

Public Document Pack

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Corporate Services
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29 September 2009

NOTICE OF MEETING

A meeting of the **BUTE AND COWAL AREA COMMITTEE** will be held in the **QUEEN'S HALL, DUNOON** on **TUESDAY, 6 OCTOBER 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 Planning Hearing 08/02011/OUT of 30th July 2009 (Pages 1 - 4)
- (b) Minute of Planning Hearing 08/00489/DET of 30th July 2009 (Pages 5 - 8)
- (c) Minute of Special Area Committee of 30th July 2009 (Pages 9 - 10)
- (d) Minute of Area Committee of 4th August 2009 (Pages 11 - 16)

4. PRESENTATION ON OLD CASTLE LACHLAN

5. DEVELOPMENT SERVICES

- (a) Loch Fyne ICZM Plan (Pages 17 - 22)

6. CORPORATE SERVICES

- (a) Verbal Report on Dunoon - Gourock Ferry Service
- (b) Capital Receipts (Pages 23 - 24)

- (c) Cowal Europe - report to follow

7. OPERATIONAL SERVICES

- (a) Presentation on the Queen's Hall/Riverside
- (b) Cleanliness Index Monitoring System (CISM) for Street Cleansing (Pages 25 - 72)
- (c) Scottish Water Monitoring (Pages 73 - 74)
- (d) Abbeyhill Construction Consent (Pages 75 - 76)
- (e) Car Parking Income and Prioritisation on Spending (Pages 77 - 84)
- (f) Programme for Provision of Dropped Kerbs (Pages 85 - 88)

8. PUBLIC AND COUNCILLOR QUESTION TIME

9. EXEMPT ITEMS

- E1** (a) Shop Premises, 31 Argyll Street, Dunoon (Pages 89 - 92)
- E2** (b) Proposed Lease Of Ground, The Meadows, Rothesay (Pages 93 - 96)
- E3** (c) Arthurlie, 20 Mount Pleasant Road, Rothesay - Report to follow

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 – E3 Paragraph 9 Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

BUTE & COWAL AREA COMMITTEE

Councillor Robert Macintyre
Councillor Alister McAlister
Councillor James McQueen
Councillor Ron Simon
Councillor Dick Walsh

Councillor Bruce Marshall (Chair)
Councillor Alex McNaughton
Councillor Len Scoullar (Vice-Chair)
Councillor Isobel Strong

Contact: Shirley MacLeod, Area Corporate Services Manger

**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,
DUNOON
on THURSDAY, 30 JULY 2009**

Present: Councillor B Marshall (Chair)

Councillor A MacAlister	Councillor J McQueen
Councillor R Macintyre	Councillor L Scoullar
Councillor A McNaughton	Councillor R Simon

Attending: Shirley MacLeod, Area Corporate Services Manager
David Eaglesham, Area Team Leader, Development Control

Mr Kennedy, Applicants Agent

Paul Farrrell, Roads Engineer, Consultee

Mr Carey, Objector

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Strong and Walsh.

2. DECLARATIONS OF INTEREST

None

3. OUTLINE PLANNING APPLICATION 08/02011/OUT, MR J STIRLING, LAND SOUTH EAST OF ALDERSYDE, TOWARD

The Chair introduced the Members of the Area Committee, and welcomed the Director of Development Services' representative, the applicant, consultees and objectors to the Formal Planning Hearing. The Chair outlined the procedure and purpose of the Hearing which was to allow all interested parties to state their case to the Area Committee, and for Members to debate the merits of the case and reach a decision on the planning application.

Planning Department

David Eaglesham, Team Leader, Development Control, gave a detailed and illustrated description of the proposed development. He said the application was for the erection of 3 detached dwellinghouses, vehicular access, the felling of 58 trees within TPO 5/92 landscaping and tree planting. Mr Eaglesham said that he had received no objection from consultees, however the local Biodiversity Officer said there had not been a sufficient survey for bat and red squirrel in the area. There had been 10 letters of representation from members of the public on the impact on the woodland, wildlife habitat and the amount of sites with planning permission in the area. Mr Eaglesham asked Members to agree the Department's recommendation to refuse the application.

Applicant

Mr Kennedy advised that he had been involved with a great deal of architectural development in Toward including the Meadows where the houses were sold before they were built, he also dealt with the houses along Lighthouse Road which was a very boggy area and the houses there have been very successful. The present site at Machair Cottages has been a very successful 4 plot development which enhances the area.

Mr Kennedy said that the objectors noted that the applicant went to expense of hiring consultants for a tree report on the wooded area which clarified that it was less than 50 years old with limited good species and no local species were found. The area is of poor quality with limited birds and mammals. Mr Kennedy said the planners report contradicts the specialists report and state that it is a good woodland. Mr Kennedy advised that if the application was permitted to go to detailed stage then he would present suitable housing to complete the Machair Cottages Development.

Consultee

Paul Farrell advised that his Department had asked for a 2m wide verge for a footway and the access to have displaces of 35m x 2.5m and no wall or hedge has to be above 1m in height.

Objector

Mrs Carey advised that she was speaking on behalf of a number of residents and had split her objections into areas.

Environment & Geographic Impact:- Mrs Carey said the whole development would cause an impact on the trees which are protected by a TPO and if they were allowed to cut them down then the landscape would become flatter visually. As detailed in the report "this would result in unacceptable environmental impact with a detrimental effect on the character of the Toward Point settlement"
Ecological: There is a wide range of flora and fauna that would be lost; Mrs Carey asked that the Biodiversity Office come out to check the woods because there are sightings of red squirrels on a daily basis.

Land Management:- There has been no maintenance of the woodland, some trees have fallen there are drainage issues, and deep holes that could be dangerous, and there has been no submission of surface drainage details.

Housing Development:- Mrs Carey advised that there was no need for additional houses because there were a number of "for sale" signs in the area.

Tree Planting:- Trees take time to grow and the delay in provision of mature trees would be unacceptable.

Road Access:- Mrs Carey advised that the documents she received did not show any information on access and she was alarmed that the Roads Department have no objections.

South Cowal Community Council:- Mrs Carey was disappointed with the Community Council and advised that it was their responsibility to object to this application in line with the community's wishes.

Mrs Carey asked that the application be refused as per the Planning Department's recommendation.

The Chairman then invited questions from Members of the Committee.

Questions for Members

Members asked questions on South Cowal Community Council's opinion, if there was planning permission for 8 houses, total number of trees to be cut down, aborticultural report, the remit of the TPO, red squirrel and bat populations, surface water drainage, land management, and if there was a SUDS scheme

The Chairman then invited the speakers to sum up.

Summing Up

David Eaglesham said he had little to add, he wished to clarify that the Council would not oversee the maintenance of the wood because it is in private ownership. He advised of his Departments position in relation to sending out drawings and recommended that the application be refused.

Mr Kennedy said that the development would be an infill to the village and therefore would benefit the community by providing children for the school and more residents.

Paul Farrell advised that surface water is dealt with under the Roads Scotland Act and this can be done on any site.

Mr Carey advised that she had put her case forward as well as she could and raised all her concerns and asked that the application be refused.

The Chairman asked, and the participants confirmed, they had each had a fair hearing.

The Committee then debated the merits of the application.

Motion

To refuse the application in terms of the report by the Head of Planning.

Proposed: Councillor B Marshall

Seconded: Councillor L Scoullar

Amendment

The development proposed is compatible with the existing settlement pattern in terms of scale, shape proposed layout, plot density and size and relationship with neighbouring properties.

In terms of location the development proposed whilst removing what is considered to be scrub and trees that are of poor quality and following independent advice will seek to promote a development that can sit in harmony with the woodland, enhance the amenity of the woodland with improved management and post development tree planting.

Independent ecological advice advises that there are no sufficient sites for bat roosts in this area nor is there any evidence of red squirrels in the woodland and Scottish Natural Heritage have not objected. Despite the evidence of objectors, there will be little impact on the overall habitat available for these species.

In terms of access and servicing the development proposed will have no adverse impact and will serve to enhance and improve the current appearance of an incomplete development. The application clearly indicates surface water disposal to a sea outfall, details of which can be considered at reserved matters stage.

I therefore, move that the application be approved as a minor departure from the Cowal Local Plan 1993, the Argyll and Bute Structure Plan 2002 and the Argyll and Bute Local Plan Proposals for Adoption 2009 subject to conditions and reasons to be agreed by the Head of Planning in consultation with the Chair and Vice Chair.

Proposed: Councillor R Macintyre
Seconded: Councillor A McNaughton

On being put to the vote, 3 voted for the Motion and 4 for the Amendment.

Decision

The application be approved subject to conditions and reasons to be agreed by the Head of Planning in consultation with the Chair and Vice Chair. The Committee noted that since this decision was not unanimous the application would be referred to the Planning, Protective Services and Licensing Committee.

**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,
DUNOON
on THURSDAY, 30 JULY 2009**

Present: Councillor B Marshall (Chair)

Councillor A MacAlister	Councillor J McQueen
Councillor R Macintyre	Councillor L Scoullar
Councillor A McNaughton	Councillor R Simon

Attending: Shirley MacLeod, Area Corporate Services Manager
David Eaglesham, Area Team Leader, Development Control

Mr Carrick, Agent for Applicant
Mr McIntyre, Agent for Applicant

Paul Farrell, Roads Engineer, Consultee

Mr McGill, Objector

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Strong and Walsh.

2. DECLARATIONS OF INTEREST

None

**3. PLANNING APPLICATION 08/00489/DET, F & G DEVELOPMENTS LTD.
FORMER ROYAL HOTEL AND SURROUNDING LAND, PIER ROAD,
INNELLAN**

The Chair introduced the Members of the Area Committee, and welcomed the Director of Development Services' representative, the applicant, consultees and objectors to the Formal Planning Hearing. The Chair outlined the procedure and purpose of the Hearing which was to allow all interested parties to state their case to the Area Committee, and for Members to debate the merits of the case and reach a decision on the planning application.

Planning Department

David Eaglesham, Team Leader, Development Control, gave a detailed and illustrated description of the proposed development. He said the application was for the erection of 12 dwellinghouses, detached double garage, new vehicular access, car parking areas, turning areas and landscaping. Mr Eaglesham said that he had received no objection from consultees but 13 letters of representation from members of the public on the scale of the development, access, safety, not in keeping with adjacent houses etc. David Eaglesham said the development was contrary to the Cowal Local Plan in respect of

overdevelopment and density and is considered contrary to both the Argyll and Bute Structure Plan and Argyll and Bute Local Plan Post Inquiry Modifications in terms of density, overdevelopment and relationship to the existing settlement pattern and asked Members to refuse the application.

Applicant

Mr Carrick advised that the development established the urban pattern and that Members should look at the whole setting including Pier Road and the Shore Road and not just North Campbell Road.

Consultee

Paul Farrell advised that there had been many people interested in the site over the years and the access identified was the best for visibility up and down Pier Road. There are 2 access' already, one for the construction of Royal Cottages and the other is the old access to the Royal Hotel, these were not acceptable. The proposed access will require a road construction consent and the provision of a road bond.

Objector

Mr McGill said the development had no relationship with the urban style, but was a crammed cluster and overdevelopment of land. Mr McGill explained that LPENV 19 is countryside setting and overdevelopment shall be resisted, LPENV19 PAN 72 states that groups of dwelling should not be suburban in layout and style. Mr McGill advised that the old Royal Hotel sat to the front of the site and the layout is not urban and should be green well spaced houses, whereas the proposal is to cram it with property which will not fit with the local community. The initial development was for 4/5 houses on the site, which would be a sensible development. Mr McGill said the access to the site is at the top of a steep hill on a hairpin bend. The new road layout will never be enough for cars it will turn out to be a car park and this is not what he wants in Innellan and he asked that the Members uphold the recommendation to refuse the application.

The Chairman then invited questions from Members of the Committee.

Questions for Members

Members asked questions on the main entrance site lines and visibility up the hill, if the development of the site would enhance the area, affordable housing, and what would constitute an adequate number of houses.

The Chairman then invited the speakers to sum up.

Summing Up

David Eaglesham said he had very little to add, the site was suitable for development but the question is the scale, there is valid planning permission for 5 houses but 12 is not acceptable.

Mr Carrick asked Members to look at the overall context of the development advising that it is not countryside or a rural location it is a village and urged Members to approve the application.

Paul Farrell advised he had nothing further to add.

Mr McGill said asked that the 35m road length be further checked and asked Members to take on board his views and refuse the application.

The Chairman asked, and the participants confirmed they had each had a fair hearing.

The Committee then debated the merits of the application.

Decision

The Committee unanimously agreed to refuse the application in terms of the report by the Head of Planning.

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**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,
DUNOON
on THURSDAY, 30 JULY 2009**

Present: Councillor B Marshall (Chair)

Councillor A MacAlister
Councillor A McNaughton
Councillor J McQueen

Councillor L Scoullar
Councillor R Simon

Attending: Shirley MacLeod, Area Coporate Services Manager
David Eaglesham, Area Team Leader, Development Control

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Macintyre, Strong and Walsh.

2. DECLARATIONS OF INTEREST

None

3. DEVELOPMENT SERVICES

**(a) PLANNING APPLICATION 09/00528/DET, FYNE HOMES, 32
COLUMSHILL STREET AND 2 COLUMSHILL PLACE, ROTHESAY**

Decision

The planning application be refused in terms of the report by the Head of Planning Services.

(Reference: Report by the Head of Planning Services dated 12th June & 22nd July 2009 – submitted)

**(b) LISTED BUILDING CONSENT 09/00532/LIB, FYNE HOMES, 32
COLUMSHILL STREET AND 2 COLUMSHILL PLACE, ROTHESAY**

Decision

The listed building consent be refused in terms of the report by the Head of Planning Services.

(Reference: Report by the Head of Planning Services dated 15th June & 22nd July 2009 – submitted)

(c) **PLANNING APPLICATION 09/00436/DET, CLAIRE KINNA, LETTERS LODGE NORTH, STRATHLACHLAN**

Motion

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

Proposed : Councillor B Marshall
Seconded: Councillor L Scoullar

Amendment

The neighbouring property at Courtyard Cottage already fails to achieve the BS8206 average daylight factors recommended by BRE. As such any further reduction in diffuse daylight would have a significant adverse affect on the levels of household amenity of Courtyard Cottage. It would therefore be consistent with paragraphs 14.1, 14.2 and 14.3 of appendix A of the Argyll and Bute Local Plan proposals for adoption June 2009 to refuse this application as contrary to policy LP ENV 19 for the following reason.

