

Public Document Pack

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Corporate Services
Director: Nigel Stewart



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4 November 2003

NOTICE OF MEETING

A meeting of the **BUTE AND COWAL AREA COMMITTEE** will be held in the **QUEEN'S HALL, DUNOON** on **TUESDAY, 4 NOVEMBER 2003** at **10:30 AM**, which you are requested to attend.

Nigel Stewart
Director of Corporate Services

BUSINESS

1. APOLOGIES

2. DECLARATIONS OF INTEREST

3. SCOTTISH WATER

- (a) Dunoon Wastewater Treatment System - update

4. MINUTES

- (a) Minute of Area Committee of 23rd October 2003 (Pages 1 - 6)

5. CORPORATE SERVICES

- (a) Area Budget - Update

6. DEVELOPMENT SERVICES

- (a) Report on Building Control Performance Monitoring and Six Monthly Service Plan Progress (Pages 7 - 12)
- (b) Delegated Development & Building Control Decisions (Pages 13 - 20)
- (c) Area Strategy/Corporate Plan Development (Pages 21 - 22)

7. OPERATIONAL SERVICES

(a) Arden Craig Gardens, Rothesay - Briefing Note (Pages 23 - 24)

8. CIVIC GOVERNMENT (SCOTLAND) ACT 1982 - HEARING - THE HEARING WILL COMMENCE AT 12 NOON (PAGES 25 - 26)

9. EXEMPT ITEMS

E1 (a) Lease of Land - Kilmun (Pages 27 - 30)

E2 (b) Sale of Former Argyll Training Workshop, Union Street, Rothesay (Pages 31 - 34)

E3 (c) Proposed Lease - 25 Argyll Street, Dunoon (Pages 35 - 36)

E4 (d) Castle Toward
Progress report to be submitted at the meeting (Pages 37 - 42)

Exclusion of the Press and Public

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 paragraph is:-

E1 – E4 - 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 Brian Chennell

Councillor Robert Macintyre

Councillor Gordon McKinven

Councillor Len Scoullar

Councillor Dick Walsh (Chairman)

Councillor Douglas Currie

Councillor Bruce Marshall

Councillor James McQueen (Vice-Chairman)

Councillor Isobel Strong

Contact: George McKenzie, Area Corporate Services Manager

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**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN'S HALL,
DUNOON
on THURSDAY, 23 OCTOBER 2003**

Present: Councillor J R Walsh (Chair)

Councillor D Currie	Councillor T B Marshall
Councillor R Macintyre	Councillor J McQueen
Councillor G McKinven	Councillor I Strong

Attending: George McKenzie, Area Corporate Services Manager
Eilidh Headrick, Area Committee Services/Information Officer
Neil McKay, Planning Manager
Philip O'Sullivan, Senior Development Control Officer
Kevin Williams, Economic Development & Leisure Manager

1. Apologies

Apologies for absence were tendered on behalf of Councillors Chennell and Scoullar.

The Committee recorded their best wishes to Councillor Chennell and hoped he would have a speedy recovery.

2. Declarations of Interest

Councillor McQueen declared an interest in Minute Item 4(c) as he had already expressed a public opinion on this planning application.

3. Minutes

(a) Minute of Area Committee of 2nd September 2003

The minute of the Area Committee meeting of 2nd September 2003 was approved as a true and correct record, subject to the addition of the words 'and returned shortly thereafter' after the word 'point' on Line 2 of Page 5 of the minute..

(b) Minute of Queen's Hall Policy Development Group of 12 September 2003

The minute of the Queen's Hall Policy Development Group was approved as a true and correct record.

The Committee also agreed that a recommendation be made to the Strategic Policy Committee in terms of the Policy Development Group's decision recorded in the minute namely:-

1. The Queen's Hall re-development proposals as contained in the Consultant's report be agreed in principal.
2. The Council takes the project forward to completion
3. The costs of the project be included in the Council's 2005-08 Capital Budget
4. The appropriate officers of the Council make an immediate start on the processes associated with the project.

4. Development Services

- (a) Project Isolus - Interim Storage of Laid-up Submarines - Public Consultation

The Area Committee noted the contents of this report and the nominations of Councillor E. Thompson to the Consultative Group as the Council's representative. The Committee also agreed that an Open Public Access meeting be held in the Ardentinny area on 19th November 2003 the prime venue to be Ardentinny Outdoor Centre and if it was not available Highgate Hall. Lancaster University as organisers of the event are to be asked to ensure that representatives of Babcock Support Services and Motherwell Bridge Nuclear are in attendance at the meeting.

- (b) Planning Application 03/00987/COU, A and S Limbert - Use of shop (Class 1), as gallery and crafts shop (Class1)/cafe (Class 3) - Shop at 18 Hillfoot Street, Dunoon

Application withdrawn

- (c) Planning Application 03/01353/COU, Mr I Gidda - Introduction of hot food takeaway facility to restaurant - The Point Restaurant, 10 John Street, Dunoon

Councillor MacQueen, having declared an interest left the meeting during the determination of this planning application.

Motion

The application be approved in terms of the recommendation and subject to the conditions contained in the report by the Head of Planning.

Proposed by Councillor Currie, seconded by Councillor Marshall.

Amendment

The application be granted for a 12 month period to properly assess the activity at the premises as this course of action would not involve any considerable capital outlay by the applicant.

