

Public Document Pack

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Corporate Services
Director: Nigel Stewart



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26 September 2007

NOTICE OF MEETING

A meeting of the **MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE** will be held in the **TEMPLARS HALL, TARBERT** on **WEDNESDAY, 3 OCTOBER 2007** at **10:00 AM**, which you are requested to attend.

Nigel Stewart
Director of Corporate Services

BUSINESS

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **MINUTES OF MEETING OF 5 SEPTEMBER 2007** (Pages 1 - 8)
4. **PLANNING APPLICATIONS** (Pages 9 - 30)
5. **DELEGATED DECISIONS** (Pages 31 - 44)
6. **PUBLIC AND COUNCILLOR QUESTION TIME**
7. **REQUEST FOR OFFICER TIME TO ASSIST WITH COMMUNITY PROJECTS IN KINTYRE** (Pages 45 - 46)
8. **PROPOSED CLOSURE OF PUBLIC CONVENIENCE AT CLOANAIG** (Pages 47 - 48)
9. **UPDATE ON HEADSTONES RE-ERECTION WITHIN MID ARGYLL, KINTYRE AND THE ISLANDS** (Pages 49 - 50)
10. **CAPITAL RECEPITS** (Pages 51 - 52)

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

The appropriate paragraphs are:-

E1 Paragraph 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.

E2 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.

E1 11. SALE OF TARBERT ROADS DEPOT, CAMPBELTOWN ROAD, TARBERT (REPORT TO FOLLOW)

E2 12. 06/00135/ENFOTH (Pages 53 - 56)

MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE

Councillor Rory Colville	Councillor Robin Currie	Councillor Alison Hay
Councillor Anne Horn	Councillor Donald Kelly	Councillor Donald MacMillan (Chair)
Councillor John McAlpine	Councillor Douglas Philand	Councillor John Semple (Vice-Chair)

Contact: Katie Taylor 01546 604511

**MINUTES of MEETING of MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE held in
the TOWN HALL, CAMPBELTOWN
on WEDNESDAY, 5 SEPTEMBER 2007**

Present: Councillor Donald MacMillan (Chair)

Councillor Robin Currie	Councillor Rory Colville
Councillor Alison Hay	Councillor Anne Horn
Councillor Donald Kelly	Councillor John McAlpine
Councillor Douglas Philand	Councillor John Semple

Attending: Alison Younger, Area Corporate Services Manager
Shirley MacLeod, Area Corporate Services Manager
Donnie McLeod, Area Roads and Amenity Services Manager
Richard Kerr, Development Control Team Leader
Felicity Kelly, Area Community Education Learning & Regeneration Manager
Jenny Carlile, Conservation Design Officer
Graeme Bruce, Argyll Community Housing Association
Alistair McGregor, Argyll Community Housing Association
John Ironside, Strathclyde Fire and Rescue
Inspector Lavery, Strathclyde Police

1. APOLOGIES

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF MEETING OF 8 AUGUST 2007

The minutes of the meeting of 8 August 2007 were approved as a correct record.

4. PRESENTATION TO MR TOGNERI

Councillor John Semple presented Mr Ronald Togneri with a Quaich, on behalf of Argyll & Bute Council, in recognition of his contribution to the cultural heritage of Kintyre through his maintenance of the Davaar Island cave painting.

Mr Togneri noted that he undertakes the work free of charge and suggested that the local funds which had been raised after last years vandalism may be put towards a high quality interpretative panel which could be sighted at the Tourist Information Centre.

5. ACHA PRESENTATION

An informative presentation was given by Alastair MacGregor and Graeme Bruce from ACHA.

The Committee noted that a pilot was underway between ACHA and Communities Scotland to fund an extension to an existing house. Concern was expressed that there was no commitment from Communities Scotland to mainstream such funding as the Committee believed it was a practical response to overcrowding issues.

Decision

The Committee agreed that a letter of support should be written to Community Scotland regarding the Pilot House Extension Project and that the Executive Committee should be asked to write in similar terms. It was agreed that ACHA would provide a further update to the Committee in six months.

6. PLANNING APPLICATIONS

7/00840/COU

Mr. Howard Patrick Spicer. Change of Use. Change of use of dwelling house to guest house (retrospective). Rudha Na Craige, Inveraray.

Decision

The Committee agreed that the application be refused for the reason set out in the report by Head of Planning dated 15 August 2007.

(Reference: Report by Head of Planning dated 15 August 2007, submitted).

07/01032/DET

Kintyre Hotel Group Limited. Detailed. Partial demolition of Ugadale Hotel; demolition of The Beachcomber Restaurant and redevelopment of the site to provide a refurbishment of, and extension to, Ugadale Hotel plus 30 holiday cottages. Ugadale Arms Hotel / Beachcomber Restaurant, Machrihanish by Campbeltown.

Decision

The Committee agreed that planning permission be granted subject to:

- i) the standard time limit condition and reason;
- ii) the conditions and reasons set out in the report by Head of Planning dated 21 August 2007 ;

The Committee gave consideration to a discretionary hearing however agreed that on balance a hearing was not required given the application was consistent with policy, had a relatively limited number of objectors in comparison to the large scale of the development and there had been some discussion locally between the developer and residents.

(Reference: Report by Head of Planning dated 21 August 2007, submitted).

07/01149/DET

Ms. Angela Clements. Detailed. Change of use of the land for the siting of a static caravan. Corranbeg Steading, Ardfern.

Decision

The Committee agreed that retrospective planning permission be refused for the reasons set out in the report by Head of Planning dated 15 August 2007.

(Reference: Report by Head of Planning dated 15 August 2007, submitted).

7. DELEGATED DECISIONS

The Committee noted the decisions issued by the Head of Planning dated 20 August 2007.

8. PUBLIC AND COUNCILLOR QUESTION TIME

A public question was raised regarding the Campbeltown/Ballycastle ferry. Councillor Semple updated the meeting that following a visit to Moyle by a number of Councillors a joint letter would be sent from both Argyll & Bute Council and Moyle to both the Scottish and Northern Irish First Ministers requesting a meeting. It was noted that Jane Fowler was reviewing the feasibility studies of the route and it was agreed to ask if an update could be circulated to members.

John Ironside from Strathclyde Fire and Rescue reported to the meeting that 17 hydrants had been looked at at the Sound of Kintyre. Most of these were in good working order and he was comfortable that provision and pressure was sufficient to respond to any domestic fires.

Councillor Kelly noted his ongoing concerns regarding ambulance service provision and it was agreed to invite Ron Lilly from Scottish Ambulance to attend the future meeting.

Councillor McAlpine noted with regret the recent road fatalities and asked for confirmation of what road safety initiatives were currently active. It was confirmed that the Community Planning Drive Safe Initiative had recently appointed a part time coordinator and John Ironside detailed the Cut It Out Project which was targeted at S5 and S6 pupils which they hoped to take into local schools. Councillor Colville asked for confirmation of the number of people going through the Pass Plus Programme. Councillor Semple asked Strathclyde Police whether anything could be done to discourage drivers using wide roads for turning. David Lavery confirmed that this was more of a traffic management issue as it was not illegal.

Councillor Philand and Councillor Hay raised concerns regarding the Walk to School Routes from Ardrishaig to Lochgilphead and queried whether they were safe routes. It was agreed that the relevant officer be asked to review these routes with the local members attending.

Councillor Colville drew the meetings attention to the decision by Scottish and Southern Energy to review their plans for the Hunterston-Kintyre Sub Sea Cable. Angus Gilmour advised members that in the short term the Councils main priority was to gain Regional power zones status which would bring additional capacity to the area. He confirmed that in the long term the Sub Sea Cable would be important and that the business case would need to be made for this, he noted that he has written to SSE asking for an explanation for the review.

Councillor Hay raised concerns regarding the trunk roads and it was agreed that a reminder be sent to Transerve asking them to attending a future Committee. Alison Younger drew members attention to the new protocol for raising concerns with Transerve which was to direct these thought Stewart Turner.

Councillor Kelly raised the anticipated decision from SEPA regarding Scottish Water discharge into Campbeltown's Loch. Councillor Semple confirmed that SEPA had issued a proposal that consent for the works be granted subject to a number of conditions including an increase in storage and flowrate. There was, however, no change to the discharge pipe and it was noted that the taskforce were considering whether to lodge an appeal against the proposal. (Councillor Hay declared an interest as a board member for SEPA and took no part in this element of the discussion).

Councillor McAlpine asked whether road accidents statistics for the MAKI area could be made available.

9. CONSIDERATION OF INITIAL BUSINESSES CASES – TOWN CENTRE AND WATERFRONT REGENERATION

Angus Gilmour presented the initial business case for the Campbeltown and Kintyre strategy and outlined the process that the IBCs would now follow.

The Area Committee agreed to confirm that the IBC as presented represents a fair summary of the project with the addition of the following information;

- 1) That under the action required to develop an outline business case that the "feasibility study for the Transit Marina Inner Harbour" be altered to read "options appraisal and feasibility study for Transit Marina."
- 2) That under project delivery mechanism it be noted that private sector partners would also be involved and that the whole place approach would build on existing regeneration schemes which are underway.
- 3) That the emphasis is on the Campbeltown and Kintyre Strategy.

(Reference – Report by Head of Strategic Finance dated 6 August 2007, submitted).

10. PRESENTATION OF EATSAFE AWARD

Patrick Mackie presented Cathy Wills with an Eatsafe Award in recognition of high quality food standards at Kilchoman Distillery Visitor Centre on Islay.

11. CAPITAL RECEIPTS

The Committee considered a report stating that arising from the disposal of assets a sum of £28,934.51 is now available to the Mid Argyll, Kintyre and the Islands Area Committee for allocation against projects which meet the capital criteria. Alison Younger confirmed that the de minimus spend was £6,000.

Motion

Subject to detailed costs being received the following monies be made available:

Ardrishaig play park fence	£6,000
Lochgilphead Community Centre improvements	£6,000
Tarbert Grass Pitch Fence	£7,000
Aqualibrium Nursery Fence	£9,000

Moved by Councillor McAlpine, seconded by Councillor Colville.

Amendment

Total funds be made available to redress the back log of road improvements in the MAKI area.

Moved by Councillor Semple, seconded by Councillor Horn.

Councillor Kelly asked that his dissent be recorded and did not vote.

