

# Public Document Pack

## Argyll and Bute Council Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services  
Executive Director: Douglas Hendry



Kilmory, Lochgilphead, PA31 8RT  
Tel: 01546 602127 Fax: 01546 604435  
DX 599700 LOCHGILPHEAD  
[Douglas.hendry@argyll-bute.gov.uk](mailto:Douglas.hendry@argyll-bute.gov.uk)

16 March 2016

### SUPPLEMENTARY PACK

**OBAN LORN & THE ISLES AREA COMMITTEE - CORRAN HALLS, OBAN on WEDNESDAY,  
10 FEBRUARY 2016 at 10:30 AM.**

I refer to the above and enclose herewith agenda items 9 (Development Parking Report) and 13 (Proposed Lease at Ganavan) which were marked on the main agenda pack as “to follow”.

Douglas Hendry  
Executive Director of Customer Services

### “TO FOLLOW” ITEMS

- 9. DEVELOPMENT PARKING REPORTING** (Pages 1 - 10)  
Report by Contracts Manager
  
- 13. PROPOSED LEASE AT GANAVAN** (Pages 11 - 16)  
Report by Head of Roads and Amenity Services

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

The appropriate paragraphs are:-

- E1 Paragraph 8** The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services; and
  
- E1 Paragraph 9** Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

**OBAN LORN & THE ISLES AREA COMMITTEE**

Councillor Mary-Jean Devon	Councillor David Kinniburgh
Councillor Iain MacDonald	Councillor Alistair MacDougall
Councillor Neil MacIntyre	Councillor Iain MacLean
Councillor Roderick McCuish (Chair)	Councillor Elaine Robertson (Vice-Chair)

Contact: Danielle Finlay, Senior Area Committee Assistant – 01631 567945

---

ARGYLL AND BUTE COUNCIL

OBAN, LORN & THE ISLES AREA  
COMMITTEE

DEVELOPMENT & INFRASTRUCTURE  
SERVICES

February 2016

---

**TRAFFIC MANAGEMENT AND PARKING REVIEW UPDATE  
OBAN, LORN AND THE ISLES**

---

**1.0 EXECUTIVE SUMMARY**

- 1.1 In May 2014 the Council took on the responsibility for enforcing parking restrictions across Argyll and Bute. By assuming this responsibility we are able to ensure effective traffic management in our town centres. This is known as decriminalised parking enforcement (DPE).
- 1.2 This move was as a result of the police no longer employing traffic wardens.
- 1.3 Effective traffic management has a number of benefits, including supporting the local economy by ensuring parking turnover, safeguarding access for blue badge holders, for deliveries, for loading and for emergency vehicles as well as ensuring road safety by managing inconsiderate and irresponsible parking.
- 1.4 Our amenity wardens patrol all areas of Argyll and Bute where parking restrictions are in force. These include, but are not limited to, areas with yellow lines, pay and display bays, loading and unloading areas, disabled bays, limited waiting areas and off-street parking areas.
- 1.5 Following a reasonable bedding-in period for DPE it was always intended to carry out a parking review across the Council area; this is the process we are currently going through.
- 1.6 A member workshop has been held where the scope of the Oban, Lorn and the Isles parking review was discussed. A public consultation exercise was carried out which included public meetings in Oban on 2<sup>nd</sup> July 2015.
- 1.7 Following this consultation exercise officers have developed parking proposals for Oban, Lorn and the Isles which are detailed in this paper for the consideration of members.

**RECOMMENDATIONS**

That Members approved the following proposals:

### **Oban**

- i. Car Parking charges be introduced in Lochavullin, Longsdale (Atlantis) and Ganavan Car Parks free for the first 2 hours with the standard hourly charge (currently £0.80) thereafter.
- ii. On street charging be changed to incremental with 15 minute charges being introduced (currently £0.80 per hour so £0.20 per 15 minute period).
- iii. On-street parking charges be introduced for Sunday parking which would be free until 13:00. Standard charges would apply after 13.00.