Proposed by Councillor Walsh, seconded by Councillor McKinven.

Decision

Approved subject to the conditions contained in the report by the Head of Planning

- (d) Planning Application 03/01519/DET, Jacqueline Wilkins - Formation of a vehicular access and driveway (Retrospective) - 1 Mary Street, Dunoon

Decision

Approved subject to the conditions contained in the report by the Head of Planning

- (e) Planning Application 03/00968/DET, Scottish Water - Construction of Septic Tank and Formation of Lay-by - Land Opposite Cruachan View, Strachur

The Committee agreed that this application be determined at an Informal Hearing in Strachur on Monday 24th November 2003

- (f) Planning Application 03/00850/DET, Scottish Water - Construction of New Sewage Treatment Facilities - Land West of A815/A886 Junction, Strachur

The committee agreed that this application be determined at an Informal Hearing in Strachur on 24th November 2003.

- (g) Planning Application 03/01627/DET, Airwaves MM02 Limited - Erection of 15 metre-high Telecommunications Pole; Headframe Supporting 3 Antenna and 2 Dishes; and Equipment Cabin - Land South East of Loch Melldalloch, Kilfinan, by Tighnabruaich

Decision

Approved subject to the conditions contained in the report by the Head of Planning

- (h) Planning Application 03/01179/DET, Mr Robert Beattie - Retention of Satellite Dish - 1 Beattie Court, Battery Place, Rothesay

Decision

Refused in terms of the report by the Head of Planning

- (i) Planning Application 03/01180/LIB, Mr Robert Beattie - Retention of Satellite Dish - 1 Beattie Court, Battery Place, Rothesay

Decision

Refused in terms of the report by the Head of Planning

- (j) Planning Application 03/00927/DET, Daniel Sumsion and Penny Crisp - Erection of extension(s) and alterations to dwellinghouse - Merk Park, Glen Fyne, Cairndow

Decision

Approved subject to the conditions contained in the report by the Head of Planning

- (k) Planning Application 03/01230/DET, Mr D McFarlane - Amendment to roof height of new dwellinghouse - Ashbank Cottage, Trinity Lane, Innellan

Decision

Approved subject to the conditions contained in the report by the Head of Planning

- (l) Delegated Planning and Building Control Decisions

The Area Committee noted delegated development and building control decisions taken since their last meeting.

- (m) Bute & Cowal Area - Planning Design Award 2003

The Committee agreed that the Senior Area Development Officer should make the necessary arrangements for the 2003 Planning Design Award and noted that any nominations for the Award should be sent to him as soon as possible.

5. Exempt Items

- (a) Enforcement Action - Reports 03/00142/ENFOTH, 03/00183/ENFHISH, 03/00093/ENFHSH

In the light of earlier planning decisions made at the meeting the committee agreed that no further enforcement action was necessary in respect of reports 03/00183/ENFHSH & 03/00093/ENFHSH but the recommended action be taken in terms of report 03/00142/ENFOTH.

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ARGYLL AND BUTE COUNCIL

ALL AREA COMMITTEES

DEVELOPMENT SERVICES

**REPORT ON BUILDING CONTROL PERFORMANCE MONITORING AND SIX MONTHLY SERVICE PLAN PROGRESS
COUNCIL WIDE AND DECENTRALISED AREA TEAMS****FROM HEAD OF PLANNING**

1. SUMMARY

- 1.1 This paper outlines Building Control half yearly performance with respect to processing building warrant and completion certificate applications in accordance with the requirements of Audit Scotland, which are detailed in Appendix 1.
- 1.2 The paper also compares and contrasts the performance of the four area teams, gives the overall average for the six month period in 2002 and 2003 (**2003 figures shown in bold**) and lists the agreed Council targets.
- 1.3 In accordance with the Council's Performance Management and Planning reporting framework this paper provides an update on service plan commitments/action plans and customer feedback reviews for Building Control

2. RECOMMENDATION

- 2.1 Members note the content of the report.
- 2.2 Members note progress on service plan commitments and stakeholder consultations.

3. BACKGROUND

- 3.1 Members are aware that performance indicators were first introduced for Building Control in financial year 1997/98.
- 3.2 For financial year 2002/3 Audit Scotland changed the basis of the performance indicators to better reflect percentage achievement within Building Control authorities as set out in Appendix 1 to this report.
- 3.3 The following table compares the workloads and performance of the area teams and the overall council achievement against the Audit Scotland requirements over the same six-month periods of years 2002 and 2003. The measured items however relate only to part of Building Control as no indicators have yet been introduced to show performance in such matters as site inspections, pre-application discussions, enforcements, dangerous buildings and other such matters.
- 3.4 Numbers of applications generally have increased a further 14% on the same period last year and it should be remembered that the last annual performance report showed applications for 2002 numbering 1841 an increase of 21% on the 2000 level of 1522.
- 3.5 Despite limited resources, the devolved nature of the service and an unpredictable pattern of development it can be seen that each of the diverse areas has contributed substantially to the Council's achievement of again meeting the targets set by Audit Scotland.