Decision

The Motion received 6 votes and the Amendment received 2 votes and the Committee resolved accordingly, subject to a report being submitted to the October Committee detailing the costs for these projects prior to final agreement.

(Reference – Report by Area Corporate Services Manager dated 20 July, submitted).

12. UPDATE ON HEADSTONES RE-ERECTION WITHIN MID ARGYLL, KINTYRE AND THE ISLANDS

The Committee considered a report updating them on the progress of the re-erection of headstones within Mid Argyll, Kintyre and the Islands.

Decision

The Committee noted the contents of the report and asked for a further report to be brought to the Committee detailing all cemeteries which had had headstones laid flat. It was also requested that this report include detail on the current state of repair of the Campbell Mausoleum on Jura.

(Reference: Report by Head of Roads and Amenity dated 5 September 2007, submitted).

13. UPDATE ON PLAY AREAS WITHIN MID ARGYLL, KINTYRE AND THE ISLANDS

The Committee considered a report on the provision of play areas managed by Argyll and Bute Council.

Decision

The Committee agreed

1. to approve the statement shown in appendix 3 of the report and;
2. to request that appendix 2a be changed for Ramsay Hall, Port Ellen, to read "increase play value and dog proofing."

(Reference – Report by Director of Operational Services dated 19 April 2007, submitted).

14. LISTING OF BUILDING - BARN REAR OF COTTAGES AT NEWTON ROW, INVERARAY

The Committee considered a report regarding the possible listing of the barn rear of cottages at Newton Row, Inveraray. Where such buildings or structures are identified for prospective listing, Historic Scotland are required to consult those persons with an interest in the buildings. In this case the Council is being consulted as Planning Authority in respect of this prospective listing.

Decision

It was agreed that no objection to the listing be raised.

(Reference – Report by Head of Planning dated 27 July 2007 and Supplementary Report by Head of Planning dated 23 August 2007, submitted).

15. FREE PERSONAL CARE - VERBAL REPORT

Ann Muir, Area Manager, Operations and Alison Hunter, Community Manager, gave the Committee a verbal report on Free Personal Care.

Councillor Colville stated that a decision was taken by the Council that any savings made on Domestic Care would be put towards staff training. However, he understood that this was not now the case and asked for clarification.

Decision

The Committee noted the contents of the report and it was agreed that Ann Muir would respond to Councillor Colville regarding his query about staff training.

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.

16. CELLAR AT ARKLAND, INVERARAY

The Committee considered a report detailing the proposed sale of Cellar at Arkland, Inveraray.

Decision

The Committee agreed to the Director of Corporate Services completing a sale of the cellar at Arkland, Inveraray as detailed in the report.

(Reference – Report by Director of Corporate Services dated 14 August 2007, submitted).

17. WORKSHOP/STORE AT MACBRAYNES LANE, LOCHGILPHEAD

The Committee considered a report advising them of the outcome of a recent marketing campaign in respect of the Workshop/Store at the above address.

Decision

The Committee agreed to authorise the Head of Legal and Protective Services to conclude sale of the property as detailed in the report.

(Reference – Report by Director of Corporate Services dated September 2007, submitted).

18. 07/00103/ENFOTH

Decision

The Committee agreed that enforcement action be taken as detailed in the report.

(Reference: Report by Head of Planning dated 3 August 2007, submitted).

19. 07/00113/ENFOTH

Decision

The Committee agreed that enforcement action be taken as detailed in the report.

(Reference: Report by Head of Planning dated 16 August 2007, submitted).

20. 07/00207/ENFOTH

Decision

The Committee agreed that enforcement action be taken as detailed in the report.

(Reference: Report by Head of Planning dated 15 August 2007, submitted).

21. 05/00250/ENFOTH

Decision

The Committee agreed that enforcement action be taken as detailed in the report.

(Reference: Report by Head of Planning dated 15 August 2007, submitted).

22. 07/00211/ENFOTH

Decision

The Committee agreed that enforcement action be taken as detailed in the report.

(Reference: Report by Head of Planning dated 20 August 2007, submitted).

TOWN AND COUNTRY PLANNING

APPLICATION TO BE CONSIDERED BY THE MID ARGYLL, KINTYRE & THE ISLANDS
AREA COMMITTEE AT THEIR MEETING ON 3 OCTOBER 2007

1. **07/01089/ADV** Argyll Adventure. Advertisement Consent. Erection of Signboard (retrospective). Land opposite Horsepark Cottage, A83(T), Inveraray.

Recommendation

That advertisement consent be refused for the reason stated in the report by the Head of Planning dated 10 September 2007.

2. **07/01090/ADV** Argyll Adventure. Advertisement Consent. Erection of Signboard (retrospective). Land north of Tigh an Raat, A83(T), Inveraray.

Recommendation

That advertisement consent be refused for the reason stated in the report by the Head of Planning dated 10 September 2007.

3. **07/01388/DET** Mr D Mitchell. Detailed Planning Permission. Erection of four dwellinghouses and garages. Land at No. 5 Killeonan, Campbeltown.

Recommendation

That planning permission be granted as a 'minor departure' to adopted development plan policy, subject to the standard conditions and reasons and the conditions and reasons stated in the report by the Head of Planning dated 3 September 2007.

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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
MID ARGYLL, KINTYRE AND ISLAY

Local Member - Cllrs Hay, McMillan & Philand
Date of Validity - 11th June 2007
Committee Date - 3rd October 2007

Reference Number: 07/01089/ADV
Applicants Name: Argyll Adventure
Application Type: Advertisement Consent
Application Description: Erection of Signboard (retrospective)
Location: Land opposite Horsepark Cottage, A83(T), Inveraray

(A) THE APPLICATION

(i) Development Requiring Advertisement Consent:

Erection of non-illuminated signboard (3.0m x 1.5m and 2.5m in height) – retrospective

(B) RECOMMENDATION

It is recommended that advertisement consent be refused for the reason stated in the report.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This is a retrospective application for one of two identical signs displayed without consent on the east side of the A83(T) at 'Argyll Adventure', Dalchenna Farm, south of Inveraray. It is a pictorial and script sign, mounted on posts behind the roadside fence at the southern end of the former wildlife park, so as to be visible to traffic travelling towards Inveraray. The purpose of the sign is to advertise leisure facilities available at the nearby riding centre. The facility already benefits from a large double sided sign at the entrance to the site, erected without consent, but subsequently authorised retrospectively.

The Council's approved 'Advertisements Policy' and Advertisements Policy ADV1 in the emergent local plan both seek to resist inappropriate advertising in the countryside. The sign in question is unnecessarily large and strident in its rural surroundings. It is excessive in terms of simply providing an advanced warning of the entrance to the facility. Indeed, the distance/direction component of the sign is only a very small component of the total display; the emphasis of which appears rather to advertise the existence of the business and the facilities on offer to the passer-by, rather than to inform would-be visitors of the approach to the entrance.

It is necessary to maintain strict control of gratuitous advertising in countryside locations, as failure to do so only results in the proliferation of signs as other businesses attempt are encouraged to do likewise, the effect of which is to detract from the quality and appearance of otherwise scenic locations. The application is recommended for refusal as being detrimental to visual amenity.



Angus J Gilmour
Head of Planning
10th September 2007

Author and contact officer: Richard Kerr 01546 604080

REASON FOR REFUSAL RELATIVE TO APPLICATION 07/01089/ADV

1. The sign for which consent is sought is excessive in terms of its size, and its colour, design and appearance are such that it constitutes an unnecessarily strident and conspicuous advertising display within a countryside location to the detriment of visual amenity and contrary to Policy ADV 1 and Appendix B of the 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006. Any requirement for advanced warning of the location of the entrance to the site in the interests of highway safety would be more appropriately met by more restrained signage, proportioned and designed with that specific function in mind, and consistent with development plan policy principles.

APPENDIX RELATIVE TO APPLICATION 07/01089/ADV

A. POLICY OVERVIEW

'Mid Argyll Local Plan' 1985

Policy BE 18 - requires applications for advertisement consent to be assessed against the Council's published 'Advertisements Policy'.

Policies RUR 1 and 2 – seek to resist prominent/sporadic developments with the designated Loch Fyne Regional Scenic Coast.

'Advertisements Policy and Associated Guidelines' 1988

ADV 1 – commercial advance advertisements will not be permitted unless they relate to individual isolated enterprises.

ADV 2 – single advance signs for roadside establishments situated on main routes will not be permitted unless considered necessary for reasons of road safety.

ADV 5 – in determining application for signs on land to which they relate, the Council will pay attention to design, size and location and in the interests of amenity the size of signs should be restricted to a minimum.

Guidelines – advance signs should not be more than 300m from an access and symbols used to indicate facilities where possible. Such signs should not normally exceed 1.0 sq m and 1.5m in height and preferably should have a dark colour background. The use of tourist board style signs is encouraged.

'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006

Policy ADV 1 – within the countryside, advertisements will be refused unless they are directional or advanced warning signs for business not visible from main roads. In each case it must be shown that:

- i) a tourist 'brown sign' is not a suitable first option;
- ii) the positioning, scale, design and positioning of the sign conforms to Appendix B design principles;
- iii) there is no adverse impact on public safety;

Appendix B – Advertisements if not carefully controlled can lead to clutter and degrade amenity. Advance warning signs should comprise a single double sided sign at the entrance point. Repetitive signs will not be acceptable. Size shall not normally exceed 1.2m x 0.6m or be more than 2.0m in height.

The above policy and appendix have not been contested as part of the local plan consultation process and may therefore be accorded significant weight in the determination of the application.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

This sign was displayed during 2006 and the business was contacted and asked to remove it as it was unauthorised and unlikely to secure advertisement consent. The sign was removed at the end of the tourist season but has been re-erected this year. The business has been approached again and has elected to try to obtain retrospective consent.

(ii) Consultations

Transport Scotland (04.07.07) – no objection

(iii) Publicity

None

C. ASSESSMENT

This is one of two large signboards displayed on land visible from the A83(T), providing general advertising for 'Argyll Adventure'. These have been erected in addition to a double sided totem style sign which has already been given retrospective consent at the access point to the site.

