

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



Kilmory, Lochgilphead, PA31 8RT
Tel: 01546 602127 Fax: 01546 604444
DX 599700 LOCHGILPHEAD
e.mail –douglas.hendry@argyll-bute.gov.uk

7 September 2010

**ARGYLL AND BUTE LOCAL REVIEW BODY – RE-CONVENED MEETING – 10
SEPTEMBER 2010 AT 11.00AM IN THE MARRIAGE ROOM, BURNET
BUILDING, CAMPBELTOWN**

I refer to the above and enclose herewith the undernoted reports obtained in relation to cases 10/0007/LRB and 10/0008/LRB.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

- 5. FURTHER WRITTEN SUBMISSIONS - 9 MAIN STREET, CAMPBELTOWN (10/0007/LRB)**
 - a. Planning Authority (Pages 1 – 2)
 - b. Clerk to the Licensing Board (Pages 3 – 24)
 - c. Applicant (Pages 25 – 40)
 - d. Response from Planning Authority to Applicant's Submission (Pages 1 - 42)

- 6. FURTHER WRITTEN SUBMISSIONS - 11 MAIN STREET, CAMPBELTOWN (10/0008/LRB)**
 - e. Planning Authority (Pages 43 - 44)
 - f. Clerk to the Licensing Board (see response for 9 Main Street)
 - g. Applicant (see response for 9 Main Street)
 - h. Environmental Health (No response received)
 - i. Response from Planning Authority to Applicant's Submission (see response for 9 Main Street)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Daniel Kelly (Chair)
Councillor James McQueen

Councillor Bruce Marshall

Contact: Melissa Stewart Tel: 01546 604331

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DEVELOPMENT MANAGEMENT



Local Review – 10/0007/LRB 9 MAIN STREET, CAMPBELTOWN

Introduction

This note is a response to the 'request for further information' from the Argyll and Bute Local Review Body as specified in their correspondence received 6th August 2010.

Possible Conditions and Reasons should LRB be minded to Approve the review

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 25/09/2009 and the approved drawing reference numbers 1 of 8 to 8 of 8 inclusive, unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

3. The use of the premises hereby approved shall be restricted to between the hours of 1000 and 1900 hours Monday to Saturday inclusive and 1030 to 1900 on Sundays.

Reason: To ensure the protection of the character and amenity of the area, in particular the residential amenity of the occupiers of the adjoining residential flats.

Note to Applicant: The applicant is hereby informed that this permission does not authorise or imply consent for any material alterations to the external appearance of the building or for the display of advertisements.

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THE ARGYLL AND BUTE LICENSING BOARD

Clerk: CHARLES REPPKE
KILMORY, LOCHGILPHEAD, PA31 8RT
e-mail address: peter.robertson@argyll-bute.gov.uk

Telephone: 01546 604279
Fax: 01546 604177

INTERNAL MEMORANDUM

Date: Friday, 13 August 2010

To: Local Review Body, Customer Services, Argyll & Bute Council Your Ref:

From: Clerk to the Licensing Board

Our Ref: amn/aug10/4554

LOCAL REVIEW BODY - TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

APPLICANT:- CLYDE LEISURE LTD

DATE: 10 SEPTEMBER 2010

I acknowledge receipt of the correspondence in connection with the above which was received into this office on 9th August 2010.

Please find attached hereto copies of the following applications and relevant plans received from Clyde Leisure Ltd:-

Adult Gaming Centre - 9 Main Street, Campbeltown
Betting (Other) - 11 Main Street, Campbeltown

I have also attached hereto comments received in respect of these applications from Strathclyde Police and Planning and Regulatory Services. In terms of Section 160 of the Gambling Act 2005 the applicant requires to give notice of his application to the responsible authorities and from the information available it would appear that Environmental Health were duly notified however no comments/observations were forwarded to the Licensing Board in respect of said applications..

As requested the legal definition of an 'Adult Gaming Centre' in terms of Section 172 of the Gambling Act 2005 (a copy of which is attached) is premises in respect of which an adult gaming centre has effect. Adult Gaming Centres may provide up to a total of 4 category B3/B4 machines (i.e. those with larger jackpots), as well as an unlimited number of category C and D machines, only where the appropriate operating licence and premises licence is in place. There are mandatory conditions attached to adult gaming centre premises licences and these are also attached.

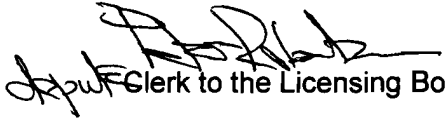
I would confirm that Clyde Leisure withdrew their application for the Adult Gaming Centre at 9 Main Street, Campbeltown until they could resolve the access issues as they were unable to comply with mandatory conditions, namely that there must be no direct access to any other licensed gambling premises.

The Licensing Board granted the application for the Betting Licence at 11 Main Street, Campbeltown on 25th August 2009 subject to the following:-

- default hours to apply (10am to 7pm and Sunday 10.30am to 7pm)
- trading would not commence until the premises were completed in all respects in accordance with scale plans that accompanied the application
- all permissions were in place
- all mandatory and default conditions to apply

To date the Betting Licence for 11 Main Street, Campbeltown has not been issued as Clyde Leisure Ltd have been unable to obtain the necessary permissions.

I trust this information is sufficient.


Clerk to the Licensing Board

**c.c. Clyde Leisure Ltd, 67/69 Union Street, Larkhall, Lanarkshire
Ross Mclaughlin, Development Manager, Argyll and Bute Council
Geoff Taylor, Environmental Health Office, Argyll and Bute Council
Marina Carrier, St Mary's, Pier View, Low Askomil, Campbeltown
Nancie Smith, Campbeltown Community Council
Mary Turner, Kildalloig, Campbeltown
Councillor John Semple
Deirdre Henderson**

If 'phoning please ask for: Peter Robertson / Alison MacNab

29 July 2009

Your Ref:

Our Ref: L/RP/CB/59

Head of Legal Services
Argyll and Bute
Divisional Licensing Board
DX 599700
Kilmory
LOCHGILPHEAD



**STRATHCLYDE
POLICE**

CHIEF CONSTABLE
Stephen House QPM

'LB' Sub-Division
Lochnell Street
LOCHGILPHEAD
PA31 8JJ

DX599701

TEL NO: 01546 702200

FAX: 01546 702230

Dear Sir / Madam

**GAMBLING ACT 2005 (UNDER SECTION 160)
APPLICATION FOR THE GRANT OF A PREMISES LICENCE
APPLICANT: CLYDE LEISURE LTD, 67-69 UNION STREET, LARKHALL,
LANARKSHIRE
PREMISES: JACKPOTS TOO 9 MAIN STREET CAMPBELTOWN ARGYLL**

I refer to the above application and in terms of Gambling Act 2005, I have to advise you that neither the applicant nor any connected person has been convicted of any relevant offence.