Area	No. of Warrants Rec'd. / Issued		No. of Completions Rec'd. / Issued		% Age response within 15 days		Average days response to Completion Certificates		% Age issue within 6 days		% Age issue within 3 days	
Bute & Cowal	184 230	181 188	105 104	105 104	92% 81%		1.95 2.13		82% 93%	69% 80%		
Helensburgh & Lomond	210 200	211 157	109 133	107 133	60% 72%		2.52 3.56		73% 90%	83% 93%		
Mid Argyll Kintyre/Islay	220 266	218 180	185 168	185 168	81% 93%		1.44 1.32		80% 95%	89% 82%		
Oban, Lorn & Isles	241 280	240 206	101 110	101 110	95% 87%		2.71 4.23		95% 90%	97% 96%		
All	855 976	850 731	500 515	498 515	82% 83%		2.16 2.69		83% 92%	85% 83%		
Target					80% 85%		3 3		80% 85%	80% 85%		

*2003 figures shown in bold.

3.6 Appendix 1 to this report sets the requirements of the Scottish Executive and Audit Scotland and clearly defines meanings for the actions and times.

Audit Scotland has not specified a target number of days for a response to a completion certificate preferring to accept the statutory requirement that an application for a completion certificate be determined within 14 days and requiring that 80% be issued within 3 days. The geography of Argyll and Bute therefore is a major constraint and causes additional expense in achieving statutory requirements with limited resources to produce "best value".

The acceptance last year of a period of 3 days as the targeted average response has proved to be correct.

3.6.1 **Bute and Cowal** area offices successfully responded to 81% of applications within 15 days, building warrant applications increased to 230, up 25%, with applications for and issue of completion certificates remaining almost the same, when compared to the same period last year. The average number of days to respond to an application for Completion Certificate increased to 2.13 and is explained by the increased number of applications for warrant requiring a greater allocation of resources of time and manpower. The increased percentage of warrants issued within 6 days after all available information to allow determination, (93%) and the increased percentage of completion certificates issued within 3 days, (80%) is a result of better use of manpower and improved communication, which matters were highlighted as a problem area in last year's report.

3.6.2 **Helensburgh and Lomond** area office received a slightly lower number of applications for building warrant, (200), but a substantially increased number of applications for completion certificate, (133), numbers of warrants issued during the period were reduced but completion certificates applied for and issued increased by some 24%. The percentage response to a building warrant application was raised to 72% from 60%, due in the main to the replacement building control officer resource, this is below the Council target of 85% due to the high number of site visits associated with certain of the current applications. The increase in the average number of days to respond to an application for completion certificate can be explained by the increase affecting previously programmed work tasks. The increased percentage in both warrants issued within 6 days, (90%) and completions within 3 days, (93%) can be explained by improvements in administrative processing within the area team.

3.6.3 **Mid Argyll, Kintyre and Islay** offices in Ardrishaig and Campbeltown received 266 applications for building warrant, an increase of 21%, with applications for and issues of completion certificates reduced by some 9%, when compared to the same period last year. Staff has successfully responded to 93% of applications within 15 days and reduced the average number of days to respond to a completion certificate application to 1.32 days. The percentage of warrants issued within 6 days has improved to 95% but there has been a reduction to 82% in the percentage of completion certificates issued within 3 days, explainable by greater resource demands from an increase in warrant applications.

3.6.4 **Oban, Lorn and the Isles** continue to exceed both Council and Audit Scotland targets by achieving 87% response to building warrant applications within 15 days. Although this is an apparent reduction from the previous year the number of applications increased to 280, or 16% on the previous year with applications for and issue of completion increasing to 110 or some 9%. The increased average number of days to respond to an application for completion certificate of 4.23 days is an indication that with current resources concentration on one part of the building control service is at the expense of others.

3.6.5 **Argyll and Bute** as a whole has received an increase of 14% in building warrant applications, to 976, and an approximate 3% increase in applications for and issue of completion certificates, to 515, compared to the first 6 months of last year. The percentage of applications responded to within 15 days is comfortably above the Audit Scotland requirement of 80% but does not meet the Council aspiration of 85%. The increased average number of days to respond to a completion certificate request can be offset against the increase in applications for warrant but is still within the council's aspirational target. The percentage of building warrants issued within 6 days exceeds both Audit Scotland and Council targets and although the average percentage of completion certificates issued within 3 days exceeds Audit Scotland it fails to meet the Council target of 85%. Similarly to Warrants the numbers of completion certificates issued over the same period were slightly greater at 427. It is projected that the numbers of building warrant applications for the year 2003/4 will be of the order of 2000.

3.7 Each area office has a variable workload and this table is a reflection of the period from 1st April to 30th September.

3.8 The national performance figures required by Audit Scotland show only part of the story and therefore broad interpretation masks the diversity of the offices, areas, travelling, inspection regimes and staffing resources.

4 SERVICE PLAN PROGRESS AND STAKEHOLDER CONSULTATION

4.1 In the current service plan there are three main items for attention by Building Control, as follows:-

- (i) Implementation of Uniform 7 Spatial – The move to version 7 of the software for Building Control took effect from 01/08/03. Minor difficulties have been addressed since that time but the move to this version appears to have been the least problematic of all such upgrades of the system so far undertaken. It does however appear that all of the benefits of this upgrade may not be achieved because of infrastructure restrictions between area offices and central servers.
- (ii) Electronic Delivery of Building Control Services – With successful application of the Planning weekly lists on the web a similar format has been submitted for weekly Building Warrant application lists and these should be made available “on line” shortly. It is furthermore intended that down-loadable application forms will be made available until fully “interactive” on-line forms are available but this proposal is likely to be at least 2 years away.
- (iii) Greater Involvement in Section 23 Licensing Certificates - A consultation paper has been submitted to the Head of Legal Services and dates for a meeting are awaited. Thereafter a joint report will be submitted to both Licensing Boards.