In support of their applications, the applicants make the following points:

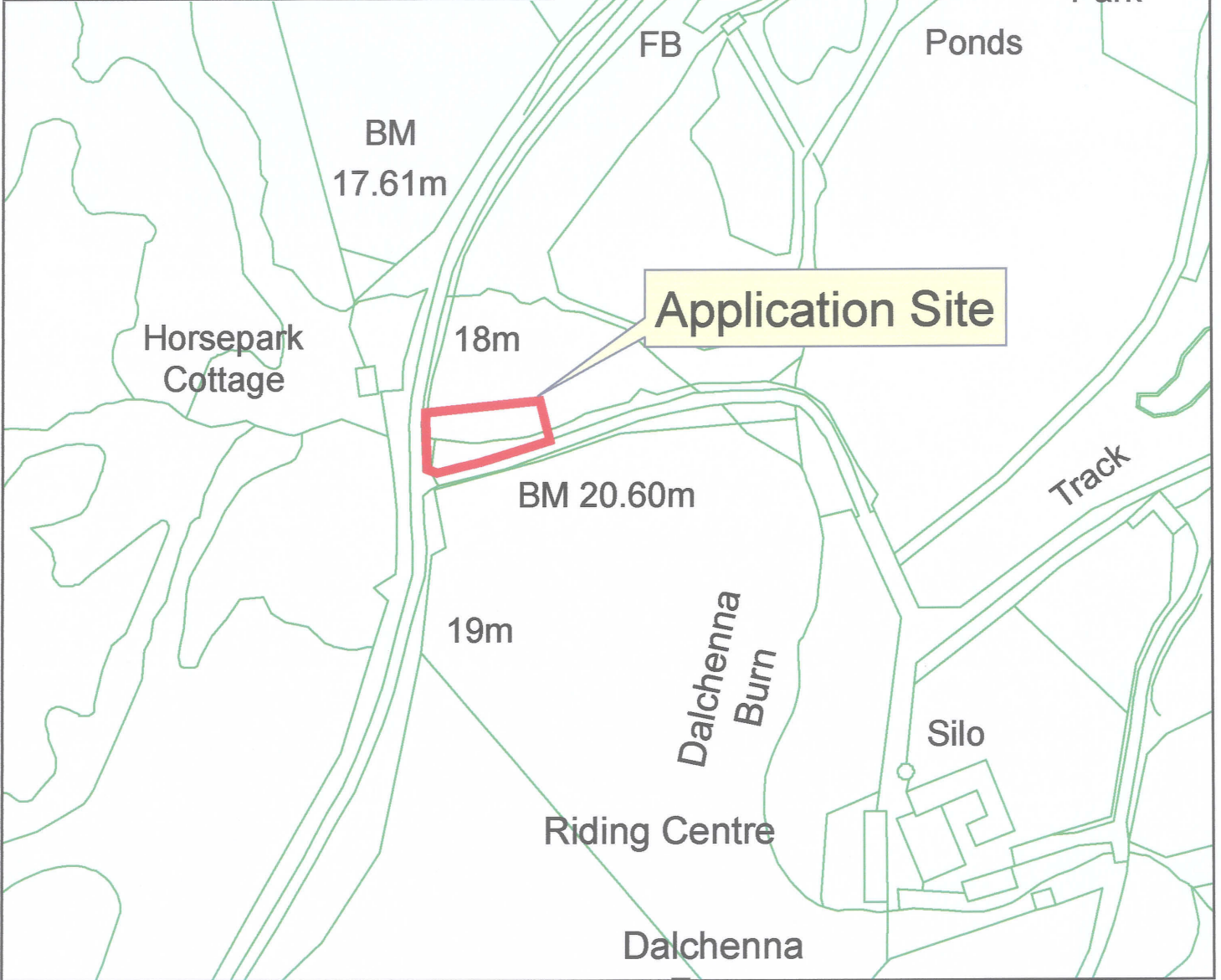
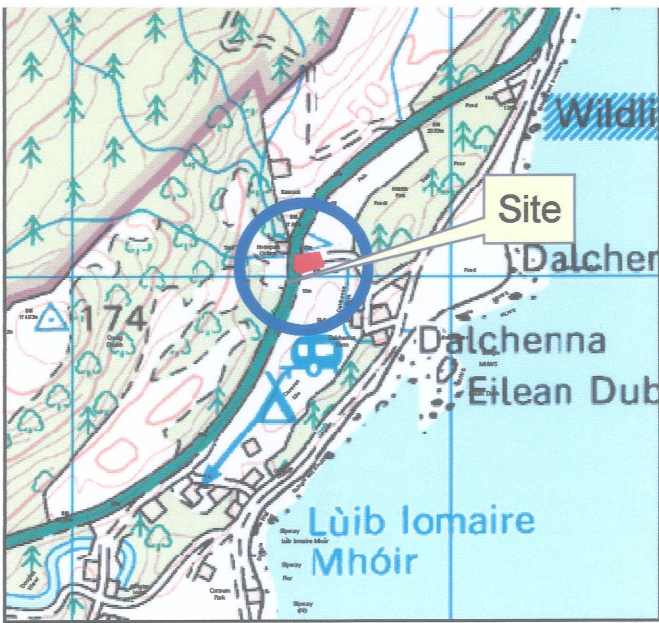
- 1) These signs replace former advertising at the now defunct wildlife park which used to advertise both businesses and are smaller than the previous signs;
- 2) The signs are good quality and will not deteriorate like the previous signs;
- 3) The shared sign south of the property was an 8' high kangaroo. The current graphic design is a more appropriate visitor message;
- 4) The riding centre has taken a large investment to establish and will take a long time to recoup. It is aiming to become a 5 star tourist board attraction, and if so, will become the only one in the Mid-Argyll area;
- 5) The site is 2 miles south of Inveraray and the signs do not affect the aesthetic of the town.
- 6) Permission is only required Easter-October.

The history of previous signage at the site is no longer relevant as such signs have been removed. The former wildlife park has closed and the three signs displayed on the road frontage now all relate to the one enterprise. The permitted sign at the entrance to the facility is sufficient to identify the location of the junction on the immediate approach. Given the speed of traffic on the trunk road and the curving nature of the road travelling from Furnace toward the site entrance, I accept that there could be an argument for having a more discrete advanced warning sign to give drivers looking for the establishment an opportunity to decelerate and to give due warning to other drivers of their intention to turn right. This could be achieved with a more appropriately sized, coloured and lettered sign, with minimum content clearly legible at a distance. This could take the form of a 'brown tourist sign' or a sign of a similar appearance.

The current sign contains content and is of a size not dissimilar to advertising found on hoarding type poster displays. Its scale and appearance is not appropriate to a rural area. The direction information is insignificant as a proportion of the whole sign, and arguably too small in any event to be readily legible given traffic speeds at this location. The sign is located on an important tourist route within an area designated as Regional Scenic Coast (Loch Fyne RSC) subject to the operation of Policy RUR 1 and 2 criteria, which seek to resist prominent or sporadic development within areas of landscape importance.

Policy ADV 1 requires that preference be given to 'brown tourist signs', that signage should be restricted to double sided entrance signs (the premises already has an entrance sign) and that signs should not generally exceed 1.2m x 0.6m, whereas the sign in question is 1.5m x 0.3m. There is no justification for giving retrospective consent for such inappropriate signage, when the need for advanced warning could be achieved by a more appropriately proportioned and designed sign in accordance with the requirements of emergent local plan Policy ADV 1 and Appendix B.

I do not consider that a conditional consent limiting the display of the sign to the tourist season only is appropriate, as this would coincide with the time when trunk road use would be at its greatest and when the impact on visual amenity would therefore be of most significance. In recommending refusal, I am paying regard not only to the individual merits of the sign in question, but also the fact that it could be regarded as a precedent for other businesses considering the display similar signage, the cumulative impact of which could be significant in terms of the visual amenity and scenic quality of the countryside.



Location plan relevant to Application Ref. No. 07/01089/ADV

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Date 17.09.07

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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
MID ARGYLL, KINTYRE AND ISLAY

Local Member - Cllrs Hay, McMillan & Philand
Date of Validity - 11th June 2007
Committee Date - 3rd October 2007

Reference Number: 07/01090/ADV
Applicants Name: Argyll Adventure
Application Type: Advertisement Consent
Application Description: Erection of Signboard (retrospective)
Location: Land north of Tigh an Raat, A83(T), Inveraray

(A) THE APPLICATION

(i) Development Requiring Advertisement Consent:

Erection of non-illuminated signboard (3.0m x 1.5m and 2.5m in height) – retrospective

(B) RECOMMENDATION

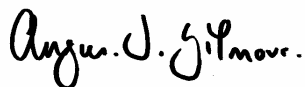
It is recommended that advertisement consent be refused for the reason stated in the report.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This is a retrospective application for one of two identical signs displayed without consent on the east side of the A83(T) at 'Argyll Adventure', Dalchenna Farm, south of Inveraray. It is a pictorial and script sign, mounted on posts in front of the roadside fence, at the northern end of the former wildlife park and adjacent to the entrance to the riding centre, so as to be visible to traffic travelling towards Furnace. The facility already benefits from a large double sided sign positioned adjacent to the sign in question at the entrance to the site, which erected without consent, but subsequently authorised retrospectively.

The Council's approved 'Advertisements Policy' and Advertisements Policy ADV1 in the emergent local plan both seek to resist inappropriate advertising in the countryside. The sign in question is unnecessarily large and strident in its rural surroundings. Given the presence of the entrance sign adjacent, the total amount of signage at this point is excessive. Indeed, the direction component of the sign is only a very small component of the total display; the emphasis of which appears rather to advertise the existence of the business and the facilities on offer to the passer-by, rather than to inform would-be visitors of the approach to the entrance.

It is necessary to maintain strict control of gratuitous advertising in countryside locations, as failure to do so only results in the proliferation of signs as other businesses attempt are encouraged to do likewise, the effect of which is to detract from the quality and appearance of otherwise scenic locations. The application is recommended for refusal as being detrimental to visual amenity.



Angus J Gilmour
Head of Planning
10th September 2007

Author and contact officer: Richard Kerr 01546 604080

REASON FOR REFUSAL RELATIVE TO APPLICATION 07/01090/ADV

1. The sign for which consent is sought is excessive in terms of its size, and its colour, design and appearance are such that it constitutes an unnecessarily strident and conspicuous advertising display within a countryside location to the detriment of visual amenity and contrary to Policy ADV 1 and Appendix B of the 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006. It adjoins an approved sign sufficient in scale for the identification of the entrance to the site, and therefore the second sign constitutes unnecessary clutter in the countryside to the detriment of the visual amenity of the area.

