

# Public Document Pack

**Argyll and Bute Council**  
**Comhairle Earra Ghaidheal agus Bhoid**

**Corporate Services**  
**Director: Nigel Stewart**



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18 June 2009

## **NOTICE OF MEETING**

A meeting of the **BUTE AND COWAL AREA COMMITTEE** will be held in the **QUEEN'S HALL, DUNOON** on **TUESDAY, 23 JUNE 2009** 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 May 2009 (Pages 1 - 6)
- 4. PRESENTATION TO DUNOON YOUTH FOOTBALL LEAGUE UNDER 13'S TEAM**
- 5. AREA SPORTS VOLUNTEER AWARDS (Pages 7 - 14)**
- 6. HOMESTART PROJECT - PRESENTATION BY JACKIE FULTON**
- 7. COMMUNITY SERVICES**
  - (a) School Holidays and In Service Days: 2010/2011 (Pages 15 - 18)
  - (b) Social Welfare Grants (Pages 19 - 62)
- 8. OPERATIONAL SERVICES**
  - (a) Revenue And Capital Roads Maintenance Budgets (Pages 63 - 66)

## **9. CORPORATE SERVICES**

- (a) Verbal Report on Dunoon - Gourock Ferry Service
- (b) Area Capital Receipts (Pages 67 - 70)
- (c) Area Capital Receipts Application (Pages 71 - 72)
- (d) Request for Partnership from Dunoon & Cowal Business Association (Pages 73 - 74)

## **10. PUBLIC AND COUNCILLOR QUESTION TIME**

## **11. DEVELOPMENT SERVICES**

- (a) Outline Planning Application 07/00952/OUT, Sir Robert McAlpine Enterprise Ltd, Ardyne Toward - Report to follow
- (b) Planning Application 08/00489/DET, F & G Developments Ltd. Former Royal Hotel and Surrounding Land, Pier Road, Innellan (Pages 75 - 94)
- (c) Outline Planning Application 08/01597/OUT, Mr & Mrs Hutchinson, Land East of Burnside Cottage, Montford, Rothesay (Pages 95 - 104)
- (d) Outline Planning Application 08/02011/OUT, Mr J Stirling, Land South East of Aldersyde, Toward (Pages 105 - 118)
- (e) Approval of Reserved Matters 08/02133/REM, Mr & Mrs Harrison, Balmory Hall, Balmory Road, Ascog, Isle of Bute (Pages 119 - 136)
- (f) Change of Use 09/00333/COU, Gantock Rock Ltd, 43 Argyll Street, Dunoon (Pages 137 - 146)
- (g) Planning Application 09/00461/DET, Mr & Mrs George Brown, Ground Flat 5a Columshill Place, Rothesay, Isle of Bute (Pages 147 - 156)
- (h) Listed Building Consent 09/00462/LIB, Mr & Mrs George Brown, Ground Flat 5a Columshill Place, Rothesay, Isle of Bute (Pages 157 - 166)
- (i) Variation of Condition 09/00483/VARCON, Mr & Mrs Harrison, Balmory Hall, Balmory Road, Ascog, Isle of Bute - Report to follow (Pages 167 - 168)
- (j) Planning Application 09/00532/DET, Fyne Homes, 32 Columshill Street and 2 Columshill Place, Rothesay (Pages 169 - 178)
- (k) Listed Building Consent 09/00528/LIB, Fyne Homes, 32 Columshill Street and 2 Columshill Place, Rothesay (Pages 179 - 188)
- (l) Outline Planning Application 09/00595/OUT, Denis Doherty, Land East of Davidson Place, North Campbell Road, Innellan (Pages 189 - 202)

- (m) Planning Application 09/00616/DET, Barryrange Ltd, Buckingham Terrace, Castle Street, Port Bannatyne - Report to follow (Pages 203 - 204)
- (n) Removal of Condition 09/00631/VARCON, Western Ferries (Clyde) Ltd, Land North of Ferry Terminal, Marine Parade, Hunters Quay, Dunoon (Pages 205 - 216)
- (o) Planning Application 09/00314/DET, Ronald J Hair, The Old Bakehouse, East Princes Street, Rothesay - Report to follow
- (p) Delegated Development Control and Building Control Decisions (Pages 217 - 232)

## 12. EXEMPT ITEMS

- E1** (a) Enforcement Reports (Pages 233 - 240)
- E2** (b) Quarterly Enforcement Report (Pages 241 - 256)

The Committee will be asked to pass a resolution in terms of Section 50(a)94) 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 1 of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraph is:-

- E1 & 2 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 Bruce Marshall (Chair)    |
| Councillor Alister McAlister | Councillor Alex McNaughton           |
| Councillor James McQueen     | Councillor Len Scoullar (Vice-Chair) |
| Councillor Ron Simon         | Councillor Isobel Strong             |
| Councillor Dick Walsh        |                                      |

Contact: Shirley MacLeod, Area Corporate Services Manager

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**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the EAGLESHAM HOUSE, ROTHESAY on TUESDAY, 5 MAY 2009**

**Present:** Councillor B Marshall (Chair)

|                         |                       |
|-------------------------|-----------------------|
| Councillor A MacAlister | Councillor L Scoullar |
| Councillor R Macintyre  | Councillor R Simon    |
| Councillor A McNaughton | Councillor I Strong   |
| Councillor J McQueen    | Councillor J R Walsh  |

**Attending:** Shirley MacLeod, Area Corporate Services Manager  
David Eaglesham, Area Team Leader, Development Control  
Paul Farrell, Technical Officer  
Caroline Sheen, Estates Surveyor  
John Duncan, Area Children's Manager  
Martin Turnbull, Area Community Learning and Regeneration Manager

Janet McKellar, HELP Project  
Brian Chennell, Dunoon & Cowal Business Association

Chief Inspector Mosley, Strathclyde Police  
Inspector Richmond, Strathclyde Police

## 1. APOLOGIES

None

The Chairman ruled, and the Committee agreed, in terms of Standing Order 3.2.2 that reports by the Technical Officer and Estates Surveyor in regard to the Let of Dunoon Pier Car Park for Fairground and St Mun's Primary School Car Park to be dealt with at item 10 (a) and 10 (d) of the agenda, be taken as matters of urgency due to the need for these matters to be determined before the next scheduled meeting of the Area Committee.

## 2. DECLARATIONS OF INTEREST

Councillor A McNaughton declared a non financial interest in item 6a Colintrave Village Hall by reason of being a member of the hall committee.

Councillor J McQueen declared a non financial interest in item 10d by reason of personal knowledge of the applicant.

## 3. MINUTES

### (a) MINUTE OF AREA COMMITTEE OF 7TH APRIL 2009

The Minute of the Area Committee of 7<sup>th</sup> April 2009 was approved as a correct record.

**4. PRESENTATION BY JANET MCKELLAR ON THE HELP PROJECT**

Members heard an informative presentation from Janet McKellar on the HELP project.

The Chair thanked Janet for an excellent presentation and expressed the Committee's appreciation on the work of the project.

**5. PRESENTATION BY BRIAN CHENNELL ON DUNOON AND COWAL BUSINESS ASSOCIATION**

Members heard an informative presentation from Brian Chennell on the Dunoon & Cowal Business Association.

Brian Chennell asked that a partnership between the Business Association and the Council be formed to enable the Association to apply for Regeneration Funding, the closing date for entries will be the 5<sup>th</sup> June 2009.

Councillor Marshall thanked Brian for his presentation and asked him to put the request for a partnership in writing to the Council.

**6. COMMUNITY SERVICES**

**(a) EDUCATION AND LEISURE DEVELOPMENT GRANTS**

Councillor A McNaughton, having declared a non financial interest in this item, left the meeting and took no part in the discussion of Colintraive Village Hall.

The Committee considered and determined Education and Leisure Development Grants as follows:-

| <b>Education Development Grants</b> | <b>Project Costs</b> | <b>Grant Awarded</b>   |
|-------------------------------------|----------------------|------------------------|
| Bute Youth Project                  | £42,000              | £6,000                 |
| Dunoon and Cowal Youth Project      | £25,722              | £12,500                |
| <b>Leisure Development Grants</b>   |                      |                        |
| Bute Agricultural Society           | £11,135              | £1,000<br>(underwrite) |
| Bute Bowling Association            | £2,489.23            | £800                   |
| Bute Highland Dance Festival        | £3,350               | £500                   |
| Bute Wheelers                       | £1,230               | £430                   |
| Cowal Community Events Association  | £6,000               | £4,000                 |
| Colintraive Village Hall            | £860                 | Nil                    |
| Cowal Europe                        | £14,000              | £1,000                 |
| Cowal Fiddle Workshop               | £6,046               | £500                   |
| Cowal Pipe Band                     | £17,933              | £1,640                 |
| Dunoon Argyll Bowling Clun          | £12,410              | £2,000                 |
| Girl Guiding Argyll                 | £4,735.80            | £500                   |
| Isle of Bute Jazz Festival          | £16,450              | Nil                    |
| Kirn Gala                           | £4,299               | £2,000                 |

|                              |         |              |
|------------------------------|---------|--------------|
| Lochgoilhead Fiddle Workshop | £66,114 | £1,000       |
| Mount Stuart Trust           | £57,844 | £1,000       |
|                              |         | (underwrite) |

It was further agreed that £1,200 from Education Development Grants fund Summer Playscheme activities in Bute and Cowal.

(Reference: Report by the Area Community Learning and Regeneration Manager dated April 2008 – submitted)

## **7. CORPORATE SERVICES**

### **(a) VERBAL REPORT ON DUNOON - GOUROCK FERRY SERVICE**

The Committee heard a verbal update from the Area Corporate Services Manager on the Gourock/Dunoon Ferry Service.

#### Decision

The Committee noted the detail provided on this matter.

## **8. PUBLIC AND COUNCILLOR QUESTION TIME**

Brian Chennell asked for funding for a poly-tunnel at Dunoon Grammar School and it was agreed that Councillor I Strong would investigate this matter and respond to Mr Chennell.

Brian Chennell spoke on the litter situation in area around the Grammar School and it was agreed this would be discussed at the Business Day.

Councillor Macintyre spoke on the lineage in Rothesay and it was agreed Paul Farrell would organise this urgently.

Councillor McNaughton expressed his concern over the amount of vehicle trailers being left in lay-bys and it was agreed Chief Inspector Mosley would progress this issue in consultation with the road policing unit. Councillor Walsh advised that the Council would look into the progression of byelaws to deal with this and other issues.

## **9. DEVELOPMENT SERVICES**

### **(a) FIRTH OF CLYDE MARINE SPATIAL PLAN CONSULTATION**

The Committee heard from the Area Corporate Services Manager on the Members observations regarding the Draft Firth of Clyde Marine Spatial Plan.

#### Decision

Members noted the observations made and agreed that these would be forwarded for incorporation into the Council's final response on the Plan.

(Reference: Report by the Area Corporate Services Manager dated 24<sup>th</sup> April 2009 – submitted)

- (b) **VARIATION OF CONDITION 08/00242/VARCON, SEAVISION (SCOTLAND) LTD, HOLY LOCH MARINA, SANDBANK**

Decision

The variation of condition be approved subject to the conditions contained in the report by the Head of Planning Services.

(Reference: Report by the Head of Planning Services dated 27<sup>th</sup> & 28<sup>th</sup> April 2009 – submitted & tabled)

- (c) **PLANNING APPLICATION 09/00180/DET, SEAVISION (SCOTLAND) LTD, CLYDE COTTAGES, COLINTON, READING ROOMS & HOLY LOCH MARINA, RANKINS BRAE, SANDBANK**

Decision

The planning application be approved subject to the conditions contained in the report by the Head of Planning Services.

(Reference: Report by the Head of Planning Services dated 27<sup>th</sup> April 2009 – submitted)

- (d) **DELEGATED DEVELOPMENT CONTROL AND BUILDING CONTROL DECISIONS**

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

**10. EXEMPT ITEMS**

- (a) **LET OF DUNOON PIER CAR PARK FOR FAIRGROUND**

Members heard from the Technical Officer, Operational Services on the let of Dunoon Pier Car Park for the Fairground.

Decision

The Committee agreed to the recommendations in the report and asked that there be no operation of the Fairground after 7pm on the Thursday night.

(Reference: Report by the Network Manager East – tabled)

- (b) **LEASE OF SITE AT DUNOON STADIUM**

Members heard from the Estates Surveyor on the lease of the site at Dunoon Stadium.



Decision

The Committee:-

1. Agreed to the recommendations in the report.
2. Referred the lease of the site to the Executive Committee for approval.

(Reference: Report by the Director of Corporate Services dated 16<sup>th</sup> April 2009 – submitted)

(c) **SHOP PREMISES, 31 ARGYLL STREET, DUNOON**

Members heard from the Estates Surveyor on the lease of shop premises at 31 Argyll Street, Dunoon.

Decision

The Committee agreed to the recommendations in the report.

(Reference: Report by the Director of Corporate Services dated 23<sup>rd</sup> April 2009 – submitted)

(d) **ST MUN'S PRIMARY SCHOOL CAR PARK, DUNOON**

Councillor J McQueen, having declared a non financial interest in this item, left the meeting and took no part in the discussion of this matter.

Members heard from the Estates Surveyor on the St Mun's Primary School Car Park, Dunoon.

Decision

The Committee agreed to the recommendations in the report.

(Reference: Report by the Director of Corporate Services dated 29<sup>th</sup> April 2009 – tabled)

(e) **ENFORCEMENT REPORTS**

Decision

Enforcement Reports:-

- 09/00172/ENFHSB – no further action
- 07/00309/ENFBOC – no further action

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**REQUEST FOR PRESS RELEASE**

|                                                                                                                    |                                                         |                                            |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|
| <b>From:</b><br>Willie Young                                                                                       | <b>Dept: Community Services</b><br><b>Tel. No: 4121</b> |                                            |
| <b>Reason for release</b> ( <i>name of event, launch, occasion, etc.</i> ):<br><b>Sports Volunteer Awards 2009</b> |                                                         |                                            |
| <b>Date:</b><br>Friday 5 <sup>th</sup> June 2009                                                                   | <b>Time:</b><br>1230hrs to 1500hrs                      | <b>Venue:</b><br>Council Chambers, Kilmory |

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**Please return completed forms to:**  
[aileen.maclennan@argyll-bute.gov.uk](mailto:aileen.maclennan@argyll-bute.gov.uk)  
cc [lynda.syed@argyll-bute.gov.uk](mailto:lynda.syed@argyll-bute.gov.uk)

## REQUEST FOR PRESS RELEASE

### **Details of event** *(please give as much information as possible):*

The third annual Sports Volunteer Awards take place as part of Volunteer Week on Friday 5<sup>th</sup> June 2009. The event is a partnership between the Volunteer Centre and Argyll and Bute Council and recognizes the valued work that volunteers contribute to community life in Argyll and Bute.

The Sports Volunteer Awards have three categories – Adult, Junior and Club/Organisation. Nominations have been received from across Argyll and Bute for people and sports organizations who have 'gone the extra mile' and made a positive contribution to their local or wider community.

Winners for 2009 are –

**Sports Coach of the Year – Duncan Aitken** for his contribution to the development of Rugby in his home club, Mid Argyll over the past 30 years as a player, coach and official. Duncan played a pivotal role in the Pathway Programme that has seen under 15 to under 18 youth players encouraged with extra coaching to the extent that they have enjoyed National success this year.

**Sports Administrator of the Year – Fiona Irwin** for her work with the Kintyre Jogscotland group 'Wee Toon Runners' which boasts over 100 regular joggers. Fiona's enthusiasm and bubbly character encourages others and has had the effect of persuading 12 others to become Jog leaders within the group.

**Junior Volunteer of the Year – Katherine McNaughton** for her contribution to the development of swimming on Islay. Katherine has been a volunteer helper at Islay and Jura Dolphins Swimming Club since the age of 14 and has gained teaching qualifications in swimming to help others. She regularly mentors younger swimmers and teaches for the local swimming pool. Katherine is involved in organizing and running competitions and is 'a role model' for both junior and senior members of the club.

**Sports Club/Organisation of the Year – Oban Saints AFC** runs teams in a wide number of age groups from under 8's to adults as well as veterans and ladies teams. The club have been awarded the SFA Quality Mark for their work and organization and are regularly held up as a model for others to follow. The club sets very high standards and this is reflected in the popularity of the club within the Oban and wider Argyll community where they draw their membership. The club also run very successful annual tournaments involving Premier League clubs as well as youth teams.

### **Area Sports Volunteer Awards 2009**

The judges also decided the Area winners of Adult and Junior Sports Volunteer Awards and these will be presented at the August round of Council Area Committees. The winners were;

#### **Bute and Cowal**

Adult Sports Volunteer – Catriona Perlich, Tighnabruich for athletics, tennis and Active Schools

Junior Sports Volunteer – Craig Murray, Bute for football, primary schools and Active Schools

#### **Helensburgh and Lomond**

Adult Sports Volunteer – Sam Gemmill, Helensburgh for 20 years dedication to football administration

Junior Sports Volunteer – Natasha McLean, Helensburgh for help with out of school hours sports clubs

#### **Mid Argyll, Kintyre and Islay**

Adult Sports Volunteer – George Bruce, Lochgilphead for 20 years service to Soccer Centre and great attitude

Junior Sports Volunteer – Katherine McNaughton, Islay for swimming coaching and mentoring

#### **Oban, Lorn and the Islands**

Adult Sports Volunteer – Murray Hamilton, Oban for boys/girls rugby teams and personal coaching achievements

Junior Sports Volunteer – Robert Alexander, Oban contributions to shinty and football coaching and teams.

The Sports Volunteer Awards are nominated by members of the public, sports organizations, Sports Development staff and Active Schools who value the contribution the winners and nominees have made to the development of sport in Argyll and Bute over the past year. Argyll and Bute has an estimated 24% of the population involved in sports volunteering, 10% higher than the rest of Scotland (SportsScotland Adult Participation in Sport, 2008).

**Please return completed forms to:**

**[aileen.maclennan@argyll-bute.gov.uk](mailto:aileen.maclennan@argyll-bute.gov.uk)**

**cc [lynda.syed@argyll-bute.gov.uk](mailto:lynda.syed@argyll-bute.gov.uk)**

**REQUEST FOR PRESS RELEASE**

**Politician or other person to be quoted:**

**Douglas Philand, Spokesperson for Sport**

**Photograph to go with release?**

**Caption for photograph:**

**Notes:**

**Please return completed forms to:**  
**[aileen.maclennan@argyll-bute.gov.uk](mailto:aileen.maclennan@argyll-bute.gov.uk)**  
**cc [lynda.syed@argyll-bute.gov.uk](mailto:lynda.syed@argyll-bute.gov.uk)**

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## **Duncan Aitken - Argyll and Bute Sports Coach of 2009**

Duncan Aitken has been involved with rugby in Mid Argyll for some 30 years. During these 30 years he has volunteered in many capacities.

He has been involved with Mid Argyll Rugby Club for over 30 years as a player, coach, President, fixture secretary, driver to name a few. It is fair to say that Duncan really is the driving force behind Mid Argyll Rugby. He currently coaches the adult team twice a week on his own and is still playing!

Youth rugby in Mid Argyll, without Duncan simply wouldn't happen. He started an after school club at Lochgilphead High School almost four years ago and has been going from strength to strength ever since. During this school year Duncan and our Rugby Development Officer, Billy Thomson, set up a primary school rugby club which now sees almost forty youngsters getting involved in rugby each week.

Since the primary school rugby club started Duncan has been excellent in recruiting senior pupils from Lochgilphead High School and getting them involved in coaching, giving them experience at working with younger pupils. Duncan wholeheartedly sees the benefits in creating a pathway from playing to coaching for older pupils. In turn these pupils are now signing up to go on coaching and referee courses.

Duncan is currently coaching with the Pathway Programme which involves coaching youth players from U15 – U18 age groups on Sunday afternoons during the summer in Oban. Not only is his coaching experience invaluable but he travels each week at his own expense. This Pathway Programme ensures that talented youngsters from all over Argyll & Bute get the opportunity to compete at a high level against teams from all over the country. As a testimony to the hard work and dedication Duncan gives to these teams the U15 team made it to the final of the Bells Lawrie U15 Bowl at the end of March 09.

Along with being involved in the coaching side of rugby Duncan also participates in Argyll & Bute regional rugby development meetings, as a representative from Mid Argyll Rugby Club. Again these take place in Oban.

In summary, Duncan is an invaluable asset to rugby in Mid Argyll and Argyll & Bute. Without him rugby in Mid Argyll simply wouldn't happen. He gives up over four hours each week just to coach; not to mention the additional travel time and coaching time involved in the Pathway Programme and the organisational time to ensure primary pupils get opportunities to compete. There are so many people, both adults and children, who benefit from Duncan's expertise, time and passion for rugby.

Fiona Irwin – Argyll and Bute Sports Administrator of 2009

Fiona is a founder member of the Kintyre Jogscotland Group, a collection of people who wish to improve their own and other people in their community's health through physical activity. Fiona undertook training as a Jog Scotland leader through Argyll and Bute Council and Scottish Athletics and took these new found skills back to her community in Campbeltown and Kintyre.

Since that time, she has been a driving force in the area to establish, maintain and grow the Jogscotland Group to its current strength of over 100. Bearing in mind that the majority of members will never have dreamt of Jogging as an activity before, it takes a special talent and a great deal of determination and dedication to sustain this level of 'persuasion'.

Fiona is also the cheerleader, social secretary, chair and running buddy of the group and her easy going manner has encouraged so many to follow her on runs and even become Jog leaders themselves. The club now has 12 trained Jog Leaders.

The "Wee Toon Runners" can be seen plodding the pavements and even entering 5k and 10k events across Argyll and Bute as well as the rest of Scotland. The recent Mull of Kintyre 10k and Half Marathon had many many runners from Campbeltown and Kintyre participating simply because Fiona encouraged them to challenge themselves a few months or years ago.

There is no doubt that Fiona has made a telling and lasting contribution to the health and wellbeing of her local community and is a worthy winner.



## **Oban Saints AFC – Argyll and Bute Sports Organisation of the Year 2009**

Oban Saints AFC have been described by the First Minister, Alex Salmond, the President of the Scottish FA, The Head of Development and the West Region Manager of the SFA as a model organisation for football in Scotland. The photograph shows one of the clubs longest serving volunteers, David Buchanan being presented with the club's Quality Mark Certificate at Hampden Park in 2008.

These great plaudits do not detract from the grass roots work the club do in their local community to encourage young people, boys and girls, older people, and ladies to adopt football as a way of getting/keeping fit and being involved in your local community.

The club operate teams and coaching for under 8's, uners 9's, under 12's, etc all the way to under 17's as well as a veterans team and a ladies team.

All coaches are qualified to the highest standards with SFA awards, have enhanced disclosure for child protection and give of their time freely.

The club sets itself and others very high standards both off and on the park and are a credit not only to Oban, but the whole of Argyll and Bute where their 'model' of organisation and operation is being used to help develop the game in other areas.

Not prepared to rest on their laurels, the club arrange and present one of the most successful amateur football tournaments in Scotland which attracts teams from a great number of Premier League and Scottish league clubs including Dundee United, Hearts, Motherwell Aberdeen and St Mirren. They also participate in the recently formed Argyll and Bute Football Forum and help others in their own development.

**Katherine McNaughton –  
Argyll and Bute Junior Sports Volunteer of 2009**

Katherine began volunteering with the Islay & Jura Dolphins swimming club more than 3 years ago, at the age of 14, while she was still a swimmer with the club. She expressed an interest in helping to coach the younger swimmers in the club and so was encouraged to take on the role of a Poolside Helper, assisting a qualified coach.

She worked with young swimmers between the ages of 6 and 11 and gained valuable skills, knowledge, and experience. At the age of 16 she qualified as a Level 1 Swimming Teacher, and although she no longer swims competitively, she has continued to volunteer as a coach. Once qualified she took on responsibility for a junior squad of her own, where the young swimmers responded immediately to her friendly, caring and fun approach. She has also taken on further responsibility such as mentoring a young poolside helper herself and is now coaching one of the senior squads in the club. On top of giving up her Saturday afternoons to coach swimming, Katherine regularly helps in the running of swimming competitions on Islay including in-house club events, galas against visiting clubs, and club championships.

This experience has led Katherine to consider a career in sports and she has gained a place at university to study a sports based course from September.

As a link between lessons and club swimming, she has made joining the swimming club appear much less intimidating to potential new members as children attending lesson already know, like and respect her. The club believes this is one of the reasons that club membership is at a maximum level for the first time in several years.

Katherine has become a role model for both young and senior members of the Dolphins club. She has a natural ability to build relationships with even the most shy and reluctant children, largely as a result of her patience, and her gentle and fun approach. She has also developed the respect of older swimmers for her knowledge of the sport and sense of humour.

Her example has shown other members of the club that volunteering is fun and appealing as well as worthwhile, and has helped to combat the perception that volunteering is only for older people. Katherine involvement with the club has been largely responsible for the fact that most of our older swimmers now volunteer as coaches or helpers.

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**ARGYLL AND BUTE COUNCIL  
EDUCATION SERVICE**

**BUTE AND COWAL  
AREA COMMITTEE  
02 June 2009**

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**SCHOOL HOLIDAYS AND IN SERVICE DAYS: 2010/2011**

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**1. SUMMARY**

- 1.1 The Executive Committee at its meeting on 20 November 2008 agreed the framework of main holiday dates for schools in 2010/2011.
- 1.2 These dates were then circulated to schools to consider the remaining inservice days and occasional days.
- 1.3 The final patterns of inservice days and school holidays have now been identified for all schools in Bute and Cowal and these are outlined in Appendices 1 and 2 attached to this paper.

**2. RECOMMENDATIONS**

- 2.1 Members are asked to endorse the final patterns of school holidays and inservice days for all schools in Bute and Cowal as outlined in Appendices 1 and 2.
- 2.2 Members are asked to agree that the details of school holidays and inservice days for 2010/2011 should now be circulated to schools and all relevant organisations.

**3. DETAIL**

- 3.1 The Executive Committee at its meeting on 20 November 2008 agreed the main framework of school holiday dates for Session 2010/2011.
- 3.2 This framework was circulated to all schools. Head teachers/campus principals were consulted about the five inservice days and the five occasional days holidays which were to be incorporated into the agreed framework of holiday dates. In addition to the five inservice days for this year, Scottish Government have awarded one extra day to help schools focus on the implementation of Curriculum for Excellence.
- 3.3 As part of the process head teachers/campus principals were asked to consult with other schools with the aim of achieving a

consistent pattern of inservice days and occasional days holidays in their area.

3.4 Following this consultation, responses from head teachers/campus principals were submitted to Argyll House and the final patterns of inservice days and school holidays were collated for consideration and endorsement by local committees.

3.5 The patterns of inservice days and school holidays for all schools in Bute and Cowal for school session 2010/2011 are outlined in Appendices 1 and 2 attached to this paper.

#### **4. CONCLUSION**

4.1 Following consultation with head teachers/campus principals about the incorporation of inservice days and occasional days holidays into the framework of main holiday dates agreed by the Executive Committee, the pattern of school holidays for 2010/2011 have now been identified.

#### **5. IMPLICATIONS**

|                    |      |
|--------------------|------|
| Policy:            | None |
| Financial:         | None |
| Personnel:         | None |
| Equal Opportunity: | None |
| Legal:             | None |

Douglas Hendry  
Director of Community Services  
April 2009

For further information contact: Carol Walker, Head of Pre School and Primary Education, Oban Education Office, Dalintart Drive, Oban, Argyll PA34 4EF.

**COMMUNITY SERVICES: EDUCATION  
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2010/2011**

**COWAL**

|                              |                             |                       |
|------------------------------|-----------------------------|-----------------------|
| <b>Dunoon Grammar</b>        | <b>Sandbank Primary</b>     | <b>Dunoon Primary</b> |
| <b>Strachur Primary</b>      | <b>Innellan Primary</b>     | <b>Strone Primary</b> |
| <b>Kilmodan Primary</b>      | <b>St Mun's Primary</b>     | <b>Kirn Primary</b>   |
| <b>Tighnabruaich Primary</b> | <b>Lochgoilhead Primary</b> | <b>Toward Primary</b> |

| <b>TERM 1</b>             |                 |
|---------------------------|-----------------|
| 17 August 2010            | In-service day  |
| 18 August 2010            | Pupils return   |
| 24 August 2010            | School closes   |
| 25, 26 and 27 August 2010 | In-service days |
| 30 August 2010            | School re-opens |
| 01 October 2010           | School closes   |
| 18 October 2010           | School re-opens |
| 22 December 2010          | School closes   |

| <b>TERM 2</b>           |                 |
|-------------------------|-----------------|
| 06 January 2011         | School re-opens |
| 11 February 2011        | School closes   |
| 14 and 15 February 2011 | In-service days |
| 16 February 2011        | School re-opens |
| 01 April 2011           | School closes   |

| <b>TERM 3</b> |                 |
|---------------|-----------------|
| 18 April 2011 | School re-opens |
| 21 April 2011 | School closes   |
| 26 April 2011 | School re-opens |
| 29 April 2011 | School closes   |
| 03 May 2011   | School opens    |
| 30 June 2011  | School closes   |

**COMMUNITY SERVICES: EDUCATION  
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2010/2011**

**BUTE**

**Rothesay Joint Campus (Rothesay Academy and Rothesay Primary)  
North Bute Primary  
St Andrew's Primary**

| <b>TERM 1</b>           |                 |
|-------------------------|-----------------|
| 17 August 2010          | In-service day  |
| 18 August 2010          | Pupils return   |
| 01 October 2010         | School closes   |
| 18 October 2010         | School re-opens |
| 10 November 2010        | School closes   |
| 11 and 12 November 2010 | In-service days |
| 15 November 2010        | School re-opens |
| 22 December 2010        | School closes   |

| <b>TERM 2</b>           |                 |
|-------------------------|-----------------|
| 06 January 2011         | School re-opens |
| 9 February 2011         | School closes   |
| 10 and 11 February 2011 | In-service days |
| 14 February 2011        | School re-opens |
| 01 April 2011           | School closes   |

| <b>TERM 3</b> |                 |
|---------------|-----------------|
| 18 April 2011 | School re-opens |
| 20 April 2011 | School closes   |
| 21 April 2011 | In-service day  |
| 26 April 2011 | School re-opens |
| 29 April 2011 | School closes   |
| 03 May 2011   | School re-opens |
| 30 June 2011  | School closes   |

ARGYLL AND BUTE COUNCIL

ARGYLL AND BUTE - BUTE AND  
COWAL AREA COMMITTEE

DEPARTMENT OF COMMUNITY SERVICES

**SOCIAL WELFARE GRANTS PAYMENT TO VOLUNTARY ORGANISATIONS  
2009/10****1. SUMMARY**

- 1.1 This report details the recommendations for the award of Social Welfare grants under Section 10 of the Social Work Scotland Act. All organisations have been contacted and assessed in line with the Council's criteria.
- 1.2 The total Social Welfare Grant budget made available by the Council for allocation to Voluntary Organisations in Bute and Cowal is £11,269.

**2 RECOMMENDATION**

A total of 10 organisations applied for assistance from this budget. This is an increase from last year when only 7 applications were received. It is recommended that the total budget be allocated to the organisations outlined in the Detail section of this report.

|       | Organisation                                    | Grant Awarded 2008/09 | Amount Requested 2009/10 | Total Running Costs | Recommendation |
|-------|-------------------------------------------------|-----------------------|--------------------------|---------------------|----------------|
| 2.1   | Argyll & Bute Rape Crisis                       | £3,000                | £3,000                   | £3,000              | £1,700         |
| 2.2   | Bute Advice Centre                              | £5,231                | £7,000                   | £75,463             | £4,000         |
| 2.3   | Cowal Community Care Forum                      | £1,000                | £1,000                   | £36,452             | £750           |
| 2.4   | Crossroads (Cowal & Bute)                       | Nil                   | £3,508.50                | £7,017              | £2,000         |
| 2.5   | Dunoon & Cowal Elderly Forum                    | £438                  | £460                     | £1,329              | £300           |
| 2.6   | Dunoon Senior Citizens                          | Nil                   | £1,000                   | £2,000              | Nil            |
| 2.7   | Homestart Majik Cowal                           | Nil                   | £1,750                   | £                   | Nil            |
| 2.8   | People and Agencies of Cowal Coming Together    | Nil                   | £2,054                   | £4,484              | £1,000         |
| 2.9   | Relationship Argyll (Argyll Couple Counselling) | Nil (from Cowal area) | £1,581                   | £1,831              | £750           |
| 2.10  | Sandbank Senior Citizens Club                   | £1,600                | £1,665                   | £4,165              | £769           |
| Total |                                                 |                       |                          |                     | £11,269        |

## 3. DETAIL

|     | Organisation                 | Rationale for grant allocation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 | Argyll & Bute Rape Crisis    | The organisation provides free and confidential support to women and girls who have been raped, sexually assaulted or abused. It provides immediate and long term support, to victims and to partners and family members. The organisation is increasingly involved in awareness training, not only about sexual abuse but about harassment, sexual bullying, trafficking and other forms of exploitation – this includes work in schools and youth groups.<br>Office is based in Dunoon, with service active in Bute and Cowal, Helensburgh, Oban. Grant applied for in all 4 areas, as there is no service level agreement in place – minimum of £1,500 required from each area. A grant is recommended. |
| 3.2 | Bute Advice Centre           | This Grant is important as match funding for the Centre's general and money advice programmes. The growth areas are advice and disability benefit entitlements. Beneficiaries of the services include the elderly and infirm who have disability problems, low wage earners, unemployed and single parents.<br>The centre represents people at Tribunals, and during Eviction Procedures. It assists with form filling, submitting claims for benefit entitlement. The Centre assists people with Housing, Utilities, Consumer Advice, Employment, Tax, Social, and Legal issues. All advice given is free of charge.<br>A grant is recommended.                                                           |
| 3.3 | Cowal Community Care Forum   | CCCF ensures the voices of service users and carer are heard in planning health and social care services. Activities including local access points, planning groups, consultation events and training are free to all service users and carers in Cowal. The grant is to help fund the "Now we're Talking!" project which will provide participation resources, person centred planning and support for young people, and support service users to participate in planning groups.<br>A grant is recommended.                                                                                                                                                                                              |
| 3.4 | Crossroads (Cowal & Bute)    | Crossroads provide Carers' support and respite. This funding is requested for a project to up-date and have re-printed the "Now I Know" carers' directory. Previous demand for this resource has been well demonstrated, which is why a re-printing is required. This will help carers and agencies (including Social Work and Health) to have information they require about local resources. The leaflet will also help launch the new carer's centre.<br>A grant is recommended.                                                                                                                                                                                                                        |
| 3.5 | Dunoon & Cowal Elderly Forum | The Elderly Forum promotes the general welfare of elderly people by providing information and campaigning on issues affecting older people. The group also provides information about facilities and services available. The grant is for hall and meeting costs to enable the forum to continue while passing on the minimum of costs to members to aid the participation of those on a low income.<br>A grant is recommended.                                                                                                                                                                                                                                                                            |
| 3.6 | Dunoon Senior Citizen's Club | <b>Please note – no grant has been recommended this year.</b><br>Dunoon Senior Citizens have over £20,000 in their bank accounts as uncommitted reserves. Their running costs are relatively low, so it is recommended no payment is made from the Social Welfare Grant fund this year.                                                                                                                                                                                                                                                                                                                                                                                                                    |



|      |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.7  | Homestart Majik Cowal                                    | <b>Please note – no grant has been recommended this year.</b><br>Homestart have a Service Level Agreement with the Council and receives funding from a central source. On that basis it is recommended no payment is made from the Social Welfare Grant fund this year.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.8  | People and Agencies of Cowal Coming Together (PACCT)     | PACCT brings together a range of local provider agencies and people affected by disability or mental ill health, for shared social activities. The organisation provides important services to allow for the networking of groups in the community, providing support to socially excluded individuals and groups. The current grant application is for office costs for administration of the group, for wages for the part-time admin worker, and costs of a community information day. The office base will help the running of the group, which already provides a range of regular events and activities for people with disabilities, such as an Arts & crafts club, Ceilidh club and Theatre group.<br>A grant is recommended. |
| 3.9  | Relationship Argyll (formerly Argyll Couple Counselling) | To maintain telephone counselling service for clients who do not live close to counselling venues – nearest one being Inveraray. To maintain the training and support of their three accredited counsellors and two trainees, and to recruit counsellors in the Bute and Cowal areas. As the organisation has recently joined “Relationship Scotland” their training costs are increasing, but they hope to increase publicity for their work.<br>A grant is recommended.                                                                                                                                                                                                                                                             |
| 3.10 | Sandbank Senior Citizens Club                            | The Organisation supports older people and gives them safe social opportunities. Activities include fortnightly meetings with entertainment and outings. They have a Soup/sandwich afternoon and a lunch club. The grant will help with the total running costs, including subsidy for the food and transport costs to members who would have difficulty affording these.<br>A grant is recommended.                                                                                                                                                                                                                                                                                                                                  |

#### 4. CONCLUSION

- 4.1 All the grant applications have been checked by the Finance section of Community Services.
- 4.2 All applicants have been interviewed and assessment sheets completed. This report deals with the full allocation of the Social Welfare budget.

#### 5. IMPLICATIONS

- 5.1 Policy: Nil
- 5.2 Financial: The report details the distribution of the budget for promotion of social welfare grants for Bute and Cowal.
- 5.3 Legal: Community Services has to demonstrate that it is meeting its obligations under Section 10 of the Social Work Scotland Act.  
The grant allocation is consistent with the Equal Opportunities policy of Argyll and Bute Council.

**Douglas Hendry**  
**Director of Community Services**

For further information contact:

*Laura Porter, Area Manager, Learning Disability Services, Helensburgh, Bute and Cowal*  
*Tel; 01369 700610*

**ASSISTANCE TO VOLUNTARY ORGANISATIONS**  
**ASSESSMENT FORM for Social Welfare Grants, Education and Leisure**  
**Development Grants**

1 Details

|                                                                                  |                     |
|----------------------------------------------------------------------------------|---------------------|
| Name of Assessing Officer                                                        | <b>Cath McLoone</b> |
| Have you contacted the organisation to assess this application?                  | ✓                   |
| Have you checked that the organisation has had their accounts correctly audited? | ✓                   |

|                     |                           |                                           |               |
|---------------------|---------------------------|-------------------------------------------|---------------|
| Name of Group:      | Argyll & Bute Rape Crisis | Scheme:                                   |               |
| Key Contact Person: |                           | a) Grant requested from A & B Council?    | <b>£3,000</b> |
|                     |                           | b) Grant awarded last year?               | £3,000        |
|                     |                           | c) Total cost?                            | £3,000        |
|                     |                           | d) How much coming is from own resources? | nil           |
|                     |                           | e) How much coming from other agencies?   | nil           |
|                     |                           | Grant Recommended:                        | £1,700        |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reason for grant: | <p>We provide support, information and advocacy to women or girls (aged from 13 Years) who have experienced rape, sexual assault, childhood sexual abuse, sexual harassment, sexual bullying, stalking and commercial sexual exploitation – including prostitution, trafficking and pornography. We also offer support to partners and family members of survivors of sexual violence and this part of our service is available to men.</p> <p>Our support takes the form of a dedicated telephone helpline which is open five days a week (increasing to include week-end cover from March 2009), one to one support with specially trained support workers and facilitated group-work. We may also offer home support visits to women who are disabled or unable to leave their home to access services.</p> <p>Our service covers the whole of Argyll and Bute Local Authority area, although limited resources permit face to face support in Bute and Cowal, Helensburgh and Lomond and Oban and Lorn at this time. Telephone/Email support is available to all other areas. Recently submitted funding applications, if successful will enable paid and volunteer workers in the areas of Oban and Lorn (increased service provision by employing a Locality Co-ordinator) and Mid Argyll and Kintyre (both enabling a measure of face to face support to Survivors on the islands). We have a working knowledge of the needs of our client group and the challenges faced working in remote rural areas.</p> <p>There is an increasing demand on our service to deliver Awareness Raising Training to external agencies and organisations. We are currently compiling a waiting list for work within schools and youth groups on Sexual Bullying, Internet Safety and other related topics. A pilot project was positive and we have been requested to return in October 2009 to deliver Awareness Training to mixed classes of 3<sup>rd</sup> Year pupils. Similar work has also been undertaken with youth groups in Helensburgh and Lomond and Cowal and Bute. If funding applications are successful, this programme will be rolled out thorough schools and youth groups Argyll and Bute wide in 2009/2010. ASWG dedicated youth website – <a href="http://www.tessaproject.co.uk">www.tessaproject.co.uk</a> has been pioneered by Argyll and Bute Rape Crisis to highlight youth issues and empowering information. (Argyll and Bute databases Stats attached) in line with development already carried out and planned future development, referrals to our organisation from partner agencies are increasing weekly. Statistics will continue to be gathered.</p> |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                                                               |     |                                     |    |                          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| a) | Fully constituted                                                                                                                                                             | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) | Has submitted a bank statement                                                                                                                                                | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| c) | Has submitted audited/signed accounts                                                                                                                                         | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance?                                                                          | Yes |                                     | No |                          |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?                                                                                       | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| f) | If relevant, has the grant passed the financial check?                                                                                                                        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?                                                        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

## 3 General Criteria

Do you concur with the organisation in their assessment of need? Please supply a very brief summary:

|                                                                                       |                                         |                                        |
|---------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| Is the activity non-political?                                                        | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Is the project consistent with Council priorities?                                    | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does the project have open membership?                                                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Have sponsorship agreements been checked?                                             | Yes <input type="checkbox"/>            | No <input type="checkbox"/>            |
| How many people overall will benefit from this grant?                                 | Variable – depends on referral rate.    |                                        |
| Is the organisation well established?                                                 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Have you identified any training needs for the organisations committee or volunteers? | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does the organisation have volunteer training in place?                               | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Have you confidence in their ability to deliver a service?                            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |

#### 4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |                                         |                             |
|------------------------------------------------------|-----------------------------------------|-----------------------------|
| a) Clear recruitment policies                        | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| b) Ongoing training and support for volunteers       | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| c) A code of conduct for staff and volunteers        | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| d) A Code of Good Practice                           | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| e) An Equal Opportunities Policy                     | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| f) A Policy for Managing Confidential Information    | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| g) Grievance Procedure for staff and volunteers      | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| h) A Disciplinary Procedure for staff and volunteers | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

Signed: \_\_\_\_\_

Assessment Officer

Date: \_\_\_\_\_

#### 5 Equal Opportunities

What are the clients ethnic group(s)?