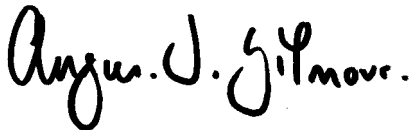
4.2 Preparations have been made and consultations carried out for the first of our open sessions with agents wishing further clarification on particular problem areas of the Building Regulations The first of these is likely to be Dunoon in December 2003 or January 2004. Customer satisfaction questionnaires continue to be issued with warrant approvals and the current rate of satisfaction with the Building Control Service is 98%.

5. CONCLUSION

5.1 Availability of appropriate staff resources at all and every stage of warrant and completion certificate processing is essential to meeting both statutory performance targets and customer satisfaction. Overall the service is performing to the targets set by Audit Scotland.

6. IMPLICATIONS

Policy	In accordance with "Best Value" objectives
Financial:	Additional funding for staff resources may be required if the service is to be improved
Personnel:	Additional building control resources will be required if members desire further reduction in processing times and to better regulate the outcomes from the four area offices. Additional resources will allow for the better management of periods of staff vacancy.
Equal Opportunity:	None



Angus Gilmour
Head of Planning
Development Services

06.10.03
ACW/BC

For further information Contact Gary Wilson Building Control Manager.

Building Warrant and Completion Certificate Applications

Indicator 1: Building warrants and completion certificates.

- a) The percentage of requests for a building warrant responded to within 15 days.
- b) The average time taken to respond to a request for a completion certificate.
- c) The percentage of building warrants issued (or otherwise determined) within 6 days.
- d) The percentage of completion certificates issued (or otherwise determined) within 3 days.

Definitions

The Scottish Executive has set national targets for the times to deal with building warrants and completion certificates. The new national targets are that:

- 80% of applications for building warrants should be responded to within 15 days
- the time to respond to a request for a completion certificate will continue to be the average time (working days).
- 80% of building warrants should be issued within 6 days 80% of completion certificates should be issued within 3 days.

(Part a) The time to respond to a request for a warrant is the period from receipt of a **valid application** by the council to the date of response to the applicant, which may include:

- issuing or refusing the warrant (warrants which do not require contact with the applicant because there are no reasons why a building warrant cannot be issued should be recorded under this part of the indicator with the first response being the date of issue of the warrant. Part c) of the indicator has been amended to reflect this).
- informing the applicant of statutory requirements not met in the initial application (i.e. the council, having carried out a full technical/procedural appraisal of the proposals will only then inform the applicant of all reasons why a building warrant cannot be issued).

An acknowledgement letter or some other form of holding letter should not be used for the purposes of this part of indicator. The indicator measures the performance of the service not merely the administrative function, the service relates to the notification of the results of a full technical/procedural appraisal of the initial valid application.

A valid application is defined as an application which is accompanied by plans and the prescribed fee.

(Part b) The time to respond to a request for a certificate of completion or an authorisation of temporary occupation/use is the period from receipt of a formal application (form BA8) together with a duly completed Compliance Certificate for Electrical Installation (form BA9), if appropriate, to the date of an inspection being carried out to determine whether or not a completion certificate can be issued.

A letter to the applicant requesting access **does not count**, however, in exceptional circumstances where sites are inaccessible or where properties are empty, a telephone call, calling card left or letter requesting access would be deemed as an authority's first response.

Final inspections carried out (prior to receiving the prescribed application form and or Certificate of Compliance of the Electrical Installation) to determine whether or not a certificate of completion or authorisation of temporary occupation/use should be reported against part d) of the indicator.

(Part c) The time for issuing a warrant is the period from receipt by the council of all necessary information following notification to the applicant of reasons why a building warrant cannot be issued, together with an application which meets the requirements of the Building (Scotland) Act 1959, to the date of issue of the warrant.

Where a building warrant application is accompanied by an application for a relaxation, the time to issue the warrant remains as stated in the definition. It is recognised that the period from receipt by the council of all necessary information will be the date following the statutory 14 day (approximately 10 working day) draft period which is allowed for representation.

Warrants which do not require contact with the applicant because there are no reasons why a building warrant cannot be issued should not be recorded because they will have already been recorded at part a) of the indicator.

(Part d) The time for issuing a completion certificate or an authorisation of temporary occupation/use is the period from the date when the council is satisfied that the building work has been completed in accordance with the approved warrant as far as can be reasonably ascertained, and the council are in receipt of the prescribed application forms which meets the requirement of the Building (Scotland) Act 1959 to the date the completion certificate or an authorisation of temporary occupation/use is issued.

Final inspections carried out (prior to receiving the prescribed application form and/or Certificate of Compliance of the Electrical Installation) to determine whether or not a certificate of completion or authorisation of temporary occupation/use should be reported against this part of the indicator. The time for issuing the certificate is the period from the receipt of the prescribed application forms which meets the requirements of the Building (Scotland) Act 1959 to the date the certificate of completion or an authorisation of temporary occupation /use is issued.

Reporting Period

Where the determination of an application for warrant or certificate of completion does not fall wholly within a reporting period, the information relating to that warrant application should be included in the reporting year in which the application is granted or otherwise determined.