APPENDIX RELATIVE TO APPLICATION 07/01090/ADV

A. POLICY OVERVIEW

'Mid Argyll Local Plan' 1985

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'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006

Policy ADV 1 – within the countryside, advertisements will be refused unless they are directional or advanced warning signs for business not visible from main roads. In each case it must be shown that:

- i) a tourist 'brown sign' is not a suitable first option;
- ii) the positioning, scale, design and positioning of the sign conforms to Appendix B design principles;
- iii) there is no adverse impact on public safety;

Appendix B – Advertisements if not carefully controlled can lead to clutter and degrade amenity. Advance warning signs should comprise a single double sided sign at the entrance point. Repetitive signs will not be acceptable. Size shall not normally exceed 1.2m x 0.6m or be more than 2.0m in height.

The above policy and appendix have not been contested as part of the local plan consultation process and may therefore be accorded significant weight in the determination of the application.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

This sign was displayed during 2006 and the business was contacted and asked to remove it as it was unauthorised and unlikely to secure advertisement consent. The sign was removed at the end of the tourist season but has been re-erected this year. The business has been approached again and has elected to try to obtain retrospective consent.

(ii) Consultations

Transport Scotland (04.07.07) – no objection

(iii) Publicity

None

C. ASSESSMENT

This is one of two large signboards displayed on land visible from the A83(T), providing general advertising for 'Argyll Adventure'. These have been erected in addition to a double sided totem style sign which has already been given retrospective consent at the access point to the site.

In support of their applications, the applicants make the following points:

- 1) These signs replace former advertising at the now defunct wildlife park which used to advertise both businesses and are smaller than the previous signs;
- 2) The signs are good quality and will not deteriorate like the previous signs;
- 3) The shared sign south of the property was an 8' high kangaroo. The current graphic design is a more appropriate visitor message;
- 4) The riding centre has taken a large investment to establish and will take a long time to recoup. It is aiming to become a 5 star tourist board attraction, and if so, will become the only one in the Mid-Argyll area;
- 5) The site is 2 miles south of Inveraray and the signs do not affect the aesthetic of the town.
- 6) Permission is only required Easter-October.

The history of previous signage at the site is no longer relevant as such signs have been removed. The former wildlife park has closed and the three signs displayed on the road frontage now all relate to the one enterprise. The permitted sign at the entrance to the facility is sufficient to identify the location of the junction at a distance, given the straight nature of the road on the approach from Inveraray, and there is no apparent justification for a second larger sign.

The current sign contains content and is of a size not dissimilar to advertising found on hoarding type poster displays. Its scale and appearance is not appropriate to a rural area. The direction information is insignificant as a proportion of the whole sign, and arguably too small in any event to be readily legible given traffic speeds at this location. The sign is located on an important tourist route within an area designated as Regional Scenic Coast (Loch Fyne RSC) subject to the operation of Policy RUR 1 and 2 criteria, which seek to resist prominent or sporadic development within areas of landscape importance.

Policy ADV 1 requires that preference be given to 'brown tourist signs', that signage should be restricted to double sided entrance signs (the premises already has an entrance sign) and that signs should not generally exceed 1.2m x 0.6m, whereas the sign in question is 1.5m x 0.3m. There is no justification for giving retrospective consent for such inappropriate signage, given that the entrance already has a permitted sign, visible at a long distance.

I do not consider that a conditional consent limiting the display of the sign to the tourist season only is appropriate, as this would coincide with the time when trunk road use would be at its greatest and when the impact on visual amenity would therefore be of most significance. In recommending refusal, I am paying regard not only to the individual merits of the sign in question, but also the fact that it could be regarded as a precedent for other businesses considering the display similar signage, the cumulative impact of which could be significant in terms of the visual amenity and scenic quality of the countryside.



Location plan relevant to Application Ref. No. 07/01090/ADV

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Date 17.09.07

Drawn by KMK

Scale: 1:2500

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Reference Number: 07/01388/DET
Applicants Name: Mr D Mitchell
Application Type: Detailed Planning Permission
Application Description: Erection of four dwellinghouses and garages.
Location: Land at No. 5 Killeonan, Campbeltown

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission:

- Erection of a four one and a half storey dwellings (three terraced and one detached);
- Erection of block of four garages;
- Formation of means of access to a classified road;
- Installation of communal septic tank and soakaway;

(ii) Other specified operations:

- Connection to public water supply.
-

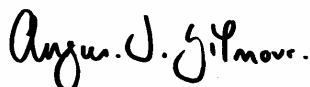
(B) RECOMMENDATION

It is recommended that planning permission be granted as a 'minor departure' to adopted development plan policy, subject to the standard conditions and reasons and the conditions and reasons attached.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This application seeks approval for a courtyard group of buildings situated between the substantial farmsteads of Killeonan and Knocknaha. The buildings are to be set back approximately 100 metres from the Stewarton – Southend road in order to reflect the frontage fields separating the existing farm buildings from the road. The intervening land is to provide a vehicular access and accommodate foul drainage arrangements, but is otherwise to remain undeveloped.

Killeonan/Knocknaha currently lies within the Campbeltown Catchment Area defined by Policy STRAT 4 of the adopted Kintyre Local Plan, which removes the general presumption in favour of development in the countryside. However, Killeonan/Knocknaha now lies within a 'Minor Settlement' defined by the 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006 which gives general support to small scale infill development. There have been no objections to the designation of this 'Settlement' area as part of the local plan consultation process, nor have there been any objections to this proposal from consultees or third parties as part of the application process. It is therefore appropriate to grant permission as a 'minor departure' to the adopted plan, according weight to the more recent expression of Council policy given in the emergent plan.



Angus J Gilmour
Head of Planning
3rd September 2007

Author and contact officer: Richard Kerr 01546 604080

CONDITIONS AND REASONS RELATIVE TO APPLICATION: 07/01388/DET

2. Samples and or full details of the material to be used externally on the dwellings and garages shall be submitted to and be approved in writing by the Council as Planning Authority prior to the commencement of development. The development shall be completed in accordance with the duly approved details.

Reason: In order to secure an appropriate appearance in the interests of visual amenity.

3. Access onto the public highway to be formed in accordance with the Council's Highway Drawing Nos. TM 197, G300 and TM 377 type C construction, with the bellmouth area surfaced in dense bitumen macadam for a distance of 5m back from the existing carriageway edge, and a refuse collection point provided adjoining the access to the site from the public road, prior to the first occupation of any of the dwellings.

Reason: In the interests of road safety.

4. Prior to the commencement of the development, visibility splays of 2.0 metres by 160.0 metres in each direction shall formed from the centreline of the access onto the public highway. The visibility splays cleared of all obstructions over 1.05m in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over 1.05m in height to the satisfaction of the Planning Authority.

Reason: In the interests of road safety.

5. The access turning and parking areas (eight car parking spaces) shown on the approved plans shall be surfaced and made available for use prior to the first occupation of any of the dwellings and shall be retained thereafter for the parking and manoeuvring of vehicles.

Reason: In the interests of road safety.

6. The development shall be drained by separate systems for the disposal of fowls and surface water, and surface water shall be drained by means of a Sustainable Urban Drainage System (SuDS)

Reason: In the interests of road safety.

7. Prior to the first occupation of any of the approved dwellings, a landscaping scheme in respect of the land edged blue shall be submitted to and be approved in writing by the Council as Planning Authority. This shall provide for the planting of native deciduous trees to reinforce the tree cover on adjoining road frontage land, and shall detail the number, size, location, and species of trees proposed to be planted.

The duly approved scheme shall be implemented in full during the first planting season following the occupation of the first of the approved dwellings. In the event that the trees fail to become established, die, become seriously diseased or are removed within ten years, they shall be replanted in the following planting season with equivalent size and species of trees as those originally required to be planted.

Reason: In order to help assimilate the development in its landscape setting in the interests of visual amenity.

Note to applicant

1. The Council's Area Roads Engineers may be contacted on 01546 604655 in connection with the requirements of condition 3 above. It should be noted that a Road Opening Permit under the Roads (Scotland) Act 1984 will be required, and the access should be constructed and drained to avoid water being discharged onto the highway.
2. Please have regard to the attached consultation response from Scottish Environment Protection Agency. This notes that a 'simple licence' will be required for the foul drainage system under the Controlled Activities Regulations. Advice may be sought from SEPA as to the provision of a basic SuDS method of disposing of surface water.

APPENDIX RELATIVE TO APPLICATION: 07/01388/DET

A. POLICY OVERVIEW

'Argyll and Bute Structure Plan' 2002

Policy STRAT DC 1 – Development within the Settlements

Encouragement shall be given, subject to capacity assessments, to development in the settlements as follows:

- C) Within the Minor Settlements to small scale development (up to 5 units) which is compatible with an essentially rural settlement location on appropriate infill, rounding-off and redevelopment sites; in exceptional cases medium or large scale development may be supported.
- D) Developments which do not accord with this policy are those outwith category C) above and which results in excessively high development densities, settlement cramming, or inappropriate rounding off on the edge of settlements.
- E) Developments are also subject to consistency with other policies of the Structure and Local Plan.

'Kintyre Local Plan' (1st Review and Alteration) 1988

Kintyre Settlement Strategy STRAT 4

A presumption in favour of single or small scale residential development in the countryside except: (i) in the Campbeltown and Tarbert Catchment Areas.

Kintyre Settlement Strategy STRAT 4A

All proposals for development in the Kintyre Countryside will be examined in terms of infrastructure and servicing implications. In addition in the areas covered by STRAT 4 (i) – (iii) proposals will require to be justified against the following criteria:

- (i) locational/operational need;
- (ii) economic benefit;
- (iii) environmental impact;
- (iv) effect on conservation of natural and heritage resources;
- (v) sterilisation of natural resources;
- (vi) alternative policies and proposals contained in the Local Plan.

'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006

Proposal P/DCZ 1 gives spatial expression to 'Settlements' established by Structure Plan Policy STRAT DC 1, thereby supporting small scale development within defined 'Settlement' boundaries.

This proposal and the designation of the Killeonan/Knocknaha 'Settlement' boundary have not been the subject of objection as part of the local plan process, and can therefore be accorded material weight in the determination of the application

Policy HOU 1 – establishes a presumption in favour of housing development other than for categories, scales and locations of development listed in the policy. In the 'Minor Settlements', there is a general presumption against 'large' or 'medium' scale development (i.e more than five dwellings).

