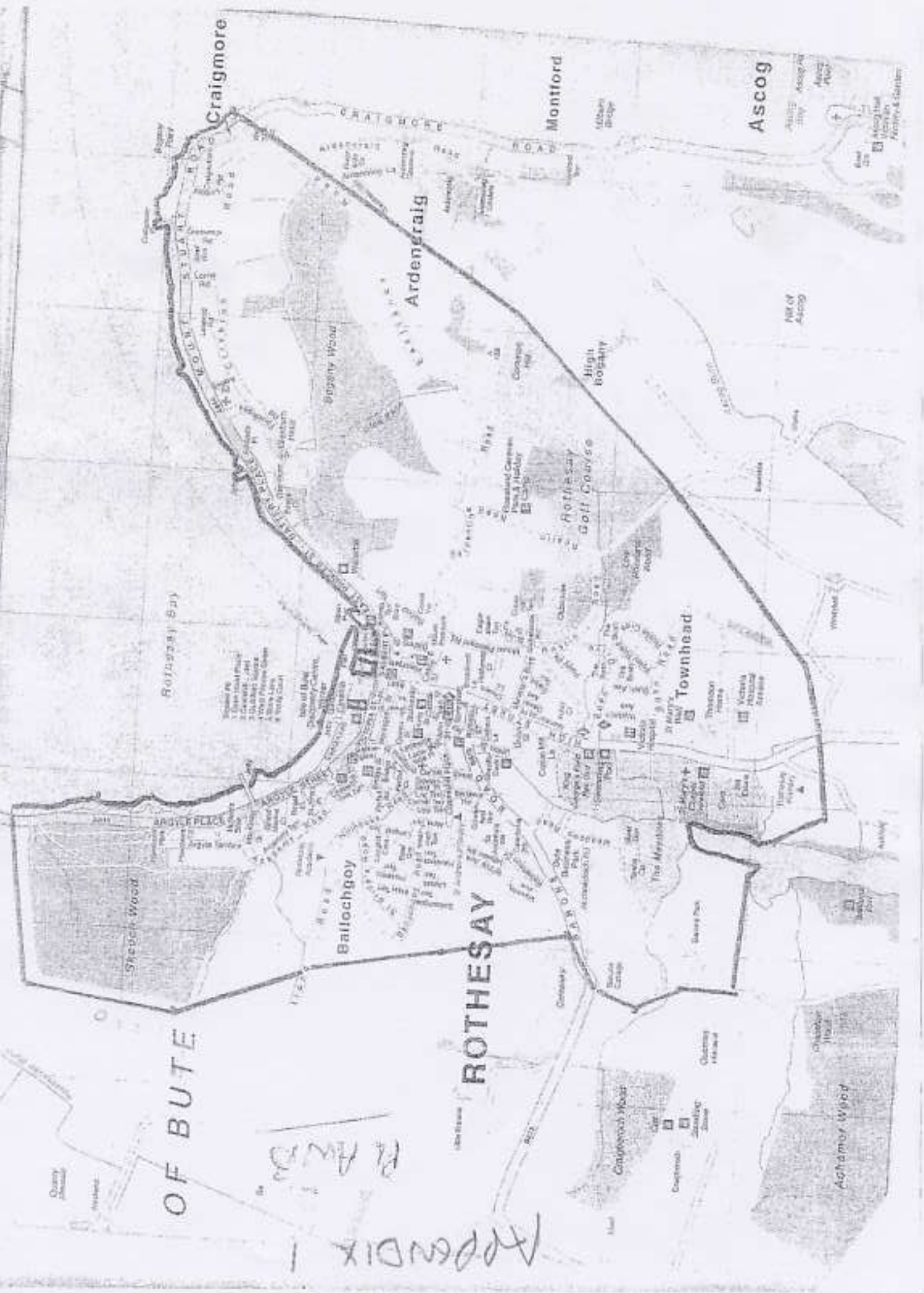
EXISTING AREA

PLANA



THIS IS "Plan B" REFERRED TO IN THE SCHEDULE TO THE FOREGOING BYELAWS

JUSKAP PLAN



OF BUTE

ROTHESAY

P.A. 1

APPENDIX 1

**ARGYLL AND BUTE COUNCIL
CORPORATE SERVICES**

**BUTE AND COWAL
AREA COMMITTEE
2nd September 2008**

ROTHESAY PORTRAITS

1.0 SUMMARY

1.1 This report gives Members information regarding portraits which were displayed in the Rothesay Council Chambers, and seeks agreement on the long term future of these portraits.

2.0 RECOMMENDATION

2.1 Members are asked to note the detail provided and to make recommendation on the future storage and/or disposal of the portraits.

3.0 DETAIL

3.1 Members and Residents of Bute will be well aware of the closure some time ago of the Council Chambers in Castle Street, and of the recent clearing from the building of the last of the stored items. Included in the items recently removed are seven portraits which hung in the Council Chamber, which feature former Provosts of Rothesay.

The portraits are of:

Archd. Mackirdy, J.P Hon. Sheriff Substitute – 18th June 1887

Archd. Sharp 1848 – 51

Archd. Brown 1858

Neil Jamieson 1845 – 48

Ex Provost Milloy 1893 - 96

3.2 When the Chambers building was cleared the portraits were removed and taken to the Pavilion for storage. The Pavilion does not however offer the opportunity for the portraits to be displayed.

3.3 Local Councillors have indicated that they are keen that if possible the portraits will be retained and displayed on the island, where members of the public can continue to enjoy seeing them. Alternatively, if there are local descendants of the Provosts pictured, Members have indicated that it might be appropriate for them to take ownership of the portraits.

3.4 Consideration of locations for the public display of the portraits has been unsuccessful; the size and scale of the pictures has meant that no public area in buildings owned either by the Council or any of your partners has been identified as able to display one, or multiples, of the portraits.

3.5 An advert was placed in the Buteman in June 2008 asking anyone who was a descendant of any of the pictured Provosts to make representation if they wished to take ownership of a particular portrait. One descendant has subsequently asked for a portrait to be passed over to his family.

3.6 It is understood that the portraits have little monetary or historic value, but there is clearly sentimental value attached to them for individual descendants.

3.7 Whilst the Pavilion is able to store the portraits safely and securely, there may be difficulties with this if it is to be along term arrangement and alternative uses are identified for the storage room. To date, the Pavilion Manager has had no difficulties in accommodating the portraits.

4.0 CONCLUSIONS

Long term storage of the portraits can be provided at the Pavilion, but this means that the portraits are not being seen by any members of the public; disposal to families who can demonstrate direct links to portrait subjects would ensure that these are able to be enjoyed by descendants of Rothesay's former civic leaders.

5.0 IMPLICATIONS

Policy:	None
Financial:	None- portraits have no residual capital value.
Personnel:	None
Equal Opportunities:	None

For further information contact: Shirley MacLeod, Area Corporate Services Manager
01369 704374

Date: 1st August 2008

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**DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
Bute and Cowal Area Committee**

**Ward Number - 6 Cowal
Date of Validity - 7th April 2008
Committee Date - 2nd September 2008**

Reference Number: 08/00700/DET
Applicants Name: Stewart Shaw Ltd.
Application Type: Detailed
Application Description: Erection of dwellinghouse and formation of vehicular access.
Location: Seabank, Shore Road, Sandbank.

SUPPLEMENTARY REPORT NO.1

(A) INTRODUCTION

Reference is made to the decision of the Bute and Cowal Area Committee on 5th August 2008 to continue consideration of the above application in order for Members to informally visit the site prior to making a decision.

(B) FURTHER INFORMATION

Since the Committee meeting, the Department has received a letter from the agent (letter from Andrew Frater dated 18th August 2008), a summary of which is as follows:

- a) *If Planning Permission is approved, the applicant would provide sections through the site only after the existing demolition rubble is removed (thus giving clear access onto the site for survey purposes). At present, it is not considered possible to provide proper levels due to the dangerous state of the rubble left over from the previous structure on the site;*
 - b) *Clearance of the site would also give clear access to the watercourse that is obviously blocked and suitable repair or renewal works could be instigated. As such, any surface water drainage may be taken to this watercourse (which is for surface water) and led through the road for dispersal by Holy Loch Marina as agreed;*
 - c) *Having regard to the above, it is requested that the application be approved subject to conditions requiring levels to be produced through the site prior to construction works on the dwelling commencing; and proposals for repairing or renewing the existing watercourse being submitted.*
-

(C) ASSESSMENT

The department have repeatedly requested detailed information on site levels and surface water drainage in support of this application, but to no avail. Given the concerns raised by the owners of *Glenalmond* adjacent (and supported by this department), it is not considered reasonable to accept the scheme in principle but reserve such details as site levels and a surface water drainage system, both crucial elements to the eventual siting and design of the proposed dwellinghouse on 'made-up ground'. For this reason the use of suspensive conditions for this 'detailed' scheme is not appropriate in this instance.

(D) RECOMMENDATION

Having regard to the above, it is recommended that Members endorse the recommendation of refusal contained within the Department's initial report dated 29th July 2008.

**Angus J Gilmour, Head of Planning
25 August 2008**

Author: Brian Close
Reviewing Officer: David Eaglesham

**Date: 25th August 2008
Date: 25th August 2008**

NOTE: Committee Members, the applicant, agent and any other interested party should note that the associated drawings, application forms, consultations, other correspondence (including that mentioned in Section (B) above) and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk

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Reference Number: 08/00700/DET
Applicants Name: Stewart Shaw Ltd.
Application Type: Detailed
Application Description: Erection of dwellinghouse and formation of vehicular access.
Location: Seabank, Shore Road, Sandbank.