I am unable to confirm the existence of any foreign offence in respect of the applicant.

Yours faithfully

Raymond Park
Superintendent
Sub Divisional Officer



**Application for a premises licence
under the Gambling Act 2005 (standard form)**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

If you are completing this form by hand, please write legibly in block capitals using ink. Use additional sheets if necessary (marked with the number of the relevant question). You may wish to keep a copy of the completed form for your records.

Where the application is—

- In respect of a vessel, or
- To convert an authorisation granted under the Betting, Gaming and Lotteries Act 1963 or the Gaming Act 1968,

the application should be made on the relevant form for that type of premises or application.

Part 1 – Type of premises licence applied for

- | | | |
|--|---|--|
| Regional Casino <input type="checkbox"/> | Large Casino <input type="checkbox"/> | Small Casino <input type="checkbox"/> |
| Bingo <input type="checkbox"/> | Adult Gaming Centre <input checked="" type="checkbox"/> | Family Entertainment Centre <input type="checkbox"/> |
| Betting (Track) <input type="checkbox"/> | Betting (Other) <input type="checkbox"/> | |

Do you hold a provisional statement in respect of the premises? Yes No

If the answer is “yes”, please give the unique reference number for the provisional statement (as set out at the top of the first page of the statement):

Part 2 – Applicant Details

If you are an individual, please fill in Section A. If the application is being made on behalf of an organisation (such as a company or partnership), please fill in Section B.

Section A

Individual applicant

1. Title: Mr Mrs Miss Ms Dr Other (please specify)

2. Surname: _____ Other name(s): _____

[Use the names given in the applicant's operating licence or, if the applicant does not hold an operating licence, as given in any application for an operating licence]

3. Applicant's address (home or business – *[delete as appropriate]*):

Postcode:

4(a) The number of the applicant's operating licence (as set out in the operating licence):

4(b) If the applicant does not hold an operating licence but is in the process of applying for one, give the date on which the application was made:

5. Tick the box if the application is being made by more than one person.

[Where there are further applicants, the information required in questions 1 to 4 should be included on additional sheets attached to this form, and those sheets should be clearly marked "Details of further applicants".]

Section B

Application on behalf of an organisation

6. Name of applicant business or organisation: Clyde Leisure Ltd

[Use the names given in the applicant's operating licence or, if the applicant does not hold an operating licence, as given in any application for an operating licence.]

7. The applicant's registered or principal address:

67/69 Union Street, Larkhall, Lanarkshire

Postcode: ML9 1DZ

8(a) The number of the applicant's operating licence (as given in the operating licence):

1212

8(b) If the applicant does not hold an operating licence but is in the process of applying for one, give the date on which the application was made:

9. Tick the box if the application is being made by more than one organisation.

[Where there are further applicants, the information required in questions 6 to 8 should be included on additional sheets attached to this form, and those sheets should be clearly marked "Details of further applicants".]

Part 3 – Premises Details

10. Proposed trading name to be used at the premises (if known): Jackpots Too

11. Address of the premises (or, if none, give a description of the premises and their location):

9 Main Street

Campbeltown

Postcode: PA28 6AD

12. Telephone number at premises (if known): None

13. If the premises are in only a part of a building, please describe the nature of the building (for example, a shopping centre or office block). The description should include the number of floors within the building and the floor(s) on which the premises are located.

Premises comprises ground floor terraced shop in tenement style three storey building.

14(a) Are the premises situated in more than one licensing authority area?

No *[delete as appropriate]*

14(b). If the answer to question 14(a) is yes, please give the names of all the licensing authorities within whose area the premises are partly located, other than the licensing authority to which this application is made:

Part 4 – Times of operation

15(a). Do you want the licensing authority to exclude a default condition so that the premises may be used for longer periods than would otherwise be the case? No *[delete as appropriate]* *[Where the relevant kind of premises licence is not subject to any default conditions, the answer to this question will be no.]*

15(b). If the answer to question 15(a) is yes, please complete the table below to indicate the times when you want the premises to be available for use under the premises licence.

	<i>Start</i>	<i>Finish</i>	<i>Details of any seasonal variation</i>
Mon	09:00 <i>hh:mm</i>	21:00 <i>hh:mm</i>	
Tue	09:00	21:00	
Wed	09:00	21:00	
Thurs	09:00	21:00	
Fri	09:00	21:00	
Sat	09:00	21:00	
Sun	10:30	19:00	

16. If you wish to apply for a premises licence with a condition restricting gambling to specific periods in a year, please state the periods below using calendar dates:

Part 5 – Miscellaneous

17. Proposed commencement date for licence (leave blank if you want the licence to commence as soon as it is issued): (dd/mm/yyyy)

18(a). Does the application relate to premises which are part of a track or other sporting venue which already has a premises licence? No [delete as appropriate]

18(b). If the answer to question 18(a) is yes, please confirm by ticking the box that an application to vary the main track premises licence has been submitted with this application.

19(a). Do you hold any other premises licences that have been issued by this licensing authority? NO [delete as appropriate]

19(b). If the answer to question 19(a) is yes, please provide full details:

20. Please set out any other matters which you consider to be relevant to your application:
See covering letter

Part 6 – Declarations and Checklist (Please tick)

I/ We confirm that, to the best of my/ our knowledge, the information contained in this application is true. I/ We understand that it is an offence under section 342 of the Gambling Act 2005 to give information which is false or misleading in, or in relation to, this application.

I/ We confirm that the applicant(s) have the right to occupy the premises.

Checklist:

- Payment of the appropriate fee has been made/is enclosed
- A plan of the premises is enclosed
- I/ we understand that if the above requirements are not complied with the application may be rejected
- I/ we understand that it is now necessary to advertise the application and give the appropriate notice to the responsible authorities

Part 7 – Signatures

21. Signature of applicant or applicant's solicitor or other duly authorised agent. If signing on behalf of the applicant, please state in what capacity:

Signature: *Martin Ferrie*

Print Name: Martin Ferrie

Date: 03/04/2009 (dd/mm/yyyy) Capacity: Project Manager

22. For joint applications, signature of 2nd applicant, or 2nd applicant's solicitor or other authorised agent. If signing on behalf of the applicant, please state in what capacity:

Signature:

Print Name: _____

Date: _____ (dd/mm/yyyy) Capacity: _____

[Where there are more than two applicants, please use an additional sheet clearly marked "Signature(s) of further applicant(s)". The sheet should include all the information requested in paragraphs 21 and 22.]