- The proposed development would cause a significant reduction in diffuse daylight to the neighbouring property, Courtyard Cottage, and would therefore be contrary to paragraphs 14.1, 14.2 and 14.3 of appendix A and Policy L P ENV 19 and LP HOU5 of the Argyll & Bute Local Plan proposals for adoption.

Proposed: Councillor R Simon
Seconded: Councillor A McNaughton

On being put to the vote, 4 voted for the Motion and 2 for the Amendment.

Decision

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

(Reference: Report by the Head of Planning Services dated 23rd July 2009 – submitted)

MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the EAGLESHAM HOUSE, MOUNTPLEASANT ROAD, ROTHESAY on TUESDAY, 4 AUGUST 2009

Present: Councillor B Marshall (Chair)

Councillor A MacAlister	Councillor L Scoullar
Councillor R Macintyre	Councillor I Strong
Councillor A McNaughton	Councillor J R Walsh

Attending: Shirley MacLeod, Area Corporate Services Manager
David Eaglesham, Area Team Leader, Development Control
Hugh Blake, Senior Estates Manager
Martin Turnbull, Area Community Learning and Regeneration Manager

Inspector Macdonald Stephens, Strathclyde Police

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors McQueen and Simon.

2. DECLARATIONS OF INTEREST

Councillor B Marshall declared a non-financial interest in item 8c Proposed Footpath and Bird Hide, Broxwood by reason of being a member of the group involved in the proposal.

3. MINUTES

(a) MINUTE OF MEETING OF 23RD JUNE 2009

The Minute of the Area Committee of 23rd June 2009 was approved as a correct record with the substitution of "the" for "consider" at point 1 of the decision at point 9c of the minute.

4. COMMUNITY SERVICES

(a) LEISURE DEVELOPMENT GRANTS

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

Leisure Development Grants	Project Costs	Grant Awarded
Argyll and Bute Regional Environmental Educational Forum (ABREEF)	£10,630	£1,000

It was further agreed that Martin Turnbull would bring a report to the August Business Day on process of involving and determining applications to this

fund.

(Reference: Report by Area Community Learning and Regeneration Manager dated August 2009 – submitted)

5. 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 a tri-partite meeting will be held later this month.

(b) ALLOCATED CAPITAL RECEIPTS

Members heard from the Area Corporate Services Manager on the clarification of unspent Capital Receipts.

Decision

The Committee:-

- i. Noted the contents of the report.
- ii. Asked for a report to come to the August Business Day on further clarification and progress of the pedestrian crossings and ramps programme.
- iii. Requested that a further report be brought to the Area Committee once the information at ii. is available.

(Reference: Report by the Area Corporate Services Manager dated 14th July 2009 – submitted)

(c) DUNOON AND DISTRICT ALLOTMENT ASSOCIATION

Members heard an update from the Area Corporate Services Manager on the potential provision of a site for use by the Dunoon and District Allotment Association.

Decision

The Committee agreed that the land at Innellan Primary School was not suitable for the development of Allotments for the reasons stated at point 3.6 of the report, and recorded their enthusiasm to continue to work with the Allotments Association to facilitate provision of a suitable site.

(Reference: Report by the Area Corporate Services Manager dated 3rd July 2009 – submitted)

(d) DUNOON AND COWAL BUSINESS ASSOCIATION

The Committee heard from the Area Corporate Services Manager regarding the request from the Dunoon and Cowal Business Association to enter into a partnership agreement with the Council.

Decision

The committee agreed to form a Partnership with Dunoon and Cowal Business Association, with the Members from the Area Committee to be Councillor B Marshall, Councillor A MacAlister and Councillor R Simon.

(Reference: Report by the Corporate Services Manager dated 16th July 2009 – submitted)

6. PUBLIC AND COUNCILLOR QUESTION TIME

Craig Boreland from the Buteman asked Members about Delegated Planning and Building Control Decisions and was advised that they would no longer appear on the Area Committee because Members were receiving them direct.

Craig Boreland also asked what was happening with the Bute Beyond 2000 meetings and was informed that there was one being organised for the near future.

Inspector Macdonald Stephens advised that the concerns over staffing levels on Bute had been largely resolved.

Inspector Stephens also advised that he had been told that the Mental Health Place of Safety had been deferred until the new hospital was built and Members advised they would look into this.

Inspector Stephens expressed his concerns over dementia patients being in Ferfadd Court and explained the situations that had been arising. Councillor Scoullar advised Members that he had written to the Care Commission, Director of Community Services and ACHA regarding this situation and agreed that he

would forward this letter to Members as well as any reply received. Members then discussed the lack of warden care in Sheltered Accommodation and Councillor Walsh advised Members that he had been in discussions recently with ACHA regarding the redesign of the elderly service and it was agreed to wait until the results of the review before any action was taken.

Inspector Stephens also expressed his concerns over the Road Markings in Bute advising that the areas he had identified had not been dealt with. Members agreed that this would be an item on the August Business Day agenda.

Inspector Stephens asked about the funding for the Campus Officers and Members agreed to look into this.

Inspector Stephens said that the new Byelaws on drinking in public places would go a long way to solving anti-social behaviour.

Inspector Stephens explained that he was retiring in October and wished to bring these concerns to the Committee to try and get them resolved before his successor takes over.

Inspector Stephens advised that the Inspectors job in Dunoon has been advertised and that the Chief Inspector wished to comment on the letter that had appeared in the Dunoon Observer regarding the behaviour of drivers in the town saying that there was a clear understanding that something would be done.

Councillor Walsh asked what was happening regarding the lease of the Pierhead Building to Caledonian MacBrayne and the Senior Estates Surveyor advised that a lease had been given to Cal Mac and he was waiting on a reply. The Senior Estates Surveyor also advised that Cal Mac were wanting to do some alterations to the building before they move in.

David Eaglesham updated the Committee and members of the public on the new planning system explaining that applications will be classed into three categories, National, Major and Local. The local decisions will be delegated to Officers to make the decisions unless there are a large number of objections in which case the decision will be made by the Planning, Protective Services and Licensing Committee. David Eaglesham explained that if an applicant now wishes to appeal it will no longer be heard by the Reporter it will be the decision of an appeals panel consisting of at least 3 Members. Councillor Marshall also advised that Members can now express an opinion and talk about planning applications as long as they are not members of the PPSL.

7. DEVELOPMENT SERVICES

(a) DELEGATED DEVELOPMENT CONTROL AND BUILDING CONTROL DECISIONS

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

8. EXEMPT ITEMS

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

(a) TOWARD SAILING CLUB - LEASE OF OLD QUAY, TOWARD

Members heard from the Senior Estates Surveyor on a request from Toward Sailing Club to incorporate Toward Quay into the Club's Lease of the sailing club site.

Decision

The Committee agreed to the recommendation contained in the report by the Director of Corporate Services.

(Reference: Report by the Director of Corporate Services dated 10th July 2009 – submitted)

(b) FORMER HOLY LOCH COMMUNITY CENTRE, SANDBANK

Members heard from the Senior Estate Surveyor on the offer received in respect of the former Holy Loch Community Centre, Sandbank which was recently advertised for sale.

Members asked questions on whether the offer was reasonable and the Senior Estates Surveyor advised that it was.

Decision

Members agreed to point 2.1 of the report by the Director of Corporate Services.

(Reference: Report by the Director of Corporate Services dated 24th July 2009 – submitted)

(c) PROPOSED FOOTPATH AND BIRD HIDE, BROXWOOD, SANDBANK

Councillor B Marshall, having declared a non financial interest in this item, left the meeting and took no part in the discussion.

Members heard from the Senior Estates Surveyor on the request received from the Sandbank Community Development Trust to construct a footpath and bird hide at Broxwood, Sandbank, Dunoon.

Decision

The Committee agreed to the recommendation contained in the report by

the Director of Corporate Services, subject to conditions on insurance and maintenance.

(Reference: Report by the Director of Corporate Services dated 20th July 2009 – submitted)

(d) **BOYS BRIGADE HALL, VICTORIA ROAD, DUNOON**

Members heard from the Senior Estates Surveyor on the offer received in respect of the former Boy's Brigade Hall, Victoria Road, Dunoon, which was recently advertised for lease.

Decision

The Committee agreed to point 2.1.1 of the report by the Director of Corporate Services.

(Reference: Report by the Director of Corporate Services dated 20th July 2009 - tabled)

**ARGYLL AND BUTE COUNCIL
DEVELOPMENT SERVICES**

BUTE AND COWAL AREA COMMITTEE

DATE: 6 October 2009

TITLE: PROPOSED FINAL LOCH FYNE INTEGRATED COASTAL ZONE MANAGEMENT PLAN

1. SUMMARY

This report presents the Proposed Final Loch Fyne Integrated Coastal Zone Management (ICZM) Plan, which will require approval from the Executive Committee and Council to be adopted as supplementary planning guidance.

The Proposed Final Plan (*Annex 1*) has been amended in light of the public consultation at the end of 2008. Full details of the comments received and the Council response to these are set out in the Consultation Report (*Annex 2*).

Argyll and Bute Council has been developing an ICZM Plan for Loch Fyne in collaboration with local stakeholders and regulators. This plan is non-statutory and provides guidance for local authority planners, regulators and stakeholders on the future use and development of the marine waters and surrounding coast of Loch Fyne. Development policies and guidance on scale and location of new aquaculture development will be used by Argyll and Bute Council as supplementary planning guidance and will be a material consideration in the determination of planning applications for new or modified aquaculture developments.

As the proposed final plan is considerable in length, a one page summary is provided in Annex 3 of this report. A single hard copy of the plan is available to view in the Members Room, along with the Consultation Report. Additional copies of these documents can be made available on CD and can be viewed or downloaded from the Argyll and Bute Council website (www.argyll-bute.gov.uk/lochfyne).

2. RECOMMENDATION

The Area Committee is asked to:

- Consider the Proposed Final ICZM plan in light of the Consultation Report and feedback from public stakeholder meetings (provided on the day); and
- Recommend to the Executive Committee that the proposed final Loch Fyne ICZM Plan is approved and adopted as supplementary planning guidance.

3. BACKGROUND – Aims & plan development process

Given recent development pressures on Argyll's coastal areas and the competition for space between sectors such as fishing, aquaculture, recreation and tourism, there is a need for a more integrated approach to deliver the sustainable use of our marine resources. There is also a need to take fuller account of the socio-economic characteristics of the coastal area and provide a framework for the promotion of local economic development.

The Argyll and Bute Council Structure Plan 2002 outlines the Council's objectives for coastal planning and emphasises the necessity of working with all the relevant sectors to fully harness the productive capacity of the marine and coastal area whilst safeguarding its unique environmental qualities, through sustainable development. In addition policy LP AQUA 1 of the modified Finalised Draft Local Plan recognises the potential of the evolving ICZM process to further inform the assessment of marine fish farming within our area.

In recognition of the importance of our coastal and marine environment the Council sought and secured funding in July 2004 to initiate the Loch Fyne ICZM project as a means of accomplishing the sustainable management of this significant marine area.

3.1. Aims

The aim of the ICZM project was to develop a coastal zone management plan with broad community input and support, which will guide and advise local authority planners, regulators and stakeholders on future use and development, and secure the long-term sustainable use of the marine resources within Loch Fyne. The plan has been designed to complement Argyll & Bute Council's Development Plan (Structure and Local Plan) and will assist decision-making in relation to development proposals, help minimise conflicts of interest and guide future investment.

Given the Council's new responsibilities for aquaculture, the plan focuses, in particular on developing policies to help guide future aquaculture development to appropriate areas by taking account of other activities and environmental sensitivities.

The plan also identifies potential conflicts of interest between activities and highlights broader issues for the attention of the relevant agencies in the form of recommendations.

3.2 Plan development process

In summary, the development of the Loch Fyne ICZM plan has involved the following:

- Collection of available spatial data from regulators, local authority and scientific sources;
- Assessment of use of marine and coastal resources in the area and identification of management issues;
- Identification of existing local management agreements/ procedures;
- Identification of future development opportunities and collaborations between stakeholders;
- Landscape/Seascape capacity study for Aquaculture;
- Development of planning guidance and map-based marine spatial plan to guide future aquaculture development; and
- Draft plan public consultation.

The entire process has involved extensive consultation with local stakeholders, communities and relevant and competent authorities through public meetings, one to one meetings and correspondence. A contact group with a broad community and stakeholder composition has been kept informed of progress and invited to attend stakeholder meetings.

4. DRAFT PLAN CONSULTATION

Following an eight week public consultation on the draft Loch Fyne ICZM plan at the end of 2008, comments received during the consultation process have been collated by the Marine & Coastal Development Unit and analysed and considered along with other available evidence to develop a final draft of the Loch Fyne ICZM plan. Full details of the individual comments received during the consultation and the Council's response to these are set out in the Consultation Report – *Annex 2* of this report.

The Proposed Final Plan and Consultation Report have been made available to all stakeholders who have been involved in the plan process or responded to the consultation. Public meetings will be held in Strachur and Lochgilphead on the 30th September and 1st October respectively, to present the changes made to the final plan as a result of the public consultation. Feedback from these meetings will be presented to the Area Committee for their consideration in addition to the Final Plan and Consultation Report, but due to the timing of these public meetings this feedback will have to be provided on the day of the Committee meeting.

4.1 Consultation overview

The public consultation on the draft Loch Fyne ICZM plan ran for 8 weeks, from 24 October to 19 December 2008. A contact list of over 140 individuals and organisations (Loch Fyne ICZM Stakeholder Group) that had been involved in the development of the plan were sent details of the consultation and the draft plan. This information was also sent out to additional members of the public following the public advertisement of the consultation. In addition, all Community Councils bordering Loch Fyne were consulted by letter.

A total of 31 written consultation responses were received, comprising over 280 individual comments. The full individual responses can be viewed on the Council website at www.argyll-bute.gov.uk/lochfyne.

4.2 Summary of main comments

The preparation of the plan and its objectives were generally welcomed. The plan was felt to be comprehensive and well researched with the appropriate level of detail to allow it to be used as guidance on the future use and development of Loch Fyne. Despite its size, the plan was considered to be well structured, easy to navigate to the relevant section, and easy to read.