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of split-level dwellinghouse with integral garage;
- Formation of vehicular access with provision for turning area and car parking spaces;

(ii) Other specified operations.

- Connection to public water supply and waste water network;
-

(B) RECOMMENDATION

It is recommended that planning permission be **Refused** for the reasons set out overleaf.

(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

(i) Development Plan Context:

In the adopted Cowal Local Plan 1993, the application site is located within the settlement of Sandbank/Ardnadam and covered primarily by policies HO8 'Infill, Rounding-Off and Redevelopment' and BE9 'Layout and Design of Urban Development'. In the Argyll and Bute Modified Finalised Draft Local Plan (June 2006) the application site is located within the small town and village settlement of Sandbank, covered primarily by policies LP ENV19 'Development Setting, Layout and Design' and LP HOU1 'General Housing Development'.

The proposal is considered contrary to the Cowal Local Plan in respect of the erection of a split-level type dwellinghouse within a narrow infill site in close proximity to existing dwellings that would not relate to the existing built form and result in inappropriate infill development. The lack of precise site level information cannot justify the particular design of the dwellinghouse where issues concerning siting, building lines, overshadowing, loss of daylight and visual dominance are raised by neighbouring residents and supported by the department.

The proposal is contrary to both the Argyll and Bute Structure Plan and Argyll and Bute Modified Finalised Draft Local Plan since the dwellinghouse proposed cannot be regarded as appropriate infill development as the development is considered to be poorly sited and designed and without accurate survey information could have the capacity to dominate lower buildings adjacent and overwhelm the townscape character of the area.

Additionally, the lack of precise information on a system to deal with surface water drainage in respect of an existing flooding issue could have adverse impacts on neighbouring properties, contrary to policies contained in the Argyll and Bute Structure Plan, Argyll and Bute Modified Finalised Draft Local Plan and National Guidance.

(ii) Representations:

One letter of representation has been received.

(iii) Consideration of the Need for Discretionary or PAN 41 Hearing:

Not required because of the limited number of objections.

(iv) Reasoned Justification for a Departure from the Provisions of the Development Plan.

Not applicable. The application is recommended for refusal.

(v) Is the Proposal a Schedule 1 or 2 EIA development:

No

(vi) Does the Council have an interest in the site:

No.

(vii) Need and Reason for Notification to Scottish Ministers.

No, the application is recommended for refusal.

(viii) Has a sustainability Checklist Been Submitted:

No

**Angus J Gilmour
Head of Planning
29 July 2008**

Author: Brian Close
Reviewing Officer: David Eaglesham

Date: 29th July 2008
Date: 29 July 2008

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk

REASONS FOR REFUSAL RELATIVE TO APPLICATION 08/00700/DET

1. The applicant has failed to provide accurate information in respect of site levels in order to clearly establish relationships to adjacent dwellinghouses and their land. The proposal as currently submitted represents a split-level dwellinghouse set back from the existing front building lines and projecting beyond the rear building lines that could have the potential to have significant adverse impacts on the amenity of the surrounding properties at *Glenalmond* and *Montague Villa* by virtue of overshadowing, loss of daylight and visual dominance. In particular the proposed development could have the capacity through its particular design, siting and scale to overshadow the rear kitchen area and private amenity spaces of *Glenalmond*.

Such a visually overbearing development would be at variance to the existing settlement pattern and overwhelm adjacent traditional dwellinghouses. Accordingly, the proposed split-level dwellinghouse of this particular design and siting would be contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment and contrary to Scottish Planning Policy SPP3 – *‘Planning for Housing’*, Planning Advice Note 67 – *‘Housing Quality’*, Planning Advice Note 68 – *‘Design Statements’*; Policy STRAT SI 1 – *‘Sustainable Development’*, STRAT DC 1 *‘Development Within The Settlements’*, STRAT HO1 – *‘Housing – Development Control Policy’*, of the Argyll and Bute Structure Plan 2001; Policy POL HO8: *‘Infill, Rounding-Off and Redevelopment’* and POL BE9 *‘Layout and Design of Urban Development’* of the Cowal Local Plan 1993 (Adopted 1995) and policies LP ENV1 *‘Development Impact on the General Environment’*, LP ENV19 *‘Development Setting, Layout and Design’*, and Policy LP HOU1 – *‘General Housing Development’* of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006) all of which presume against the nature of the development proposed.

2. The applicant has failed to provide accurate information in respect of surface water drainage proposals in respect of an existing watercourse that enters the application site from the steep western side and exits in an area around the centre of the site. The lack of precise drainage arrangements incorporating a SuDS scheme to alleviate potential flooding of the site and adjacent properties and their land is contrary to Scottish Planning Policy SPP7 – *‘Planning and Flooding’*; PAN 69: *‘Planning and Building Standards Advice on Flooding’*; Policy STRAT SI 1 *‘Sustainable Development’*; Policy STRAT DC10 *‘Flooding and Land Erosion’* of the Argyll and Bute Structure Plan 2002; and to policies LP SERV2 – *‘Sustainable Drainage Systems (SuDS)’*, LP SERV 3 *‘Drainage Impact Assessment’*, and LP SERV 8 *‘Flooding and Land Erosion’* of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006), all of which presume against the nature of the development proposed.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/00700/DET

MATERIAL CONSIDERATIONS AND ADVICE

(i) POLICY OVERVIEW AND MATERIAL ADVICE

(a) Argyll and Bute Structure Plan 2002: The following policies are applicable:

STRAT SI 1 '*Sustainable Development*' includes policies to conserve the built environment, respect the landscape character of an area and the setting and character of settlements and, avoid places where there is a significant risk of flooding or ground instability.

STRAT DC 1 '*Development Within The Settlements*' encourages development on appropriate infill, rounding-off and redevelopment sites.

STRAT HO1 – '*Housing – Development Control Policy*' encourages appropriate forms and scales of housing infill, rounding-off and redevelopment where it is consistent with STRAT DC1 -10.

STRAT DC 10 – '*Flooding and Land Erosion*' - Proposed development which would be at significant risk of flooding from erosion, or which would increase the risk to other land and property will not be in accord with the structure plan. In some places where it is feasible to manage the threat, suitable mitigation or other measures may be possible.

The above policies are developed further in the Argyll and Bute Local Plan (Modified Finalised Draft) 2006.

(b) Cowal Local Plan 1993 (adopted 1995)

The application site is located within Sandbank covered specifically by Policy POL HO8 and BE9 and requires to be assessed against the following criteria:

POL HO8: '*Infill, Rounding-Off and Redevelopment*' where infill, rounding-off and redevelopment will be encouraged related to the built form. Proposals which do not relate to the existing built form will be assessed for servicing and environmental implications, Those considered to have an adverse visual or environmental impact will normally be resisted.

Policy BE9 '*Layout and Design of Urban Development*' seeks to achieve a high standard of layout and design where new urban developments are proposed. Proposals should have regard to the Council's design guidelines and development standards.

(c) Argyll and Bute Local Plan (Modified Finalised Draft) June 2006

The site is located within the small town and village settlement of Sandbank, where the following policies are applicable.

Policy LP ENV1 - Development Impact on the General Environment

In all development control zones the Council will assess applications for planning permission for their impact on both the natural, human and built environment. When considering development proposals, the following general considerations will be taken into account, namely:

(C) All development should protect, restore or where possible enhance the established character and local distinctiveness of the landscape in terms of its location, scale, form and design.

(D) The location and nature of the proposed development, including land use, layout, design, external appearance, flood risk, and privacy of existing and proposed development;

(H) Current Government guidance, other policies in the Argyll and Bute Structure and Local Plan and particularly those relating to the proposed type of development;

Policy LP ENV 19 - Development Setting, Layout and Design

The Council will require developers and their agents to produce and execute a high standard of appropriate design in accordance with the design principles set out in Appendix A of this Local Plan, the Council's sustainable design guide and the following criteria: -

Development Setting

(A) Development shall be sited and positioned so as to pay regard to the context within which it is located.

Development Layout and Density

(B) Development layout and density shall effectively integrate with the urban, suburban or countryside setting of the development. Layouts shall be adapted, as appropriate, to take into account the location or sensitivity of the area. Developments with poor quality or inappropriate layouts or densities including over-development and over-shadowing of sites shall be resisted.

Development Design

(C) The design of developments and structures shall be compatible with the surroundings. Particular attention shall be made to massing, form and design details.

This policy is backed by Sustainable Siting and Design Principles contained in APPENDIX A-Design of New Housing in Settlements where under 4.1 *the location of houses within a settlement is the most crucial factor. New development must be compatible with, and consolidate the existing settlement. Relationship with neighbouring properties will be paramount as issues such as overlooking and loss of privacy may arise.*

In terms of design under 4.2, the scale, shape and proportion should respect and complement the adjacent buildings and the plot density and size. In terms of Under-Building and Design 7.1 the extent of any under-building or excavations should be clearly shown on submitted plans including the use of cross sections. In terms of Infill Development 10.2, the scale and design of the proposed development should be in harmony with the surrounding area, particularly the adjacent buildings. The amenity and privacy of neighbouring properties should also be considered. Guidance is given under 14.1-14.3 in respect of 'Developments Affecting Daylight to Neighbouring Properties.'

In terms of Argyll and Bute Sustainable Design Guidance 3 "3.0 Designing Sustainable Urban Infill, it is recommended that," *new infill development should respect the existing pattern of plots that establish the historic layout of a settlement..... these traditional development patterns must be recognised and understood if new development introduces buildings which occupy their plots in a different way to this surrounding them, they can appear out of place."*

Policy LP HOU 1 – '*General Housing Development*' states a general presumption in favour of housing within the settlements except where there is an unacceptable environmental, servicing or access impact. Housing developments are also subject to consistency with other policies of both the Structure and Local Plan.