All periods should be measured in working days (excludes public holidays).

'Building warrants' is the total number of warrants issued or applications otherwise determined (i.e. includes withdrawn or refused applications) in the reporting year.

'Certificates' is the total number of temporary and final certificates of completion issued or otherwise determined in the reporting year. Temporary completion certificates should be counted for each occasion application received.

Source

Building control records.

Interpretation

The extent to which councils prepare guidance to applicants on any deficiencies with any application for a building warrant following its submission may influence the time taken to respond to an application.

In accordance with Building (Procedures) (Scotland) Regulations 1981, councils are required to either issue the completion certificate or notify the applicant of the reasons for not doing so, within a statutory 14-day (approx. 10 working day) period of receipt of an application for a certificate.

**BUILDING CONTROL
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
03/00280/ALT	Mr And Mrs David Morton Alteration to provide loft conversion Upper Flat 90 High Street Rothesay Isle Of Bute PA20 9BB	17/02/2003	10/03/2003	25/09/200	WARAPP
03/00290/ALT	Steven Limbert Alteration of dwelling (to form utility room/shower and w.C.) 68 Mary Street Dunoon Argyll PA23 7EG	18/02/2003	12/03/2003	22/09/200	WARAPP
03/00311/EXT	Mrs Mary Burns Erection of bedroom extension Chalet 2, Roseland Chalet Park Serpentine Road Rothesay Isle Of Bute	21/02/2003	04/03/2003	25/09/200	WARAPP
03/00624/ERD	Mr J S McDonald Erection of dwelling and domestic oil storage tank Land North Of Arleigh Cairndow Argyll PA26 8BE	01/04/2003	16/04/2003	30/09/200	WARAPP
03/00963/ERD	Fyne Homes Ltd Erection of 2 houses and 8 flats 27 King Street Dunoon Argyll PA23 7PF	27/05/2003	11/06/2003	30/09/200	WARAPP
03/01009/ALT	Mr D Graham Alteration to form French doors Edgehill Eastlands Road Rothesay Isle Of Bute PA20 9JZ	05/06/2003	19/06/2003	25/09/200	WARAPP
03/01062/ALT	Mr Dickson Alterations to convert garage into study Tanera Letters Way Strachur Argyll PA27 8DP	11/06/2003	01/07/2003	25/09/200	WARAPP
03/01240/MTP	Mr Douglas Campbell Extension to form Public House and managers accommodation Carrick Castle Hotel Carrick Castle Lochgoilhead Argyll	03/07/2003		14/10/200	WARAPP
03/01315/ALT	Mr And Mrs W McGregor Alterations to form timber decking Upper Flat 4 Bishop Terrace Rothesay Isle Of Bute PA20 9HF	11/07/2003	05/08/2003	25/09/200	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn LETTER=Letter of Comfort EXEMPT=Exempt Building Warrant
SUPERS=Superseded by new Building Warrant**

**BUILDING CONTROL
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
03/01379/ALT	Thomas Boyle Alterations to form open plan kitchen dining facility 11 Berryburn Kames Tighnabruaich Argyll PA21 2BQ	23/07/2003	06/08/2003	25/09/200	WARAPP
03/01395/MTP	Mr And Mrs G Togwell Alteration to hotel (bar demolition and upgrade) Hunters Quay Hotel 247 Marine Parade Hunters Quay Dunoon Argyll PA23 8HJ	23/07/2003		25/09/200	WARAPP
03/01514/MTP	Mr And Mrs R Balfour Alteration to existing dwelling (additional windows and patio doors) Arcadia Innellan Dunoon Argyll PA23 7TL	12/08/2003	15/08/2003	22/09/200	WARAPP
03/01523/ERC	Mr K Barclay Extension to domestic garage Craig-an-Righ Toward Dunoon Argyll PA23 7UA	11/08/2003	20/08/2003	22/09/200	WARAPP
03/01572/COU	Cowal Highland Gathering Change of Use from shop premises to office with sales area 54 Hillfoot Street Dunoon Argyll PA23 7DT	25/08/2003	28/08/2003	22/09/200	WARAPP
03/01585/ALT	George Simpson Hart Alterations to rear stair and final exit Royal Hotel 4-6 Albert Place Rothesay Isle Of Bute PA20 9AG	26/08/2003	07/10/2003	14/10/200	WARAPP
03/01623/AOW	Mr C Martin Amendment to warrant (to cover insertion of additional supporting beam) (amendment to 02/00896/ERD) Plot 1, Former Tor-na-dee Bullwood Road Dunoon Argyll	02/09/2003	10/09/2003	22/09/200	WARAPP
03/01628/ALT	Alan W Beaton Alterations and upgrading of flat Flat 2 1 Havelock Terrace Rothesay Isle Of Bute	03/09/2003	12/09/2003	25/09/200	WARAPP
03/01629/MTP	A T Marshall Alteration/Extension to dwelling Rose Cottage Hafton Hunters Quay Dunoon Argyll	03/09/2003	20/09/2003	07/10/200	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn LETTER=Letter of Comfort EXEMPT=Exempt Building Warrant
SUPERS=Superseded by new Building Warrant**