[Where the application is to be submitted in an electronic form, the signature should be generated electronically and should be a copy of the person's written signature.]

Part 8 – Contact Details

23(a) Please give the name of a person who can be contacted about the application:

Martin Ferrie

23(b) Please give one or more telephone numbers at which the person identified in question 23(a) can be contacted:

07714 220 900 01698 884 898

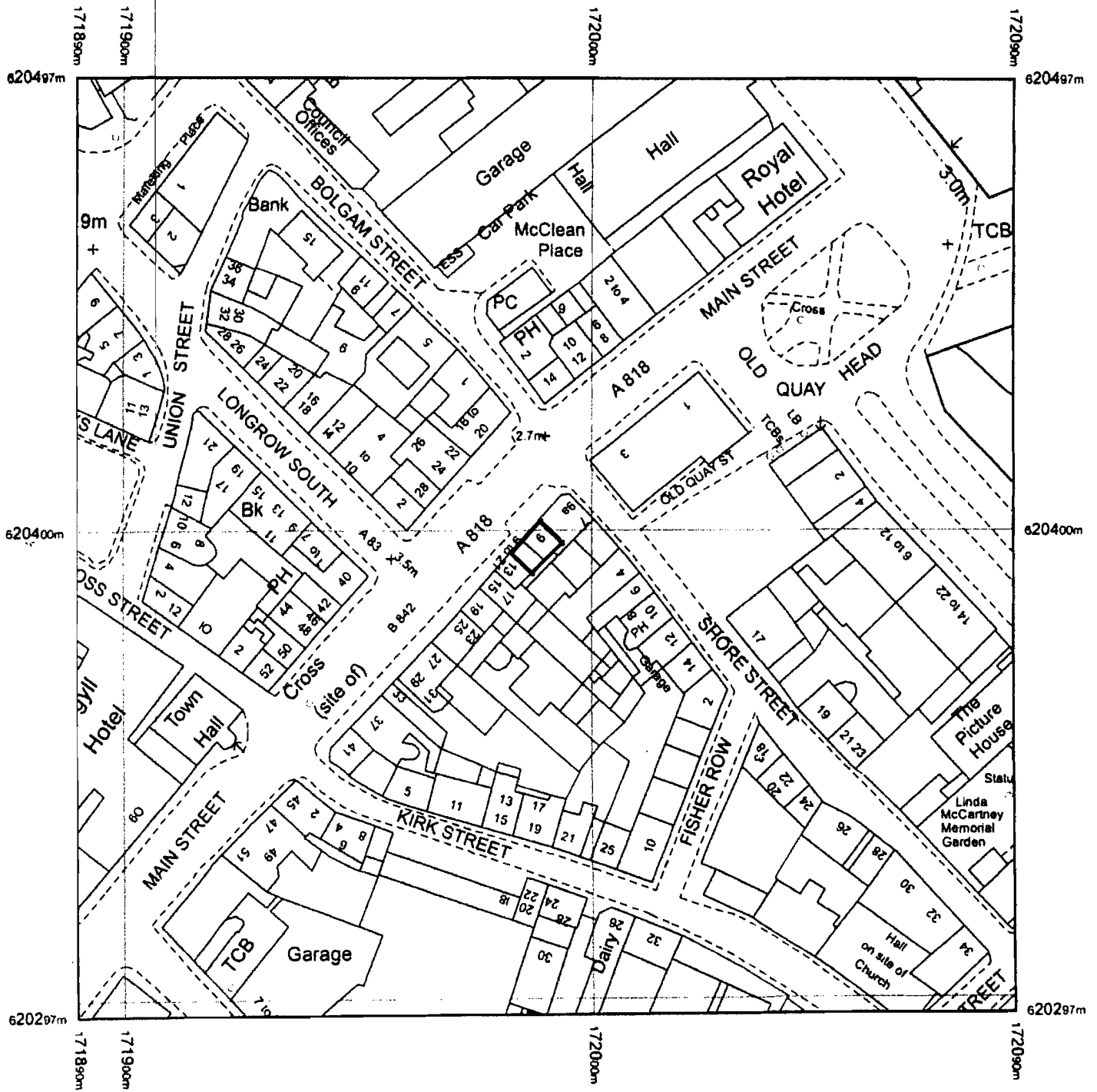
24. Postal address for correspondence associated with this application:

67/69 Union Street, Larkhall, Lanarkshire

Postcode: ML9 1DZ

25. If you are happy for correspondence in relation to your application to be sent via e-mail, please give the e-mail address to which you would like correspondence to be sent:

martinferrie@btinternet.com



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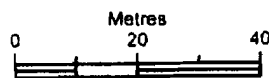
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Scale 1:1250

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29 July 2009

Your Ref:

Our Ref: L/RP/CB/59

Head of Legal Services
Argyll and Bute
Divisional Licensing Board
DX 599700
Kilmory
LOCHGILPHEAD



**STRATHCLYDE
POLICE**

CHIEF CONSTABLE
Stephen House OPM

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PA31 8JJ

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TEL NO: 01546 702200

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Dear Sir / Madam

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APPLICATION FOR THE GRANT OF A PREMISES LICENCE
APPLICANT: CLYDE LEISURE LTD, 67-69 UNION STREET, LARKHALL,
LANARKSHIRE
PREMISES: U-BET 11 MAIN STREET CAMPBELTOWN ARGYLL**

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Yours faithfully

Raymond Park
Superintendent
Sub Divisional Officer



**Application for a premises licence
under the Gambling Act 2005 (standard form)**

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Where the application is—

- In respect of a vessel, or
- To convert an authorisation granted under the Betting, Gaming and Lotteries Act 1963 or the Gaming Act 1968,

the application should be made on the relevant form for that type of premises or application.

Part 1 – Type of premises licence applied for

Regional Casino

Large Casino

Small Casino

Bingo

Adult Gaming Centre

Family Entertainment Centre

Betting (Track)

Betting (Other)

Do you hold a provisional statement in respect of the premises? Yes No

If the answer is "yes", please give the unique reference number for the provisional statement (as set out at the top of the first page of the statement):

Part 2 – Applicant Details

If you are an individual, please fill in Section A. If the application is being made on behalf of an organisation (such as a company or partnership), please fill in Section B.

Section A

Individual applicant

1. Title: Mr Mrs Miss Ms Dr Other (please specify)

2. Surname: _____ Other name(s): _____

[Use the names given in the applicant's operating licence or, if the applicant does not hold an operating licence, as given in any application for an operating licence]

3. Applicant's address (home or business – *[delete as appropriate]*):

Postcode:

4(a) The number of the applicant's operating licence (as set out in the operating licence):

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10. Proposed trading name to be used at the premises (if known): You Bet

11. Address of the premises (or, if none, give a description of the premises and their location):

11 Main Street
Campbeltown

Postcode: PA28 6AD

12. Telephone number at premises (if known): None

13. If the premises are in only a part of a building, please describe the nature of the building (for example, a shopping centre or office block). The description should include the number of floors within the building and the floor(s) on which the premises are located.

