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Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Corporate Services
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27 November 2008

NOTICE OF MEETING

A meeting of the **MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE** will be held in the **COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD** on **WEDNESDAY, 3 DECEMBER 2008** 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

(a) Minutes of Area Committee of 5 November 2008 (Pages 1 - 6)

4. EATSAFE AWARD

COMMUNITY SERVICES

5. COLONSAY NURSING PROVISION - NHS PRESENTATION (Pages 7 - 8)

6. PUBLIC AND COUNCILLOR QUESTION TIME

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7. PLANNING APPLICATIONS (Pages 9 - 34)

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10. **MACRIHANISH – DEFENCE ESTATES DISPOSAL** (Pages 63 - 64)
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12. **ISLAY FALLS PREVENTION** (Pages 67 - 68)
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15. **ARGYLL AIR SERVICES** (Pages 75 - 76)
16. **COMPLETION OF PLAY AREA DEVELOPMENT PROJECT TARBERT PLAY AREA - REPORT TO FOLLOW**

CORPORATE SERVICES

17. **AREA STRATEGY** (Pages 77 - 94)
18. **CAMPBELTOWN TOWN CENTRE WATERFRONT** (Pages 95 - 98)
19. **SCHEDULE FOR MEETINGS OF THE MID ARGYLL, KINTYRE AND THE ISLANDS AREA COMMITTEE 2009** (Pages 99 - 100)
- E1 20. **CUSTOMER CONTACT CENTRE** (Pages 101 - 104)

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 1 of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraphs are:-

- E1 Paragraph 1** Information relating to a particular employee, former employee or applicant to become an employee of, or a particular office-holder, former office-holder or applicant to become an office-holder under the authority.

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 Tel: 01546 604511

**MINUTES of MEETING of MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE held in
THE COUNCIL CHAMBER, TOWN HALL, CAMPBELTOWN
on WEDNESDAY, 5 NOVEMBER 2008**

Present: Councillor Donald MacMillan (Chair)

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

Attending: Alison Younger, Area Corporate Services Manager
Katie Taylor, Area Committee Assistant
Richard Kerr, Area Team Leader, Planning
Stewart Turner, Head of Roads and Amenity Services
Stewart Clark, Contracts Manager, Operational Services
Neil Brown, Network and Environment Manager
Judy Orr, Head of ICT and Financial Services
David Logan, QIO Special Projects
James Oxbrow, Halcrow
Ian McMillan, Scottish Water
Donald McPhee, Scottish Water

Councillor Donald MacMillan presented Elizabeth Kelly with a quaich to mark her retirement from Argyll and Bute Council after 45 years. He thanked Elizabeth for her hard work and dedication and wished her all the best for her retirement.

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Councillor Colville declared an interest in Item 8(d) Staffing in Tarbert Office as he is a Director of ACHA.

3. MINUTE OF MEETING OF MID ARGYLL, KINTYRE AND THE ISLANDS AREA COMMITTEE HELD ON 8 OCTOBER 2008

The minutes of the meeting of the Mid Argyll, Kintyre and the Islands Area Committee held on 8 October 2008 were approved as a correct record.

Arising therefrom it was noted that the road at Dunglass Bridge, Item 10 of the minute, will be open for vehicular access prior to Christmas, although there may be some periodic closures in the new year.

4. CAMPBELTOWN WATER / FLOODING ISSUES - PRESENTATION BY HALCROW

The Head of Roads and Amenity Services explained to the Committee that Campbeltown has a long history of flooding and introduced James Oxbrow, Project Manager for Halcrow.

James gave a presentation of the Halcrow flooding study and the Committee considered a report outlining the findings of the Campbeltown Flood Prevention Study carried out by the Halcrow Group Ltd.

Decision

The Committee:

1. noted the contents of the report and acknowledged that the report prepared for Argyll and Bute Council by Halcrow on Campbeltown's flooding issues contributes significantly to the research works on this very important matter,
2. considered the proposed capital projects in relation to Millknowe, Balegreggan and the Roding, dependent on available finance from the Council and also confirmation of responsibility to undertake the work at the Roding
3. noted that, at a future point, the Committee will consider these works in relation to other necessary capital works throughout Argyll and Bute.

(Reference: Report by Head of Roads and Amenity Services dated 28 October 2009, submitted).

5. PUBLIC AND COUNCILLOR QUESTION TIME

Councillor Currie reported that the Gigha ferry is still encountering some problems and asked what was being done to remedy this. It was noted that the dredger is working at the ferry terminal this week and a report will be submitted to the December Area Committee.