Policy LP SERV2 – *Sustainable Drainage Systems (SuDS)* – guidance given on incorporation of natural features to aid surface water drainage and avoidance of culverts that increase flooding.

Policy LP SERV 3 '*Drainage Impact Assessment (DIA)*': The Council will generally require developers to submit a DIA in areas affected by flooding.

Policy LP SERV 8 '*Flooding and Land Erosion*'

Whilst the site is not within a functional flood plain or prone to coastal flooding, it has a local history of flooding from higher land to the west. In all cases where the potential for flooding is highlighted the planning authority will exercise the 'precautionary principle'.

Policy LP TRAN 4 '*New and Existing, Public Roads and Private Access Regimes*' sets out requirements for development in respect of private access regimes.

Policy LP TRAN 6 '*Vehicle Parking Provision*' sets out standards for car parking.

Note (i): The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.

Note (ii): The Full Policies are available to view on the Council's Web Site at www.argyll-bute.gov.uk

(d) National Guidance

The following advice and guidance from Scottish Government includes:

- a) Scottish Planning Policy SPP3 – '*Planning for Housing*'; *Working with architects and landscape architects, developers should aim to produce schemes which enrich the built environment. They should pay careful attention to siting, density, scale, massing, proportions, materials, landscape setting, access arrangements, and the characteristics of local design, adjacent buildings and the surrounding area. Developers may set out their approach on these matters in a design statement as supporting material for a planning application (para 11)..... Infill sites can often make a useful contribution to the supply of housing land. Planning authorities should ensure that infill development respects the scale, form and density of its surroundings and enhances rather than detracts from the character and amenity of existing residential areas. Care should be taken that the individual and cumulative effects of infill can be sustained by the social and economic infrastructure and do not lead to over-development. These principles apply equally to development in the gardens or grounds of existing houses or on backland sites in urban, suburban or village locations (para 34).*
- b) Scottish Planning Policy SPP7 – '*Planning and Flooding*'; *"New development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere.....The Building Standards system complements the planning system. In this context, its role is to protect the ground immediately below and adjoining a building from harmful effects caused by flood water, ground water and existing drains (para 12)".*

- c) Planning Advice Note 67 – ‘Housing Quality’; *Successful places - ...a great deal of new housing is in suburban settings; on the edge of settlements; or in rural areas. These places need high standards of design just as much as town and city centres.*
- d) Planning Advice Note 68 – ‘Design Statements’; *Local authorities should encourage applicants to consider how increased value, and sustainability, can result from good design. The submission of a design statement allows officials to see the extent of analysis, as well as the quality of thought, time and effort which has been dedicated to developing the scheme...Design is a material consideration in determining planning applications. Councils may refuse an application, and defend their decision at appeal, solely on design grounds.*
- e) Planning Advice Note 69: Planning and Building Standards Advice on Flooding’: *“Building Standard 3.3 states: Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of flooding and the accumulation of ground water.....Ground below and immediately adjoining a building that is liable to accumulate floodwater or ground water requires treatment to be provided against the harmful effects of such water. The ground immediately adjoining a building means the area where any ground water would affect the structural stability of the building. Treatment could include a field drain system (para 58).....The potential of garden ground and other open space to become waterlogged or suffer from localised flooding is something to be considered from the earliest stages of site proving (para 64)”.*
- f) ‘A Policy Statement for Scotland - Designing Places’; *Good design creates places that work..... good design is a key to achieving social, economic and environmental goals of public policy.....sometimes the costs of a poorly designed development falls on people other than those who commissioned, designed or built it..*

This advice is substantially incorporated in the Council’s adopted and emerging Development Plan policies.

(ii) SITE HISTORY

The site was previously occupied by a two storey detached dwellinghouse ‘Seabank’ that latterly contained four flats. This dilapidated building was demolished in the early 1990s and the site has remained in a neglected and derelict condition since. This building had no vehicular access with any parking on-street and only two gated pedestrian entrances into the site. From a design stance, this building occupied a footprint that was broadly comparable with *Glenalmond* and *Montague Villa*.

Detailed planning permission (ref. 01-90-0557) was granted on 29th August 1990 for the erection of a one and a half storey semi-detached building containing two dwellinghouses. Following discussions with the Area Roads Manager an amended plan was submitted indicating a parking forecourt to accommodate all cars and allow egress in forward gear.

Planning permission (ref. 06/00255/DET) was refused on 13th December 2006 for the erection of two semi-detached dwellinghouses on grounds of over-development and overbearing design. A subsequent appeal (ref. P/PPA/130/195) was dismissed on 5th September 2007. The Reporter commented that *“it ought to be possible to design and build one house on the site closer to the building line”*.

A detailed application (ref. 07/02356/DET) for the erection of a dwellinghouse was withdrawn on 14th April 2008 due to concerns regarding inappropriate design and insufficient details regarding site levels and surface water drainage.

(iii) CONSULTATIONS

Area Roads Manager (response dated 15th April 2008): No objections subject to conditions regarding provision of visibility splays, access design, car parking and turning and advice regarding surface water drainage and Road Opening Permit.

Scottish Water (response dated 18th April 2008): No objection in principle. Advisory comments on potential waste water network capacity issues and request for a totally separate surface water drainage system.

(iv) PUBLICITY AND REPRESENTATIONS

The proposal was advertised as a *Potential Departure* from policies POL HO8 and BE9 of the Cowal Local Plan 1993, (expiry date 16th May 2008). One letter of representation has been received from Mr R Taylor and Mrs S Taylor, *Glenalmond* (letter dated 20th April). A summary of the concerns and issues raised are as follows:

- (a) *The application form states that there is no house on the site. However rubble from the demolition of the previous 2-storey house remains on site giving a false impression of the slope of the site that appears much steeper than is the case.*

Comment – Despite repeated requests, the agent has failed to provide accurate site levels and sections to clearly demonstrate that the dwellinghouse and its projecting rear extension would not have an adverse impact of adjacent properties at *Glenalmond* and *Montague Villa*.

In a letter of support, the applicant's agent states "*The owner of Glenalmond is not sufficiently qualified to make representations regarding levels...there are sufficient levels shown on the plans submitted to ascertain the proposed heights and floor levels.....taking levels through rubble will not give a true indication of finished levels.It is agreed that a true assessment of the actual levels on site cannot be submitted but this is due to the artificial rubble of the original dwelling which was never removed. Only when and if this application progresses will we be able to remove the rubble and reach a suitable ground level*".

The department supports the objectors' comments in respect of insufficient information on site levels and sections to make a thorough consideration of this detailed proposal.

(b) Owners of Glenalmond object to proposed structure of house as shown particularly in elevation. Submitted elevations show a sloping site for the entire length of the house. Plans do not show the slope or ground levels from the front of the site to the back and consequently the proposed house is not shown in the context of the whole site. Neither is it possible to relate the slope of the ground to the slope of our own and neighbouring properties ground.

Comment – The department supports the objectors' comments in respect of insufficient information on site levels and sections to make a thorough consideration of this detailed proposal.

(c) Object because the boundary is the wall of Glenalmond and the plans show the sloped ground against the wall of this house. The previous house was built on level ground similar to Glenalmond and Montague Villa where front and back building lines were the same. The submitted plans with an infilled area to the rear of the ground floor beneath an upper floor appear to raise the level of the land and water table above Glenalmond creating problems of dampness.

Comment - The department supports the objectors' comments in respect of insufficient information on site levels and sections to make a thorough consideration of this detailed proposal.

(d) Plans are requested showing ground levels relative to the neighbouring properties the length and breadth of the site so that we can make a proper assessment.

Comment – The agent has been asked repeatedly (and also for the previously withdrawn application ref. 07/02356/DET) by the department for a Certified Site Survey with detailed site levels but these requests have been turned down where the agents feelings have been already expressed in (a) above.

(e) The plans show the house facing across the A815 to foreshore which is being infilled as part of the Holy Loch Marina extension and not washed by the tide anymore. The back of the property shows a line of bushes but not the cliff right behind them with oak woodlands on top. Nor do the plans show the pronounced gully in the cliffs and the watercourse running through it into the property. This small watercourse acts as a storm drain for the hill above.

Comment – the submitted drawings, albeit with limited information were considered to be sufficient to validate this application but the department has repeatedly requested further information in respect of surface water drainage details regarding the watercourse that flows into the application site (and witnessed in full storm conditions by the Reporter at the appeal site visit).

(f) Concern regarding overshadowing from such a large house over Glenalmond and its private amenity space which would be particularly bad from September to March and deprive Glenalmond of winter sunshine.

Comment - While it is accepted that many properties along this stretch of Sandbank may lose daylight later in the day due to local topography and wooded slopes, the department (due to the quality of the submission and lack of precise detail) are unable at this stage to confirm the extent of overshadowing, loss of daylight and visual dominance from the proposed dwellinghouse that projects approximately 4 metres beyond the rear building line of *Glenalmond*. However, a precautionary approach has been taken in respect of potential overshadowing and loss of daylight to the private amenity spaces and kitchen of *Glenalmond* adjacent.