As this policy has been subject of objection as part of the local plan process and will be the subject of examination in public, it can only be accorded little weight in the determination of this application.

Policy TRAN 4 – establishes requirements for new accesses and provides that developments of five or less houses may be served by private access regimes incorporating appropriate visibility, construction, passing and turning provision.

This policy has not been the subject of objection as part of the local plan process, and can therefore be accorded material weight in the determination of the application.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

None relevant.

(ii) Consultations

- HIAL (06.08.07) – no objection.
- NATS (06.08.07) – no objection.
- Area Roads Manager (03.09.07) – No objections, subject to conditions in respect of access geometry, visibility, and on-site parking and turning facilities.
- Scottish Environment Protection Agency (15.8.07) – no objection.
- Scottish Water (10.08.07) – no objection.
- West of Scotland Archaeology (08.08.07) – no objection

(iii) Publicity

The application has been advertised in terms of Article 9 (vacant land) and as a 'departure' to the provisions of the approved development plan, (closing date 21st September 2007). No letters of representation have been received to date.

(iv) Assessment

The site lies within the Campbeltown 'Catchment Area' designated by the adopted Kintyre Local Plan, wherein the presumption in favour of small scale residential development in the countryside has been removed. Within this area, the plan seeks to restrict development because of the incremental and cumulative effect of development on the environment around Campbeltown.

As far as Killeonan/Knocknaha is concerned, this position has been revised by the emerging Argyll and Bute Local Plan (Modified Finalised Draft) June 2006, which designates a 'Minor Settlement' boundary in recognition of the potential for some growth of the existing cluster of buildings without adverse implications for the character of the wider countryside. The proposal may therefore be considered favourably in the light of the most recent and uncontested expression of Council policy, as a minor 'departure' to the provisions of the adopted plan.

Under the provisions of Kintyre Local Plan Settlement Strategy STRAT 4A the proposal requires to be justified against the following criteria.

Locational/Operational Need:

The applicant has not submitted any claim of locational or operational need in respect of the current proposal.

Economic Benefit:

None, other than construction.

Environmental Impact:

The application relates to a 0.23 hectare of land situated between the two large groups of farm buildings at Killeonan and Knocknaha. In addition to the farms, there are a few individual dwellings set well back from the road, plus two roadside terraces of buildings known as Killeonan Cottages. With the specific exception of these cottages, the character of the settlement is of buildings well removed from the road frontage, with intervening fields separating the farms and houses from the road.

The applicant proposes a courtyard style of development with an L-shaped block of three terraced houses and a similarly proportioned single detached unit being set around a communal courtyard, with the third side being enclosed by a block of garages. The dwellings are a one and a half storey design with wall head dormers, to be finished in render and with slate roofs. The grouping, proportion and set back distance of these buildings represents an appropriate infill development between the two farms. The intervening field between the proposed dwellings and the road is to be used to provide a private single track access to the dwellings and will also accommodate the proposed communal septic tank and its associated services. The location of the buildings is well removed from existing property and there are therefore no adverse privacy or amenity implication associated with the development.

Effect on the Conservation of Natural and Heritage Resources:

None.

Sterilisation of Natural Resources:

None.

Infrastructure and Servicing Implications:

The Area Roads Manager has not raised any objections subject to conditions concerning the access to the site, the construction of the access and visibility splays. The private access arrangements proposed satisfy the requirements of Policy TRAN 4. Parking and turning for two vehicles per dwelling (plus a garage) is to be provided on site.

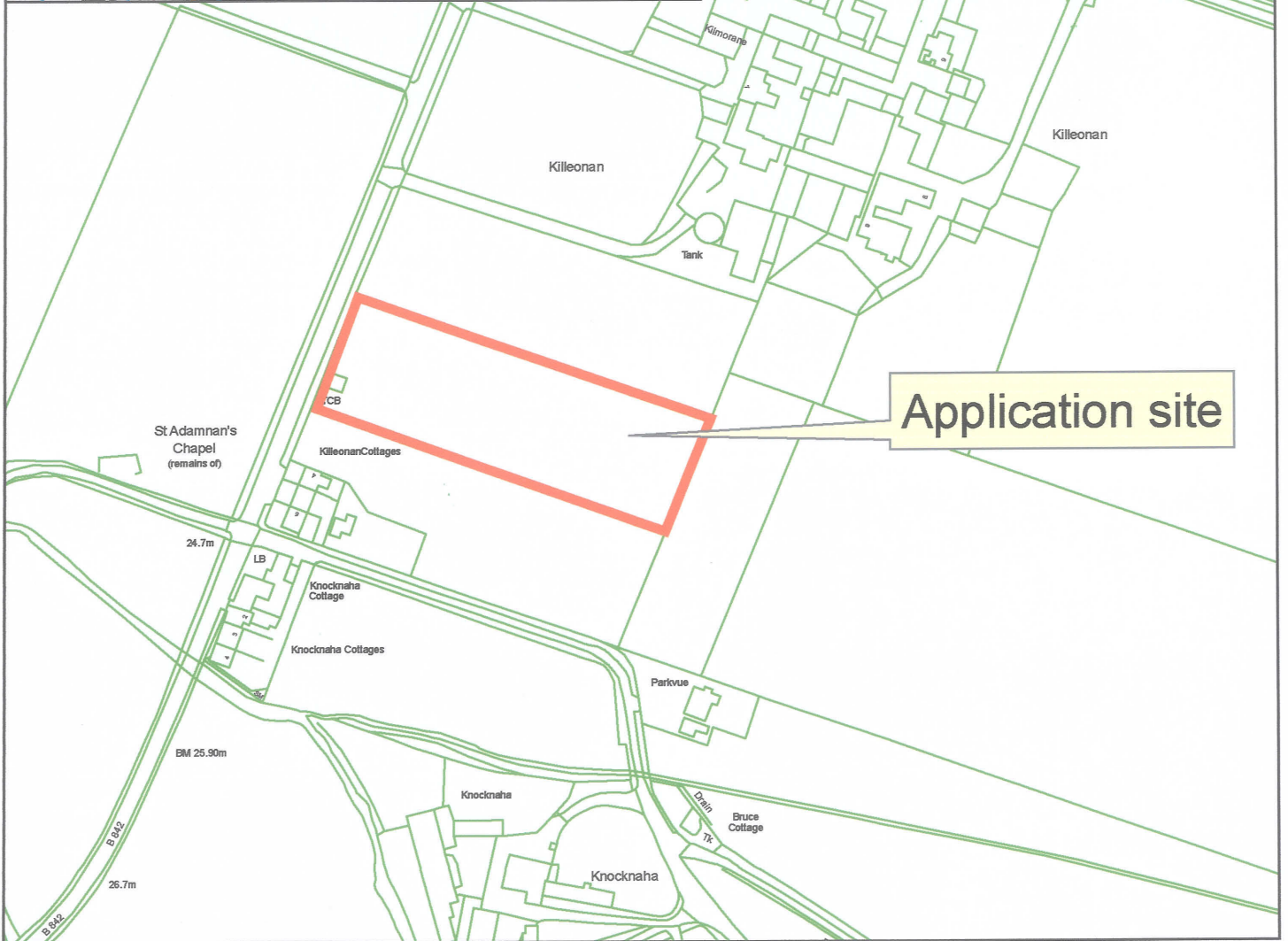
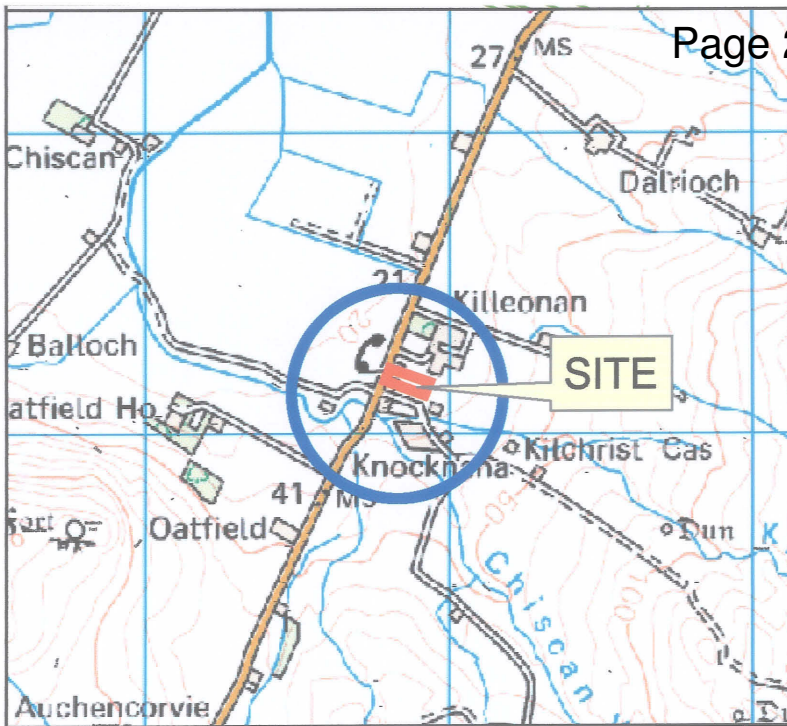
Foul drainage is to be to a communal private system which is acceptable to Scottish Environment Protection Agency given the lack of mains drainage. Water shall be by connection to the public main supply.

C. REASONED JUSTIFICATION FOR DEPARTURE TO THE DEVELOPMENT PLAN

The proposal does not conform with the provisions of the adopted Kintyre Local Plan 1984 & First Review 1988, insofar as the development lies within the 'Campbeltown Catchment Area' defined by Policy STRAT 4, which removes the presumption in favour of small scale development in the countryside. This plan is now substantially out of date and the policy position is under review as part of the final stages towards the approval of the 'Argyll & Bute Local Plan'. The Modified Finalised Draft of the emergent plan identifies the site as falling within a 'Minor Settlement' within which small scale development opportunities may be found. The draft plan has been the subject of public consultation and there are no objections to the principle of, or the intended disposition of, 'Minor Settlements' in Kintyre. With this in mind, it is appropriate to accord weight to this most recent expression of Council policy in preference to the outdated provisions of the approved, adopted plan.