Premises comprises ground floor terraced shop in tenement style four storey building.

14(a) Are the premises situated in more than one licensing authority area?

No *[delete as appropriate]*

14(b). If the answer to question 14(a) is yes, please give the names of all the licensing authorities within whose area the premises are partly located, other than the licensing authority to which this application is made:

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16. If you wish to apply for a premises licence with a condition restricting gambling to specific periods in a year, please state the periods below using calendar dates:

Part 5 – Miscellaneous

17. Proposed commencement date for licence (leave blank if you want the licence to commence as soon as it is issued): (dd/mm/yyyy)

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19(a). Do you hold any other premises licences that have been issued by this licensing authority? NO *[delete as appropriate]*

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I/ We confirm that the applicant(s) have the right to occupy the premises.

Checklist:

- Payment of the appropriate fee has been made/is enclosed
- A plan of the premises is enclosed
- I/ we understand that if the above requirements are not complied with the application may be rejected
- I/ we understand that it is now necessary to advertise the application and give the appropriate notice to the responsible authorities

Part 7 – Signatures

21. Signature of applicant or applicant's solicitor or other duly authorised agent. If signing on behalf of the applicant, please state in what capacity:

Signature: Martin Ferrie

Print Name: Martin Ferrie

Date: 03/04/2009 (dd/mm/yyyy) Capacity: Project Manager

22. For joint applications, signature of 2nd applicant, or 2nd applicant's solicitor or other authorised agent. If signing on behalf of the applicant, please state in what capacity:

Signature:

Print Name: _____

Date: _____ (dd/mm/yyyy) Capacity: _____

[Where there are more than two applicants, please use an additional sheet clearly marked "Signature(s) of further applicant(s)". The sheet should include all the information requested in paragraphs 21 and 22.]

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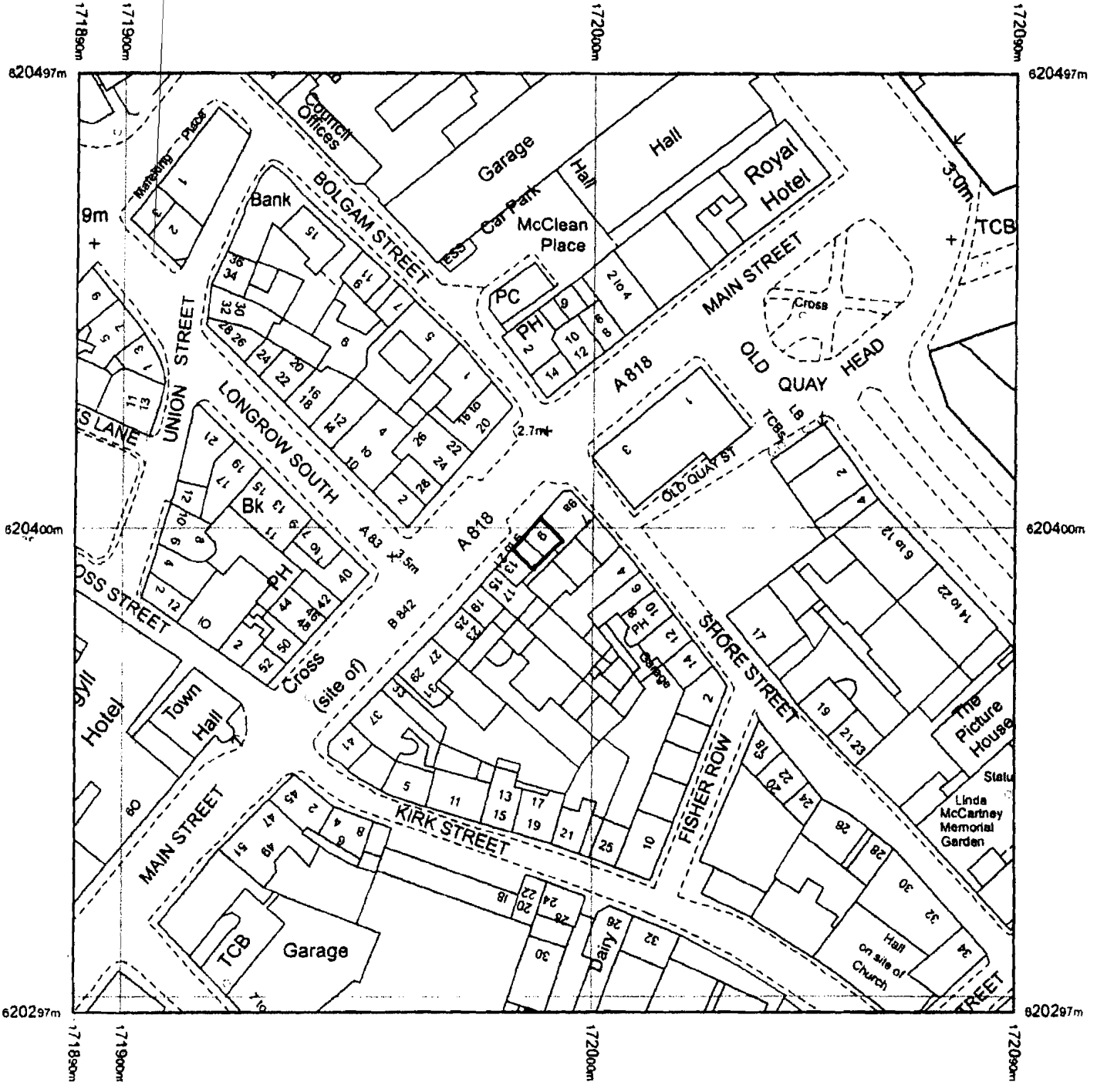
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Postcode: ML9 1DZ

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martinferrie@btinternet.com



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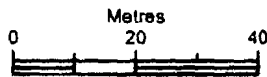
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Scale 1:1250

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MacNab, Alison

From: Clark, Catherine
Sent: 13 May 2010 09:39
To: MacNab, Alison
Subject: RE: Clyde Leisure for Betting Premises at 11 Main Street, Campbeltown

Hi Alison

This application was refused on 1st April 2010

From: MacNab, Alison
Sent: 13 May 2010 09:30
To: Clark, Catherine
Subject: Clyde Leisure for Betting Premises at 11 Main Street, Campbeltown

Hi Catherine

How are you?