### **Mull**

- iv. Further consultation meeting in Mull focusing on Fionnphort where charges would be proposed for the off street car park on the basis of free for the first 2 hours with the standard hourly charge (currently £0.80) thereafter.
- v. Parking policy to be developed for the remainder of Mull taking into consideration any increase in traffic following the first summer post RET.

---

ARGYLL AND BUTE COUNCIL

OBAN, LORN & THE ISLES AREA  
COMMITTEE

DEVELOPMENT & INFRASTRUCTURE  
SERVICES

FEBRUARY 2016

---

**TRAFFIC MANAGEMENT AND PARKING REVIEW UPDATE  
OBAN, LORN AND THE ISLES**

---

**2.0 INTRODUCTION**

This report provides a summary of the parking review process to date and the issues raised through the member workshop and informal public consultation. The report also provides an overall programme for the implementation of any changes to the current arrangements and the associated statutory consultation process.

**3.0 RECOMMENDATIONS**

That Members approved the following proposals:

**Oban**

- i. Car Parking charges be introduced in Lochavullin, Longsdale (Atlantis) and Ganavan Car Parks free for the first 2 hours with the standard hourly charge (currently £0.80) thereafter..
- ii. On street charging be changed to incremental with 15 minute charges being introduced (currently £0.80 per hour so £0.20 per 15 minute period).
- iii. On-street parking charges be introduced for Sunday parking which would be free until 13:00. Standard charges would apply after 13.00

**Mull**

- iv. Further consultation meeting in Mull focusing on Fionnphort where charges would be proposed for the off street car park on the basis of free for the first 2 hours with the standard hourly charge (currently £0.80) thereafter.
- v. Parking policy to be developed for the remainder of Mull taking

into consideration any increase in traffic following the first summer post RET.

## 4.0 DETAIL

### Parking Review

4.1 Members will be aware that a review of car parking throughout Argyll and Bute is currently being progressed. This process involved holding a series of workshops with Members and Officers to discuss the provision of parking in all four administrative areas of Argyll and Bute. Following the workshops an informal public consultation was carried out on a series of draft parking proposals prior to member approval. This will be followed by a statutory consultation process on any changes to the existing Traffic Regulation Orders.

4.3 The Process for the Oban, Lorn & the Isles is summarised as follows:-

- Member Workshop.
- Public consultation exercise.
- Report to the Area Committee with a list of proposals for statutory consultation. (Any changes to charges which reduce income to be reported to the EDI Committee in line with the Council's parking policy).
- Advertise drafts of any TROs as part of the statutory consultation process.
- Representations considered by Area Committee.
- Finally, consideration will be given to any representations received and Traffic Regulation Orders will be progressed as part of the legal process.

*The process is currently at the third bullet point above.*

4.4 Following implementation of any changes, a review will be carried out to ensure any alterations have had a positive effect.

The parking reviews are being undertaken in line with the Council's Parking Policy Framework which seeks to:

- *Improve road safety for all road users.*
- *Improve traffic management to reduce pollution, conserve fossil fuels, contribute to sustainable development and reduce the environmental impact that multiple motor vehicles have.*
- *Ensure that all adopted measures contribute positively towards the economic viability of our towns. Including suspension of charges for specific events aimed at encouraging economic and community growth; such as Festivals.*

- *Encourage modal shift to non-car enabled journeys with a view to reducing the amount of space in our town centres occupied by parked vehicles.*
- *Ensure adequate provision is maintained for disabled drivers, whose dependence on cars is often critical to their quality of life.*
- *Encourage the use of peripheral parking areas away from town centres and the use of park & ride where practical.*
- *Establish and exercise a consistent approach to parking provision across Argyll and Bute.*

4.5 The overall financial impact of the proposals in this report cannot be quantified at this time, however, the implications are, broadly speaking, expected to be cost neutral but would need monitored to manage within overall budget. This would include a review of parking management at the end of 2017, or earlier should cost pressures become apparent.