(v) APPLICANT'S SUPPORTING INFORMATION

Despite repeated requests for information on accurate site levels and surface water drainage details, the applicants' agent has submitted letters (received 1st June and 25th June 2008) in support of the scheme which indicate that,

“The owner of Glenalmond is not sufficiently qualified to make representations regarding levels..... There are sufficient levels shown on the plans submitted to ascertain the proposed heights and floor levels.....taking levels through rubble will not give a true indication of finished levels.It is agreed that a true assessment of the actual levels on site cannot be submitted but this is due to the artificial rubble of the original dwelling which was never removed. Only when and if this application progresses will we be able to remove the rubble and reach a suitable ground level.....Surface water would be dispersed to the repaired watercourse and finally taken into the scheme prepared by Holy Loch Marina”.[It is interesting to note that the applicant does not own the land on which the agent suggest that surface water from the application site would be discharged to].

The agent comments that the ground levels shown on the application are similar to that of *Glenalmond* and that the ridge height also indicates alignment with this dwellinghouse. If refused, the site will remain an eyesore with further deterioration of the watercourse with no chance of connection to the marina complex development. The agent concludes that his clients wish their application to be determined as submitted.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00700/DET

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In the adopted Cowal Local Plan, the proposal is located within the settlement of Sandbank. Policy HO8 encourages development related to the built form. Policy BE9 expects high standard of layout and design where issues such as privacy, light, parking and access should all be satisfactorily addressed.

Policies contained in the Structure Plan and Argyll and Bute Modified Finalised Draft Local Plan allow for appropriate development within settlement zones. Developments which do not accord with this policy are those which result in excessively high development densities or settlement cramming. Given that the site was previously occupied and that permission was previously granted for a redevelopment, the general principle of residential development has been established and is not in contest. It is the lack of accurate submitted information to successfully and clearly demonstrate that the proposed dwellinghouse will sit well with its neighbours that is the main issue. As the application stands, the department must adopt a precautionary approach and considers that the proposed dwellinghouse could have serious adverse impacts on adjacent properties *Glenalmond* and *Montague Villa* in respect of its particular split-level design with projecting rear extension beyond existing building lines, overshadowing and loss of daylight (*in particular to Glenalmond*) and visual dominance over lower buildings, contrary to the immediate settlement pattern.

Given that the proposal would result in a dwellinghouse that could have adverse impacts on surrounding dwellinghouse, the proposal would be contrary to policies POL HO8 and POL BE9 of the adopted Cowal Local Plan.

Since the proposal cannot be regarded as appropriate infill development (due to siting, design and lack of site level details), it would be contrary to policies STRAT DC1 and STRAT HO1 of the Argyll and Bute Structure Plan and Policy LP HOU 1 of the Argyll & Bute Modified Finalised Draft Local Plan.

B. Location, Nature and Design of Proposed Development

(i) Development Setting

This detailed application entails the erection of a split-level detached dwellinghouse on a narrow gap site north of *Montague Villa* and south of *Glenalmond*, Shore Road, Sandbank. The site was previously occupied by a one-and-half-storey building '*Seabank*' that contained four flats. Demolition of this building has left large amounts of rubble now overgrown and this has resulted in a variety of levels within the site. The site is located on the landward side of the busy A815 within the linear residential development which runs from Sandbank Village northwards. The site will face the main entrance to the new marina development currently under construction. The site is bounded to the west by heavily wooded rising ground. The site itself slopes from the footway of the A815 towards the woods to the rear. The site is very narrow in comparison with surrounding properties having a frontage width of 13.5 metres which is constant to the rear of the site. The site is bounded to the A815 by the remains of a stone boundary wall with one pedestrian gate remaining and another opening. No vehicular access was ever provided for the previous house.

An existing watercourse (not shown on submitted plans) runs from the steeply wooded ground and cliffs on the west of the site and disappears within the central portion of the site.

(ii) Development Layout and Design

The proposal is for a split-level dwellinghouse with accommodation on two levels with a dual pitched and gabled roof. The dwellinghouse would be one-and-a-half-storey in appearance on its front (east) elevation towards Shore Road, approximately 10 metres wide (within a 13 metre wide site) with integral garage and two roof dormers. The rear elevation comprises two further dormer features enclosing a kitchen window and door and bedroom windows with a rooflight from a bathroom. The back section of the house would be set into the slope but lack of precise site levels means that relationships to adjacent properties cannot be adequately assessed. Limited details on submitted drawings indicate that the floor level of the rear portion of the dwellinghouse would be some 2.5 metres above ground level. No window openings or any other features are proposed on the long (26 metres) side elevations.

The design and siting of the dwellinghouse has resulted in a staggered footprint with the bulk of the front elevation set back some 3 metres from the building lines of *Glenalmond* and *Montague Villa* adjacent. This also means that the rear building line projects some 4 metres beyond the existing building line of *Glenalmond*. The applicant's agent has submitted a sketch drawing to indicate that the proposed ridge height would be no greater than *Glenalmond* and approximately 2 metres lower than *Montague Villa*.

A new vehicular access into the site will be formed with a turning area and provision for two car parking spaces. Indicative landscaping is shown but no details including boundary treatments have been submitted at this stage. Proposed materials are white wet dash render for external walls with natural slate for the roof and white upvc tilt and turn windows. Connections are to be made to the public water and wastewater systems.

The proposal must be assessed against the provisions of Policy LP ENV 19 - Development Setting, Layout and Design of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006) where a high standard of appropriate design is expected in accordance with the Council's design principles set out in Appendix A. Development layout and density shall effectively integrate with the urban setting of the development. Developments with poor quality or inappropriate layouts including over-development and over-shadowing of sites will be resisted. This is further explored in Appendix A Sustainable Siting and Design Principles where in terms of 'Design of New Housing in Settlement Zones', compatibility with existing nearby development and ensuring a positive contribution to the townscape of the area will be important factors in the Council's general requirement for a high standard of design should take the following advice into account:

Appendix A - Sustainable Siting and Design Principles – 'Design of New Housing in Settlements'

4.1 The location of houses within a settlement is the most critical factor. New development must be compatible with, and consolidate, the existing settlement. Unlike isolated and scattered rural development, the relationship with neighbouring properties will be paramount, as issues such as overlooking and loss of privacy may arise.

4.2 As a general principle all new proposals should be designed taking the following into account:

- *Location: new housing must reflect or recreate the traditional settlement pattern or built form and be sympathetic to the setting of landmarks, historical features or views of the local landscape.*

It is considered that the proposed development does not reflect the existing adjacent settlement pattern in terms of building footprint and type of design. Adjacent properties are traditional one-and-a-half storey dwellings sited on level ground with consistent building lines. The proposed development is split-level in nature that projects beyond the rear building lines with potential adverse impacts on the amenity of surrounding dwellinghouses in respect of overshadowing and loss of daylight (primarily to the rear private amenity spaces and kitchen of *Glenalmond*) and visual dominance.

- *Layout: must reflect local character/patterns and be compatible with neighbouring uses. Ideally the house should have a southerly aspect to maximise energy efficiency.*

The proposed design of the dwellinghouse has resulted in a building footprint that is set back from the existing front building line and projects beyond the rear building line. This is inconsistent with immediate adjacent dwellings and others within the immediate streetscape.

- *Access: should be designed to maximise vehicular and pedestrian safety and not compromise the amenity of neighbouring properties.*

The Area Roads Engineer has expressed no objection but it is considered that the proposed layout to accommodate two car parking spaces and a turning area within this very narrow site has resulted in the particular design and setback footprint.

- *Open Space/Density: all development should have some private open space (ideally a minimum of 100 sq m); semidetached/detached houses (and any extensions) should only occupy a maximum of 33% of their site.*

With the majority of the front garden area given over to car parking and turning, an adequate rear garden exists, although the full impact of the watercourse on this area has still to be established.

- *Services: connection to electricity, telephone and wastewater i.e. drainage schemes will be a factor – particularly if there is a limited capacity.*

Scottish Water has no objection to the provision of a water supply to serve the development but comment that there may be limited capacity in respect of a wastewater connection.

- *Design: The scale, shape and proportion of the development should respect or complement the adjacent buildings and the plot density and size. Colour, materials and detailing are crucial elements to pick up from surrounding properties to integrate a development within its context.*

Given the issues raised thus far and the lack of accurate details in support of this proposal, it is considered that the proposed dwellinghouse does not respond to nor complement adjacent dwellinghouses. In fact, the particular split-level design and lack of site level information has resulted in a dwellinghouse that could have adverse impacts on adjacent properties in respect of visual dominance and overshadowing and loss of daylight to the private amenity spaces and kitchen of the adjacent property *Glenalmond*. Despite requests from the agent to impose suspensive conditions in respect of site levels and surface water drainage details, the proposal purports to be a detailed submission where specific concerns from the owners of *Glenalmond* in respect of such outstanding details have been raised. Given the lack of accurate information and the quality of the submission, the department has adopted a precautionary approach in order to safeguard the amenity of adjacent properties.

Given that the proposal would result in a dwellinghouse that could have adverse impacts on surrounding dwellinghouses, the proposal would be contrary to policy POL BE9 of the adopted Cowal Local Plan.

The proposal would also be contrary to Policy LP ENV 19 of the Argyll and Bute Modified Finalised Draft Local Plan in respect of a poorly sited and poorly designed dwellinghouse that cannot be supported by accurate site level information. The proposed split-level dwellinghouse could dominate existing lower dwellings in close proximity leading to potential problems of overshadowing, loss of daylight and visual dominance by virtue of inappropriate scale, design and siting.

C. Flooding

Whilst the application site is not at risk from coastal flooding or within a functional floodplain, local flooding exists on the site from a watercourse which enters the site from higher wooded ground to the west (on ground within the applicants control) and exits in the central portion of the site amongst the rubble remaining from the demolished building. In times of heavy rain, significant amounts of water drain through the application site which has the potential to spread to adjacent properties.

