

**MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in THE PAVILION CAFE,
ROTHESAY, ISLE OF BUTE
on WEDNESDAY, 11 APRIL 2007**

Present: Councillor B Chennell (Chair)

Councillor D Currie	Councillor G McKinven
Councillor B Marshall	Councillor I Strong
Councillor R Macintyre	Councillor L Scoullar
Councillor J McQueen	Councillor J R Walsh

Attending: Shirley MacLeod, Area Corporate Services Manager
Eilidh Headrick, Area Committee Services/Information Officer
David Eaglesham, Area Team Leader, Development Management
Caroline Sheen, Estates Surveyor
Paul Farrell, Technical Officer/Engineer
Martin Turnbull, Area Community Education Learning & Regeneration Manager

1. APOLOGIES

None

2. DECLARATIONS OF INTEREST

Councillor Scoullar intimated a non pecuniary interest in item 4 (c) by reason of personal knowledge of with the applicant.

Councillors Chennell, McKinven and Strong intimated non pecuniary interests in item 6 (a) by reason of being members of the groups involved in the applications relating to Kirn Gala, Cowal Europe Association and Bute Youth Project.

3. MINUTES

(a) MINUTE OF THE AREA COMMITTEE OF 20TH MARCH 2007

The Area Committee of 20th March 2007 was approved as a correct record.

4. DEVELOPMENT SERVICES

**(a) PLANNING APPLICATION 06/00006/OUT, INNELLAN GOLF CLUB,
KNOCKAMILLIE ROAD, INNELLAN**

Decision

The Committee approved the outline application for the erection of a dwellinghouse and formation of vehicular access and passing place at Innellan Golf Course as it is considered that the proposal having regard to the nature scale and location of the proposal will represent infill

development.

The proposal to build one house is consistent with all the requirements of the CAS in that it is infill for a single house to be positioned between two established and substantial buildings, and is of a scale that is subordinate to the combined scale of development on either side.

The proposal as submitted is consistent with the aims, objects and principles of policies STRAT S1 section a,c,e,g,i,j and k, STRAT DC2 Category A, STRAT HO1 section (C), STRAT DC 1-10, Policy LP ENV 1 sections a,b,c,d,e, and f, Policy LP ENV 19 sections a and b, Policy HOU 1 Category A, Pol RUR 1 and should be approved as consistent with policy.

That as the proposal to erect one further house to be served by access from Knockamillie Road via Wyndham Road does not conflict with road safety and there are no objections from Roads Authority so the proposal complied with Policy LP TRAN 4, the Committee approves the application subject to the standard conditions in relation to the additional layby be delegated to the Planning Officer in consultation with the Chair, Vice Chair and Local Member.

This was unanimously agreed.

(Reference: Report by the Head of Planning Services dated 12th March 2007 – submitted)

- (b) **PLANNING APPLICATION 06/02000/DET, ARGYLL WINDFARMS, BLACK CRAIG TO BLAR BUIDHE, GLENFYNE**

This application was withdrawn.

- (c) **PLANNING APPLICATION 06/02346/DET, BUTE HOMES, LAND SOUTH WEST OF ROSE CREEK AND INISHMHOR, EASTLANDS ROAD, ROTHESAY**

Councillor Scoullar, having declared a non-pecuniary interest in this item, left the meeting and took no part in the discussion on the matter.

Decision

A discretionary hearing is to be held to consider this application.

(Reference: Report by the Head of Planning Services dated 29th March 2007 – submitted)

- (d) **PLANNING APPLICATION 06/01710/DET, MR & MRS HARDY, FIELD TO SOUTH OF SOUTHPARK, ASCOG, ISLE OF BUTE**

Decision

A PAN 41 Hearing is to be held to consider this application.

(Reference: Report by the Head of Planning Services dated 29th March

2007 – submitted)

- (e) **PLANNING APPLICATION 07/00373/DET, COWAL LEISURE LTD, HUNTER'S QUAY, HOLIDAY VILLAGE, HUNTER'S QUAY, DUNOON**

Decision

A PAN 41 Hearing is to be held to consider this application, this hearing to be held in Dunoon.

(Reference: Report by the Head of Planning Services dated 10th April 2007 – submitted)

- (f) **PLANNING APPLICATION 07/00379/DET, COWAL LEISURE LTD, HUNTER'S QUAY HOLIDAY VILLAGE, HUNTER'S QUAY, DUNOON**

Decision

A PAN 41 Hearing is to be held to consider this application, this hearing to be held in Dunoon.

(Reference: Report by the Head of Planning Services dated 10th April 2007 – submitted)

- (g) **PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) (SCOTLAND) ACT 1997**

The Committee heard from the Area Team Leader, Development Management on the additions to the list of buildings of special architectural or historic interest.

Decision

The Committee noted the properties for listing.

(Reference: Report by the Head of Planning Services dated 22nd March 2007 – submitted)

- (h) **DELEGATED DEVELOPMENT AND BUILDING CONTROL DECISIONS**

Decision

The Committee noted Delegated Development Control and Building Control Decisions made since the last meeting.

5. PUBLIC QUESTION TIME

There were no public questions.

