

MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in the COUNCIL CHAMBER, MUNICIPAL BUILDINGS, ALBANY STREET, OBAN on WEDNESDAY, 6 JULY 2005

Present: Councillor Alistair MacDougall (Chairman)
Councillor Robin Banks
Councillor Ian Gillies
Councillor Allan Macaskill
Councillor Sidney MacDougall
Councillor Donald McIntosh
Councillor Duncan MacIntyre
Councillor Elaine Robertson

Attending: George McKenzie, Area Corporate Services Manager
Jane Gillies, Corporate Services
James McLellan, Chief Executive
Iain McKinnon, Senior Environmental Health Officer
Iona MacPhail, Area Housing Manager
Marilyn Franks, Social Work
Ian MacIntyre, Area Team Leader, Planning
Stewart Turner, Operational Services
Bill Weston, Senior Engineer, Roads & Amenity Services
Alison McIlroy, Principal Horticultural Services Officer
David Craig, Community Learning & Regeneration Manager
Douglas Blades, Public Transport Manager
Ken Buchan, Marine & Coastal Development Unit

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

The Chairman ruled, and the Committee agreed in terms of Section 50B(4)(B) of the Local Government (Scotland) Act 1973, and in terms of Standing Order 3.2.2, that planning application ref. 05/00485/DET, dealt with in item 5(o) of this Minute be taken as a matter of urgency due to the need for this to be determined prior to the next ordinary meeting.

The Chairman opened the meeting by recording the Committee's congratulations to the pupils from Oban High School who had been invited, as one of only two schools in Scotland, to send a deputation of pupils to Gleneagles to give a presentation to the wives of the G8 Summit Leaders.

2. DECLARATIONS OF INTEREST

Councillor Elaine Robertson declared a non-pecuniary interest in item 5(i), planning application ref. 05/00352/VARCON.

Councillor Allan Macaskill declared a non-pecuniary interest in item 5(c), planning application ref. 05/00155/MFF, item 5(d) planning application ref. 05/01149/COU, and item 9(a) Tree preservation order.

3. CORPORATE SERVICES

(a) MINUTE OF MEETING OF OBAN LORN & THE ISLES AREA COMMITTEE HELD ON 8TH JUNE 2005

The Committee approved as a correct record, subject to textual amendments, the Minute of the meeting held on 8th June 2005. A corrected Minute had been circulated prior to today's meeting.

4. COMMUNITY SERVICES

(a) APPLICATION FOR FINANCIAL ASSISTANCE UNDER THE EDUCATION DEVELOPMENT GRANT SCHEME

Members considered an application for financial assistance from Mull Theatre in regard to the Education Development Grants Scheme.

Decision:

It was agreed that Mull Theatre be awarded grant assistance of £2,186.

(Ref: Report by Community Learning & Regeneration Manager, submitted)

(b) REPORT BY AREA HOUSING MANAGER ON VOID PROPERTIES

Members considered a report by the Area Housing Manager in regard to Void Properties.

Decision:

It was agreed that the Area Housing Manager advise Members of details of the actual costs recovered for Oban, Lorn & the Isles area.

(Ref: Report by Area Housing Manager dated 21st June 2005, submitted)

5. DEVELOPMENT SERVICES

(a) LIST OF BUILDING WARRANTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES SINCE THE LAST MEETING

The Committee considered and noted a list of Building Warrants and Relaxation of the Building Standards Regulations dated 21st June 2005, in respect of which approvals had been issued since the last meeting.

(Ref: List of approvals dated 21st June 2005, submitted)

(b) **LIST OF DELEGATED DECISIONS ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES SINCE THE LAST MEETING**

The Committee considered and noted a list of applications for planning permission dated 17th June 2005 in respect of which delegated decisions had been issued since the last meeting.