**BUILDING CONTROL
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
03/01639/ALT	Mr And Mrs G Wilson Alterations to provide ensuite Glenrosa Place 6A Ardbeg Road Rothesay Isle Of Bute PA20 0NJ	08/09/2003	16/09/2003	14/10/200	WARAPP
03/01640/DEM	G Hanson (Building Contractors) Ltd Demolition of former hotel Glen Royal Hotel Glenburn Road Rothesay Isle Of Bute PA20 9JP	08/09/2003	16/09/2003	14/10/200	WARAPP
03/01660/ALT	Congregational Board Alteration to toilet to provide disabled facility Kirn Church Of Scotland 2 Kirn Brae Kirn Dunoon Argyll PA23 8LW	10/09/2003		25/09/200	WARAPP
03/01689/ALT	Alistair Worters Alteration to upper flat (to reposition kitchen and bathroom) 9 Glenmorag Crescent Dunoon Argyll PA23 7LF	16/09/2003	19/09/2003	22/09/200	WARAPP
03/01690/EXT	Mr And Mrs McCorkindale Erection of unheated conservatory Leabank Innellan Dunoon Argyll PA23 7SS	16/09/2003	20/09/2003	22/09/200	WARAPP
03/01704/ALT	Michael J Stewart Amalgamation of 2 flats into 1 flat Flats 201 And 202 67 Castle Street Port Bannatyne Rothesay Isle Of Bute PA20 0LZ	17/09/2003	07/10/2003	14/10/200	WARAPP
03/01705/ALT	Mr And Mrs D R Honer Erection of front entrance porch and rear door canopy and erection of wall to rear patio area 93 Sandhaven Sandbank Dunoon Argyll PA23 8QW	17/09/2003		22/09/200	WARAPP
03/01795/ALT	Mr James Sim Alteration to dwelling to form additional bathroom Blairlomond Lochgoilhead Argyll PA24 8AE	02/10/2003	06/10/2003	07/10/200	WARAPP
03/01803/EXT	Mr And Mrs Tenant Erection of unheated conservatory Heathbank Blairmore Dunoon Argyll PA23 8TE	03/10/2003	06/10/2003	07/10/200	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn LETTER=Letter of Comfort EXEMPT=Exempt Building Warrant
SUPERS=Superseded by new Building Warrant**

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**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
03/01754/DET	Mrs Elizabeth Meldrum 5 Mountstuart Road Rothesay Isle Of Bute PA20 9DY Retention of double glazed windows and door	19/09/2003	14/10/2003	PER
03/01718/NMA	Scottish Water Sewerage Pumping Station Albert Pier East Princes Street Rothesay Isle Of Bute Erection of Wastewater greenhouse and pumping station (incorporation of further wave attenuation)	04/09/2003	05/10/2003	NOO
03/01698/FDP	Forestry Commission Scotland Forest Land To The South West Of Clachaig, Glen Lean Clachaig Dunoon Argyll Forest Design Plan	08/09/2003	07/10/2003	NOO
03/01688/NMA	Drimsynie Construction Ltd Land East Of Trentino (former Ardnadam Compound) Sandbank Dunoon Argyll Erection of dwelling and garage (Amendment to approved permission including porch, re-site access ramp, kitchen	09/09/2003	14/10/2003	NOO
03/01672/NMA	Fyne Homes Ltd Gap Site At Junction Of Castle Street/ Bishop Street Rothesay Isle Of Bute Erection of 14 Amenity Flats and Associated Works (Amendment to Planning Permission 02/01255/DET	01/09/2003	30/09/2003	NOO
03/01648/DET	Fyne Homes Housing Association Flat 0/1,0/2, 1/1, 1/2 53 Tom-A-Mhoid Road And Flat 0/1, 1/1 61 Tom-A-Mhoid Road Dunoon Argyll Installation of replacement windows	05/09/2003	25/09/2003	PER
03/01647/DET	I And E Buchanan 18 Alexander Street Dunoon Argyll PA23 7EN Erection of a detached garage	04/09/2003	07/10/2003	PER
03/01646/LIB	Mr And Mrs J Crawford 15 Bishop Street Rothesay Isle Of Bute PA20 9DH Internal alteration of first floor and attic floor flats to form a maisonette	04/09/2003	14/10/2003	PER
03/01602/REM	Mr And Mrs Fraser Land To The North West Of High Clachan Strachur Argyll Erection of a Dwellinghouse	29/08/2003	14/10/2003	PER

**PER=APPROVED WDN=WITHDRAWN NOO=NO OBJECTIONS AAR=APPLICATION REQUIRED
CGR=CERTIFICATE GRANTED OBR=OBJECTIONS RAISED PDD=PERMITTED DEVELOPMENT
PRE=PERMISSION REQUIRED NRR=NEW APPLICATION REQUIRED**