The main points raised by the public consultation related to concerns from wild migratory salmonid interests about development potential for aquaculture; specific comments on the aquaculture policies and background information in Policy Zone L (Creggans to Newton); comments about the methodology used to develop aquaculture policies; concerns about the influence of landscape as a constraint to development potential for aquaculture; and concerns about mobile gear fishing in upper Loch Fyne.

The Consultation Report (*Annex 2*) provides a summary of the main comments from the consultation and the main changes made to the plan as a result of these responses, in addition to full details of the individual comments received during the consultation and the Council's response.

5. CONCLUSION

The Loch Fyne ICZM plan could be a significant piece of guidance in the use and development of the coastal zone of Loch Fyne over the next five years and has been designed to complement the Argyll & Bute Development Plan. It aims to aid the evaluation of development proposals, help minimise conflicts of interest and guide future investment.

The consultation process and detailed responses from a wide range of interests has further developed and shaped the Loch Fyne ICZM Plan resulting in improved guidance for future management, use and development of Loch Fyne.

6. IMPLICATIONS

Policy: The final ICZM plan will act as guidance to help inform the application of approved local plan policies with regard to future development proposals for aquaculture and coastal infrastructure. Development policies for aquaculture will be a material consideration in the Council's determination of planning applications for new or modified aquaculture developments.

The Argyll and Bute Structure Plan recommends the development of coastal framework plans for seven coastal areas, including Loch Fyne.

A Sustainability Assessment has been prepared as part of the development of the Loch Fyne ICZM plan. No comments were received on this document during the public consultation.

Financial: There may be financial implications for the Council in the implementation of the Loch Fyne ICZM Plan but it should be noted that this plan is non-statutory. The Proposed

Final Plan now includes an Action Plan (Section 8 of plan) which identifies that the resources required for the majority of actions are Council officer time from the Marine and Coastal Development Unit, and for some actions the Outdoor Access and GIS team. Several actions will require small amounts of funding from partners but there is no requirement for the Council to make any contribution to these partner actions.

Personnel: See comments under financial above, in terms of staff resources.

Equal Opportunity: An Equality Impact Assessment identified both potential positive and negative impacts that will be addressed in the development of the Loch Fyne ICZM Plan. Actions include:

1. The final plan will make comment and include recommendations on improved access for recreational activities, including consideration of access that is suitable for all users.
2. Meeting adverts for public stakeholder meetings will encourage anyone who wishes to attend, to inform the M&CDU of any particular disability requirements, i.e. disabled access, induction loop.

No comments were received on this assessment during the public consultation on the draft plan.

For further information contact:

Mark Steward
Marine & Coastal Development Manager
Tel. 01631 567 972 Email mark.steward@argyll-bute.gov.uk

ANNEX 1 – Proposed Final Loch Fyne ICZM Plan (available in Members room and at www.argyll-bute.gov.uk/lochfyne)

ANNEX 2 – Loch Fyne ICZM Plan Consultation Report (available in Members room and at www.argyll-bute.gov.uk/lochfyne)

ANNEX 3 – Summary of the Proposed Final Loch Fyne ICZM Plan

- 1) Draft plan developed through extensive consultation with local stakeholders and regulators;
- 2) Plan is non-statutory, providing guidance on future use and developers, for local authority planners, regulators and stakeholders. Individual development proposals will however, still require detailed, site-specific appraisal;
- 3) Plan will be used as supplementary planning guidance for aquaculture and coastal infrastructure development proposals. Development policies for aquaculture will be a material consideration in the Council's determination of planning applications for aquaculture.

Plan contents

Site Description

Background to the geology, oceanography and wildlife, biodiversity, landscape and historic interests of Loch Fyne.

Current Activities and Interests

Comprehensive overview of activities and interests, including socio-economics, existing management and controls, future development, local issues and agreements and recommendations on future management, use and development.

Policy Zone Section – Area policies and guidance

Main section of the plan where Loch Fyne is split into 19 policy zones, providing area specific policies and guidance for future use and development.

Policy Zone format

Area description - Landscape & seascape characteristics, visual amenity, access, settlements, current uses, designations, wildlife and historical features.

Policy zone maps - Information presented in two maps, one showing current uses and activities and another showing wildlife & historic interests, Argyll and Bute Development Plan designations and statutory designated sites for nature conservation and landscape.

Constraints and opportunities - Policy considerations, in terms of constraints and opportunities for future use and development are presented in tables.

Guidance on aquaculture development – This is the supplementary planning guidance for future aquaculture development and comprises of:

- Development policies for finfish, shellfish and on-shore aquaculture development;
- Guidance on location and scale if development potential identified; and
- Individuals/organisations to be consulted by developers and Argyll and Bute Planning Officers, should development potential be identified.

Development Opportunities

Summary of opportunities for future use and development identified in the policy zone section, including: finfish and shellfish aquaculture; development of new or improved coastal infrastructure e.g. jetties; and opportunities for improved access or development of dedicated access for recreational activities such as boating, diving and angling.

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**ARGYLL AND BUTE COUNCIL
CORPORATE SERVICES**

**BUTE AND COWAL
AREA COMMITTEE
6th OCTOBER 2009**

ALLOCATED CAPITAL RECEIPTS

1.0 SUMMARY

- 1.1 Advice was given to Members at the June 2008 and August 2009 Area Committees regarding clarification of unspent receipts. This report provides further update on these receipts.

2.0 RECOMMENDATION

- 2.1 Members are asked to note the detail regarding Capital Receipts and consider the request which has been made by Operational Services for transfer of a part of the unspent receipt.

3.0 DETAIL

- 3.1 Capital receipts have been brought to the Bute and Cowal Area Committee in previous years, and Members have allocated these receipts as follows:

Pedestrian Crossings and Ramps- £4000
Street Signage Cowal and Dunoon- £3000
- 3.2 Year end monitoring by both Corporate and Operational Services has shown that this allocation has not to date been fully spent, and there remain unspent sums of £2000 for pedestrian crossings and ramps, and £3000 for street signage in Cowal and Dunoon.
- 3.3 Operational Services have advised that the work intended by Members to be carried out in regard to street signage at the time of allocation of this capital has in fact been completed, but not charged to the Capital account, and that there remains a limited existing revenue budget for ongoing work to street signs.
- 3.4 Operational Services have further advised that there remains a shortfall in the available budget for provision of pedestrian crossings and

dropped kerbs, and noted that should Members be minded to transfer the unspent £3000 for street signage to this purpose, it would enable more of the outstanding kerb work to be carried out this financial year.

4.0 CONCLUSION

- 4.1 Members are asked to consider this request that the unspent receipt allocated to street signage in Cowal and Dunoon be transferred to allow some additional work on pedestrian crossings and ramps to be carried out during this financial year.

5.0 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: 1st September 2009

ARGYLL & BUTE COUNCIL
OPERATIONAL SERVICES

**BUTE AND COWAL
AREA COMMITTEE**
6th October 09

TITLE: Cleanliness Index Monitoring System (CIMS) for Street Cleansing

1. SUMMARY

- 1.1** The purpose of this report is to update Members on the Cleanliness Index Monitoring System (C.I.M.S) For Street Cleansing and Validation Reports carried out by the Council and Keep Scotland Beautiful (KSB) up to October 2008. Extracts from the KSB October 2008 survey are enclosed as an appendix.

2. RECOMMENDATIONS

- 2.2** To note the contents of the Keep Scotland Beautiful report and the actions of Operational Services

3. DETAIL

- 3.1** Members may recall previous reports on the Cleanliness Index Monitoring System (C.I.M.S) and Keep Scotland Beautiful (KSB) survey reports in previous years.
- 3.2** The C.I.M.S Index is a systematic scoring system on street cleanliness, which is carried out by taking a random section of the street or open public area and recording the score of cleanliness in relation to the Litter Code of Practice. To achieve the Litter Code of Practice, an overall score of 67 and above is desirable.
- 3.3** The verified overall Cleanliness Index survey score for the Council in October 2008 was 80 (73 last year).

Members will note the scores of 73(68), and 81(76) for Cowal and Bute respectively “()” previous year. Since the last Area Committee Report on C.I.M.S in November 2007, some improvements which have taken place are as follows

1. Implementation of wheeled bins recycling routes throughout the area last year, which has increased the range of collections to householders and businesses, the associated fortnightly collections have not had a detrimental effect on Cleanliness Indices.

2. The enforcement and education work carried out by the Environment/dog/community Wardens(now Streetscene officers).

3.4 A review of the Environment/Dog/Community Wardens and their duties has been carried out by Ian Fawcett (Assist. Streetscene Manager). This highlights a hierarchy of priorities on how the newly formed Streetscene officers should operate.

Priority 1: Education

To educate the public on environment issues such as littering, dog fouling, fly tipping, and recycling.

Priority 2: Prevention

Be seen and be heard, patrols, clearly marked van..

Priority 3: Enforcement

Reports to the Procurator Fiscal, Issue Fixed Penalty notices litter, fly tipping, dog fouling. Sign up commercial waste agreements.

Priority 4: Other

Any other duties should be undertaken if they do not interfere with priorities 1-3.

Some of the actions carried out by the Streetscene officers over the past 18 months are listed below:

(a) Fly tipping

All reports of fly tipping are dealt with by our Streetscene Officers, by its nature it is difficult to trace the perpetrators of fly tipping, In B&C only a small number of calls relating to this are taken over a year, It falls on the land owner to pay for clearance of any items tipped.

(b) Abandoned Vehicles

Regular patrols around the area continue, and any vehicles that appear to have been abandoned are “stickered” (24hr notice) and removed from public ground, In B&C our Officers deal with reports from members of the public and when out on patrol, 38 cars last year were given notices and 4 removed by Shanks after the 24 hour period, the others were removed or scrapped by the owners.

(c) Dog Fouling

Regular patrols also continue for dog fouling with one fine having been issued. Patrols only seem to be effective when the warden is in the local area, and more help from the local community in the local area is always welcome (i.e. giving statements including names, times etc.), In Cowal a fixed penalty notice was handed out in June and several warning letters have been sent out advising dog owners of their responsibility etc, mainly where the public have reported dog fouling issues, 17 fixed penalty notices were handed out and one case was thrown out by the rocurator fiscal, The additional officers on the ground will ensure this issue is given a higher profile.

(d) Civic Amenity Site Inspections

Inspections of civic amenity sites have flagged up instances of abuse by commercial customers which has resulted in bills being sent out to those concerned, Regular meeting between Shanks and the Council take place.

(e) Litter

Patrols with the local police have again only been effective when the warden and police are actually in the area. Guidance from KSB leans towards not issuing fixed penalty notices to children. In Cowal one of our Streetscene officer holds meetings with the Grammar School to drive home the message of littering and the consequences, letters to school children's parents who are caught dropping litter have been sent out.

3.5 Operational Services staff will continue with C.I.M.S monitoring in conjunction with Keep Scotland Beautiful and attempt to tackle problem areas. Under the Anti-social Behaviour (Scotland) Act, new fixed penalties can be issued for littering and fly-tipping. Procedures with Legal and Protective Services on this have been agreed and we will issue fixed penalties for littering, dog fouling, and fly- tipping where necessary, B&C now have 3 Streetscene Officers on patrol.

3.6 Local Environment Audit and Management Systems (LEAMS) are used by Audit Scotland as a new national performance indicator for cleanliness in all 32 Scottish Local Authorities and is similar to CIMS scoring.

The main differences between LEAMS and CIMS are:

- (a) A smaller % transect of street is used for LEAMS.
- (b) LEAMS does not include the B+ score for streets with only cigarette ends. The B+ is not included in the Litter Code of Practice and therefore not accepted by Audit Scotland.
- (c) Councils audit each other twice a year with LEAMS surveys.

Our LEAMS score for 2008/09 was 75 (the Litter Code of Practice compliance target is 67) with the Scottish average being 74.

The LEAMS results show that the public drop 72% of litter with the remainder mainly arising from poorly presented business and domestic waste.

The KSB overall CIMS score in respect of the October 2008 Report attached was 80 (73), this includes B+ cigarette ends.

Chief Executive of Keep Scotland Beautiful John Summers, said: 'Local Authorities are to be commended on the fantastic work they do to keep our country clean but there is still a huge amount of work to be done, by them and each and every one of us. We all have a part to play to Keep Scotland litter free and can all help by putting our litter in the bin and disposing of our waste responsibly'.

- 3.7 Keep Scotland Beautiful and Council staff will carry out further surveys in 2009 and results will be reported to Members.

4. CONCLUSION

- 4.1 This Report highlights the Cleanliness Index Monitoring System including extracts from Keep Scotland Beautiful's October 2008 Report (full Report available in Members Lounge) and actions by Operational Services.

5. IMPLICATIONS

5.1 Policy – continues the work by Operational Services to focus on improvements to basic service delivery.

5.2 Financial – None.

5.3 Personnel – None.

5.4 Equal Opportunities – None.

For further information, please contact: Ian Fawcett
Streetscene Manager
Tel: 01546 604671

LIST OF BACKGROUND PAPERS:

Argyll and Bute Council Cleanliness Validation Survey by Keep Scotland Beautiful – October 2008

Argyll and Bute Council
CIMS Survey Report



October 2008

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EXECUTIVE SUMMARY

In October 2008 Keep Scotland Beautiful assessed the cleanliness standard of the Argyll & Bute Council area. This survey has been carried out as part of Argyll and Bute Council's Cleanliness Index Monitoring System (CIMS). This is the thirteenth validation survey carried out by Keep Scotland Beautiful.

The Argyll & Bute Council area surveyed consisted of 193 sites. The survey reflects the standard of cleanliness of these areas achieved at the time of the survey.

The following criteria were assessed:

- Standard of cleanliness
- Sources of litter
- Types of litter
- Adverse Environmental Quality Indicators
- Comparison to previous survey results

Standard of Cleanliness

- Overall, the Argyll & Bute Council area achieved a cleanliness index of 80. This is four index points higher than the previous survey carried out in November 2007.

Grade of sites and zones

- Twelve percent of transects were of a grade B plus standard. Fifty eight percent of all the sites surveyed were of a grade B standard. Twenty seven percent of sites achieved a grade A standard. Three percent of sites surveyed were observed to be of an unsatisfactory grade C level. No sites surveyed were recorded as being of a grade D standard.
- Ninety seven percent of sites in Argyll and Bute were of an acceptable grade A, B+ or B standard.
- Three percent of sites in Argyll and Bute were of an unacceptable grade C or D standard.