**A**

White

Scottish

Other British

Irish

Any other White background please specify

**B**

Mixed

Any Mixed background please specify

**C**

Eastern European

**D**

Asian, Asian Scottish or Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background please write in

**E**

Black, Black Scottish or Black British

Caribbean

African

Any other Black background please write in

**F**

Other Ethnic background

Any other background please write in

**ASSISTANCE TO VOLUNTARY ORGANISATIONS**  
**ASSESSMENT FORM for Social Welfare Grants, Education and Leisure**  
**Development Grants**

1 Details

|                                                                                  |                      |
|----------------------------------------------------------------------------------|----------------------|
| Name of Assessing Officer                                                        | <b>Fay Woolnough</b> |
| Have you contacted the organisation to assess this application?                  | yes                  |
| Have you checked that the organisation has had their accounts correctly audited? | yes                  |

|                     |                                                                                                                                                                                                                                                                                                                                                                   |                                           |                 |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------|
| Name of Group:      | Bute advice centre                                                                                                                                                                                                                                                                                                                                                | Scheme:                                   |                 |
| Key Contact Person: | Gordon Sutherland                                                                                                                                                                                                                                                                                                                                                 | a) Grant requested from A & B Council?    | <b>£7000.00</b> |
|                     |                                                                                                                                                                                                                                                                                                                                                                   | b) Grant awarded last year?               | <b>£4150.00</b> |
|                     |                                                                                                                                                                                                                                                                                                                                                                   | c) Total cost?                            |                 |
|                     |                                                                                                                                                                                                                                                                                                                                                                   | d) How much coming is from own resources? |                 |
|                     |                                                                                                                                                                                                                                                                                                                                                                   | e) How much coming from other agencies?   | £68463.00       |
|                     |                                                                                                                                                                                                                                                                                                                                                                   | Grant Recommended:                        | £4000.00        |
| Reason for grant:   | Grant to assist with continuation of services offered by Bute advice to the public. This includes assisting the public with completing benefit forms, appealing DWP decisions, advice on money and debt matters. By the nature of the work done by Bute advice the service is particularly used by the disadvantaged and vulnerable sections of Butes population. |                                           |                 |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                        |     |                                     |    |                          |
|----|------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| a) | Fully constituted                                                                                                      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) | Has submitted a bank statement                                                                                         | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| c) | Has submitted audited/signed accounts                                                                                  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance?                   | Yes | <input type="checkbox"/>            | x  | <input type="checkbox"/> |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?                                | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| f) | If relevant, has the grant passed the financial check?                                                                 | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants? | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| h) | Have you checked that the Council is meeting its obligations under                                                     | Yes | <input type="checkbox"/>            | x  | <input type="checkbox"/> |

|                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------|--|
| Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? |  |
|------------------------------------------------------------------------------------------------------------|--|

### 3 General Criteria

|                                                                                                                                                                                                                                                                                                                                                                               |                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary:<br>I agree with the assessment of need described in the application form. Given the current economic climate vulnerable members of the population in Bute would benefit greatly from impartial advice and support with debt management and accessing benefits correctly. |                                                                     |
| Is the activity non-political?                                                                                                                                                                                                                                                                                                                                                | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Is the project consistent with Council priorities?                                                                                                                                                                                                                                                                                                                            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Does the project have open membership?                                                                                                                                                                                                                                                                                                                                        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have sponsorship agreements been checked?                                                                                                                                                                                                                                                                                                                                     | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| How many people overall will benefit from this grant?                                                                                                                                                                                                                                                                                                                         | 1100 approx                                                         |
| Is the organisation well established?                                                                                                                                                                                                                                                                                                                                         | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have you identified any training needs for the organisations committee or volunteers?                                                                                                                                                                                                                                                                                         | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Does the organisation have volunteer training in place?                                                                                                                                                                                                                                                                                                                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have you confidence in their ability to deliver a service?                                                                                                                                                                                                                                                                                                                    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

### 4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy? yes

|                                                      |                                                                                     |
|------------------------------------------------------|-------------------------------------------------------------------------------------|
| a) Clear recruitment policies                        | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| b) Ongoing training and support for volunteers       | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| c) A code of conduct for staff and volunteers        | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| d) A Code of Good Practice                           | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| e) An Equal Opportunities Policy                     | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| f) A Policy for Managing Confidential Information    | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| g) Grievance Procedure for staff and volunteers      | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |
| h) A Disciplinary Procedure for staff and volunteers | Yes <input type="checkbox"/> x <input type="checkbox"/> No <input type="checkbox"/> |



Signed: Fay Woolnough Assessment Officer

Date: 28.5.09

5 Equal Opportunities

What are the clients ethnic group(s)?

**A White**

Scottish  Other British  Irish

Any other White background please specify

---

**B Mixed**

Any Mixed background please specify

---

**C**  Eastern European

---

**D Asian, Asian Scottish or Asian British**

Indian  Pakistani

Bangladeshi  Chinese

Any other Asian background please write in

---

**E Black, Black Scottish or Black British**

Caribbean  African

Any other Black background please write in

---

**F Other Ethnic background**

Any other background please write in

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**ASSISTANCE TO VOLUNTARY ORGANISATIONS**  
**ASSESSMENT FORM for Social Welfare Grants, Education and Leisure**  
**Development Grants**

1 Details

|                                                                                  |             |
|----------------------------------------------------------------------------------|-------------|
| Name of Assessing Officer                                                        | John Duncan |
| Have you contacted the organisation to assess this application?                  | Yes         |
| Have you checked that the organisation has had their accounts correctly audited? | Yes         |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                           |                                  |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------|
| Name of Group:      | Cowal Community Care Forum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Scheme:<br>"Now we're Talking!"           |                                  |
| Key Contact Person: | Irene Edwards<br>Development Officer<br>CCCF<br>Argyll Volunteer Centre<br>Edward Street<br>Dunoon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | a) Grant requested from A & B Council?    | <b>£1000</b>                     |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | b) Grant awarded last year?               | <b>Nil</b>                       |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | c) Total cost?                            | £36,452.00                       |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | d) How much coming is from own resources? | £5000                            |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | e) How much coming from other agencies?   | £30,452.00                       |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Grant Recommended:                        | I recommend they receive a grant |
| Reason for grant:   | <p>This is a project to build on existing work and grasp new opportunities for partnership between service providers and service users and carers.</p> <p>Will provide:</p> <ul style="list-style-type: none"> <li>• Participation resources</li> <li>• Local access points</li> <li>• Person Centred Planning</li> <li>• Support for Young People</li> </ul> <p>Aim to</p> <ul style="list-style-type: none"> <li>• deliver project</li> <li>• support service users to participate in planning groups</li> <li>• support isolated communities</li> <li>• develop pilot for young people</li> <li>• support 4 key service providers</li> </ul> |                                           |                                  |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                                                               |                                                                   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| a) | Fully constituted                                                                                                                                                             | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |
| b) | Has submitted a bank statement                                                                                                                                                | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |
| c) | Has submitted audited/signed accounts                                                                                                                                         | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |
| d) | <u>Leisure and Education Development Grants:</u> If over £2000 have you sent this grant to finance?                                                                           | Yes<br>N/A <input type="checkbox"/> x No <input type="checkbox"/> |
| e) | <u>Social Welfare Grants:</u> Has the grant been registered with Library Headquarters?                                                                                        | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |
| f) | If relevant, has the grant passed the financial check?                                                                                                                        | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?                                                        | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | Yes <input type="checkbox"/> x No <input type="checkbox"/>        |

3 General Criteria

|                                                                                                      |                                                            |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary: |                                                            |
| This application has clear merit for the Council and CCCF.                                           |                                                            |
| Is the activity non-political?                                                                       | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| Is the project consistent with Council priorities?                                                   | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| Does the project have open membership?                                                               | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| Have sponsorship agreements been checked?                                                            | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| How many people overall will benefit from this grant?                                                | 350 with the potential for 3500                            |
| Is the organisation well established?                                                                | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| Have you identified any training needs for the organisations committee or volunteers?                | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| Does the organisation have volunteer training in place?                                              | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| Have you confidence in their ability to deliver a service?                                           | Yes <input type="checkbox"/> x No <input type="checkbox"/> |

4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

Work via intermediary if any contact with vulnerable adults. Management Committee are aware of issues and manage staff accordingly. AP Policy from Argyll and Bute has been sent to organisation to firm this area up.

CP work in progress. Information sent including Self Learning Pack and sample CP Policy for implementation.

|                                                      |                                                            |
|------------------------------------------------------|------------------------------------------------------------|
| a) Clear recruitment policies                        | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| b) Ongoing training and support for volunteers       | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| c) A code of conduct for staff and volunteers        | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| d) A Code of Good Practice                           | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| e) An Equal Opportunities Policy                     | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| f) A Policy for Managing Confidential Information    | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| g) Grievance Procedure for staff and volunteers      | Yes <input type="checkbox"/> x No <input type="checkbox"/> |
| h) A Disciplinary Procedure for staff and volunteers | Yes <input type="checkbox"/> x No <input type="checkbox"/> |

Signed: J M Duncan

Assessment Officer

Date: 19-05-2009

5 Equal Opportunities

What are the clients ethnic group(s)?

**A** White

Scottish  Other British  Irish

Any other White background please specify

**B** Mixed

Any Mixed background please specify

**C**  Eastern European

**D** Asian, Asian Scottish or Asian British

Indian  Pakistani

Bangladeshi  Chinese

Any other Asian background please write in

**E** Black, Black Scottish or Black British

Caribbean

African

Any other Black background please write in

**F** Other Ethnic background

Any other background please write in

**ASSISTANCE TO VOLUNTARY ORGANISATIONS**  
**ASSESSMENT FORM for Social Welfare Grants, Education and Leisure**  
**Development Grants**

1 Details

|                                                                                  |                |
|----------------------------------------------------------------------------------|----------------|
| Name of Assessing Officer                                                        | Laura Porter   |
| Have you contacted the organisation to assess this application?                  | Yes – visited. |
| Have you checked that the organisation has had their accounts correctly audited? | Yes.           |

|                     |                                                                                                                                                                                                                                                                                                                                                    |                                           |                                                               |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------|
| Name of Group:      | <b>Crossroads Bute &amp; Cowal</b>                                                                                                                                                                                                                                                                                                                 | Scheme:                                   | Reprint of "Now I Know" leaflet                               |
| Key Contact Person: | Christine Bell<br>Co-ordinator<br>30 George Street<br>Dunoon                                                                                                                                                                                                                                                                                       | a) Grant requested from A & B Council?    | <b>£3,508.50</b>                                              |
|                     |                                                                                                                                                                                                                                                                                                                                                    | b) Grant awarded last year?               | None from this scheme, but £10,000 from Carers' Network Board |
|                     |                                                                                                                                                                                                                                                                                                                                                    | c) Total cost?                            | £7,017                                                        |
|                     |                                                                                                                                                                                                                                                                                                                                                    | d) How much coming is from own resources? | £3,508.50                                                     |
|                     |                                                                                                                                                                                                                                                                                                                                                    | e) How much coming from other agencies?   | None secured                                                  |
|                     |                                                                                                                                                                                                                                                                                                                                                    | Grant Recommended:                        | <b>£2,000.</b>                                                |
| Reason for grant:   | Crossroads provide Carers' support and respite. This funding is requested for a project to up-date and have re-printed the "Now I Know" carers' directory. This will help carers and agencies (including Social Work and Health) to have information they require about local resources. The leaflet will also help launch the new carer's centre. |                                           |                                                               |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                    |     |                                     |    |                          |
|----|------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| a) | Fully constituted                                                                                                                  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) | Has submitted a bank statement                                                                                                     | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| c) | Has submitted audited/signed accounts                                                                                              | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance?                               | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?                                            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| f) | If relevant, has the grant passed the financial check?                                                                             | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?             | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

|                                            |  |
|--------------------------------------------|--|
| awarded will the work definitely go ahead? |  |
|--------------------------------------------|--|

3 General Criteria

|                                                                                                                                                                                                                                                                                    |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary:<br>Yes, Social Work have distributed large quantities of the previous versions of the "Now I Know" leaflet and can evidence the continued demand for a resource of this type. |                                                                     |
| Is the activity non-political?                                                                                                                                                                                                                                                     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Is the project consistent with Council priorities?                                                                                                                                                                                                                                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Does the project have open membership?                                                                                                                                                                                                                                             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have sponsorship agreements been checked?                                                                                                                                                                                                                                          | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| How many people overall will benefit from this grant?                                                                                                                                                                                                                              | 2,000 approx. if that many copies printed                           |
| Is the organisation well established?                                                                                                                                                                                                                                              | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have you identified any training needs for the organisations committee or volunteers?                                                                                                                                                                                              | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Does the organisation have volunteer training in place?                                                                                                                                                                                                                            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have you confidence in their ability to deliver a service?                                                                                                                                                                                                                         | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |                                                                     |
|------------------------------------------------------|---------------------------------------------------------------------|
| a) Clear recruitment policies                        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| b) Ongoing training and support for volunteers       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| c) A code of conduct for staff and volunteers        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| d) A Code of Good Practice                           | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| e) An Equal Opportunities Policy                     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| f) A Policy for Managing Confidential Information    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| g) Grievance Procedure for staff and volunteers      | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| h) A Disciplinary Procedure for staff and volunteers | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Signed:



Assessment Officer

Date:

06.05.09



5 Equal Opportunities

What are the clients ethnic group(s)?

**A** White

Scottish

Other British

Irish

Any other White background please specify

Other  
European

**B** Mixed

Any Mixed background please specify

**C**

Eastern European

**D** Asian, Asian Scottish or Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background please write in

**E** Black, Black Scottish or Black British

Caribbean

African

Any other Black background please write in

**F** Other Ethnic background

Any other background please write in

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**ASSISTANCE TO VOLUNTARY ORGANISATIONS****ASSESSMENT FORM for Social Welfare Grants, Education and Leisure Development Grants**1 Details

|                                                                                  |                 |  |
|----------------------------------------------------------------------------------|-----------------|--|
| Name of Assessing Officer                                                        | Kenneth Wallace |  |
| Have you contacted the organisation to assess this application?                  | Yes             |  |
| Have you checked that the organisation has had their accounts correctly audited? | Yes             |  |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------|
| Name of Group:      | Dunoon and Cowal Elderly Forum                                                                                                                                                                                                                                                                                                                                                                                               | Scheme:                                 | West of Scotland Seniors Forum |
| Key Contact Person: | Mrs Irene Gilfillan<br>Dunkeld<br>Low Cluniter<br>Innellan<br>Dunoon<br>PA23 7SA                                                                                                                                                                                                                                                                                                                                             | a) Grant requested from A & B Council?  | £460.00                        |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                              | b) Grant awarded last year?             | £400.00                        |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                              | c) Total cost?                          | £1329.00                       |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                              | d) How much coming from own resources?  | £869.00                        |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                              | e) How much coming from other agencies? | £0.00                          |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                              | Grant Recommended:                      | £300                           |
| Reason for grant:   | <p>To maintain the forum and assist the provision of a meeting place, for hall expenses and general running costs. To promote the general welfare of the elderly by providing information and campaigning on issues. To attempt to ensure knowledge of facilities and services available too pensioners.</p> <p>The aim of the forum is to co-ordinate and channel the efforts being made by and on behalf of pensioners</p> |                                         |                                |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                      |     |                                     |    |                          |
|----|------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| a) | Fully constituted                                                                                    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) | Has submitted a bank statement                                                                       | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| c) | Has submitted audited/signed accounts                                                                | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance? | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?              | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

|    |                                                                                                                                                                               |     |                                     |    |                          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| f) | If relevant, has the grant passed the financial check?                                                                                                                        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?                                                        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

### 3 General Criteria

|                                                                                                      |  |       |                                     |    |                          |
|------------------------------------------------------------------------------------------------------|--|-------|-------------------------------------|----|--------------------------|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary: |  |       |                                     |    |                          |
| Is the activity non-political?                                                                       |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Is the project consistent with Council priorities?                                                   |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Does the project have open membership?                                                               |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Have sponsorship agreements been checked?                                                            |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| How many people overall will benefit from this grant?                                                |  | 70-80 |                                     |    |                          |
| Is the organisation well established?                                                                |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Have you identified any training needs for the organisations committee or volunteers?                |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Does the organisation have volunteer training in place?                                              |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Have you confidence in their ability to deliver a service?                                           |  | Yes   | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

### 4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |     |                                     |    |                                     |
|------------------------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| a) Clear recruitment policies                        | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| b) Ongoing training and support for volunteers       | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| c) A code of conduct for staff and volunteers        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| d) A Code of Good Practice                           | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| e) An Equal Opportunities Policy                     | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| f) A Policy for Managing Confidential Information    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| g) Grievance Procedure for staff and volunteers      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| h) A Disciplinary Procedure for staff and volunteers | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

Please outline reason for Grant and Recommendation

To maintain the forum and assist the provision of a meeting place, for hall expenses and general running costs. To promote the general welfare of the elderly by providing information and campaigning on issues. To attempt to ensure knowledge of facilities and services available too pensioners.

The aim of the forum is to co-ordinate and channel the efforts being made by and on behalf of pensioners

Signed: 

Assessment Officer

Date: 01/05/09

5 Equal Opportunities

What are the clients ethnic group(s)?

A White

Scottish

Other British

Irish

Any other White background please specify

American

**B** Mixed

Any Mixed background please specify

**C**

Eastern European

**D** Asian, Asian Scottish or Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background please write in

**E** Black, Black Scottish or Black British

Caribbean

African

Any other Black background please write in

**F** Other Ethnic background

Any other background please write in

**ASSISTANCE TO VOLUNTARY ORGANISATIONS****ASSESSMENT FORM for Social Welfare Grants, Education and Leisure****Development Grants**1 Details

|                                                                                  |                          |
|----------------------------------------------------------------------------------|--------------------------|
| Name of Assessing Officer                                                        | <b>Lorraine Prentice</b> |
| Have you contacted the organisation to assess this application?                  | Yes?                     |
| Have you checked that the organisation has had their accounts correctly audited? | Yes                      |

|                     |                                                                          |                                           |               |
|---------------------|--------------------------------------------------------------------------|-------------------------------------------|---------------|
| Name of Group:      | Dunoon Senior Citizen's Club                                             | Scheme:                                   |               |
| Key Contact Person: | Mrs Jean Steel<br>Secretary                                              | a) Grant requested from A & B Council?    | <b>£1,000</b> |
|                     |                                                                          | b) Grant awarded last year?               | £438          |
|                     |                                                                          | c) Total cost?                            | £2,000        |
|                     |                                                                          | d) How much coming is from own resources? | £2000         |
|                     |                                                                          | e) How much coming from other agencies?   | £430          |
|                     |                                                                          | Grant Recommended:                        | Nil           |
| Reason for grant:   | For two activities run by the group – annual outing and Christmas party. |                                           |               |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                    |     |
|----|------------------------------------------------------------------------------------------------------------------------------------|-----|
| a) | Fully constituted                                                                                                                  | Yes |
| b) | Has submitted a bank statement                                                                                                     | Yes |
| c) | Has submitted audited/signed accounts                                                                                              | Yes |
| d) | <u>Leisure and Education Development Grants:</u> If over £2000 have you sent this grant to finance?                                | N/A |
| e) | <u>Social Welfare Grants:</u> Has the grant been registered with Library Headquarters?                                             | Yes |
| f) | If relevant, has the grant passed the financial check?                                                                             | Yes |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?             | Yes |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is | Yes |

|                                            |  |
|--------------------------------------------|--|
| awarded will the work definitely go ahead? |  |
|--------------------------------------------|--|

### 3 General Criteria

Do you concur with the organisation in their assessment of need? Please supply a very brief summary:

The organisation provides important services to allow for the networking of groups in the community, providing support to socially excluded individuals and groups. The suggested need for administration and an office base seems reasonable.

|                                                                                       |     |
|---------------------------------------------------------------------------------------|-----|
| Is the activity non-political?                                                        | Yes |
| Is the project consistent with Council priorities?                                    | Yes |
| Does the project have open membership?                                                | Yes |
| Have sponsorship agreements been checked?                                             |     |
| How many people overall will benefit from this grant?                                 | 50+ |
| Is the organisation well established?                                                 | Yes |
| Have you identified any training needs for the organisations committee or volunteers? | No  |
| Does the organisation have volunteer training in place?                               |     |
| Have you confidence in their ability to deliver a service?                            | Yes |

### 4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |     |
|------------------------------------------------------|-----|
| a) Clear recruitment policies                        |     |
| b) Ongoing training and support for volunteers       |     |
| c) A code of conduct for staff and volunteers        | Yes |
| d) A Code of Good Practice                           | Yes |
| e) An Equal Opportunities Policy                     | Yes |
| f) A Policy for Managing Confidential Information    | Yes |
| g) Grievance Procedure for staff and volunteers      | Yes |
| h) A Disciplinary Procedure for staff and volunteers | Yes |

Signed:

Assessment Officer



Date: 28-5-09

5 Equal Opportunities

What are the clients ethnic group(s)?

**A White**

|                          |          |                          |               |                          |       |
|--------------------------|----------|--------------------------|---------------|--------------------------|-------|
| <input type="checkbox"/> | Scottish | <input type="checkbox"/> | Other British | <input type="checkbox"/> | Irish |
|--------------------------|----------|--------------------------|---------------|--------------------------|-------|

Any other White background please specify

All white ethnic groups

**B Mixed**

Any Mixed background please specify

**C**

Eastern European

**D Asian, Asian Scottish or Asian British**

|                          |             |                          |           |
|--------------------------|-------------|--------------------------|-----------|
| <input type="checkbox"/> | Indian      | <input type="checkbox"/> | Pakistani |
| <input type="checkbox"/> | Bangladeshi | <input type="checkbox"/> | Chinese   |

Any other Asian background please write in

**E Black, Black Scottish or Black British**

|                          |           |                          |         |
|--------------------------|-----------|--------------------------|---------|
| <input type="checkbox"/> | Caribbean | <input type="checkbox"/> | African |
|--------------------------|-----------|--------------------------|---------|

Any other Black background please write in

**F Other Ethnic background**

Any other background please write in

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**ASSISTANCE TO VOLUNTARY ORGANISATIONS****ASSESSMENT FORM for Social Welfare Grants, Education and Leisure****Development Grants**1 Details

|                                                                                  |                    |
|----------------------------------------------------------------------------------|--------------------|
| Name of Assessing Officer                                                        | <b>John Duncan</b> |
| Have you contacted the organisation to assess this application?                  | No                 |
| Have you checked that the organisation has had their accounts correctly audited? | Yes                |

|                     |                                                                                                                                                                                                    |                                           |     |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----|
| Name of Group:      | Homestart Majik                                                                                                                                                                                    | Scheme:                                   |     |
| Key Contact Person: |                                                                                                                                                                                                    | a) Grant requested from A & B Council?    |     |
|                     |                                                                                                                                                                                                    | b) Grant awarded last year?               |     |
|                     |                                                                                                                                                                                                    | c) Total cost?                            |     |
|                     |                                                                                                                                                                                                    | d) How much coming is from own resources? |     |
|                     |                                                                                                                                                                                                    | e) How much coming from other agencies?   |     |
|                     |                                                                                                                                                                                                    | Grant Recommended:                        | Nil |
| Reason for grant:   | This organisation has a Service Level Agreement with the Council and receives funding from a central source. On that basis I recommend that no payment is made from the Social Welfare Grant Fund. |                                           |     |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                                                               |     |                          |    |                          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------|----|--------------------------|
| a) | Fully constituted                                                                                                                                                             | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| b) | Has submitted a bank statement                                                                                                                                                | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| c) | Has submitted audited/signed accounts                                                                                                                                         | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| d) | <u>Leisure and Education Development Grants:</u> If over £2000 have you sent this grant to finance?                                                                           | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| e) | <u>Social Welfare Grants:</u> Has the grant been registered with Library Headquarters?                                                                                        | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| f) | If relevant, has the grant passed the financial check?                                                                                                                        | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?                                                        | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

3 General Criteria

|                                                                                                      |                                                          |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary: |                                                          |
| Is the activity non-political?                                                                       | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Is the project consistent with Council priorities?                                                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Does the project have open membership?                                                               | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Have sponsorship agreements been checked?                                                            | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| How many people overall will benefit from this grant?                                                |                                                          |
| Is the organisation well established?                                                                | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Have you identified any training needs for the organisations committee or volunteers?                | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Does the organisation have volunteer training in place?                                              | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Have you confidence in their ability to deliver a service?                                           | Yes <input type="checkbox"/> No <input type="checkbox"/> |

4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |                                                          |
|------------------------------------------------------|----------------------------------------------------------|
| a) Clear recruitment policies                        | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| b) Ongoing training and support for volunteers       | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| c) A code of conduct for staff and volunteers        | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| d) A Code of Good Practice                           | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| e) An Equal Opportunities Policy                     | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| f) A Policy for Managing Confidential Information    | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| g) Grievance Procedure for staff and volunteers      | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| h) A Disciplinary Procedure for staff and volunteers | Yes <input type="checkbox"/> No <input type="checkbox"/> |

Signed: \_\_\_\_\_

Assessment Officer

Date: \_\_\_\_\_

5 Equal Opportunities

What are the clients ethnic group(s)?

**A** White

Scottish

Other British

Irish

Any other White background please specify

**B** Mixed

Any Mixed background please specify

**C**

Eastern European

**D** Asian, Asian Scottish or Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background please write in

**E** Black, Black Scottish or Black British

Caribbean

African

Any other Black background please write in

**F** Other Ethnic background

Any other background please write in

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**ASSISTANCE TO VOLUNTARY ORGANISATIONS**  
**ASSESSMENT FORM for Social Welfare Grants, Education and Leisure**  
**Development Grants**

1 Details

|                                                                                  |                   |
|----------------------------------------------------------------------------------|-------------------|
| Name of Assessing Officer                                                        | <b>Chris Goan</b> |
| Have you contacted the organisation to assess this application?                  | Yes               |
| Have you checked that the organisation has had their accounts correctly audited? | Yes               |

|                     |                                                                                                              |                                           |                           |
|---------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------|
| Name of Group:      | Dunoon PACCT                                                                                                 | Scheme:                                   |                           |
| Key Contact Person: | John Quick, Chairperson                                                                                      | a) Grant requested from A & B Council?    | <b>£2054</b>              |
|                     |                                                                                                              | b) Grant awarded last year?               | <b>Nil from this fund</b> |
|                     |                                                                                                              | c) Total cost?                            | £4484                     |
|                     |                                                                                                              | d) How much coming is from own resources? | £2000                     |
|                     |                                                                                                              | e) How much coming from other agencies?   | £430                      |
|                     |                                                                                                              | Grant Recommended:                        | £1,000                    |
| Reason for grant:   | For office costs for administration of group, wages of admin worker, and costs of community information day. |                                           |                           |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                                                               |     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| a) | Fully constituted                                                                                                                                                             | Yes |
| b) | Has submitted a bank statement                                                                                                                                                | Yes |
| c) | Has submitted audited/signed accounts                                                                                                                                         | Yes |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance?                                                                          | N/A |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?                                                                                       | Yes |
| f) | If relevant, has the grant passed the financial check?                                                                                                                        |     |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?                                                        | Yes |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | Yes |

3 General Criteria

|                                                                                                                                                                                                                                                                                                                                                        |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary:<br>The organisation provides important services to allow for the networking of groups in the community, providing support to socially excluded individuals and groups. The suggested need for administration and an office base seems reasonable. |     |
| Is the activity non-political?                                                                                                                                                                                                                                                                                                                         | Yes |
| Is the project consistent with Council priorities?                                                                                                                                                                                                                                                                                                     | Yes |
| Does the project have open membership?                                                                                                                                                                                                                                                                                                                 | Yes |
| Have sponsorship agreements been checked?                                                                                                                                                                                                                                                                                                              |     |
| How many people overall will benefit from this grant?                                                                                                                                                                                                                                                                                                  | 100 |
| Is the organisation well established?                                                                                                                                                                                                                                                                                                                  | Yes |
| Have you identified any training needs for the organisations committee or volunteers?                                                                                                                                                                                                                                                                  | No  |
| Does the organisation have volunteer training in place?                                                                                                                                                                                                                                                                                                | Yes |
| Have you confidence in their ability to deliver a service?                                                                                                                                                                                                                                                                                             | Yes |

4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |     |
|------------------------------------------------------|-----|
| a) Clear recruitment policies                        | Yes |
| b) Ongoing training and support for volunteers       | Yes |
| c) A code of conduct for staff and volunteers        | Yes |
| d) A Code of Good Practice                           | Yes |
| e) An Equal Opportunities Policy                     | Yes |
| f) A Policy for Managing Confidential Information    | Yes |
| g) Grievance Procedure for staff and volunteers      | Yes |
| h) A Disciplinary Procedure for staff and volunteers | Yes |

Signed: \_\_\_\_\_

Assessment Officer



Date: \_\_\_\_\_

5 Equal Opportunities

What are the clients ethnic group(s)?

**A** White

Scottish

Other British

Irish

Any other White background please specify

All white ethnic groups

**B** Mixed

Any Mixed background please specify

**C**

Eastern European

**D** Asian, Asian Scottish or Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background please write in

**E** Black, Black Scottish or Black British

Caribbean

African

Any other Black background please write in

**F** Other Ethnic background

Any other background please write in

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**ASSISTANCE TO VOLUNTARY ORGANISATIONS****ASSESSMENT FORM for Social Welfare Grants, Education and Leisure****Development Grants**1 Details

|                                                                                  |                   |
|----------------------------------------------------------------------------------|-------------------|
| Name of Assessing Officer                                                        | <b>Chris Goan</b> |
| Have you contacted the organisation to assess this application?                  | <b>yes</b>        |
| Have you checked that the organisation has had their accounts correctly audited? | <b>yes</b>        |

|                     |                                                                                                                                                                                                           |                                           |                                                                                          |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------|
| Name of Group:      | <b>ARGYLL COUPLE COUNSELLING<br/>(Now called 'Relationship Argyll')</b>                                                                                                                                   | Scheme:                                   |                                                                                          |
| Key Contact Person: | <b>Carol Collis</b>                                                                                                                                                                                       | a) Grant requested from A & B Council?    | <b>£1,581</b><br>(Grants requested from other areas in Argyll also)                      |
|                     |                                                                                                                                                                                                           | b) Grant awarded last year?               | <b>Not from Cowal</b><br>Although received grants from Mid Argyll, Helensburgh and Oban. |
|                     |                                                                                                                                                                                                           | c) Total cost?                            | <b>£1,831</b>                                                                            |
|                     |                                                                                                                                                                                                           | d) How much coming is from own resources? | <b>£250</b>                                                                              |
|                     |                                                                                                                                                                                                           | e) How much coming from other agencies?   | <b>none</b>                                                                              |
|                     |                                                                                                                                                                                                           | Grant Recommended:                        | <b>£750</b>                                                                              |
| Reason for grant:   | To maintain telephone counselling service for clients who do not live close to counselling venues- nearest one being Inveraray.<br><br>Maintain requirements for support and supervision for counsellors. |                                           |                                                                                          |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                      |     |
|----|------------------------------------------------------------------------------------------------------|-----|
| a) | Fully constituted                                                                                    | Yes |
| b) | Has submitted a bank statement                                                                       | Yes |
| c) | Has submitted audited/signed accounts                                                                | Yes |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance? |     |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?              | Yes |
| f) | If relevant, has the grant passed the financial check?                                               |     |
| g) | Have you checked that the organisation is within 50% of the costs                                    | Yes |

|    |                                                                                                                                                                               |                             |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|    | for Social Welfare, Education or Development grants?                                                                                                                          |                             |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | No <input type="checkbox"/> |

### 3 General Criteria

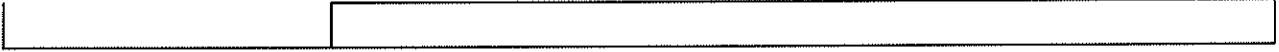
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <p>Do you concur with the organisation in their assessment of need? Please supply a very brief summary:</p> <p>The organisation appears to be in a transition, having now moved to become part of the larger 'Relationship Scotland'. Costs associated with training and supporting counsellors are increasing. The organisation would like to recruit counsellors in Bute/Cowal area, but cost of training someone to provide this are extensive (around £10K per person over 2 years) and as such, the organisation are not able to commit to this.</p> <p>There are no current counsellors in Bute/Cowal area, although last year 2 people from Bute and 4 from Dunoon were offered counselling over the phone. There are plans to extend the publicity for this service.</p> <p>In general, this would seem to be a valuable service, but of limited availability for people in the communities of Cowal and Bute, and therefore used by relatively low numbers.</p> |                                   |
| Is the activity non-political?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                               |
| Is the project consistent with Council priorities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                               |
| Does the project have open membership?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes                               |
| Have sponsorship agreements been checked?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |
| How many people overall will benefit from this grant?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 6 last year, aim at 20 this year. |
| Is the organisation well established?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                               |
| Have you identified any training needs for the organisations committee or volunteers?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | no                                |
| Does the organisation have volunteer training in place?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                               |
| Have you confidence in their ability to deliver a service?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes                               |

### 4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                |     |
|------------------------------------------------|-----|
| a) Clear recruitment policies                  | Yes |
| b) Ongoing training and support for volunteers | Yes |
| c) A code of conduct for staff and volunteers  | Yes |
| d) A Code of Good Practice                     | Yes |





**ASSISTANCE TO VOLUNTARY ORGANISATIONS**  
**ASSESSMENT FORM for Social Welfare Grants, Education and Leisure**  
**Development Grants**

1 Details

|                                                                                  |                     |
|----------------------------------------------------------------------------------|---------------------|
| Name of Assessing Officer                                                        | <b>Laura Porter</b> |
| Have you contacted the organisation to assess this application?                  | Yes - visited       |
| Have you checked that the organisation has had their accounts correctly audited? | Yes                 |

|                     |                                                                                                                                                                                                                                                                              |                                         |                      |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------|
| Name of Group:      | Sandbank Senior Citizen's Club                                                                                                                                                                                                                                               | Scheme:                                 | Social Welfare Grant |
| Key Contact Person: | Mr Arthur Oliver<br>(Treasurer)<br>Meadowside Villa<br>Shore Road<br>Sandbank<br>PA23 8QB<br>01369 706318                                                                                                                                                                    | a) Grant requested from A & B Council?  | <b>£1,665.00</b>     |
|                     |                                                                                                                                                                                                                                                                              | b) Grant awarded last year?             | £1,600               |
|                     |                                                                                                                                                                                                                                                                              | c) Total cost?                          | £4,165               |
|                     |                                                                                                                                                                                                                                                                              | d) How much coming from own resources?  | £2,500               |
|                     |                                                                                                                                                                                                                                                                              | e) How much coming from other agencies? | None                 |
|                     |                                                                                                                                                                                                                                                                              | Grant Recommended:                      | £769                 |
| Reason for grant:   | To support older people and give them safe social opportunities. To maintain the activities of the group, including fortnightly meetings with entertainment, lunch club and outings. Costs are for food and running expenses, so all activities and meals can be subsidised. |                                         |                      |

2 Financial Check – Have you checked the Organisation is:

|    |                                                                                                                                                                               |     |                                     |    |                          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| a) | Fully constituted                                                                                                                                                             | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) | Has submitted a bank statement                                                                                                                                                | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| c) | Has submitted audited/signed accounts                                                                                                                                         | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| d) | <u>Leisure and Education Development Grants</u> : If over £2000 have you sent this grant to finance?                                                                          | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| e) | <u>Social Welfare Grants</u> : Has the grant been registered with Library Headquarters?                                                                                       | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| f) | If relevant, has the grant passed the financial check?                                                                                                                        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| g) | Have you checked that the organisation is within 50% of the costs for Social Welfare, Education or Development grants?                                                        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| h) | Have you checked that the Council is meeting its obligations under Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

|                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------|--|
| Best Value in awarding this grant, for example, if the grant is awarded will the work definitely go ahead? |  |
|------------------------------------------------------------------------------------------------------------|--|

### 3 General Criteria

|                                                                                                                                                                                                                                                                                                                                               |                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Do you concur with the organisation in their assessment of need? Please supply a very brief summary:<br>Yes, there are large numbers of older people benefiting from this club – including people in the nearby sheltered housing development. The Lunch Club activity in particular has known health benefits for older people living alone. |                                                                            |
| Is the activity non-political?                                                                                                                                                                                                                                                                                                                | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>        |
| Is the project consistent with Council priorities?                                                                                                                                                                                                                                                                                            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>        |
| Does the project have open membership?                                                                                                                                                                                                                                                                                                        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>        |
| Have sponsorship agreements been checked?                                                                                                                                                                                                                                                                                                     | Yes <input type="checkbox"/> No <input type="checkbox"/><br>Not applicable |
| How many people overall will benefit from this grant?                                                                                                                                                                                                                                                                                         | approx. 80                                                                 |
| Is the organisation well established?                                                                                                                                                                                                                                                                                                         | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>        |
| Have you identified any training needs for the organisations committee or volunteers? (food hygiene certificates in place)                                                                                                                                                                                                                    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>        |
| Does the organisation have volunteer training in place?                                                                                                                                                                                                                                                                                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>        |
| Have you confidence in their ability to deliver a service?                                                                                                                                                                                                                                                                                    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>        |

### 4 Policy and Procedures

Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults has in place a Child Protection Policy or a Vulnerable Adults Policy?

|                                                      |                                                                                                      |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| a) Clear recruitment policies                        | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>No employees                  |
| b) Ongoing training and support for volunteers       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| c) A code of conduct for staff and volunteers        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| d) A Code of Good Practice                           | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| e) An Equal Opportunities Policy                     | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| f) A Policy for Managing Confidential Information    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>No computerised records held. |
| g) Grievance Procedure for staff and volunteers      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| h) A Disciplinary Procedure for staff and volunteers | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |

Signed:

*Laura Patten*

Assessment Officer



Tanya Kater

Date: 6/05/09

5 Equal Opportunities

What are the clients ethnic group(s)?

**A White**

Scottish

Other British

Irish

Any other White background please specify

**B Mixed**

Any Mixed background please specify

No

**C**

Eastern European

**D Asian, Asian Scottish or Asian British**

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background please write in

**E Black, Black Scottish or Black British**

Caribbean

African

Any other Black background please write in

**F Other Ethnic background**

Any other background please write in

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**ARGYLL & BUTE COUNCIL****BUTE & COWAL AREA COMMITTEE****OPERATIONAL SERVICES****TUESDAY 23<sup>rd</sup> JUNE 2009**

---

**TITLE: REVENUE AND CAPITAL ROADS MAINTENANCE BUDGETS**

---

**1. SUMMARY**

1.1 This report sets out the 2009 to 2010 roads maintenance revenue and capital budgets for Bute & Cowal and highlights the effect the limited budget will have on meeting the requirements of the 'Road Maintenance & Asset Management Plan for the Road Network'.

**2. RECOMMENDATIONS**

2.1 It is recommended that members note this report.

**3.1 DETAIL**

3.1 The roads maintenance revenue budget is as shown at Appendix A. The capital budget details as agreed at the 14 February 2009 Business Day are attached at Appendix B

3.2 Overall there is a shortfall in the revenue budget of some 62% of that required to maintain the road network in line with the Asset Management Plan. However, by making use of the capital budget for reconstruction and resurfacing works, this shortfall reduces to approximately 19%.

3.3 In terms of 'types of work', the comparison between the 'available budget' and the 'budget required to meet the needs of the Asset Management Plan' is as follows:-

- Surface Dressing – 1% increase.
- Resurfacing & Reconstruction Work – 42% shortfall.
- Footway resurfacing – 34% shortfall.
- Drainage-related work – 21% shortfall.
- Street lighting – 75% increase for planned works.

3.4 In addition to the above, based on the previous 3-year annual average, there will be a 15% reduction in the budget for reactive patching, potholing and emergencies.

3.5 The surface dressing budget for this year has been marginally increased over the 'required' budget in an attempt to address the backlog in resurfacing and reconstruction works; although this work will not strengthen those roads treated, it will seal the road surface and improve skid resistance for a limited

period. Once complete, this year's surface dressing work will reduce, in part, the requirement for reactive works on the network.

3.6 Budgets for individual activities have been adjusted to suit the needs of the network i.e. gully emptying, white-lining, signing, scrub cutting and cattle-grid budgets have all been increased slightly to address particular problem areas; of course, in order to increase these budgets, some budgets have had to be decreased. The road network will be maintained in line with the 'Road Maintenance & Asset Management Plan' as closely as the available roads maintenance budget will allow.

#### 4 CONCLUSION

4.1 In general, the budget has been directed towards activities which, it is considered, will best maintain the asset with limited resources.

**Policy:** Road Maintenance & Asset Management Plan

**Financial:** Expenditure of revenue & capital budgets to maintain the network.

**Personnel and Equal Opportunity:** Nil

For further information, please contact:

Graham Brown, Operations Manager (Tel: 01546 604687)

Stewart Turner  
Head of Roads and Amenity  
23<sup>rd</sup> June 2009

## Roads Operations

## Bute and Cowal Area

## Maintenance Plan versus Actual Budget

| Activity                       | Maintenance Plan  | Revenue Budget 2009 to 2010 | Capital Budget 2009 to 2010 | Difference Actual - Plan |
|--------------------------------|-------------------|-----------------------------|-----------------------------|--------------------------|
| 0101 Reconstruction            | £618,033          | £0                          | £334,500                    | -£283,533                |
| 0201 Resurfacing               | £768,603          | £0                          | £457,500                    | -£311,103                |
| 0301 Anti Skid Treatment       | £0                | £3,000                      | £0                          | £3,000                   |
| 0401 Surface Dressing          | £451,364          | £45,000                     | £408,000                    | £1,636                   |
| 0501 Patching                  | £275,500          | £260,000                    | £0                          | -£15,500                 |
| 0502 Potholing                 | £272,132          | £195,000                    | £0                          | -£77,132                 |
| 0801 Cattle Grids              | £0                | £1,500                      | £0                          | £1,500                   |
| 1001 Footways Resurfacing      | £91,037           | £60,000                     | £0                          | -£31,037                 |
| 1101 Kerbing                   | £20,690           | £4,000                      | £0                          | -£16,690                 |
| 1301 Remedial Earthworks       | £0                | £3,500                      | £0                          | £3,500                   |
| 1401 Drainage Culverts         | £150,484          | £130,000                    | £0                          | -£20,484                 |
| 1402 Drainage Ditches          | £168,075          | £90,000                     | £0                          | -£78,075                 |
| 1501 Grasscutting              | £94,699           | £90,000                     | £0                          | -£4,699                  |
| 1502 Offlet;Cyclic Activity    | £0                | £88,755                     | £0                          | £88,755                  |
| 1503 Weedkilling               | £30,972           | £20,000                     | £0                          | -£10,972                 |
| 1601 Scrub / Tree Maintenance  | £0                | £60,000                     | £0                          | £60,000                  |
| 1701 Road Markings             | £28,114           | £80,000                     | £0                          | £51,886                  |
| 1801 Gully Emptying            | £51,594           | £72,000                     | £0                          | £20,406                  |
| 2001 Boundary Fences           | £0                | £1,500                      | £0                          | £1,500                   |
| 2101 Pedestrian Gaurdrails     | £0                | £5,000                      | £0                          | £5,000                   |
| 2301 Traffic Signs             | £11,415           | £25,000                     | £0                          | £13,585                  |
| 2401 Vehicle Safety Fence      | £0                | £10,000                     | £0                          | £10,000                  |
| 2411 Street Name Plates        | £0                | £2,500                      | £0                          | £2,500                   |
| 3201 Emergency Incidents       |                   | £8,000                      | £0                          | £8,000                   |
| 3202 Summer Standby            |                   | £8,000                      | £0                          | £8,000                   |
| <b>Sub Totals</b>              | <b>£3,032,712</b> | <b>£1,262,755</b>           | <b>£1,200,000</b>           | <b>-£569,957</b>         |
| 5099 Planned Lighting Maint.   | £200,975          | £29,187                     | £324,000                    | £152,212                 |
| 5099 Reactive Lighting repairs | £0                | £87,563                     | £0                          | £87,563                  |
| 5097 Christmas Lighting        | £0                | £14,000                     | £0                          | £14,000                  |
| <b>Sub Totals</b>              | <b>£200,975</b>   | <b>£130,750</b>             | <b>£324,000</b>             | <b>£253,775</b>          |
| <b>Totals</b>                  | <b>£3,233,687</b> | <b>£1,393,505</b>           | <b>£1,524,000</b>           | <b>-£316,182</b>         |

|  |                                    |
|--|------------------------------------|
|  | Surfacing                          |
|  | Reactive Works<br>2008-9 £ 445,487 |
|  | Lighting                           |

## Bute and Cowal

Total Bute & Cowal Capiatl Reconstruction & Resurfacing Budget 2009/2010 = £1,200,000

### COWAL

| Road  | Route Name                                    | Treatment               | Comments                                               | Est Cost | Total    |
|-------|-----------------------------------------------|-------------------------|--------------------------------------------------------|----------|----------|
| A815  | Wellington Street, Dunoon                     | Replace surface course  |                                                        | £57,600  |          |
| A815  | Marine Parade, Kirn & Alexandra Parade Dunoon | Proprietary Resurfacing | April 2009 completion: 9300sqm plus additional 4200sqm | £218,000 |          |
| C57   | Strachur Primary School                       | Resurfacing             |                                                        | £33,800  |          |
| UC72  | Victoria Rd, Hunters Quay.                    | Resurfacing             |                                                        | £40,500  |          |
| A815  | Strachur to St Catherines continuation        | Resurfacing & widening  |                                                        | £116,500 |          |
| Cowal | Various                                       | Surface Dressing        |                                                        | £335,000 |          |
| A815  | Rankines Brae to Broxwood                     | Delayed until 2010-2011 | Scottish Water WWTW sewer                              |          |          |
| UC24  | Ecles Rd & Renfield Brae                      | Delayed until 2010-2011 | Development Construction                               |          |          |
| A815  | Shore road, Hunter Quay north                 | Delayed until 2010-2011 | Scottish Water WWTW sewer                              |          | £801,400 |

### BUTE

| Road   | Route Name                    | Treatment              | Comments                                                          | Est Cost | Total             |
|--------|-------------------------------|------------------------|-------------------------------------------------------------------|----------|-------------------|
| B881   | High street, Rothesay.        | Replace surface course | section above High Kirk may be omitted if footway scheme proceeds | £245,600 |                   |
| No 008 | Bishop street, Rothesay.      | Replace surface course |                                                                   | £57,000  |                   |
| No 021 | Columnshill street, Rothesay. | Replace surface course |                                                                   | £23,000  |                   |
| Bute   | Various                       | Surface Dressing       |                                                                   | £73,000  |                   |
|        |                               |                        |                                                                   |          | £398,600          |
|        |                               |                        |                                                                   |          | <b>£1,200,000</b> |

**AREA CAPITAL RECEIPTS****1 INTRODUCTION**

- 1.1 This report advises area committees of an estimated level of capital receipts to allow forward planning on the use and allocation of this funding.