4.6 It should be noted that the proposal to alter on-street charging from 40 minute to 15 minute increments will incur costs in relation to any required changes hardware and software. This may also reduce overall income from on-street parking. These costs can be accommodated from existing budgets for improvements to parking infrastructure.

4.7 Proposals set out in the Parking Consultation leaflet:-

### **Oban**

- Alter on-street charging from 40 minute to 15 minute increments;
- Make on-street parking chargeable on Sundays. Off-street parking will remain free on Sunday until 1pm.
- Consider time limit to Longsdale Road Car Park.
- Alter Lochavullin Car Park from 24 hours free parking to 4 hours free parking with no return to car park within 24 hours.
- Consider charging within Lochavullin Car Park.

### **Mull**

- Apply charging to the off-street car parks in Tobermory and Fionnphort.

4.8 Comments received during and following the consultation:

- Between community groups and members of the public there were 208 responses to the consultation received. The responses were received as follows: 10 via the public event; 12 via email/telephone/post; and 186 received online.
- The consultation leaflet and a summary of the comments received are detailed at Appendix 1 and Appendix 2 respectively.

#### 4.9 **Proposals for Oban**

Based on the feedback from the consultation the following is proposed:

- Car parks at Lochavullin, Atlantis and Ganavan free for the first 2 hours with the standard hourly charge (currently £0.80) thereafter
- On street charging would be incremental with 15 minute charges being introduced (currently £0.80 per hour so £0.20 per 15 minute period)
- Sunday parking would be free until 13:00. Standard charges after 1300

#### **Proposals for Mull**

Based on the feedback from the consultation the following is proposed:

- Further consultation meeting in Mull focusing on Fionnphort where charges would be proposed for the off street car park on the basis of free for the first 2 hours with the standard hourly charge (currently £0.80) thereafter
- Parking policy to be developed for the remainder of Mull taking into consideration any increase in traffic following the first summer post RET.

### **5.0 CONCLUSION**

- 5.1 This report provides an update to Members on traffic management issues and the ongoing parking review in Oban, Lorn & the Isles. The overall financial impact of the proposals cannot be quantified at this time, however, the implications are expected to be broadly cost neutral but would need to be monitored to manage within overall budget. This would include a review of parking management at the end of 2017, or earlier should cost pressures become apparent.

### **6.0 IMPLICATIONS**

6.1 Policy Parking Policy 2014

6.2 Financial Any physical work required to be carried out on the road network, i.e. signing and lining will be funded by the roads revenue budget. Car parking revenues are budgeted as income, the implications above are expected to be broadly cost neutral but would need to be monitored to manage within overall budget. This would include a review of parking management at the end of 2017, or earlier should cost pressures become apparent.

6.3 Legal Traffic Regulation Orders will be implemented as



necessary.

6.4	HR	None.
6.5	Equalities	None.
6.6	Risk	Safer roads for all road users.
6.7	Customer Service	None.

**Policy Lead,** Councillor Ellen Morton

**Executive Director of Development & Infrastructure,** Pippa Milne

**Head of Roads & Amenity Services,** Jim Smith  
February 2016

**For further information contact:** Stuart Watson, Traffic & Development Manager  
on 01546 604 889

### **APPENDICES**

- Appendix 1 – Parking Leaflet Oban, Lorn & the Isles
- Appendix 2 – Analysis of responses received

## APPENDIX 1 – PARKING LEAFLET



### Proposed Parking Changes– Oban and surrounding areas

#### Proposed changes:

##### Oban

###### On-street parking

- Alter on-street charging to make it possible to pay for 15 minute increments, currently minimum 40 minutes .
- Make on-street parking chargeable on Sundays. Off-street parking will be free on Sunday until 1pm.

###### Longsdale Road (Atlantic Leisure) Car park

- Time limiting the car park (details will be provided following consultation).