Sources of litter

- The most common source of litter was pedestrian/individual litter. This source of litter affected 73% of the sites surveyed throughout the Argyll & Bute Council area.
- Animal faeces were the next most common source of litter, which affected 3% of the sites surveyed.

Types of litter

- Smoking related litter was the most common type of litter found during this survey, affecting 54% of the sites surveyed. Confectionery related litter was the next most common type of litter found, observed in 46% of the sites surveyed. Drinks related litter was found in 23% of sites. Fast food litter was recorded in 7% of sites.

Adverse Environmental Quality Indicators

- Detritus was found to be the most commonly found Adverse Environmental Quality Indicator throughout the Argyll & Bute Council area. Overall, 56% of the sites surveyed had detritus present.

INTRODUCTION

Keep Scotland Beautiful conducted a Cleanliness Standards Survey of the **Argyll & Bute Council** area, using the Keep Scotland Beautiful methodology. The cleanliness of both streets and functional sites (i.e. parks, grassed areas, car parks etc.) was assessed in accordance with the Environmental Protection Act 1990 and its attendant Code of Practice on Litter and Refuse (Scotland) 2006. This study is part of the Argyll & Bute Council People & Places Programme Cleanliness Index Monitoring System (CIMS) and is the thirteenth survey to be undertaken for Argyll and Bute Council. The sample size selected for this survey was 10% of street sites. The results of this survey have been compared to previous surveys of the area conducted by Keep Scotland Beautiful in conjunction with Argyll & Bute Council staff where possible. The survey was conducted during October 2008.

The following criteria were assessed:

- **Cleanliness grade**
- **Zone**
- **Sources of litter**
- **Types of litter**
- **Adverse Environmental Quality Indicators** (absence/scale of presence)
- **Litter Bins** (total count and number)

Additional comments were made where relevant, and supporting photographs were taken throughout the survey.

BACKGROUND INFORMATION

1.1 Grades of Cleanliness

Each area of study (transect) was graded according to the system outlined in the Code of Practice on Litter and Refuse (Scotland) 2006, which relates to Part IV of the Environmental Protection Act 1990 (EPA).

There are four grades of cleanliness, which are defined as follows:

- Grade A** No litter or refuse
- Grade B** Predominantly free of litter and refuse - apart from small items
- Grade C** Widespread distribution of litter and refuse with minor accumulations
- Grade D** Heavily littered with significant accumulations

This grading system is based on research into standards of cleanliness that most people regarded as being acceptable or unacceptable. Under this system Grade C and Grade D are unacceptable and must be cleaned (in most cases to a Grade A condition) within a specified period of time (see section 1.3). Grade A is the standard which a thorough conventional sweeping/litter-picking should achieve. The overall aim, however, should be to operate a management system where acceptable standards of cleanliness (Grades A and B) are maintained at all relevant times.

It should be noted that an additional grade has been included in this survey, B+, to provide extra management information. This grade was awarded to transects that had no more than 3 small items of litter sized below 3cm by 1 cm. It must be noted however that this standard of cleanliness is not included in the Code of Practice on Litter and Refuse (Scotland) 2006 and is just a management tool designed to help distinguish the almost litter free streets from the standard Grade B streets.

1.2 Zones

In addition to ascertaining the grade of each transect, each street was assigned a zone category as follows:

- Zone 1** Town centres, shopping centres, major transport centres, central car parks
- Zone 2** High-density residential areas, land laid out as recreational areas, suburban car parks and transport centres, high density industrial estates
- Zone 3** Low-density residential areas, low density industrial estates
- Zone 4** All other areas, i.e. rural and semi-rural areas

A more detailed description of zones is given in the Code of Practice on Litter and Refuse (Scotland) 2006. The zone has an implication on the cleansing response time, as shown in the following section.

1.3 Cleanliness Standards

The Code of Practice on Litter and Refuse (Scotland) 2006, which accompanies the Environmental Protection Act 1990, defines maximum response times required when a litter problem is reported within or to a Local Authority. For example, when a Grade D in Zone 1 is reported to the relevant officer in a Local Authority, that Council has 1 hour to respond and to return the Grade D to a Grade A. This is illustrated in Figure 1.

In summary, these maximum response times will only ensure minimum standards as defined by The Code of Practice on Litter and Refuse (Scotland) 2006.

Figure 1. Cleanliness Standards Table (Extract)

Category Zone		CLEANLINESS STANDARD			
		A	B	C	D
1	TOWN CENTRES	← 6hrs		← 3hrs	← 1hr
		←			
		←			
2	HIGH DENSITY RESIDENTIAL	← 12hrs		← 6hrs	← 3hrs
		←			
		←			
3	LOW DENSITY RESIDENTIAL	← 2 weeks		← 12 hrs	← 6hrs
		←			
		←			

1.4 Sources of Litter

During this survey each transect containing litter had the sources of litter identified as follows:

- **Pedestrian / individual** - e.g. drinks cans, sweet wrappers, fast food packaging, lottery tickets, cigarette ends, matches. Also includes litter dropped by motorists.
- **Business Waste** - any waste that has come directly from a business, e.g. headed paper, envelopes, and advertising flyers. This category also includes elastic bands dropped by the postman.
- **Domestic waste** - any waste that has escaped from domestic refuse, e.g. household packaging.
- **Construction waste** - any waste that has been left over from construction work, e.g. builders rubble, sandbags, traffic cones.
- **Animal Faeces** - any type of animal faeces including dog, horse and pigeon fouling etc.
- **Other** - any other litter which does not fit into the above categories, e.g. vehicle parts.

1.5 Types of Litter

Keep Scotland Beautiful surveys carried out throughout Scotland have shown that, of the above litter sources, pedestrian/individual is the most commonly found. The materials found most frequently are those associated with eating, drinking and smoking. The four most commonly found types of litter are:

- **Smoking related litter** - cigarette ends, matches, matchboxes, cigarette packaging.
- **Drinks related litter** - includes cans, bottles, cups, straws and lids.
- **Confectionery related litter** - includes chewing gum wrappers and crisp packets.
- **Fast food litter** - fish and chip wrappers, polystyrene cartons, burger wrappers, plastic cutlery etc.

Throughout the survey the presence of these four types of litter within transects was recorded.

1.6 Environmental Quality Indicators

In addition to the cleanliness of streets, absence or presence of the following Adverse Environmental Quality Indicators (AEQI's) will play an important part in forming an image of a place in the minds of residents, businesses, visitors and investors:

- **Dog fouling** - the only AEQI surveyed that must be considered alongside other litter and refuse when determining the cleanliness grade.
- **Vandalism** - defined as wilful and senseless damage of property, which adversely affects the quality of the life and environment, e.g. damaged street furniture.
- **Graffiti** - defined as unauthorised drawing or writing on surrounding buildings or street furniture such as benches, lampposts, litter bins, etc.
- **Weeds** - the presence of weeds in the transect may indicate poor / infrequent sweeping and can trap litter.
- **Detritus** - any natural debris causing visual defacement of an area and which may trap or conceal litter, typically mud, grit, leaves and blossom.
- **Chewing Gum** - defined as the presence of discarded chewing gum that causes poor visual amenity on pavements and roads.
- **Fly-posting** - defined as stickers or posters placed in unauthorised places and not on billboards. Unauthorised places refer to buildings, bus shelters, fence posts, etc. within the transects.
- **Fly-tipping** - the presence of dumped waste (from domestic, commercial or construction sources) is also recorded.

The presence of each of the above within transects was recorded throughout the survey.

1.7 Litter Bins

The number of litter bins within each transect was noted during the survey. If a litter bin within a transect was overflowing, this was also recorded. Overflowing litter bins are defined as litter bins, used by the public, which are full to capacity and litter has escaped onto the surrounding area. The transect is graded according to the litter from the bin which has fallen within the transect.

1.8 Comments and Photographs

Comments were made on the survey form to gain an insight into the specific problems being observed, for example if a large amount of chewing gum was seen, to describe what kind of business waste was found, or if an abandoned vehicle was encountered – and also to note good practice, such as a privately sponsored litter bin.

Photographs were taken where this would support survey findings, for example of Grade C and D sites, when AEQIs were present, if accumulations of litter were present adjacent to the transect and so on.

SECTION A - RESULTS

2.1 Cleanliness Indices

The overall cleanliness index for Argyll & Bute was 80, an increase of four cleanliness index points since the previous survey in November 2007. This result demonstrates a good overall standard of cleanliness. The October 2008 survey highlights that the Argyll and Bute Council area is exceeding, by 13 index points, the cleanliness standards required by the Environmental Protection Act 1990 and the associated Code of Practice on Litter and Refuse (Scotland) 2006.

Figure 2a Cleanliness Indices in the Argyll and Bute Council area

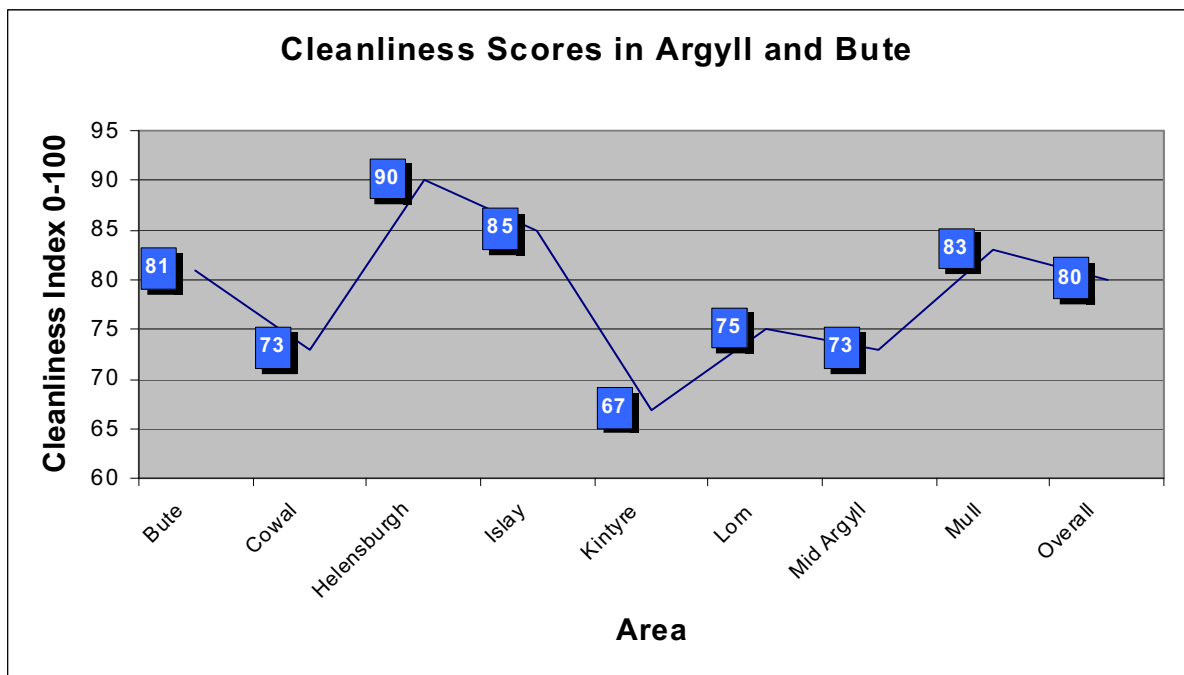


Figure 2a illustrates the cleanliness index difference between the geographic areas for the Argyll and Bute Council area.

As **Figure 2a** shows, the cleanliness index achieved, varied between a low of 67 in Kintyre, to a high of 90 in Helensburgh. Five geographical areas scored an index of 80 or above. Three geographical areas had an index of 70-79. One geographical area scored an index of 60-69. During this survey all areas achieved the minimum required cleanliness index of 67 laid down by the Code of Practice on Litter and Refuse (Scotland) 2006.

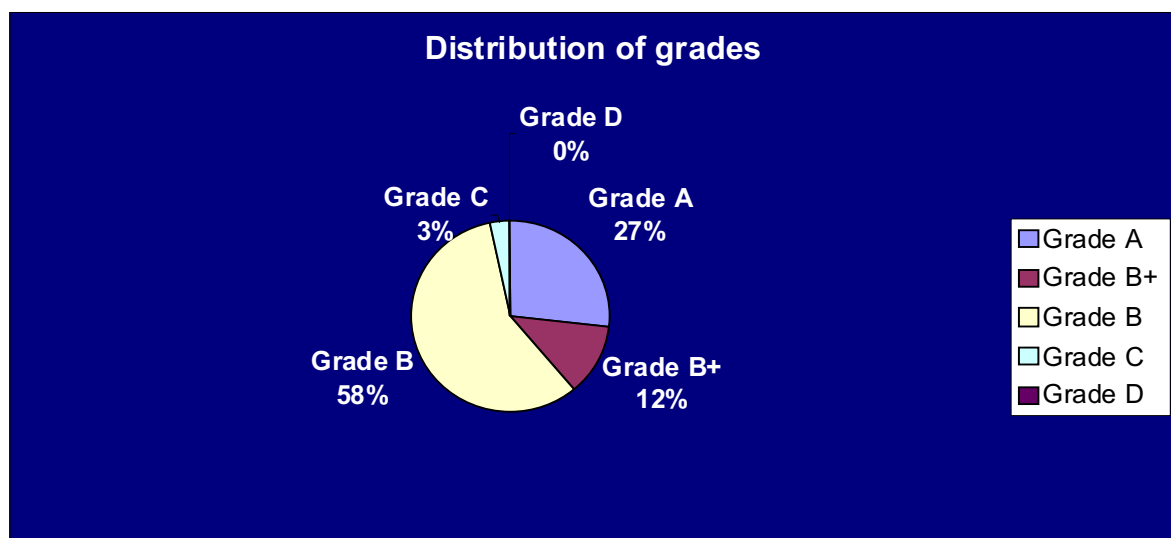
2.2 Grades of Sites

Figure 2b shows the percentage distribution of grades A, B+, B, C and D throughout Argyll & Bute. As discussed in the background information section of this report, the four grades of cleanliness are defined in the Code of Practice on Litter and Refuse (Scotland) 2006 as follows:

- Grade A** No litter or refuse
- Grade B** Predominantly free of litter and refuse – apart from small items
- Grade C** Widespread distribution of litter and refuse with minor accumulations
- Grade D** Heavily littered with significant accumulations

It should be noted that an additional grade has been included in this survey, B+, to provide extra management information. This grade was awarded to transects that had no more than 3 small items of litter sized below 3cm by 1 cm. It must be noted however that this standard of cleanliness is not included in the Code of Practice on Litter and Refuse (Scotland) 2006 and is just a management tool designed to help distinguish the almost litter free streets from the standard Grade B streets.