This issue has been raised with the applicant's agent in an attempt to obtain precise details of a surface water drainage system that would alleviate or remove this problem. No such details have been submitted where the agent has stated that "*surface water would be dispersed to the repaired watercourse and finally taken into the scheme prepared by Holy Loch Marina*". No details have been submitted in support of this statement. It is also of note that the applicant does not own the land to which the agent suggests that surface water from the application site would be discharged.

The department must therefore adopt a precautionary approach in respect of the risk from potential flooding of the application site in its entirety, and to surrounding properties, consistent with National Planning Guidance and recommend refusal as the proposal stands.

On the basis of the lack of any detailed surface water drainage proposals in respect of an existing flooding issue, the proposal is considered contrary to the provisions of Policies LP SERV2, LP SERV 3 and LP SERV 8 of the Finalised Plan.

D. Road Network, Parking and Associated Transport Matters

The Area Roads Engineer has no objection but conditions are recommended in respect of sightlines, access design, car parking and turning. Roads also require a system of surface water drainage and note that a Road Opening Permit (S56) will be required.

On the basis of the above, the proposal is considered consistent with the provisions of Policies LP TRAN 4 and TRAN 6 in respect of access and car parking provision.

E. Infrastructure

It is proposed to connect to both the public water and waste water systems. Scottish Water has no objection to the provision of a water supply to serve the development but comment that there may be potential capacity issues in respect of waste water treatment.

On the basis of the above, the proposal is considered consistent with the provisions of policies contained in the Cowal Local Plan 1993 and Argyll and Bute Modified Finalised Draft Local Plan (June 2006) in respect of connection to public services.

CONCLUSION

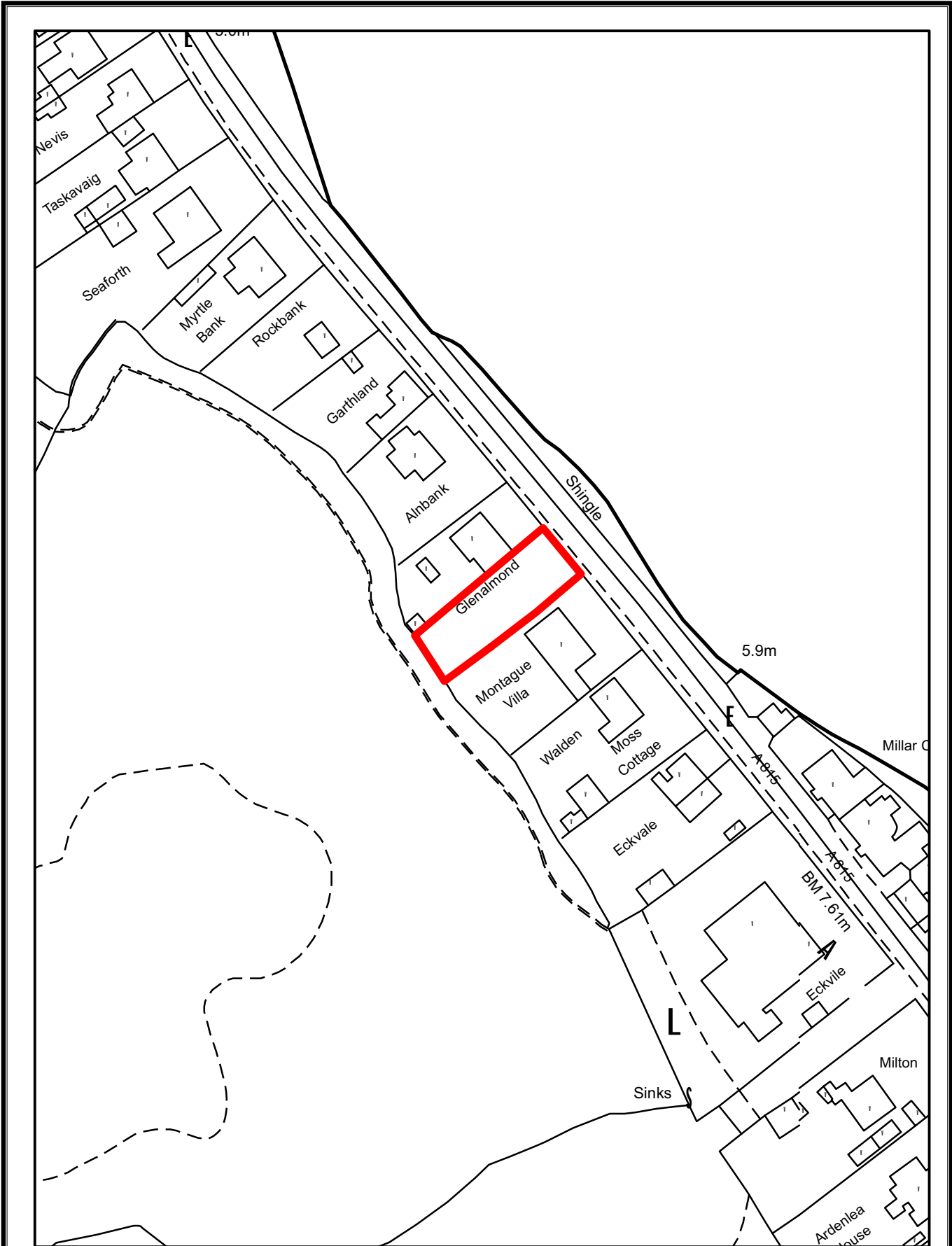
It is unfortunate that this 'revised' application fails to address issues that were raised in the previously withdrawn application (ref.07/02356/DET). Outstanding issues in respect of accurate site levels/ sections and precise information on surface water drainage proposals have not been adequately addressed. Serious concerns have been raised by the owners of *Glenalmond* adjacent and the department concurs with their views.

The particular design of this split-level dwellinghouse has resulted in a building footprint that is set back from the front building lines and projects some 4 metres beyond the rear building lines. Despite repeated requests for such information, the department has no other option than to determine this application with the limited information submitted while adopting a 'precautionary approach' in respect of potential adverse impacts to adjacent properties by virtue of visual dominance and flooding and by potential overshadowing and loss of daylight to the adjacent property *Glenalmond*, where rear private amenity spaces and kitchen could be compromised. The lack of accurate supporting information, means that the department cannot conclusively state that adjacent properties would not be affected by the proposed development.

On the basis of submitted information, it is considered that the proposed development with its siting, scale and split-level design could not be regarded as appropriate infilling, contrary to Policy HO 8 of the adopted Cowal Local Plan and Policy LP HOU 1 within the emerging Argyll and Bute Modified Finalised Draft Local Plan.

Additionally, issues concerning overshadowing, loss of daylight, siting, visual dominance and settlement character have been raised by the owners of *Glenalmond* and supported by the department. The proposal is contrary to both the Argyll and Bute Structure Plan and Argyll and Bute Modified Finalised Draft Local Plan since the particular dwellinghouse with its particular siting, layout and scale would be contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment and established settlement pattern. The proposal would therefore be contrary to SPP 3 Planning for Housing; Policies STRAT SI 1 'Sustainable Development', STRAT DC1 'Development Within The Settlements' and STRAT HO 1 'Housing- 'Development Control Policy' of the Argyll and Bute Structure Plan 2002; Policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE 9 ' Layout and Design of Urban Development' of the Cowal Local Plan 1993; and Policies LP ENV19 'Development Setting, Layout and Design' (including Appendix A - Sustainable Siting and Design Principles – 'Design of New Housing in Settlements') and LP HOU 1 'General Housing Development' of the Argyll and Bute Modified Finalised Draft Local Plan, all of which presume against the nature of the development proposed and does not justify the grant of planning permission.

Furthermore, the lack of any detailed information regarding a surface water drainage system for the site that has an obvious flooding issue is contrary to policies contained in the adopted and emerging Local Plan and does not justify the grant of planning permission.



**COMMITTEE LOCATION PLAN
RELEVANT TO APPLICATION: 08/00700/DET**



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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
BUTE & COWAL AREA COMMITTEE

Ward Number - Ward 8 Isle of Bute
Date of Validity - 9 May 2008
Committee Date - 2 September 2008

Reference Number: 08/00859/OUT
Applicants Name: Thomas Hill
Application Type: Full Planning Permission
Application Description: Erection of dwellinghouse
Location: Ground adjacent to Eldon, Strachur

SUPPLEMENTARY REPORT

1. FURTHER INFORMATION

Consideration of this application was continued at the 5 August 2008 meeting of the Area Committee to allow a site inspection to take place.

As requested, the applicant has provided an indicative layout plan showing how a dwelling, parking and turning might be accommodated within the site.

Development of the site in accordance with the indicative layout would result in reduction in the spacing between adjacent buildings (currently 26m between *Eldon* and *Rowan View*) to 5.5m between the proposed building and *Eldon*, and 8.5m between the proposed building and *Rowan View*. This compares with an average separation distance of 16m between other detached dwellings in the surrounding part of Strachur (with separation distances ranging between 10.5m and 24m). This reduced spacing would not reflect the established character and building pattern in this part of Strachur.

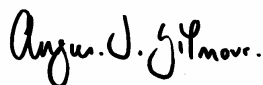
Provided that all habitable room windows face towards the south east and north west, a dwelling sited in accordance with the indicative layout drawing would fulfil the Council's established privacy standards at Appendix A of the Modified Finalised Draft Argyll and Bute Local Plan.

2. CONSULTATIONS

The **Area Roads Manager's** further response (memo dated 18th August 2008) confirms that the parking and turning arrangements shown on the indicative layout drawing are acceptable.