Councillor McAlpine raised the issue of an individual who is currently trying to negotiate with a Council department over the price of a water connection. The Chair informed Councillor McAlpine that he has sought advice on this matter and had determined it was not for discussion at the Area Committee.

Councillor Philand reported that he had been approached by a member of the public and advised that the Argyll and Sutherland Highlanders have just returned from a tour of duty in Iraq and asked if Argyll and Bute Council would mark their safe return. It was agreed the Area Corporate Services Manager would investigate this.

Councillor Kelly asked that the Area Committee receive regular bi-monthly update of Defence Estates Machrihanish from Jane Fowler. It was agreed to request this for the December meeting of the Area Committee.

6. DEVELOPMENT SERVICES

- (a) **CHANGE OF USE APPLICATION, 07/02136/COU, CWP PROPERTY DEVELOPMENT AND INVESTMENT, HAMILTON BROTHERS LTD, 11 ROADING, CAMPBELTOWN**

07/02136/COU

CWP Property Development and Investment. Change of use. Change of use of buildings and land to Class 1 non-food retail. Hamilton Brothers Ltd, 11 Roding, Campbeltown.

Decision

The Committee agreed that planning permission be refused as development contrary to the provisions of the Development Plan for the reasons outlined in the report by the Head of Planning dated 20 October 2008.

(Reference: Report by Head of Planning dated 20 October 2008, submitted).

- (b) **DELEGATED DECISIONS**

The Head of Planning had submitted a list of delegated decisions taken since the last meeting of the Area Committee.

Decision

The Committee noted the delegated decisions taken by Development Services since the last meeting of the Area Committee.

(Reference: Report by Head of Planning dated 15 October 2008, submitted).

7. OPERATIONAL SERVICES

- (a) **PEDESTRIAN BARRIERS ON A83 - VERBAL UPDATE**

It was reported that there is no current update on the pedestrian barriers on A83.

Decision

It was agreed that an update would be submitted to the next meeting of the Area Committee.

- (b) **CAMPBELTOWN PARKING**

The Committee considered a report detailing the outcome of the Campbeltown Parking Survey and recommended the next steps.

Decision

The Committee agreed -

1. to the setting up of a Working Group, as detailed in the report, to

- further examine parking issues in Campbeltown and;
2. to oversee the design and implementation of a parking strategy for Campbeltown.

(Reference: Report, submitted).

8. EXEMPT ITEMS

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

(a) **SALE OF FORMER GLENBREAKERIE SCHOOL AND SCHOOL HOUSE**

At its meeting on 8 October 2008 the Committee gave consideration to a report by the Director of Corporate Services regarding the sale of the former school and schoolhouse at Glenbreckerie. The Committee requested further background information on the matter, which has now been provided, to allow further consideration of this report.

Decision

The Committee noted the recommendation and instructed the Director of Corporate Services to accept the offer as detailed.

(Reference: Report by Director of Corporate Services dated 16 October 2008, submitted).

(b) **LOCHGILPHEAD JOINT CAMPUS ROOF REPAIRS UPDATE**

The Committee considered a report updating them on the current position in regard to the permanent repair of the roof above the Sports / MASC area of Lochgilphead Joint Campus and the delivery of the P.E. curriculum within the school.

Decision

The Committee noted the contents of the report and the availability of Special Projects Officer, David Logan, to attend any Parent Council or Community Council meeting if requested by these groups.

(Reference: Report by QIO Special Projects, submitted).

(c) **ENFORCEMENT REPORTS**

The Head of Planning submitted a report detailing the progress of outstanding enforcement investigations, including received or closed investigations for the period July to September 2008, together with older outstanding cases.

Decision

The Committee noted the quarterly report on outstanding enforcement investigations by the Head of Planning.

(Reference: Report by Head of Planning dated 2 October 2008, submitted)

Councillor Colville, having declared an interest in this item, left the meeting at this point.

(d) **STAFFING IN TARBERT OFFICE**

As a result of the new Customer Service Centre, there is a need to remove the benefits Service from the Tarbert area office and to transfer the staff to Lochgilphead. The Committee considered a report detailing this.

Decision

The Committee agreed to invite the Head of Democratic Services and Governance to the next meeting of the Area Committee to provide further information on whether Tarbert could be designated as a frontline office.

(Reference: Report by Head of ICT and Financial Services dated 15 October 2008, submitted).