I'm not sure if this is something you can help me with, if not would you mind forwarding it to the appropriate person please?

Are you able to confirm if permission has been granted for the above premises in Campbeltown? (think it would have been relative to a change of use).

They were granted a Gambling licensing on the provision that planning was granted.

Many Thanks

Kind Regards

*Alison MacNab
Litigation Assistant
Governance & Law
T: 01546 604198*

MacNab, Alison

From: MacFadyen, Sheila
Sent: 10 August 2010 15:37
To: MacNab, Alison
Subject: FW: 9 - 11 Main Street Campbeltown

Importance: High

From: MacFadyen, Sheila
Sent: 18 June 2009 13:15
To: Kerr, Richard
Cc: Robertson, Peter
Subject: RE: 9 - 11 Main Street Campbeltown
Importance: High

Richard

Re your email I would advise that this application is to be considered by the Board on Tuesday 23rd June at 11am in the Council Chambers and you are invited to attend. I am sending a copy of your email to the Applicant as a representation from the Planning Authority

If you have any queries please contact Peter as I am out until Tuesday
Sheila

Sheila M MacFadyen
Senior Solicitor
Argyll and Bute Council
T: 01546 604198

Argyll and Bute-Leading Rural Area
www.argyll-bute.gov.uk

From: MacNab, Alison
Sent: 01 May 2009 10:44
To: MacFadyen, Sheila
Subject: FW: 9 - 11 Main Street Campbeltown

Hi Sheila

It wont let me print, error message keeps coming up, do you mind having a go?

Thanks
Alison

From: Robertson, Peter
Sent: 30 April 2009 16:51
To: MacNab, Alison
Subject: FW: 9 - 11 Main Street Campbeltown

Alison
can you print off and put on the file

thanks
Peter

From: Stewart, Rona
Sent: 30 April 2009 14:24
To: Robertson, Peter; MacFadyen, Sheila
Subject: FW: 9 - 11 Main Street Campbeltown

Hi
This is one for you guys.
Cheers
Rona

Rona Stewart
Admin Assistant - Licensing
Legal Services
T. 01546 604 407
F. 01546 604373

From: licensing
Sent: 30 April 2009 12:28
To: MacLean, Margaret (Legal); Stewart, Rona; Taylor, Louise
Subject: FW: 9 - 11 Main Street Campbeltown

From: Kerr, Richard
Sent: Thursday, April 30, 2009 12:27:54 PM
To: licensing
Subject: 9 - 11 Main Street Campbeltown
Auto forwarded by a Rule

I understand that there is an application for a betting office/amusement centre license at the above address. The property does not have planning permission for such, nor has there been an application. In the event of one it would be unlikely to be granted. I am not sure whether a planning permission is a pre-requisite for this type of license or not. If not and you do intend to grant it, it should be clearly endorsed with a 'health warning' to the effect that it does not authorise the occupation of the premises for such unless planning permission has also been obtained separately from the Council

Richard Kerr
Area Team Leader - Development Management
Mid Argyll, Kintyre and the Islands

tel: 01546 604080
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www.argyll-bute.gov.uk

SCHEDULE 3

Regulation 8

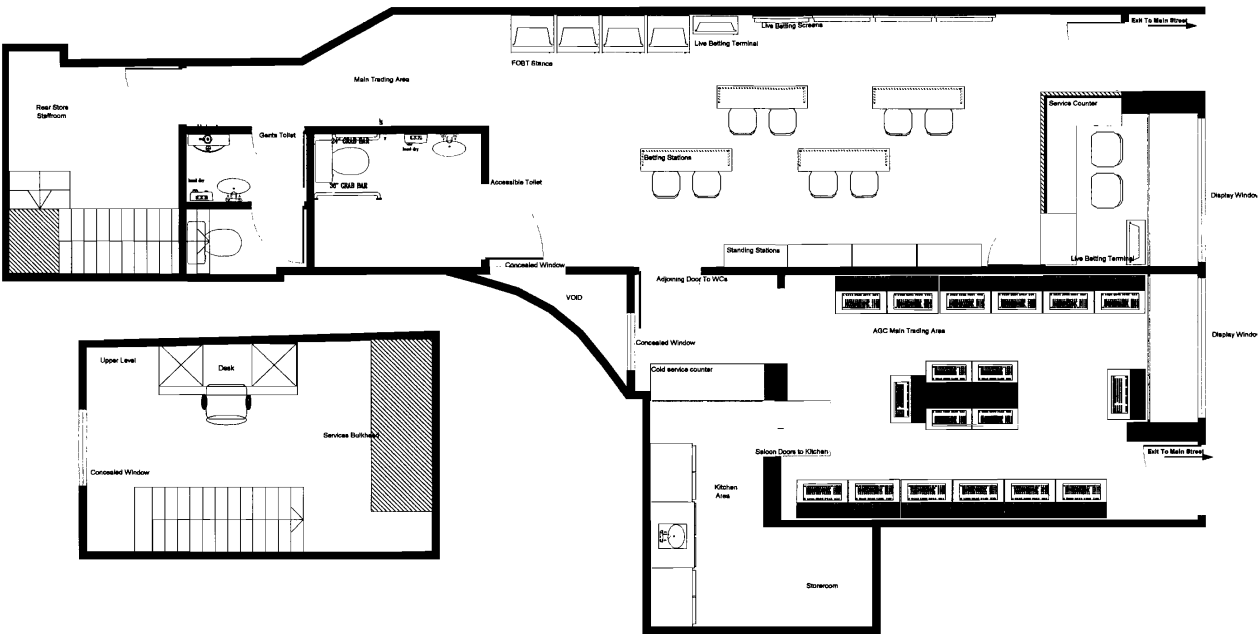
Mandatory conditions attaching to adult gaming centre premises licences

1. A notice stating that no person under the age of 18 years is permitted to enter the premises shall be displayed in a prominent place at every entrance to the premises.
2. No customer shall be able to access the premises directly from any other premises in respect of which a licence issued under Part 8 of the Act, or a permit issued by virtue of section 285 of, or Schedule 10 or 12 to, the Act, has effect.
3. Any ATM made available for use on the premises shall be located in a place that requires any customer who wishes to use it to cease gambling at any gaming machine in order to do so.
- 4.—(1) No alcohol shall be sold, or permitted to be consumed, at any time during which facilities for gambling are being provided on the premises.
(2) A notice stating the condition in sub-paragraph (1) shall be displayed in a prominent place at every entrance to the premises.

172 Gaming machines

- (1) An adult gaming centre premises licence shall, by virtue of this section, authorise the holder—
 - (a) to make up to four Category B gaming machines available for use on the premises,
 - (b) to make any number of Category C gaming machines available for use on the premises, and
 - (c) to make any number of Category D gaming machines available for use on the premises.