3. RECOMMENDATION

It is recommended that planning permission **be refused** for the reasons set out in my original report dated 28 July 2008.



Angus J Gilmour
Head of Planning
21st August 2008

Author: Charles Tibbles, Tel: 01369 708606
Reviewing Officer: David Eaglesham, Tel: 01369 708608

Date: 18th August 2008
Date: 21st August 2008

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk

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Milton House, Milton Avenue, Dunoon, PA23 7DU
Tel: (01369) 708606 or 708607
Fax: (01369) 708609

15 July 2008

Our Ref: 08/00859/OUT
Contact: Charles Tibbles
Direct Line: (01369) 708603

Councillor Marshall
Councillor Scoullar
Councillor McNaughton
Councillor Simon

Dear Councillor

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
Planning Application 08/00859/OUT
Erection of dwellinghouse
Ground Adjacent to Eldon, The Bay, Strachur

I enclose herewith a copy of my report on the above application for Planning Permission.

I propose to issue the decision notice under **delegated powers** and I am seeking your agreement to this course of action. I should be grateful if you would complete the reply slip below and return it to me at the above address.

In accordance with agreed procedure, if I have not received your reply by 22 July 2008 I will assume that you agree with the recommendation.

Yours sincerely



Area Team Leader
Bute and Cowal Area
Planning Services

Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>
---------------------------------------	--

Signature

**Argyll & Bute Council
Development Services**

Delegated Planning Application Report

Reference No: 08/00859/OUT
Applicant: Thomas Hill
Proposal: Erection of dwellinghouse .
Site Address: Ground Adjacent to Eldon, The Bay, Strachur

CONSULTATIONS:

Roads Bute And Cowal	28.05.2008	No objections subject to conditions. Visibility splays 120x2.5m in both directions are required and attainable.
Scottish Water Cowal And Bute	28.05.2008	No objections. Strachur Hazeldene Septic Tank currently has limited capacity to service the proposed development.

PUBLICITY:

ADVERT TYPE: A18 Local Plan Potential Depart Adv (21)
EXPIRY DATE: 13.06.2008

REPRESENTATIONS:

Mr and Mrs McNair, Rowan View, Strachur (electronic communication submitted 19.05.2008) objects for the following reasons

- (i) the type of building that might be permitted and impact upon privacy due to the proximity of the building and the possibility of windows overlooking their property;
- (ii) overdevelopment;
- (iii) removal of preserved beech trees to the rear of the site; and
- (iv) the 'squashing' of a new building in between existing properties and that this is not in keeping with the countryside.

J Black, Willowbank, Strachur (letter dated 17.05.2008) objects for the following reasons:

- (i) loss of view;
- (ii) the presence of two mature trees retained when Eldon was built;
- (iii) access from a single track road; and
- (iv) questions whether the development of a further dwelling on the original plot constitutes tandem development.

The above points, so far as material to the determination of this application are considered in the assessment below.

HISTORY:

Planning permission 98/00736/DET for erection of dwelling on garden ground at Eldon, Strachur. Granted 8 July 1998. This planning permission was implemented (now Rowan View) and part of the approved dwelling curtilage forms part of the current application site.

ASSESSMENT:

The proposed dwelling would occupy space in between two existing dwellings, Rowan View (Rowantree Cottage on O.S. Map) and Eldon. Rowan View was constructed within the curtilage of Eldon and this proposal would remove further land from the cartilage of Eldon. At 0.04 hectares, the proposed dwelling plot would be much smaller than others in the immediate locality. Under the proposals, Eldon and Rowan View would retain 0.08 hectare plots. With the exception of the Bay Cottage tea room and post office and the terraced cottages which immediately front the roadway at the junction of the A886 and A815, the buildings in this part of Strachur can be characterised as detached dwellings loosely spaced within large plots, typically between 0.1 and 0.2 hectares in size. Plot frontages range in width from 25 to 45 metres. The plot frontage proposed under the current planning application would be 19m in width.

Whilst the proposal is in outline, with no details provided in relation to siting or design, it would of necessity result in tightly spaced development in a part of Strachur that is characterised by houses set within large plots, and is considered to be at odds with the established settlement character and townscape this location.

The applicant has referred to closely grouped developments in other parts of Strachur, for example at Bay Croft. Whilst this is acknowledged and it is accepted that this site has sufficient scope to realise the construction of a dwelling in line with normal privacy standards, it is concluded that the proposal would not respect the character of this part of Strachur.

The proposal could not be said to result in tandem development and would have its own vehicle access to the satisfaction of the Roads Authority.

The proposal would be likely to result in tree loss. Although it is acknowledged that there is currently no protection for trees at the site, the loss of the existing tree would adversely affect the existing character of this part of Strachur.

Cowal Local Plan

Strachur is defined as a 'Sensitive Settlement' by virtue of Policy POL HO 9 of the adopted Cowal Local Plan 1993. Housing development is restricted to identified sites within the settlement. This site falls outwith the sites identified area and, as such, residential development cannot be supported at this site without an 'exceptional' circumstance requiring either an operational or locational need. In this case, there is no need that would justify this proposed development contrary to this policy. The proposal is therefore contrary to Policy POL HO 9 of the Cowal Local Plan 1993.

As the proposal is considered to be at odds with the established settlement character and townscape at this location, it is therefore considered to be contrary to Policy POL BE 9 of the adopted Cowal Local Plan which seeks to achieve a high standard of layout and design. The written statement explains the importance of ensuring that buildings respect the character of surrounding areas.

Argyll and Bute Modified Finalised Draft Local Plan 2006

Within the Argyll and Bute Modified Finalised Draft Local Plan 2006, the site falls within the defined Strachur 'Settlement Zone'.

Both Policy STRAT DC 1 of the Structure Plan and Policy LP HOU 1 of the Modified Finalised Draft Local Plan encourage up to medium scale housing developments within the settlement zone of Strachur on appropriate infill, rounding-off and redevelopment sites and providing there will be no unacceptable environmental, servicing or access impact. Policy ENV19 requires development layout and density to effectively integrate with its setting.

As the proposed development would be at odds with the established settlement character and townscape at this location, it is considered that the development is contrary to Policy STRAT DC 1 of the Structure Plan and Policies HOU 1 and ENV19 of the Finalised Draft Local Plan.

RECOMMENDATION:

That outline planning permission be refused for the reasons set out below.

Signature Caseload Officer:
Mr Charles Tibbles

Dated: 09.07.2008

Area Team Leader Signature:

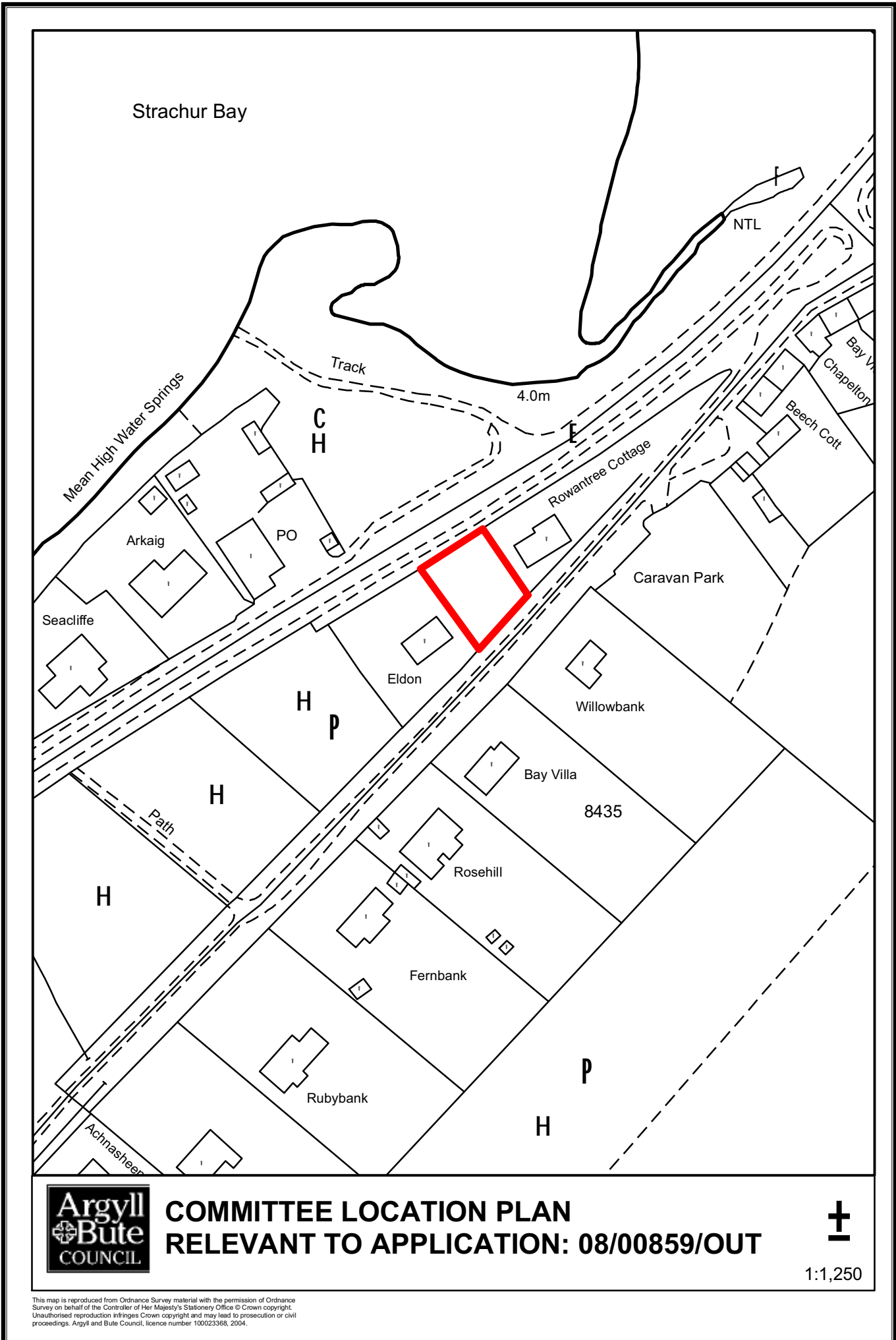
Dated: 15 July 2008



REASONS FOR REFUSAL RELATIVE TO APPLICATION 08/00859/OUT

1. The proposed development is contrary to Policy HO 9 of the Cowal Local Plan, adopted 1995, which restricts housing development to identified sites within the settlement. This site falls outwith an identified area and, as such, residential development cannot be supported at this site and no exceptional circumstance has been put forward to justify development at this location.
2. The erection of a dwellinghouse upon ground between Eldon and Rowan View would not respect the established settlement character and townscape at this location by virtue of the small resulting plot sizes which Eldon and the proposed dwelling would occupy, and the tight spacing of buildings that would result. The proposed development is therefore considered to be contrary to: Policies STRAT DC 1 'Development within Settlement' of the Argyll & Bute Structure Plan 2002; Policy BE 9 'Layout and Design of Urban Development' of the Cowal Local Plan, adopted 1995; Policies LP ENV 19 'Development Setting, Layout & Design' and HOU 1 'General Housing Development' of the Argyll & Bute Modified Finalised Draft Local Plan 2006.

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**COMMITTEE LOCATION PLAN
RELEVANT TO APPLICATION: 08/00859/OUT**



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**BUILDING STANDARDS
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED DATE	VETTED DATE	DECISION	DECISION
05/00702/ALT/A	P Currie Primrose Cottage Millhouse Tighnabruaich Argyll PA21 2BN Amendment to Warrant - installation of an unvented water cylinder	04/07/2008	21/07/2008	12/08/2008	WARAPP
05/01238/ERECDW/D	Stewart McNee (Dunoon) Ltd Land North Of Bencorrum Lodge Ardenslate Road Kirn Dunoon Argyll Amendment relating to PLOT 4 - Amendment to form a room above the garage	03/07/2008		04/08/2008	WARAPP
05/01370/ALTER/A	Mr And Mrs G Lees 57 Alexander Street Dunoon Argyll PA23 7BB Amendment to Warrant, to alter internal wall.	31/07/2008		01/08/2008	WARAPP
05/01445/CONV05/A	Mr And Mrs Bancks Norwood 25 Hunter Street Kirn Dunoon Argyll PA23 8DT Amendment to Warrant, retaining downstairs bathroom; proposed toilet to be utility room; boiler to utility room; increased disabled access; removal of wall at rear; relocation of upstairs bathroom door to create ensuite	05/06/2008	19/06/2008	12/08/2008	WARAPP
06/01047/ERECDW/B	Mr K Lochhead Plot 11 The Meadows Toward Argyll And Bute Amendment to Warrant, house type C, PLOT 11. to cover the disabled access and surface water disposal.	06/06/2008	19/06/2008	28/07/2008	WARAPP
07/00263/ERECDW/A	Donald Alexander Ian Maccoll Mid Farm Achinduin Isle Of Lismore Argyll And Bute PA34 5UH Erection of 1+1/2 storey, 5 apt timber frame dwelling with domestic oil tank, septic tank and associated soakaway; Amendment to B(S)A 07/00263/ERECDW granted 6 July 2007 - New window on side elevation facing north in living room and change outside rendering from a smooth finish to a roughcast	07/12/2007	08/04/2008	30/07/2008	WARAPP

WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused
EXEMPT=Exempt Building Warrant LOCWIT= Letter of Comfort withdrawn SUPERS=Superseded by new Building

07/00347/CONV01	Specticle Entertainments Ltd Unit 2 Ascog Mansion Ascog Isle Of Bute Argyll And Bute PA20 9EU Conversion of existing dwelling into two flatted dwellings	15/03/2007	06/07/2007	29/07/2008	WARAPP
07/01135/ALTER/B	NHS Highlands Dunoon And District General Hospital 360 Argyll Street Dunoon Argyll And Bute PA23 7RL Amendment to 07/01135/ALTER - Alterations to main entrance way.	30/06/2008	16/07/2008	01/08/2008	WARAPP
07/01345/ALTER/A	David Sutherland Esq. Highland Cottage Glendaruel Colintrave Argyll And Bute PA22 3AB Amendment to warrant, to form laundry area	11/07/2008		12/08/2008	WARAPP
07/01387/EXTEND/A	Mr Greenhalgh 26 Ardenfield Ardentiny Dunoon Argyll And Bute PA23 8TU Amendment to Warrant, to cover the installation of an LPG gas tank	20/06/2008	16/07/2008	28/07/2008	WARAPP
08/00059/ERECT	Mr P Robertson Ballianlay Schoolhouse Rothesay Isle Of Bute Argyll And Bute PA20 0QG Erection of agricultural machinery store	14/01/2008	08/02/2008	14/08/2008	WARAPP
08/00329/ALTER	Community Services Hostel 68 Hunter Street Kirn Argyll And Bute PA23 8JR Refurbishment/Upgrade (internal) of hostel, following removal of asbestos materials	20/03/2008		01/08/2008	WARAPP
08/00330/ERECDW	Mr And Mrs J McMillan Garden Ground Of 68 Auchamore Road Dunoon Argyll And Bute PA23 7JL Erection of dwellinghouse	20/03/2008	07/04/2008	28/07/2008	WARAPP
08/00334/ERECT	Highland And Islands Enterprise Land To North East Of Unit 20 Sandbank Business Park Highland Avenue Sandbank Dunoon Argyll And Bute Erection of a single storey commercial unit.	20/03/2008	21/04/2008	01/08/2008	WARAPP

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08/00383/ALTER	The High Kirk Dunoon High Kirk Kirk Street Dunoon Argyll And Bute Alteration sto church, to form hall , meeting rooms and toilets	08/04/2008	01/05/2008	01/08/2008	WARAPP
08/00432/ALTER	Mr And Mrs J Stewart Hillside Strathlachlan Cairndow Argyll And Bute PA27 8DB Alterations to dwelling, including use of attached byre and hayloft	23/04/2008	16/05/2008	12/08/2008	WARAPP
08/00469/DISAB1	Mary Greaves Hazelbank Blairmore Dunoon Argyll And Bute PA23 8TE Alteration to dwelling, to form shower/WC room	28/04/2008	06/05/2008	28/07/2008	WARAPP
08/00492/DISAB1	Mrs Mary Shaw Douglas 15 Kilbride Avenue Dunoon Argyll And Bute PA23 7LH Alterations to dweling, to form en-suite shower room	07/05/2008		01/08/2008	WARAPP
08/00516/EXTEND	Mr And Mrs Harding Coul Cottage Ardentinnny Dunoon Argyll And Bute PA23 8TT Alterations and extensions to dwelling, to form lounge and bedroom extensions	15/05/2008	20/05/2008	14/08/2008	WARAPP
08/00588/ALTEXT	Mr N Brown And Miss J Smithson 7 Kilbride Avenue Dunoon Argyll And Bute PA23 7LH Alterations and extension to dwelling	28/05/2008	11/06/2008	05/08/2008	WARAPP
08/00607/ALTER	Mr And Mrs A Gillies 3 Kilnaish Cottage Glendaruel Colintrave Argyll And Bute PA22 3AE Alterations to dwelling, to form bedroom with ensuite within the loft area.	09/06/2008	30/06/2008	05/08/2008	WARAPP
08/00641/STAGE1	Fyne Initiatives Cowal Resource Centre Bullwood Road Dunoon Argyll And Bute PA23 7QL Erection of 14No. dwelling houses and one office space. stage 1, foundations and underbuilding	17/06/2008	09/07/2008	29/07/2008	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused
EXEMPT=Exempt Building Warrant LOCWIT= Letter of Comfort withdrawn SUPERS=Superceded by new Building**

08/00647/ALTER	Christopher Elliott Florence Villa 161 Victoria Road Dunoon Argyll And Bute PA23 7NX Alterations to dwelling; to install velux window, and block off doorway between kitchen and dining room.	19/06/2008	08/07/2008	28/07/2008	WARAPP
08/00700/DISAB1	Mr D Lawson 9 Cromwell Street Dunoon Argyll And Bute PA23 7AU Alteration of dwelling, to form ensuite wet floor shower WC room.	09/07/2008	21/07/2008	01/08/2008	WARAPP
08/00747/DEM	Strathclyde Fire And Rescue Fire Station 357 Argyll Street Dunoon Argyll And Bute PA23 7RN Demolition of fire station	29/07/2008		14/08/2008	WARAPP
08/00766/DISAB1	William Sinclair 32 Craigmores Road Rothesay Isle Of Bute Argyll And Bute PA20 9LB Installation of ramped access	13/06/2008		12/08/2008	WARAPP

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**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE**