D. CONSIDERATION OF THE NEED FOR A PAN 41 HEARING

Planning Advice Note 41 recommends that Planning Authorities intending to make decisions which would represent departures from the provisions of an adopted development plan, in cases where applications are the subject of objections, should give consideration as to whether it is appropriate to hold a local hearing in advance of making any determination. It is the Council's practice to follow this advice, however, there have been no representations from the public in respect of the current application and it is therefore advised that it is not necessary to hold a PAN 41 hearing prior to the determination of this application.



Location plan relevant to Application Ref. No. 07/01388/DET

Date 17.09.07

Drawn by KMK

Scale: 1:2500

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

Mid Argyll, Kintyre and Islay

Application Types: *ADV App. for Advertisement Consent,
ART4 App. Required by ARTICLE 4 Dir,
CLAWU App. for Cert. of Law Use/Dev. (Existing),
CLWP App. for Cert. of Law Use/Dev. (Proposed),
COU App. for Change of Use Consent,
CPD Council Permitted Dev Consultation,
DET App. for Detailed Consent,
FDP Forest Design Plan Consultation,
FELLIC Felling Licence Consultation,
GDCON Government Dept. Consultation,
HAZCON App. for Hazardous Substances Consent,
HYDRO Hydro Board Consultation,
LIB Listed Building Consent,
LIBECC App. for Consent for ecclesiastical building,
MFF Marine Fish Farm Consultation,
MIN App. for Mineral Consent,
NID Not. of intent to develop app.,
NMA Not. for Non-Material Amnt,
OUT App. for Permission in Principle,
PNAGRI Prior Not. Agriculture,
PNDEM Prior Not. Demolition,
PNELEC Prior Not. Electricity,
PNFOR Prior Not. Forestry,
PNGAS Prior Not. Gas Supplier,
PREAPP Pre App. Enquiry,
REM App. of Reserved Matters,
TELNOT Telecoms Notification,
TPO Tree Preservation Order,
VARCON App. for Variation of Condition(s),
WGS Woodland Grant Scheme Consultation*

Decision Types: *PER Approved
WDN Withdrawn
NOO No Objections
AAR Application Required
CGR Certificate Granted
OBR Objections Raised
PDD Permitted Development
PRE Permission Required
NRR New App. Required*

Argyll and Bute Council
Development Services**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01713/NMA	Mary Turner Ballimenach Campbeltown Argyll And Bute PA28 6RE Conversion of steading to dwellinghouse - non material amendment to 04/01658/COU - installation of additional openings	31/08/2007	14/09/2007	PER
07/01659/HYDRO	SSE Power Distribution Westerlands Minard Inveraray Erection of new 230 volt wood pole	29/08/2007	12/09/2007	PDD
07/01635/NMA	David Hough Land South West Of Corputechan Farm Bellochantuy Argyll And Bute Erection of dwellinghouse - non-material amendment - amendment to house position	27/08/2007	10/09/2007	PER
07/01609/TELNOT	Thus Plc Meall Mhor Transmitting Station South Knapdale Tarbert Argyll And Bute Installation of 5 no. transmission dishes	22/08/2007	10/09/2007	PDD
07/01581/CPD	Argyll And Bute Council Whitegates School Whitegates Road Lochgilphead Argyll And Bute PA31 8SY Render repairs and window alterations	16/08/2007	10/09/2007	PDD
07/01536/VARCO N	Michael Charles Peacock East Trodigal Cottage Machrihanish Argyll And Bute PA28 6PT Variation of condition no.3 of consent ref no. 06/00015/DET to allow the store to be finished in timber cladding	13/08/2007	10/09/2007	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01514/DET	H Galbraith Coledrain Southend Campbeltown Argyll And Bute PA28 6RF Extension to general purpose agricultural shed	10/08/2007	10/09/2007	PER
07/01510/DET	Ruth Rubin 1 Long Rigg Clachan Argyll And Bute PA29 6XP Siting of oil storage tank	09/08/2007	10/09/2007	PER
07/01501/OUT	J. McCorkindale And Sons Land North West Of Coledrain Machariorch Hill Southend Argyll And Bute Erection of one dwelling house and installation of septic tank and soakaway at plots 3 and 4 - renewal of previous consent ref.no. 04/01609/OUT	07/08/2007	12/09/2007	PER
07/01500/OUT	J McCorkindale _ Sons Land North East Of Coledrain Farm Plot 5 Machariorch Hill Southend Argyll And Bute Site for the erection of dwellinghouse, new access and installation of septic tank - renewal of previous approval ref. no. 04/01612/OUT	07/08/2007	12/09/2007	PER
07/01499/DET	Mr And Mrs P. Burrell Torgortan Tayvallich Argyll And Bute Erection of extension to dwelling house and erection of replacement garage	06/08/2007	10/09/2007	PER
07/01445/TELNOT	Airwave Meall Mhor Transmitting Station South Knapdale Tarbert Argyll And Bute Installation of 5 no. transmission dishes and ground based equipment cabinet and ancillary apparatus	30/07/2007	27/08/2007	PDD

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01441/DET	Mr And Mrs Glenn 10 Castlepark Campbeltown Argyll And Bute PA28 6LD Installation of 5 Velux rooflights	26/07/2007	29/08/2007	PER
07/01436/TELNOT	Vodafone Ltd Barfad Farm Tarbert Argyll And Bute PA29 6YH Installation of 2 no. antennas on existing mast and ancillary equipment	26/07/2007	27/08/2007	PDD
07/01426/ADV	The Bargain Store 15 Main Street Campbeltown Argyll And Bute PA28 6AD Erection of sign	23/07/2007	23/08/2007	PER
07/01401/OUT	Angus Greenlees Field South Of Brecklate Southend Argyll PA28 6PJ Site for erection of dwelling house and installation of septic tank	18/07/2007	12/09/2007	PER
07/01400/OUT	Angus Greenlees Northfield Southend Argyll PA28 6PJ Site for erection of dwelling house and installation of septic tank	18/07/2007	12/09/2007	PER
07/01397/DET	Mr And Mrs Pardington 3 Distillery Cottages Lagavulin sle Of Islay Argyll And Bute PA42 7DX Erection of extension	18/07/2007	22/08/2007	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01396/DET	Mr And Mrs G Shanks Gair-Na-Mara Ardfern Lochgilphead Argyll And Bute PA31 8QN Alterations and extension to dwellinghouse	06/08/2007	04/09/2007	PER
07/01394/DET	Martin Foster Land South Of Kilmichael Achnamara Argyll PA31 8PT Erection of replacement generator house	17/07/2007	10/09/2007	PER
07/01390/DET	Mr Smith Mo Dhachaidh Clachan Tarbert Argyll And Bute PA29 6UQ Erection of replacement conservatory	16/07/2007	23/08/2007	PER
07/01377/DET	Mr K Boyter Ach-Na-Sithe Clachan Tarbert Argyll And Bute PA29 6XW Erection of extension	03/08/2007	03/09/2007	PER
07/01362/DET	Mr Brian Richmond Leac A Ghreadaidh Muasdale Argyll And Bute PA29 6XD Erection of extension	13/07/2007	03/09/2007	PER
07/01350/DET	Geoffrey And Maureen Carter Land East Of Brookfield Tayinloan Tarbert Argyll And Bute PA29 6XG Erection of dwelling house (as amended by plan received 07.09.07)	12/07/2007	10/09/2007	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01343/OUT	Mr And Mrs D.J Campbell Land East Of Forest Lodge Kilmichael Glassary Argyll And Bute Site for erection of dwelling house and installation of septic tank - renewal of previous approval - reference number 04/02356/OUT	12/07/2007	10/09/2007	PER
07/01332/OUT	Mr And Mrs D.J Campbell Land 140 Metres South Of Achnashelloch Farm Kilmichael Glassary Argyll And Bute Site for erection of dwelling house and installation of septic tank - renewal of previous consent ref no. 04/02358/OUT	12/07/2007	10/09/2007	PER
07/01328/DET	British Waterways Scotland Canal Basin Crinan By Lochgilphead Argyll Erection of single storey staff facility and installation of new septic tank	10/07/2007	20/08/2007	PER
07/01296/NMA	M And K Macleod Ltd 26 Barmor View Kilmartin Lochgilphead Argyll And Bute PA31 8UN Erection of 2 dwelling houses - non-material amendment - amendment to house on plot 18 to delete window and install french doors	27/06/2007	10/09/2007	PER
07/01276/DET	Dunlossit Trustees Ltd Upper Kilennan River Ballygrant Isle Of Islay Erection of bridge	24/07/2007	10/09/2007	PER
07/01274/DET	Ormsary Farmers Land West Of Tigh Na Heron Ormsary Argyll And Bute PA31 8PE Erection of two dwellinghouses.		27/08/2007	WDN