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**MAKI Area Committee (Argyll & Bute Council)
Colonsay Community Nursing Service Update
3rd December 2008.**

**Christina West, Clinical Services Manager (Primary Care)
Oban Lorn & Isles locality, Argyll and Bute CHP.**

1. Colonsay Community

1.1 Colonsay has a resident population of 126 people. Of this total, 10 are primary school aged children and 3 are preschool aged children.

2. Health Service Provision

2.1 The General Practitioner, Dr. John Currie is available 24 hours a day, 7 days a week for emergencies. Surgery times are 9- 10am and 5- 6pm on Monday, Tuesday, Wednesday, and Friday. A locum GP provides holiday cover for Dr Currie.

2.2 The Colonsay community nursing team is part of a wider geographical nursing team (Clachan/Seil/Easdale/Colonsay) in order to provide professional support and supervision for the lone nurse based on Colonsay. In terms of governance, continuing professional development and absence cover this ensures a safer more sustainable nursing service to the community of Colonsay.

2.3 The Colonsay community nursing service currently comprises 20 hours per week of qualified nursing input and 10 hours per month of health care assistant input. Five of the qualified nursing hours are currently resourced by Argyll and Bute Council's Social Work department to support and supervise the home care staff, undertake joint visits, liaise with social work, plan respite care, undertake CARENAP assessments and reviews and undertake assessments re the use of telecare equipment. These five hours are subject to annual review.

2.4 The current nursing service provision was recently reviewed by the community nursing team leader and 20 hours are considered to be sufficient to meet the current health needs of the communities' 126 residents. The hours have been determined by reviewing the health needs of the community, utilising the clinical expertise and experience of the community nursing team leader.

2.5 There have been ongoing difficulties recruiting a substantive post holder to the Colonsay nursing post and we are currently advertising the community nursing vacancy for the third time in two years. In consultation with the community, Argyll and Bute CHP have placed a copy of the job advert in the Corncrake, the monthly Colonsay community newspaper, in the hope that this will provide wider distribution, alongside the normal advert on the Scottish Government Health Department website and internal notice boards.

2.6 In the absence of a post holder based on the island and in order to ensure continuity of nursing provision, Argyll and Bute CHP are currently providing a nurse from the mainland Wednesday- Friday. We are hopeful that the current vacancy advert will attract applicants.

3. Home Care Provision

- 3.1 There are currently 3 members of homecare staff based on Colonsay who provide a total of 84.25 hours of community based support for residents on the island, comprising 61.75 hrs free personal care and 22.5 hrs domestic care.

4. Joint Working

- 4.1 Argyll and Bute CHP and Argyll and Bute Council have worked closely together to ensure a safe and sustainable service delivery to the community of Colonsay. Recent staffing shortages within the home care team on Colonsay have been covered by a community nurse and a member of the Integrated Care Team based in Oban to ensure continued service provision.
- 4.2 Kilchattan Schoolhouse on Colonsay has been leased under a short term agreement from Argyll and Bute Council from 6th August 2007- 31st March 2008 for use by a community nurse who undertook a short term contract on the island. The rent was nil and the NHS and Council agreed to the nominal fee of a reimbursement to the Council of the cost of the buildings insurance. This allowed Argyll and Bute CHP to provide a resident nursing service over the course of Monday- Friday, as opposed to the concentrated service provision (Wednesday- Friday) which is currently provided.
- 4.3 Argyll and Bute Council have expressed a continued willingness to negotiate a lease agreement in relation to Kilchattan schoolhouse if Argyll and Bute CHP are successful in recruiting to the current community nursing vacancy.

5. The Remote Services Futures Project

- 5.1 The Remote Service Futures is a Knowledge Transfer Partnership (KTP) Project which has Colonsay as one of its participating communities. It aims to work with stakeholders to design sustainable services for the future of small, peripheral communities. Stakeholders in the project include local members of the community, health and social care professionals, the NHS, the Council, community planning, voluntary organisations, the Scottish Ambulance Service, education providers, politicians and any others with an interest in the local and wider community.
- 5.2 The idea of the project is to facilitate exchange of information within and between stakeholders to help ease decision-making about what services should be like in the future. The role of the project is to facilitate stakeholders in: identifying their service requirements; identifying information needs; locating information; taking information to stakeholders and working with them in using it to plan sustainable services for the future. The project seeks to involve stakeholders in innovative ways. One outcome of the project should be service design plans for the communities that have emerged from stakeholder's ideas and that are realistic and informed. The idea of the project is that stakeholders are integrated in the planning process and therefore service designs that emerge are consensual and can be implemented.
- 5.3 The project aims to develop within NHS Highland the knowledge, skills and understanding to devise and implement new methods of public engagement, with the ultimate goal of producing a toolkit to facilitate remote and peripheral service reconfiguration involving all stakeholders, particularly the public.