Proposed Floor Plan



Clyde Leisure Ltd	
67/69 Union Street, Larkhall Lanarkshire Tel 01592 884 888 Mob 07714 220 800	
Survey Feb 2009	Ammended June 2009
SCALE 1:50	

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CLYDE LEISURE LIMITED

67-69 Union Street,
Larkhall,
Lanarkshire ML9 1DR

Tel/Fax: 01698 884 898
Mobile: 07703 333 119

email: c.leisure@ntlworld.com

Mr R McLaughlin
Planning Authority
Kilmory, Lochgilphead
PA31 8RT



18th Aug 2010

Dear Mr McLaughlin

Martin Ferrie Project Manager

KIDDIE RIDES

GAMING MACHINES

VIDEO GAMES

PROMOTIONS

Please find enclosed the outline refurbishment proposals for both nos 9 and 11 Main Street Campbeltown as requested by the local review committee of 5th Aug 2010.

Although these are two separate applications some of the required remedial work is shared by both premises. In particular the exposed void area enclosed by exterior walls of the two premises in question and the adjacent tenement stairwell. There has been no access to this area for many years as a succession of occupiers of the two premises have added layer upon layer of internal wall panels covering the only two possible points of entry. Unfortunately it is in this void that the waste pipes for both premises and the flats above meet. This lack of access for maintenance has resulted in water damage to both subjects.

Each premises is dealt with separately within this documentation, as is appropriate for two distinct applications, however it is easier to understand the refurbishment proposals in some instances when the two premises are viewed together.

Enclosures

9 Main Street app09/01423pp rev10/0007LRB

11 Main Street app10/00249pp rev10/008LRB

Outline Refurbishment Proposal

Outline Refurbishment Proposal

Proposed Floor Layout Plan

Proposed Floor Layout Plan

Shared Enclosures

Layout plan illustrating relative position of the two premises and void location

Artist's impression of facia in situ

Any further information or clarification can be obtained by contacting the office detailed above or calling me directly on 07714 220 900.

Yours sincerely

Martin Ferrie Project Manager

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Outline of Proposed Refurbishment 9 Main St

Exterior Front

The front of the building will remain physically unchanged however any framework or parts of the fascia that show signs of decay will be replaced with identical material and made good to preserve the period look of the building.

The front of the shop will be painted and incorporate traditional hand painted signage approved by the Local Authority.

A copy of our original proposed livery is enclosed to give an indication of how the shop may look. This particular livery was not favoured by the local conservation body and so Clyde Leisure has agreed to adopt a colour scheme that meets with local conservation approval. The canopy style and colour will also be subject to approval.

Building Exterior/Perimeter

The small part of the rear wall that backs externally on to the void, overlooked by the concealed original sash window, is in a very poor state of repair. Many years of neglect have meant that the void has been waterlogged for a considerable period. The waste pipe junctions that meet in the void are damaged which has left the surrounding walls seriously water damaged and contaminated with sewage.

Our intention is to make good all of the external drainage pipe work, undertake a deep clean and decontamination of the void and treat the damaged areas of stone as appropriate to make them sound and water resistant.

This area of the shop may have some architectural or conservational significance as it is where the original sash windows from Nos 9 and 11 Main St are situated perpendicular to each other across the void. The original frames and slides are still in place although some of the glass has been broken. These windows have been covered over the years with several different interior wall linings all of which have to be removed as they too are contaminated. Our intention is to make good this original feature and then cover it behind a hinged wall panel both to preserve it and to allow access to the void for necessary maintenance.

The adjoining door in this area leading to No 11 Main St can either be made into an emergency-only alternative exit for both shops or can be recovered and lined as the Local Authority sees fit. Clyde Leisure is aware of the mandatory licensing condition that prevents members of the public having direct access from one gaming activity to another and would rigorously enforce it in the event that the door was to remain.

Interior

The floor adjacent to the window area previously discussed has to be replaced to about 1m in from the back wall as it has deteriorated beyond repair.

The trading floor and its walls are in reasonable condition as they have only the front windows facing externally. Further investigation may mean that some of these linings will have to be replaced but they seem on the surface to be in good order and suitable for appropriate finishing.

No structural work is required for this interior refurbishment other than the erection of a standard stud wall to enclose the proposed site of an accessible toilet. This will comply fully with current BS regulations.

Summary

No 9 Main St will be made weatherproof

The front of the building will be refurbished keeping its original period appearance

Remedial work on drainage and related services made good

Remedial work to exterior walls made good

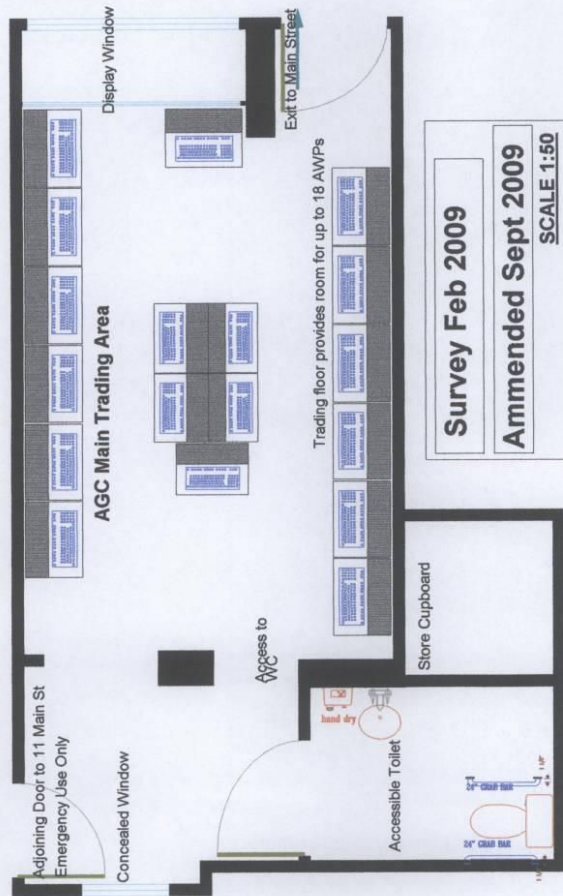
Remedial work to internal walls and fixtures made good

Accessible toilet installed

New electrical installation independently inspected and certified

Quality wall and floor coverings applied and finished appropriately for the intended use

Proposed Floor Plan AGC 9 Main Street Campbelltown



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Outline of Proposed Refurbishment Plans 11 Main St

Exterior Front

The front of the building will remain physically unchanged however any framework or parts of the facia that show signs of decay will be replaced with identical materials and made good to preserve the period look of the building.