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
03/01584/DET	T Wilton Burnfoot Cottage Glenstriven Dunoon Argyll PA23 7UN Erection of boat shed	26/08/2003	30/09/2003	PER
03/01582/DET	Mr A Galbraith Brighton House 99 Alexandra Parade Dunoon Argyll PA23 8AH Erection of wall	15/09/2003	07/10/2003	PER
03/01578/DET	James Gregor 8 Sandbank Road Dunoon Argyll PA23 7RR Erection of detached garage	20/08/2003	02/10/2003	PER
03/01523/OUT	Mrs Peterson Land East Of Shener Sandbank Dunoon Argyll Site for the erection of a dwellinghouse and garage	13/08/2003	08/10/2003	PER
03/01520/DET	Malcolm A Long 37 Crichton Road Rothesay Isle Of Bute PA20 9JT Installation of replacement windows	15/08/2003	19/09/2003	PER
03/01495/FDP	Baroness Van Lynden Ballimore Estate Otter Ferry Tighnabraich Argyll PA21 2DH Forest Plan	06/08/2003	07/10/2003	NOO
03/01484/DET	Ian Woolcott Land South Of 75 Ardbeg Road Rothesay Isle Of Bute Construction of two semi-detached houses (amended proposals)	11/08/2003	07/10/2003	PER
03/01464/COU	Craig McIntyre Ardganavan Croft Cairndow Argyll PA26 8BL Change of Use of and alterations to former croft as meat processing plant	06/08/2003	05/10/2003	PER
03/01457/COU	Mr Alastair McFarlane Meikle Kilchattan Farm Kingarth Rothesay Isle Of Bute PA20 9NS Change of Use and Alterations of Farm Outbuildings to Form a Dwellinghouse	04/08/2003	06/10/2003	WDN

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**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
03/01366/DET	Stewart Thomson Land North Of Kenmore Strachur Argyll Erection of dwellinghouse and garage	18/07/2003	23/09/2003	PER
03/01327/DET	Mr James Kerr 23 Crichton Road Rothesay Isle Of Bute PA20 9JR Retention of mono block paviers	21/07/2003	07/10/2003	WDN
03/01326/DET	Mrs Elizabeth Crawford Ground Floor Flat 40 Shore Road Port Bannatyne Rothesay Isle Of Bute PA20 0LQ Demolition of rear utility porch and erection of conservatory	21/07/2003	19/09/2003	PER
03/01325/DET	Archd Fergusson Ltd Plot 21 Baycroft Strachur Argyll Erection of dwellinghouse	13/08/2003	10/10/2003	PER
03/01271/REM	Mr And Mrs Ian Walker Land To Rear Of 196 Victoria Road Victoria Road Dunoon Argyll Erection of 3 dwellinghouse and formation of vehicular access	25/07/2003	03/10/2003	PER
03/01176/LIB	Development And Environment Services Milton House 4 Milton Avenue Dunoon Argyll PA23 7DX Formation of disabled access ramp	24/07/2003	22/09/2003	PER
03/01002/COU	Alan Craig Millar The Pier Tighnabraich Argyll PA21 2EA Alterations and partial change of use of pier building to museum/heritage centre (class 10)	09/06/2003	10/10/2003	PER
03/01001/LIB	Alan Craig Millar The Pier Tighnabraich Argyll PA21 2EA Alterations to pier building	09/06/2003	10/10/2003	PER
03/00776/OUT	Mr And Mrs Fitzpatrick Land East Of 49 Mary Street Dunoon Argyll Site for the erection of a dwellinghouse	02/05/2003	07/10/2003	WDN

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**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
BUTE AND COWAL**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
03/00637/DET	Jim Adams Kames Wharf Kames Tighnabruaich Argyll PA21 2AD Erection of a dwellinghouse	03/04/2003	22/09/2003	PER
03/00255/DET	Airwave MM02 Tower At Land By A` Chruach, Ardtarig Estate, Clachaig Loch Striven Dunoon Argyll PA23 8RG Erection of lattice tower, cabin, antennae and ancillary equipment	10/02/2003	07/10/2003	WDN
03/00222/LIB	Mrs A Williams 24 Craigmore Road Rothesay Isle Of Bute PA20 9LB Erection of a conservatory	13/02/2003	30/09/2003	WDN
03/00111/DET	Mrs A Williams 24 Craigmore Road Rothesay Isle Of Bute PA20 9LB Erection of a conservatory	27/01/2003	30/09/2003	WDN
02/01234/DET	The Lay Partnership Land West Of Annieslea Hydro Road Port Bannatyne Rothesay Isle Of Bute PA20 0PQ Erection of a dwellinghouse	16/07/2002	07/10/2003	WDN
02/01231/DET	The Lay Partnership Kyles Hydro Lodge Bannatyne Mains Road Port Bannatyne Rothesay Isle Of Bute Alterations and extension to derelict lodge to form dwellinghouse	16/07/2002	07/10/2003	WDN
00/01195/COU	Jonathan I Hyslop Steadings North East Of Dunans Castle Glendaruel Colintraive Argyll Change of Use of outbuildings to dwellinghouse	05/09/2000	30/09/2003	REF

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ARGYLL & BUTE COUNCIL
**BUTE AND COWAL AREA
COMMITTEE**
CORPORATE SERVICES

AREA STRATEGY/CORPORATE PLAN DEVELOPMENT

1. Introduction

Members are advised that following the discussions on the corporate plan development a request has been received that Area Committees agree the top 5 priorities for their area. It is important when agreeing the 5 area priorities that members have regard to the Current Area Strategy.

The background to this request is that our priorities will inform the process of preparing the Corporate Plan of the Council and follows on from the previous discussions amongst members held at the Council seminar held on 23 September 2003

2. Recommendation

Members agree the submission of the 5 area priorities as set down in paragraph 3.