Bute and Cowal

Application Types: *ADV App. for Advertisement Consent,
ART4 App. Required by ARTICLE 4 Dir,
CLAWU App. for Cert. of Law Use/Dev. (Existing),
CLWP App. for Cert. of Law Use/Dev. (Proposed),
COU App. for Change of Use Consent,
CPD Council Permitted Dev Consultation,
DET App. for Detailed Consent,
FDP Forest Design Plan Consultation,
FELLIC Felling Licence Consultation,
GD CON Government Dept. Consultation,
HAZCON App. for Hazardous Substances Consent,
HYDRO Hydro Board Consultation,
LIB Listed Building Consent,
LIBECC App. for Consent for ecclesiastical building,
MFF Marine Fish Farm Consultation,
MIN App. for Mineral Consent,
NID Not. of intent to develop app.,
NMA Not. for Non-Material Amnt,
OUT App. for Permission in Principle,
PNAGRI Prior Not. Agriculture,
PNDEM Prior Not. Demolition,
PNELEC Prior Not. Electricity,
PNFOR Prior Not. Forestry,
PNGAS Prior Not. Gas Supplier,
PREAPP Pre App. Enquiry,
REM App. of Reserved Matters,
TELNOT Telecoms Notification,
TPO Tree Preservation Order,
VARCON App. for Variation of Condition(s),
WGS Woodland Grant Scheme Consultation*

Decision Types: *PER Approved
WDN Withdrawn
NOO No Objections
AAR Application Required
CGR Certificate Granted
OBR Objections Raised
PDD Permitted Development
PRE Permission Required
NRR New App. Required*

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
08/01303/NMA	Prof J Sharp Garfield Wyndham Road Innellan Dunoon Argyll And Bute PA23 7SH Demolition of front porch and erection of sun lounge extension and patio (amendment to permission 07/02326/DET incorporating revised patio location)	17/07/2008	25/07/2008	REF
08/01238/DET	Mr And Mrs Baker 4 Westfield Grove Rothesay Isle Of Bute Argyll And Bute PA20 9EY Erection of a conservatory	08/07/2008	13/08/2008	PER
08/01237/DET	Mr Robert McBride Ground Floor Flat 4 Montford Terrace Rothesay Isle Of Bute Argyll And Bute PA20 9ER Installation of replacement windows	04/07/2008	31/07/2008	PER
08/01213/NMA	Stewart McNee Land North Of Bencorrum Lodge Ardenslate Road Kilm Dunoon Argyll And Bute Erection of eleven dwellings (amendment to permission 05/01174/DET incorporating additional apartment in roof space of garage on Plot 4)	02/07/2008	21/07/2008	PER
08/01212/DET	Bute Motor Company Bute Motor Co Union Street Rothesay Isle Of Bute Argyll And Bute PA20 0HD Change of roof covering from slate to box profile steel sheets	03/07/2008	21/07/2008	PER
08/01211/DET	Colin McMurchie 16 Longhill Terrace Rothesay Isle Of Bute Argyll And Bute PA20 0JU Loft conversion incorporating installation of two rooflights	09/07/2008	01/08/2008	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
08/01137/NMA	D M Rentals Kilmartin Lodge 39 Pilot Street Dunoon Argyll And Bute Erection of two storey flatted development, alterations to existing access and formation of car parking court (amendment to Permission 05/02106/DET incorporating deletion of chimneys, revised window design and relocation of bin stores)	20/06/2008	14/07/2008	PER
08/01098/DET	Margaret Durning 132 Edward Street Dunoon Argyll And Bute PA23 7AR Removal of existing extension and erection of new kitchen extension	17/06/2008	21/07/2008	PER
08/01083/DET	Mr And Mrs Waters The Cottage Clachaig Dunoon Argyll And Bute PA23 8RE Erection of porch extension	18/06/2008	24/07/2008	PER
08/01075/DET	Marion Marshall 7A Mountstuart Road Rothesay Isle Of Bute Argyll And Bute PA20 9DY Erection of a garden hut	17/06/2008	25/07/2008	PER
08/01056/LIB	Cowal Highland Gathering Royal Marine Hotel 251 Marine Parade Hunters Quay Dunoon Argyll And Bute PA23 8HJ Erection of temporary banner	12/06/2008	24/07/2008	PER
08/01055/ADV	Cowal Highland Gathering Royal Marine Hotel 251 Marine Parade Hunters Quay Dunoon Argyll And Bute PA23 8HJ Erection of temporary banner	26/06/2008	24/07/2008	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
08/01043/DET	Alexander McQuarrie 114 Sandhaven Sandbank Dunoon Argyll And Bute PA23 8QW Installation of external stainless steel flue	26/06/2008	15/07/2008	PER
08/01038/TPO	The Landmark Trust North Lodge Ascog Isle Of Bute Argyll And Bute PA20 9EU Felling of 8 sycamore trees	09/06/2008	14/07/2008	PER
08/01021/DET	Mr And Mrs K Noakes Land North Of 5 Crawford Lane Kilmarnock Argyll And Bute Erection of dwellinghouse, detached garage and formation of vehicular access	06/06/2008	04/08/2008	PER
08/01011/DET	Tommy Williamson 13 Broomfield Drive Dunoon Argyll And Bute PA23 7LJ Formation of pitched roof to existing rear extension	02/06/2008	08/07/2008	PER
08/01005/DET	Mr And Mrs W Ferguson 36 Victoria Parade Dunoon Argyll And Bute PA23 7HU Erection of sun room	29/05/2008	08/07/2008	PER
08/01003/LIB	Stuart Scott Kames Castle Port Bannatyne Isle Of Bute Argyll And Bute PA20 0QP Formation of internal opening	29/05/2008	08/07/2008	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
08/00992/DET	Mr N Brown And Miss J L Smithson 7 Kilbride Avenue Dunoon Argyll And Bute PA23 7LH Alterations and extension	04/06/2008	07/08/2008	PER
08/00962/DET	Mr And Mrs Girard 131 Alexander Street Dunoon Argyll And Bute PA23 7PY Dormer extension and rear extension .	26/05/2008	08/07/2008	PER
08/00955/DET	Maureen Beattie Land South Of Eriskay North Campbell Road Innellan Argyll And Bute Erection of dwellinghouse, formation of vehicular access, siting of two temporary caravans and connection to existing septic tank.	21/05/2008	11/08/2008	PER
08/00929/NMA Argyll And Bute	Mr And Mrs Baird Dean Former Coachhouse Adjacent To Hoop House Bullwood Road Dunoon Redevelopment of former coach house to create a dwellinghouse and garage (amendment to permission 07/00214/DET incorporating changes to fenestration, additional rooflight and installation of two flue chimneys)	14/05/2008	21/07/2008	PER
08/00881/DET	Thus Telecoms BT Radio Tower Glendaruel Argyll And Bute Erection of telecoms dishes, antenna and associated cabin	13/06/2008	25/07/2008	PER
08/00880/DET	Strachur And District Community Co Ltd Land 200 Metres To The North West Of Strachurmore Strachur Argyll And Bute Erection of clubhouse, installation of septic tank and formation of car park and vehicular access	14/05/2008	31/07/2008	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
08/00877/DET	Mr And Mrs Lalley Plot 6 Land To The North Of Ashbank Strachur Argyll And Bute Erection of dwellinghouse	07/05/2008	21/07/2008	PER
08/00862/COU	Tammi Goodwin Finlaggan High Road Sandbank Dunoon Argyll And Bute PA23 8PN Conversion of detached garage to dog grooming parlour	14/05/2008	31/07/2008	REF
08/00861/LIB	Mr Allan Greenhill 5B Columshill Place Rothesay Isle Of Bute Argyll And Bute PA20 0DL Formation of new window opening on rear elevation	13/05/2008	27/06/2008	PER
08/00850/DET	Glendaruel Caravan Park Glendaruel Caravan Park Glendaruel Colintraive Argyll And Bute PA22 3AB Erection of dwellinghouse and formation of vehicular access.	07/05/2008	15/07/2008	PER
08/00739/OUT	Neil Redpath Plot 2 1 Kerrycrusach Kingarth Isle Of Bute Argyll And Bute PA20 9PE Erection of dwellinghouse and garage and installation of septic tank	16/04/2008	11/08/2008	PER
08/00718/OUT	G Taylor 1 Kerrycrusach Kingarth Isle Of Bute Argyll And Bute PA20 9PE Erection of dwellinghouse and garage and installation of septic tank	15/04/2008	11/08/2008	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Bute and Cowal**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
08/00598/DET	Mr And Mrs Donald Vincent Ardencraig House Ardencraig Road Rothesay Isle Of Bute Argyll And Bute Remodelling of Garden and Erection of Summerhouse	14/04/2008	17/07/2008	PER
08/00412/DET	Roger And Sandra Clarke Stevenson Lodge Ascog Isle Of Bute Argyll And Bute PA20 9ET Erection of conservatory and extension to upper floor	25/02/2008	15/07/2008	PER
08/00332/OUT	John Todd Land To The North Of 20 High Road Port Bannatyne IsleOf Bute Argyll And Bute PA20 0NY Erection of dwellinghouse and formation of vehicular access	15/02/2008	28/07/2008	PER
08/00195/DET	Port Bannatyne Marina Ltd Land Opposite The Boatyard And Area Of Water Within Kames Bay Marine Road Port Bannatyne Isle Of Bute Formation of pontoon layout for 116 boats and formation of additional car park (relative to Planning Permission 03/01534/DET)	24/04/2008	25/07/2008	PER
07/01937/ADV	Matt Swindles 95 Alexandra Parade Dunoon Argyll And Bute PA23 8AH Erection of illuminated sign.	01/10/2007	15/08/2008	PER
07/01936/DET	Stewart McNee Ltd Land Adjacent To 137 Ardenslate Road Kirn Dunoon Argyll And Bute PA23 8GZ Erection of dwellinghouse and formation of vehicular access.	01/10/2007	25/07/2008	WDN

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