The front of the shop will be painted and incorporate traditional hand painted signage approved by the Local Authority.

A copy of our original proposed livery is enclosed to give an indication of how the shop may look. This particular livery was not favoured by the local conservation body and so Clyde Leisure has agreed to adopt a colour scheme that meets with local conservation approval. The canopy style and colour will also be subject to approval.

Building Exterior/Perimeter

The left side wall as you face the rear of the shop, just beyond the adjoining door to No 9 Main St, covers an original sash window that looks out on to the void. This wall from the door right back to the existing toilet cubicle is in very poor condition. An internal waste pipe that carries waste and sewage from the rear of the shop had been boxed in along the length of this wall and was found to have been leaking for a considerable period. Also, where this pipe meets up in the void with the other waste pipes from the flats above, there is considerable damage which has resulted in the void being waterlogged for several years. The void and the surrounding walls at ground level are now seriously water damaged and contaminated with sewage.

Our intention is to make good all of the external drainage pipe work, undertake a deep clean and decontamination of the void and treat the damaged external areas of stone as appropriate to make them sound and water resistant.

This area of the shop may have some architectural or conservational significance as it is where the original sash windows from Nos 9 and 11 Main St are situated perpendicular to each other across the void. The original frames and slides are still in place although some of the glass has been broken. These windows have been covered over the years with several different interior wall linings all of which have to be removed as they too are contaminated. Our intention is to make good this original feature and then cover it behind a hinged wall panel both to preserve it and to allow access to the void for the necessary maintenance that has not been undertaken for many years.

Above and towards the rear from the window there is an area of the shop that is covered by a flat roof. This has been repaired by us recently to prevent further damage however considerable ingress over a long period means that the ceiling in its entirety will have to be replaced.

The back store of the shop also has a considerable dampness problem caused by both a leaking roof above and the application of several coats of gloss paint to the bare walls. This means that moisture built up inside condenses on the walls with no means of escape or absorption and so a build up of mould has occurred in this area.

Our refurbishment will include making the entire flat roof above watertight and stripping the walls back to plaster or render then lining and insulating the rear area.

From the back of the shop a set of attic steps lead up to a small storeroom. This has a large pyramid style skylight window that has been of great interest to the local conservation authority. It does however show signs of rot to some of the woodwork and tends to leak when rained on. This feature will require further investigation to ascertain the level of preservation work it will require. Should works be approved by the Local Authority this area will be used as an office for the premises.

Interior

The internal fitting of this shop requires complete relining of all wall surfaces in plasterboard with an insulation layer behind. The new surfaces will then be finished with a light wood effect panel trimmed with either aluminium or chrome beading.

A new suspended ceiling will house new lighting and emergency lighting.

A full rewire will be undertaken including the renewal of all consumer units and distribution equipment. In addition to this all of the necessary communication cables and customer interface equipment will be installed as required by the intended use.

A service counter of wood effect panels and glass will be constructed in front of the display window box at the front of the shop.

A stud wall toilet block will be constructed on the left hand wall as shown to accommodate wheelchair users. Behind this the existing toilet cubicle will be extended to include a urinal and washing facilities.

The floor is to be finished with a mixture of wood effect laminate and contract quality carpet to denote different functional areas on the shop floor.

Note:

The adjoining door leading to No 9 Main St can either be made into an emergency-only alternative exit for both shops or can be recovered and lined as the Local Authority sees fit. Clyde Leisure is aware of the mandatory licensing condition that prevents members of the public having direct access from one gaming activity to another and would rigorously enforce it in the event that the door was to remain.

Summary

No 11 Main St will be made weatherproof

The front of the building will be refurbished keeping its original period appearance

Remedial work on drainage and related services made good

Remedial work to exterior walls made good

Remedial work to internal walls and fixtures made good

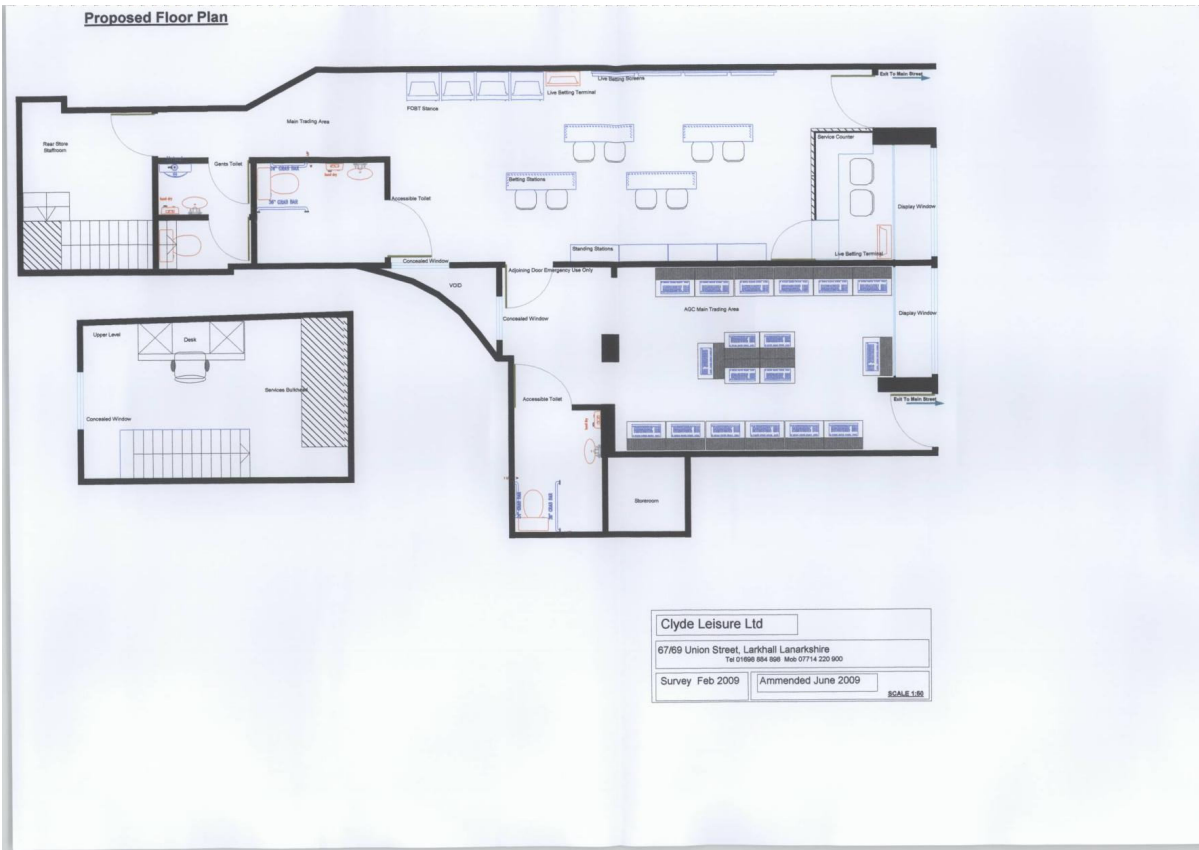
Accessible toilet installed

Complete refurbishment of existing toilet cubicle and addition of washroom to same