Figure 2b Distribution of grades Argyll and Bute Council area



The breakdown of the cleanliness grades of sites shows the trend in the overall cleanliness standards throughout the Argyll & Bute Council area. The percentage of A grades achieved has decreased from 29% in November 2007 to 27% in October 2008. The percentage presence of grade C sites has fallen by 1% from 4% to 3% from the previous survey. Grade D sites were not present in the October 2008 or November 2007 surveys.

Ninety seven percent of sites were of an acceptable Grade A, B+ or B standard. Three percent of sites were of an unacceptable Grade C or D standard.

Figure 2c Distribution of grades in each geographic area in Argyll and Bute

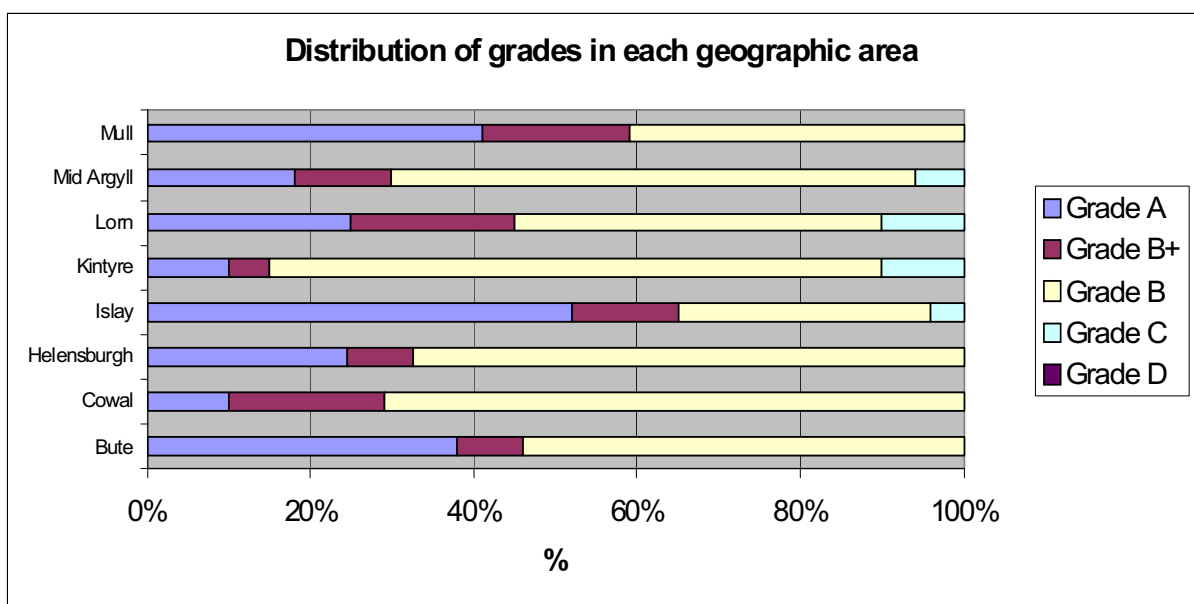


Figure 2c shows the percentage distribution of grades A, B+, B, C and D throughout the geographic areas within the Argyll & Bute Council area.

Grade A sites were recorded in all areas in Argyll and Bute, the highest percentages were found in Islay (52%), Mull (41%) and Bute (38%). Grade C sites were found in Kintyre (10%), Lorn (10%), Mid Argyll (6%) and Islay (4%). No geographic areas had grade D sites present.

All geographic areas had B+ grades present, which reflects the fact that a number of streets in these areas are almost achieving a Grade A standard.

2.3 Sources of litter

This section considers the sources of litter found in the sites surveyed within the Argyll & Bute Council area. The following sources of litter are generally found to be the most prevalent, therefore were assessed for their presence or absence:

- Pedestrian /Individual
- Business Waste
- Domestic Waste
- Construction Waste
- Animal Faeces
- Other

Figure 2d Distribution of litter sources in Argyll and Bute Council area

	<i>Pedestrian</i> (%)	<i>Business</i> (%)	<i>Domestic</i> (%)	<i>Constructio</i> <i>n</i> (%)	<i>Animal</i> <i>Faeces</i> (%)	<i>Other</i> (%)
Overall	73	2	0	0	3	0
Bute	63	0	0	0	0	0
Cowal	90	0	0	0	0	0
Helensburg h	74	2	0	0	0	0
Islay	48	0	0	0	0	0
Kintyre	90	0	0	0	10	0
Lorn	75	5	0	0	5	0
Mid Argyll	88	0	0	0	0	0
Mull	59	6	0	0	6	0

As **figure 2d** illustrates, pedestrian/individual litter was the most common source of litter found during the survey. Seventy three percent of the sites surveyed were affected by this source of litter. Cowal and Kintyre (90%) with Islay (48%) had the highest and lowest percentage presences of pedestrian litter.

Animal faeces affected 3% of the sites surveyed, which shows a 4% drop from the November 2007 survey. Kintyre (10%) and Mull (6%) had the highest presence of animal faeces. Business waste was found in 2% of sites surveyed. The highest percentage presences were found in Mull (6%) and Lorn (5%).

2.4 Types of litter

This section considers the composition of litter found in the sites surveyed within the Argyll & Bute Council area. The following types of litter are generally found to be the most prevalent, therefore were assessed for their absence or presence:

- Smoking related litter
- Drinks related litter
- Confectionery related litter
- Fast food litter

Figure 2e Distribution of litter types in Argyll and Bute Council area

	<i>Smoking Related</i>	<i>Drinks Related</i>	<i>Confectionery Related</i>	<i>Fast Food packaging</i>
	(%)	(%)	(%)	(%)
Overall	54	23	46	7
Bute	25	8	50	4
Cowal	86	48	62	14
Helensburgh	52	22	50	4
Islay	43	26	39	4
Kintyre	81	29	24	14
Lorn	45	35	45	5
Mid Argyll	59	12	53	12
Mull	53	0	35	6

As the above table shows, smoking related litter was the most common type of litter found during the survey. Overall, 54% of the sites surveyed throughout the Argyll & Bute Council area were affected by this type of litter. All areas had this type of litter present with Cowal (86%), Kintyre (81%) and Mid Argyll (59%) having the highest presences.

The next most commonly found type of litter was confectionery related litter, which affected 46% of the transects surveyed throughout the Argyll & Bute Council area. Cowal (62%), Mid Argyll (53%) and Helensburgh and Bute (50%), had the highest percentage presence of this type of litter. Drinks related litter was found in 23% of sites overall. Cowal (48%), Lorn (35%) and Kintyre (29%) had the highest recorded presence of this type of litter.

Fast food packaging was recorded in 7% of all sites throughout Argyll and Bute. Cowal and Kintyre (14%) along with Mid Argyll (12%) had the greatest presence of fast food litter.

2.5 Adverse Environmental Quality Indicators (AEQIs)

This section summarises various factors affecting the quality of the environment within the surveyed sites in Argyll & Bute Council area.

The Adverse Environmental Quality Indicators (AEQIs) surveyed were as follows:

- Dog fouling
- Vandalism
- Graffiti
- Weeds
- Detritus
- Gum
- Fly-posting
- Fly-tipping

Figure 2f Distribution of AEQI's in Argyll and Bute Council area

	<i>Dog fouling (%)</i>	<i>Vand-alism (%)</i>	<i>Graffiti (%)</i>	<i>Weeds (%)</i>	<i>Detritus (%)</i>	<i>Gum (%)</i>	<i>Fly posting (%)</i>	<i>Fly tipping (%)</i>
Overall	3	1	0	33	56	2	0	1
Bute	4	0	0	38	67	4	0	0
Cowal	0	0	0	48	95	0	0	0
Helensburgh	0	0	0	52	92	0	0	2
Islay	0	0	0	17	39	0	0	0
Kintyre	10	0	0	38	14	5	0	0
Lorn	5	0	0	10	15	5	0	0
Mid Argyll	0	0	0	18	6	0	0	0
Mull	6	6	0	6	65	6	0	0

As the above table shows, detritus was the most frequent Adverse Environmental Quality Indicator found during the survey, with 56% of the sites surveyed being affected. Cowal (95%), Helensburgh (92%) and Bute (67%) had the highest presence of this indicator. Weeds were the next most common Adverse Environmental Quality Indicator, recorded in

33% of sites, throughout Argyll and Bute. Weeds were particularly prevalent in Helensburgh (52%) followed by Cowal (48%), with Kintyre and Bute both recording a 38% presence.

Dog fouling was the next most commonly found Adverse Environmental Quality Indicator. Three percent of the sites surveyed had dog fouling present. Kintyre had the highest percentage presence of dog fouling with 10%, followed by Mull at 6% and Lorn 5%.

Chewing gum was found in 2% of sites. Mull had the highest percentage presence of gum at 6% closely followed by Kintyre and Lorn with 5%.

Vandalism, graffiti, fly-posting and fly-tipping were not found in any significant presences throughout Argyll and Bute.

2.6 Litter Bins

Fourteen litter bins were observed in the 193 sites surveyed, representing 7% coverage. Two of these bins were found to be overflowing, these were found at:

- The Avenue, Inverary, Mid Argyll
- School Street, Bowmore, Islay

SECTION B - COMPARISON WITH PREVIOUS RESULTS

3.1 Comparison of cleanliness indices

The following tables show how the cleanliness index results obtained from this survey in October 2008 compare with the previous validation surveys in November 2007, November and August 2005, October 2004, May 2004, October 2003, February 2003, May 2002, March and November 2001 and February and May 2000, as well as with the previous results obtained by Argyll & Bute Council's own survey staff.

This is the thirteenth validation survey carried out by Keep Scotland Beautiful in relation to Argyll & Bute Council's Cleanliness Index Monitoring System.

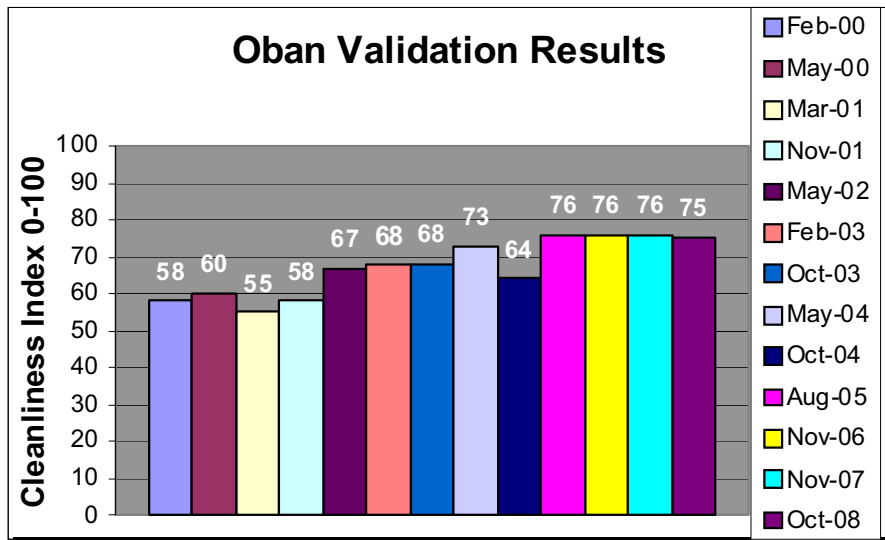
Figure 3a Cleanliness Monitoring results provided monthly by Argyll and Bute Council Officers in 2008

	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Jul</i>	<i>Aug</i>	<i>Sep</i>	<i>Oct</i>
Islay	67	67	67	-	-	67	-	-	67	67
Bute	64	69	67	73	62	71	69	67	64	-
Cowal	67	75	69	69	83	67	72	67	79	-
Mid Argyll	-	-	80	71	90	81	79	-	86	76
Mull	-	-	-	-	-	-	-	-	-	-
Helensburgh	-	-	-	-	-	-	-	-	-	-
Kintyre	75	75	76	78	78	-	80	73	75	80
Lorn	-	-	-	-	-	-	-	-	-	-

Figure 3a provides the cleanliness index scores compiled by the officers of Argyll and Bute Council in each geographic area.

3.11 Oban

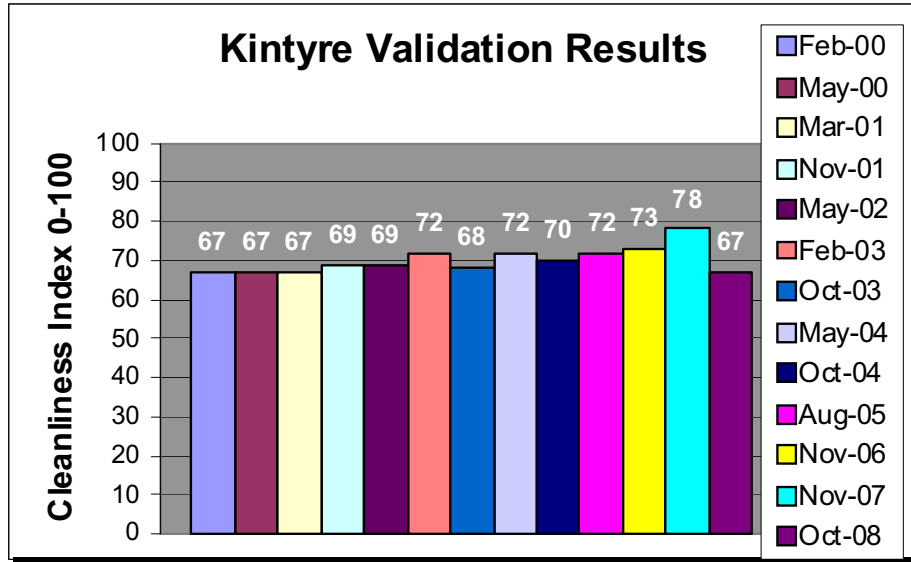
The following graph shows the pattern of cleanliness indices from the validation surveys carried out since February 2000 by Keep Scotland Beautiful.