(Ref: List of delegated decisions dated 17th June 2005, submitted)

(c) **05/00155/MFF: MR JAMES ROBERTSON: MARINE SHELLFISH FARM SEABED LEASE CONSULTATION: RUBHA NAN RON SEIL SOUND**

Councillor Macaskill, having previously declared an interest in this and the subsequent application, left the meeting while these were being determined.

It was agreed that no objections be raised.

(Report by Head of Planning dated 19th May 2005, submitted)

(d) **05/01149/COU: MR JAMES ROBERTSON: MARINE FISH FARM MODIFICATION - RUBHA NAN RON SEIL SOUND**

Approved, subject to the conditions set out in the report by Head of Planning dated 10th June 2005.

(Ref: Report by Head of Planning dated 10th June 2005, submitted)

(e) **05/00113/DET: MICHAEL GILMOUR, EXTENSION TO DWELLING HOUSE & ERECTION OF A DWELLING HOUSE - ROCK COTTAGE, CLACHAN SEIL, BY OBAN**

Approved, subject to conditions set out in report dated 16th June 2005.

(Ref: Report by Head of Planning dated 16th June 2005, submitted)

(f) **05/00218/DET: THE DIRECTORS OF DUNSTAFFNAGE MARINA: INSTALLATION OF 35 PONTOONS - DUNSTAFFNAGE MARINA, BY DUNBEG, OBAN**

Having considered Supplementary Report No.1 dated 5th July 2005, this application was approved, subject to additional conditions, the final determination to rest with the Area Team Leader in consultation with the Chairman, Vice Chairman and Local Member, Councillor MacIntyre.

(Ref: Report dated 6th June 2005 and Supplementary Report No.1 dated 5th July 2005 by Head of Planning, submitted)

- (g) **05/00235/OUT: ANDREW T HODGE: SITE FOR THE ERECTION OF A DWELLINGHOUSE - LAND NORTH EAST OF KILBRIDE COTTAGE, KILBRIDE, LERAGS, BY OBAN**

It was agreed that consideration of this item be continued to a site meeting to be held on 2nd August 2005.

(Ref: Report by Head of Planning dated 15th June 2005, submitted)

- (h) **05/00238/COU: LADBROKES LTD: PROPOSED PART CHANGE OF USE OF FORMER MUSEUM AND STORAGE WAREHOUSE TO CLASS 2 BETTING OFFICE - EXHIBITION CENTRE, NORTH PIER, OBAN**

It was agreed that consideration of this item be continued pending submission of the applications for the remainder of the building.

(Ref: Report dated 10th March 2005, Supplementary Report No.1 dated 19th May 2005 and Supplementary Report No.2 dated 19th May 2005 by the Head of Planning, submitted)

- (i) **05/00352/VARCON: MACGREGOR HOTELS LTD, VARIATION OF CONDITION 4 OF CONSENT 03/02368/DET: SITE SOUTH OF LOCHNELL ARMS HOTEL, NORTH CONNELL**

Councillor Robertson, having previously declared an interest in this item, left the meeting while this application was being determined.

Approved, subject to the conditions set out in report dated 9th June 2005 by the Head of Planning.

(Ref: Report by Head of Planning dated 9th June 2005, submitted)

- (j) **05/00426/OUT: KENNETH MACINTYRE: SITE FOR THE ERECTION OF A DWELLINGHOUSE - LAND SOUTH WEST OF BALLARD ISLE OF COLL**

It was agreed that consideration of this item be continued to the next meeting.

(Ref: Report dated 12th May 2005 and Supplementary Report No.1 dated 13th June 2005 by the Head of Planning, submitted)

- (k) **05/00455/OUT: MR AND MRS J DRUMMOND: SITE FOR A HOLIDAY CHALET: ADJACENT TO CHALET 30, LOCHAWESIDE, DALAVICH**

Approved, subject to the conditions set out in report dated 12th May 2005 by the Head of Planning.