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01254/DET	Mr And Mrs Burns Rosecraig The Avenue Inveraray Argyll And Bute PA32 8XT Alterations and extension to dwelling house	02/07/2007	17/08/2007	PER
07/01253/DET	Mr John Earnshaw Achamore Farm Isle Of Gigha Argyll And Bute PA41 7AD Erection of agricultural shed	02/07/2007	23/08/2007	PER
07/01251/OUT	Mr W Gemmell Plot 7 Land East Of Tigh-An-Arbhair East Of Port Ellen Isle Of Islay Argyll And Bute PA42 7DS Site for erection of dwelling house and garage, and installation of septic tank	04/07/2007	24/08/2007	PER
07/01231/DET	Scottish Water Pumping Station 1 Tarbert Road Ardrishaig Argyll And Bute Formation of steps	28/06/2007	23/08/2007	PER
07/01221/DET	Thus Plc Argyll And Bute Council Manse Brae Lochgilphead Argyll And Bute PA31 8RD Installation of telecommunications cabin, security fencing and 60 cm diameter microwave antenna	09/08/2007	12/09/2007	PER
07/01220/DET	Mr And Mrs Murray Clachan Bowmore Isle Of Islay Argyll And Bute PA43 7JF Erection of rear extension and front porch	24/07/2007	10/09/2007	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01216/DET	Scottish Water Land To East Of Tarbert Road Opposite Brae Road Tarbert Road Ardrishaig Argyll And Bute Formation of access ramp	28/06/2007	23/08/2007	PER
07/01205/COU	Islay Disabled Endeavours And Action Ideas Group Kilarrow House Shore Street Bowmore Isle Of Islay Argyll And Bute PA43 7LH Change of use of land to site three containers to form one office	21/06/2007	21/08/2007	PER
07/01199/TELNOT	Airwave Solutions Ltd East Rosehill Glenbarr Argyll And Bute Temporary monopole supporting 3 no. airwave antennas and ancillary equipment	21/06/2007	23/08/2007	PDD
07/01196/DET	John Baker Site No. 3A White Hart Parks Port Ellen Isle Of Islay Argyll Erection of storage shed and siting of container (retrospective)	20/06/2007	21/08/2007	PER
07/01187/DET	Mrs Alice Black 3 Campbell Place Portnahaven Isle Of Islay Argyll And Bute PA47 7SQ Erection of front porch and rear extension	21/06/2007	20/08/2007	PER
07/01170/OUT	Mr And Mrs M Ronald Land South Of Ormsary Farm Southend Campbeltown Argyll And Bute PA28 6RN Demolition of shed to form site for erection of dwelling house	20/06/2007	10/09/2007	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/01153/COU	Mr Muir MacLaurin Tayvallich Post Office Tayvallich Argyll And Bute PA31 8PL Change of use of part of class 1 shop to extension of class 3 coffee shop	27/06/2007	27/08/2007	PER
07/01101/DET	Strathclyde Joint Police Board Site Adjacent To Hazelburn Business Park Campbeltown Argyll And Bute Erection of a new police office and associated access and parking - amended elevations	04/07/2007	04/09/2007	PER
07/01087/ADV	Esso Petroleum Company Limited Fynesside Service Station Paterson Street Lochgilphead Argyll And Bute PA31 8JP Erection of signage	11/06/2007	10/09/2007	PER
07/01061/COU	Dr And Mrs Latta G S Mactaggart Main Street Bowmore Isle Of Islay Argyll And Bute PA43 7JP Change of use of Class 1 shop to dwelling house	14/06/2007	21/08/2007	PER
07/01059/DET	McGougan And Co Land 110m South Of Barnfield Cottage Carradale By Campbeltown Argyll Erection of dwelling house and installation of septic tank	13/06/2007	04/09/2007	PER
07/00994/DET	Mr Archie D.L MacTaggart C.A Bruichladdich Pier Bruichladdich Isle Of Islay Argyll And Bute Construction of boat slipway and vehicular access	04/06/2007	17/08/2007	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid Argyll, Kintyre and Islay**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
07/00914/DET	Airwave Ltd Proposed Telecommunications Site Land North Of Kilmashenachan Farm Southend Campbeltown Argyll Erection of 10m high timber monopole supporting 2 no. transmission dishes and ancillary equipment cabinet	11/05/2007	03/09/2007	PER
07/00620/DET	Mr A McLarty Land South Of Barnlaunich Farm Barbreck Lochgilphead Argyll And Bute PA31 8UW Erection of dwelling house and installation of sewage treatment plant	30/03/2007	24/08/2007	WDN
07/00334/MFF	President Leisure Ltd Druimyeon Bay Fish Farm Isle Of Gigha Argyll And Bute Proposed marine fish farm	19/02/2007	11/09/2007	PER
07/00221/DET	M And K MacLeod Ltd Former Ruin Tullochgorm Minard Argyll And Bute Demolition of ruin and erection of new dwelling and installation of sewage treatment plant	05/02/2007	28/08/2007	PER
07/00033/DET	M And K MacLeod Ltd Phase 8 Baddens Meadows Road Lochgilphead Argyll And Bute Erection of 11 flats and 8 semi-detached dwellings and construction of estate road	22/12/2006	31/08/2007	WDN
06/02615/OUT	J Robin Dixon Land South-east Of Achamore Tarbert Argyll And Bute PA29 6YF Site for erection of dwelling house and formation of new vehicular access	13/12/2006	23/08/2007	PER

**BUILDING STANDARDS
DELEGATED DECISIONS SINCE LAST COMMITTEE
Mid-Argyll, Kintyre and Islay**

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED DATE	VETTED DATE	DECISION	DECISION
04/01675/ALT/A	Mr And Mrs J Murray Anaskeog Kilmichael Glassary Lochgilphead Argyll PA31 8QE Alterations to roof and windows of dwelling house amendment to reference 04/01675/ALT granted 16th february 2005 - wall to gable being of traditional build and not timber frame as shown on approved plans	09/08/2007	21/08/2007	22/08/2007	WARAPP
06/00024/ERECT/A	Argyll And Bute Council Colonsay Airfield Scalasaig Isle Of Colonsay Erection of airport terminal building - amendment to warrant reference 06/00024/ERECT granted 5th May 2006 - amendment to building footprint elevations	14/08/2007	31/08/2007	13/09/2007	WARAPP
06/00308/ERECDW/A	Mr David Colville Brookfield Campbeltown Argyll And Bute Erection of an 8 apartment 1+1/2 storey timber framed dwelling house with associated septic tank and soakway - amendment to Building Warrant 06/00308/ERECDW granted 4th May 2006 - additional window to South facing gable end and fitting of external boiler system	29/08/2007	06/09/2007	07/09/2007	WARAPP
06/00309/ALTEXT/A	Mr And Mrs D Barker Barfad Farm Tarbert Argyll And Bute PA29 6YH Alterations and extension to form ground floor bathroom and kitchen, new shower room and dormers to upper floor - amendment to warrant reference 06/00309/ALTEXT granted 7th April 2006 - change of roof ventilation, dormer cheek finish, steps to rear entrance, position of foul and SVP from first floor shower room	15/06/2007	02/07/2007	07/09/2007	WARAPP
06/01136/ERECDW/A	M And K Macleod Ltd Plot 1 - 20 Phase 7 Baddens Meadows Road Lochgilphead Argyll And Bute Erection of 20, 2 storey 4 apartment timber framed dwelling houses. Amendment to warrant reference 06/01136/ERECDW granted 22 December 2006 - remove step from footpath to plots 14-17 and 19 and change swing of door to bedroom first left on the first floor to all plots	07/09/2007	12/09/2007	12/09/2007	WARAPP
06/01289/ALTEXT	Mr Donald Fletcher Persabus Port Askaig Isle Of Islay Argyll And Bute PA46 7RB Alterations and extension to farm house to incorporate two en-suite bedrooms on first floor. Extend kitchen to form new dining area, form new office and utility area on ground floor	19/09/2006	06/10/2006	13/09/2007	WARAPP

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06/01303/ALTEXT/A	Fiona And Alasdair MacNicol The Moorings Minard Argyll And Bute PA32 8YB Alterations to form utility from kitchen, bedroom 2 from dining room and kitchen from bedroom 2 - amendment to warrant reference 06/01303/ALTEXT granted 5th December 2006 - alterations to drainage layout	13/08/2007	28/08/2007	13/09/2007	WARAPP
06/01404/ERECDW/A	Mr And Mrs Neil McAllister Land North East Of Campbeltown Grammer School Hutcheon Road Campbeltown Argyll And Bute Erection of a 1+1/2 storey timber framed 6 apartment dwelling house - amendment to Building Warrant 06/01404/ERECDW granted 15 November 2006 - minor amendments to internal layout and disabled access. Surface water drainage system amended to new soakaway.	22/08/2007	23/08/2007	23/08/2007	WARAPP
06/01657/EXTEND	W D Semple Unit 1 High Bank Park Industrial Estate Lochgilphead Argyll And Bute PA31 8NN Single storey side extension to form attached garage workshop	12/12/2006	15/12/2006	03/09/2007	WARAPP
07/00142/ERECT	Dunlossit Farming Ltd Avonvogie Port Ellen Isle Of Islay Argyll Erection of an abattoir and associated vehicle wash, effluent treatment and vehicle waste bin wash facility - Stage 1 - All works except underground drainage.	06/02/2007	01/03/2007	03/09/2007	WARAPP
07/00169/ERECDW/2	Mr D.G Gay Land North Of Inchjura Dounie Road Tayvallich Argyll And Bute Erection of a 3 bedroom, 6 apartment timber framed single storey dwelling house, Stage 1 all works excluding surface water outfall and foul waste water treatment - Stage 2 - underground drainage	16/08/2007	20/08/2007	05/09/2007	WARAPP
07/00173/ERECDW	Mr And Mrs George Leppard Land East Of New Manse Scalasaig Isle Of Colonsay Argyll And Bute Erection of a 4 bedroom, 6 apartment single storey timber framed dwelling house and installation of septic tank and soakaway	02/02/2007	16/02/2007	23/08/2007	WARAPP
07/00369/ERECT	Mr And Mrs J Brolly Torrans Farm Ford Lochgilphead Argyll And Bute PA31 8RH Erection of a village inn, farm and village shop, restaurant and function room. Stage 1, foundations, drainage, underbuilding and superstructure, excluding fit out and services.	20/03/2007	05/04/2007	05/09/2007	WARAPP
07/00418/ALTER	Head Of Facility Services Aqualibrium Kinloch Road Campbeltown Argyll And Bute PA28 6EG Alterations to form accessible changing facilities and revised baby changing area	29/03/2007	13/04/2007	21/08/2007	WARAPP

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07/00493/ALTEXT/A	Mr And Mrs R. McLean 23 Burnside Cottages Stewarton Argyll And Bute PA28 6PQ Alteration to ground floor layout, with single storey timber framed extension to North East elevation forming kitchen, bed 4 and hall - amendment to warrant reference 07/00493/ALTEXT granted 13th June 2007 - extension to be built 1 metre wider throughout	16/08/2007	04/09/2007	04/09/2007	WARAPP
07/00566/MULTIP	Strathclyde Joint Police Board Police Station Frederick Crescent Port Ellen Isle Of Islay Argyll And Bute PA42 7BD Extension and alterations to Police Office	25/04/2007	21/05/2007	23/08/2007	WARAPP
07/00586/ALTEXT	Mr And Mrs Byrne Homefield Lower Kilchattan Isle Of Colonsay Argyll And Bute PA61 7YR Erection of a 2 storey timber framed extension consisting of living room, laundry and w/c to ground floor, bedroom and shower room to upper floor and replace flat roofs to existing dormers with pitched roofs	27/04/2007	18/05/2007	05/09/2007	WARAPP
07/00616/MULTIP	Mrs K.J Moody Freston Poltalloch Street Lochgilphead Argyll And Bute PA31 8LP Alterations to form 2 bedrooms, en-suite in attic space with dormer. Removal of wall in kitchen and formation of bathroom and en-suite	25/04/2007	21/05/2007	20/08/2007	WARAPP
07/00691/ALTEXT	John Gleeson Rock Cottage Kenmore Inveraray Argyll PA32 8XT Alterations and side extension forming 2 storey addition for domestic use - Stage 1 - Foundations and substructure	14/05/2007	01/06/2007	05/09/2007	WARAPP
07/00786/ALTER	Mr And Mrs J Ingram 2 Bridgend Carradale Campbeltown Argyll And Bute PA28 6QU Removal of existing 1st floor living room window and panel below, install french doors with protective barrier, also installation of larger windows to bedroom 1 and living room	06/06/2007	19/06/2007	11/09/2007	WARAPP
07/00826/ALTEXT	Mr And Mrs R Moody 'Mullach' The Towpath Cairnbaan Lochgilphead Argyll PA31 8SQ Extension to side of dwelling	18/06/2007	16/07/2007	22/08/2007	WARAPP
07/00906/ALTER	Tesco Stores Ltd Tesco Lochend Street Campbeltown Argyll And Bute PA28 6DL Alterations to form entrance lobby	05/07/2007	25/07/2007	05/09/2007	WARAPP