**2 RECOMMENDATION**

- 2.1 Area committees note the terms of this report.

**3 DETAIL**

- 3.1 This report provides an estimate of the likely capital receipts that area committees can expect to receive during 2009-10. Area committees should use the estimate as a working assumption in developing a planned approach to use of capital receipts for 2009-10.

- 3.2 In 2008-09, area committees were each advised to anticipate an estimated £62,500 in respect of capital receipts for the year. This was in addition to brought forward capital budgets.

|                             | 2008-09<br>Estimate<br>£ | 2007-08<br>b/f Capital<br>£ | Total<br>£ |
|-----------------------------|--------------------------|-----------------------------|------------|
| Mid Argyll, Kintyre & Islay | 62,500                   | 69,024.63                   | 131,524.63 |
| Oban, Lorn & The Isles      | 62,500                   | 57,827.75                   | 120,327.75 |
| Bute & Cowal                | 62,500                   | 36,089.11                   | 98,589.11  |
| Helensburgh & Lomond        | 62,500                   | 53,778.57                   | 116,278.57 |

- 3.3 Actual capital receipts received during 2008-09 were allocated to areas as follows:

|                             |            |
|-----------------------------|------------|
| Mid Argyll, Kintyre & Islay | £35,508.20 |
| Oban, Lorn & The Isles      | £35,346.60 |
| Bute & Cowal                | £43,281.60 |
| Helensburgh & Lomond        | £28,721.60 |

- 3.4 Combining actual capital receipts and the brought forward capital budgets gives a total for each area as shown below.

|                             | Actual<br>Receipts<br>£ | 2007-08<br>b/f Capital<br>£ | Total<br>£ |
|-----------------------------|-------------------------|-----------------------------|------------|
| Mid Argyll, Kintyre & Islay | 35,508.20               | 69,024.63                   | 104,532.83 |
| Oban, Lorn & The Isles      | 35,346.60               | 57,827.75                   | 93,174.35  |
| Bute & Cowal                | 43,281.60               | 36,089.11                   | 79,370.71  |
| Helensburgh & Lomond        | 28,721.60               | 53,778.57                   | 82,500.17  |

- 3.5 The current position in respect of the brought forward capital receipts from 2007-08 for each area is as follows:

|                             | 2007-08<br>b/f Capital<br>£ | Allocated<br>Projects<br>£ | Funds still to<br>be Allocated<br>£ |
|-----------------------------|-----------------------------|----------------------------|-------------------------------------|
| Mid Argyll, Kintyre & Islay | 69,024.63                   | 59,530.00                  | 9,494.63                            |
| Oban, Lorn & The Isles      | 57,827.75                   | 36,000.00                  | 21,827.75                           |
| Bute & Cowal                | 36,089.11                   | 35,414.00                  | 675.11                              |
| Helensburgh & Lomond        | 53,778.57                   | 2,720.97                   | 51,057.60                           |

This funding can only be allocated to capital projects.

- 3.6 The current position for each area, taking into account the actual receipts and the value of projects allocated from the Capital Fund in 2008-09 is shown below. Capital receipts and projects allocated by each area are outlined in Appendix 1.

|                             | Actual<br>Receipts<br>£ | Allocated<br>Projects<br>£ | Under/(Over)<br>Allocation<br>£ |
|-----------------------------|-------------------------|----------------------------|---------------------------------|
| Mid Argyll, Kintyre & Islay | 35,508.20               | 69,990.00                  | (34,481.80)                     |
| Oban, Lorn & The Isles      | 35,346.60               | 46,415.00                  | (11,068.40)                     |
| Bute & Cowal                | 43,281.60               | 18,260.00                  | 25,021.60                       |
| Helensburgh & Lomond        | 28,721.60               | 8,000.00                   | 20,721.60                       |

Bute & Cowal and Helensburgh & Lomond still have funds of £25,021 and £20,721 to allocate. Mid Argyll, Kintyre & Islay and Oban, Lorn & The Isles cannot allocate funds to any further projects until further receipts of £34,482 and £11,068 are received / expected.

- 3.7 The capital plan assumes a total level of capital receipts of £500,000 for 2009-10. The share for area committees is £250,000. From a planning point of view it can be assumed each area committee will have £62,500 available to spend. This figure will need to be adjusted by any over/under allocation in 2008-09. The total available for each area committee to spend in 2009-10 is as follows.

|                             | 2009-10<br>Estimate<br>£ | 2008-09<br>Surplus/<br>(Deficit)<br>£ | Capital or<br>Revenue<br>Total | Capital<br>Only<br>2007-08<br>Surplus/<br>(Deficit)<br>£ |
|-----------------------------|--------------------------|---------------------------------------|--------------------------------|----------------------------------------------------------|
| Mid Argyll, Kintyre & Islay | 62,500                   | (34,481.80)                           | 28,018.20                      | 9,494.63                                                 |
| Oban, Lorn & The Isles      | 62,500                   | (11,068.40)                           | 51,431.60                      | 21,827.75                                                |
| Bute & Cowal                | 62,500                   | 25,021.60                             | 87,521.60                      | 675.11                                                   |
| Helensburgh & Lomond        | 62,500                   | 20,721.60                             | 83,221.60                      | 51,057.60                                                |

- 3.8 The conditions that relate to the use of area capital receipts funding for capital and revenue expenditure from the Capital Fund are noted below.

- 3.9 Area Committees must use funds in a way that contributes to the Corporate Plan and Statement of Intent. Funding can be used as a contribution to projects in



either the revenue or capital budget.

- 3.10 Where funding is being used for a capital project then the criteria for capital expenditure is as follows:
- The expenditure must result in the creation of an asset owned by the Council.
  - The expenditure must be in respect of an asset already owned by the Council and must significantly:
    - Increase the value of the asset.
    - Extend the useful life of an asset.
    - Enhance the operating capability of the asset.
- 3.11 Where funding is being used for revenue expenditure then the expenditure, in addition to contributing to the Corporate Plan and Statement of Intent, must relate to:
- Repair & maintenance of public sector infrastructure
  - A one off contribution to an external body towards the capital cost of a community asset or a contribution to an event.
  - A one off contribution towards the cost of an event that has a significant impact on the corporate objectives of the Council.

Payments must not be made to support revenue costs and must not create an ongoing commitment on the Council's revenue budget.

Bruce West  
Head of Strategic Finance  
8 May 2009

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**ARGYLL AND BUTE COUNCIL  
CORPORATE SERVICES**

**BUTE AND COWAL  
AREA COMMITTEE  
23<sup>rd</sup> June 2009**

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**USABLE CAPITAL RECEIPTS**

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**1.0 SUMMARY**

1.1 A request has been received from the Streetscene Manger for assistance from the Capital Receipt Fund to improve the playing fields associated with Dunoon Stadium. Members are advised that there is a sum of money available in the Capital Receipt Fund which can be allocated against projects which meet the capital criteria.

**2.0 RECOMMENDATION**

2.1 Members are asked to consider allocation of the available sum.

**3.0 DETAIL**

3.1 As agreed by the Council, Capital funds allocations must be utilised in terms of the following criteria:-

Area Committees must use funds in a way that contributes to the Corporate Plan and Statement of Intent. Funding can be used as a contribution to projects in either the revenue or capital budget.

Where funding is being used for a capital project then the criteria for capital expenditure are as follows:

- The expenditure must result in the creation of an asset owned by the Council.
- The expenditure must be in respect of an asset already owned by the Council and must significantly.
- Increase the value of the asset.
- Extend the useful life of the asset.
- Enhance the operating capability of the asset.

Where funding is being used for revenue expenditure then the expenditure, in addition to contributing to the Corporate Plan and Statement of Interest, must relate to:

- Repair & maintenance of public sector infrastructure.
- A one off contribution to an external body towards the capital cost of a community asset or a contribution to an event.
- A one off contribution towards the cost of an event that has a significant impact on the corporate objectives of the Council.

Payments must not be made to support ongoing revenue costs and must not create an ongoing commitment on the Council's revenue budget.

3.2 Members will recall that allocation of capital spend across the Bute and Cowal area is generally 40% to Bute, and 60% to Cowal. In terms of unallocated spend for last year there is a sum of £10,021.60 available to spend in Cowal on projects which meet the Capital Receipt Criteria. There is also an allocation of £62,500 for this financial year, which will require to be split 40% to Bute and 60% to Cowal. This application is for £10,000 towards a total project cost of £40,000.

#### **4.0 IMPLICATIONS**

|                      |                                                         |
|----------------------|---------------------------------------------------------|
| Policy:              | None                                                    |
| Financial:           | None – within appropriate financial capital allocation. |
| Personnel:           | None                                                    |
| Equal Opportunities: | None                                                    |

For further information contact: Shirley MacLeod, Area Corporate Services Manager  
01369 707130

Date: 15<sup>th</sup> June 2009

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**ARGYLL AND BUTE COUNCIL  
CORPORATE SERVICES**

**BUTE AND COWAL  
AREA COMMITTEE  
23<sup>rd</sup> June 2009**

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**DUNOON AND COWAL BUSINESS ASSOCIATION.**

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**1.0 SUMMARY**

- 1.1 This report gives Members information on a request from the Dunoon and Cowal Business Association to enter into a partnership agreement with the Council.

**2.0 RECOMMENDATION**

- 2.1 Members are asked to note and consider this request to form a Partnership.

**3.0 DETAIL**

- 3.1 Members will be aware of the recent formation of the Dunoon and Cowal Business Association, which has come together thanks to the leadership and interest shown by members of the local business community. Members will also recall that the development of a vibrant, effective Business Association for the Dunoon and Cowal area was one of the key aims of the Land Use Consultant's report into developing Dunoon and Cowal as the Marine Gateway to Scotland's First National Park.
- 3.2 It has been a long term aim of the elected Members, and all of the partners working together in the Destination Dunoon and Cowal initiative, to have an effective, forward thinking business association working cohesively with all those involved in developing the area, in order that the commercial interests of both local businesses, and of the customers who use them, can be fully represented in taking the area forward and regenerating the local economy.
- 3.3 The formation of the Dunoon and Cowal Business Association is a significant step forward in achieving those aims.
- 3.4 The Business Association has for some months been participating effectively in the Destination Dunoon and Cowal Steering Group, and in the sub groups working on developing Dunoon, and on Tourism, Assets, Marketing and Events. They have already proved that they have a valuable role to play in these partnership forums.

- 3.5 The Association now wish to enter into a partnership with the Council; they feel that being able to work directly in a structured way with the local elected Members, and with officers of the Council, will enable them to progress many of their aims and objectives in the most efficient way. Their aims and objectives, which include working for the development of the local economy, are very much in line with Councils' key priority of Creating an Attractive, Well Connected, Modern Economy.
- 3.6 It is anticipated that if agreement is reached to formulate a partnership, meetings would be held quarterly with the Association. It will be for the Area Committee to decide how many, and which, Members of the Area Committee should attend Partnership meetings.

#### **4.0 CONCLUSIONS**

Members are asked to note the content of the submitted information.

#### **5.0 IMPLICATIONS**

|                      |                                                                                      |
|----------------------|--------------------------------------------------------------------------------------|
| Policy:              | In line with Council policy to develop an attractive, well connected, modern economy |
| Financial:           | None                                                                                 |
| Personnel:           | None                                                                                 |
| Equal Opportunities: | None                                                                                 |

For further information contact: Shirley MacLeod, Area Corporate Services Manager  
01369 707130

Date: 27<sup>th</sup> May 2009

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

**Ward Number - 7 Dunoon  
Date of Validity - 5 March 2008  
Committee Date - 23 June 2009**

Reference Number: 08/00489/DET  
 Applicants Name: F and G Developments Ltd.  
 Application Type: Full Planning Permission  
 Application Description: Erection of 12 dwellinghouses, detached double garage, formation of new vehicular access, car parking, turning and landscaping.  
 Location: Former Royal Hotel and Surrounding Land, Pier Road, Innellan.

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of 12 dwellinghouses;
- Erection of detached double garage, and;
- Formation of new vehicular access.
- Formation of car parking areas
- Formation of turning areas and;
- Landscaping

**(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 Innellan and covered primarily by policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE 9 'Layout and Design of Urban Development'. Policy BE 9 requires development to be of an acceptable high design standard and layout. In the Argyll and Bute Local Plan Post Inquiry Modifications, the application site is located within the small town and village settlement of Innellan and covered primarily by policies LP ENV 19 'Development, Setting, Layout and Design' and LP HOU 1 'General Housing Development'.

The proposal is contrary to the Cowal Local Plan in respect of the erection of 12 dwellinghouses and a detached garage which do not relate to the existing built form, where overdevelopment and density are key issues.

The proposal is considered contrary to both the Argyll and Bute Structure Plan and Argyll and Bute Local Plan Post Inquiry Modifications since the 12 dwellinghouses and detached garage are not considered appropriate development for this site in terms of density, overdevelopment, and relationship to the existing settlement pattern (in terms of density).

**(ii) Representations:**

A total of 13 letters of representation (12 against 1 in support) have been received.

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

Not applicable. This application is recommended for refusal, although if Members consider that there may be justification for this density of development, it would be necessary to hold a hearing.

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

Not Applicable

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

This proposal does not constitute Schedule 1 or 2 EIA development.

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

The Council does not have an interest in this site.

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

This proposal is not required to be notified to Scottish Ministers.

**(viii) Has a sustainability Checklist Been Submitted:**

A sustainability Checklist has been included in the Design Statement and is attached at Appendix D of this report.

**Angus J Gilmour**  
**Head of Planning**  
**9 June 2009**

|                           |                  |              |                          |
|---------------------------|------------------|--------------|--------------------------|
| <b>Author:</b>            | Arlene Henderson | 01546 604375 | <b>Date: 3 June 2009</b> |
| <b>Reviewing Officer:</b> | Howard Young     | 01436 658888 | <b>Date: 9 June 2009</b> |

**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](http://www.argyll-bute.gov.uk)**



**REASONS FOR REFUSAL RELATIVE TO APPLICATION: 08/00489/DET**

1. Whilst the principle of development on this site is acceptable, the proposal as submitted represents overdevelopment of the site by virtue of its unsympathetic density and layout which would be unduly dominant on the site and detrimental to the character of this part of Innellan. The plot density of 1 unit per 0.12 acres (approx) is far greater than the existing plot densities of 1 unit per 0.37 acres (approx) of existing development in the immediate North Campbell Road area: consequently, the proposal by virtue of this density, the proposed number of garden subdivisions, the proposed/required number of parking spaces, the proposed/required adopted road and other areas of hardstanding combine to create a proposal which represents overdevelopment in the context of the surrounding North Campbell Road settlement pattern and as such would not integrate successfully with its immediate surroundings and result in a cramped and incongruous development. Accordingly, such a development with its resulting density, its particular plot and access layout and number of houses would be contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment and established settlement pattern which has a significantly lower density. As such this proposal is contrary to the provisions of: Policies STRAT SI 1 'Sustainable Development', STRAT DC 1 'Development Within 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 ENV 19 'Development Setting, Layout and Design' in particular Appendix A: Sustainable Siting and Design Principles which requires any new development to respect the immediate adjoining townscape, which in this case is the second tier of development to the rear of North Campbell Road and LP HOU 1 'General Housing Development' of the Argyll and Bute Local Plan Post Inquiry Modifications, as well as Argyll and Bute Council's Sustainable Design Guidance, all of which presume against the nature of the development proposed.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/00489/DET**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan 2002:** The following policies are applicable:

- STRAT SI 1** 'Sustainable Development' includes policies to conserve the built environment and avoid significant adverse impacts on built heritage resources; 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.
- STRAT DC 1** 'Development Within The Settlements' encourages development on appropriate infill, rounding-off and redevelopment sites. Developments which do not accord with this policy are those which result in excessively high development densities or settlement cramming.
- STRAT HO 1** 'Housing – Development Control Policy' C) encourages appropriate forms and scales of housing infill, rounding-off and redevelopment where it is consistent with STRAT DC 1 – 10 and D) encouragement will be given to innovative and sympathetic housing development layout and designs appropriate to their settings. Overly suburbanised forms of development are unlikely to be accepted in minor settlements.

The above policies are developed further in the Argyll and Bute Local Plan.

**Cowal Local Plan 1993 (adopted 1995)**

The application site is located within the settlement of Innellan and requires to be assessed against the following criteria:

- POL HO 8** **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 BE 9** **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 where other amenity issues such as privacy, light, parking and access should also be satisfactorily addressed.
- Policy PU 2** **Sewage Disposal**
- The District Council will not normally permit alternative private sewage disposal schemes in areas covered by mains drainage.

## Argyll & Bute Local Plan Post Inquiry Modifications

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

- Policy LP ENV 7      Development Impact on Trees/Woodland** - seeks to protect the key environmental features of important trees and woodland areas.
- Policy LP ENV 19      Development Setting, Layout and Design** - sets out the requirements in respect of development setting, layout and design in association with Appendix A of the Plan (Design of New Housing in Settlements, Sustainable Siting and Design Principles). Developments with poor quality or inappropriate layouts or densities including over development and over shadowing of sites will be resisted.
- 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 HOU 2      Provision of Housing to meet Local Needs including Affordable Housing Provision** - Developments shall be required to make specific provision for identified local housing needs, which may include affordable housing.
- Policy LP SERV 2      Sustainable Drainage Systems (SUDs)** - This policy embraces two separate issues; the enhancement and protection of natural watercourses and the use and promotion of sustainable drainage systems.
- Policy LP SERV 4      Water Supply** – new private water supplies will not generally be supported where a public water supply is available.
- Policy LP SERV 5      Waste Management of Developments** – seeks to ensure that developments make effective land use and layout provision for waste management facilities.
- 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** – aims to ensure that appropriate levels of Off-street car and vehicle parking are provided for developments.
- Appendix A      Sustainable Siting and Design Principles** – all new development should be designed, sited and built to be sustainable.
- Note (i):      The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)**

## Supplementary Guidance

### **Argyll and Bute Council; Sustainable Design Guidance**

The aim of this guidance is to ensure that any proposed development is appropriate for its context and is sustainable into the future; that it does not simply meet the applicant's immediate needs.

## National Guidance

### **SPP 1 “The Planning System”**

One of the goals includes the promotion of ‘sustainable development’. *“The planning system guides the future development and use of land in towns in the long term public interest. The aim is to ensure that developments occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development” . . . The architectural design, siting and setting of development in its surroundings are valid concerns of the planning system”.*

### **SPP 3 “ Planning for Housing”**

*“Working with architects and 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). . . 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.*

### **SPP 6 “Renewable Energy”**

*A key objective of this policy is to reduce carbon emissions.*

### **PAN 67 “Housing Quality”**

*“The design of a successful place will begin with understanding how new housing can be connected to the settlement patterns of an area. The combination of layouts of buildings, streets and spaces should create local identity, and contribute positively to the character of towns and villages . . . Furthermore, new housing should take account of the wider context and be integrated into its wider neighbourhood, where issues to consider include the topography of the site and its relationship to adjacent sites and natural built features”.*

### **PAN 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.*

### **PAN 84 “Reducing Carbon Emissions in New Development”**

*The key aim of this advice is to support a move towards zero and low carbon development.*

**'A Policy Statement for Scotland – Designing Places'**

*Good design creates places that work...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 formerly occupied by the large scale Royal Hotel which was demolished following a fire. The Royal Bar is still in use on Pier Road, downhill from the application site, and the former Royal Cottages were demolished to be replaced by two dwellinghouses immediately adjacent to the site.

Detailed Planning Permission has been granted for the erection of five detached dwellinghouses and formation of a vehicular access on the site (Ref: 06/01528/DET).

**(iii) CONSULTATIONS**

| <b>Consultee</b>              | <b>Response Date</b> | <b>Comment</b>                                                                                                                                                                                       |
|-------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roads and Amenity Services    | 28.04.2008           | Roads - No objection subject to conditions.                                                                                                                                                          |
|                               | 02.06.2009           | Roads - No objection subject to conditions – the turning area must be at or near the end of the access road as stated in the Council's Development Guidelines.                                       |
|                               | 29.05.2009           | Waste Plan – no objection providing storage for at least 3 wheeled bins and sufficient turning space for vehicles to collect waste safely.                                                           |
| Scottish Water                | 18.03.2008           | No objection. However any planning permission granted does not guarantee a connection to Scottish Water infrastructure until a satisfactory solution is identified.                                  |
| SEPA                          | 10.03.2008           | Foul Drainage – No Objection.<br>Surface Water Drainage – No Objection.                                                                                                                              |
|                               | 07.04.2008           | Foul Drainage – No Objection.<br>Surface Water Drainage – Objects due to lack of information (no Drainage Impact Assessment).<br>Engineering Works – Objects due to lack of information.             |
|                               |                      | SEPA requests that 2 conditions are attached to any planning permission relating to: deculverting of the existing burn and the submission of a detailed construction method statement for this site. |
|                               | 23.04.2008           | Surface Water Drainage – removes objection.<br>Engineering Works – removes objection.                                                                                                                |
| South Cowal Community Council | 30.03.2008           | Requested extension of time to submit comments until April 2008.                                                                                                                                     |

(iv) **PUBLICITY AND REPRESENTATIONS**

**Publicity**

| <b>Advert Type</b>                                                                                                                | <b>Closing Date</b> |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Article 18 - Local Plan Departure Advert (21) Potential Departure from policies: HO8, HO7 and BE9 of the Cowal Local Plan (1993). | 11.04.2008          |
| Section 34                                                                                                                        | 04.04.2008          |
| Article 9                                                                                                                         | 04.04.2008          |

**Representations**

13 letters of representation have been received in relation to this proposal (12 against including a petition with 25 signatures opposed to the scheme and 1 in support), the full details of which are shown at Appendix C of this report. A summary of the comments received is provided below.

'Material' Planning Considerations

- *Twelve houses detrimental to local area.*
- *Local community opposed to development.*
- *Limited visibility*
- *Safety of vehicles and pedestrians.*
- *Scale of proposed development*
- *Access*
- *Precedent*
- *Wildlife*
- *Unduly dominant*
- *Royal Hotel*
- *Appearance of houses not in keeping with the rest of the adjacent and close by housing.*
- *Waste and pollution*
- *Layout - density*
- *Open space*
- *Contrary to Scottish Government planning and building guidance for rural areas*
- *Noise*
- *Sustainability*
- *'Affordable homes'.*
- *Infrastructure*
- *Out of character and would ruin the harmony of this location. Such large buildings will be visually overbearing and are inappropriate in design for the village of Innellan.*
- *Size*
- *Privacy*
- *Previous proposal more sympathetic*
- *Number of houses*
- *Character of the area.*
- *Landscape*
- *Height*
- *Stream*
- *24 refuse bins.*
- *Close proximity*
- *Car park*
- *Housing Demand*

'Non-material' Planning Considerations

- *Property Values*
- *Site traffic.*
- *Views*
- *The respect (avoiding mimicry) for the fine J T Rochead design of the demolished Royal Hotel is commendable.*

**All 'material' planning issues raised above have been taken into account and addressed in this report.**

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00489/DET**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

In the adopted Cowal Local Plan 1993, the application site is located within the settlement of Innellan and covered primarily by policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE9 'Layout and Design of Urban Development'. Policy BE 9 requires development to be of an acceptable high design standard and layout.

In the Argyll and Bute Local Plan Post Inquiry Modifications the application site is located within the small town and village settlement of Innellan and covered primarily by policies LP ENV19 'Development, Setting, Layout and Design' and LP HOU 1 'General Housing Development' as well as Appendix A: Sustainable Siting and Design Principles.

The proposal is contrary to the Cowal Local Plan in respect of the erection of 12 dwellinghouses and a detached garage which do not relate to the existing built form, where overdevelopment and density are key issues.

The proposal is considered contrary to both the Argyll and Bute Structure Plan and the Argyll and Bute Local Plan Post Inquiry Modifications since the 12 dwellinghouses and detached garage are not considered appropriate development for this site in terms of density, overdevelopment and their relationship to the existing settlement pattern. This development would overwhelm the townscape character of the immediate area.

**B. Waste Management**

Policy LP SERV 5: Waste Management in Developments requires that developments make effective land use and layout provision for waste management facilities. In particular, applications for medium scale housing developments should provide details of the arrangements for the management of waste, including: storage, separation and collection of waste from the site or roadside collection (including provision for the safe pick-up by refuse collection vehicles).

No waste management details were submitted with the application; these were requested and were received from the agent on the 14<sup>th</sup> May 2009. The details submitted comprise of the following statement: *"Unfortunately, no bins were shown on the drawings. It was always the intention that the bins be stored in the garages which are 3.05m wide. It will be the responsibility of the occupants to transport them to the end of their own driveways on collection day(s). We have assumed 2 wheelie bins per household, one recycling material and one standard"* and a plan of the garage which shows bin storage for two wheeled bins.

These details were discussed with the Assistant Operations Manager - Waste Management, Roads and Amenity Services who has confirmed that there should be storage for at least three wheeled bins, which will be required to accommodate various future recycling targets, as it is likely that each household will have at least three wheeled bins in future (two for recyclates and 1 for general waste).

There is more than enough space within the garage to accommodate one additional recycling bin and consequently it is considered that the proposal can meet with the above requirements. The proposal is therefore considered to be consistent with the provisions of Policy LP SERV 5: Waste Management in Developments.

**Having due regard to the above, this proposal is considered consistent with the provisions of Policy LP SERV 5: Waste Management in Developments of the Argyll and Bute Local Plan Post Inquiry Modifications.**



## C. Location, Nature and Design of Proposed Development

### Location

The site is located in the small town and village of Innellan. It is a brownfield site previously occupied by the former large scale Royal Hotel. It is bounded by the curve of Pier Road, which climbs steeply from Shore Road. It slopes steeply from North West to South East. An initial sharp fall from the highest point then levels out to a shallow fall before again falling steeply to the ascending pavement on Pier Road. To the North of the site, the ground falls less steeply. Above the site, two 2 storey villas overlook the proposed houses at a distance of approximately 31 metres (window to window). Beyond this, the hillside slopes very steeply to Knockamillie Terrace from which a further tier of villas is accessed. The site itself is at present extremely overgrown and a partly culverted stream runs through it. Most of the earlier properties in the area are large villas and double villas. More recent buildings tend to be smaller scale detached and semi-detached houses. Finishing materials are, in general, a combination of stone and render with slate roofs. Steeply pitched roofs, dormers and gables dominate the style of most of the properties with the principal elevation facing out to sea over long sloping gardens.

This site is an especially prominent site on the slopes to the coastline. This prominence was exploited by the Royal Hotel, which had a significant presence from both the land and sea. The site is a transitional one between two of the tiers of housing which follow the contours of the hillside. Immediately in front of the development is a 2 and 3 storey sandstone terrace, behind there are predominantly villas and double villas.

### Nature

The applicants Design Statement states that: *“Two terraces are proposed flanked by a gatehouse and a two storey building on the higher ground... The design is intended to read as a unified whole with repeated forms and with all elements tied together with walls which create the change in level. From the access road the buildings read as 1 ¾ storey houses from the seaward side they are 2 ¾ town houses”.*

3 house types are proposed that vary in both form and plan: an end of terrace 3 storey townhouse with gables, a mid terrace 3 storey townhouse with combed ceilings and lead covered dormers; and a 2 storey semi-detached house with detached garage. Finishing materials proposed include: wall finishes of off white smooth render combined with a natural blue/black slate. Windows are proposed to be timber tilt and turn painted white. The roofline is broken up with dormers, gables and chimneys. The fenestration has a strong vertical emphasis. The agent has advised in the supporting design statement that the proposal would be built in one phase.

Policy LP ENV 19: Development Setting, Layout and Design requires developers to produce and execute a high standard of appropriate design in accordance with the design principles set out in Appendix A: Sustainable Siting and Design Principles and the Council's Sustainable Design Guide in terms of setting; layout and density; and design. Housing development should respect the character and amenity of the locality and the neighbouring properties and provide a high quality development appropriate to its context. The proposal shall now be assessed in terms of the requirements of this policy.

Development should be sited and positioned so as to pay regard to the context within which it is to be located. The agent puts forward an argument that this development will act as a transitional stage between the terraced development at low level and the larger villas at the higher level. It is considered that this is indeed the case and that the proposal would not appear too high or visually dominant within the current residential setting and in this respect would be sympathetic to the wider and immediate townscape. In support of the proposal the agent raises the scale of the 'Royal Hotel' building in the Design Statement. This building has been gone for several years. However, its scale sets a precedent which is a 'material consideration' in the determination of this application. Having due regard to the above it is considered that the site is capable of accommodating the scale in terms of height and mass of

buildings of development proposed and it is therefore considered that the scale of this proposal is sympathetic to its setting and in this regard compliant with Policy LP ENV 19: Development Setting, Layout and Design, Appendix A: Sustainable Siting and Design Principles and the Council's Sustainable Design Guide. However, it is the number of units proposed within the site that causes concern and results in a cramped and incongruous development.

Development layout and density should effectively integrate with the urban, suburban or countryside setting of the development. Layouts should be adapted 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 should be resisted.

It is considered that the layout and density of this proposal would not effectively integrate with the rural village setting of the development. It is considered that the plot sizes (approx. 1 unit per 0.12 acres) and overall scale of the proposal are inconsistent with the existing settlement pattern which is comprised mostly of much larger plot sizes (approx. 1 unit per 0.37 acres). The density of the proposal is unsympathetic to its setting and in this regard the proposal is considered to constitute over development. The previous scheme for 5 dwelling units on this site was acceptable in terms of density. This scheme, although the scale, shape and proportion of the buildings are acceptable, does not respect or complement the adjacent buildings and the proposed plot density and size (existing plots are much larger). This proposal for the provision of 12 units contained within the buildings would result in the plots looking 'cramped' and 'cluttered' in comparison to existing plots within the village in terms of; parking spaces, garden ground, waste disposal facilities and provision of an adoptable access. These are all crucial factors to enable a proposal to integrate successfully within its context. A proposal for fewer units (for example 4 or 5) contained within the proposed built form would result in: larger gardens, less parking provision, a reduction in the number of waste disposal facilities, and less visual clutter as well as not requiring an adoptable road, resulting in a more acceptable scheme overall. It is not the vertical scale or mass of the buildings that is the issue but the number of units i.e. overdevelopment and density.

In terms of overlooking, daylight and overshadowing there would not be a concern in terms of the proposed layout in respect of Policy and the guidance contained in Appendix A and the Council's Design Guide.

It is considered that the layout and density do not integrate well and are unsympathetic to the context of the North Campbell Road area in which the proposal is to be located and consequently the proposal is contrary to Policy LP ENV 19: Development Setting, Layout and Design, Appendix A: Sustainable Siting and Design Principles and the Council's Sustainable Design Guide.

Design of developments should be compatible with their surroundings in particular in terms of design. It is not the standard of design (which is acknowledged to be of a high standard) which is being questioned here: it is the number of units proposed to be contained within the built form. The design is considered appropriate in terms of form and mass for the chosen site and for this reason the proposal is considered consistent with the provisions of Policy ENV 19: Development Setting, Layout and Design, Appendix A: Sustainable Siting and Design Principles and the Council's Sustainable Design Guide in this regard. If the proposed number of houses were to be reduced to five or below this level of development would be acceptable.

**The proposal would be contrary to Policy ENV 19: Development Setting, Layout and Design, Appendix A: Sustainable Siting and Design Principles of the Argyll and Bute Local Plan Post Inquiry Modifications and the Council's Sustainable Design Guide in respect of development that does not pay due regard to the existing settlement character in terms of layout and density. Development of this site at this level of density for residential purposes will result in an inappropriate level of density which is unsympathetic to the settlement of Innellan and will look visually cramped and cluttered.**

### **Landscaping and Open Space**

The Design Statement states that: *“Three types of landscaping are proposed: streetscape, perimeter and private gardens. Streetscape consists of specimen trees as shown. Perimeter – around the edge of the site small clumps of native species trees and shrubs will be planted. The very steep slopes to Pier Road will be planted in shrubs to give ground cover with groups of small native species such as Rowans. The existing stream will be deculverted and enhanced as a landscape feature and wildlife area. Private gardens: the private gardens are screened for the first 5m from the neighbouring property by rendered walls with stained timber close boarding above (1800mmhigh). The garden falls steeply to the south in three phases. Firstly, a paved terrace is accessed directly from the kitchen/dining room then the ground falls steeply to a lawn on a lower terrace, thereafter, the ground falls sharply to Pier Road. This lower slope will be planted with native species trees and shrubs. The lower slopes will be maintained in common. All of the houses have private open space in excess of 100m2 and occupy < 33% of their site. Bays of planting between driveways will be formal with semi mature trees. There will be no fences to the front of the houses to preserve the unity of the development”*. The proposed level of landscaping and open space provision are satisfactory but the implementation, maintenance and factoring arrangements for the landscaping would need to be secured by condition(s) should Members be minded to grant planning permission.

### **Sustainable Drainage Systems (SUDs)**

The Scottish Environment Protection Agency has no objection to this proposal subject to two conditions being attached to any grant of planning permission relating to deculverting of the existing burn and the submission of a detailed construction method statement for this site. The agent’s drainage engineer has assured the agent that the parameters set out by SEPA can be met. The agent also wishes it to be noted that a wildlife habitat and corridor will be created where there was previously a culverted burn with no provision for the passage of wildlife.

**Having due regard to the above the proposal is therefore considered consistent with the provisions of Policy LP SERV 2: Sustainable Drainage Systems (SUDs) of the Argyll and Bute Local Plan Post Inquiry Modifications.**

### **Sustainability**

Policy STRAT SI 1: Sustainable Development of the Argyll & Bute Structure Plan requires that developers adopt a sustainable approach in the design of their proposals. Developers are also now required to complete the “Sustainability Checklist” contained within the Argyll & Bute Local Plan Post Inquiry Modifications. This proposal has been assessed against policy STRAT SI 1 and the developer has completed the sustainability checklist (see Appendix E of this report). It is considered that this proposal does not meet with the requirements of this policy due to its inappropriateness to fit well within the context it is proposed to be located making it unsustainable.

The agent submitted a statement on PAN 84 compliance on 14 May 2009 which includes details of the zero and low carbon equipment to be incorporated into the development, and predicted carbon emissions (using SAP calculations) in accordance with the provisions of PAN 84: Reducing Carbon Emissions in New Development and SPP6: Renewable Energy.

**Having due regard to the above the proposal is considered inconsistent with the provisions of Policy STRAT SI 1: Sustainable Development of the Argyll and Bute Structure Plan 2002 and consistent with the provisions of PAN 84: Reducing Carbon Emissions in New Development and SPP 6: Renewable Energy.**

**D. Impact on Woodland**

A survey drawing of the site has been submitted, which details all existing trees on site. In the absence of a proper tree survey and plan (detailing all species) an assessment of this drawing against the site layout plan (which shows indicative tree planting) confirms that a number of these trees would be lost as a result of the development. There is to be an appropriate level of compensatory planting consistent with the provisions of Policy LP ENV 7: Development Impact on Trees/Woodland.

**Having due regard to the above the proposal is considered consistent with the provisions of Policy LP ENV 7: Development Impact on Trees/Woodland**

**E. Affordable Housing**

Policy LP HOU 2: Provision of Housing to meet Local Needs including Affordable Housing Provision states that *'on windfall sites, local needs and affordable housing will be required on housing sites of more than 8 units having regard to market conditions and the suitability of the site for such provision'*. The agent has advised (email 5<sup>th</sup> February 2009) that it is the applicant's intention to make an off-site contribution to deliver the 'Affordable Housing' provision. A detailed justification is provided for this proposed method is summarised in the following paragraphs.

The agents states that: *"When this application was submitted, this brownfield site already had full planning permission for 5 very large dwellinghouses, with no requirement for affordable housing".* Given that the proposals here involve a development of only 12 units on a brownfield site the developer is of the opinion that this site is not suitable for the affordable housing suggested due to the following factors: *"As the proposals show, this site will involve unusually high ground work costs including a large amount of earth moving, excavation and remediation for a relatively low density scheme (8.33/acre). There will also be considerable amount of retention works and bridging works over the burn. All of which makes the build cost per unit much higher than normal. These costs are very high when compared with the competition within the targeted market sector (e.g. a 3 bed semi-detached house on a level site)".*

Furthermore, the agent states that *"Evidence from the Argyll and Bute Local Housing Strategy 2003-2008, with reference to the Cowal area, notes that the owner-occupier market in Dunoon is relatively buoyant but that settlements such as Colintrave, Strachur and Cairndow are displaying shortfalls in owner-occupied housing, suggesting that the priority for affordable housing should be focused on these areas rather than Dunoon. The study also notes that where demand exists, this is for affordable flatted accommodation, not in the larger family houses proposed. The Local Plan has identified substantial PDA's within Dunoon that are much more suitable for affordable provision".*

The agent also considers that: *"The proposed development is appropriate for the site in respect of house types, tenure and density. A redesign of the scheme resulting in additional numbers to allow affordability would not enhance the layout. Some larger Potential Development Areas closer to and around Dunoon have no affordability requirement as these sites may also have been considered to meet the demand for owner-occupied housing. The site is a significant distance from the main built-up area of Dunoon and thus is not suitable for the provision of this type of housing in terms of its location. Also, this type of housing is not suitable as low cost entry housing".*

To conclude the justification for off-site provision of 'Affordable Housing' the Developer considers that: *"the inclusion of an affordable portion on such a small site would seriously affect the sales of these properties, which already have narrow profit margin. Also, the Developer would argue that the provision of economical 3 bed family houses already addresses an identified need within this area rather than the 5 very large villas previously proposed".*

It is considered that the above justification for off-site provision of Affordable Housing is satisfactory. From the information provided it would seem that the best mechanism to deal with securing the provision would be the following as detailed in the Council's Supplementary Guidance: *"Developers agree (in lieu of the transfer of land or direct provision) to make an equal and equivalent financial contribution to an Strategic Housing Fund managed by the Council which will enable the latter to promote the direct provision of affordable accommodation with an approved Registered Social Landlord on other sites in the same housing market area"*.

This is a matter which requires to be agreed with the agent/applicant and secured by a Section 75 Legal Agreement prior to any planning permission being granted to ensure the proposal meets with the requirements of Policy LP HOU 2: Provision of Housing to Meet Local Needs including Affordable Housing Provision and the Council's Supplementary Guidance.

In correspondence dated 14<sup>th</sup> May 2009 the agent confirmed that the applicant agrees to the mechanism detailed above regarding provisions to secure a financial contribution to the Strategic Housing Fund and that the applicant is prepared to enter into a Section 75 Agreement to secure this.

**Having due regard to the above, the proposal is considered consistent with the provisions of Policy LP HOU 2: Provision of Housing to Meet Local Needs including Affordable Housing Provision of the Argyll and Bute Local Plan Post Inquiry Modifications.**

**F. Road Network, Parking and Associated Transport Matters.**

Area Roads advised via email on 21 January 2008 that parking requirements for this development will be 2 allocated spaces and 0.25 unallocated space per unit, giving a total of 24 allocated and 3 unallocated (27 overall), furthermore that the garages cannot be considered as parking spaces for the scheme. The access will require to be adopted as there are more than 5 dwellinghouses proposed. A turning area to required dimensions must be provided at the end of the development, not half way along. The carriageway, footway and verges will require to be designed and constructed as per the Council's Development Guidelines. The maximum gradient must be 8% for the first 2.5 metres from the back of the existing footway on Pier Road.

The agent had confirmed that the access and parking densities have been agreed with the Roads Authority, which is 200% for all houses with 25% visitor parking. Furthermore, that by agreement the integral garages to the townhouses have been excluded from the calculation. They have also advised that conversion of the garages will be prohibited in the Titles for each house. In terms of finishing materials the agent has confirmed that the access road and pavements will be finished in tarmac and the driveways in gravel with footpaths in sandstone coloured concrete paving.

Assessment of the plans and further consultation and discussion with the Area Roads Engineer (3<sup>rd</sup> June 2009) has confirmed that the location of the turning area is more than half way along and is acceptable, furthermore that all of roads requirements can (via condition) or have been met. In its current form the proposal is therefore considered to be consistent with Policy LP TRAN 6: Vehicle Parking provision and Policy LP TRAN 4: New and Existing, Public Roads and Private Accesses.