6. COMMUNITY SERVICES

(a) EDUCATION & LEISURE DEVELOPMENT GRANTS

Councillors Chennell, McKinven and Strong, having declared non-pecuniary interests, took no part in the consideration of the projects relating to them.

The Committee considered and determined Education and Leisure Development Grants as follows:-

Education Development Grants	Project Costs	Grant Awarded
Bute Youth Project	£42,500	£6,000
Dunoon and Cowal Youth Project	£25,722	£12,500
Beachwatch Bute	£15,300	£650
Leisure Development Grants	Project Costs	Grant Awarded
Bute Agricultural Society	£11,665	£1,000
Bute Highland Dance Festival Group	£2,600	underwrite £500
Bute Live	£12,120	£3,000
Bute Wheelers	£830	£400
Cairndow Arts Promotion	£12,480	£750
Cowal Accordion & Keyboard Workshop	£2,800	£400
Cowal Europe Association	£15,810	£1,000
Kirn Gala Committee	£4,220	£2,000
Lochgoilhead Fiddle Workshop	£41,640	£1,000

It was further agreed that the £1,200 from Leisure Development Grants be transferred to Education Development Grants to fund Summer Playscheme activities in Bute & Cowal.

(Reference: Report by the Director of Community Services dated April 2007 – submitted)

7. OPERATIONAL SERVICES

(a) BUTE AND COWAL 2007/08 ROAD PROGRAMMES

The Committee heard from the Roads & Amenity Services Technical Officer on the proposed resurfacing schemes under the Capital Works Programme and surface dressing schemes under the Revenue Works Programme.

Decision

The Committee:-

- i. Noted the proposals in the report.
- ii. Received confirmation from the Roads Department that the resurfacing schedule for Bencorrum Brae - Ardenslate Road would be postponed until all the demolition material has been removed from the

- Dunoon Grammar School site.
- iii. Recommend that a further paper with a breakdown of costs in particular regard to the clarification of the future capital programme and its relationship with monies to be spent in 2008/09 be brought to the next Area Committee.
 - iv. Asked that the detail of dropped kerbs be included in this further report.

(Reference: Report by the Area Roads and Amenity Services Manager – submitted)

The Committee resolved in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraphs 9 and 13 respectively of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

8. EXEMPT ITEMS

(a) PROPOSED LEASE OF WEST BAY TOILETS AND WAITING ROOMS

The Committee heard from the Estates Surveyor on the proposed lease of the West Bay Toilets and Waiting Rooms.

Decision

The Committee agreed to authorise the Director of Corporate Services to enter into negotiations with interested parties with stipulated conditions to be drawn up in consultation with the Planning Department.

(Reference: Report by the Director of Corporate Services dated 13th March 2007 – submitted)

(b) LAND AT ARDNADAM, SANDBANK

The Committee heard from the Estates Surveyor on the Land at Ardnadam, Sandbank.

Decision

The Committee noted the contents of the report and agreed that a further report come to the June Area Committee.

(Reference: Report by the Director of Corporate Services dated 15th March 2007 – submitted)

(c) FORMER CARETAKER'S HOUSE, ROTHESAY PAVILION

The Committee heard from the Estates Surveyor on the proposed lease of the Former Caretaker's House, Rothesay Pavilion.

Decision

The Committee agreed the recommendations contained in the report submitted by the Director of Corporate Services.

(Reference: Report by the Director of Corporate Services dated 15th March 2007 – submitted)

(d) **LAND AT RUSSELL STREET, ROTHESAY**

The Committee heard from the Estates Surveyor on the Russell Street Yard, Rothesay.

Decision

The Committee agreed to recommendation 2.1 (ii) contained in the report submitted by the Director of Corporate Services.

(Reference: Report by the Director of Corporate Services dated 27th March 2007 – submitted)

(e) **SITE 1 COTTONMILL LANE, ROTHESAY**

The Committee heard from the Estates Surveyor on Site 1, Cottonmill Lane, Rothesay.

Decision

The Committee agreed to recommendation 2.1 (i) contained in the report submitted by the Director of Corporate Services.

(Reference: Report by the Director of Corporate Services dated 29th November 2006 – submitted)

(f) **PROPOSED ADDITION TO LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

The Committee heard from the Area Team Leader, Development Management on the proposed addition to the list of buildings of special architectural or historic interest.

Decision

The Committee agreed to recommend that Historic Scotland be advised that the Council raises no objections to the inclusion of this property on the statutory list.

(Reference: Report by the Head of Planning Services dated 22nd March 2007 – submitted)

(g) **REPORT ON ENFORCEMENT OF PLANNING CONTROL**

Decision

The Committee noted the quarterly enforcement report update.

(Reference: Report by the Head of Planning Services dated 28th March 2007 – submitted)

9. VALEDICTORY ADDRESS

At the end of the meeting the Chair made mention of this being the last meeting of the Bute and Cowal Area Committee in the term of the current Council.

The Chair thanked the Officers and the other Members of the Bute and Cowal Area Committee for their support, hardwork, and co-operation over the last 3 years.

He wished members good luck in the forthcoming elections and Councillor Douglas Currie good wishes for his retirement after many years of service to the Council and his community.