(Ref: Report by Head of Planning dated 12th May 2005, submitted)

- (l) **05/00550/DET: MRS AND MRS P. HART: ERECTION OF A DWELLING AND FORMATION OF AN ACCESS - THE OLD SMITHY, PORT APPIN**

It was agreed that this item be continued to a site meeting to be held on 3rd August 2005.

(Ref: Report by Head of Planning dated 9th June 2005, submitted)

- (m) **05/00561/DET: IAN AND CHRISTINA TAGGART: ERECTION OF A DWELLING - FORMER CAMPSITE AT ARDUAINÉ**

Approved, subject to the conditions set out in report dated 6th June 2005 by the Head of Planning.

(Ref: Report by Head of Planning dated 6th June 2005 and Supplementary Report No.1 dated 1st July 2005, submitted)

- (n) **05/00771/VARCON: FOOD CONVERTORS LTD, VARIATION OF CONDITION, REMOVAL OF CONDITION NO 2 ON 04/02426, REAR OF ARGYLL HOTEL, CORRAN ESPLANADE, OBAN**

Refused for the reasons set out in the report dated 15th June 2005 by the Head of Planning.

(Ref: Report by Head of Planning dated 15th June 2005, submitted)

- (o) **05/00485/DET: FOOD CONVERTORS LTD: ERECTION OF SIX FLATS - REAR OF ARGYLL HOTEL, CORRAN ESPLANADE, OBAN**

Refused for the reasons set out in the report dated 23rd May 2005 by the Head of Planning.

(Ref: Report by Head of Planning dated 23rd May 2005, submitted)

- (p) **LETTER DATED 8TH JUNE 2005 FROM THE SCOTTISH EXECUTIVE INQUIRY REPORTERS UNIT IN REGARD TO REPLACEMENT OF TWO FRONT WINDOWS AT BALLYMORE COTTAGE, BAILE MOR, ISLE OF IONA**

Noted.

Members instructed the Planning Officer to make enquiries into the type of windows to be used.

(Ref: Letter dated 8th June 2005 from Inquiry Reporters Unit, submitted)

(q) **REPORT BY HEAD OF PLANNING IN REGARD TO DEVELOPMENT CONTROL PERFORMANCE MONITORING COUNCIL WIDE AND DECENTRALISED AREA TEAM PERFORMANCE - APRIL 2004 TO MARCH 2005**

It was agreed that at 2.1 Oban, Lorn & the Isles target should be 66%, in line with Mid Argyll, Kintyre & Islay.

(Ref: Report by Head of Planning, submitted)

(r) **REPORT ON BUILDING CONTROL PERFORMANCE MONITORING AND SERVICE PLAN PROGRESS COUNCIL WIDE AND DECENTRALISED AREA TEAMS FOR 2004/05.**

Noted.

(Ref: Report by Head of Planning, submitted)

(s) **PLANNING DESIGN AWARD**

The Chairman presented Tracy Peedle with a certificate in recognition of her award winning planning design at Cladich, Dalmally.

6. OPERATIONAL SERVICES

(a) **REPORT BY HORTICULTURAL TECHNICAL OFFICER IN REGARD TO PLAY AREA IMPROVEMENT**

Members approved the spending proposals made in Appendix 1 of the report by Director of Operational Services dated 18th May 2005.

A full report to be submitted to the next meeting detailing costs for all play areas within Oban Lorn and the Isles area.

(Ref: Report by Director of Operational Services dated 18th May 2005, submitted)

(b) **REPORT BY HEAD OF TRANSPORTATION AND INFRASTRUCTURE IN REGARD TO RURAL TRANSPORT GRANT 2005/2006**

Members agreed with the recommendation in the report by Head of Transportation and Infrastructure in regard to Rural Transport Grant to provide a Sunday ferry service to Coll and Tiree for a trial period from 23rd October to 18th December 2005 by adjustment of funding for Easdale Ferry/Longsdale/McCaig's Tower/Pulpit Hill and Lismore services, which would be considered further in the new year.