**Having due regard to the above the proposal is consistent with the provisions of Policy LP TRAN 6: Vehicle Parking and contrary to the provisions of Policy LP TRAN 4: New and Existing, Public Roads and Private Accesses of the Argyll and Bute Local Plan Post Inquiry Modifications.**

**G. Infrastructure**

It is proposed to connect to both the public water and waste water systems. Scottish Water have no objection to connections to serve this development but comment that there may be capacity issues that can only be resolved following the proposal receiving planning permission, whereby separate consent will be required from Scottish Water for connection to their infrastructure.

**Having due regard to the above the proposal is considered consistent with the provisions of Policy POL PU2 of the Cowal Local Plan 1993 and Policies LP SERV 1: Private Sewage Treatment Plants and Wastewater (i.e. Drainage) Systems and LP SERV 4: Water Supply of the Argyll and Bute Local Plan Post Inquiry Modifications.**

**CONCLUSION**

Development of this site for 12 dwellinghouses and a detached double garage would result in the introduction of an inappropriate density of development within the immediate settlement unacceptable and unrelated to the prominent density of the settlement contrary to Policy HO 8 of the adopted Cowal Local Plan and Policy LP HOU 1 within the emerging Argyll and Bute Local Plan.

Additionally, issues concerning over-development, density, and the impact on settlement character raised by neighbouring residents are supported by the department. The proposal is contrary to both the Argyll and Bute Structure Plan and emerging Argyll and Bute Local Plan since the 12 dwellinghouses and detached garage proposed cannot be regarded as appropriate development for this site where the development would result in an inappropriate density unsympathetic to the townscape character of the immediate area, which has the potential to create a visually 'cluttered' and 'crammed' development in terms of plots size, car parking, waste facilities and accommodation of an adoptable access road.

Such a development with its particular density 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 DC 1 '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 ENV 19 Development Setting, Layout and Design (including Appendix A – Sustainable Siting and Design Principles) and LP HOU 1 General Housing Development of the Argyll and Bute Local Plan Post Inquiry Modifications, all of which presume against the nature of the development proposed and does not justify the grant of planning permission.

Having due regard to all of the above, the proposal is recommended for refusal for the reasons stated in this report. The proposal is considered unacceptable and contrary to the Development Plan and the Argyll and Bute Local Plan Post Inquiry Modifications.

**APPENDIX C – REPRESENTATIONS RELATIVE TO APPLICATION NUMBER: 08/00489/DET**

A total of 12 representations AGAINST and 1 in SUPPORT of this proposal have been received from the following individuals:

| <b>Name</b>                                                                                                      | <b>Address</b>                                                               | <b>Letter Received</b> |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------|
| 1. A Holland And Others                                                                                          | Tigh Na Uilt,<br>62 Wyndham Road,<br>Innellan,<br>Dunoon.                    | 20.03.2008             |
| 2. Mr A McGill And Ms T Duffy                                                                                    | 1 Royal Cottage,<br>North Campbell Road,<br>Innellan,<br>Dunoon,<br>PA23 7SB | 12.03.2008             |
| 3. Euan Macdonald                                                                                                | Tower Bank,<br>Knockamillie Terrace,<br>Innellan.                            | 04.04.2008             |
| 4. Harry James Revie                                                                                             | 2 Braeside Terrace,<br>North Campbell Road,<br>Innellan.                     | 25.03.2008             |
| 5. Margaret Revie                                                                                                | 2 Braeside Terrace,<br>North Campbell Road,<br>Innellan.                     | 08.04.2008             |
| 6. Theresa Duffy And Others<br>(Letter signed by Theresa Duffy<br>together with a petition of 25<br>signatures). | 1 Royal Cottage,<br>North Campbell Road,<br>Innellan,<br>Dunoon.             | 09.04.2008             |
| 7. Mr And Mrs D Thomson                                                                                          | 5 Braeside Terrace,<br>Innellan,<br>Dunoon,<br>PA23 7RQ.                     | 09.04.2008             |
| 8. Steven Mayberry                                                                                               | 3 Braeside Terrace,<br>Innellan,<br>Dunoon,<br>PA23 7RQ.                     | 01.04.2008             |
| 9. Steven Mayberry                                                                                               | 3 Braeside Terrace,<br>Innellan,<br>Dunoon,<br>PA23 7RQ.                     | 02.04.2008             |
| 10. Donald McKinnon                                                                                              | Eddlyburn,<br>Wyndham Road,<br>Innellan,<br>Dunoon                           | 30.03.2008             |
| 11. Secretary of the South Cowal<br>Community Council                                                            | PO Box 9343,<br>Dunoon                                                       | 30.03.2008             |
| 12. K R M Adams                                                                                                  | Forbes And Adams,<br>54 Shore Road,<br>Innellan,<br>Dunoon                   | 01.04.2008             |
| 13. G Holland and others (handwriting<br>difficult to make out names)                                            | Seaforth,<br>2 North Campbell Road,<br>Innellan,<br>Dunoon.                  | 20.03.2008             |

## Appendix D: Sustainability Checklist: 08/00489/DET

**Sustainability Checklist**

| Q                  | Community                                                                                               | Yes | No | N/A | Details                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------|-----|----|-----|-------------------------------------------------------------------------------|
| 1                  | Does the project have widespread community support?                                                     |     |    | *   |                                                                               |
| 2                  | Does the project strengthen the local community?                                                        | *   |    |     | provision of family homes appropriate to the area                             |
| 3                  | Does the project help to ensure everyone has access to the same level of resources?                     |     |    | *   |                                                                               |
| 4                  | Does the project have any impact on existing facilities or other organisations?                         |     | *  |     |                                                                               |
| <b>Economy</b>     |                                                                                                         |     |    |     |                                                                               |
| 5                  | Does it help increase value of local products or make sustainable use of existing resources?            | *   |    |     | redevelopment of a brownfield site providing sustainable homes                |
| 6                  | Does it create jobs or retain existing jobs?                                                            |     |    | *   | provides homes for families wishing to remain in the area                     |
| 7                  | Does it help to develop skills/knowledge of local people?                                               |     |    | *   |                                                                               |
| 8                  | Does the project purchase goods and services locally?                                                   | *   |    |     | local contractors will be used                                                |
| 9                  | Does the project impact on existing businesses?                                                         |     | *  |     |                                                                               |
| <b>Environment</b> |                                                                                                         |     |    |     |                                                                               |
| 10                 | Does the project help reduce waste and pollution?                                                       | *   |    |     | decoupling the burn and clearing the land of debris                           |
| 11                 | Has the project undertaken an Area Capacity Evaluation (ACE)?                                           |     | *  |     |                                                                               |
| 12                 | Does the project minimise energy use and/or support the development or use of renewable energy?         | *   |    |     | houses will be insulated to a very high standard                              |
| 13                 | Does the project provide or safeguard access to and awareness of wildlife and open spaces?              | *   |    |     | creates maintained landscape wildlife habitat                                 |
| 14                 | Does the project safeguard, protect and enhance the natural environment and support local biodiversity? | *   |    |     | works to the burn and planting of the steep slope will encourage biodiversity |
| 15                 | Has the project considered the re-use of brown field land or an existing building?                      | *   |    |     | this is a brownfield site                                                     |
| <b>The Future</b>  |                                                                                                         |     |    |     |                                                                               |
| 16                 | Will the project bring positive changes?                                                                | *   |    |     | strengthen the community by 12 families                                       |
| 17                 | Does the project link with existing services or organisations?                                          |     |    | *   |                                                                               |
| 18                 | Does the project have any long-term impacts on the environment?                                         | *   |    |     | sustainable planting, trees etc will mature over time                         |





**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 08/00489/DET**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT

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Meters

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

**Ward Number - 8 Isle of Bute  
Date of Validity - 8<sup>th</sup> September 2008  
Committee Date - 23<sup>rd</sup> June 2009**

Reference Number: 08/01597/OUT  
Applicants Name: Mr and Mrs Hutchinson  
Application Type: Outline  
Application Description: Erection of Dwellinghouse  
Location: Land East of Burnside Cottage, Montford, Rothesay, Isle of Bute

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of dwellinghouse on a plot of 0.25 hectares (no details submitted)
- Formation of vehicular access onto Burnside Road

**(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 reason set out overleaf.

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

The application site is located within the settlement of Rothesay for the purposes of both the Bute Local Plan 1990 and the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008. In terms of its relationship with existing buildings and the surrounding landscape, it constitutes a 'rounding-off' of this part of Montford. Although the application is in outline form only, it is considered that suitably-worded conditions could be attached to successfully integrate a dwellinghouse with other buildings in the Rothesay Conservation Area.

The main issue in respect of the proposal relates to road safety. There are a lack of passing places between the application site and the junction of Burnside Road and Craigmore Road. Also, importantly, there is a shortfall of 26 metres in terms of an acceptable visibility splay looking in a northerly direction from the junction of Burnside Road and Craigmore Road. Given the intensification in the use of this junction and access as a result of an increase in traffic generated by an additional dwellinghouse, the proposal is considered to be unacceptable in road safety terms.

**For the above reason, the proposal is considered to be contrary to Policies LP HOU 1 and LP TRAN 4 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

**(ii) Representations:**

Five letters of representation have been received.

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

Given the number of representations, there is no requirement for an informal hearing in this instance.

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

Not applicable.

(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.**

Not applicable.

(viii) **Has a sustainability Checklist Been Submitted:**

No.

**Angus J Gilmour  
Head of Planning  
12<sup>th</sup> June 2009**

**Author:** Steven Gove  
**Reviewing Officer:** David Eaglesham

**Date:** 12<sup>th</sup> June 2009  
**Date:** 12<sup>th</sup> June 2009

**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](http://www.argyll-bute.gov.uk)**

**REASON FOR REFUSAL RELATIVE TO APPLICATION 08/01597/OUT**

1. In the interests of road safety, having regard to the intensification in use of Burnside Road as a result of an additional dwellinghouse. This private road has a lack of passing places between its junction with the application site and its junction with Craigmore Road. Furthermore, the visibility splay in a northerly direction at the junction of Burnside Road and Craigmore Road is 16 metres by 2.4 metres, which is significantly less than the recommended visibility splay of 42 metres by 2.4 metres. No indications have been given by the applicant that he would have the requisite control over the land necessary to improve the passing place situation or increase the northern visibility splay to the required standard.

On the basis of the foregoing, the proposal is considered to be contrary to Policies LP HOU 1 and LP TRAN 4 of the Argyll and Bute Local Plan (post Inquiry Modifications) 2008.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01597/OUT**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan 2002**

STRAT DC 1 encourages up to large scale development on appropriate infill, rounding-off and redevelopment sites within Main Towns (such as Rothesay).

STRAT DC 9 seeks to resist development that would damage or undermine the historic environment, including Conservation Areas.

STRAT HO 1 encourages appropriate forms and scales of housing infill, rounding-off, redevelopment and change of use to housing within the settlements where it is consistent with STRAT DC 1-10.

**Bute Local Plan 1990**

POL HO 1 encourages the development of infill and redevelopment sites including rounding-off for private housing in the settlements such as Rothesay.

POL BE 6 seeks to prevent any deterioration in the character and setting of the Rothesay Conservation Area through unsympathetic new development.

POL BE 15 seeks to achieve a high standard of layout and design where new urban developments are proposed.

POL BE 16 seeks to retain existing trees within or directly adjacent to settlements and requires that developments within its powers of control do not lead to the destruction of trees, woodlands and hedges.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

LP ENV 7 seeks to resist development that would be likely to have an adverse impact on trees and will ensure, through the development control process, that adequate provision is made for the preservation of woodlands/trees.

LP ENV 10 seeks to resist development within Areas of Panoramic Quality where its scale, location or design will have a significant adverse effect on the character of the landscape.

LP ENV 14 presumes against development that does not preserve or enhance the character or appearance of an existing Conservation Area. Outline planning applications will not normally be considered appropriate for proposed development in Conservation Areas.

LP ENV 19 *'Development Layout, Setting & Design'* requires developers to execute a high standard of setting, layout and design where new developments are proposed.

LP HOU 1 promotes housing development within Main Town unless there is an unacceptable environmental, servicing or access impact.

LP TRAN 4 seeks to resist development that would be served by an existing private access regime, where that regime is considered to be of such a poor standard and there is no mechanism for improving the situation to an acceptable standard.

**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](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

Outline Planning Permission (ref: 97/01647/OUT) for the erection of two dwellinghouses at the subject site was refused on 5<sup>th</sup> February 1998. This refusal was on the basis that the development would be prejudicial to road safety as the site cannot be adequately accessed from Quarry Road (Burnside Road) which is substandard in its construction and geometry, including the junction with the A844 which has substandard sightlines.

An informative note was attached to the refusal decision notice which stated that, if the reason for refusal could be adequately addressed and accommodated, the development of the site for two dwellings would appear to be acceptable in principle.

**(iii) CONSULTATIONS**

**Scottish Water** (letter dated 17<sup>th</sup> September 2008)

No objections.

**Area Roads Manager** (report received 5<sup>th</sup> November 2009)

Recommends deferral on the basis that the northern sightline is less than the required standard. To achieve the requisite standard, lowering of boundary wall is necessary and evidence is required as to whether this can be achieved.

**(iv) PUBLICITY AND REPRESENTATIONS**

The application has been advertised under Article 9, Section 60 and as a Potential Departure from the Development Plan (closing date 10<sup>th</sup> October 2008). Five letters of representation have been received – Mr and Mrs Johnson, Millburn, Ascog, Isle of Bute (letter dated 24<sup>th</sup> September 2008); R and E Brown, Ascog Mill Cottage, Ascog, Isle of Bute (letter dated 25<sup>th</sup> September 2008); Dr and Mrs Reid, Millburn Cottage, Ascog, Isle of Bute (letter dated 28<sup>th</sup> September 2008); Alasdair Macrae, 44 Craigmore Road, Rothesay, Isle of Bute (letter dated 30<sup>th</sup> September 2008); and Iain Macrae, 45 Craigmore Road, Rothesay, Isle of Bute (letter dated 5<sup>th</sup> October 2008).

The points raised can be summarised as follows:

- i. Concern is expressed that the granting of a dwelling on this site would have serious consequences for road safety. Traffic approaching along the A844 from the south appears from around a bend and a hump in the road. Traffic from the north is obscured by on-street car parking and the front boundary wall of 45 Craigmore Road.
- ii. Concern that the width of Burnside Road and the lack of passing places could mean that an entering vehicle may have to reverse into the main road's traffic stream.
- iii. Burnside Road was rebuilt in 2002 to cover a number of public services. Concern is expressed that the road and these services would not be capable of supporting the further traffic movements that would result from the proposed development.
- iv. Concern is expressed that the application is in 'outline' form only, particularly when the site is within the Rothesay Conservation Area.
- v. The application form states that no trees or shrubs will be removed but it is contended that this would not be the case.

All of the above points will be addressed in the 'Assessment' section below.

**(v) APPLICANTS' SUPPORTING INFORMATION**

Marshall Associates, acting on behalf of the applicants, have submitted three letters of support (dated 5<sup>th</sup> September 2008, 23<sup>rd</sup> October 2008 and 6<sup>th</sup> April 2009). The points raised can be summarised as follows:

- a) It is contended that the existing sightlines from Burnside Road onto Craigmore Road are 30 metres x 2.5 metres to the north and 70 metres x 2.5 metres to the south;
- b) The traffic on Burnside Road is light, serving only the drainage-water treatment plant and five dwellings. Provision of one further dwelling presents the prospect of only a negligible increase in an already low volume of vehicle movements;
- c) All residents of Burnside Road have to use the junction with Craigmore Road. If there are deficiencies in the design of the junction, it seems unreasonable that responsibility for improvement of the junction should rest with any individual resident;
- d) The application site is owned by the applicant. The applicant does not own Burnside Road, or its verges, or the boundary walls of other properties. Neither does the applicant have any powers to require improvement works to be undertaken at his request;
- e) If road safety at the junction is perceived still to be an issue then it would need to be addressed by Argyll and Bute Council who, once establishing and substantiating the extent of the problem, would need to include any necessary alterations in their ongoing programme of works. Refusing planning permission for another dwelling will not improve the junction;
- f) The applicant has calculated that perhaps 73,000 vehicle movements have occurred at the junction over the last 10 years and has established, in correspondence with Strathclyde Police, that no accidents have been reported at the junction over the same period. The additional one dwelling would result in a total of six dwellings sharing Burnside Road and it is submitted that this will not present a material change to the volume of traffic using the junction.



**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/01597/OUT**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

Permission in principle is sought for the erection of a single dwellinghouse on land measuring 0.25 hectares to the east of Burnside Cottage, Montford, Rothesay, Isle of Bute. Connection will be made to existing public services whilst a new vehicular access is shown to be taken from the adjacent private road, referred to as Burnside Road.

In terms of the principle of the site for residential purposes, the site is located within the settlement of Rothesay in both the existing Bute Local Plan 1990 and the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008. In this respect, it represents a rounding-off of the settlement at this point in Montford as, when moving in a westerly direction from the site, one enters the *Countryside Safeguarding Zone* (Bute Local Plan) and *Countryside Around Settlement* (Post Inquiry Modifications), both of which are relatively prohibitive of residential development.

**For this reason the proposal is considered consistent with Policy STRAT DC 1 and STRAT HO 1 of the Structure Plan, POL HO 1 of the Bute Local Plan but not Policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications as there are access issues that are explored in detail below.**

**B. Location, Nature and Design of Proposed Development (Including Impact Upon Built Environment)**

The site is located within the Rothesay Conservation Area and it is normal procedure for applications within such a designated site to be detailed in nature. In this particular case, the site is tucked to the rear of the main linear row of residential properties along Craigmores Road. In addition, there are a variety of building types in the general vicinity of the site. As a further point, the agent has submitted a sketch drawing of a two-storey dwelling to indicate what might be achievable.

In this particular instance, it is considered feasible that suitably-worded conditions could be attached to any outline permission granted that would successfully address the question of the design of the dwellinghouse.

On the basis of the foregoing, it is not considered that the proposal would have an unacceptably adverse effect upon the Rothesay Conservation Area. **The proposal would, therefore, be consistent with Policies ENV 10, ENV 14 and ENV 19 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

**C. Road Network, Parking and Associated Transport Matters.**

The application proposes the formation of a vehicular access onto Burnside Road, which is a surfaced single track private road that presently serves five dwellinghouses. Burnside Road in turn has a junction with Craigmores Road (the A844).

As mentioned previously in this report, the site has a planning history, with an application for two dwellings (ref: 97/01647/OUT) being refused in February 1998 on road safety grounds. At that time, it was considered that Burnside Road was substandard in its construction and geometry and that there were inadequate sightlines at the junction of Burnside Road and Craigmores Road.

In the interim period, works were carried out to Burnside Road in 2002 by Scottish Water and its surface is now probably an improvement on the situation in 1998. However, as the Area Roads Manager has pointed out, there are no formalised passing places beyond the junction with Craigmores Road.

In terms of the existing visibility splays at the junction of Burnside Road and Craigmores Road, the Area Roads Manager has advised that the sightline that is attainable in a southerly direction is 70 metres x 2.4 metres. However, the sightline that is attainable to the north is 16 metres x 2.4 metres. Both of these are measured from the existing channel or extended channel line. These measurements are different from those put forward by the agent (letter dated 5<sup>th</sup> September 2008) but it should be pointed out that his measurements were taken to the far (eastern) side of Craigmores Road rather than the correct nearside (western). This would account for the difference in measurements.

The minimum requirement for visibility splays in this situation is 42 metres x 2.4 metres and the sightline to the north is significantly deficient (by some 26 metres). The main obstruction to visibility to the north is the boundary wall of No.45 Craigmores Road. In order to attain the requisite visibility, it would be necessary for the

applicant to enter into a legal agreement with the owner of the wall to ensure that it could be lowered to a height of no more than 1 metre above the level of the carriageway.

The road safety issues have been discussed in person with the applicant and his agent. No indication has been given that the applicant would be able to enter into any agreements in respect of providing passing places for Burnside Road or for the lowering of the boundary wall of 45 Craigmores Road. He has contended that there have been no accidents at this junction over the last ten years and that the additional dwelling would not significantly increase vehicle movements. The Department would respond by stating that there would inevitably be an increase in traffic movements at this junction and that these would significantly increase the chances of an accident occurring, particularly in the context of a junction with such substandard sightlines. A further material consideration is the decision to refuse permission in 1998, particularly when there has been no significant improvement to the situation in the intervening period.

**On the basis of the foregoing, it is considered that the proposal would have an unacceptably adverse effect upon road safety at this particular area, contrary to LP HOU 1 and LP TRAN 4 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

#### **D. Effect Upon Trees**

The majority of the site is covered by overgrown scrub whilst a band of more mature woodland partly bounds the site to the north and west. If permission were ultimately to be granted, the impact of a dwellinghouse on trees within the site would be capable of being controlled via suitably-worded conditions, including the submission of a tree survey.

**On this basis, it is considered that the proposal would accord with the Policies POL BE 15 of the Bute Local Plan and LP ENV 7 of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008.**

#### **E. Infrastructure**

It is proposed to connect to both the public water main and public sewer. Scottish Water has raised no objection to this proposal subject to advisory information being attached to the grant of planning permission.

### **CONCLUSION**

The application site is located within the settlement of Rothesay for the purposes of both the Bute Local Plan 1990 and the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008. In terms of its relationship with existing buildings and the surrounding landscape, it constitutes a 'rounding-off' of this part of Montford. Although the application is in outline form only, it is considered that suitably-worded conditions could be attached to successfully integrate a dwellinghouse with other buildings in the Rothesay Conservation Area.

The main issue in respect of the proposal relates to road safety. There are a lack of passing places between the application site and the junction of Burnside Road and Craigmores Road. Also, importantly, there is a shortfall of 26 metres in terms of an acceptable visibility splay looking in a northerly direction from the junction of Burnside Road and Craigmores Road. Given the intensification in the use of this junction and access as a result of an increase in traffic generated by an additional dwellinghouse, the proposal is considered to be unacceptable in road safety terms.



**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 08/01597/OUT**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT



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

**Ward Number - 7 Dunoon  
Date of Validity - 13<sup>th</sup> November 2008  
Committee Date - 23 June 2009**

Reference Number: 08/02011/OUT  
Applicants Name: Mr J Stirling  
Application Type: Outline  
Application Description: Erection of three dwellinghouses and formation of vehicular accesses  
Location: Land south east of Aldersyde, Toward, Argyll.

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of three detached dwellinghouses (indicative footprints only);
- Formation of vehicular accesses;
- Felling of 58 trees within TPO 5/92
- Landscaping and tree planting (indicative only).

**(ii) Other specified operations.**

- Connection to public water supply and communal private septic tank;

**(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, the application site is located within the inset map of Toward and specifically covered by policies RUR 1 'Landscape Quality' and RUR 2 'Nature Conservation', that apply to the broadleaf woodland and nature habitats that are contained within the area of protected woodland under Tree Preservation Order 5/92. The development of three dwellinghouses within this woodland area is contrary to the adopted Cowal Local Plan in respect of development that would have significant impact on the existing woodland that is a key component of the surrounding settlement character in addition to providing valuable habitat resources.

In the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), the application site is located within the minor settlement of Toward. The proposal is considered contrary to policies ENV 2 'Development Impact on Biodiversity', ENV 6 'Development Impact on Habitats and Species', ENV 7 'Development Impact on Trees/Woodland', ENV 8 'Development Impact on Local Nature Conservation Sites', ENV 19 'Development Setting, Layout & Design' and HOU 1 'General Housing Development' since the erection of three dwellinghouses within the woodland would result in an unacceptable environmental impact and alter the character of the settlement.

Issues raised in the nine letters of objection include decimation of the protected woodland (covered by a Tree Preservation Order) for residential development that contravenes the adopted Cowal Local Plan and emerging Argyll and Bute Local Plan. Such a residential development would result in the loss of an essential habitat for animals, amphibians, numerous wild birds and a wide range of flora.

The Local Biodiversity Officer comments that insufficient survey information has been submitted in respect of Bats (European Protected Species) and Red Squirrel (priority species in the Local Biodiversity Action Plan) where both species have been recorded in the woodland.

The department concurs with the views of the objectors and the Local Biodiversity Officer and have adopted a 'precautionary approach' in terms of survey information to carry out a proper assessment in terms of impact to habitats and species. It is also considered that the removal of almost half of the protected woodland would result in unacceptable environmental impact with a detrimental effect on the character of the Toward Point settlement.

**(ii) Representations:**

Nine letters of objection have been received.

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

Whilst nine letters of objection have been received, as the application is recommended for refusal, it is not considered necessary to hold a hearing.

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

Not applicable.

**(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  
9 June 2009**

**Author:** Brian Close  
**Reviewing Officer:** David Eaglesham

**Date:** 27<sup>th</sup> May 2009  
**Date:** 27<sup>th</sup> May 2009

**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](http://www.argyll-bute.gov.uk)**

## REASONS FOR REFUSAL RELATIVE TO APPLICATION 08/02011/OUT

1. The proposal to site three dwellinghouses within woodland (covered by Tree Preservation Order 5/92), would remove a key landscape feature that is considered to contribute to the character of the Toward Point settlement in respect of screening, shelter and habitat. Accordingly, such residential development with its particular siting and layout would be contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment and established settlement pattern. Development of the site would result in a continuous line of dwellings located on the northern side of the road that would significantly alter the wooded nature of the site with detrimental impact from not only the immediate surrounding area but from wider viewpoints. The proposal is therefore contrary to: Policies STRAT SI 1 'Sustainable Development', STRAT DC 1 '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 ENV 19 'Development Setting, Layout and Design' and LP HOU 1 'General Housing Development' of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), all of which presume against the nature of the development proposed.
  
2. The proposal, by virtue of incorporating large areas of tree felling within the woodland (to accommodate three detached dwellinghouses and their associated servicing and access provision), within the existing Tree Preservation Order area (TPO 5/92), which effectively provides screening, shelter and habitat within the settlement, would have an adverse visual and landscape impact by virtue of removing a key landscape feature and local habitat resource. Accordingly, the proposal is contrary to the provisions of: NPPG14 Natural Heritage; Structure Plan policies STRAT SI 1 Sustainable Development, STRAT FW2 – Development Impact on Woodland, STRAT DC7 – Nature Conservation and Development Control; and STRAT DC8 – Landscape and Development Control; Cowal Local Plan 1993 policies RUR 1, RUR 2, RUR 4 and BE 8; Argyll and Bute Local Plan Post Inquiry Modifications (November 2008) policies LP ENV 1 Development Impact on the General Environment, ENV 6 Development Impact on Habitats and Species, ENV 7 Development Impact on Trees/Woodland, and LP ENV 8 Development Impact on Local Nature Conservation Sites; and Tree Preservation Order (TPO 5/09), all of which seek to resist such developments.
  
3. The application and supporting information lacks adequate information on the potential impact on bats, European Annex IV protected species that are known to be present within the woodland. Such information is required in order to fully ascertain and assess the potential impact on bats and to ascertain what mitigation would be required and what would be possible in order to ensure no adverse impact on this protected species.  
 Additionally, the application and supporting information lacks adequate information on the potential impact on red squirrels, a protected species under Schedules 5 and 6 of the Wildlife and Countryside Act 1981. Such information is required in order to fully ascertain and assess the potential impact on red squirrels and to ascertain what mitigation would be required and what would be possible in order to ensure no adverse impact on this protected species.  
 Consequently, it is not possible to fully ascertain if the existing woodland has the capacity to allow for the felling of any or all the trees required to accommodate this proposal and if limited felling were to be acceptable what mitigation would be required in order to ensure that there would be no adverse impact on these protected species.  
 As such the proposal is contrary to the provisions of the European Habitat and Species Directive in terms of bats and the provisions of the Wildlife and Countryside Act 1981 in terms of red squirrel both of which seek to protect, maintain and enhance these species habitats.  
  
 The proposal is therefore contrary to: Argyll and Bute Structure Plan policies STRAT SI 1 Sustainable Development, STRAT FW2 – Development Impact on Woodland and STRAT DC7 – Nature Conservation and Development Control; Cowal Local Plan 1993 policies POL RUR 1, POL RUR 2, POL RUR 4 and POL BE 8; and Argyll and Bute Local Plan Post Inquiry Modifications (November 2008) policies LP ENV 2 Development Impact on Biodiversity, ENV 6 Development Impact on Habitats and Species, ENV 7 Development Impact on Trees/Woodland, ENV 8 Development Impact on Local Nature Conservation Sites, all of which seek to protect the ecological importance of such woodland from potential adverse impacts.
  
4. The applicant has failed to provide accurate information in respect of surface water drainage proposals (SuDS) for the application 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*' and PAN 69 '*Planning and Building Standards Advice on Flooding*'; Policies STRAT SI 1 '*Sustainable Development*' and STRAT DC10 '*Flooding and Land Erosion*' of the Argyll and Bute Structure Plan 2002; and policies LP SERV 2 – '*Sustainable Drainage Systems (SuDS)*', LP SERV 3 '*Drainage Impact Assessment*' and LP SERV 8 '*Flooding and Land Erosion*' of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), all of which presume against the nature of the development proposed.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/02011/OUT**

**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 and avoid significant adverse impacts on built heritage resources; respect the landscape character of an area and the setting and character of settlements and conserve the natural and built environment and avoid significant adverse impacts on biodiversity, natural and built heritage resources.

STRAT DC 1 '*Development Within The Settlements*' encourages development on appropriate infill, rounding-off and redevelopment sites. Developments which do not accord with this policy are those which result in settlement cramming or inappropriate rounding-off on the edge of settlements.

STRAT DC 7 – *Nature Conservation and Development Control*

C) Development which impacts on Local Wildlife sites or other nature conservation interests, including sites, habitats or species at risk as identified in the Local Biodiversity action Plan, shall be assessed carefully to determine its acceptability balanced along with national – or local – social or economic considerations.

D) Enhancement to nature conservation interests will also be encouraged in association with development and land use proposals.

STRAT HO 1 – '*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 FW 2 – *Development Impact on Woodland*

Development shall not damage nor undermine the key environmental features of important woodland areas including the following categories:

- a) Woodland areas and trees which have been mapped for safeguarding in Argyll and Bute Local Plans or are protected by Tree Preservation Orders;
- d) Other broadleaf woodland over 1 hectare in extent.

**(b) Cowal Local Plan 1993 (adopted 1995)**

The site is situated within *Toward* and within the Central and East Cowal Local Scenic Area specifically covered by policies RUR1 and RUR2.

POL RUR 1: '*Landscape Quality*', under Areas of Local Landscape Significance specifically '*broadleaf woodland in the Toward area*', states that the Council will resist prominent or sporadic development which would have an adverse landscape impact. All development in these areas will require to be justified and assessed in respect of environmental impact; locational/operational need; economic benefit and infrastructure and servicing implications.

POL RUR 2: '*Nature Conservation*' resists developments and land use changes, which would erode or have an adverse effect on features of wildlife and scientific value, in particular VI) local features of wildlife value and in particular small native broadleaf woodlands and 'scrub, and mixed woodland including amenity planting.

POL RUR 4: '*Forests, Woodlands and Trees*' encourages the planting and positive management of forests and woodlands with regard to II) the protection of the landscape, III) nature and heritage conservation; V) the appropriate development or protection of tourism and recreational opportunities; VI) accepted sources of advice on good practice in particular the Forest Authority's guidelines on 'Forestry Landscape Design', 'Wildlife Conservation in Woodlands', and 'Management of Broadleaved Woodlands'.

Policy POL BE 8 encourages the retention and enhancement of existing tree groups and belts of trees within or directly adjacent to built up areas. The Council will normally require that developments and land use changes within its powers of control do not lead to the destruction of trees, woodlands and hedges and in appropriate cases may place tree preservation orders in the interests of conservation.

POL HO 8 encourages infill, rounding off and redevelopment related to the existing built form. Those considered to have an adverse visual or environmental impact will normally be resisted.



**(c) Argyll and Bute Local Plan Post Inquiry Modifications (November 2008)**

The application site is located within the minor settlement of Toward, where the following policies are applicable.

**Policy LP ENV2 *Development Impact on Biodiversity***

When considering development proposals the Council will seek to contribute to the delivery of the objectives and targets set by the Local Biodiversity Action Plan (LBAP).

Proposals that incorporate existing site interests within the design wherever possible will be encouraged. Where there is evidence to suggest that a habitat or species of local importance exists on a proposed development site, the Council will require the applicant, to submit a specialist survey of the site's natural environment. Applications with significant adverse impacts will be refused unless the developer proves to the satisfaction of the Planning Authority that : (A) there is no suitable alternative site for the development; and, (B) satisfactory steps are taken to avoid, mitigate or compensate for damage.

**Policy LP ENV6 *Development Impact on Habitats and Species***

In considering development proposals, the Council will give full consideration to the legislation, policies and conservation objectives that may apply to the following:

Habitats and Species listed under Annex I, II & IV of the Habitats Directive;

Species listed under Annex I of the Birds Directive;

Species listed on Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981; (and as amended by the Nature Conservation (Scotland) Act 2004);

Habitats & Species listed in the UK Biodiversity Action Plan; and, Habitats and Species which are widely regarded as locally important as identified in the LBAP.

**Policy LP ENV7 *Development Impact on Trees/Woodland***

The Council will resist development likely to have an adverse impact on trees and will ensure, through the development control process, that adequate provision is made for the preservation of and when considered appropriate the planting of new woodland/trees, including compensatory planting and management agreements.

**Policy LP ENV8 *Development Impact on Local Nature Conservation Sites***

Development that would have a significant adverse effect on other nature conservation interests, including sites, habitats or species at risk as identified in the Local Biodiversity Action Plan will be resisted unless the developer proves its public benefits at a local level clearly outweigh the nature conservation value and there is no suitable or alternative site for the development.

Policy LP ENV 19 '*Development Setting, Layout & Design*' states that development shall be sited and positioned so as to pay regard to the context within which is located. Development layout shall effectively integrate with the countryside settlement of the development. Developments with poor quality or inappropriate layouts will be resisted.

Policy LP HOU1 – '*General Housing Development*' states a general presumption of favour of housing within the settlements except where there is an unacceptable environmental, servicing or access impact.

Policy LP SERV1 – '*Private Sewage Treatment Plants and Wastewater*' – where the proposal is not likely to result in or add to existing environmental, amenity or health problems.

Policy LP SERV2 – '*Sustainable Drainage Systems (SuDS)*' – SuDS provide benefits in terms of flood avoidance, water quality, habitat creation and amenity. Proposals for SuDS measures will be required in relation to all development prior to determination.

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

**(d) National Guidance**

- Scottish Planning Policy SPP3 – '*Planning for Housing*'; *New development should respect and where appropriate enhance existing vegetation and other natural features. Mature trees should be retained wherever possible and replanting should be undertaken where development involves their loss. Development's can enhance a site's wildlife value through retention, creation or management of natural features and wildlife habitats. (para 17).....the existing fabric of settlements is the product of generations of investment in physical infrastructure. Planning authorities should therefore promote the re-use of previously developed land in preference to Greenfield land, provided that a satisfactory residential environment can be created (para 29).*

- Planning Advice Note 44 – ‘Fitting New Housing Development into the Landscape’ – *recognises the impact modern development have on the edge of traditional settlements and includes a design manual for advice on good siting and layout that emphasises the positioning of buildings within the landscape and the importance of shelterbelts.*
- Planning Advice Note 67 – ‘Housing Quality’; “Natural features should be conserved and emphasised...New housing should take account of the wider context and be integrated into its wider neighbourhood.
- Planning Advice Note 68 – ‘Design Statements’; “*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.*
- Planning Advice Note 72 – ‘Housing in the Countryside: “*it is crucial that the proposed location and siting of new housing considers the impact on the landscape, in terms of both immediate and wider surroundings.*’
- ‘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..*
- NPPG14: Natural Heritage “*The presence of a protected species or habitat is a material consideration in the assessment of development proposals. Planning authorities should take particular care to avoid harm to species or habitats protected under the 1981 Act or European Directives, or identified as priorities in the UK Biodiversity Action Plan*”.(para 20)...*Trees and woodlands are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and quality, and shelterbelts are important features in the landscape (para 50)...*”*Planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality(para 51)....*”*While much can be done to mitigate the environmental effects of development through the use of conditions or agreements, there may be instances where the scientific evidence is inconclusive but the potential damage could be significant. In view of the importance of safeguarding biodiversity, the Government is committed to the application of the precautionary principle where there are good scientific grounds for judging that a development could cause significant irreversible damage to our natural heritage".(para 80)*

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

## (ii) SITE HISTORY

An outline application (ref. 07/02276/OUT) for the erection of three dwellinghouses was withdrawn on 18<sup>th</sup> April 2008 due to a lack of information on wildlife and habitat surveys, tree survey and surface water drainage details.

To the east of the application site, four dwellinghouses have been erected and now occupied. This land belonged to the applicant where a communal septic tank has been installed that apparently has capacity for additional dwellings. Detailed permissions for the four dwellinghouses already constructed are:

- ref. 03/00507/DET, granted on 2<sup>nd</sup> September 2003 for a dwellinghouse on ‘Plot 1’ adjacent to Machair Cottages and the installation of a 9000 litre (communal) septic tank and outfall;
- ref. 04/01088/DET), granted on 23<sup>rd</sup> August 2004 for a dwellinghouse on ‘Plot 2’;
- ref. 05/02322/DET, granted on 4<sup>th</sup> January 2006 for a dwellinghouse on ‘Plot 3’;
- ref. 06/01805/DET, granted on 29<sup>th</sup> September 2006 for a dwellinghouse on ‘Plot 4’.

## (iii) CONSULTATIONS

**Scottish Water** (response dated 2<sup>nd</sup> December 2008): No objections in principle. Advisory comments regarding connection to public water system and potential works to the local network.

**Scottish Environment Protection Agency** (response dated 2<sup>nd</sup> December 2008): Confirm that consent has already been granted for foul drainage discharge at this location. It is noted that no surface water drainage details have been submitted. Advisory notes regarding size and operation of septic tank, pollution prevention and waste management.

**Area Roads Manager** (response dated 26<sup>th</sup> January 2009): No objections subject to conditions regarding provision of sightlines, safeguarding a 2 metre verge to provide a footway, car parking and turning. Advisory note regarding surface water drainage and Road Opening Permit.

**Argyll and Bute Local Biodiversity Partnership** (response dated 8<sup>th</sup> December 2008): Both Bat and Red Squirrel have not been sufficiently surveyed. Both species have been recorded within this woodland.

**Scottish Natural Heritage** (response dated 24<sup>th</sup> November 2008): No comments to make.

**(iv) PUBLICITY AND REPRESENTATIONS**

The proposal was advertised as a *Potential Departure* from policies RUR1, RUR2, HO5, HO6, HO8, BE8, BE9 and PU2 of the Cowal Local Plan 1993 (expiry date 19<sup>th</sup> December 2008), and Article 9 Advertisement (expiry date 12<sup>th</sup> December 2008), nine letters of representation have been received from :

- Mrs. Jennifer Lamont, *Tigh-an-Rudha*, Toward Point (letters dated 16<sup>th</sup> November and 15<sup>th</sup> December 2008);
- Mrs E A Carey, *The Trees*, Kilhaws, Toward (letter dated 5<sup>th</sup> December 2008); Mr Colin Thomson, *Primrose Cottage*, Toward (letter dated 9<sup>th</sup> December 2008);
- Nancy Morris, *Aldersyde*, Toward (e-mail dated 1<sup>st</sup> December 2008);
- Marjorie and Graham Cameron, *Eriskay*, Toward Point (letter dated 10<sup>th</sup> December 2008); Owner/Occupier, *Westgate*, Toward (letter dated 10<sup>th</sup> December 2008);
- Mr and Mrs Paul Morris, *Aldersyde*, Toward (letter dated 12<sup>th</sup> December 2008);
- Lesley Mills, *Mingulay*, Toward Point (letter dated 5<sup>th</sup> January 2009).

The concerns raised in the letters of objection are summarised below:

- *Decimation of the protected Woodland (covered by a Tree Preservation Order) for residential development contravenes the Local Plan.*
- *The woodland is an essential habitat for wildlife and is well used by red squirrels, bats, deer, rooks, newts numerous wild birds and includes a range of flora.*
- *There are already two areas within this vicinity with planning permission for housing development and new houses not yet sold in 'The Meadows'. There would appear to be no adequate reason to destroy the character of 'The Triangle' with yet more development.*
- *Toward is littered with partially developed areas. Once lost, an area of natural beauty can never be restored.*
- *The unoccupied building at Toward Point is owned by the applicant and access could be created to the rear of this for 3 dwellings without necessity of interfering with the ecological systems within this wooded area.*

**(v) Applicant's Supporting Information**

The applicant has submitted supporting information that includes a Design Statement (13<sup>th</sup> November 2008), a Woodland Wildlife and Habitat Survey (April 2008), an Arboricultural Report (19<sup>th</sup> November 2005), a copy of Consent to Discharge from SEPA (16<sup>th</sup> February 2005) and letter from Ecological Land Use Consultancy (1<sup>st</sup> May 2007).

The Design Statement suggests that, *'there is a demand for housing in the Toward area where development of gap sites is preferable to ribbon development outwith the core of the village..... Following an Arboricultural Report by Liam Mackenzie in 2005, it was concluded that many of the trees within the woodland were in poor condition and will have to be removed for reasons of safety. The report concludes that it should be possible to retain peripheral tree cover which could be supplemented by post-development planting. This application has followed this advice by leaving substantial bands of large trees on the west, east and north boundaries. The areas of woodland outwith the application together with trees retained within the application site will be managed by the respective plot owners.*

*The sewerage system has been designed to accommodate eight houses and will be vested in Scottish Water when all housing development up to Aldersyde is completed.*

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/02011/OUT**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

In the adopted Cowal Local Plan, the proposal is located within the inset map of Toward. The area around Toward Point is characterised by generally single tier linear settlement with clusters of dwellings around the Toward Point promontory. The majority of dwellings within this minor settlement are detached, set back from Toward Point Road and broken up by areas of woodland that retain a rural and open feel to the area.

The application site lies within the Central and East Cowal Local Scenic Area covered specifically by Policy RUR1 'Landscape Quality' and RUR2 'Nature Conservation' in addition to Policy HO8 'Infill, Rounding Off and Redevelopment', and Policy BE9 'Layout and Design of Urban Development'. The application site covers the majority of an area of woodland protected by Tree Preservation Order 5/92.

In the Argyll and Bute Local Plan, the application site is located within the minor settlement of Toward. Outwith formally allocated sites, policies contained in the Structure Plan and Argyll and Bute Local Plan allow for appropriate infill, rounding-off and redevelopment within settlement zones. Such proposals should not overwhelm the townscape character of the settlement. Given the siting of the three dwellinghouses within an area of protected woodland and the surrounding settlement character, it is considered that the proposal would represent unacceptable development that would remove the majority of the woodland to the detriment of the character of the surrounding minor settlement.

**Given that the proposal would result in the desecration of important amenity woodland within the settlement that would result in an adverse environmental impact, the proposal cannot be regarded as appropriate infill, rounding-off or redevelopment and would be contrary to policy POL HO8 and POL BE9 of the adopted Cowal Local Plan and to policies STRAT DC1 and HO1 of the Argyll and Bute Structure Plan and Policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

**B. Location, Nature and Design of Proposed Development**

**(i) Development Setting**

The surrounding settlement character of this particular part of Toward Point is typified by detached traditional villas and modern dwellings along each side of Toward Point Road but broken up by areas of open spaces and wooded areas.