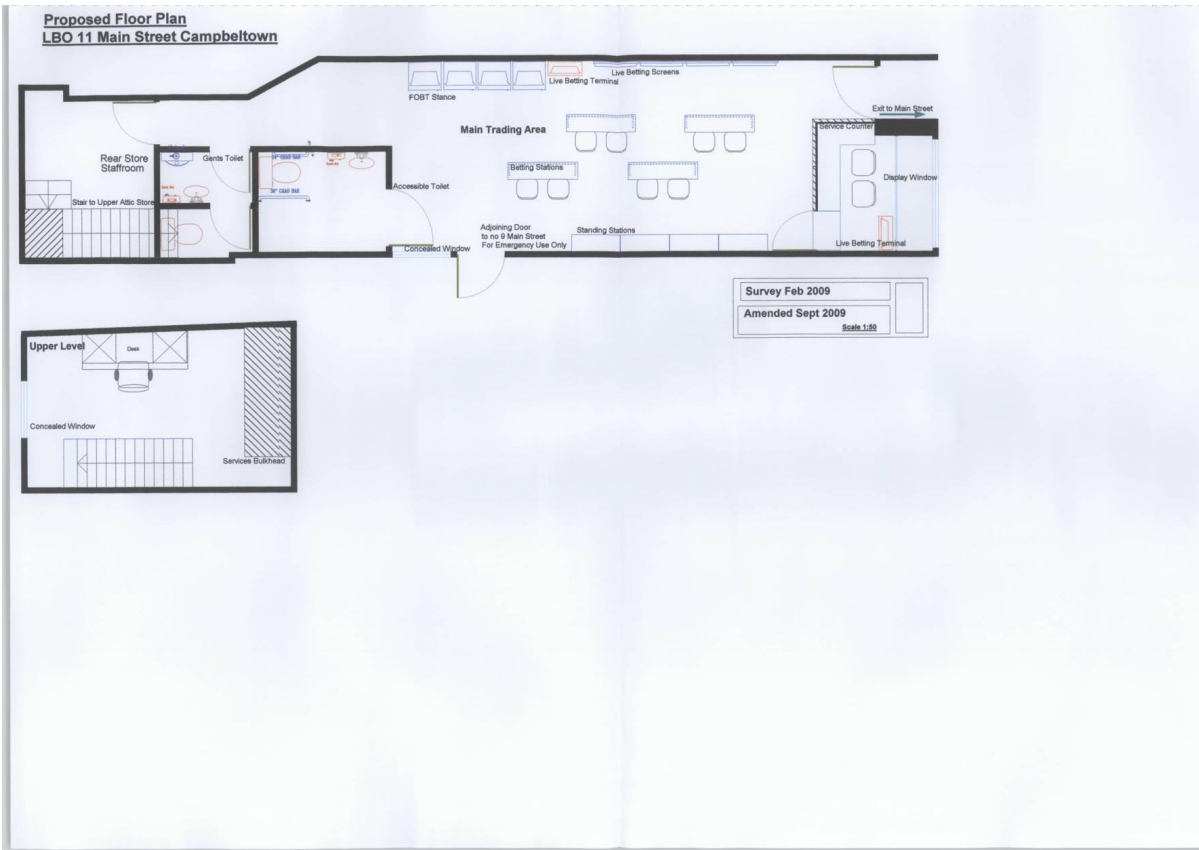
New electrical installation independently inspected and certified

Quality wall and floor coverings applied appropriate for the intended use

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DEVELOPMENT MANAGEMENT



Local Review – 10/0007/LRB 9 MAIN STREET, CAMPBELTOWN

Introduction

This note is a response to the 'request for further information' from the Argyll and Bute Local Review Body as specified in their correspondence received 6th August 2010. Specifically, this note is a commentary rebuttal of the additional information provided by Clyde Leisure Limited in their letter and enclosures dated 18th August 2010 (received 24th August 2010).

Commentary on Appellant's Submission - Details of Proposed Remedial Works to Building

It is again noted that the Apellant's case relies upon new information which was not made available to the case officer prior to the determination of the application. In this respect Members are respectfully reminded that Section 43B of the Act restricts the introduction of new material in the review. Paragraph 38 of Circular 7/2009 sets out that new material will only be permitted where the party can demonstrate that it could not have been introduced earlier in the process, or that it arises as a result of exceptional circumstances.

Notwithstanding the above, members should be aware that the repainting of this building within the Campbeltown Conservation Area is likely to require a specific approval of planning permission, as is the installation of any new canopy or awning structure. The display of new signage may attract the need for advertisement consent. No such consents have to date been applied for.

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DEVELOPMENT MANAGEMENT



Local Review – 10/0008/LRB

11 MAIN STREET, CAMPBELTOWN

Introduction

This note is a response to the 'request for further information' from the Argyll and Bute Local Review Body as specified in their correspondence received 6th August 2010.

Possible Conditions and Reasons should LRB be minded to Approve the review

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 25/09/2009 and the approved drawing reference numbers 1 of 8 to 8 of 8 inclusive, unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

3. The use of the premises hereby approved shall be restricted to between the hours of 1000 and 1900 hours Monday to Saturday inclusive and 1030 to 1900 on Sundays.

Reason: To ensure the protection of the character and amenity of the area, in particular the residential amenity of the occupiers of the adjoining residential flats.

Note to Applicant: The applicant is hereby informed that this permission does not authorise or imply consent for any material alterations to the external appearance of the building or for the display of advertisements.

Additional Information Requested by The Local Review Body

Planning permission was granted for the subdivision of a retail shop to form one retail unit and one betting shop at 16 Main Street Campbeltown on 1st November 2007 (planning application 07/01744/COU refers) This site, together with the current application site, was (and remains) in the Campbeltown core shopping area. Although the general policy issues raised are directly comparable to the current local review, this particular permission was for the relocation of an existing and established betting shop from the opposite side of the street (7 Main Street). There was no net increase in betting shops (or other Class 2 non-shop uses) within the core shopping area as a result of this permission and the existing Class 2 betting shop use was extinguished by legal agreement and reverted back to a Class 1 shop use.