



15 September 2021

## **NOTICE OF MEETING**

A meeting of the **PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE** will be held by **MICROSOFT TEAMS** on **WEDNESDAY, 22 SEPTEMBER 2021** at **11:00 AM**, which you are requested to attend.

Douglas Hendry  
Executive Director

## **BUSINESS**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES**
  - (a) Planning, Protective Services and Licensing Committee 18 August 2021 at 11.00 am (Pages 5 - 8)
  - (b) Planning, Protective Services and Licensing Committee 18 August 2021 at 2.00 pm (Pages 9 - 16)
  - (c) Planning, Protective Services and Licensing Committee 18 August 2021 at 2.30 pm (Pages 17 - 24)
  - (d) Planning, Protective Services and Licensing Committee 18 August 2021 at 3.00 pm (Pages 25 - 28)
- 4. MISS BARBARA SMITH: TEMPORARY CHANGE OF USE OF DWELLINGHOUSE AND CURTILAGE TO WILDLIFE RESCUE CENTRE (RETROSPECTIVE): 19 LOCHAN AVENUE, KIRN, DUNOON (REF: 21/00514/PP) (Pages 29 - 58)**

Report by Head of Development and Economic Growth
- 5. MR GRAHAM GARDNER: CHANGE OF USE FROM (CLASS 9) RESIDENTIAL TO (SUI GENERIS) EXCLUSIVE USE VISITOR ACCOMMODATION (RETROSPECTIVE): INVERGARE CASTLE, GLENARN ROAD, RHU (REF: 21/01404/PP) (Pages 59 - 82)**

Report by Head of Development and Economic Growth

6. **MR AND MRS G GARDNER: INTERNAL ALTERATIONS, INSTALLATION OF REPLACEMENT WINDOWS AND REPLACEMENT LEAD WORKS TO ROOF: INVERGARE HOUSE, GLENARN ROAD, RHU, HELENSBURGH (REF: 19/00543/LIB) (Pages 83 - 96)**

Report by Head of Development and Economic Growth

7. **LINK GROUP LTD: RESIDENTIAL DEVELOPMENT (DUNBEG PHASE 4) (CLASS 9) INCLUDING SITE FOR COMMUNITY FACILITIES, SITE FOR NEW PRIMARY SCHOOL, NEW ROADS AND PARKING, GROUND RE-MODELLING, ABOVE GROUND AND BELOW GROUND INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING: LAND WEST OF DUNSTAFFNAGE MAINS FARM, DUNBEG (REF: 21/01607/PAN) (Pages 97 - 102)**

Report by Head of Development and Economic Growth

8. **LINK GROUP LTD: MIXED USE DEVELOPMENT COMPRISING RETAIL (CLASS 1); FINANCIAL, PROFESSIONAL AND OTHER SERVICES (CLASS 2); FOOD AND DRINK (CLASS 3); BUSINESS (CLASS 4); HOTEL (CLASS 7); RESIDENTIAL DEVELOPMENT (DUNBEG PHASE 4) (CLASS 9); NON-RESIDENTIAL INSTITUTIONS (CLASS 10); ASSEMBLY AND LEISURE (CLASS 11); PUBLIC HOUSE; TAKEAWAYS; SITE FOR COMMUNITY FACILITIES; SITE FOR NEW PRIMARY SCHOOL; NEW ROUNDABOUT ON A85; ROADS AND PARKING; GROUND RE-MODELLING; ABOVE GROUND AND BELOW GROUND INFRASTRUCTURE; OPEN SPACE AND LANDSCAPING: LAND WEST OF DUNSTAFFNAGE MAINS FARM, DUNBEG (REF: 21/01609/PAN) (Pages 103 - 110)**

Report by Head of Development and Economic Growth

9. **LINK GROUP LTD: MIXED USE DEVELOPMENT COMPRISING RETAIL (CLASS 1 FOOD AND NON-FOOD); FINANCIAL, PROFESSIONAL AND OTHER SERVICES (CLASS 2); FOOD AND DRINK (CLASS 3); BUSINESS (CLASS 4); HOTEL (CLASS 7); NON-RESIDENTIAL INSTITUTIONS (CLASS 10); ASSEMBLY AND LEISURE (CLASS 11); PUBLIC HOUSE; TAKEAWAYS; ROADS AND PARKING; GROUND RE-MODELLING; ABOVE GROUND AND BELOW GROUND INFRASTRUCTURE; OPEN SPACE AND LANDSCAPING: LAND WEST OF DUNSTAFFNAGE MAINS FARM, DUNBEG (REF: 21/01611/PAN) (Pages 111 - 116)**

Report by Head of Development and Economic Growth

10. **GEARACH LIMITED: PROPOSAL OF APPLICATION NOTICE FOR PROPOSED DISTILLERY: GEARACH FARM (ILI DISTILLERY), PORT CHARLOTTE, ISLE OF ISLAY (REF: 21/01629/PAN) (Pages 117 - 124)**

Report by Head of Development and Economic Growth

11. **EXTENSION OF RELAXATION OF PLANNING ENFORCEMENT IN RESPONSE TO COVID-19 - UPDATED SEPTEMBER 2021 (Pages 125 - 136)**

Report by Executive Director with responsibility for Development and Economic Growth

#### **REPORTS FOR NOTING**

12. **UPDATE ON RECENT PLANNING APPEAL DECISIONS (Pages 137 - 154)**

Report by Executive Director with responsibility for Development and Economic Growth

**13. PLANNING PERFORMANCE FRAMEWORK 2020/21** (Pages 155 - 200)

Report by Executive Director with responsibility for Development and Economic Growth

**EXEMPT REPORTS FOR DECISION**

**E1 14. ENFORCEMENT REPORT REFERENCE 18/00042/ENOTH1** (Pages 201 - 204)

Report by Head of Development and Economic Growth

**E1 15. ENFORCEMENT REPORT REFERENCE 18/00219/ENFLB** (Pages 205 - 208)

Report by Head of Development and Economic Growth

**E1 16. ENFORCEMENT REPORT REFERENCE 19/00238/ENFHSB** (Pages 209 - 212)

Report by Head of Development and Economic Growth

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 Paragraph 13** Information which, if disclosed to the public, would reveal that the authority proposes-

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment.

**Planning, Protective Services and Licensing Committee**

Councillor Gordon Blair	Councillor Rory Colville (Vice-Chair)
Councillor Mary-Jean Devon	Councillor Audrey Forrest
Councillor George Freeman	Councillor Kieron Green
Councillor Graham Hardie	Councillor David Kinniburgh (Chair)
Councillor Donald MacMillan BEM	Councillor Roderick McCuish
Councillor Jean Moffat	Councillor Alastair Redman
Councillor Sandy Taylor	Councillor Richard Trail

Contact: Fiona McCallum

Tel. No. 01546 604392