Douglas Blades advised Members that the HiTrans funding required to supplement the Rural Transport Grant allocation will not be confirmed until

12th August 2005, but timetables have to be printed now.

Councillor Ian Gillies expressed his grateful thanks to his colleagues for their support on this recommendation.

(Ref: Report by Head of Transportation & Infrastructure, submitted)

(c) **PIERS, HARBOURS AND FERRIES REVIEW (REPORT PREVIOUSLY CIRCULATED)**

It was noted that consultation finished on 30th June 2005.

Decision:

It was agreed that Operational Services extract information from correspondence already circulated to Oban, Lorn & the Isles Area Committee and prepare a report for the next meeting.

(d) **REPORT BY AREA ROADS & AMENITY SERVICES MANAGER IN REGARD TO PARKING INCOME**

Members considered a report by Area Roads & Amenity Services Manager in regard to Parking Income.

Decision:

It was agreed that £40,000 be spent on improving signage throughout the area, in conjunction with BEAR and Visit Scotland, with the final decision delegated to Chairman, Vice Chairman and Transportation Spokesperson. A report on the expenditure of £40,000 to be submitted to a future meeting.

It was further agreed that a full report on surplus parking income be submitted to Area Committee when available.

(Ref: Report by Area Roads & Amenity Services Manager, submitted)

7. PUBLIC QUESTION TIME

Mr Gilbert MacKechnie, Ganavan Sands

In response to a written question Mr MacKechnie was advised that, as the matter may have financial implications, he would receive a written response

Mr Barry Wilson, Luinig

Asked if there is a better way of publicising the circulation of documents as not everyone has access to a computer or is computer literate. He asserted that Luinig Community Council did not receive an important consultation document.

Mr Wilson was advised that the document in question had been sent to Brigit Whitmore, Secretary of Luinig Community Council. Mr Wilson was also advised that it

was the responsibility of the Community Councils to ensure that correct contact details were passed to Argyll and Bute Council.

Mr M MacKenzie

Asked how consultation results are analysed.

Mr MacKenzie was advised there would be a comprehensive breakdown and analysis of all responses received.

Mr Leddy, Connel

Raised the question of how to remove debris, including shopping trolleys, for the Black Lynn Burn.

Mr Leddy was advised that Derek Crooks, Environment Warden is in discussion with shop owners at present to try to eradicate this problem.

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 Paragraphs 9 and 13 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

8. ACQUISITION / DISPOSAL / LEASING OF PROPERTY

(a) REPORT BY HORTICULTURAL TECHNICAL OFFICER IN REGARD TO LUING CEMETERY

As the report contained insufficient information on the urgency of this matter and the remaining capacity of the cemetery, a further detailed report is to be submitted to the next meeting.

(Ref: Report by Horticultural Technical Officer dated 15th June 2005, submitted)

(b) REPORT BY DIRECTOR OF CORPORATE SERVICES IN REGARD TO LOWER SCHOOL GARDEN, ISLE OF IONA

Members considered a report dated 16th June 2005 in regard to Lower School Garden, Isle of Iona.

Decision:

It was agreed that:

- (a) Iona Primary School have the use of the Lower School Garden for an Eco Schools Project; and
- (b) An area be retained for bin storage

(Ref: Report by Director or Corporate Services dated 16th June 2005, submitted)

9. TREE PRESERVATION ORDERS

- (a) Councillor Macaskill, having previously declared an interest in this item, left the meeting while this matter was being determined.

It was agreed that a site inspection be held prior to the determination of this Tree Preservation Order.

(Ref: Report by Head of Planning, submitted)

- (b) Agreed.

(Ref: Report by Head of Planning, submitted)

10. DEEDS AND DOCUMENTS

Noted.

(Ref: Report by Chief Solicitor, Conveyancing, dated 21st June 2005, submitted)