###### Lochavullin car park

- Change from current 24 hours free parking to 4 hours free, no return to car park within 24 hours.
- Charging in this car park may be considered.

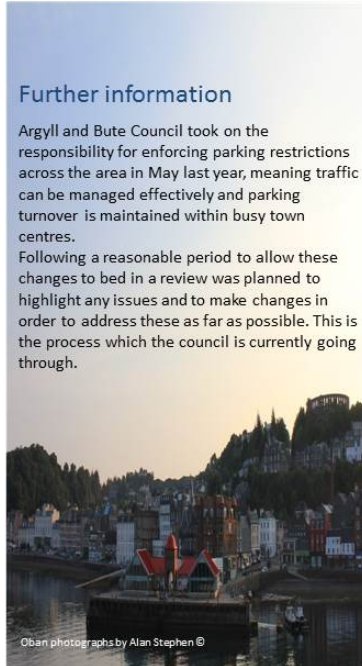
##### Mull

- Charge in the off-street car parks in Tobermory and Fionnphort

#### Further information

Argyll and Bute Council took on the responsibility for enforcing parking restrictions across the area in May last year, meaning traffic can be managed effectively and parking turnover is maintained within busy town centres.

Following a reasonable period to allow these changes to bed in a review was planned to highlight any issues and to make changes in order to address these as far as possible. This is the process which the council is currently going through.



#### Chair of the area committee, Councillor

**Roddy McCuish**, explained the rationale behind the proposals, saying: "What we as a council are trying to do is improve the Oban, Lorn and the Isles area for both residents and visitors; these proposals represent what we think is, within reason, a fair reflection of what people want. At this stage they are just a starting point though; we are eager to get constructive feedback . "The feedback on the proposals currently on the table will then be used to inform the final plans. 'I would encourage people to give us their views. They will be listened to and will be used to inform the final proposals."