As the above graph shows, the validation survey results for Oban have seen a steady increase in cleanliness index from a low of 55 in March 2001 to a high of 76 during the validation surveys in November 2006 and 2007, apart from the drop in cleanliness index in October 2004. This latest result of 75 demonstrates that a good overall standard of cleanliness is being achieved in the Oban area, albeit a drop of 1 index point was recorded from the previous survey.

3.12 Kintyre

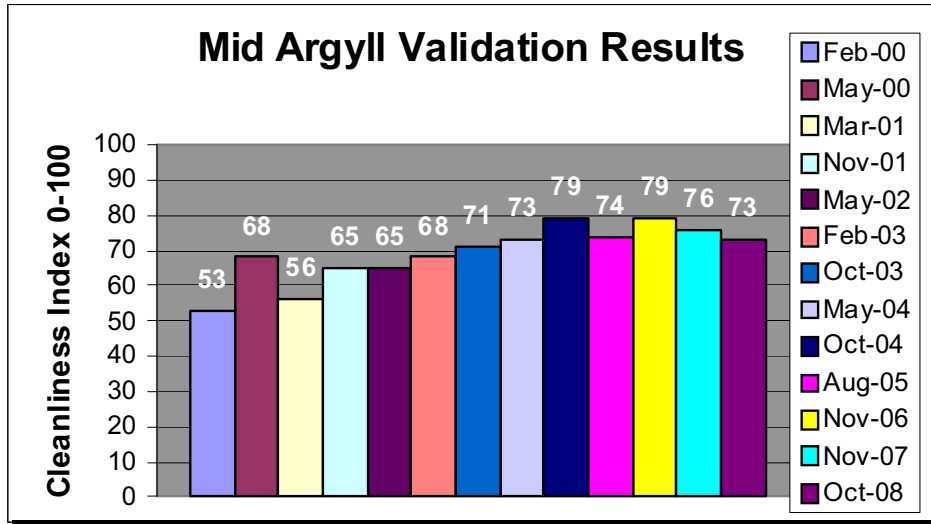
The following graph shows the pattern in cleanliness indices from the validation surveys carried out by Keep Scotland Beautiful since February 2000.



As the above graph illustrates, the validation surveys that have taken place in Kintyre have all shown a satisfactory level of cleanliness, with all validation surveys meeting the standards laid down in the Code of Practice on Litter and Refuse (Scotland) 2006. The validation results are very consistent in the high sixties and low seventies, the October 2008 validation cleanliness index of 67 is eleven index points lower than the November 2007 survey. The cleanliness in Kintyre is meeting the minimum standard set by the Code of Practice on Litter and Refuse (Scotland) 2006.

3.13 Mid Argyll

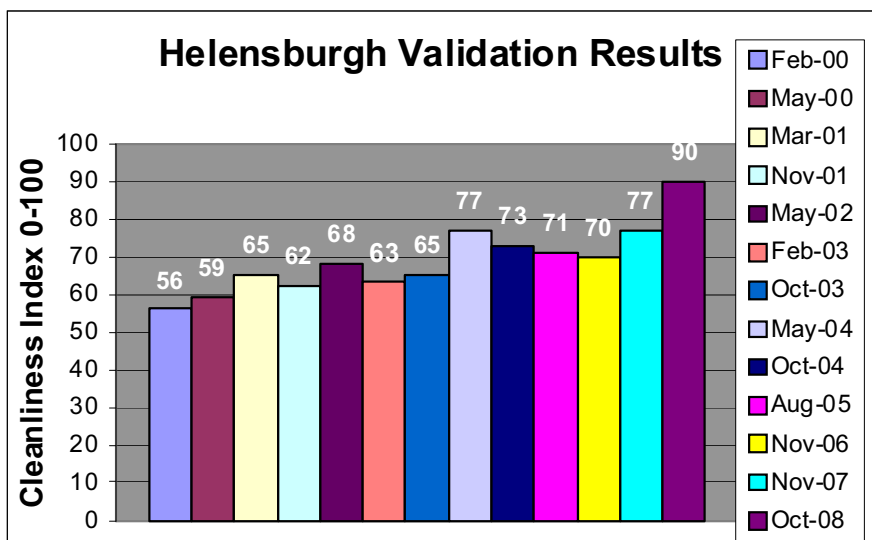
The following graph shows the pattern in cleanliness indices from the validation surveys carried out by Keep Scotland Beautiful since February 2000.



As the above graph shows, the cleanliness indices obtained by the validation surveys in Mid Argyll since October 2003 have increased to a good overall standard of cleanliness. The cleanliness index has ranged from a low of 53 during the February 2000 survey to a high of 79 during the October 2004 and November 2007 surveys. A cleanliness index of 73 was observed during the October 2008 survey. This demonstrates that Mid Argyll is achieving a good overall standard of cleanliness.

3.14 Helensburgh

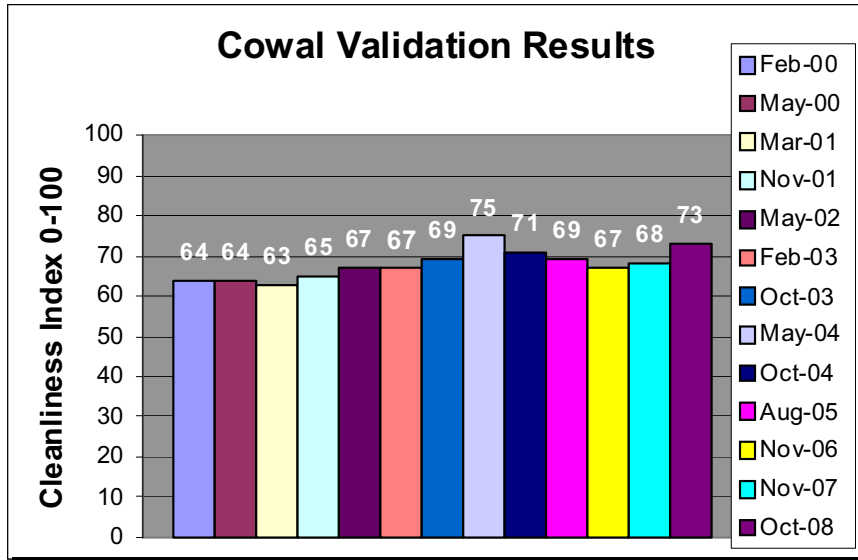
The following graph shows the pattern in cleanliness indices for the Helensburgh area from the validation surveys carried out by Keep Scotland Beautiful since February 2000.



As the above graph demonstrates, the trend for cleanliness levels in Helensburgh has been variable. All the cleanliness scores since November 2004 have been above 70. The cleanliness levels started off at a low of 56 during the first validation survey carried out during February 2000 and reached a high of 77 during the validation survey in May 2004 and the October 2008 survey. The latest validation survey in October 2008 highlights that Helensburgh, with a cleanliness index of 90, continues to achieve a very good overall standard of cleanliness.

3.15 Cowal

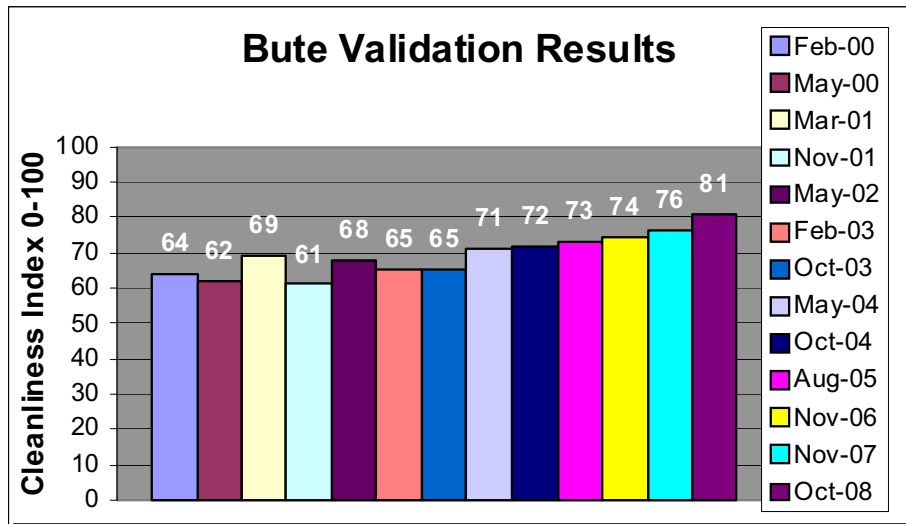
The following graph shows the pattern in cleanliness indices for the Cowal area from the validation surveys that have been carried out by Keep Scotland Beautiful since February 2000.



As the above graph illustrates, the first four validation surveys in Cowal were just below the minimum standard required of 67 set by the Code of Practice on Litter and Refuse (Scotland) 2006. Since May 2002 the cleanliness scores have been in the high 60's or low 70's in the Cowal area. The last three surveys have shown a steady increase in cleanliness index from 67 to 73. This demonstrates that Cowal is achieving a good overall standard of cleanliness.

3.16 Bute

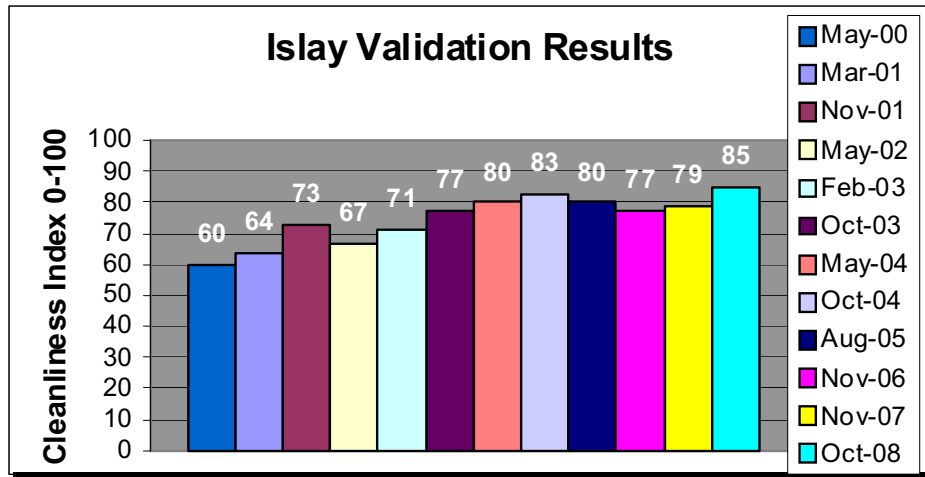
The following graph demonstrates the pattern of cleanliness indices in the validation surveys that have taken place in Bute. These surveys have been conducted by Keep Scotland Beautiful since February 2000.



The above graph demonstrates that the cleanliness indices in Bute have seen an overall improvement from the first survey in February 2000. Since May 2004 the Bute area has achieved a cleanliness index of above 71 which shows a good overall standard of cleanliness. The previous five surveys since May 2004 have all been in the low to mid 70's. In the October 2008 survey the Bute area achieved a cleanliness index of 81.

3.17 Islay

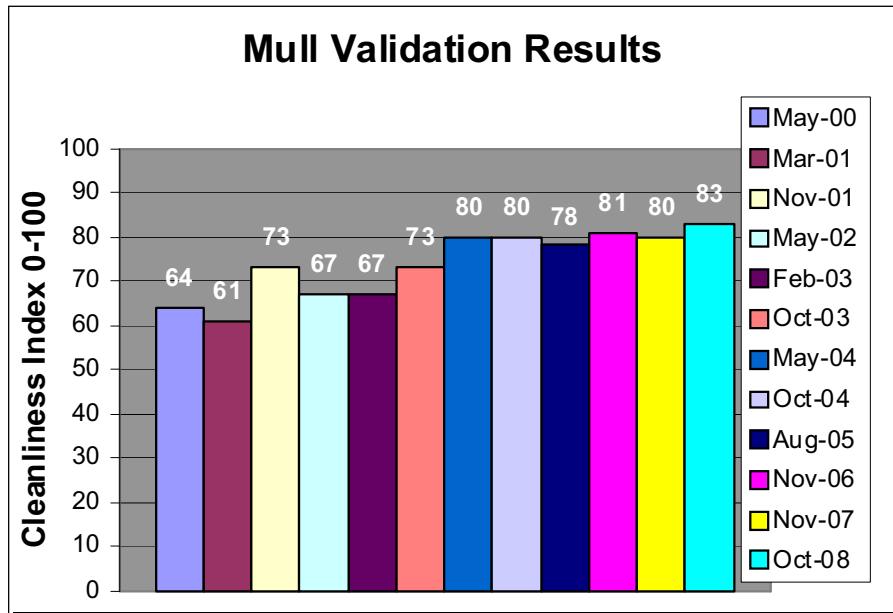
The following graph shows the pattern in cleanliness indices from the validation surveys that have taken place in Islay to date. The surveys have been carried out by Keep Scotland Beautiful since May 2000.



As the above graph highlights, the overall trend in cleanliness standards in Islay is one of considerable improvement. The cleanliness index in May 2000 was 60, the last nine validation surveys on Islay have all exceeded the minimum standard of 67 set by the Code of Practice on Litter and Refuse (Scotland) 2006. All the surveys since October 2003 indicate that a very good overall standard of cleanliness is being achieved in the Islay area. The latest cleanliness index in Islay was 85.

3.18 Mull

The following graph shows the pattern in cleanliness indices obtained from the validation surveys that have taken place on Mull since May 2000.