The application site runs between Aldersyde to the north-west to the electricity sub-station beside 'Plot 4' to the south east. The application site extends deep within an area of protected woodland and also connects to an existing communal septic tank located on land across the Toward Point Road adjacent to Machair Cottages. The principle of development has already been established on sites to the east where development has been completed for four dwellinghouses. The area of woodland is covered by a Tree Preservation Order (5/92) and extends to the rear of the application site. This area of woodland provides important amenity value in addition to providing a useful shelter belt for surrounding dwellings. The woodland also helps to preserve the rural nature of the settlement where continuous linear development would harm the character of the area.

**(ii) Development Layout**

The outline proposal involves the erection of three detached dwellinghouses between 'Plot 4' and Aldersyde. The indicative layout shows two dwellings (plots 5 and 6) served by a new shared vehicular access while 'plot 7' would be served by a single new access. The dwellings are set back from Toward Point Road in line with adjacent dwellings. No details have been submitted in respect of design or height of buildings.

While a total of 58 trees are proposed to be felled (41% of the woodland), areas of trees are to be retained along the edges of the application site and around the rear of the dwellings.

It is proposed to connect to the public water supply and connect all foul drainage to the existing communal septic tank serving the four dwellings east of the application site (i.e. plots 1-4).

**Assessment**

The proposal must be assessed against Policy LP ENV 19 of the Argyll and Bute Local Plan Post 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. Additionally, 3.1 comments that siting must respect existing landforms where shelter should be maximised.

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 building pattern or built form and be sympathetic to the setting, landmarks, historical features or views of the local landscape.*

Whilst the proposed development of three dwellings in linear form would not be wholly contrary to the general settlement pattern, it would involve the removal of a significant number of trees with an area of protected woodland that is a valuable local wildlife habitat and feature of the settlement.

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

No details have been submitted at this stage in terms of design or energy efficiency. Indicative details show three detached dwellings set back from Toward Point Road. Whilst the indicative siting appears compatible with surrounding layout i.e. in footprint and orientation, the use of the woodland should be fully recognised as an integral part of the dispersed settlement of Toward Point.

- *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 on the proposed vehicular accesses but recommend conditions regarding maintaining a 2 metre verge for a future footway, sightlines, access design and gradient, car parking and turning.

- *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.*

The proposed dwellinghouses appear to have sufficient amenity spaces comparable to surrounding dwellings.

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

SEPA have no objection to connection to the approved communal septic tank. Scottish Water has no objections regarding connection to the public water supply.

- *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.*

No design details have been submitted at this stage. Only indicative building footprints have been provided.

**The proposal would result in three detached dwellinghouses set within established and protected woodland that forms part of the character, shelter and screening of the settlement. The development that does not pay due regard to the existing settlement character with unacceptable adverse environmental impact would be therefore be contrary to Policy BE 9 of the Cowal Local Plan and to Policy LP ENV 19 (including Appendix A and Sustainable Design Guidance) of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

### **C. Natural Environment**

The applicant's ecological agent has conducted a survey that concludes that there are no sufficient sites for bat roosts in this area and that no evidence of Red Squirrels was seen in the woodland.

Scottish Natural Heritage (SNH) has no comments to make on the proposal as the site lies below their normal threshold. However, the Local Biodiversity Officer considers that both Bat and Red Squirrel have not been sufficiently surveyed where both species have been recorded within the woodland.

Whilst the design assessment above may be of a technical nature, the ecological damage to wildlife and habitats as a result of the proposed development cannot be underestimated. The introduction of three dwellinghouses within the majority of the protected area of woodland involving significant tree felling combine to threaten the existing rich ecological interests within the site and its broadleaf woodlands.

Bats are European Protected Species (EPS) and a species listed on Annex IV of EC Directive 92/43/EEC of the 'Habitats Directive' and Schedule 2 of the Habitats Regulations. It is recommended that a detailed bat survey be carried out prior to the determination of the application.

Red Squirrels are afforded protection under schedules 5 and 6 of the Wildlife and Countryside Act 1981, and it is also recommended that a survey be undertaken prior to the determination of the application.

In terms of the European Protected Species the Scottish Government has issued advice relating to EC Directive 92/43/EEC regarding the use of suspensive conditions to enable grant of planning permission in cases where European Protected Species may be affected. This advice clearly advises that any impact on protected species should be fully evaluated before any decision is taken to grant planning permission.

Given the Local Biodiversity Officer's reservations about the thoroughness of the assessment undertaken in relation to Bats and Red Squirrels, any decision by the Council to grant permission would be contrary to the Directive.

On advice from The Local Biodiversity Officer, it is felt that the Council should take a precautionary approach given the unknown quantity or lack of definitive impact on both bats and Red Squirrels. On this basis, the Council has adopted a '*precautionary approach*' in an assessment of this proposal. The application and supporting information does not include sufficient information to fully assess the potential impact that the proposal will have on bat species, (European Annex IV Protected Species) and Red Squirrels (a protected species under Schedules 5 and 6 of the Wildlife and Countryside Act 1981), in addition to the potential adverse impact on the ecology and wildlife of the woodland habitats. It is considered that the proposal will therefore have a significant adverse impact on the ecology and wildlife within the site.

**On the basis of the above, the proposal is considered contrary to Policy POL RUR 2 of the Cowal Local Plan 1993 and to Policies LP ENV2, LP ENV6, LP ENV8 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

## **D. Impact on Woodland**

The applicant has submitted a Tree Survey which concludes that '*while there are no trees present of any particular merit, they still have a value as a collective entity. It is also recognised that the presence of the woodland has inherent benefits including amenity, screening, shelter and habitat. Development of the site would result in the removal of the main portion of the wood but this would result in improved woodland management for a more sustainable tree cover to be introduced*'.

It is proposed to fell a total of 58 trees (41% of the woodland) to accommodate the proposed development in addition to introducing positive management measures in respect of transferring management to individual plots. Whilst the northern part of the woodland would remain within the applicant's control, the remaining woodland would be divided between the three proposed plots.

The Tree Survey and application do not include any detailed survey information on flora and fauna within the woodland site. While improved management of the woodland is encouraged, this could be carried out at present by the applicant with no need to fell such a large area of trees. The lack of species and habitat survey information and the fact that the site is covered by a Tree Preservation Order (TPO) means that the proposal would be contrary to a number of policies contained in the adopted and emerging local plans.

**On the basis of the above, the proposal is considered contrary to the provisions of Policy POL RUR1, RUR2, RUR4, BE8 of the Cowal Local Plan 1993 and to Policies ENV2, ENV6, ENV7, ENV8 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

## **E. Road Network, Parking and Associated Transport Matters**

The Area Roads Engineer has expressed no objection to the proposed vehicular accesses subject to conditions regarding sightlines, car parking and turning and safeguarding a 2 metre verge for a future footway.

**On the basis of the above, the proposal is considered consistent with Policies LP TRAN 4 and TRAN 6 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008) in respect of access and car parking provision.**

## **F. Infrastructure**

It is proposed to connect to the public water system and connect to an existing septic tank serving dwellinghouses constructed and occupied at plots 1 to 4. Both SEPA and Scottish Water have no objections. No information has been submitted in respect of a surface water drainage system (SuDS).

**On the basis of the above, the proposal is considered consistent with Policy POL PU 1 of the Cowal Local Plan 1993 and Policy SERV 1 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008) but contrary to SERV 2 due to lack of details on SuDS.**

## **CONCLUSION**

Development of this wooded site for three detached dwellinghouses would result in an unacceptable environmental impact on an area of amenity woodland covered by Tree Preservation Order 5/92. This area of protected amenity woodland forms an integral part of the settlement character and provides valuable screening, shelter and habitat. The protected woodland forms part of a series of linear habitats of pocket woodlands that form an integral part of the character of the Toward Point and Toward settlements.

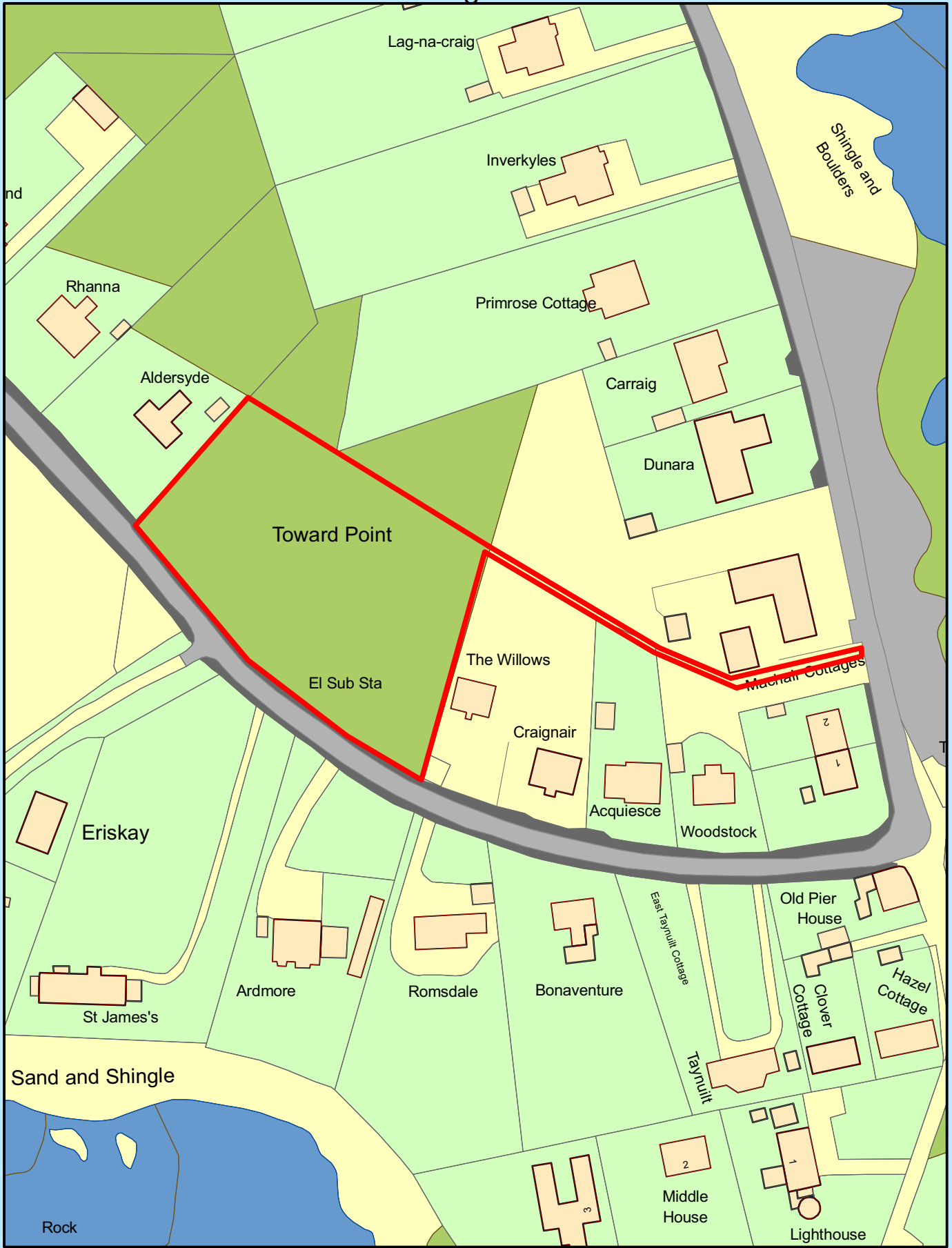
Policies LP ENV 2 and ENV 8 of the Argyll and Bute Local Plan suggest that development may only be allowed if alternative sites cannot be found. In this case the applicant has already developed land to the east of the application site for four detached dwellinghouses, owns a disused MOD building that is capable of residential conversion or redevelopment, and owns a field to the rear of the application site that has a housing allocation for an estimated 25 dwellinghouses. It would therefore appear that this proposal represents unnecessary development with significant environmental damage to the woodland area.

The protected woodland acts as an important local habitat for wildlife and plants. Surveys submitted by the applicant suggest that bats and Red Squirrels do not exist within the woodland. This view is not supported by the Local Biodiversity Officer who has recorded evidence of bats and Red Squirrels in addition to other flora and fauna on the site. In line with National Guidance, a precautionary approach is necessary in this instance as the full impact of the proposed development has not been fully demonstrated.

The siting of three dwellings within the woodland would not only diminish the extent of the woodland but would place the management of the remaining parts of the woodland on the individual house owners. This could have serious consequences for the long-term future of the woodland as part of the landscape character and important local wildlife habitat. The proposal is contrary to the Argyll and Bute Structure Plan, Cowal Local Plan and Argyll and Bute Local Plan Post Inquiry Modifications in addition to National Guidance, all of which presume against the nature of the development proposed and does not justify the grant of planning permission.

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**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 08/02011/OUT**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT



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**DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
BUTE & COWAL AREA COMMITTEE**

**Ward Number - 8 Isle of Bute  
Date of Validity - 9<sup>th</sup> December 2008  
Committee Date - 23<sup>rd</sup> June 2009**

Reference Number: 08/02133/REM  
 Applicants Name: Mr and Mrs Harrison  
 Application Type: Approval of Reserved Matters  
 Application Description: Erection of Dwellinghouse and Detached Garage and Formation of Vehicular Access  
 Location: Balmory Hall, Balmory Road, Ascog, Isle of Bute

**(A) THE APPLICATION**

**(i) Development Requiring Planning Permission**

- Erection of Dwellinghouse
- Erection of Detached Garage
- Formation of new vehicular access
- Installation of private sewerage system

**(ii) Other Specified Works**

- Connection to public water main

**(B) RECOMMENDATION**

That Planning Permission be **refused** for the reason given on the attached page.

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

For the purposes of the Bute Local Plan 1990, the site is within the Countryside Safeguarding Zone where, under Policy POL HO 1, there is a presumption against new residential development.

For the purposes of the Argyll and Bute Local Plan (Post Inquiry Modifications) 2008, the site is within a Rural Opportunity Area and within an Area of Panoramic Quality. In these particular circumstances, and given the conclusions of the Local Plan Public Local Inquiry last year, the site is presently considered to be within '*Sensitive Countryside*' until such time as a landscape capacity study has been undertaken.

Notwithstanding all of the above, the site has the benefit of Outline Planning Permission (ref: 07/02143/OUT) granted on 7<sup>th</sup> April 2008. As the present application seeks approval of Reserved Matters, the principle of residential development on the site is not in question, however, the proposal must be considered in relation to the conditions attached to the Outline Planning Permission.

The application proposes the erection of a dwellinghouse with a 'Huf Haus' design. This style of dwelling, by virtue of its scale and design, is not considered to be sympathetic to its surroundings and is not considered to be in accordance with the design of dwellinghouse specified in Condition 4 of the Outline Planning Permission. On the basis of the foregoing, the application cannot be approved.

**(ii) Representations:**

One letter of support submitted.

**(iii) Consideration of the Need for a PAN 41 Hearing:**

As only one representation has been received, there is no requirement to hold a PAN 41 hearing before Members reach a decision.

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

The application is not being recommended as a departure from the Development Plan.

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

No.

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

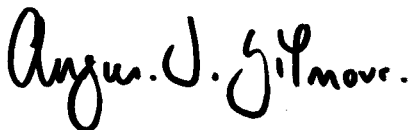
No.

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

There is no requirement to formally notify Scottish Ministers.

**(viii) Has a sustainability Checklist Been Submitted:**

No.



**Angus J Gilmour**  
**Head of Planning**  
9 June 2009

**Author:** Steven Gove 01369 708603  
**Contact:** David Eaglesham 01369 708608

**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](http://www.argyll-bute.gov.uk)**

**REASON FOR REFUSAL RELATIVE TO APPLICATION 08/02133/REM**

1. The proposed dwellinghouse would not conform to Condition 4 of the Outline Planning Permission (ref: 07/02143/OUT), which specifically requires the following:

*Any details pursuant to Condition 1(a) above shall show a house of local traditional design and finish and shall incorporate the following elements:*

- (i) The dwellinghouse shall be single storey or one and a half storey in size.*
- (ii) The window openings shall have a strong vertical emphasis.*
- (iii) The walls shall be finished in a wet dash render/smooth coursed cement render/natural stone.*
- (iv) The roof shall be symmetrically pitched to at least 37 degrees and shall be finished in natural slate.*
- (v) The building shall be of a general rectangular shape and gable ended and its footprint shall not exceed 80 square metres.*

As a factual statement, the dwellinghouse does not conform to the terms of the condition by reason of the following:

- a) It contains three levels of accommodation (including a basement) and will have a visible height of two storeys;
- b) There are large expanses of glazing with a horizontal rather than vertical emphasis;
- c) The use of an unspecified white render;
- d) The roof pitches are all below thirty degrees and the roof covering would be an interlocking grey tile;
- e) The building would have a cruciform shape and would have a footprint of 154 square metres.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/02133/REM**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

This is not applicable as the principle of a dwellinghouse on the site has already been established in April 2008.

**(ii) SITE HISTORY**

Outline Planning Permission (ref: 07/02143/OUT) granted on 7<sup>th</sup> April 2008 for the erection of a dwellinghouse on the subject site. A copy of the report that was considered by the April 2008 Bute and Cowal Area Committee is attached as Appendix A.

Application (ref: 09/00483/VARCON) to remove condition 4 of the above Outline Planning Permission in terms of the design of the dwellinghouse is currently being processed. A report on this application is also before Members for consideration at this committee.

**(iii) CONSULTATIONS**

**SEPA** (letter dated 29<sup>th</sup> December 2008)

No objections.

**Scottish Water** (letter dated 9<sup>th</sup> January 2009)

No public sewer in the vicinity. Water treatment works currently has capacity to serve proposed development.

**Area Roads Manager** (report dated 26<sup>th</sup> January 2009)

No objections subject to conditions regarding sightlines and parking/turning.

**(iv) PUBLICITY AND REPRESENTATIONS**

The application has been advertised under Section 60 and as a Potential Departure from the Development Plan (closing date 9<sup>th</sup> January 2009). One letter of support has been received from David and Jessica Herriot of Balmory Cottage, Ascog (letter dated 26<sup>th</sup> March 2009).

**(v) APPLICANT'S SUPPORTING INFORMATION**

A supporting statement (letter dated 28<sup>th</sup> November 2008) has been submitted by the agent, Philip Andrews, whilst two letters (dated 2<sup>nd</sup> February and 27<sup>th</sup> February 2009) have also been received from Seamus Lalor Associates.

The information can be summarised as follows:

- The dwellinghouse is not significantly larger than the approved scheme in its footprint. It is considered that the dwelling would not be obtrusive and would have limited visual impact in the context of the character of the landscape or on the countryside in general terms. The development also ensures protection of trees within the site and also the adjacent Listed Building;

- The dwellinghouse provides a bold and original dwelling where there are few buildings of innovative contemporary architectural design. It demonstrates considerable benefit in the use of sustainable and energy efficient resources in the whole concept from off-site manufacture, minimal time disruption on site and highly efficient resource usage and low-energy requirements employing advanced and sustainable techniques;
- It is contended that the large parcel of land which is the subject of the application is clearly outwith the policies of Balmory Hall, where there is already a traditional lodge building at the entrance to the policies. This, together with Balmory Hall, has been retained and fully restored at considerable expense by the applicants, without public financial assistance and at a time when both properties were in danger of becoming derelict;
- The proposed contemporary dwellinghouse will reflect the existing pattern of low density development in the area and will not be visible to the general public. It is not inter-visible with the nearby Balmory Hall (a Listed Building) due to the topographical and landscape character of the area;
- This application is similar to the plans which are the subject of the Outline Planning Permission. It was noted that, when the Area Committee was debating the Outline application, Members specifically considered, discussed and endorsed the innovative, contemporary and sustainable nature of the indicative design that was prepared by architects on behalf of the applicants. It was, therefore, with some surprise that the applicants noted that a condition had been imposed by officers requiring the construction of a small house of vernacular style. The reason given for imposing the condition ("*in the interests of visual amenity*") is considered to be vague and indefensible. The Outline application was approved in the full knowledge of the proposed house design and the submitted design was not specifically restricted as part of this consent;
- No matter what the Department's opinion is of the design merits of a 'Huf Haus', this site legally has the benefit of planning permission for a 'Huf Haus' style of dwelling and, in this regard, the applicants have sought to develop that style by introducing a vertical emphasis on a cruciform plan. It is contended that innovative designs and new ideas should be celebrated and allowed to proceed on appropriate sites. This site is one of those rare few sites where such an expression can be made without detriment to any of the Council's conservation, landscape and design policies.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/02133/REM**

**PLANNING, LAND USE AND POLICY ASSESSMENT**

**A. Procedural Matters**

One of the issues raised by this application is the nature of the development that was approved at the time of the Outline Planning Permission (ref: 07/02143/OUT) being issued in April 2008 and it is considered necessary to address this issue first.

As stated in Section (v) of the previous part of this report, it is contended on behalf of the applicants that they have Outline Planning Permission for a 'Huf Haus'-style dwelling on the basis that this information was put forward at the time of the Outline application being submitted and Members considered this information at their deliberations on the application.

From this Department's perspective, the agent specified in his letter accompanying the Outline application that the plans were submitted "*to indicate the indicative design of the proposed house*". These plans included a location plan and site plan (not showing the position of any dwelling); an aerial photograph of the site; photographs of an existing 'Huf Haus' dwelling in an unspecified location; and floor plan/sectional plans of a 'Huf Haus' for a property in Surrey.

The application was discussed at the April 2008 Bute and Cowal Area Committee where Members considered the Head of Planning's report together with a powerpoint presentation that included the photographs of a typical 'Huf Haus' submitted by the applicant. Of significant importance is Point B of Appendix B contained within the Head of Planning's report on application 07/02143/OUT, which acknowledges that indicative design proposals were submitted but which clearly advises:

*"as an Outline application, the details of the siting and design are reserved for subsequent approval and the acceptability of the eventual siting and design proposals and landscaping proposals will be interdependent. However, the settlement pattern here derives from the setting of Grade A Listed Balmory Hall and subservient buildings of traditional design. To accord with this character, it is considered that any development of the application site should take the form of a traditional lodge building"*.

The outcome of the above comments was the recommendation by the Department that the design of the dwellinghouse should accord with certain parameters (as contained in Condition 4) and all of the conditions recommended by the Head of Planning were endorsed by Members at the Area Committee.

In light of the above, the Department is satisfied that the information submitted with the application was duly acknowledged in the report, the indicative type of dwelling was not endorsed and Condition 4 was attached requiring a specific type of dwellinghouse.

**B. Reserved Matters Application**

The Outline Planning Permission (ref: 07/02143/OUT) contained eight conditions, the first three of which are standard in nature – a description of the reserved matters, the timescale of the reserved matters to be submitted and the date by which the development should be commenced.

The other five conditions and how they affect this application are addressed below:

Condition 4

*Any details pursuant to Condition 1(a) above shall show a house of local traditional design and finish and shall incorporate the following elements:*



- (iii) *The dwellinghouse shall be single storey or one and a half storey in size.*
- (ii) *The window openings shall have a strong vertical emphasis.*
- (iv) *The walls shall be finished in a wet dash render/smooth coursed cement render/natural stone.*
- (v) *The roof shall be symmetrically pitched to at least 37 degrees and shall be finished in natural slate.*
- (v) *The building shall be of a general rectangular shape and gable ended and its footprint shall not exceed 80 square metres.*

**Reason:** *In the interest of visual amenity.*

The application as submitted does not factually meet the terms of this condition as follows:

- f) It contains three levels of accommodation (including a basement) and will have a visible height of two storeys;
- g) There are large expanses of glazing with a horizontal rather than vertical emphasis;
- h) The use of an unspecified white render;
- i) The roof pitches are all below thirty degrees and the roof covering would be an interlocking grey tile;
- j) The building would have a cruciform shape and would have a footprint of 154 square metres.

It is considered that this is the most important condition pertaining to the proposal in that the application proposes a dwellinghouse that is very significantly different from that which was originally envisaged by the Council.

#### Condition 5

*The details submitted pursuant to Condition 1 above shall include a turning area and parking provision for 2 cars within the curtilage of the proposed dwellinghouse and the parking and turning facilities shall be provided prior to the occupation of the dwellinghouse.*

**Reason:** *In the interests of road safety.*

The details submitted with the application conform to the requirements of this condition.

#### Condition 6

*The details submitted pursuant to Condition 1 above shall include details of new planting proposals, with details of ground preparation, species, nursery stock size in terms of British Standards and density of planting.*

**Reason:** *The proposed development and its location require landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be contrary to the provisions of Policy POL RUR 1 of the Bute Local Plan.*

The submitted Site Plan shows the trees within the site and the position of the dwelling, garage, access and foul drainage arrangements. New planting has, however, not been shown. This is not considered to be a serious omission and the Department considers that this could be rectified in a relatively straightforward manner should the dwellinghouse itself be of an acceptable scale, mass and design.

Condition 7

*The details submitted pursuant to Condition 1 above shall include details of trees shrubs and hedgerows to be removed and to be retained, tree protection measures, soil stripping, storage and re-spreading procedures.*

**Reason:** *The proposed development and its location require landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be contrary to the provisions of Policy POL RUR 1 of the Bute Local Plan.*

As stated above, the submitted Site Plan shows the trees within the site and the position of the dwelling, garage, access and foul drainage arrangements. The specific location of the trees, etc to be removed and the other details requested are not clearly provided. This is not considered to be a serious omission and the Department considers that this could be rectified in a relatively straightforward manner should the dwellinghouse itself be of an acceptable scale, mass and design.

Condition 8

*No trees within the application site shall be lopped, topped or felled or uprooted without the prior written consent of the Planning Authority.*

**Reason:** *The landscape features to be protected are important to the appearance and character of the site and the surrounding area and are required to successfully integrate the proposal with its surroundings.*

This condition does not require any details to be submitted.

**C. Scale, Mass and Design of Dwellinghouse**

As stated in the foregoing section, the design of the proposed dwellinghouse is considered to be the most significant issue in respect of the current application. At the time of the original Outline application, the Department considered, having regard to the settlement pattern in this part of Ascog which is characterised by Balmory Hall (Category 'A' Listed Building) and the subservient buildings of traditional design, that it was necessary to stipulate in Condition 4 the type of dwelling to be built at this site, as detailed in the report on the application that is attached as Appendix A.

The current application proposes the erection of a two-storey dwelling with an additional basement level. It will be approximately 15 metres wide by 15 metres deep and will be in the shape of a cruciform. The maximum ridge height will be 7.52 at two-storey height and 10.52 metres where the basement element is exposed. Also proposed is a detached garage, to be located approximately 18.5 metres to the northwest of the dwelling. This will be of a flat-roofed design and will have a maximum height of just less than 2.8 metres.

The principle of a dwellinghouse on the site has been established by the extant Outline Planning Permission (ref: 07/02143/OUT) and the current proposal to have a single dwellinghouse set within large grounds is the manner in which the Department would have expected development to take place. However, the dwellinghouse as submitted is considered to be excessive in scale (two storeys with a basement); to have a profusion of glazing with a horizontal emphasis; to have shallow roof pitches and a modern roof covering (interlocking tiles); to have an inappropriate cruciform shape; and to be overly large in terms of building footprint. Members should note that, if an application had been submitted for a 'Huf Haus' style of dwelling, this application would have attracted a recommendation of refusal although the principle of a dwelling on the site would have been accepted.

For the reasons given in the foregoing paragraph, the proposal as submitted would neither conform to the design criteria set down in the original Outline Planning Permission nor would it represent a dwelling that would be appropriate in this particular area, as assessed and agreed at the Outline Planning application stage.

## **D. The Way Forward**

In terms of achieving a solution to this matter, three alternatives have been discussed with the applicants and their advisors. These are as follows:

- a) To submit an application for Reserved Matters that fully conforms to all of the eight conditions attached to the original Outline Planning Permission. Such a course of action would receive the support of this Department;
- b) To submit an application for Detailed Planning Permission for a dwellinghouse that did not conform to the conditions of the Outline Planning Permission. Such an application would be dealt with entirely on its own merits but may be contentious given that the principle of residential development on the site would have to be revisited and this might not be straightforward given the changes to the designation of the site following from last year's Local Plan Public Local Inquiry. Essentially, the site is located within an area covered by the moratorium on dwellings in '*Rural Opportunity Areas*' that are also within National Scenic Areas and Areas of Panoramic Quality;
- c) To submit an application to vary or remove the condition regarding the design of the dwellinghouse. It is this option that the applicants have chosen to follow and a report on this application (ref: 09/00483/VARCON) is also before Members for consideration at this Committee.

## **E. CONCLUSION**

The application site has the benefit of Outline Planning Permission (ref: 07/02143/OUT) granted on 7<sup>th</sup> April 2008. As the present application seeks approval of Reserved Matters, the principle of residential development on the site is not in question, however, the proposal must be considered in relation to the conditions attached to the Outline Planning Permission.

The application proposes the erection of a dwellinghouse with a 'Huf Haus' design. This style of dwelling, by virtue of its scale and design, is not considered to be sympathetic to its surroundings and is not considered to be in accordance with the design of dwellinghouse specified in Condition 4 of the Outline Planning Permission. It would, therefore, be contrary to the parent consent.

The determining issue in respect of this application is straightforward, namely whether the reserved matters application meets the requirements of Condition 4 of Outline Planning Permission 07/02143/OUT and, if not, it cannot be approved. Factually, the proposed design does not meet the requirements of the condition of the Outline Planning Permission and, therefore, it can only be refused.

## APPENDIX A

DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
COWAL AND BUTE AREA COMMITTEE

Ward Number - 8 Isle of Bute  
Date of Validity - 8 November 2007  
Committee Date - 1 April 2008

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Reference Number: 07/02143/OUT  
Applicants Name: Mr & Mrs Harrison  
Application Type: Application for outline planning permission  
Application Description: Erection of dwellinghouse  
Location: Balmory Hall, Ascog

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### (A) THE APPLICATION

#### (i) Development Requiring Express Planning Permission

- Erection of dwellinghouse (details of siting, design and finishes and landscaping reserved);
- Installation of septic tank and reed bed system (details reserved).

#### (ii) Other specified operations.

- Upgrading of existing private access road
- 

### (B) RECOMMENDATION

Having due regard to the Development Plan and all other material considerations, it is recommended that outline planning permission **be granted** as a 'minor departure' from the provisions of the Development Plan subject to the conditions and reasons attached.

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### (C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

#### (i) Development Plan Context:

Most of the application site is located within the Bute Local Plan (adopted 1991) Settlement Inset Map for Craigmory and Ascog, in a Countryside Safeguarding Zone where Policy POL HO 3 provides that small scale residential development will not generally be permitted. In this respect the proposal is considered to be contrary to the provisions of POL HO 3.

The application site is located within a Rural Opportunity Area as defined in the Argyll and Bute Local Plan (Modified Finalised Draft) 2006 where Policy LP HOU 1 sets a presumption in favour of small scale residential development subject to ongoing capacity evaluation. The proposal is consistent with the provisions of STRAT DC 4 of the 'Argyll and Bute Structure Plan' 2002 and with Policy HOU 1 of the Finalised Local Plan.

#### (ii) Representations:

Two letters of representation received.

#### (iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:

None required as there have been no objections to this proposal.

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

In the adopted Bute Local Plan, the site lies partly within a Countryside Safeguarding Zone so the proposal conflicts with POL HO 3. In this instance it is considered that the development plan position is outweighed by the Modified Finalised Argyll and Bute Local Plan and the need to assess the proposal in relation to physical features at the site and in particular the screening potential of existing woodland which could be enhanced through additional planting to ensure a development of low visual impact.

**(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.**

None required.

**(viii) Has a Sustainability Checklist Been Submitted:**

None required.

**Angus J Gilmour**  
**Head of Planning**  
25 March 2008

**Author:** Charles Tibbles 01369 708603  
**Reviewing Officer:** David Eaglesham 01369 708608

**Date:** 17 March 2008  
**Date:** 25 March 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](http://www.argyll-bute.gov.uk)**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 07/02143/OUT**

1. This permission is granted under the provision of Article 4 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on the basis of an outline application for planning permission and that the further approval of Argyll and Bute Council or of the Scottish Executive on appeal shall be required with respect to the undermentioned reserved matters before any development is commenced.
  - a. The siting, design and external appearance of the proposed development.
  - b. The landscaping of the site of the proposed development.
  - c. Details of the access arrangements.
  - d. Details of the proposed water supply and drainage arrangements.
2. In the case of the reserved matters specified in (1) above, an application for approval of the reserved matters in terms of Article 6 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 must be made to Argyll and Bute Council no later than the expiration of 3 years beginning with the date of this permission.
3. That the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of all reserved matters, whichever is the later.

*Reasons: (1), (2) and (3) to comply with Section 59 of the Town and Country Planning Scotland Act 1997.*

4. Any details pursuant to Condition 1(a) above shall show a house of local traditional design and finish and shall incorporate the following elements:
  - (iii) The dwellinghouse shall be single storey or one and a half storey in size.
  - (ii) The window openings shall have a strong vertical emphasis.
  - (v) The walls shall be finished in a wet dash render/smooth coursed cement render/natural stone.
  - (vi) The roof shall be symmetrically pitched to at least 37 degrees and shall be finished in natural slate.
  - (v) The building shall be of a general rectangular shape and gable ended and its footprint shall not exceed 80 square metres.

*Reason: In the interest of visual amenity.*

5. The details submitted pursuant to Condition 1 above shall include a turning area and parking provision for 2 cars within the curtilage of the proposed dwellinghouse and the parking and turning facilities shall be provided prior to the occupation of the dwellinghouse.

*Reason: In the interests of road safety.*

6. The details submitted pursuant to Condition 1 above shall include details of new planting proposals, with details of ground preparation, species, nursery stock size in terms of British Standards and density of planting.

*Reason: The proposed development and its location require landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be contrary to the provisions of Policy POL RUR 1 of the Bute Local Plan.*

7. The details submitted pursuant to Condition 1 above shall include details of trees shrubs and hedgerows to be removed and to be retained, tree protection measures, soil stripping, storage and re-spreading procedures.

*Reason: The proposed development and its location require landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be contrary to the provisions of Policy POL RUR 1 of the Bute Local Plan.*

8. No trees within the application site shall be lopped, topped or felled or uprooted without the prior written consent of the Planning Authority.

*Reason: The landscape features to be protected are important to the appearance and character of the site and the surrounding area and are required to successfully integrate the proposal with its surroundings.*

**INFORMATIVE RELATIVE TO APPLICATION: 07/02143/OUT**

The planning authority should be further consulted on the detailed design of the building, including the intended materials, and the landscaping of the site prior to the submission of an application for approval of reserved matters.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 07/02143/OUT**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan approved 2002:**

STRAT DC 4 (Development in Rural Opportunity Areas) encourages small scale developments on suitable sites which in terms of siting and design will visually integrate with the landscape and settlement pattern.

**Bute Local Plan adopted 1991:**

POL RUR 1 (Landscape Quality) seeks to maintain and where possible enhance the landscape quality of Bute and resists prominent or sporadic development which would have an adverse impact on the landscape and sets out criteria for assessing developments in the countryside including design, setting and scale of development, locational/ operational need, and economic benefit.

POL HO 3 (Countryside Safeguarding Zone) indicates that residential development will not generally be permitted in such areas.

**Argyll and Bute Local Plan (Modified Finalised Draft) 2006**

Policy LP ENV 19 – sets out requirements in respect of development setting, layout and design.

Policy LP HOU 1 – establishes a presumption in favour of small scale housing development within Rural Opportunity Areas

**Note (i):**           **The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

None

**(iii) CONSULTATIONS**

Scottish Water (19.11.2007): No objections. No known public sewers in the vicinity.

Area Roads Manager (4.3.2008): No objections subject to conditions. Reduced sightlines are acceptable due to geometry and layout of the carriageway. Parking and turning for two vehicles required within the development.

**(iv) PUBLICITY AND REPRESENTATIONS**

David and Jessica Herriot, *Balmory Cottage, Ascog* (letter received 12.12.2007): As the closest neighbours to the site they have no objections and are positively supportive of the proposal. Ronnie Falconer, *Hawkstone Lodge, Ascog* (e-mail received 26.11.2007): No objection subject to the building being centrally located within the site.

*Comments: the siting of the building is reserved for subsequent approval. The site presents scope to site a building within an enhanced woodland setting to minimise its visibility from and visual impact upon surrounding areas.*



**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 07/02143/OUT**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

Within the Bute Local Plan, most of the application site is located in a Countryside Safeguarding Zone where Policy POL HO 3 provides that small scale residential development will not generally be permitted. In this respect the proposal is considered to be contrary to the provisions of POL HO 3.

The site is located within a Rural Opportunity Area as defined in the Argyll and Bute Local Plan where Policy LP HOU 1 sets a presumption in favour of small scale residential development subject to ongoing capacity evaluation. An Area Capacity Evaluation has been carried out for the site from which there is considered to be capacity to accommodate a single dwelling within the wooded area. **Consequently, the proposal is considered consistent with the provisions of STRAT DC 4 of the Argyll and Bute Structure Plan 2002 and with Policy LP HOU 1 of the Finalised Local Plan.**

**B. Location, Nature and Design of Proposed Development**

Indicative design proposals have been presented with the application showing a contemporary design two and a half storey building. As an outline application, the details of siting and design are reserved for subsequent approval and the acceptability of the eventual siting and design proposals and landscaping proposals will be interdependent. However, the settlement pattern here derives from the setting of Grade A Listed Balmory Hall and subservient buildings of traditional design. To accord with this character, it is considered that any development of the application site should take the form of a traditional lodge building. **At this stage, it is considered that the site presents adequate scope to achieve a development with low visual impact and the site is of sufficient size to enable all of the criteria in Policy LP ENV 19 and Annex A to be fulfilled.**

**C. Built Environment**

The proposed development site is located to the south of the Grade A Listed Balmory Hall. The site presents scope to accommodate development in a screened woodland setting that will not impact upon the visual setting of the Listed Building.

**It is therefore considered that the proposal is consistent with the provisions of Policy ENV 13(a) of the Finalised Local Plan**

**D. Impact on Woodland.**

The development would be located in an existing area of woodland which is controlled by the applicants. The development of a single dwelling need not have a significant adverse impact upon the value of the existing woodland and the planning application presents an opportunity to secure additional planting and tree preservation. **Conditions are proposed to make adequate provision for tree preservation and planting consistent with the terms of Policy LP ENV 7.**

**E. Landscape Character**

Subject to appropriate landscaping conditions, it is considered that the development of a single dwelling house can be realised at the site consistent with the terms of Policy POL RUR 1 which seeks to maintain the landscape quality of Bute and sets out criteria for assessing development in the countryside. In this connection, the site presents adequate scope to absorb a development without unacceptable environmental impact and the need for the development arises from the successful operation of Balmory Hall as a holiday accommodation facility and the desire of the owners to have independent living accommodation. The development will have a positive economic benefit in facilitating additional tourism use within Balmory Hall.

An Area Capacity Evaluation has been undertaken for the locality and following from this it is considered that a dwellinghouse can be accommodated within the woodland area at the site without having any significant effect upon the landscape character of the locality.

**F. Road Network, Parking and Associated Transport Matters.**

The Area Roads Manager has raised no objection to this application subject to a number of conditions.

**The proposal is therefore consistent with Policy LP TRAN 4 of the Finalised Plan.**

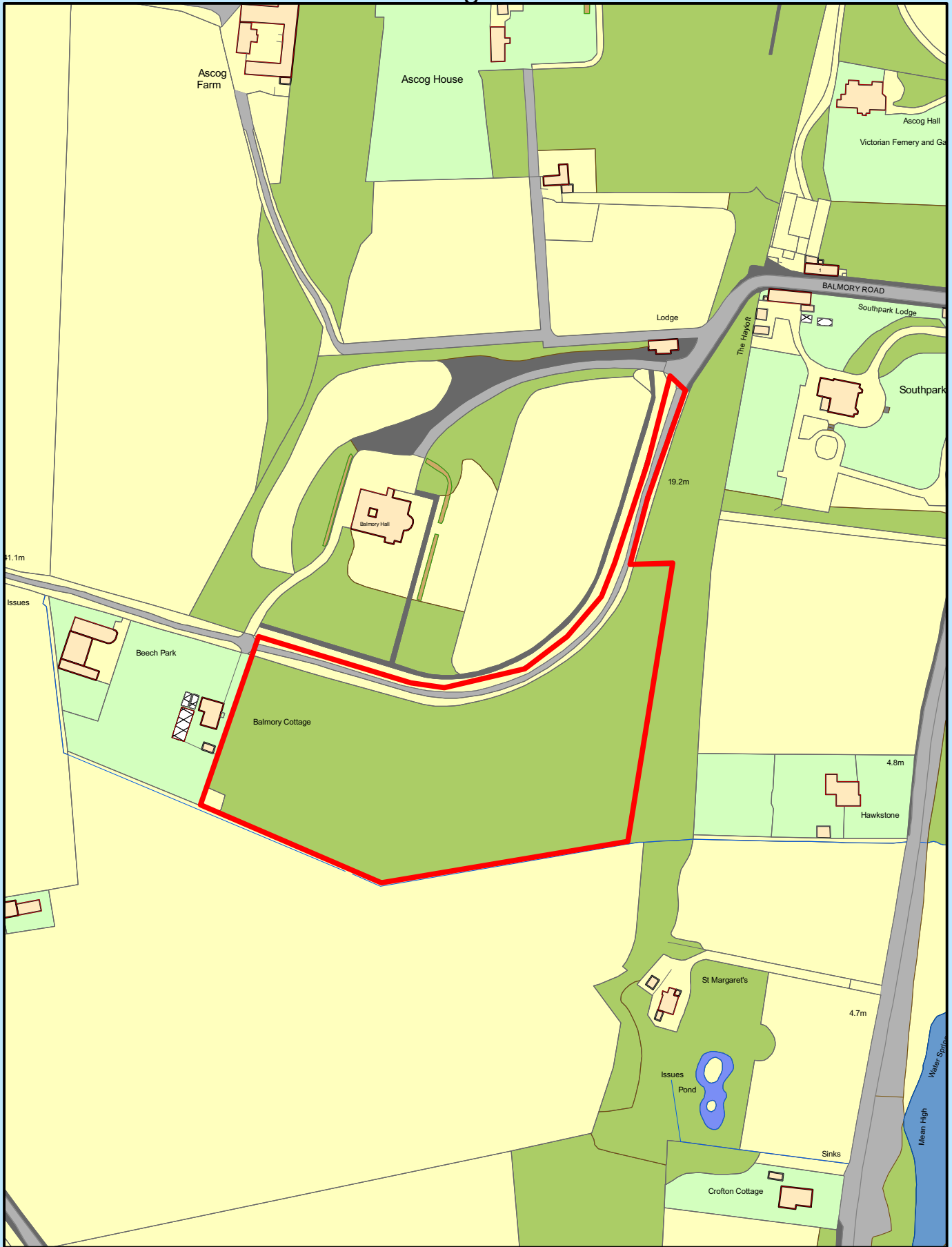
**G. Infrastructure**

The proposed use of a septic tank with land soakaway is considered to be acceptable. Scottish Water confirms that the water treatment works has capacity.