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07/00974/INSTAL	The Picture House Ltd The Picture House 26 Hall Street Campbeltown Argyll And Bute PA28 6BU Alteration to existing building - new surface water drain connection	20/07/2007	13/08/2007	11/09/2007	WARAPP
07/00978/ALTER	Andy McKay-Hubbard Allt An Dubh Furnace Inveraray Argyll And Bute PA32 8XN Alterations to existing window to make external door; slap out 1 no. New window aperature in gable wall; create 1 no. Aperture in roof of loft space and fit velux window with boxing to provide sky light to room below.	23/07/2007	10/08/2007	20/08/2007	WARAPP
07/00984/ERECT	Esso Petroleum Company Ltd Fyneside Service Station Paterson Street Lochgilphead Argyll And Bute PA31 8JP Erection of a new sales shop, forecourt canopy, installation of pumps and tanks, alteration to access and parking - Stage 1 - Foundations, underground drainage and services	25/07/2007	09/08/2007	23/08/2007	WARAPP
07/01000/CONV01	Mr And Mrs J Glen 10 Castlepark Campbeltown Argyll And Bute PA28 6LD Conversion of attic to provide 1 bedroom and a shower room	26/07/2007	13/08/2007	07/09/2007	WARAPP
07/01026/EXTEND	Mr And Mrs Johnson 7 St Clair Way Ardrishaig Lochgilphead Argyll And Bute PA30 8FB Single storey rear extension to form a conservatory	06/08/2007	09/08/2007	20/08/2007	WARAPP
07/01075/EXTEND	Ms Fiona Nelson 20 Upper Riochan Inveraray Argyll And Bute PA32 8UR Single storey conservatory extension to front elevation	14/08/2007	31/08/2007	13/09/2007	WARAPP
07/01079/DEMOL	Mr David Bellshaw Redundant Storage Building At Tarbert Village Hall Campbeltown Road Tarbert Argyll And Bute Demolition of redundant storage building	15/08/2007	21/08/2007	22/08/2007	WARAPP

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**ARGYLL AND BUTE COUNCIL
DEVELOPMENT SERVICES**

**MID ARGYLL, KINTYRE AND THE
ISLANDS AREA COMMITTEE**

**REPORT ON REQUEST FOR OFFICER TIME TO ASSIST WITH
COMMUNITY PROJECTS IN KINTYRE**

1. BACKGROUND

1.1 This report seeks authorisation from the Committee to allow staff time to assist with three community led projects in Kintyre. It is felt necessary to seek such authorisation given that the community projects are not identified specifically in the Capital Programme or the Council's Draft Corporate Strategy.

2. RECOMMENDATION

2.1 I recommend that Members agree to the provision of staff time to assist with the development of the community projects in Kintyre as outlined below.

3. DETAIL

3.1 Councillor Rory Colville has been working in conjunction with Community Groups in Kintyre to take forward three specific projects;

1. The provision of a composting toilet facility at the Westport Beach car park
2. The clearance of vegetation and stabilisation of stonework on the Kilchenzie Church and Grave Slabs shelter structure.
3. The clearance of vegetation and stabilisation of stonework on the Killean Church and Grave Slabs shelter structure.

It should be stressed that there has been no request for any direct financial assistance for these community projects, rather the assistance that is required relates to planning/technical matters and project management.

It is anticipated that funding for these projects would be sought by the community groups from sources such as the Wind Farm Trust, Historic Scotland Grant assistance etc.

4. CONCLUSION

4.1 Although these projects are not directly related to planned Council activity, they nevertheless represent opportunities to assist local community groups to directly deliver tangible environmental/heritage projects and to strengthen community capacity.

5. IMPLICATIONS

Policy: None

Financial: None

Personnel: Limited staff time

Community: Increase capacity for community project development

For further information contact: Paul Convery

Telephone 01546 604278

ARGYLL & BUTE COUNCIL

MID ARGYLL, KINTYRE & THE ISLANDS AREA
COMMITTEE

OPERATIONAL SERVICES

WEDNESDAY 3rd OCTOBER 2007

PROPOSED CLOSURE OF PUBLIC CONVENIENCE AT CLOANAIG

1. SUMMARY

1.1 The public toilet at Cloanaig was damaged to such an extent that the ladies part of the facility had to be closed in the interest of safety of the user.

2. RECOMMENDATIONS

2.1 It is recommended that members give consideration to closing this facility.

3. DETAIL

3.1 The facility, which is approximately 20 years old and in poor condition, was badly damaged by an unknown vehicle.

3.2 The damage was so bad that the ladies section had to be closed.

3.3 Consideration was given to the provision of a replacement facility however the least expensive option would cost approximately £28,000. There is no funding in place for this replacement.

3.4 Given the limited and seasonal use of this facility I must recommend that it should close. This will result in a small saving on the annual budget required for maintenance, cleaning, power and water supplies.

3.5 It is also brought to members' attention that this facility was initially provided for persons travelling on the seasonal ferry between Lochranza and Cloanaig. The current ferry has a toilet facility on board.

3.6 Cloanaig is on the newly established Kintyre Way and the toilet may be seen as an essential and welcomed stop while walking on the way. Please note that the Kintyre way consists of many sections without such facilities.

4. IMPLICATIONS

Legal: None.

Policy: Reducing costs to the Council.

Financial: Provision of savings within Roads and Amenity Services.

Personnel and Equal Opportunity: part time cleaner 1 hour per day job lost.

For further information, please contact:

Donnie McLeod, Area Roads and Amenity Services Manager, Mid Argyll, Kintyre and the Islands (Tel: 01546 604671)

Stewart Turner
Head of Roads and Amenity
3rd October 2007.

ARGYLL & BUTE COUNCIL

MID ARGYLL, KINTYRE & THE ISLANDS AREA
COMMITTEE

OPERATIONAL SERVICES

WEDNESDAY 3rd OCTOBER 2007

UPDATE ON HEADSTONES RE-ERECTION WITHIN MID ARGYLL, KINTYRE AND THE ISLANDS

1. SUMMARY

- 1.1 Members requested an update on the progress of the re-erection of headstones within our area and a request for any progress on the Campbell mausoleum on Jura.

2. RECOMMENDATIONS

- 2.1 It is recommended that members note this report.

3. DETAIL

- 3.1 Ach nabreac Cemetery, 54 headstones still to be re-erected as of 12th September 2007.
- 3.2 Tarbert cemetery, 2 headstones still to be re-erected as of 12th September 2007.
- 3.3 Killevan Cemetery, 2 headstones still to be re-erected as of 12th September 2007.
- 3.4 Kilkerran Cemetery, 181 headstones still to be re-erected as of 12 September 2007.
- 3.5 Kilchousland cemetery, 27 headstones still to be re-erected as of 12th September 2007.
- 3.6 Putechan cemetery, 3 headstones still to be re-erected as of 12th September 2007.
- 3.7 Keills cemetery at Southend, 1 headstone still to be re-erected as of 12th September 2007.
- 3.8 Mid Argyll, Kintyre and the Islands have been awarded an additional £175,000 to carry out the programme of headstone re-erection and other repairs to suspect headstones. A programme of work is being carried out to complete this work before 31st March 2008.

3.9 The Campbell Mausoleum is the responsibility of the Campbell family. The Council, as landowners, have a duty of care to visitors to the cemetery. In this respect the mausoleum is informally inspected on a regular basis throughout the year to ensure that the cemetery is safe. The Mausoleum roof has fallen in however the walls are still considered reasonably safe. A rylock fence is protecting members of the public from encroaching to close to the Mausoleum. A recent inspection has recommended that an additional fence may be required to protect persons walking around the outside of the cemetery and this additional fence will be erected now.

4. IMPLICATIONS

Legal: None.

Policy: Maintaining our cemeteries.

Financial: Costs from capital and revenue funding

Personnel and Equal Opportunity: Nil

For further information, please contact:

Donnie McLeod, Area Roads and Amenity Services Manager, Mid Argyll, Kintyre and the Islands (Tel: 01546 604671)

Stewart Turner
Head of Roads and Amenity
3rd October 2007.

ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND THE
ISLANDS AREA COMMITTEE****3RD October 2007**

CAPITAL RECEIPTS

1. SUMMARY

- 1.1 Further to the Committee decision taken on 5th September 2007 further detail has been received in respect of project costs.

2. RECOMMENDATION

- 2.1 That members approve the distribution of the following capital receipt monies:

£9000 for Aqualibrium Nursery Fence
£6600 for Improvement works to play/pitch areas

- 2.2 That members note that a further report will be made regarding the detailed costs for the Improvement works to the Lochgilphead Community Centre.

3. BACKGROUND

- 3.1 The Committee agreed on 5th September 2007 that subject to detailed costs being received the following monies be made available:

Ardrishaig Play Park	£6000
Tarbert Grass Pitch Fence	£7000
Aqualibrium Nursery Fence	£9000
Lochgilphead Community Centre Improvements	£6000

- 3.2 Project costs have been received for the Aqualibrium Nursery Fence which is costed at £9000, and for the improvement works to the play / pitch areas at £6600.

4. IMPLICATIONS

Policy	None
Financial	£15,600 will be confirmed as allocated from the available sum of £29,934.51
Personnel	None
Equal Opportunities	None
Legal	None
Community	Community consultation will take place with regard to design of improvement works

Area Corporate Services Manager
26 September 2007

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