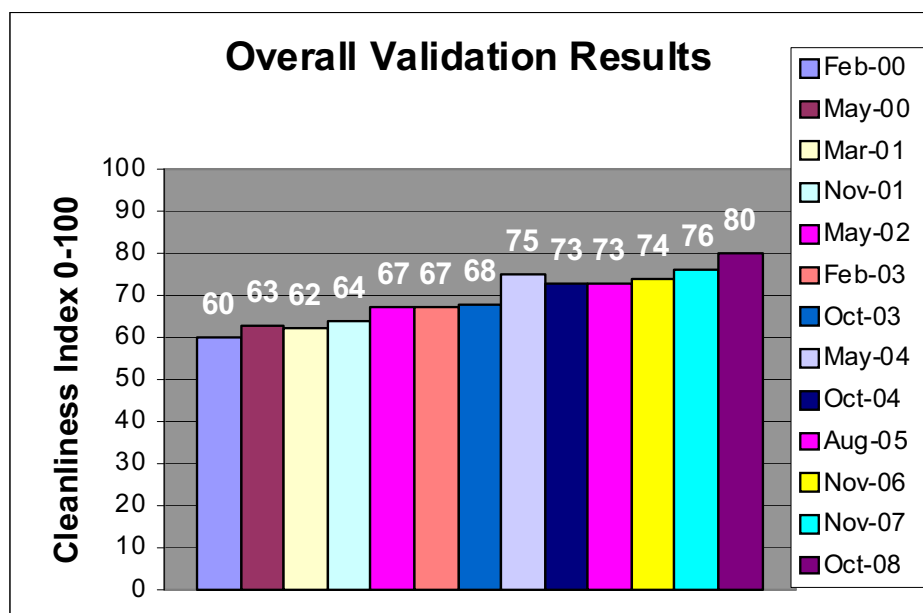


As the above graph shows, the overall trend in cleanliness standards is one of improvement. The March 2001 validation survey carried out on Mull showed that the cleanliness levels at that time were up to 6 index points below the level of 67 required by the Code of Practice on Litter and Refuse (Scotland) 2006. In comparison, the last six validation surveys on Mull have shown that a very good overall standard of cleanliness is being achieved. The cleanliness index from those previous six surveys were all in the high 70's to low 80's. In the October 2008 survey Mull achieved a cleanliness index of 83, demonstrating a very good overall standard of cleanliness is being attained.

3.19 Overall

As the graph below shows, the overall cleanliness index for the whole of the Argyll & Bute Council area has ranged from a low of 60 during the first validation carried out in February 2000 to a high of 80 during the latest validation survey in October 2008. The result in October 2008 has increased by two cleanliness index points (80) from the November 2007 survey. Argyll and Bute consistently in the past seven validation surveys, since October 2003, has exceeded the minimum standard of 67 required by the Code of Practice on Litter and Refuse (Scotland) 2006. Argyll and Bute Council continues to maintain a very good overall standard of cleanliness.

These results are very commendable and show an overall trend of steady improvement of cleansing standards for the whole of the Argyll & Bute Council area, which is very encouraging. The latest survey has also shown that overall, Argyll & Bute Council continues to meet the minimum cleanliness standards laid down in the Code of Practice on Litter and Refuse (Scotland) 2006. The cleanliness index of 80 remains thirteen index points above the minimum standard required of 67. A 20 point cleanliness index change has been observed from the original survey in May 2000 (60) to the latest survey in October 2008 (80). The October 2008 cleanliness index of 80 is the highest attained since May 2000. Future monthly monitoring should be continued to ensure that this new improved level of cleanliness is maintained and, where possible, improved further through implementing the recommendations laid out subsequently in this report.



CONCLUSION

The results of this survey indicate that Argyll & Bute Council is exceeding the minimum standards of cleanliness expected from the Environmental Protection Act 1990 and the Code of Practice on Litter and Refuse (Scotland) 2006 and is achieving a good overall standard of cleanliness. Over the thirteen validation surveys carried out to date, the general trend for cleansing standards has been one of continuous improvement, which is very encouraging. It is hoped that this new improved level of cleanliness can be maintained, and improved upon, throughout the Argyll & Bute Council area. The October 2008 cleanliness index of 80 has increased by four index points when compared to the previous survey, carried out in November 2007 and is the highest cleanliness index in the thirteen validation surveys carried out to date.

All the geographic areas throughout Argyll and Bute were above the minimum standard of 67 as laid down by the Code of Practice on Litter and Refuse (Scotland) 2006. Helensburgh (90), Islay (85) and Mull (83) all achieved excellent cleanliness indices and a very good overall standard of cleanliness.

Twenty seven percent of sites achieved a grade A standard whilst 3% were observed as being of a grade C standard and no sites were recorded as being of a grade D standard. Twelve percent of sites were of a grade B+ standard with 58% found to be of a grade B standard.

Ninety seven percent of streets in Argyll and Bute were of an acceptable Grade A, B+ or B standard with 3% of sites of an unacceptable Grade C or D standard.

Smoking related litter was the most frequently found type of litter within the Argyll and Bute Council area (54%). Pedestrian litter was the most common litter source observed (73%), with detritus the most prevalent adverse environmental quality indicator, present in 56% of all sites.

There are a number of factors that should be taken into consideration when attempting to consolidate and improve the cleanliness standards throughout Argyll and Bute; these are set out in the next section.

RECOMMENDATIONS

The following recommendations are based on the findings of the October 2008 survey of the Argyll & Bute Council area. The information from the survey presented and analysed in this report, can be used as a means towards a number of ends: to establish compliance with the relevant legislation, identify problem areas with regard to cleanliness and other environmental quality indicators and use this to target resources, to monitor progress, to compare external validation results with internal monitoring and to campaign effectively.

Grade C sites

Three percent of sites were found to be of a grade C standard overall. Grade C sites were found in Kintyre (10%), Lorn (10%), Mid Argyll (6%) and Islay (4%). In most cases accumulations of litter were observed to be present in channels indicating that perhaps the street sweeper has been unable to gain access to areas due to on-street parking and other obstructions eg sandwich boards. It is recommended that such areas are monitored and remedial action taken where required.

Smoking Related Litter

Smoking related litter was the most prevalent litter type found within the Argyll and Bute Council area, with 54% of sites affected by this type of litter.

Smoking related litter is consistently the most prevalent litter type found throughout the Argyll and Bute Council area. The smoking ban in public places may exacerbate the smoking related litter problem. Due to the consistently high levels of smoking related litter dropped by pedestrians and other individuals in the Council area, it is recommended that a campaign is devised to encourage smokers to become more responsible about the way in which they dispose of smoking related litter – particularly cigarette butts. Secondly encouraging the use of personal ashtrays when formal disposable bins are not available, and ensure these are easily available to the public.

It is also important that local authorities consider appropriately placed and designed cigarette disposal bins and utilise campaign promotional materials (posters etc) to convey

the message to smokers, along with encouraging businesses and other bodies to increase the provision of disposal facilities for both employees and customers.

Detritus

Detritus was the most frequent Adverse Environmental Quality Indicator found during the survey, with 56% of the sites surveyed being affected. Cowal (95%), Helensburgh (92%) and Bute (67%) had the highest presence of this indicator.

Detritus needs to be controlled for several reasons, especially on public footpaths and roads, where clear visibility and undamaged surfaces are imperative. They also need controlling to keep drainage channels clear and prevent trapped litter.

Litter Bins

Throughout the survey two litter bins were found to be overflowing these were found at:

- The Avenue, Inverary, Mid Argyll
- School Street, Bowmore, Islay

Consideration should be given to the type of litter bins provided throughout the local authority area. It is beneficial to have a consistent litter bin design. Size should be carefully considered to minimise the possibility of bins overflowing. It is important that litter can't escape easily in windy conditions, that birds or other animals can't access the litter, and that the litter bin is not easily blocked up with larger items such as pizza boxes, etc. It is also important when siting litter bins to ensure that they cannot be easily vandalised or knocked over.

APPENDICES

APPENDIX 1 Supporting photos

APPENDIX 2 Data

Cowal



Ferguslie Street

Helensburgh



McKenzie Avenue



Station Road



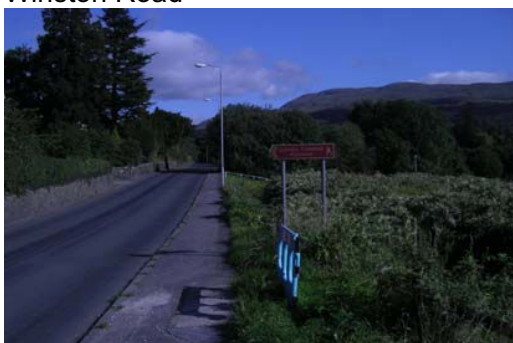
Park Avenue



West Clyde Street



Winston Road



B833

Islay



Portnahaven - Kilchiaran



School Street

Kintyre



A83 Muasdale



Longrow South



Hall Street



McCallum Street



High Askomill Road



Princes Street



Sealand Housing Scheme Road



Tayinloan Housing Scheme Road



The Esplanade

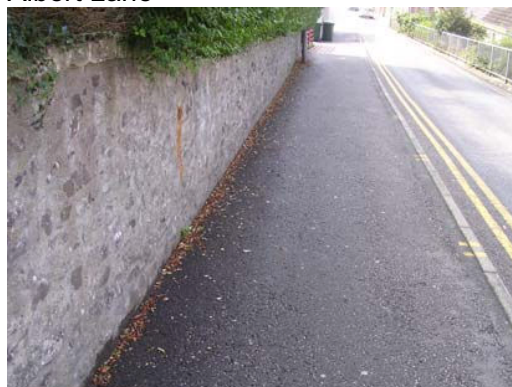
Lorn



Achaleven Road



Albert Lane



Breadalbane Street



Breadalbane Street



Corran Brae



Deirdrie Road



Glenshellach Terrace



Iona Drive



John Street



John Street continued



Lochavullin Road



Lochavullin Road continued



Lynn Road

Mid Argyll



East Bank Road



Fisher Row



West Bank Road



The Avenue

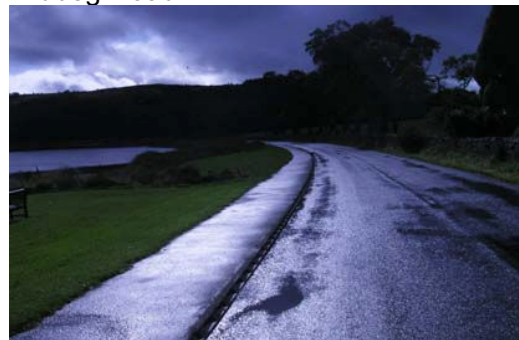
Bute



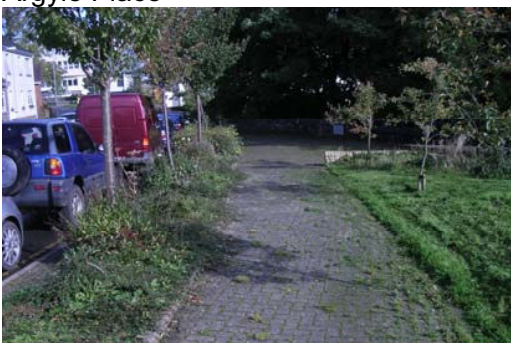
Argyle Place



Ardbeg Road



A886 - Rhubodach



Columshill Place



Creek Drive

Mull



A849 Bunessan



Main Street



Albert Street



Victoria Street



Breadalbane Street



Ledaig Branch Road

ARGYLL & BUTE COUNCIL
BUTE & COWAL AREA COMMITTEE**OPERATIONAL SERVICES****5 OCTOBER 2009**

SCOTTISH WATER

1. SUMMARY

The information contained in this report relates to inspections of Scottish Water sites.

2. RECOMMENDATIONS

The Area Committee are asked to:

1. Note the contents of this Report.
2. Confirm that the frequency of bi monthly reporting be accepted.
3. .

3. DETAILS

This report has been prepared as a result of a meeting between Scottish Water and the Leader of Argyll and Bute Council with other Bute and Cowal elected Members. The purpose of the meeting was to highlight concerns about Scottish Water's operations in the Bute and Cowal area.

Total number of Inspections completed since 1 April 2009	23
Number of inspections to due to 31 March 2010. System generated.	2
Number of defects inspections charged to Scottish Water from area over last 2 months.	0

Bullwood Road reinstatements- The exact area of reinstatements that have to be replaced has been agreed. Remedial work should take a about two days and should commence shortly.

4. IMPLICATIONS

- 4.1 Policy None.
- 4.2 Financial None: Costs recovered via the agreed sample inspections.

4.3	Personnel	None
4.4	Equalities Impact Assessment	None
4.5	Legal	None

For further information, please contact Martin Gannon, Roadspace Manager, Network and Environment Unit Roads & Amenity Services (01546 604613)

Stewart Turner
Head of Roads and Amenity Services 05 October 2009

ARGYLL & BUTE COUNCIL**BUTE & COWAL AREA COMMITTEE****OPERATIONAL SERVICES****OCTOBER 2009**

ABBHEYHILL HOUSING DEVELOPMENT, DHAILLING ROAD, DUNOON

1. SUMMARY

- 1.1 The purpose of this report is to update members regarding the Abbeyhill Development.

2. RECOMMENDATIONS

- 2.1 That members note this update.

3. BACKGROUND

- 3.1 Road Services have been requested for an updated price prior to being instructed to proceed with the outstanding paving and lighting works to complete this unfinished development.
- 3.2 The previous figure was just over £16,165.51. It is anticipated that costs will have increased by at least 20% bring estimate to around £19,400 mark. (It is anticipated that an updated estimate will be brought to the meeting.)
- 3.3 Once costs are confirmed Roads Operations will be instructed to proceed. .Costs will be attempted to be recovered from the developer Lochgoilhead Developments Limited. They had been advised previously that should they not complete the works the Council will do so.
- 3.4 Legal services have investigated whether criminal proceedings could be brought against the developer but are of the opinion that they are time barred.
- 3.5 The Council are required to complete the works should the developer not do so. Normally a road bond would be used should a developer go bankrupt. This is not the case in this instance however the bond cannot be used as it has a spent time expiry clause.

4. IMPLICATIONS

4.1	Policy	None
4.2	Financial	There is no budget to assist with the upgrade and costs if not recovered from the developer would require to be funded from the roads revenue or capital budget
5.3	Personnel	None.
5.4	Equalities Impact Assessment	None.
5.5	Legal	Costs may be recovered from the developer however it is likely court action will be required.

For further information, please contact Alan Kerr, Operational Services, Helensburgh (01436 658865)

Stewart Turner
Head of Roads & Amenity Services
8th September 2009

ARGYLL & BUTE COUNCIL**BUTE AND COWAL AREA
COMMITTEE****OPERATIONAL SERVICES**6th October 2009

CAR PARKING UPDATE REPORT

1. SUMMARY

- 1.1 This report sets out in Appendix A the actual expenditure for 2008-9 and budget for 2009-10 as requested by Members.

2. RECOMMENDATION

- 2.1 Members are asked to consider this report and give consideration to the timeous approval of the 2009 – 10 anticipated surplus of £20,788 for the next meeting.