**The proposal is therefore consistent with Policy LP SERV 1 of the Finalised Plan.**

**CONCLUSION.**

The proposed development is considered contrary to the adopted Local Plan as part of the site is within a Countryside Safeguarding Zone. Since the Modified Finalised Argyll and Bute Local Plan would support development at this location, it is considered that outline planning permission can appropriately be granted subject to conditions to safeguard and enhance the woodland character of the site.



# COMMITTEE LOCATION PLAN RELEVANT TO PLANNING APPLICATION 08/02133/REM

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT



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DEVELOPMENT SERVICES  
 PLANNING APPLICATION REPORT  
 BUTE & COWAL AREA COMMITTEE

Ward Number - 7 Dunoon  
 Date of Validity - 30<sup>th</sup> March 2009  
 Committee Date - 23<sup>rd</sup> June 2009

Reference Number: 09/00333/COU  
 Applicants Name: Gantock Rock Ltd  
 Application Type: Change of Use  
 Application Description: Change of use of shop (Class 1) to hot food takeaway (Sui Generis) and installation of external flue.  
 Location: 43 Argyll Street, Dunoon, Argyll

#### (A) THE APPLICATION

##### (i) Development Requiring Express Planning Permission

- Change of use of shop (Class 1) to hot food takeaway (Sui Generis).
- Installation of external flue.

##### (ii) Other specified operations.

- N/A.

#### (B) RECOMMENDATION

Having due regard to development plan policy and other material considerations, it is recommended that planning permission **be granted** as a '*minor departure*' to the Development Plan and subject to the attached conditions and reasons along with the informative detailed overleaf.

#### (C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

##### (i) Development Plan Context:

Under the provisions of the adopted Cowal Local Plan the premises is located within Dunoon's Retail Core area. Policy POL COM 2 seeks to resist any change of use from retailing of ground floor premises within this core area of Argyll Street.

Under the provisions of the emerging local plan, the premises is located within Dunoon's Main Town Centre but importantly outwith the defined Core Shopping Area where policy LP RET 2 resists changes of use from retail to non-retailing uses.

Importantly, the boundaries of this core shopping/retail area in the adopted and emerging local plans are significantly different and the subject premises is now located outwith this restrictive zoning. The proposal is not in conflict with any land use policies contained within the emerging local plan so this proposal is consistent, in principle, with this emerging local plan.

**(ii) Representations:**

None.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

No.

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

Policy POL COM 2 of the adopted Cowal Local Plan 1995 seeks to protect Dunoon's retail core by restricting non-retail changes of use from Class 1 in the part of *Argyll Street* that contains the subject premises (*43 Argyll Street*).

The Cowal Local Plan adopted fourteen years ago is aged and is being replaced by the *Argyll & Bute Local Plan Post Inquiry Modifications 2008*. The proposed change of use would not conflict with Policy LP RET 2 in so far as the premise is located outwith the defined core Shopping Area of Main Town Centres, as defined by the emerging local plan. Such a proposed new use does not conflict with any land use policies within this local plan.

**(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.

**(viii) Has a sustainability Checklist Been Submitted:**

No.

**Angus J Gilmour**  
**Head of Planning**  
9 June 2009

**Author:** John Irving, Tel: 01369708621 **Date:** 20 May 2009  
**Reviewing Officer:** David Eaglesham, Tel: 01369708608 **Date:** 9 June 2009

**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](http://www.argyll-bute.gov.uk).**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 09/00333/COU**

1. The premises shall not be used for the preparation and/or sale of hot food until a suitable extraction system and flue have been installed. Prior to its installation, full details and specification of the proposed extraction system and flue shall be submitted to and approved in writing by the Planning Authority, in consultation with the Area Environmental Health Manager.

**Reason:** *In the interest of safeguarding established levels of amenity afforded to the surrounding area and to prevent nearby residents being exposed to odour and particulates likely to be discharged from the premises.*

2. The premises shall not be used for the preparation and/or sale of hot food until a noise assessment, carried out by a competent person, has been submitted to and approved in writing by the Planning Authority, in consultation with the Area Environmental Health Manager. Such an assessment shall demonstrate that there will be no noise or vibration impact in neighbouring properties that will exceed noise rating curve 30, unless the written consent for variation is obtained in writing from the Planning Authority.

**Reason:** *In the interest of safeguarding established levels of amenity afforded to the surrounding area and nearby residents.*

**INFORMATIVES RELATIVE TO APPLICATION: 09/00333/COU**

The conversion of this shop unit to a hot food take away will require a Building Warrant.

The Area Environmental Health Manager has advised that it should be noted that the existing construction of the premises may be such that odours can seep up and into the properties directly above, affecting those using the property, particularly through any gaps or holes in the ceiling or the space between the outer and inner skin of the rear wall, and/or original flues. While this is primarily a matter for Building Standards, in complying with condition 1 and 2 above, it is open to you to demonstrate that the structure of this premise will/does prevent odours from entering the property above.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00333/COU**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Cowal Local Plan 1993**

Policy POL COM 2 '*Protection of Dunoon's Retail Core*' seeks to resist changes of use from retailing in ground floor premises in Argyll Street between Queens Hall and John Street.

Policy POL COM 5 '*Bad Neighbour Development*' seeks to oppose potential bad neighbour developments when it is considered that they are likely to adversely affect the amenity of neighbouring properties and land.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

Policy LP RET 2 '*Changes of Use To and From Use Class 1 (Shops) In the Core Shopping Areas of the Main town Centres*' seeks to resist non-retailing uses within the core shopping are of Dunoon.

Under the provisions of this emerging local plan the premises is located within the defined Main Town Centre but outwith the defined Core Shopping Area.

Policy LP BAD 1 '*Bad Neighbour Development*' seeks to resist proposals in all development control zone classed as 'Bad Neighbour Developments'

Policy LP ENV 19 '*Development Setting, Layout & Design*' seeks to achieve a high standard of layout, setting and design where new developments are proposed.

Policy TRAN 6 '*Vehicle Parking Provision*' set out parking standards for all development types and uses.

**Note (i): The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

There is an associated advertisement consent application 09/00411/DET for the erection of illuminated signage at this premise. This application is currently pending consideration.



**(iii) CONSULTATIONS**

**Area Roads Manager** (memo dated 11<sup>th</sup> May 2009): No objection.

**Area Environmental Health Manager** (memo dated 20<sup>th</sup> May 2009): No objection subject to conditions.

*'The premises to which the planning application relates is located in the commercial centre of Dunoon and is situated on the ground floor of a tenement block. There are residential properties nearby but not immediately adjacent, however, neighbouring office accommodation could be sensitive receptors to nuisance from odours and particulates. The applicant had not provided detail on the type of hot food takeaway nor any corresponding odour control measures to be installed such as ventilation extraction. It is not possible to assess whether odours or smoke will be adequately controlled from the information given. If cooking fumes and odours cannot easily be ducted away from the premises via a flue that discharges above eaves level then an alternative arrangement incorporating filters and scrubbing units will need to be considered.*

*In addition the operation of the extraction system (e.g. fan) may cause noise and/or vibration disturbance to the occupants of adjoining properties.*

*I have no objection of an environmental health nature to lodge provided safeguarding conditions are included to control cooking odours and fume.'*

**(iv) PUBLICITY AND REPRESENTATIONS**

Under Article 9 neighbour notification procedures, *potential departure* advertisement (published 1<sup>st</sup> May 2009 expired 22<sup>nd</sup> May 2009) and *Section 34 'Bad Neighbour'* advertisement (published 1<sup>st</sup> May 2009, expired 15<sup>th</sup> May 2009) no letters of representation have been received.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 09/00333/COU**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

This application seeks to change the use of an existing vacant retail unit to a hot food takeaway business. Under the provisions of the adopted Cowal Local Plan the premises is located within Dunoon's Retail Core area. Policy POL COM 2 seeks to resist any change of use from retailing within ground floor premises in this core area of Argyll Street, Dunoon.

**The proposal is therefore contrary to policy POL COM 2 of the adopted local plan.**

Under the provisions of the emerging local plan, the premise is located within Dunoon's Main Town Centre, but importantly outwith the defined Core Shopping Area. Within this core shopping area policy LP RET 2 applies, and is similar to policy POL COM 2 of the adopted local plan, seeking to resist changes of use from retail to non-retailing uses in the defined Core Shopping Area.

Importantly, the boundaries of this core shopping/retail area in the adopted and emerging local plans are significantly different and the subject premises is now located outwith this restrictive zoning. The proposal is not in conflict with any land use policies contained within the emerging local plan and to this end, the proposal is consistent, in principle, with this emerging local plan.

Both the adopted and emerging local plans boast specific policies which seek to resist 'bad neighbour' type developments that would have an adverse impact on the amenity afforded to neighbouring residents.

The subject premise is located within Dunoon town centre and is contained within a two storey building. There is an existing hot food takeaway to the immediate north and a vacant shop unit to the immediate south. There is also a pub and hotel within the vicinity of the premises. Importantly, the upper floor above the premises is a non-residential training centre and there are no residential properties within the vicinity of this premises that could be affected by the impact of this development. Importantly, the Area Environmental Health Manager has raised no objection to this application subject to appropriate conditions. These conditions will ensure that the hot food takeaway business does not become operational until all potential odour extraction and noise issues have been fully resolved. To this end, there is not considered to be any adverse 'bad neighbour' type issues associated with this development.

**This proposal is therefore considered to be consistent with policy POL COM 5 of the adopted Cowal Local Plan and policies LP BAD 1 and LP RET 2 of the emerging Argyll & Bute Local Plan Post Inquiry Modifications 2008.**

**B. Location, Nature and Design of Proposed Development**

The proposed change of use incorporates internal alterations to the layout of the premises, which do not require planning permission. The frontage of the shop boasts an existing roller security shutter and fascia, which are to be retained. The proposed illuminated advertisement signboard is the subject of a separate application for advertisement consent.

It is proposed to erect a free standing 300mm diameter steel flue to the rear of the premises. The steel flue will be fixed to the ground upon a concrete slab and will not require any fixings onto the buildings rear wall. The flue will be 9.5 metres in height and will project beyond the rear eaves level of the building by approximately 2 metres. The structure is essential to help ensure odour nuisance to the upper floor occupants is effectively controlled. The flue will not project beyond the roof ridge of the building and is well concealed it is rear. Its wider visual impact is therefore considered to be limited.

**The proposal is therefore considered to be consistent with policy LP ENV 19 of the emerging Argyll & Bute Local Plan Post Inquiry Modifications 2008.**

**C. Road Network, Parking and Associated Transport Matters**

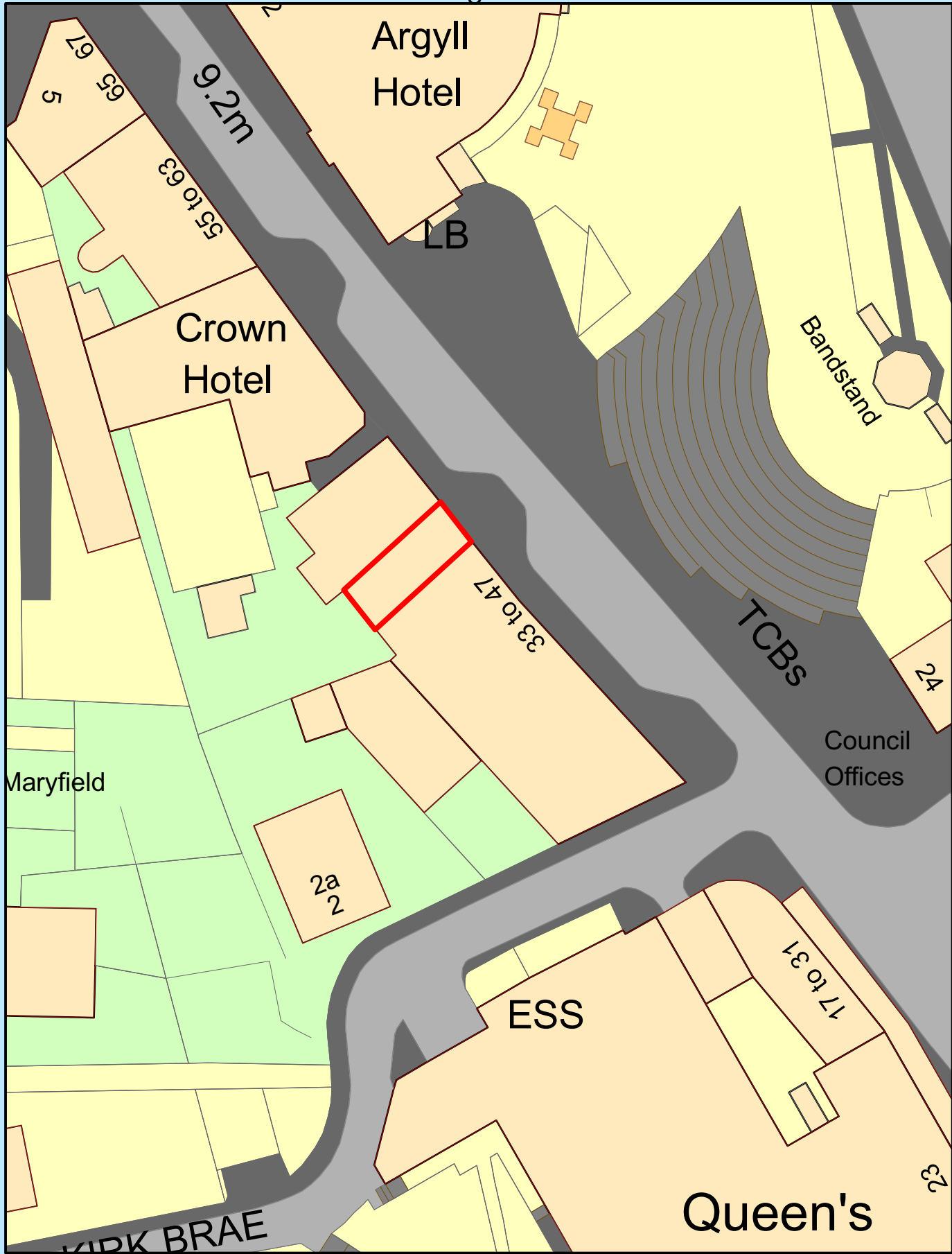
The application does not include any provision for customer car parking. Policy TRAN 6 of the emerging local plan does not require any off street car parking provision in identified town centres, such as Dunoon, for hot food take away businesses. Furthermore, The Area Roads Manager has raised no objection to this application.

**The proposal is therefore considered to be consistent with policy LP TRAN 6 of the emerging Argyll & Bute Local Plan Post Inquiry Modifications 2008.**

**CONCLUSION**

While contrary to policy POL COM 2 of the adopted local plan, the development does not conflict with any land use policies contained with the emerging local plan, which is the most recent expression of Council policy in this regard. Furthermore, it is considered that any potential bad neighbour issues associated with this new use can be resolved through compliance with the attached conditions. Given all of the above, this proposal is considered to be acceptable.

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**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 09/00333/COU**

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DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
BUTE & COWAL AREA COMMITTEE

Ward Number - 8 Isle of Bute  
Date of Validity - 1 April 2009  
Committee Date - 23 June 2009

---

Reference Number: 09/00461/DET  
Applicants Name: Mr & Mrs George Brown  
Application Type: Detailed Planning Application  
Application Description: Retention of replacement windows  
Location: Ground Flat 5A Columshill Place Rothesay Isle of Bute Argyll & Bute PA20 0DL.

---

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Retention of replacement windows.

**(ii) Other specified operations.**

- N/A.
- 

**(B) RECOMMENDATION**

Having due regard to development plan policy and other material considerations, it is recommended that planning permission **be refused** for the reason set out overleaf.

---

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

The retention of these plastic windows would erode the historic character and fabric of this Category B listed building by introducing an alien and uncharacteristic form of development. The installation of plastic windows which do not match the neighbouring windows in terms of material finish, astragal dimensions and proportions does not enhance but diminishes the character of this building and the wider Rothesay Conservation Area. The loss of uniformity as a result of these windows' opening style being at odds to the original sliding sash and case opening style throughout the building would also have a harmful impact upon the character of this building and Columshill Place. The development is contrary to Development Plan policy.

**(ii) Representations:**

One letter of representation has been received.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Not applicable.

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

Not applicable.

**(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.

**(viii) Has a sustainability Checklist Been Submitted:**

No.

**Angus J Gilmour**  
**Head of Planning**  
9 June 2009

**Author:** John Irving, Tel: 01369 708621 **Date:** 5 June 2009  
**Reviewing Officer:** David Eaglesham, Tel: 01369 708608 **Date:** 9 June 2009

**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](http://www.argyll-bute.gov.uk)**



**REASON FOR REFUSAL RELATIVE TO APPLICATION: 09/00461/DET**

1. The retention of these replacement windows on the subject property, by virtue of their inappropriate uPVC plastic material finish, astragal design and proportion, along with the method of opening, has an unacceptable impact upon the architectural and historic interest of this Category B Listed Building located within the Rothesay Conservation Area. As a consequence, the development is contrary to STRAT DC 9 of the Argyll and Bute Structure Plan 2002; Policy POL BE 6 of the adopted Bute Local Plan 1990; Policy LP ENV 14 of the Argyll and Bute Modified Finalised Draft Local Plan 2006; the Council's non-statutory *Rothesay Window Policy Statement*; and the advice contained within Historic Scotland's 'Scottish Historic Environmental Policy' 2008.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00461/DET**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan 2002**

STRAT DC 9 - '*Built Heritage & Development Control*' states that development which damages or undermines the historic, architectural or cultural qualities of the historic environment (including Listed Buildings and within Conservation Areas) will be resisted.

**Bute Local Plan 1990**

Policy POL BE 1 – '*Listed Buildings & Archaeological Sites*' seeks to ensure proposals do not detract from the established setting of listed buildings.

Policy POL BE 6 – '*Rothsay Conservation Area*' seeks to prevent any deterioration in the character and setting of the conservation area through unsympathetic new developments.

Policy POL BE 15 – '*General Layout & Design*' seeks to achieve a high standard of design and layout where new developments are proposed.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

Policy LP ENV 13a – '*Development impact on Listed Buildings*' all developments that affect listed buildings or their setting must be of a high quality.

Policy LP ENV 14 - '*Development in Conservation Areas*' seeks a presumption against development that does not preserve or enhance the character or appearance of the conservation area.

Policy LP ENV 18 - '*Development Setting, Layout & Design*' requires developers to execute a high standard of appropriate design.

**Note (i):** The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)

**(ii) SITE HISTORY**

Planning permission 03/02051/DET granted on 23<sup>rd</sup> December 2003 and Listed Building Consent 03/02047/LIB granted on 8<sup>th</sup> January 2004 for alterations to install French doors at the rear of 5A Columshill Place. This planning permission and listed building consent was implemented but has since been returned to an unauthorised window opening, the subject of this retrospective application.

The department commenced an enforcement investigation (ref: 08/00284/ENOTH3) on 18<sup>th</sup> August 2008 following receipt of a complaint regarding unauthorised works at 5A Columshill Place. This has resulted in the submission of this application and the associated listed building consent application 09/00462/LIB.

Members should also note that the neighbouring property at 5B Columshill Place boasts an unauthorised window opening in breach of planning permission 08/00860/DET and listed building consent 08/00861/LIB where an unauthorised single pane, uPVC window has been installed. This is the subject of a separate planning enforcement investigation.

**(iii) CONSULTATIONS**

**Historic Scotland** (Response received 28<sup>th</sup> May 2009):

*'As your council will be aware, relevant policy and guidance in respect of listed buildings requires that historic windows should be replaced only where they are beyond repair and replacement should be on a like for like basis.*

*In this instance, nothing has been submitted suggesting the existing windows to have been incapable of overhaul, but in any event, the replacement windows are clearly different in terms of type, opening method, proportions and materials, so are in clear conflict with historic environment policy, and unsuitable for installation in listed buildings.'*

**(iv) PUBLICITY AND REPRESENTATIONS**

Under Article 9 neighbour notification procedure and 'Development in Conservation Area' advert (expired 8<sup>th</sup> May 2009), one letter of support has been received from Mrs C. Dunnachie (letter dated 10<sup>th</sup> April 2009), 7 Columshill Place, Rothesay. The point raised is summarised below:

- i. I feel he has bettered that area, not downgraded it since he moved into the area.. I am in support of his application.

Comment: See assessment below.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00461/DET**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Built Environment**

The building containing 5A Columshill Place is a large two-storey terraced Category B listed building located within Rothesay Conservation Area. The building is split into 7 individual properties. This application seeks retrospective planning permission for the retention of three unauthorised replacement uPVC windows with side and top swing method of opening at this subject property. The applicant's agent has confirmed that the replaced windows were timber double hung sash and case sixteen pane windows.

The front elevation of this building boast 12 identical and original sixteen pane white painted timber sash and case windows, with the exception of the unauthorised window at this property. The rear elevation of this building boasts 10 two-pane white painted timber sash and case windows, again with the exception of this subject property and a small window opening to the neighbouring flat. Historic Scotland's listing description draws reference to the original sixteen and two pane sash and case windows throughout this building.

In addition, the overbearing bulk of the plastic window frames and astragal proportions fail to ensure the overall design and uniformity of the windows complement the existing neighbour windows at Columshill Place.

The loss of traditional timber sash and case windows and the introduction of plastic windows with a top and side swing method of opening render **this application contrary to existing and emerging Development Plan policies.**

**B. Other Key Policy Matters**

**Rothesay Window Policy Statement 1997**

The Council's '*Rothesay Window Policy Statement*' places the subject property within its own townscape block. It contains the description "attractive early terrace housing with original fenestrations throughout" and mentions the building's listed status. In recognition of these circumstances, the policy for this townscape block is as follows:

|                   |                                  |
|-------------------|----------------------------------|
| Finish            | - Timber                         |
| Glazing Pattern   | - sixteen-pane to match existing |
| Colour            | - White                          |
| Method of Opening | - Sliding sash and case          |

The loss of traditional timber sash and case windows and the introduction of plastic windows with a top and side swing method of opening render **this application contrary to non-statutory Council policies.**

### **Historic Scotland's Scottish Historic Environmental Policy 2008**

States that historic buildings are a highly visible and accessible element of Scotland's rich heritage. Listings recognise their historic importance. In assessing an application for a listed building, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. This guidance document further advises that while listed buildings can accommodate change this should be managed to protect the buildings special interest.

The loss of traditional timber sash and case windows and the introduction of plastic windows with a top and side swing method of opening render **this application contrary to Central Government guidance.**

#### **C. Conclusion**

This application is the latest involving the vexed question of replacement windows on Listed Buildings within the Rothesay Conservation Area. In this particular case, the subject property contains a large number of windows, almost all of which are original, traditional timber sliding sash and case.

The retention of these plastic windows would erode the historic character and fabric of this building by introducing an alien and uncharacteristic form of development. The installation of plastic windows which do not match the neighbouring windows in terms of material finish and astragal dimensions and proportions does not enhance but only diminishes the character of this building and the wider Rothesay Conservation Area. The loss of uniformity as a result of these windows opening style being at odds to the original sliding sash and case opening style throughout the building would also have a harmful impact upon the character of this building and Columshill Place.

Timber sash and case windows have been a feature of Scottish architecture for three centuries and can be made to suit modern requirements. Windows are an essential part of the design of a building and should be treated as part of its original fabric, particularly in this case, where the traditional windows essentially remained intact throughout the building.

Given all of the above, the retention of these unauthorised windows is unacceptable and is contrary to Development Plan policy.

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**COMMITTEE LOCATION PLAN RELEVANT TO PLANNING APPLICATION 09/00461/DET & 09/00462/LIB**

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Development Services, Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT

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DEVELOPMENT SERVICES  
 PLANNING APPLICATION REPORT  
 BUTE & COWAL AREA COMMITTEE

Ward Number - 8 Isle of Bute  
 Date of Validity - 6<sup>th</sup> April 2009  
 Committee Date - 23<sup>rd</sup> June 2009

Reference Number: 09/00462/LIB  
 Applicants Name: Mr & Mrs George Brown  
 Application Type: Listed Building Consent Application  
 Application Description: Retention of replacement windows  
 Location: Ground Flat 5A Columshill Place Rothesay Isle of Bute  
 Argyll & Bute PA20 0DL.

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Retention of Replacement Windows

**(ii) Other specified operations.**

- N/A.

**(B) RECOMMENDATION**

Having due regard to development plan policy and other material considerations it is recommended that Listed Building Consent be **refused** for the reason given overleaf.

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

Policy POL BE 1 of the adopted local plan and policy LP ENV 13a of the emerging local plan seek to resist alterations to listed buildings that would have an adverse impact upon their historic interest and character. One of the key design features of this terraced building is the uniformity and symmetry, upon the front and rear elevations, that the original 16 and 2 pane sash and case windows create. The retention of these inappropriate plastic windows introduces an alien form of development that seeks to erode the historical character and fabric of Columshill Place. The retention of these windows is contrary to development plan policies.

**(ii) Representations:**

One letter of representation has been received.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Not applicable.

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

Not applicable.

**(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.**

Whilst the proposal relates to a Category B Listed Building, as the application is being recommended for refusal, there is no requirement to formally notify Scottish Ministers.

**(viii) Has a sustainability Checklist Been Submitted:**

No.

**Angus J Gilmour**  
**Head of Planning**

9 June 2009

**Author:** John Irving, Tel: 01369708621  
**Reviewing Officer:** David Eaglesham, Tel: 01369708608

**Date:** 22 May 2009  
**Date:** 9 June 2009

**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](http://www.argyll-bute.gov.uk)**

**REASON FOR REFUSAL RELATIVE TO APPLICATION: 09/00462/LIB**

1. The retention of these replacement windows on the subject property, by virtue of their inappropriate uPVC plastic material finish, astragal design and proportion, along with the method of opening, has an unacceptable impact upon the architectural and historic interest of this Category B Listed Building located within the Rothesay Conservation Area. As a consequence, the development is contrary to STRAT DC 9 of the Argyll and Bute Structure Plan 2002; Policy POL BE 1 of the adopted Bute Local Plan 1990; Policy LP ENV 13(a) of the Argyll and Bute Modified Finalised Draft Local Plan 2006; the Council's non-statutory *Rothesay Window Policy Statement*; and the advice contained within Historic Scotland's Scottish Historic Environmental Policy 2008.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00462/LIB**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan 2002**

STRAT DC 9 states that development which damages or undermines the historic, architectural or cultural qualities of the historic environment (including Listed Buildings and within Conservation Areas) will be resisted.

**Bute Local Plan 1990**

Policy POL BE 1 – ‘*Listed Buildings & Archaeological Sites*’ seeks to ensure proposals do not detract from the established setting of listed buildings.

Policy POL BE 6 – ‘*Rothesay Conservation Area*’ seeks to prevent any deterioration in the character and setting of the conservation area through unsympathetic new developments.

Policy POL BE 9 ‘*Layout & Design of Urban Development*’ seeks to achieve a high standard of layout and design where new developments are proposed.

Policy POL BE 15 – ‘*General Layout & Design*’ seeks to achieve a high standard of design and layout where new developments are proposed.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

Policy LP ENV 13a – ‘*Development impact on Listed Buildings*’ all developments that affect listed buildings or their setting must be of a high quality.

Policy LP ENV 14 - ‘*Development in Conservation Areas*’ seeks a presumption against development that does not preserve or enhance the character or appearance of the conservation area.

Policy LP ENV 18 - ‘*Development Setting, Layout & Design*’ requires developers to execute a high standard of appropriate design.

**Note (i):**        **The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

Planning permission 03/02051/DET granted on 23<sup>rd</sup> December 2003 and Listed Building Consent 03/02047/LIB granted on 8<sup>th</sup> January 2004 for alterations to install French doors at the rear of 5A Columshill Place. This planning permission and listed building consent was implemented but has since been returned to an unauthorised window opening, the subject of this retrospective application.

The department commenced an enforcement investigation (ref: 08/00284/ENOTH3) on 18<sup>th</sup> August 2008 following receipt of a complaint regarding unauthorised works at 5A Columshill Place. This has resulted in the submission of this application and the associated planning application 09/00461/DET.

Members should also note that the neighbouring property at 5B Columshill Place boasts an unauthorised window opening in breach of planning permission 08/00860/DET and listed building consent 08/00861/LIB where an unauthorised single pane, uPVC window has been installed. This is the subject of a separate planning enforcement investigation.

**(iii) CONSULTATIONS**

**Historic Scotland** (Response received 28<sup>th</sup> May 2009):

*'As your council will be aware, relevant policy and guidance in respect of listed buildings requires that historic windows should be replaced only where they are beyond repair and replacement should be on a like for like basis.*

*In this instance, nothing has been submitted suggesting the existing windows to have been incapable of overhaul, but in any event, the replacement windows are clearly different in terms of type, opening method, proportions and materials, so are in clear conflict with historic environment policy, and unsuitable for installation in listed buildings.'*

**(iv) PUBLICITY AND REPRESENTATIONS**

Under Article 9 neighbour notification procedure and Regulation 5 advert (expired 8<sup>th</sup> May 2009), one letter of representation has been received from Mrs C. Dunnachie (letter dated 10<sup>th</sup> April 2009), 7 Columshill Place, Rothesay. The point raised is summarised below:

- i. I feel he has bettered that area, not downgraded it since he moved into the area. I am in support of his application.

Comment: See assessment below.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 09/00462/LIB**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Built Environment**

The building containing 5A Columshill Place is a large two-storey terraced Category B listed building located within Rothesay Conservation Area. The building is split into 7 individual properties. This application seeks retrospective planning permission for the retention of three unauthorised replacement uPVC windows with side and top swing method of opening at this subject property. The applicant's agent has confirmed that the replaced windows were timber double hung sash and case sixteen pane windows.

The front elevation of this building boasts 13 original sixteen pane white painted timber sash and case windows, with the exception of the unauthorised window at this property. The rear elevation of this building boasts 10 two-pane white painted timber sash and case windows, again with the exception of this subject property and a small window opening to the neighbouring flat. Historic Scotland's listing description draws reference to the original sixteen and two pane sash and case windows throughout this building.

In addition, the overbearing bulk of the plastic window frames and astragal proportions fail to ensure the overall design and uniformity of the windows complement the existing neighbour windows at Columshill Place.

The loss of traditional timber sash and case windows and the introduction of plastic uPVC windows with a top and side swing method of opening render **the application contrary to existing and emerging Development Plan policies.**

**B. Other Key Policy Matters**

**Rothesay Window Policy Statement 1996**

The Council's '*Rothesay Window Policy Statement*' places the subject property within its own townscape block. It contains the description "attractive early terrace housing with original fenestrations throughout" and mentions the building's listed status. In recognition of these circumstances, the policy for this townscape block is as follows:

|                   |                                  |
|-------------------|----------------------------------|
| Finish            | - Timber                         |
| Glazing Pattern   | - sixteen-pane to match existing |
| Colour            | - White                          |
| Method of Opening | - Sliding sash and case          |

The loss of traditional timber sash and case windows and the introduction of plastic windows with a top and side swing method of opening render **this application contrary to non-statutory Council policies.**

### **Historic Scotland's Scottish Historic Environmental Policy 2008**

States that historic buildings are a highly visible and accessible element of Scotland's rich heritage. Listings recognise their historic importance. In assessing an application for a listed building, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. This guidance document further advises that while listed building can accommodate change this should be managed to protect the buildings special interest.

The loss of traditional timber sash and case windows and the introduction of plastic windows with a top and side swing method of opening render **this application contrary to Central Government guidance.**

### **CONCLUSION.**

This application is the latest involving the vexed question of replacement windows on Listed Buildings within the Rothesay Conservation Area. In this particular case, the subject property contains a large number of windows, almost all of which are original, traditional timber sliding sash and case.

The retention of these plastic windows would erode the historic character and fabric of this building by introducing an alien and uncharacteristic form of development. The installation of plastic windows which do not match the neighbouring windows in terms of material, finish and astragal dimensions and proportions does not enhance but only diminish the character of this building and the wider Rothesay Conservation Area. The loss of uniformity as a result of these windows opening style being at odds to the original sliding sash and case opening style throughout the building would also have a harmful impact upon the character of this building and Columshill Place.

Timber sash and case windows have been a feature of Scottish architecture for three centuries and can be made to suit modern requirements. Windows are an essential part of the design of a building and should be treated as part of its original fabric, particularly in this case, where the traditional windows essentially remain intact throughout the building.

Given all of the above, the retention of these unauthorised windows is unacceptable and is contrary to Development Plan policy.

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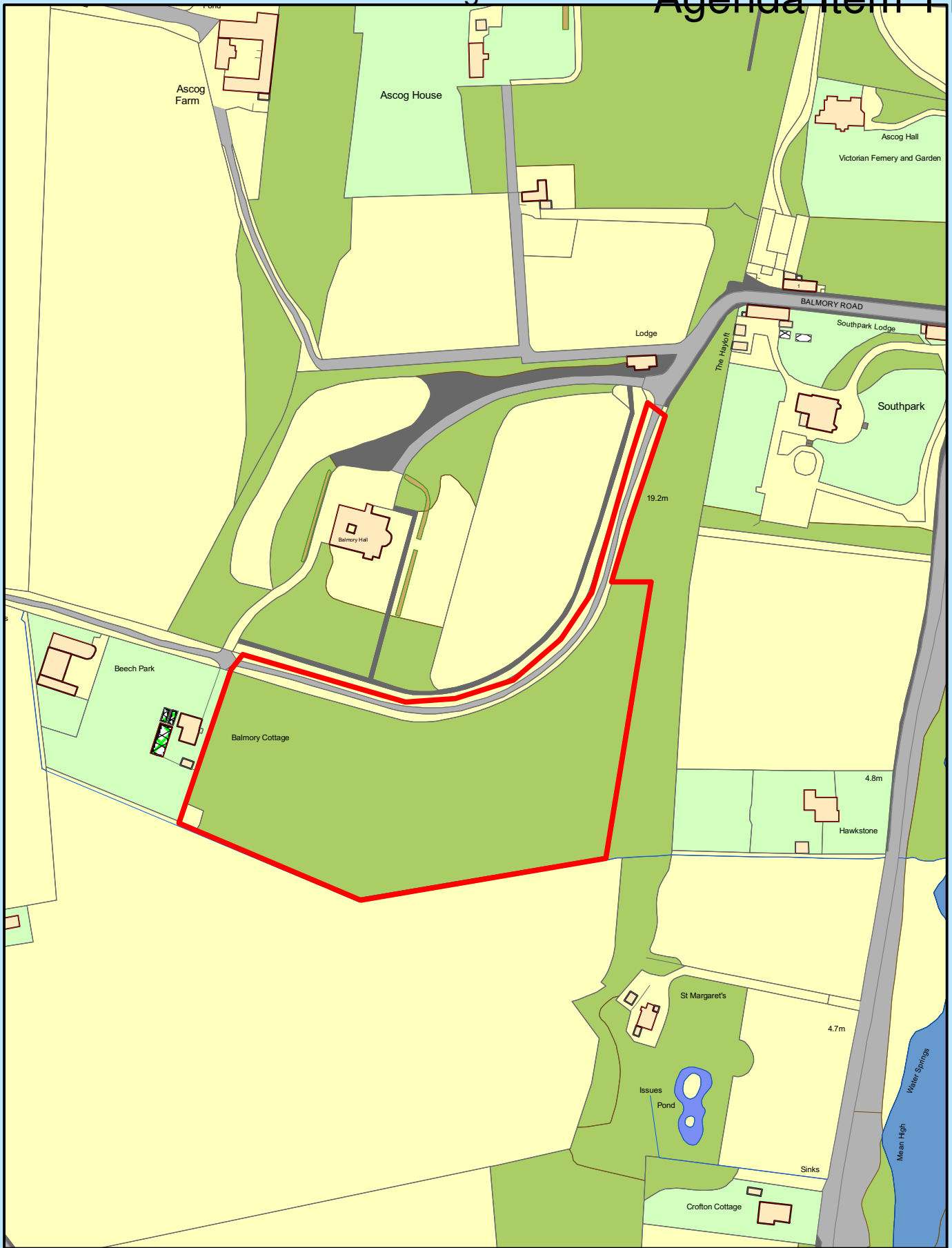
**COMMITTEE LOCATION PLAN RELEVANT TO PLANNING APPLICATION 09/00461/DET & 09/00462/LIB**

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Development Services, Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT

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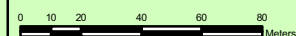
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**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 09/00483/VARCON**

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**DEVELOPMENT SERVICES**  
**LISTED BUILDING APPLICATION REPORT**  
**BUTE & COWAL AREA COMMITTEE**

**Ward Number** - 8 Isle of Bute  
**Date of Validity** - 17<sup>th</sup> April 2009  
**Committee Date** - 23<sup>rd</sup> June 2009

**Reference Number:** 09/00532/LIB  
**Applicants Name:** Fyne Homes  
**Application Type:** Application for Listed Building Consent  
**Application Description:** Installation of replacement windows  
**Location:** 32 Columshill Street and 2 Columshill Place, Rothesay, Isle of Bute

**(A) THE APPLICATION**

**(i) Works Requiring Listed Building Consent**

- Installation of two-paned, white, timber double swing windows.

**(ii) Other specified operations.**

- N/A.

**(B) RECOMMENDATION**

Having due regard to development plan policy and other material considerations, it is recommended that Listed Building Consent **be refused** for the reason set out overleaf.

**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

The works would not generally be supported by relevant policy provisions on Listed Buildings under both the adopted and emerging Local Plans. No incontrovertible evidence has been submitted that every window is in such a poor condition that the only option is to replace them. Even if such a case were to be made, no overriding argument has been advanced that timber sliding sash and case windows cannot be installed as a feasible replacement to the traditional windows that exist at present.

On the basis of the foregoing, it is considered that the proposal cannot be justified in terms of existing/emerging Development Plan policies; non-statutory Council policies; and Central Government guidance.

**(ii) Representations:**

No letters of representation have been received.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Not applicable.

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

Not applicable.

**(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.**

If Members were minded to approve this application, it would require to be notified to Scottish Ministers.

**(viii) Has a sustainability Checklist Been Submitted:**

No.

**Angus J Gilmour**  
**Head of Planning**  
15<sup>th</sup> June 2009

**Author:** Steven Gove, Tel: 01369 708603  
**Reviewing Officer:** David Eaglesham, Tel: 01369 708608

**Date:** 12<sup>th</sup> June 2009  
**Date:** 15<sup>th</sup> June 2009

**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](http://www.argyll-bute.gov.uk)**

**REASON FOR REFUSAL RELATIVE TO APPLICATION: 09/00532/LIB**

1. The proposed replacement windows on the subject property, by virtue of their inappropriate double swing method of opening, would have an unacceptable impact upon the architectural and historic interest of this Category B Listed Building located in a visually prominent position within the Rothesay Conservation Area. As a consequence, the development is contrary to STRAT DC 9 of the Argyll and Bute Structure Plan 2002; Policy POL BE 1 of the adopted Bute Local Plan 1990; Policy LP ENV 13(a) of the Argyll and Bute Modified Finalised Draft Local Plan 2006; the Council's non-statutory *Rothesay Window Policy Statement* and *Design Guide E 'Replacement of Windows'*; and the advice contained within Historic Scotland's '*Scottish Historic Environmental Policy 2008*'.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00532/LIB**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan 2002**

STRAT DC 9 - *'Built Heritage & Development Control'* states that development which damages or undermines the historic, architectural or cultural qualities of the historic environment (including Listed Buildings and within Conservation Areas) will be resisted.

**Bute Local Plan 1990**

Policy POL BE 1 of the adopted Local Plan seeks to permit only those alterations to statutory Listed Buildings which maintain and/or enhance their special architectural qualities.

**Argyll and Bute Modified Finalised Draft Local Plan 2006**

Policy LP ENV 13(a) requires development affecting a Listed Building to preserve the building and any features of special architectural or historic interest and that all such developments must be of a high quality.

**Note (i):**        **The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

There is none relative to this application.

**(iii) CONSULTATIONS**

**Historic Scotland** (letter dated 26<sup>th</sup> May 2009)

*"As your Council is aware, relevant policy and guidance in respect of listed buildings requires that historic windows should be replaced only where they are beyond repair, and replacements should be on a like-for-like basis.*

*In this instance, nothing is submitted to suggest the existing windows to be incapable of overhaul and the proposed windows are of a different type, so the application fails to meet either of the foregoing criteria".*

**(iv) PUBLICITY AND REPRESENTATIONS**

The proposal has been advertised under Regulation 5 and as a Potential Departure from the Development Plan (closing date 22<sup>nd</sup> May 2009). No representations have been received.



**(v) APPLICANT'S SUPPORTING INFORMATION**

The agent, Collective Architecture, has submitted a windows report with the application that contains a photographic record of the buildings, showing its exposed location adjacent to a busy street with no garden as a buffer zone for noise. It also identifies such items as television aerials and satellite dishes, and the relatively poor condition of some of the windows.

The points raised within the report can be summarised as follows:

- There are two options for the repair of the existing windows. The first would be whilst they were in-situ but this would be limited to window beads, decorative features and sealants. It is unlikely that whole mullions could be replaced;
- The second option would be workshop repairs but it is considered that it would not be possible to carry out the level of repair that is required without significant cost and disruption (e.g. scaffolding being erected; the windows being removed and taken to a workshop for repair; the tenants being decanted and given temporary accommodation; the flats being made secure against vandalism; etc.);
- Overhaul and secondary glazing has also been looked at but it is considered that, whilst this might address the heat loss issue and provide added protection against sound, it would still provide problems such as continued difficulty in cleaning and operating windows, and will be costly;
- Fyne Homes have invested a considerable amount of money in minor window repairs and heat loss improvements over the years. This is an ongoing costly and disruptive cycle. It would, therefore, be preferable to replace the windows and remove the maintenance burden.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 09/00532/LIB**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Built Environment**

The application site is a two-storey building with attic used as accommodation and dates from the early nineteenth century. It is a Category B Listed Building and is situated prominently within the Rothesay Conservation Area, at the corner of Columshill Street and Columshill Place. One of the key architectural features of the building is that it has retained its timber sliding sash and case fenestration on both the front and rear elevations.

The loss of traditional timber sash and case windows and the introduction of windows with a double swing method of opening render **this application contrary to existing and emerging Development Plan policies.**

**B. Other Key Policy Matters**

Rothesay Window Policy Statement 1997

The Council's '*Rothesay Window Policy Statement*' places the subject property within a own townscape block that also includes 16-30 Columshill Street and 3-9 Columshill Place. It contains the description "*attractive early terrace housing with original timber fenestration throughout*" and mentions the buildings' listed status. In recognition of these circumstances, the policy for this townscape block is as follows:

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Finish            | - Timber                                          |
| Glazing Pattern   | - Eight, twelve or sixteen-pane to match existing |
| Colour            | - White                                           |
| Method of Opening | - Sliding sash and case                           |

Argyll & Bute District Council '*Design Guide on Replacement Windows*' 1991

This document seeks to ensure that replacement windows in Listed Buildings and buildings within Conservation Areas should match the original in all aspects of their design and in their main method of opening.