## The Review Process



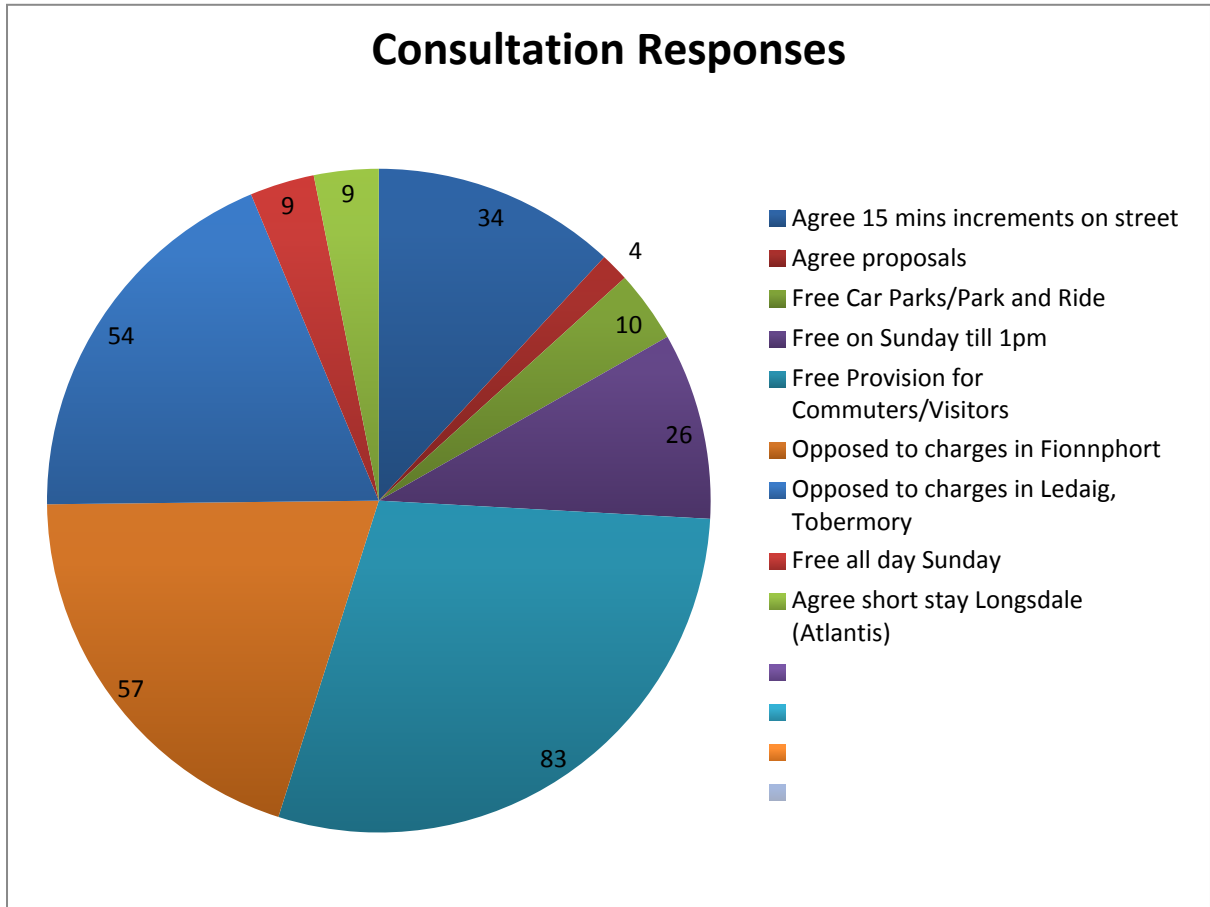
**For further information**  
Website: [www.argyll-bute.gov.uk/parking](http://www.argyll-bute.gov.uk/parking)  
Email: [enquiries@argyll-bute.gov.uk](mailto:enquiries@argyll-bute.gov.uk)  
Telephone: 01546 605514 (enquiries)  
01546 605515 (payments)  
*'Work with us to keep Argyll and Bute moving'*

Argyll and Bute Council  
Comhairle Earra-Ghàidheal agus Bhòid  
[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

Argyll and Bute COUNCIL

**Parking Management in Oban and surrounding areas**

APPENDIX 2 – ANALYSIS OF RESPONSES – Oban and Mull



---

**ARGYLL AND BUTE COUNCIL****Lorn and the Isles Area Committee****Development & Infrastructure Services****10<sup>th</sup> February 2016**

---

**Ganavan Public Convenience**

---

**1.0 EXECUTIVE SUMMARY**

- 1.1 Ganavan and Ganavan Bay are situated approximately a mile and a half north of Oban. The location benefits from a sandy beach, a surface level car park and a public convenience. The car park provides direct access to the national cycle network with route 78 connecting with the car park, the entrance to the cycle route being marked with a piece of public art. There is also a sports field adjacent which is used for shinty. Ganavan is accessed by a local road from Corran Halls/Esplanade roundabout. The access road is partly developed on the landward (east) side with the sea to the west. There is a footway along much of the road but this is not continuous due, in part, to rock outcrops which reduce the available road corridor and also limiting forward visibility.
- 1.2 Ganavan is a popular location for kayakers, cyclists, walkers, dog walkers and individuals who visit just to enjoy this spectacular coastal location which benefits from views to Lismore, Mull and beyond.
- 1.3 There have been 2 unsolicited expressions of interest received seeking to lease and manage the public convenience along with additional land to enable a development to be progressed. Whilst the development concept has not been fully worked up it is understood that the interested parties propose to include an eatery, public toilets and possibly changing facilities for the various sporting activities associated with the area. In order for the council to progress with the site and realise the potential benefit there are a number of site checks that need to be progressed including checks to title(s), availability and capacity of utilities (sewerage, water, electricity etc), planning and licencing requirements etc.
- 1.4 It is proposed that subject to the necessary site checks that the site is marketed as a development opportunity. The council can then decide, depending on any offers, to either lease the site or progress an alternative model.