3. BACKGROUND

- 3.1 A list of proposals previously reported is provided in Section 4 however Traffic Improvement Initiatives are set out in the Traffic Regulation Order paper and should take precedence to any footway upgrade e.g. schemes 4 to 9 below. The estimates in these Schemes require to be increased to cover inflationary pressures.

**4. POTENTIAL SCHEMES (Schemes struck out either not viable or completed.)
Updated.****4.1 Scheme 3: Pilot Street Car Park, Estimated Cost £3,000.**

The pedestrian access to Pilot St. Car Park requires repair and it is proposed to create an additional area of hard standing for motor cycle parking at Moir Street Car Park.

- 4.2 Schemes previously identified and reported to the Area Committee are listed below with the exception of Dunan's turning circle which is new.

4.3 Scheme 4: Westfield Strone, Estimated Cost £11,000.

This scheme provides for the installation of a drainage channel and reconstruction of 60m of footway.

4.4 Scheme 5: A815 Sandy Beach, Estimated Cost £35,000.

This project will close a 132m gap in the footway network and allow pedestrians to walk from Newton Park north towards Dunoon without having to walk on the carriageway. A 70 metre section of the bends will require to be widened.

**4.5 Scheme 6: UC17 Toward Pier Road, Tossa to Crossgates,
Estimated Cost £17,000.**

The construction of 125metres of footway will allow pedestrians to access Tossa and the Coach House. Footway constructed on the west side of the carriageway.

4.6 Scheme 7: A885 Sandbank High Road

A: Western footway Sommerville Place to Ferry Road Estimated Cost £69,000.

B: Eastern footway from Ferguslie Street to TSC, Estimated Cost £21,500.

These footways are in poor repair and require reconstruction.

A: western side done from Sommerville Place to the last house on west.

B: eastern side done from Ferguslie Street to Vehicle access serving the Police Houses.

4.7 Scheme 8: A815 Sandbank, Sandhaven to Broxwood, Estimated Cost £16,200.

Sections of the footway are in poor repair and require reconstruction.

4.8 Scheme 10: Dunans Turning Circle: Estimated Cost £30,000.

It is difficult for the school bus to turn and it is proposed to provide an off road turning facility on private land that would remain the responsibility of the landowner. Development Services are prepared to provide £17,000 funding for this project and are seeking to identify the necessary budget balance.

5. IMPLICATIONS

- 5.1 Policy – Surplus income should be spent on car park maintenance, traffic improvement initiatives or finally road safety.
- 5.2 Financial – As above.
- 5.3 Personnel – nil
- 5.4 Equal Opportunities – n/a
- 5.5 Legal – Surplus income should be spent on car park maintenance, traffic improvement initiatives or finally road safety.

For further information, please contact Alan Kerr
Network Manager Tel 01369 708600

CAR PARKING - BUTE AND COWAL

Account	Account Description	2008-09 Budget	2008-09 Actual	2009-10 Budget
00100	Basic - Staff		237	14 155
00101	Basic - Manual	13 170	5 985	
00200	NIC - Staff		7	732
00201	NIC - Manual	715	105	
00297	NIC Backdated Single Status Pay		- 50	
00300	Superannuation - Staff		29	2 449
00301	Superannuation - Manual	2 213	1 117	
00397	Superannuation Backdated Single Status Pay		- 77	
00401	Overtime + Half - Manual		20	
00701	Arrears of Overtime - Manual		1	
00801	Arrears of Pay - Manual		119	
01501	Sick Pay Recovery - Manual		- 94	
01601	Sick Pay - Manual		189	
02801	Vacancy Savings	- 85		- 95
02803	Absence Management Saving			- 19
	Pay Costs	16 013	7 585	17 222
11010	Electricity for Properties		138	
12210	Non-Domestic Rates	12 030	12 927	12 330
14010	Water Rates	1 603	1 461	1 643
	Propery Costs	13 633	14 526	13 973
20231	Machinery		1 550	
20233	Purchase and Maintenance of Parking Machines	4 890	4 042	4 890
23310	Printing & Stationery	1 000		1 000
24310	Legal Fees		1 536	
25120	Mobile Telephones	750	65	750
29110	Advertising	750	169	750
29215	Cash Collection & Banking	2 827	2 302	2 827
29946	Public Liability Excess		2 464	
	Supplies and Services	10 217	12 128	10 217

Appendix A Car Park Income Bute and Cowal Business Day 19 May 2009

Account	Account Description	2008-09 Budget	2008-09 Actual	2009-10 Budget
33100	Fares & Tolls		15	
34210	Staff Travel - Casual		114	
	Transport Costs		130	
40100	Share of Car Parking Surplus Income	20 788	- 600	20 788
45000	Normal Maintenance (includes Xmas Lights £12k)	16 581	12 000	16 995
	Third Party Payments	37 369	11 400	37 783
62810	Parking Daily Receipts	- 83 429	- 86 077	- 97 077
62816	Parking Fines	- 3 148	- 4 344	- 3 226
63200	Rental Income	- 11 591	- 15 734	- 14 881
	Income	- 98 168	- 106 155	- 115 184
	Total	- 20 936	- 60 385	- 35 989

Appendix A Car Park Income Bute and Cowal Business Day 19 May 2009

Cost Centre	Cost Centre	Account	Account Description	2008-09 Budget	2008-09 YTD Actual	2009-10 Budget	
R3254843000	OS - Off Street - Non Charging - B&C	12210	Non-Domestic Rates	9 151	9 629	9 380	
		14010	Water Rates	1 463	1 329	1 500	
			Property Costs	10 614	10 959	10 880	
		24310	Legal Fees		1 536		
			Supplies and Services		1 536		
		40100	Share of Car Parking Surplus Income	20 788	- 600	20 788	
		45000	Normal Maintenance (includes Xmas Lights £12k)	16 581	12 000	16 995	
			Third Party Payments	37 369	11 400	37 783	
		63200	Rental Income	- 10 979	- 15 134	- 14 254	
			Income	- 10 979	- 15 134	- 14 254	
			Total	37 004	8 761	34 409	
R3254883000	OS - Off Street - Charging - B&C	00100	Basic - Staff		237	14 155	
		00101	Basic - Manual	13 170	5 985		
		00200	NIC - Staff		7	732	
		00201	NIC - Manual	715	105		
		00297	NIC Backdated Single Status Pay		- 50		
		00300	Superannuation - Staff		29	2 449	
		00301	Superannuation - Manual	2 213	1 117		
		00397	Superannuation Backdated Single Status Pay		- 77		
		00401	Overtime + Half - Manual		20		
		00701	Arrears of Overtime - Manual		1		
		00801	Arrears of Pay - Manual		119		
		01501	Sick Pay Recovery - Manual		- 94		
		01601	Sick Pay - Manual		189		
		02801	Vacancy Savings	- 85		- 95	
		02803	Absence Management Saving			- 19	
				Pay Costs	16 013	7 585	17 222
			20231	Machinery		1 550	
	20233	Purchase and Maintenance of Parking Machines	4 890	2 455	4 890		
	23310	Printing & Stationery	1 000		1 000		
	25120	Mobile Telephones	750		750		

Appendix A Car Park Income Bute and Cowal Business Day 19 May 2009

Cost Centre	Cost Centre	Account	Account Description	2008-09 Budget	2008-09 YTD Actual	2009-10 Budget
		29110	Advertising	750		750
		29215	Cash Collection & Banking	2 827	2 302	2 827
		29946	Public Liability Excess		2 464	
			Supplies and Services	10 217	8 772	10 217
		33100	Fares & Tolls		15	
		34210	Staff Travel - Casual		114	
			Transport Costs		130	
			Total	26 230	16 487	27 439
R3254883100	OS - Off Street - Charging - Bute	29110	Advertising		105	
			Supplies and Services		105	
			Total		105	
R3254883140	OS - Off Street - Charging - Guildford Street, Rothesay	12210	Non-Domestic Rates	807	962	827
		14010	Water Rates	58	54	59
			Property Costs	865	1 016	886
		20233	Purchase and Maintenance of Parking Machines		164	
		25120	Mobile Telephones		23	
			Supplies and Services		187	
		62810	Parking Daily Receipts	- 17 746	- 16 265	- 20 218
		62816	Parking Fines	- 910	- 545	- 933
			Income	- 18 656	- 16 811	- 21 151
			Total	- 17 791	- 15 608	- 20 265
R3254883210	OS - Off Street - Charging - Dunoon	20233	Purchase and Maintenance of Parking Machines		440	
		29110	Advertising		64	
			Supplies and Services		504	
			Total		504	

Appendix A Car Park Income Bute and Cowal Business Day 19 May 2009

Cost Centre	Cost Centre	Account	Account Description	2008-09 Budget	2008-09 YTD Actual	2009-10 Budget	
R3254883214	OS - Off Street - Charging - Argyll Street, Dunoon	12210	Non-Domestic Rates	1 153	1 374	1 182	
		14010	Water Rates	82	78	84	
				1 235	1 452	1 266	
			20233	Property Costs		164	
			25120	Purchase and Maintenance of Parking Machines		42	
				Mobile Telephones		205	
			62810	Supplies and Services	- 19 604	- 24 723	- 23 494
			62816	Parking Daily Receipts	- 393	- 763	- 402
				Parking Fines	- 19 996	- 25 486	- 23 896
				Income	- 19 996	- 25 486	- 23 896
			Total	- 18 761	- 23 829	- 22 630	
R3254883236	OS - Off Street - Charging - Church Street, Dunoon	62810	Parking Daily Receipts	- 8 679	- 4 954	- 9 888	
		62816	Parking Fines	- 250	- 94	- 257	
				Income	- 8 930	- 5 048	- 10 145
				Total	- 8 930	- 5 048	- 10 145
R3254883238	OS - Off Street - Charging - Moir Street, Dunoon	12210	Non-Domestic Rates	612	641	627	
			Property Costs	612	641	627	
			20233	Purchase and Maintenance of Parking Machines		164	
				Supplies and Services		164	
			62810	Parking Daily Receipts	- 8 502	- 11 355	- 9 686
			62816	Parking Fines	- 467	- 1 808	- 479
			63200	Rental Income	- 612	- 600	- 627
				Income	- 9 581	- 13 763	- 10 792
			Total	- 8 969	- 12 958	- 10 165	

Appendix A Car Park Income Bute and Cowal Business Day 19 May 2009

Cost Centre	Cost Centre	Account	Account Description	2008-09 Budget	2008-09 YTD Actual	2009-10 Budget
R3254883239	OS - Off Street - Charging - Swimming Pool, Dunoon	12210	Non-Domestic Rates	306	321	314
			Property Costs	306	321	314
		20233	Purchase and Maintenance of Parking Machines		328	
			Supplies and Services		328	
		62810	Parking Daily Receipts	- 9 119	- 9 333	- 10 390
		62816	Parking Fines	- 593		- 608
			Income	- 9 712	- 9 333	- 10 998
			Total	- 9 406	- 8 685	- 10 684
R3254883241	OS - Off Street - Charging - Dunoon Pier	11010	Electricity for Properties		138	
			Property Costs		138	
		20233	Purchase and Maintenance of Parking Machines		164	
			Supplies and Services		164	
		62810	Parking Daily Receipts	- 11 876	- 8 730	- 14 052
		62816	Parking Fines	- 200	- 525	- 205
			Income	- 12 077	- 9 255	- 14 257
			Total	- 12 077	- 8 953	- 14 257
R3254883288	OS - Off Street - Charging - Jane Villa, Dunoon	20233	Purchase and Maintenance of Parking Machines		164	
			Supplies and Services		164	
		62810	Parking Daily Receipts	- 7 902	- 10 716	- 9 349
		62816	Parking Fines	- 334	- 609	- 343
			Income	- 8 236	- 11 325	- 9 692
			Total	- 8 236	- 11 161	- 9 692
			Overall Total	- 20 936	- 60 385	- 35 990

ARGYLL & BUTE COUNCIL
BUTE & COWAL AREA COMMITTEE**OPERATIONAL SERVICES****6th OCTOBER 2009**

PROGRAMME FOR PROVISION OF DROPPED KERBS 2009 / 2010

1. SUMMARY

This report provides information on the proposed programme for the provision of dropped kerbs during 2009/10.

2. RECOMMENDATIONS

Members are asked to note the detail and consider the request of the transfer of funds.

3. BACKGROUND

3.1 The provision of dropped kerbs is required where pedestrians routes cross the carriageway from adjacent carriageways e.g. at T junctions, pelican crossings etc. The increased use of motorised wheelchairs has increased the demand for dropped kerbs. In the past few years there has been liaison between the Bute & Cowal Disabled Forums and the department and also with individual wheelchair users, with a view to establishing their particular needs. In the past two years fifteen dropped kerbs have been constructed in Bute along, Ardbeg Rd, Mount Stuart Rd and High St and a further six completed in 2008/9 in Cowal at Milton Rd, Erightbank Dr and Argyll Rd.

3.2 The immediate outstanding locations are:-

Cowal Estimated Cost £2,500

Opposite Erightbank Dr, Kirn and Moir St car park exit to Church St; 4 in total.

Bute Estimated Cost £ 1900

A844 by Bute Sailing Club and Ardbeg/Skeoch Woods upgrade; 3 in total.

In addition 4 locations along Bencorrum Brae have been completed this financial year from the revenue footway allocation, following representations from the public and elected members, at an estimated cost of £ 3,250.

3.3 The total 2009/2010 revenue allocation for footway resurfacing/patching is £60,000 with an additional allocation of £4,000 for kerb repairs. The remaining revenue footway & kerbing patching is fully committed as follows:-

Bute

Slurry seal K3 £5,000

Ascog footway resurfacing in conjunction with the new street lighting columns is estimated at £44,000

Cowal

Slurry seal K3 £10,500

In addition to the foregoing, footway and kerbing repairs will arise during the remainder of the financial year. At this early stage of the financial year it is evident that additional funding will need to be allocated to this activity, to the detriment of other revenue activity codes.

3.4 The transfer of the unspent Capital receipts to pedestrian crossing dropped kerbs will allow the works detailed in 3.2 to proceed. Should this funding not be available, the proposed dropped kerb works will need to compete for funding in the 2010/2011 revenue footway budget allocation.

4. IMPLICATIONS

4.1 Financial – None

4.2 Personnel - None.

4.3 Equalities Impact assessment - None.

4.4 Legal – None

For further information Contact

Graham Brown, Operations Manager, Manse Brae, Lochgilphead tel 01546 604687

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