The loss of traditional timber sash and case windows and the introduction of windows with a double swing method of opening render **this application contrary to non-statutory Council policies.**

Historic Scotland's Scottish Historic Environmental Policy 2008

States that historic buildings are a highly visible and accessible element of Scotland's rich heritage. Listings recognise their historic importance. In assessing an application for a listed building, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. This guidance document further advises that while listed building can accommodate change this should be managed to protect the buildings special interest.

The loss of traditional timber sash and case windows and the introduction of windows with a double swing method of opening render **this application contrary to Central Government guidance.**

**C. Conclusion**

This application is the latest involving the vexed question of replacement windows on Listed Buildings within the Rothesay Conservation Area. In this particular case, the subject property is distinctive in style, prominent in location and contains a large number of windows, almost all of which are traditional timber sliding sash and case. It is acknowledged that, as with previous applications for window replacements, these cases are not particularly straightforward.

It is considered that the installation of the windows as proposed would erode the historic character and fabric of this building by introducing an alien and uncharacteristic form of development. The installation of double swing windows which do not match the existing windows in terms of method of opening would not enhance but only diminish the character of this building and the wider Rothesay Conservation Area. The loss of uniformity as a result of windows being open at various angles would also have a harmful impact upon the character of the building and also Columshill Street and Columshill Place.

Timber sash and case windows have been a feature of Scottish architecture for three centuries and can be made to suit modern requirements. Windows are an essential part of the design of a building and should be treated as part of its original fabric, particularly in this case, where the traditional windows essentially remained intact throughout the building.

Whilst recognising the difficulties that the applicant faces, it is considered that the Council should give greater weight to the architectural integrity and quality of this Category B Listed Building and, on this basis, it is considered that the introduction of windows with a double swing method of opening would be contrary to existing and emerging Development Plan policies; Central Government guidance; and non-statutory policies. As a consequence, the application is being recommended for refusal.

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**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 09/00528/DET  
& 09/00532/LIB**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT



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**DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
BUTE & COWAL AREA COMMITTEE**

**Ward Number** - 8 Isle of Bute  
**Date of Validity** - 17<sup>th</sup> April 2009  
**Committee Date** - 23<sup>rd</sup> June 2009

**Reference Number:** 09/00528/DET  
**Applicants Name:** Fyne Homes  
**Application Type:** Detailed Planning Application  
**Application Description:** Installation of replacement windows  
**Location:** 32 Columshill Street and 2 Columshill Place, Rothesay, Isle of Bute

#### **(A) THE APPLICATION**

##### **(i) Development Requiring Express Planning Permission**

- Installation of two-paned, white, timber double swing windows.

##### **(ii) Other specified operations.**

- N/A.

#### **(B) RECOMMENDATION**

Having due regard to development plan policy and other material considerations, it is recommended that planning permission **be refused** for the reason set out overleaf.

#### **(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

##### **(i) Development Plan Context:**

The works would not generally be supported by relevant policy provisions on properties within Conservation Areas under both the adopted and emerging Local Plans. No incontrovertible evidence has been submitted that every window is in such a poor condition that the only option is to replace them. Even if such a case were to be made, no overriding argument has been advanced that timber sliding sash and case windows cannot be installed as a feasible replacement to the traditional windows that exist at present.

On the basis of the foregoing, it is considered that the proposal cannot be justified in terms of existing/emerging Development Plan policies; non-statutory Council policies; and Central Government guidance.

##### **(ii) Representations:**

No letters of representation have been received.

##### **(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Not applicable.

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

Not applicable.

**(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.

**(viii) Has a sustainability Checklist Been Submitted:**

No.

**Author:** Steven Gove, Tel: 01369 708603

**Date:** 12<sup>th</sup> June 2009

**Reviewing Officer:** David Eaglesham, Tel: 01369 708608

**Date:** 15<sup>th</sup> June 2009

**Angus J Gilmour**

**Head of Planning**

12<sup>th</sup> June 2009

**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](http://www.argyll-bute.gov.uk)**



**REASON FOR REFUSAL RELATIVE TO APPLICATION: 09/00528/DET**

1. The proposed replacement windows on the subject property, by virtue of their inappropriate double swing method of opening, would have an unacceptable impact upon the architectural and historic interest of this Category B Listed Building located in a visually prominent position within the Rothesay Conservation Area. As a consequence, the development is contrary to STRAT DC 9 of the Argyll and Bute Structure Plan 2002; Policy POL BE 6 of the adopted Bute Local Plan 1990; Policy LP ENV 14 of the Argyll and Bute Modified Finalised Draft Local Plan 2006; the Council's non-statutory *Rothesay Window Policy Statement and Design Guide E 'Replacement of Windows'*; and the advice contained within Historic Scotland's '*Scottish Historic Environmental Policy 2008*'.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00528/DET**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

**Argyll and Bute Structure Plan 2002**

STRAT DC 9 - '*Built Heritage & Development Control*' states that development which damages or undermines the historic, architectural or cultural qualities of the historic environment (including Listed Buildings and within Conservation Areas) will be resisted.

**Bute Local Plan 1990**

Policy POL BE 6 – '*Rothesay Conservation Area*' seeks to prevent any deterioration in the character and setting of the conservation area through unsympathetic new developments.

**Argyll & Bute Local Plan Post Inquiry Modifications 2008**

Policy LP ENV 14 - '*Development in Conservation Areas*' seeks a presumption against development that does not preserve or enhance the character or appearance of the conservation area.

**Note (i):**        **The applicable elements of the above Policies have not been objected too 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](http://www.argyll-bute.gov.uk)**

**(ii) SITE HISTORY**

There is none relative to this application.

**(iii) CONSULTATIONS**

No consultation requires to be carried out.

**(iv) PUBLICITY AND REPRESENTATIONS**

The proposal has been advertised under Section 65 and as a Potential Departure from the Development Plan (closing date 22<sup>nd</sup> May 2009). No representations have been received.

**(v) APPLICANT'S SUPPORTING INFORMATION**

The agent, Collective Architecture, has submitted a windows report with the application that contains a photographic record of the buildings, showing its exposed location adjacent to a busy street with no garden as a buffer zone for noise. It also identifies such items as television aerials and satellite dishes, and the relatively poor condition of some of the windows.

The points raised within the report can be summarised as follows:

- There are two options for the repair of the existing windows. The first would be whilst they were in-situ but this would be limited to window beads, decorative features and sealants. It is unlikely that whole mullions could be replaced;
- The second option would be workshop repairs but it is considered that it would not be possible to carry out the level of repair that is required without significant cost and disruption (e.g. scaffolding being erected; the windows being removed and taken to a workshop for repair; the tenants being decanted and given temporary accommodation; the flats being made secure against vandalism; etc.);
- Overhaul and secondary glazing has also been looked at but it is considered that, whilst this might address the heat loss issue and provide added protection against sound, it would still provide problems such as continued difficulty in cleaning and operating windows, and will be costly;
- Fyne Homes have invested a considerable amount of money in minor window repairs and heat loss improvements over the years. This is an ongoing costly and disruptive cycle. It would, therefore, be preferable to replace the windows and remove the maintenance burden.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 09/00528/DET**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Built Environment**

The application site is a two-storey building with attic used as accommodation and dates from the early nineteenth century. It is a Category B Listed Building and is situated prominently within the Rothesay Conservation Area, at the corner of Columshill Street and Columshill Place. One of the key architectural features of the building is that it has retained its timber sliding sash and case fenestration on both the front and rear elevations.

The loss of traditional timber sash and case windows and the introduction of windows with a double swing method of opening render **this application contrary to existing and emerging Development Plan policies.**

**B. Other Key Policy Matters**

Rothesay Window Policy Statement 1997

The Council's '*Rothesay Window Policy Statement*' places the subject property within a own townscape block that also includes 16-30 Columshill Street and 3-9 Columshill Place. It contains the description "*attractive early terrace housing with original timber fenestration throughout*" and mentions the buildings' listed status. In recognition of these circumstances, the policy for this townscape block is as follows:

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Finish            | - Timber                                          |
| Glazing Pattern   | - Eight, twelve or sixteen-pane to match existing |
| Colour            | - White                                           |
| Method of Opening | - Sliding sash and case                           |

Argyll & Bute District Council '*Design Guide on Replacement Windows*' 1991

This document seeks to ensure that replacement windows in Listed Buildings and buildings within Conservation Areas should match the original in all aspects of their design and in their main method of opening.

The loss of traditional timber sash and case windows and the introduction of windows with a double swing method of opening render **this application contrary to non-statutory Council policies.**

Historic Scotland's Scottish Historic Environmental Policy 2008

States that historic buildings are a highly visible and accessible element of Scotland's rich heritage. Listings recognise their historic importance. In assessing an application for a listed building, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. This guidance document further advises that while listed building can accommodate change this should be managed to protect the buildings special interest.

The loss of traditional timber sash and case windows and the introduction of windows with a double swing method of opening render **this application contrary to Central Government guidance.**

**C. Conclusion**

This application is the latest involving the vexed question of replacement windows on Listed Buildings within the Rothesay Conservation Area. In this particular case, the subject property is distinctive in style, prominent in location and contains a large number of windows, almost all of which are traditional timber sliding sash and case. It is acknowledged that, as with previous applications for window replacements, these cases are not particularly straightforward.

It is considered that the installation of the windows as proposed would erode the historic character and fabric of this building by introducing an alien and uncharacteristic form of development. The installation of double swing windows which do not match the existing windows in terms of method of opening would not enhance but only diminish the character of this building and the wider Rothesay Conservation Area. The loss of uniformity as a result of windows being open at various angles would also have a harmful impact upon the character of the building and also Columshill Street and Columshill Place.

Timber sash and case windows have been a feature of Scottish architecture for three centuries and can be made to suit modern requirements. Windows are an essential part of the design of a building and should be treated as part of its original fabric, particularly in this case, where the traditional windows essentially remained intact throughout the building.

Whilst recognising the difficulties that the applicant faces, it is considered that the Council should give greater weight to the architectural integrity and quality of this Category B Listed Building and, on this basis, it is considered that the introduction of windows with a double swing method of opening would be contrary to existing and emerging Development Plan policies; Central Government guidance; and non-statutory policies. As a consequence, the application is being recommended for refusal.

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**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 09/00528/DET  
& 09/00532/LIB**

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Development Services, Argyll and Bute Council,  
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**DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
Bute and Cowal Area Committee**

**Ward Number - 7 Dunoon  
Date of Validity - 8<sup>th</sup> May 2009  
Committee Date - 23<sup>rd</sup> June 2009**

Reference Number: 09/00595/OUT  
Applicants Name: Denis Doherty  
Application Type: Outline  
Application Description: Erection of three dwellinghouses and formation of vehicular access.  
Location: Land east of Davidson Place, North Campbell Road, Innellan

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of 3 detached dwellinghouses (no details but indicative two-storey split-level footprints, floor plans and elevations);
- Formation of shared vehicular access from North Campbell Road, provision of shared turning area, resident and visitor car parking areas;

**(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 Innellan and covered primarily by policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE 9 'Layout and Design of Urban Development'. In the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), the application site is located within the small town and village settlement of Innellan and covered primarily by policies LP ENV 19 'Development Setting, Layout and Design' and LP HOU 1 'General Housing Development'.

The proposal is considered contrary to the Cowal Local Plan in respect of the erection of three detached dwellinghouses within a narrow and sloping backland site in close proximity to existing dwellings which would not relate to the existing built form where issues concerning over-development, siting, loss of privacy, visual dominance, loss of car parking spaces and driver/pedestrian safety are raised by neighbouring residents and supported by the department.

The proposal is considered contrary to both the Argyll and Bute Structure Plan and the Argyll and Bute Local Plan since the three dwellinghouses proposed cannot be regarded as appropriate infill development since the development would result in settlement cramming and overwhelm the townscape character of the immediate area.

The provision of the new vehicular access serving this 'backland' site could have a significant impact on properties at Jock's Lodge, Jane Villa and Cumbrae Cottage, as the vehicle ramp would be at a higher level than these properties and their amenity spaces. Additionally, the loss of existing on-street car parking spaces on North Campbell Road would only exacerbate the already congested situation. It is also considered that the sightline to the south from the new access is unacceptable due to the presence of parked cars.

**(ii) Representations:**

Ten representations (objection) have been received.

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

Not applicable. The application is recommended for refusal.

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

Not applicable.

**(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  
9 June 2009**

**Author:** Brian Close  
**Reviewing Officer:** David Eaglesham

**Date:** 3<sup>rd</sup> June 2009  
**Date:** 9 June 2009

**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](http://www.argyll-bute.gov.uk)**

## REASONS FOR REFUSAL RELATIVE TO APPLICATION 09/00595/OUT

1. Having regard to the location of the application site on a narrow strip of 'green space' that acts as a buffer between an existing lower tier of residential development on Shore Road, Innellan and a higher tier of dwellings along North Campbell Road, the proposed dwellinghouses would not complement, but be at variance with the character of the immediate settlement pattern. The siting of three large detached dwellinghouses on this sloping and confined site to the rear of existing dwellinghouses on North Campbell Road would constitute settlement cramming and lead to unacceptable "*back-land development*", resulting in a poor standard of amenity for both the proposed dwellinghouses and the existing dwellinghouses on North Campbell Road from *Braeside Terrace* to *Jane Villa*. Development on this 'green space' buffer between existing housing would result in a loss of privacy and amenity for adjacent residents and also remove meaningful amenity space from the existing dwellinghouse at *Cumbræ Cottage*, thereby diminishing the amenity, privacy and outlook that the occupants could reasonably expect to enjoy. Accordingly, such a development with its particular siting and layout 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: Policies STRAT SI 1 'Sustainable Development', STRAT DC 1 '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 ENV 19 'Development Setting, Layout and Design' and LP HOU 1 'General Housing Development' of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), all of which presume against the nature of the development proposed.

2. Having regard to the scale, massing, design and siting of the proposed dwellinghouses within the narrow, confined and sloping site, in such close proximity to adjacent dwellinghouses, the proposed dwellinghouses (and in particular on plot 1), would visually dominate the rear elevations and private amenity space of the dwellinghouse at *Cliff Cottage*, diminishing the amenity and privacy that the occupants of this dwellinghouse could reasonably expect to enjoy. The rear elevation of *Cliff Cottage* is located only 5 metres from the eastern boundary of the application site where the indicative footprint of the dwellinghouse on plot 1 is 4 metres west of this boundary. Additionally, the house on plot 1 is shown with a total height of approximately 36.9 metres (AOD) that would result in a difference in height of approximately 9.8 metres from ridge level to ridge level of *Cliff Cottage* below with a separation distance of approximately 9 metres.

This unacceptable separation distance and height of the proposed dwellinghouses with main east facing elevations would visually dominate and have a significant impact on the rear elevation and private rear amenity space of *Cliff Cottage*, and would therefore diminish the amenity, privacy and outlook that the occupants of *Cliff Cottage* could reasonably expect to enjoy.

Accordingly, such a development with its particular siting and layout would be contrary to Policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE 9 'Layout and Design of Urban Development' of the Cowal Local Plan 1993; and Policy LP ENV 19 'Development Setting, Layout and Design' of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), all of which presume against the nature of the development proposed.

3. Having regard to the location of the application site on a narrow backland strip of sloping ground between existing dwellings, the proposed shared vehicular access between *Cumbræ Cottage* and *Jocks Lodge* would result in a ramped access that would mean that vehicles would be entering and exiting the application site at more than 11% resulting in a road level higher than existing ground levels (based on submitted drawings). The height of the new road would be comparable to the height of the top of the existing boundary wall on the southern side of *Jocks Lodge and Jane Villa* and higher than the garden of *Cumbræ Cottage*. Not only would the proposed access be at variance with the immediate settlement character that relies on on-street car parking but it would visually dominate and have a significant detrimental impact on the dwellinghouses and their amenity spaces at *Jocks Lodge, Jane Villa* and *Cumbræ Cottage* with additional safety and amenity concerns for occupants of these properties.

Accordingly, such a development with its particular siting and layout 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 Policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE 9 'Layout and Design of Urban Development' of the Cowal Local Plan 1993; and Policy LP ENV 19 'Development Setting, Layout and Design' of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), all of which presume against the nature of the development proposed.

4. Due to parked cars on the southern side of North Campbell Road adjacent to *Cumbræ Cottage*, the proposed vehicular access would have unacceptable southbound sightlines affecting driver and pedestrian safety. Additionally, the creation of the new access would remove valuable on-street car parking spaces from this already congested section of North Campbell Road, only exacerbating the existing situation. The proposed development is therefore contrary to Policy LP TRAN 4 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), which requires private access regimes to be 'fit for purpose'.

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00595/OUT**

**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 and avoid significant adverse impacts on built heritage resources; 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.

STRAT DC 1 '*Development Within The Settlements*' encourages development on appropriate infill, rounding-off and redevelopment sites. Developments which do not accord with this policy are those which result in excessively high development densities or settlement cramming.

STRAT HO1 – '*Housing – Development Control Policy*' C) encourages appropriate forms and scales of housing infill, rounding-off and redevelopment where it is consistent with STRAT DC1 -10. and D) encouragement will be given to innovative and sympathetic housing development layout and designs appropriate to their settings. Overly suburbanised forms of development are unlikely to be accepted in minor settlements.

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 the settlement of Innellan 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 where other amenity issues such as privacy, light, parking and access should also be satisfactorily addressed.

**(c) Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

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

Policy LP ENV 19 '*Development Setting, Layout & Design*' sets out the requirements in respect of development setting, layout and design in association with Appendix A of the Plan (*Design of New Housing in Settlements, Sustainable Siting and Design Principles*). Developments with poor quality or inappropriate layouts or densities including over-development and over-shadowing of sites will be resisted.

Policy LP HOU1 '*General Housing Development*' states a general presumption of 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 TRAN 1 '*Public Access and Rights of Way*' seeks to safeguard public rights of way, core paths and important public access routes.

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

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

**(d) National Guidance**

- a. Scottish Planning Policy SPP3 "Planning for Housing";
- b. Planning Advice Note 67 - 'Housing Quality'
- c. Planning Advice Note 68 – 'Design Statements'
- d. 'A Policy Statement for Scotland - Designing Places';

This advice is substantially incorporated in the Council's emerging Development Plan policies.

**(ii) SITE HISTORY**

Outline planning application (ref. 08/00577/OUT) for the erection of four dwellinghouses was refused on 5<sup>th</sup> November 2008 due to unacceptable backland development, impact on car parking and adjacent residential amenity.

There have been previous applications regarding the applicant's own dwellinghouse, Cumbrae Cottage:

- Planning permission (ref. 04/02399/DET) for the demolition of porch and erection of rear extension and external alterations was granted on 24<sup>th</sup> December 2004 and implemented.
- An application (ref. 04/02463/DET) for the erection of a 2-storey detached annexe was withdrawn on 2<sup>nd</sup> June 2005.
- Planning permission (ref. 05/01095/DET) for the erection of a single storey detached annexe was granted on 4<sup>th</sup> July 2005. Not yet implemented

**(iii) CONSULTATIONS**

**Area Roads Manager** (response dated 28<sup>th</sup> May 2009): Recommend deferral for reasons of car parking, surface water drainage, gradient and widths of accesses. Advisory note regarding a Road Opening Permit.

**Scottish Water** (expiry date 3<sup>rd</sup> June 2009): Awaiting response.

**(iv) PUBLICITY AND REPRESENTATIONS**

The proposal was advertised as a *Potential Departure* to policies POL HO8 and BE9 of the Cowal Local Plan 1993, advertisement published 22<sup>nd</sup> May 2009 (expiry date 12<sup>th</sup> June 2009) and under Article 9 Advertisement. Ten letters of objection have been received from 7 households:

- Neil McMaster, *Jocks Lodge*, North Campbell Road, Innellan (letters dated 9<sup>th</sup> May 2009 and 16<sup>th</sup> May 2009);
- Mr Harry J Rennie, 2 Braeside Terrace, Innellan (letter dated 12<sup>th</sup> May 2009);
- Iain and Ruth Ross, *Cliff Cottage*, Shore Road, Innellan (letters dated 12<sup>th</sup> May and 25<sup>th</sup> May 2009);
- Steven And Beryl Mayberry, 3 Braeside Terrace, Innellan (e-mail dated 11<sup>th</sup> May 2009);
- Alan and Emily Forrest, *Jane Villa*, North Campbell Road, Innellan (letter dated 15<sup>th</sup> May 2009);
- Danny and Caroline Thomson, 5 Braeside Terrace, Innellan (letter dated 20<sup>th</sup> May 2009);
- Ms. Theresa Duffy (two e-mails dated 11<sup>th</sup> June 2009).

A summary of the concerns and issues raised is as follows:

- *Proximity of proposed buildings to existing buildings.*
- *Loss of privacy for occupants of Braeside Terrace and Cumbrae Cottage*
- *North Campbell Road is very congested at present and losing up to four car parking spaces for the new access to be created is not acceptable. The applicants do not have any off street parking to serve Cumbrae Cottage where their two cars are parked on North Campbell Road. Potential for further congestion on one-way North Campbell Road during construction period. Ability to access the site from North Campbell Road during construction.*
- *Proposed access into the site and height of new vehicular access in relation to adjacent dwellings.*
- *Owners of Jane Villa concerned about loss of privacy to house and garden areas from development and in particular to the main access road running past their property.*
- *Proposals are inconsistent with surrounding character and density. Proposed dwellinghouses appear out of character in the area.*
- *Owners of downhill property Cliff Cottage are concerned about loss of and invasion of privacy due to proximity and height of dwellings, potential for landslides and ground conditions, pollution, noise and dust and removal of habitat and vegetation. Dwellings could have an unimpeded view into this property and completely destroy existing privacy.*
- *Owners of Cliff Cottage are concerned about the separation distance between their property and proposed dwellings uphill. Agent states that vegetation cover between the sites will act as screening and preserve privacy. Most of this vegetation is down the slope and would not shield Cliff Cottage from any buildings at a higher level.*

- *Owners of Cliff Cottage own land that extends along to the footpath that would be also overlooked by dwellings on plots 2 and 3. Plans indicate that this land belongs to Benvula Buildings when it is part of the curtilage of Cliff Cottage.*
- *Owner of Jocks Lodge state that the boundary wall is structural as it supports access to this building and would require substantial buttressing to take the load for access to the site. This does not appear to have been addressed in the drawings.*
- *New access is potentially dangerous and out of character within the immediate area. Line of sight is questioned. Residents are of the opinion that the proposed access to the development does not have a clear view of oncoming traffic, especially with parked cars obstructing oncoming traffic. The entrance is right over the brow of a hill and does present a danger. Drawings for proposed access regarding gradient and infill do not appear to have addressed the subject properly.*
- *Existing site is wooded and home to many species of wildlife. No indication of replanting that would sustain existing wildlife levels.*
- *Access pathway to Jane Villa has been omitted from the plans. This is a Right of Way and not owned by the applicants. The access road interrupts the right of way to current property owners and an access to their front entrances and gardens.*
- *Concern over drainage of the site with increased run-off by virtue of an increase in hard surfaces.*
- *Proposed loop road could be used as a pedestrian shortcut to the steps on the southern end of the site.*
- *Potential for damage to adjacent older properties where subsidence has taken place in the past.*
- *Japanese Knotweed growing on site.*
- *Doubt whether applicant owns all of application site edged red. According to Registers of Scotland, land to east of Davidson Place is owned by five different persons, none of whom is Mr. Doherty*
- *Lack of visitor parking.*
- *Revised plan and supporting information indicates that proposed development will fit in with adjacent housing that has not yet been approved.*

Comment – Refer to Assessment below.

## **(v) Applicant's Supporting Information**

The applicant's agent has submitted a supporting statement and 3-dimensional model to illustrate the siting of three dwellinghouses in relation to the surrounding area.

The agent suggests that the proposed development is in keeping with a recent permission for five villas on the site of the Royal Hotel adjacent. In respect of the previous refusal for the application site, the access road has been reconfigured to keep it away from Jock's Lodge but closer to Cumbrae Cottage. By altering the road, two dedicated car parking spaces can be provided for Cumbrae Cottage within the site. Indicative plans and cross sections show that there would be little impact on Cliff Cottage. Existing access path will be retained. Driveways and access will no longer be required to be built to adoptable standards in character with the surrounding area. Design of dwellings, landscaping and boundary treatments will all be addressed in any Reserved Matters application.

**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 09/00595/OUT**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

In the adopted Cowal Local Plan, the proposal is located within the settlement of Innellan covered specifically by Policies HO8 and BE9. Policy HO8 'Infill, Rounding Off and Redevelopment', encourages such development related to the built form. Policy BE9 'Layout and Design of Urban Development' 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 Local Plan Post Inquiry Modifications (November 2008), allow for appropriate infill, rounding-off and redevelopment within settlement zones. Developments which do not accord with this policy are those which result in excessively high development densities or settlement cramming.

Given the indicative siting and scale of the three dwellinghouses, in relation to the existing tier of development along North Campbell Road from Braeside Terrace to Jock's Lodge and Jane Villa, it is considered that the proposal would represent settlement cramming that would result in the introduction of an additional tier of development, served by a shared access that would be contrary to the immediate settlement pattern.

**Given that the proposal would result in three dwellinghouses within a narrow backland strip between existing properties that cannot be regarded as appropriate infill, rounding-off or redevelopment, the proposal would be contrary to policies STRAT DC1 and HO1 of the Argyll and Bute Structure Plan, policies POL HO8 and POL BE9 of the adopted Cowal Local Plan and policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

**B. Location, Nature and Design of Proposed Development**

**(i) Development Setting**

The application site lies between two existing tiers of residential development on Shore Road and North Campbell Road, Innellan. The application site is at a lower level than North Campbell Road, where it falls in stages eastwards then drops steeply over the cliff face towards dwellings on the lower tier fronting Shore Road (i.e. Cliff Cottage and Benvula Buildings). The application site is currently overgrown with a mixture of mature shrubs and trees, although the pedestrian footpath, which is bounded by a mixture of traditional random rubble and rendered walls, is maintained and used as a service lane to properties from Braeside Terrace to Jane Villa. The application site also includes a major part of the side and rear garden of Cumbrae Cottage (the home of the applicant).

The surrounding settlement character is typified by a line of assorted dwellings along Shore Road with sloping undeveloped green space (i.e. the application site) splitting the upper tier of assorted dwellings off North Campbell Road. To the south of the application site lies the site of the former Royal Hotel Site where permission has recently been granted for five villas. This is the only exception to established two-tier development in this part of Innellan. The settlement character is not only typified by two-tier development but of a range of dwellings with generous front and rear amenity spaces, where buildings are not immediately fronting Shore Road or North Campbell Road.

The 'L' shaped application site comprises a long narrow strip (approximately 100 metres long and 23 metres wide with a 35 metre long 20-metre wide shared vehicular access from North Campbell Road), extending from land to the rear of 1 Braeside Terrace northwards to dwellinghouses at Jock's Lodge and Jane Villa. Braeside Terrace comprises six modern semi-detached two-storey dwellings that are angled towards the eastern boundary of the application site that includes a grassed pedestrian access lane that runs from the public steps (between Shore Road and North Campbell Road) northwards up to Jane Villa. Davidson Place comprises a traditional two-storey flatted block with four flats within and sited parallel to this footpath. Cumbrae Cottage is a traditional split-level extended cottage fronting North Campbell Road that would lose much of its side and rear garden areas to provide vehicular and pedestrian access to the site. Jock's Lodge is a traditional split-level cottage fronting North Campbell Road. Jane Villa is a traditional one-and-a-half-storey design, set back from North Campbell Road and within the established building line with the dwellings at Braeside Terrace and Davidson Place. Whilst the lower tier of dwellings on Shore Road is located well below the application site, Cliff Cottage sits slightly back and higher than the established row of dwellings. This one-and-a-half-storey traditional dwellinghouse is located some 5 metres from the eastern boundary of the application site.

In terms of access and due to topography, the majority of adjacent dwellings have no in-curtilage car parking spaces and rely solely on North Campbell Road (one-way northwards) for on-street car parking. Indeed, the

applicant's own dwellinghouse Cumbrae Cottage has no off-street car parking and relies on North Campbell Road for parking.

## (ii) Development Layout

The proposal comprises a development of three detached dwellings all sharing a new single vehicular and pedestrian access from North Campbell Road at the north end of the site between Cumbrae Cottage and Jock's Lodge. Indicative plans, sections and elevations have been provided. The new access would run downhill from North Campbell Road into the site where the three detached split-level two-storey dwellinghouses would be located in linear fashion (indicative plans and elevations only). A shared turning area with two visitor parking spaces would be located between plots 2 and 3. A passing place would be provided close to the entrance adjacent to two in-curtilage parking spaces for Cumbrae Cottage.

The topography of the site dictates a split-level design where the dwellinghouses would appear to be accessed via bridge decks but this would also involve a significant amount of underbuild. Car parking for two cars for each of the dwellinghouses would be located to the front (west) of each house off the access road. The indicative proposals show three identical pitched and gabled dwellinghouses with main elevations facing west and east. Garden areas are shown for each of the dwellings where the main rear areas are very close to the cliff edge and steeply sloping.

Indicative details show that the dwellinghouses proposed would have similar rectangular footprints (approximately 10 x 9 metres) and approximately 26 metres distant from nearest housing at Davidson Place and Braeside Terrace, but approximately 9 metres from the rear of Cliff Cottage.

A 6-metre section of wall will be removed beside Cumbrae Cottage to create the new vehicular access. The new access is shown wide enough at the entrance to allow two cars to pass with a further passing place located on the bend into the main part of the site. No details have been submitted to indicate proposed levels of infill or height of new access road that would appear to be at the level of the boundary wall of Jocks Lodge and higher than the garden area of Cumbrae Cottage.

## (iii) Assessment

The proposal must be assessed against the provisions of Policy LP ENV 19 - Development Setting, Layout and Design of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), 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.*

The application site lies between two existing tiers of residential development on Shore Road and North Campbell Road, Innellan. Given the proposal to develop a backland strip of 'green space' that effectively acts as a buffer to separate existing tiers of development, it is considered that the proposed development does not reflect the existing adjacent settlement pattern but merely attempts to cram three large detached dwellings, their amenity spaces and accesses into a narrow confined and sloping site. The introduction of an additional tier of housing development in close proximity to existing dwellings would be contrary to the existing established two-tier development pattern.

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



In terms of 'Back-land Development 11.1-11.3', *back-land development is described as new development behind a row or group of buildings and normally accessed by a separate access. Back-land development needs to take account of the existing settlement character and requires to be designed to maintain the privacy and amenity of the original property while allowing for an appropriate and safe vehicular and pedestrian access. Planning applications for back-land sites should include details that clearly indicate the siting, aspect, and height of the building and proposed and existing accesses.*

The proposed layout of the three detached dwellinghouses does not reflect the local character and density and in particular, the dwellings on plot 1 results in development very close to the eastern boundary of the site with potential for overlooking the downhill property *Cliff Cottage*, and to a lesser degree *Benvula Buildings*. The rear elevation of *Cliff Cottage* is located only 5 metres from the eastern boundary of the application site where the indicative footprint of the dwellinghouse on plot 1 is only 4 metres from this boundary. Additionally, the house on plot 1 is shown with a total height of approximately 36.9 metres (AOD) that would result in a difference in height of approximately 9.8 metres from ridge level to ridge level of *Cliff Cottage* below with a separation distance of between 9 metres.

Furthermore, whilst all of the proposed plots are indicatively shown more than 18 metres from housing on the western side of the site, these properties will still suffer from a loss of privacy and visual domination from the development and its access that would significantly alter the semi-rural character of the area.

Whilst plot density appears on plan to be comparable to surrounding properties, the topography of the site dictates very steep garden areas. The amount of meaningful amenity space to support development of this scale has not been fully demonstrated.

The revised proposal brings the new access road closer to *Cumbræ Cottage* and removes a significant part of its curtilage. The provision of two off-street car parking spaces does not compensate for the loss of curtilage that is currently approximately 777m<sup>2</sup> but would be reduced to approximately 357m<sup>2</sup>. The equivalent approximate plot densities equate to 24% 'as existing' and 53% 'as proposed'. Additionally, the position of the shared access, at a higher level and with a footway would have a detrimental impact on the privacy of *Cumbræ Cottage* and its rear garden area in addition to having a significant visual impact on the amenity of the occupants of *Jock's Lodge* and *Jane Villa*.

While this application is in outline only at this stage, the applicant has provided indicative design details to give the best idea of what type of housing could be accommodated on site. The indicative proposal suggests three similar detached split-level dwellinghouses, potentially accessed via a bridge deck from the western side of the site, all with significant underbuild. No indication of materials is given.

Notwithstanding the suitability of this site for residential purposes, the proposals represent a development that would not be in keeping with the character and scale of the surrounding area. While typified by a wide variety of house types, the proposal would result in visually dominant features when viewed from the east or more significantly from the west where the scale, siting and design of the proposed dwellings would be at odds with neighbouring properties.

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

Refer to section C. below.

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

Refer to section D. below.

**The proposal would be contrary to Policies HO8 and BE9 of the adopted Cowal Local Plan and to Policy LP ENV 19 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), in respect of a poorly sited group of dwellinghouses that do not pay due regard to the existing settlement character, topography and design, siting and proximity of adjacent dwellings and their amenity spaces. Development of this narrow, confined and sloping site for three detached dwellinghouses could have the capacity to dominate existing dwellings in close proximity leading to potential problems of overlooking, loss of privacy and visual dominance by virtue of inappropriate scale, design and siting.**

## **C. Road Network, Parking and Associated Transport Matters**

The Area Roads Manager has recommended that the application be Deferred until additional information has been provided on surface water drainage, car parking, gradient and widths of accesses. Longitudinal sections

are also required to show the profile of the new access road and how it will tie into the existing road. A plan showing the amended road layout with levels relative to the site boundaries is also required to assess the implications on the site boundaries. The proposal must also ensure that adequate car parking for *Cumbræ Cottage* is maintained or provided which would be dependant on the number of bedrooms. Similarly, the level of car parking for the three dwellinghouses would also be dependent on the number of bedrooms proposed. Full details of surface water drainage proposals are also required. At the time of writing, no additional information has been submitted by the applicant or his agent.

Notwithstanding the lack of information requested by the Area Roads Manager above, the sloping access serving the site for three dwellings with potential for at least ten car parking spaces has the capacity to result in a loss of amenity and privacy in addition to safety issues for residents in adjacent properties, in particular *Jocks Lodge*, *Jane Villa* and *Cumbræ Cottage*.

The proposed shared vehicular access between *Cumbræ Cottage* and *Jocks Lodge* would result in a ramped access that would mean that vehicles would be entering and exiting the application site at a gradient exceeding 11% resulting in a proposed road level approximately 1 metre higher than existing ground levels. This would be comparable to the height of the top of the existing boundary wall on the southern boundary of *Jocks Lodge* and *Jane Villa* and higher than the garden of *Cumbræ Cottage*. Not only would the proposed access be at variance with the immediate settlement character that relies on on-street car parking but it would visually dominate and have a significant detrimental impact on the dwellinghouses and their amenity spaces of the dwellinghouses at *Jocks Lodge*, *Jane Villa* and *Cumbræ Cottage* with additional safety and amenity concerns for occupants of these properties.

Notwithstanding this lack of detailed information, a key concern is one of visibility when exiting the site. Many of the objectors have commented on this aspect and the department shares and support their views in that traffic leaving the site will not be able to see clearly beyond the line of parked cars on the south side of North Campbell Road. The existing 20mph speed limit on this stretch is advisory only and is still within an urban 30mph speed restriction.

Additionally the loss of existing on-street car parking spaces to create the new access will only exacerbate the already congested situation. For these reasons, and on the basis of poor southbound visibility and loss of car parking spaces, it is considered that the proposal would be contrary to policy LP TRAN 4.

The details submitted in support of this proposal do not include detailed sections to indicate how the new access will relate to adjacent properties and in structural terms. For this reason, the proposal is considered to be contrary to policy LP TRAN 4 in respect of the proposed access.

In terms of the applicants' proposal to build across an existing right of way, the applicant has indicated that he owns only half of the footpath and boundary walls but this is considered to be a civil matter between affected parties.

**On the basis of the above, the proposal is considered inconsistent with the provisions of Policies LP TRAN 4 and TRAN 6 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008), in respect of poor southbound visibility and impact on existing on-street car parking provision. Furthermore, the development could give rise to potential safety problems in respect of visibility and exacerbate the existing congested on-street car parking situation.**

## **D. Infrastructure**

It is proposed to connect to both the public water and waste water systems. Whilst awaiting their response, Scottish Water previously had no objection to the provision of a water supply to serve the development but comment that there may be capacity issued that can only be resolved at a detailed stage.

**On the basis of the above, the proposal is considered consistent with the provisions of Policy POL PU 1 of the Cowal Local Plan 1993 and Policies SERV1 and SERV2 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).**

## **CONCLUSION**

The current 'revised' application for three dwellinghouses instead of four previously refused (ref. 08/00577/OUT) is considered to be no different in terms of impact on residential amenity and impact on the character of the surrounding area.

Development of this narrow backland site for three detached dwellinghouses would result in the introduction of an additional tier of development within the immediate settlement and result in an unacceptable development close to existing dwellings. The siting of three dwellinghouses in such close proximity to existing dwellings from

*Braeside Terrace to Jocks Lodge/Jane Villa/Cumbræ Cottage and Cliff Cottage* would result in over-development and settlement cramming that would have an adverse impact on the privacy and amenity of neighbouring properties and would not relate to the existing built form. Given the siting and indicative two-storey design, the proposed development could not be regarded as appropriate infilling, contrary to Policy HO 8 of the adopted Cowal Local Plan and Policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications (November 2008).

Additionally, issues concerning over-development, siting, loss of privacy, visual dominance and settlement character have been 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 Local Plan Post Inquiry Modifications (November 2008), since the three dwellinghouses proposed cannot be regarded as appropriate infill development where the development would result in settlement cramming and would overwhelm the townscape character of the immediate area.

This revised proposal has also removed a significant part of the rear garden area of Cumbræ Cottage to allow the new access road to be reconfigured. The impact on Cumbræ Cottage is considered to be unacceptable.

Furthermore, the proposed shared private access from North Campbell Road would result in the introduction of a new access road to the rear of existing properties that would result in a loss of privacy and amenity in addition to potential road safety concerns in terms of unacceptable southbound sightlines and loss of existing on-street car parking provision.

Such a development with its particular siting, layout, scale and access 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 Local Plan Post Inquiry Modifications (November 2008), all of which presume against the nature of the development proposed and does not justify the grant of planning permission.

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**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 09/00595/OUT**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT

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DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
BUTE & COWAL AREA COMMITTEE

Ward Number - 6 Cowal  
Date of Validity - 7<sup>th</sup> May 2009  
Committee Date - 23<sup>rd</sup> June 2009

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Reference Number: 09/00631/VARCON  
Applicants Name: Western Ferries (Clyde) Ltd  
Application Type: Removal of Condition  
Application Description: Erection of new linkspan; infilling works with rock armour sea wall to create extended Marshalling area; and associated infrastructure works (Removal of Condition 12 of planning permission 05/00200/DET relating to simultaneous use of both links spans) (Retrospective).  
Location: Land North Of Ferry Terminal, Marine Parade, Hunters Quay, Dunoon, Argyll.

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**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Removal of condition 12 of planning permission 05/00220/DET.

**(ii) Other specified operations.**

- N/A.
- 

**(B) RECOMMENDATION**

Having due regard to development plan policy and other material considerations it is recommended that planning permission **be granted** subject to the attached conditions and reasons along with the informatives detailed overleaf.

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**(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS**

**(i) Development Plan Context:**

The associated planning permission (ref: 05/00220/DET) was approved consistent with the Development Plan. This application simply relates to a traffic management issue and a condition attached to planning permission 05/00220/DET which prevents the simultaneous use of both linkspans.

The use of both linkspans is considered essential by Western Ferries (Clyde) Ltd to provide an effective service and business operations. There are several scenarios when the use of both linkspans is considered vital for vessel berthing and maintenance, linkspan maintenance, prevailing weather conditions, unforeseen events and extreme periods of high demand. Importantly, the use of both links span reduces noise pollution and can have a positive environmental impact.

The Area Roads Manager has raised no objection to the proposal which is considered to be consistent with policy POL TR 1 of the adopted Cowal Local Plan 1993.

**(ii) Representations:**

Two letters of representation have been received.

**(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:**

Given the limited number of representations received it is not considered necessary to hold a non-statutory hearing.

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

Not applicable.

**(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.

**(viii) Has a sustainability Checklist Been Submitted:**

No.

**Author:** John Irving, Tel: 01369708621  
**Reviewing Officer:** David Eaglesham, Tel: 01369708608

**Date:** 28<sup>th</sup> May 2009  
**Date:** 15<sup>th</sup> June 2009

**Angus J Gilmour**  
**Head of Planning**

**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](http://www.argyll-bute.gov.uk)**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 09/00631/VARCON**

1. **No additional external lighting shall be installed** until full details of all external lighting to be used within the site has been submitted to and approved in writing by the Planning Authority in consultation with the Area Roads Manager and the Public Protection Service. Such details shall include full details (including supporting structures) of the location, type, design, height, angle of direction and wattage of each light. Unless the prior written consent of the Planning Authority is obtained for variation, all lighting units within the application site shall be operated, positioned and angled to prevent any glare or light spillage outwith the boundaries of the ferry terminal site, having regard to the Institute of Lighting Engineers Guidance.

***Reason:*** *In order to avoid the potential of light pollution infringing on surrounding land uses/properties.*

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 09/00631/VARCON**

**MATERIAL CONSIDERATIONS AND ADVICE**

**(i) POLICY OVERVIEW AND MATERIAL ADVICE**

Cowal Local Plan 1993

Policy POL TR 1 ‘*Cowal – Clyde Ferry Traffic*’ seeks to oppose changes or reductions in service on the Cowal-Clyde ferry routes which undermine the economic regeneration of Cowal but importantly will support measures which will result in improved services and facilities on these routes;

Argyll & Bute Local Plan Post Inquiry Modifications 2008

No relevant policies.

**(ii) SITE HISTORY**

Planning permission 05/00220/DET granted on 17<sup>th</sup> March 2006 for the erection of new linkspan; infilling works with rock armour sea wall to create extended marshalling area; and associated infrastructure works.

The Area Roads Managers memo dated 21<sup>st</sup> June 2005 relative to this permission stated:

*“In order to control traffic loadings on the junction and immediate road network, the applicant shall not operate the service from anymore than one linkspan at any given time”.*

This requirement was drafted into condition 12 of planning permission 05/00220/DET, which the applicant now wishes to remove.

Enforcement complaint 08/00123/ENFBOCC received on 18<sup>th</sup> April 2008 regarding the suspected breach of condition 12 planning permission 05/00220/DET; see associated report elsewhere on this agenda.