**RECOMMENDATIONS**

- 1.5 That the Committee notes the report in respect of the public convenience and adjacent land at Ganavan, Oban.

**Ganavan Public Convenience**

---

**2.0 INTRODUCTION**

- 2.1 This report advises Members of the current position in respect of unsolicited expressions of interest for a lease of the public convenience and adjacent land at Ganavan, Oban.

**3.0 RECOMMENDATIONS**

- 3.1 That the Committee notes the report in respect of the public convenience and adjacent land at Ganavan, Oban.

**4.0 DETAIL**

- 4.1 Ganavan and Ganavan Bay are situated approximately a mile and a half north of Oban. The location benefits from a sandy beach, a surface level car park and a public convenience. The car park provides direct access to the national cycle network with route 78 connecting with the car park, the entrance to the cycle route being marked with a piece of public art. There is also a sports field adjacent which is used for shinty. Ganavan is accessed by a local road from Corran Halls/Esplanade roundabout. The access road is partly developed on the landward (east) side with the sea to the west. There is a footway along much of the road but this is not continuous due, in part, to rock outcrops which reduce the available road corridor and also limit forward visibility.
- 4.2 The Council has received two unsolicited expressions of interest in relation to the lease of the public conveniences and adjacent area at Ganava, Oban. Appendix 1 details the site and indicates the public convenience and additional land. The Ganavan public conveniences are owned and managed by Argyll and Bute Council.
- 4.3 The Council is unable to progress with the unsolicited expressions of interest as there has been no exposure to the market to ensure that the council receives good value should it decide to progress with a lease arrangement.
- 4.4 At the meeting of 13<sup>th</sup> January 2016, the Area Committee Business Day agreed in principle for officers to progress with the marketing of the Ganavan public convenience and adjacent land as a development opportunity for long term lease. The marketing being carried out by advertisement on the open market. The two parties, who have expressed an interest, will be required to re-submit their interests through the formal process.

- 4.5 The advertisement of a lease is subject to enquiries being satisfactory concluded (land title checks, provisions utility checks, outline planning requirements etc).
- 4.6 On receipt of any formal offers the council would be able to determine to formally progress with a lease subject to the necessary permissions being obtained, or not.
- 4.7 As an alternative, depending on any offers received, the Council may decide to progress the development of the site as an investment opportunity. This option would see the council develop the site and lease out a built facility. This would be subject to a detailed business case being developed that could demonstrate a rate of return capable of servicing any development costs and providing a return to the council.

### **5.0 CONCLUSION**

- 5.1 This report advises Members of the current position in respect of unsolicited expressions of interest for a lease of the public convenience and adjacent land at Ganavan, Oban.
- 5.2 This report also details the necessary checks that will need to be completed to ensure that a competent lease proposal can be progressed and to ensure that any bidders receive sufficient information to allow them to submit competent bids.
- 5.3 This report also considers an alternative. The alternative being the council developing a facility for lease, subject to a business case proving this route being financially viable.

### **6.0 IMPLICATIONS**

- 6.1 Policy: any new facility would need to be fully DDA compliant.
- 6.2 Financial: Potential for increase in income. Potential for investment opportunity.
- 6.3 Legal: title and planning requirements to be met.
- 6.4 HR: N/A
- 6.5 Equalities: Provides opportunities for all.
- 6.6 Risk: Short term reduction in car park revenue during development phase. Securing an attractive long term lease agreement.
- 6.7 Customer Service: N/A

**For further information contact:** Jim Smith, Head of Roads and Amenity Services,  
01546 604324.



ARGYLL AND BUTE COUNCIL

Oban, Lorn and the Isles Area  
Committee

Development and Infrastructure

Wednesday 10<sup>th</sup> February 2016

Ganavan Public Convenience

Appendix 1