Area Committees					
	Project	Enable	Do it ourselves	In Partnership	Don't do it ourselves – Influence others
1.	Dunoon Pier & Rothesay Link Span		√	√	
2.	Queen's Hall, Dunoon and Rothesay Pavilion		√	√	
3.	Roads, Bridges, Footpaths Improvements		√	√	
4.	Environmental, Sport Recreational Leisure and Infrastructural Improvements		√	√	
5.	Educational, Social Work, Housing Infrastructural Improvements		√	√	

3. Detail

The purpose of the Area Strategy is to promote and secure corporate working at a Bute and Cowal level, to promote joint working with our partners on mutual area of concern and to appropriately tailor the Council's Service Delivery Plans and budgets for all Council services to meet the demands of the Strategy. The implementation of the Area Strategy will involve Council services in conjunction with our partners determining the outcomes of the key priorities, specifying what measures of performance will be used and the timescales for each priority/project

George McKenzie

For Charles Reppke
Head of Democratic Services and Governance

ACNOV03

Briefing Note
Operational Services
Development of Arden Craig Nursery
23 October 2003

Introduction

On the 18th February 1993 the Tourism, Leisure and Recreation Committee recommended that a sum of £62,500 be placed in the Capital Rolling Programme to carry out essential repair work to the timber-framed glasshouses. Whilst the preferred method was to replace the timber frames with aluminium, the repair work was carried out using timber due to planning constraints.

It was recognised that this type of repair work would have only a limited life span and as noted above the structure is already showing signs of serious decay.

In 1994 architectural drawings were prepared detailing the existing profiles in timber and the proposed matching replacement profiles in aluminium, all in accordance with the original design. The cost was estimated at £100,000.

As a result of Listed Building consent not being granted in 1994, the repairs were carried out using timber.

It is clear that significant further repair works are now needed some ten years after the earlier repairs.

The primary need for the greenhouses is to secure the long-term survival of the structure. Whilst the use of timber in the original style is to be commended as an ideal, it does not reflect best practice in any of the major horticultural facilities nationally.

For example, during the early 1990s the main span of the Glasgow Botanic Gardens was converted to aluminium. Hence there are examples where Listed Buildings have been converted from timber to aluminium structures.

The use of aluminium in any replacement programme would ensure years of minimal maintenance costs for the main structure. Allowing for inflation since the time of the original estimate suggests a cost in the region of £160,000. However, it should be noted that whilst tender documents were produced in 1994, they were not issued and therefore the original estimate of £100,000 was not subjected to market testing at that time Arden Craig Nursery fails to match the criteria for support funding from a number of potential sources. For example, the Heritage Lottery Fund requires as a condition of grant that any facility must not be closed for more than five days per annum, whilst the Nursery is primarily open to the public for the Summer period only. Alternative sources of funding therefore need to be identified and obtained. The only way to guarantee decades of minimal maintenance costs would be to use aluminium as the preferred replacement to timber. Since there are related Planning issues Members may wish to consider requesting a report from the Director of Development Services to advise whether Historic Scotland would approve the use of aluminium frames rather than timber at Arden Craig Nursery.

Action to Date

As a result of a routine inspection at Arden Craig Nursery the building was closed to both staff and public during the first week of May 2003. As a result of temporary supports being placed within the structure, the building was re-opened to the public on 15th July 2003. An inspection, dated 15th July 2003, at Arden Craig Nursery examining the condition of the timber options recommended a number of remedial actions.

The Bute and Cowal Area Committee allocated £8,955 this year for the renewal of the

cedar house at Arden Craig. This has now been postponed pending the reallocation of these funds for remedial work to the main Nursery area.

Several suppliers of commercial aluminium greenhouse have been contacted and will shortly be invited to submit quotations to complete replacement works.

It is not envisaged that a contract will be awarded at this point, rather that this information will be used to secure funding from both internal sources and externally.

Summary

Members are advised this project will take some time to complete and will require the closure, at some point, of the existing facility. This will require the temporary transfer of plant production to another Argyll and Bute Council operated site.

Sources of external funding are now being explored.

Further briefing notes will update members on progress.

Alison M McIlroy

Technical Officer Horticultural Services.

ARGYLL AND BUTE COUNCIL**BUTE & COWAL AREA
COMMITTEE****CORPORATE SERVICES****4TH NOVEMBER, 2003**

CIVIC GOVERNMENT (SCOTLAND) ACT 1982**APPLICATION FOR TAXI DRIVERS LICENCE****ANDREW RENDALL, LORN GRAND MARINE COURT, 43 ARGYLE
STREET, ROTHESAY.**

1. APPLICATION

- 1.1 Mr Rendall has applied for a taxi drivers licence. He has not previously held such a licence.

2. BACKGROUND

- 2.1 Mr Rendall will be 57 years of age at the date of the hearing. He first held a full driving licence in 1980.
- 2.2 Mr Rendall has disclosed a previous conviction in 1986 for a driving offence which resulted in a fine and a 3 year ban.

3. CONSULTATION

- 3.1 The Chief Constable of Strathclyde Police has been consulted and has objected to the grant of the licence.
- 3.2 There have been no other objections.

4. PROCEDURE

- 4.1 Members require to hear the applicant and those submitting observations as to the merits of the application in accordance with the attached note of procedure.

5. BACKGROUND

- 5.1 Members are invited to hear the applicant and to determine the application in accordance with procedure outlined.

Susan Mair

Head of Legal & Protective Services

Doc 6534

For further information contact: Peter Robertson, Tel: 01546 604279

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