**(iii) CONSULTATIONS**

**Area Roads Manager** (memo dated 11<sup>th</sup> May 2009): No objection.

**Dunoon Community Council** (letter dated 25<sup>th</sup> May 2009): Objection.

*‘The approach to this terminal consists of two blind corners which give rise to vehicles approaching the entrance to the marshalling area being unable to see oncoming traffic from either direction.*

*The noise already disturbing the neighbouring properties will be increased, at present from 5am to midnight.*

*Congestion in this area not only effect Hunters Quay but will effect Kirn and Dunoon.*

*We also cannot see how the use of another linkspan is going to benefit the local economy.'*

**Hunters Quay Community Council** (letter dated 5<sup>th</sup> June 2009): Objection

*'The community council oppose in the strongest possible terms the removal of condition 12 of planning permission 05/00200/DET... Those present felt that this would be an entirely unsafe, retrograde and wholly foolish action that would adversely affect the entire Hunters Quay Community with probable increased traffic flow, noise and pollution and further degrade our community to visitors and residents alike.'*

**(iv) PUBLICITY AND REPRESENTATIONS**

Under Article 9 neighbour notification procedures, two letters of representation have been received from the following; Fulton McInnes (letter dated 25<sup>th</sup> May 2009), The Quarterdeck, 265 Marine Parade, Hunters Quay, Dunoon, PA23 8HN and Neil Kay (letter dated 28<sup>th</sup> May 2009), Holyrood, Innellan, Argyll, PA23 7SP.

The points raised are summarised below:

- i. There has been no change to the current or possible modus operandi since planning permission was first granted. This condition should still apply and retrospective permission should not be granted to remove this condition.

**Comment:** *See assessment below.*

- ii. Both linkspans cannot be used simultaneously and therefore there would be no need to remove condition 22 and it should remain and be strongly enforced.

**Comment:** *See assessment below.*

- iii. From observations over the last year, with the exception of Cowal Games etc., rarely are the ferries full or many vehicles waiting for the next ferry for more than 20 minutes, all from the same linkspan without any problems.

**Comment:** *See assessment below.*

- iv. Residents of Hunters Quay are awakened by Western Ferries starting their engines, prior to the weekday 06:10am sailing and subsequently disrupted regularly every 20 minutes throughout the day by noise of ship engines, loading ramps clanging, vehicles movement of the ramp, the tannoy beep and safety message etc. until the last ferry unloads at approx. 12:15am and this would only increase if both link spans were used simultaneously.

**Comment:** *See assessment below.*

- v. Pollution from the exhausts fill front gardens with fumes with certain wind directions and would only increase if both link spans were used simultaneously.

**Comment:** *See assessment below.*

- vi. The new linkspan provides a foot passenger passageway fenced from vehicle traffic which continues with a pedestrian only pathway to the road. The original linkspan does not have this facility.

**Comment:** See assessment below.

- vii. If both linkspans were to be used simultaneously this could double traffic volumes trying to exit and enter simultaneously to and from the main road in both directions. The local residents could not handle any increase in traffic that simultaneous linkspan operations could produce.

**Comment:** See assessment below.

- viii. Residents of Hunters Quay cannot use their front gardens for recreational purposes due to the unbearable noise and fumes from Western Ferries operations.

**Comment:** See assessment below.

- ix. Currently, if both linkspans were used “simultaneously” only the new one could load while the other unloads.

**Comment:** See assessment below.

- x. The loading or unloading of both boats at the same time would be dangerous without continuous marshalling that would increase loading times and surely negate any advantage to be in theory gained by using both linkspans simultaneously.

**Comment:** See assessment below.

- xi. If Western Ferries require a second operational linkspan would it not make more sense that they use, buy or hire the Dunoon unused linkspan rather than further pollute the residents of Hunters Quay.

**Comment:** This is not a material planning consideration in the determination of this application.

- xii. The rubber buffering that Western Ferries claimed in their original correspondence would eliminate the docking, unloading, undocking, noise has had little effect and at times the new link span is noisier than the old one was.

**Comment:** See assessment below.

- xiii. The approach road to the terminal consists of two blind corners which create road safety issues. Congestion in this area not only affects Hunters Quay but Kirn and Dunoon.

**Comment:** See assessment below.

- xiv. We cannot see how the use of both linkspans is going to benefit the local economy.

**Comment:** See assessment below.

(v) **APPLICANTS SUPPORTING INFORMATION**

Summary of applicant's operational statement and supporting information detailed below:

Vessel Berthing & Maintenance

The original linkspan is used for overnight berthing, which means the first and last sailings use the original linkspan as opposed to repositioning to/from the new linkspan. The weekly maintenance programme is sustained by taking one vessel out of service for a few hours three days per week. Before and after the vessel will berth unloads and upload from the original linkspan.

The use of the original linkspan for berthing and maintenance reduces the need for unnecessary vessel movements thereby minimising operational noise levels.

Linkspan Maintenance

Western Ferries on-going maintenance programme for both linkspans will necessitate occasions where operations are switched from one linkspan to another to accommodate our engineering staff.

Prevailing Weather Conditions

Masters have to react rapidly to changing weather conditions and will always utilise the linkspan that affords the safest berthing option, which could change on a sailing by sailing basis.

Unforeseen Events

Western Ferries will always be subject to a number of imponderables that could necessitate the instantaneous switch from one linkspan to another.

Extreme Periods of Demand

Originally, the reason that condition 12 was considered necessary was 'in the interest of traffic management to prevent congestion in the immediate area and on the highway. Perversely the opposite is the truth, condition 12 could in certain circumstances, create congestion. The most obvious circumstance being the Cowal Games period when demand is high. Western Ferries also experienced extreme demand following the closure of the A83 as a result of the landside at the 'Rest and be Thankful.

If the circumstances dictated, the ability to load one vessel on one linkspan and berth the other will minimise the build up of traffic on the public highway. This has the obvious advantages of easing congestion, improving road safety and reducing the environmental impact of emissions from idling car engines.

It is worth emphasising that the combination of the temporary traffic management system and simultaneous use of both linkspans during last year's Cowal Games significantly improved the flow and traffic and therein reduced the build up of congestion in the vicinity of the ferry terminal.

With regards to the above, the ability to use both linkspans, without restrictions, is not only operationally important to Western Ferries to maintain its service to Dunoon and Cowal but also to the overall benefit of our neighbours. The ability to use both linkspans reduces vessel movements, minimises vessel noise levels and emissions. It also potentially reduces the build up of traffic levels which itself would create congestion, increase noise levels and emissions.



**APPENDIX B – RELATIVE TO APPLICATION NUMBER: 09/00631/VARCON**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy.**

The associated planning permission (ref: 05/00220/DET) was approved consistent with the Development Plan. This application simply relates to a traffic management issue and a condition attached to planning permission 05/00220/DET which prevents the simultaneous use of both linkspans.

**B. Road Network, Parking and Associated Transport Matters.**

Condition 12 of planning permission 05/00220/DET states the following:

*“At no time shall the new linkspan and the existing linkspan (as indicated on the approved plans) be used simultaneously or on the same operational day for embarking/disembarking of vehicles and/or foot passengers. The existing linkspan shall not be used for the embarking/disembarking of paying vehicles and passengers except in the sole instance of any mechanical failure of the new linkspan, unless the prior consent to vary the use of the two linkspans has been approved in writing by the Planning Authority.”*

This application seeks to remove this condition and Western Ferries has outlined their reasons why this condition is not considered necessary and in fact a hindrance to their business operations, see Section V in Appendix A, above.

This condition was originally imposed on the grant of planning permission at the request of the Area Roads Manager. Importantly, the Area Roads Manager has now raised no objection to this application. The original reason for this condition was in the interest of traffic management and to prevent congestion in the immediate area and on the public highway. It is clear from the information given by the applicant there are specific operational benefits in allowing the use of both linkspans. The scenarios where both linkspans maybe in operation, at the same time, are essentially when it is necessary to provide vessel and linkspan maintenance and during periods of high demand. During periods of high demand there is no reason why it is not acceptable to allow the use of both links spans at the same time; permitting one vessel to load up on one linkspan and another vessel to berth on the other linkspan. Once the loading of the vessel was complete, the recently berthed vessel would then begin to discharge traffic.

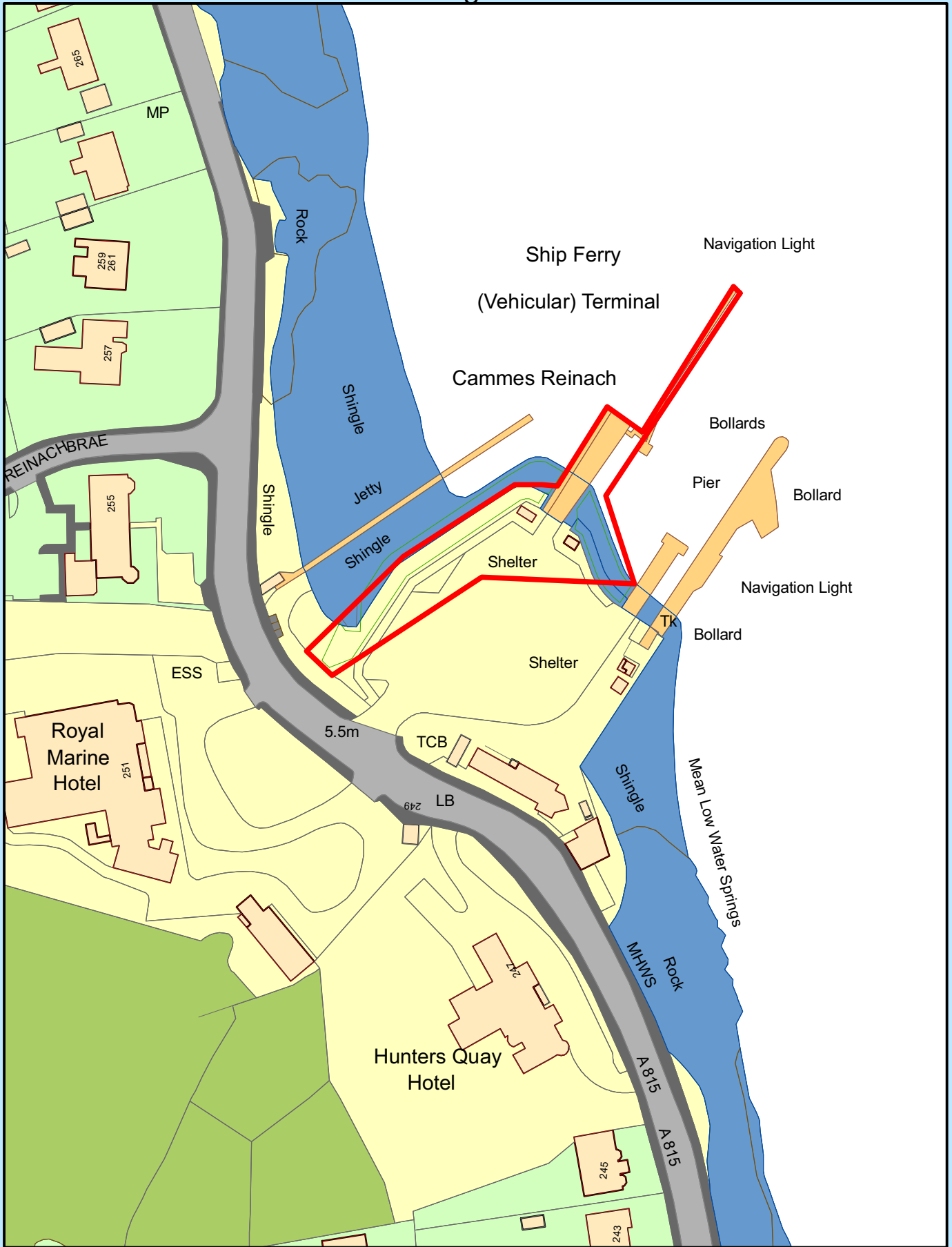
Over and above the clear operational benefits for the applicant, which can greatly reduce any traffic congestion from queuing vehicles, there is also a clear environmental improvement by reducing the amount of time car engines are left idling and vessels waiting to dock at a single linkspan.

Policy TR1 of the adopted local plan promotes measures that improve ferry services on the Cowal-Clyde ferry routes. It is considered that this application is consistent with this policy.

**M. Conclusion.**

The removal of condition 12 from planning permission 05/00220/DET will not create any adverse traffic management issues but will in fact allow the applicant to improve

its business operations and ferry service. The use of both linkspans also improves the environmental impact of the ferry service by reducing unnecessary vessel movement between both linkspans and reducing, during busy periods, the length of time car engines are left idling while waiting for the ferry. Given all of the above, the proposal is considered to be acceptable.



**COMMITTEE LOCATION PLAN  
RELEVANT TO PLANNING  
APPLICATION 09/00631/VARCON**

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Development Services, Argyll and Bute Council,  
Kilmory, Lochgilphead, Argyll, PA31 8RT



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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,  
GDCON 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**

| <b>App No</b> | <b>Applicant name, address and proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00698/NMA  | Fyne Homes<br><br>Former Council Offices And Sheriff Court, High Street And, Castle Street, Rothesay, Isle Of Bute, ,<br>Alterations and change of use of former council buildings and sheriff court to form 25 flats and formation of 10 parking spaces (amendment to planning permission 04/00576/COU to incorporate use of different materials).                                                                                                       | 13/05/2009        | 22/05/2009           | PER             |
| 09/00666/NMA  | Scottish Water Solutions<br><br>Car Park Ardnadam Pier, Sandbank, Dunoon, Argyll And Bute,<br>,<br>Re-profiling of ground to accommodate an underground pumping station; above ground combined MCC kiosk and ancillary development works relating to pumping station; formation of lay-by and erection of stone wall. Amendment to Planning Permission 05/01675/DET incorporating a second kiosk and minor changes to lay-by wall and ground re-profiling | 05/05/2009        | 22/05/2009           | PER             |
| 09/00561/TPO  | Gwen Crawford<br><br>15 Bishop Street, Rothesay, Isle Of Bute, Argyll And Bute, PA20 9DH,<br>Removal of five trees and lopping of one sycamore                                                                                                                                                                                                                                                                                                            | 21/04/2009        | 11/05/2009           | PER             |
| 09/00554/NMA  | Mr And Mrs Coutts<br><br>77 Argyll Road, Kirn, Dunoon, Argyll And Bute, PA23 8LZ,<br><br>Alterations, erection of extension and conservatory (amendment to planning permission 07/01485/DET to incorporate alteration to roof peak).                                                                                                                                                                                                                      | 22/04/2009        | 15/05/2009           | PER             |
| 09/00552/DET  | Mr And Mrs T Elsby<br><br>29 Eccles Road, Hunters Quay, Dunoon, Argyll And Bute, PA23 8LB,<br>Removal of staircase and porch, erection of extension.                                                                                                                                                                                                                                                                                                      | 20/04/2009        | 26/05/2009           | PER             |
| 09/00546/DET  | John Allan<br><br>Plot 3, Land To The North Of Ashbank, Strachur, Argyll And Bute, ,<br>Erection of dwellinghouse and formation of vehicular access                                                                                                                                                                                                                                                                                                       | 27/04/2009        | 22/05/2009           | PER             |

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

| <b>App No</b> | <b>Applicant name, address and proposal</b>                                                                                                                                                                                   | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00514/DET  | Dr I Hamilton<br><br>Kishorn, Strachur, Cairndow, Argyll And Bute, PA27 8BY,<br><br>Formation of pitched roofs over existing dormer windows                                                                                   | 15/04/2009        | 21/05/2009           | PER             |
| 09/00504/DET  | Mr And Mrs Waters<br><br>The Cottage, Clachaig, Dunoon, Argyll And Bute, PA23 8RE,<br><br>Retention of porch extension and timber decking (amendment to planning permission 08/01083/DET incorporating design changes)        | 22/04/2009        | 26/05/2009           | PER             |
| 09/00485/DET  | Maureen Beattie<br><br>Land South Of Eriskay, North Campbell Road, Innellan, Argyll And Bute, ,<br>Erection of dwellinghouse, formation of vehicular access, siting of two temporary caravans and installation of septic tank | 09/04/2009        | 11/05/2009           | PER             |
| 09/00476/DET  | Miss P McFadden<br><br>Upper Flat, Allan Park, 104 Shore Road, Innellan, Dunoon, Argyll And Bute, PA23 7SR,<br>Alterations to upper flat                                                                                      | 14/04/2009        | 06/05/2009           | PER             |
| 09/00439/CPD  | Argyll And Bute Council<br><br>Rothesay Joint Campus, High Street, Rothesay, Isle Of Bute, Argyll And Bute, PA20 9JH,<br>Erection of wind turbine and installation of solar panel                                             | 01/04/2009        | 15/05/2009           | PER             |
| 09/00437/COU  | Ardlamont Leisure<br><br>Former Sawmill Building, Ardlamont Estate, Ardlamont, Tighnabraich, Argyll,<br>Change of use of sawmill to commercial stables (retrospective)                                                        | 08/04/2009        | 06/05/2009           | PER             |

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

| <b>App No</b> | <b>Applicant name, address and proposal</b>                                                                                                                                                                | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00432/DET  | Mr N Brown And Miss J L Smithson<br>7 Kilbride Avenue, Dunoon, Argyll And Bute, PA23 7LH,<br>Alterations and extension                                                                                     | 01/04/2009        | 24/04/2009           | PER             |
| 09/00431/TPO  | William Hunter<br>13 Ardbeg Road, Rothesay, Isle Of Bute, Argyll And Bute, ,<br>Lopping of one Oak Tree                                                                                                    | 01/04/2009        | 11/05/2009           | PER             |
| 09/00427/TPO  | Ian Rothney<br>9 Crichton Road, Rothesay, Isle Of Bute, Argyll And Bute,<br>PA20 9JR,<br>Felling of 1 Sitka Spruce and lopping of Sitka Spruce and<br>Beech Tree                                           | 01/04/2009        | 11/05/2009           | PER             |
| 09/00426/DET  | Mrs Margaret McMillan<br>55A Crichton Road, Rothesay, Isle Of Bute, Argyll And Bute,<br>PA20 9JT,<br>Installation of replacement windows                                                                   | 01/04/2009        | 11/05/2009           | PER             |
| 09/00413/DET  | Mr Paul Harley<br>49 Crichton Road, Rothesay, Isle Of Bute, Argyll And Bute,<br>PA20 9JT,<br>Erection of detached garage                                                                                   | 30/03/2009        | 26/05/2009           | PER             |
| 09/00392/DET  | Kean Construction Ltd<br>Kildonan, St Catherines, Cairndow, Argyll And Bute, PA25<br>8BA,<br>Erection of extension, conservatory and front glazed porch<br>(amendment to planning permission 08/00419/DET) | 26/03/2009        | 18/05/2009           | PER             |



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

| <b>App No</b> | <b>Applicant name, address and proposal</b>                                                                                                                                                                                                                                                                     | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00391/NMA  | Strachur And District Community Co Ltd<br><br>Land 200 Metres To The North West Of Stachurmore,<br>Strachur, Argyll And Bute, ,<br>Erection of clubhouse , installation of septic tank and<br>formation of car park and vehicular access. Amendment to<br>planning permission 08/00880/DET to reduce footprint. | 26/03/2009        | 07/05/2009           | PER             |
| 09/00383/DET  | Mr Brian Sweet<br><br>Upper Flat, Greylands, 6 Royal Terrace, 50 Mountstuart<br>Road, Rothesay, Isle Of Bute, Argyll And Bute, PA20 9EB,<br>Formation of opening and erection of shed (partially<br>retrospective)                                                                                              | 26/03/2009        | 19/05/2009           | PER             |
| 09/00378/OUT  | Mrs Catherine Montgomery<br><br>Land At Clachan Crofts, Strachur, Cairndow, Argyll And Bute,<br>PA27 8DH,<br>Erection of dwellinghouse (renewal of planning permission<br>06/01054/OUT)                                                                                                                         | 25/03/2009        | 20/05/2009           | PER             |
| 09/00365/DET  | Mr Gavin Doherty<br><br>1 Ashcroft, Hafton, Dunoon, Argyll And Bute, PA23 8HP,<br><br>Erection of extension, installation of UPVC windows and<br>extension to timber balcony                                                                                                                                    | 02/04/2009        | 06/05/2009           | PER             |
| 09/00363/DET  | Mr Alistair Cameron<br><br>Avondale, 2 Avondale Lane, Dunoon, Argyll And Bute, PA23<br>7QN,<br>Erection of covered enclosure                                                                                                                                                                                    | 27/03/2009        | 20/04/2009           | PER             |
| 09/00349/DET  | Scottish Water<br><br>Land North East Of Ardenlee Lodge, Bullwood Road, Dunoon,<br><br>Intallation of new pumping station , erection of new sea wall ,<br>formation of lay-by and access steps.                                                                                                                 | 11/03/2009        | 30/04/2009           | PER             |

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

| <b>App No</b> | <b>Applicant name, address and proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00348/DET  | Scottish Water<br><br>Sewage Works, Sandbank, Dunoon, Argyll And Bute, PA23 8QD,<br>Erection of dosing kiosk, retaining wall , ground profiling and widening of existing access.                                                                                                                                                                                                                                                                    | 10/03/2009        | 30/04/2009           | PER             |
| 09/00346/DET  | The Co-op Group Scotland Ltd<br><br>111 Queen Street, Dunoon, Argyll And Bute, PA23 8AX,<br><br>Installation of two external compressors                                                                                                                                                                                                                                                                                                            | 20/03/2009        | 28/04/2009           | PER             |
| 09/00340/DET  | Thus Telecom<br><br>Windfarm North Of The Brannie Clachan Flats, Cairndow, Argyll And Bute, ,<br>Installation of broadband equipment, monopole and antennae                                                                                                                                                                                                                                                                                         | 15/04/2009        | 15/05/2009           | PER             |
| 09/00338/ADV  | Morrisons<br><br>40 - 44 John Street, Dunoon, Argyll And Bute, PA23 8BJ,<br><br>Installation of five illuminated signboards                                                                                                                                                                                                                                                                                                                         | 19/03/2009        | 20/04/2009           | PER             |
| 09/00337/DET  | Robert Jardine<br><br>1 Kames Terrace, Port Bannatyne, Isle Of Bute, Argyll And Bute, PA20 0PL,<br>Retention of storage shed.                                                                                                                                                                                                                                                                                                                       | 18/03/2009        | 01/05/2009           | PER             |
| 09/00335/NMA  | Mr And Mrs A Weir<br><br>Land South Of Oakbank, (Fern Cottage And Branter Lodge), Strachur, Cairndow, Argyll And Bute, PA27 8DH,<br>Erection of two dwellinghouses and formation of vehicular access (Amendment to permission 07/00063/DET incorporating alterations to fenestrations, removal of chimney and alteration to chimney stack, alteration to dormer design (plots 1 & 2), alteration to porch design (plot 1 only)).<br>(Retrospective) | 17/03/2009        | 17/04/2009           | PER             |

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

| <b>App No</b>   | <b>Applicant name, address and proposal</b>                                                                                                                                                              | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00334/LIB    | Mrs Susan Myler And Mr Jason Myler<br><br>Ground Floor , Montford House, 35 Craigmore Road,<br>Rothesay, Isle Of Bute, Argyll And Bute, PA20 9ES,<br>Installation of en suite and alterations to kitchen | 13/03/2009        | 29/04/2009           | PER             |
| 09/00331/PNELEC | SSE Power Distribution<br><br>Wood Pole, Leanach, Newton, Strachur, , Strathlachlan, Argyll<br>And Bute, ,<br>Retention of one 33Kv wooden pole                                                          | 13/03/2009        | 24/04/2009           | PER             |
| 09/00327/ADV    | Food Programme Delivery Orchid Group<br><br>111 Queen Street, Dunoon, Argyll And Bute, PA23 8AX,<br><br>Erection of two fascia signs, 1 projecting sign, 1 menu board<br>and 1 totem.                    | 10/03/2009        | 20/04/2009           | PER             |
| 09/00321/DET    | Ian Donald<br><br>7 Castle Street, Rothesay, Isle Of Bute, Argyll And Bute, ,<br><br>Installation of mast and antenna                                                                                    | 20/03/2009        | 15/05/2009           | PER             |
| 09/00320/DET    | Scottish Water<br><br>Land To East Of Hafton House, Hunters Quay, Dunoon,<br>Argyll And Bute, PA23 8HP,<br>Erection of dosing kiosk and wall and formation of lay-by.                                    | 05/03/2009        | 29/04/2009           | PER             |
| 09/00299/DET    | Fyne Homes<br><br>3 Bridge Park, Rothesay, Isle Of Bute, Argyll And Bute, PA20<br>0HF,<br>Erection of ramped access                                                                                      | 02/04/2009        | 11/05/2009           | PER             |

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

| <b>App No</b>   | <b>Applicant name, address and proposal</b>                                                                                                                                                                                                                                                                        | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00298/DET    | Scottish Water<br><br>Land Opposite Camus Mhor, Sandbank, Dunoon, Argyll And Bute, PA23 8PD,<br>Installation of CSO chamber, erection of wall, formation of lay-by and rock armour slope                                                                                                                           | 26/03/2009        | 21/05/2009           | WDN             |
| 09/00278/VARCON | A C Welsh<br><br>Plot 2 , Land 450m South Of Auchnaha, Otter Ferry, Argyll And Bute, ,<br>Erection of dwellinghouse and formation of vehicular access (Variation of Condition 4 of Planning Permission 08/01427/OUT relating to visibility splays)                                                                 | 12/03/2009        | 27/04/2009           | PER             |
| 09/00241/NMA    | Scottish Water<br><br>Wastewater Pumping Station, Marine Parade, Hunters Quay, Argyll And Bute, ,<br>Erection of wastewater pumping station formation of layby, retaining wall and ancillary works. Amendment to planning permission 04/01123/DET to incorporate design of pumping station and extension of layby. | 25/02/2009        | 20/05/2009           | PER             |
| 09/00233/DET    | Mr Stuart Scott<br><br>The Keep, Kames Castle, Port Bannatyne, Isle Of Bute, Argyll And Bute, PA20 0QP,<br>Refurbishment of redundant castle keep to form dwelling                                                                                                                                                 | 04/03/2009        | 01/05/2009           | PER             |
| 09/00187/DET    | William Hill Organisation<br><br>16 Moir Street, Dunoon, Argyll And Bute, PA23 8AA,<br><br>External alterations and installation of air conditioning condenser units.                                                                                                                                              | 01/04/2009        | 17/04/2009           | PER             |
| 09/00141/LIB    | Mr Donald P And Mrs Tina Lorraine Vincent<br><br>Ardencraig House, Ardencraig Road, Rothesay, Isle Of Bute, Argyll And Bute, ,<br>Erection of orangery (amended proposal)                                                                                                                                          | 09/02/2009        | 06/04/2009           | PER             |

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

| <b>App No</b>       | <b>Applicant name, address and proposal</b>                                                                                                                                                                                                                                                                                                                | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 09/00135/OUT        | Mistress J C A S McMorland<br><br>Land East Of Rockview, Cromlech Road, Sandbank, Dunoon,<br>Argyll And Bute, PA23 8QH,<br>Erection of four dwellinghouses and formation of vehicular<br>access.                                                                                                                                                           | 09/02/2009        | 27/04/2009           | WDN             |
| 09/00061/DET        | Mr And Mrs M Breslin<br><br>Land North Of Marchfield, Toward, Dunoon, Argyll And Bute,<br>PA23 7UD,<br>Erection of dwellinghouse and formation of vehicular access.                                                                                                                                                                                        | 26/01/2009        | 05/05/2009           | REF             |
| 09/00029/VARCO<br>N | Craig Mc Intyre<br><br>Ardganavan Croft Old, Cairndow, Argyll And Bute, PA26 8BL,<br><br>Removal of Condition 6 of Planning Permission<br>04/00296/COU relating to ancillary residential use.                                                                                                                                                              | 14/01/2009        | 27/04/2009           | PER             |
| 08/01985/NMA        | Neil MacRaid<br><br>Cowal Farm, Strachur, Cairndow, Argyll, PA27 8DH,<br><br>Erection of dwellinghouse (amendment to planning permission<br>07/01373/REM incorporating change to roof pitch)                                                                                                                                                               | 10/11/2008        | 28/04/2009           | PER             |
| 08/01792/NMA        | Fyne Homes<br><br>Former Council Offices And Sheriff Court, High Street And<br>Castle Street, Rothesay, Isle Of Bute, Argyll And Bute, PA20<br>Alterations and Change of Use of former Council Buildings<br>and Sheriff Court to form 25 flats and 10 parking spaces<br>(amendment to permission 04/00576/COU incorporating use<br>of different materials) | 03/10/2008        | 11/05/2009           | WDN             |
| 08/01422/DET        | Sted Investment Ltd<br><br>Ashgrove, 229 Alexandra Parade, Dunoon, Argyll And Bute,<br>PA23 8HD,<br>Demolition of cottage, erection of 8 'close care' cottages, re-<br>positioning of 2 cottages, and reconfigured access.                                                                                                                                 | 31/07/2008        | 24/04/2009           | PER             |

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

| <b>App No</b> | <b>Applicant name, address and proposal</b>                                                                                                  | <b>Valid date</b> | <b>Decision date</b> | <b>Decision</b> |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-----------------|
| 08/00896/COU  | Kilmodan And Colintrave Church Of Scotland<br><br>Land To East Of , Kilmodan Church, Glendaruel, Argyll And Bute, ,<br>Formation of car park | 15/05/2008        | 18/05/2009           | PER             |
| 05/01572/MFF  | James McLachlan<br><br>Site 2 Kilmarnock Loch Striven, Toward, Dunoon, Argyll, ,<br>Proposed Mussel Fish Farm                                | 20/07/2005        | 17/04/2009           | PER             |

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

| <b>CASENO</b>     | <b>APPLICANT NAME/PROPOSAL<br/>AND SITE ADDRESS</b>                                                                                                                                       | <b>RECEIVED<br/>DATE</b> | <b>VETTED<br/>DATE</b> | <b>DECISION</b> | <b>DECISION</b> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------|-----------------|-----------------|
| 04/02512/ERD/A    | Stewart McNee Ltd<br><br>Plot 2 Of Calderwood Innellan Dunoon Argyll<br><br>Amendment to warrant to cover formation of raised decking area                                                | 06/03/2009               | 11/03/2009             | 22/04/2009      | WARAPP          |
| 05/00697/MTP/A    | Stewarts Garage<br><br>Garage 50 Wellington Street Dunoon Argyll PA23 7LA<br><br>Amendment Warrant to cover changes to internal non- load bearing partitions.                             | 25/03/2009               |                        | 27/04/2009      | WARAPP          |
| 05/00814/ERC/G    | Mansell<br><br>Dunoon Grammer School Kirm Dunoon Argyll And Bute PA23 8LU<br>Erection of new secondary school - Amendment to cover changes to access control provision.                   | 26/06/2007               |                        | 20/04/2009      | WARAPP          |
| 05/01629/ALTEXT/B | Mr D Boyd<br><br>Springhill Sandbank Dunoon Argyll PA23 8PJ<br><br>Amendment to Warrant to cover; stair position altered, and shower room extended to form bathroom                       | 17/04/2009               | 13/05/2009             | 15/05/2009      | WARAPP          |
| 06/00298/ALTER/A  | Kidbrooke Properties Limited<br><br>First Floor 1 Bridge Street Rothesay Isle Of Bute Argyll And Bute PA20 0HS<br>Alterations to approved proposal                                        | 18/05/2009               | 20/05/2009             | 22/05/2009      | WARAPP          |
| 06/00710/EXTEND   | Thomas McGeachie<br><br>Chistlehurst 37 Hunter Street Kirm Argyll And Bute PA23 8LS<br>Extension to dwelling, to form conservatory                                                        | 23/05/2006               | 07/06/2006             | 22/04/2009      | WARAPP          |
| 07/00415/STAGE1/B | Sted Investments Ltd<br><br>Ashgrove 229 Alexandra Parade Dunoon Argyll And Bute PA23 8HD<br>Erection of a 60 bed residential nursing home :<br>Amendment to provide additional bedrooms. | 23/10/2008               |                        | 27/04/2009      | WARAPP          |

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|                   |                                                                                                                                          |            |            |            |        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------|
| 07/00494/EXTEND/A | Miss Sheena Currie                                                                                                                       | 26/03/2009 | 06/04/2009 | 27/04/2009 | WARAPP |
|                   | Crarae Bobbys Brae Tighnabraich Argyll And Bute PA21 2BD<br>Amendment to Warrant, to cover the relocation of stairway door               |            |            |            |        |
| 07/00902/EXTEND   | Ms S J Rodger                                                                                                                            | 04/07/2007 | 21/08/2007 | 21/05/2009 | WARAPP |
|                   | Glencairn Baycroft Strachur Argyll And Bute PA27 8BY<br>Extension to dwelling to form additional lounge and rooms within attic           |            |            |            |        |
| 07/00961/MULTIP/A | Mr David Gemmell                                                                                                                         | 14/05/2009 | 22/05/2009 | 22/05/2009 | WARAPP |
|                   | 128 Queen Street Dunoon Argyll And Bute PA23 8AY<br>Amendment to Warrant to form raised storage area and associated stair.               |            |            |            |        |
| 07/00987/ERECDW/A | Ballyconnely Developments Ltd                                                                                                            | 03/04/2009 | 06/04/2009 | 08/05/2009 | WARAPP |
|                   | 94 Queen Street Dunoon Argyll PA23 8AY<br>Amendment to warrant, to cover minor internal changes                                          |            |            |            |        |
| 07/01550/ERECDW/B | Stewart McNee (Dunoon) Ltd                                                                                                               | 20/04/2009 | 21/04/2009 | 19/05/2009 | WARAPP |
|                   | Plot South Of Ardenlee Lodge Bullwood Road Dunoon Argyll And Bute<br>Amendment to warrant to cover change to velux unit                  |            |            |            |        |
| 08/00185/ALTEXT/A | United Church Of Bute                                                                                                                    | 18/11/2008 | 27/11/2008 | 22/04/2009 | WARAPP |
|                   | United Church Of Bute High Street Rothesay Isle Of Bute Argyll And Bute PA20 9JH<br>Amendment to cover alterations to stairway and lift. |            |            |            |        |
| 08/00353/ALTEXT/A | Ian McKnight                                                                                                                             | 14/04/2009 | 28/04/2009 | 08/05/2009 | WARAPP |
|                   | Ashbank Strachur Cairndow Argyll And Bute PA27 8BX<br>Amendment to Warrant to cover deletion of rear extension from proposals            |            |            |            |        |
| 08/00588/ALTEXT/B | Mr N Brown And Miss J Smithson                                                                                                           | 08/04/2009 | 21/04/2009 | 19/05/2009 | WARAPP |
|                   | 7 Kilbride Avenue Dunoon Argyll And Bute PA23 7LH<br>Amendment to Warrant, to cover reduction in extension size, and its location.       |            |            |            |        |

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|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------|
| 08/00621/ALTEXT/A | Kilbride Construction Ltd<br><br>Ranfurly St Catherines Cairndow Argyll And Bute<br>PA25 8BA<br>Amendment to warrant, to cover alterations to<br>approved plans                                                                                     | 17/03/2009 | 31/03/2009 | 27/04/2009 | WARAPP |
| 08/00641/STAGE3   | Fyne Initiatives<br><br>Cowal Resource Centre Bullwood Road Dunoon Argyll<br>And Bute PA23 7QL<br>External cladding, internal walls, internal linings,<br>electrical, ventilation, heating, plumbing and all other<br>items to completion - STAGE 3 | 16/04/2009 |            | 20/05/2009 | WARAPP |
| 08/00665/ALTER/A  | NHS Highland<br><br>Dunoon And District General Hospital 360 Argyll<br>Street Dunoon Argyll And Bute PA23 7RL<br>amendment to Warrant to cover the formation of an<br>accessible toilet                                                             | 03/04/2009 | 20/04/2009 | 08/05/2009 | WARAPP |
| 08/00699/ALTER    | Mrs Jean Orr<br><br>4 Eccles Road Hunters Quay Dunoon Argyll And Bute<br>PA23 8LA<br>Alteration to install new shower room and removal of<br>load bearing wall                                                                                      | 08/07/2008 | 21/07/2008 | 20/05/2009 | WARAPP |
| 08/00801/ERECDW   | Mr And Mrs W Lunney<br><br>Land To West Of Ardentinnny Hotel Ardentinnny Argyll<br><br>Erection of dwellinghouse with associated biodisk unit<br>and oil storage tank                                                                               | 15/08/2008 | 28/08/2008 | 08/05/2009 | WARAPP |
| 08/00846/STAGE1/A | Strathclyde Fire Station<br><br>Fire Station 357 Argyll Street Dunoon Argyll And Bute<br>PA23 7RN<br>Proposed modular building extension - Amendment to<br>Foundations and drainage layout.                                                         | 26/01/2009 | 29/01/2009 | 15/05/2009 | WARAPP |
| 08/00863/ALTER/A  | NHS Highland<br><br>Dunoon And District General Hospital 360 Argyll<br>Street Dunoon Argyll And Bute PA23 7RL<br>Amendment to warrant to cover minor changes and<br>additional upgrade.                                                             | 01/04/2009 |            | 17/05/2009 | WARAPP |
| 08/00934/ALTER    | Moira M D Bennett<br><br>13 Sandhaven Sandbank Dunoon Argyll And Bute<br>PA23 8QN<br>Alteration to dwelling to remove non load bearing<br>partition and form cloakroom/toilet.                                                                      | 26/09/2008 | 24/10/2008 | 08/05/2009 | WARAPP |

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|                  |                                                                                                                                                                                                        |            |            |            |        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------|
| 08/00940/ALTER/A | G Ritchie<br>4 Gladstone Avenue Dunoon Argyll And Bute PA23 7EB<br>amendment to Warrant, to cover installation of ensuite.                                                                             | 01/04/2009 | 03/04/2009 | 16/04/2009 | WARAPP |
| 08/01005/ALTER   | Drimsynie Leisure Centre<br>Drimsynie Lochgoilhead Cairndow Argyll And Bute PA24 8AD<br>Internal alterations to coffee bar ,male toilets and changing rooms.                                           | 23/10/2008 | 24/11/2008 | 25/05/2009 | WARAPP |
| 08/01189/DEM     | A McArthur<br>Hillcrest Robertson Terrace Sandbank Dunoon Argyll And Bute PA23 8PT<br>Demolish delapidated dwelling                                                                                    | 15/12/2008 | 29/12/2008 | 10/05/2009 | WARAPP |
| 08/01190/ERECT   | NHS Highland<br>Former School Hall School Road Tighnabruaich Argyll And Bute<br>Erection of new medical centre                                                                                         | 16/12/2008 | 23/01/2009 | 20/05/2009 | WARAPP |
| 09/00087/ALTEXT  | Mr G S Sharp<br>Old Schoolhouse Kilfinan Tighnabruaich Argyll And Bute PA21 2EP<br>Alterations and extension to dwelling.                                                                              | 22/01/2009 | 06/02/2009 | 29/05/2009 | WARAPP |
| 09/00091/ALTER   | Mr And Mrs S Tong<br>Novar Kilmun Dunoon Argyll And Bute PA23 8SD<br>Alterations to conservatory to form a lounge area.                                                                                | 22/01/2009 | 02/02/2009 | 24/04/2009 | WARAPP |
| 09/00130/ALTER   | Mr And Mrs Malcolm Breeze<br>Ground Flat 63 Marine Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LS<br>Alterations to flat to form ensuite shower room and new door into existing shower room | 03/02/2009 | 20/02/2009 | 06/05/2009 | WARAPP |
| 09/00182/ALTER   | Archie Beattie<br>6 Forest View Strachur Cairndow Argyll And Bute PA27 8DQ<br>Alterations to dwelling to form entrance porch, enlarge kitchen, and form w/c shower room                                | 17/02/2009 | 20/03/2009 | 08/05/2009 | WARAPP |

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|                 |                                                                                                                                                                               |            |            |            |        |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------|
| 09/00199/ERD    | Mr Gerrat Wals                                                                                                                                                                | 23/02/2009 | 11/03/2009 | 14/05/2009 | WARAPP |
|                 | Portavadie Farm Millhouse Tighnabraich Argyll And Bute PA21 2DA<br>Erection of a dwellinghouse attached to existing farmhouse. Plus installation of biodisk unit and outfall. |            |            |            |        |
| 09/00248/EXTEND | Mr And Mrs Hall                                                                                                                                                               | 10/03/2009 | 23/03/2009 | 22/04/2009 | WARAPP |
|                 | Glenburn Cottage Ferry Lane Innellan Dunoon Argyll And Bute PA23 7SR<br>Extension to dwelling to form conservatory                                                            |            |            |            |        |
| 09/00258/ALTER  | Michael J Picken                                                                                                                                                              | 13/03/2009 | 23/03/2009 | 21/04/2009 | WARAPP |
|                 | Nethererton Shore Road Kames Tighnabraich Argyll And Bute PA21 2AF<br>Alteration to dwelling, to form additional window.                                                      |            |            |            |        |
| 09/00274/ALTER  | Community Services                                                                                                                                                            | 13/03/2009 |            | 27/04/2009 | WARAPP |
|                 | Kirn Primary School 35 Park Road Dunoon Argyll And Bute PA23 8JL<br>Internal alterations to school, to create staff room, toilets and class room                              |            |            |            |        |
| 09/00318/ERC    | The Hollies Dental Practice                                                                                                                                                   | 31/03/2009 | 23/04/2009 | 08/05/2009 | WARAPP |
|                 | The Hollies Dental Practice 143 Alexandra Parade Dunoon Argyll And Bute PA23 8AW<br>Erection of temporary portakabin                                                          |            |            |            |        |
| 09/00329/ALTEXT | Mr And Mrs G Brown                                                                                                                                                            | 01/04/2009 | 13/05/2009 | 17/05/2009 | WARAPP |
|                 | Ardengrove Fir Brae Sandbank Dunoon Argyll And Bute PA23 8QD<br>Extension and internal alterations to dwelling                                                                |            |            |            |        |
| 09/00373/ALTER  | William Dickson                                                                                                                                                               | 14/04/2009 | 24/04/2009 | 08/05/2009 | WARAPP |
|                 | Tanera Letters Way Strachur Cairndow Argyll And Bute PA27 8DP<br>Alterations to provide doorway and associated steps between house and extension.                             |            |            |            |        |
| 09/00380/INSTAL | Development Services                                                                                                                                                          | 14/04/2009 | 23/04/2009 | 24/05/2009 | WARAPP |
|                 | Rothesay Joint Campus High Street Rothesay Isle Of Bute Argyll And Bute PA20 9JH<br>Siting of wind turbine and installation of solar pabnel                                   |            |            |            |        |

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|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------|
| 09/00381/ALTER  | Dr I Hamilton<br>Kishorn Strachur Cairndow Argyll And Bute PA27 8BY<br>Alteratios to dwelling to replace flat roof of dormers with pitched roof.                           | 17/04/2009 | 13/05/2009 | 17/05/2009 | WARAPP |
| 09/00480/INSTAL | Adrienne Ross<br>77 Sandhaven Sandbank Dunoon Argyll And Bute PA23 8QW<br>Installation of domestic oil storage tank                                                        | 11/05/2009 | 20/05/2009 | 22/05/2009 | WARAPP |
| 09/00491/INSTAL | Toward Primary School<br>Toward Primary School Toward Dunoon Argyll And Bute PA23 7UG<br>Installation of solar panels to a primary school.                                 | 14/05/2009 | 22/05/2009 | 22/05/2009 | WARAPP |
| 09/00506/ALTER  | Community Services<br>St Muns School Pilot Street Dunoon Argyll And Bute PA23 8DB<br>Alterations to Primary School, to install extractor fans and alter lighting to foyer. | 21/05/2009 | 28/05/2009 | 29/05/2009 | WARAPP |

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