TOWN AND COUNTRY PLANNING

APPLICATION TO BE CONSIDERED BY THE MID ARGYLL, KINTYRE & THE ISLANDS
AREA COMMITTEE AT THEIR MEETING ON 3 DECEMBER 2008

1. 08/00632/DET

Steve Stobie. Detailed. Erection of dwelling house and garage, installation of private waste water treatment plant and formation of access. Land 170 metres west of Dunmore Cottage, Kilberry Road, Dunmore, West Loch Tarbert

Recommendation

It is recommended that planning permission be granted subject to:

- a) the prior conclusion of a legal agreement to prevent the implementation of an alternative dwelling previously approved on land in the applicant's control at Dunmore, in the event that this permission is implemented;
- b) and subject to the conditions and reasons outlined in the report.

2. 08/01319/OUT

Ardrishaig Christian Centre. Outline. Site for the erection of a dwellinghouse. Shiloh Hall, Darroch Road, Ardrishaig.

Recommendation

It is recommended that planning permission be granted subject to the conditions and reasons outlined in the report.

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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
MID ARGYLL, KINTYRE AND THE ISLANDS

Ward Number- 2 Kintyre and The Islands
Date of Validity - 12.05.08
Committee Date - 03.12.08

Reference Number: 08/00632/DET
Applicants Name: Steve Stobie
Application Type: Detailed
Application Description: Erection of dwelling house and garage, installation of private waste water treatment plant and formation of access.
Location: Land 170 metres west of Dunmore Cottage, Kilberry Road, Dunmore, West Loch Tarbert

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of dwelling-house and detached garage;
- Installation of private foul drainage treatment plant;
- Formation of access.

(ii) Other specified operations.

- Connection to private water supply.
-

(B) RECOMMENDATION

It is recommended that planning permission be granted subject to:

- a) the prior conclusion of a legal agreement to prevent the implementation of an alternative dwelling previously approved on land in the applicant's control at Dunmore, in the event that this permission is implemented;
 - b) and subject to the conditions and reasons attached.
-

(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

(i) Development Plan Context:

This application relates to a site on the landward side of the Kilberry Road in wooded surroundings which is subject to the effect of Policies RUR 1 and RUR 2 of the adopted 'Mid Argyll Local Plan'. It lies within a 'rural opportunity area' delineated by the emergent 'Argyll and Bute Local Plan' giving effect to Policy STRAT DC 4 of the 'Argyll and Bute Structure Plan' 2002, and subject to Policy HOU 1 of the emergent plan. In this context there is a presumption in favour of small scale housing in the countryside, subject to conformity with the development pattern and landscape character of the area, and in the absence of any infrastructure or servicing constraints.

(ii) Representations:

One representation against the proposal has been received.

(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:

Not required given a single representation.

(iv) Reasoned Justification for a Departure to the Provisions of the Development Plan.

Not applicable

(v) Is the Proposal a Schedule 1 or 2 EIA development:

No

(vi) Does the Council have an interest in the site:

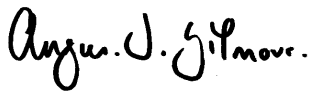
No

(vii) Need and Reason for Notification to Scottish Ministers.

None

(viii) Has a sustainability Checklist Been Submitted:

Not applicable for this scale of development.



Angus J Gilmour
Head of Planning
16th November 2008

Author: Derek Hay
Reviewing Officer: Richard Kerr

Date: 12.11.08
Date: 14.11.08

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk

CONDITIONS AND REASONS RELATIVE TO APPLICATION: 08/00632/DET

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

Reason: in order to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. Development shall not begin until details of the proposed finished floor levels of the dwelling and the detached garage have been identified relative to a fixed datum outside the application site and have been submitted to and have been approved in writing by the Council as Planning Authority. This plan to be submitted for approval shall also define any proposed changes in land levels within the curtilage of the dwelling house as may be sought to ensure that the development 'can be implemented in such a way as to minimise visible under-building. The development shall be implemented in accordance with the agreed details to the satisfaction of the Planning Authority.

Reason: To ensure the development satisfactorily integrates into the surrounding topography, landscape and built environment.

3. Prior to work starting on site, the access hereby permitted shall be formed in accordance with a combination of the Council's Highway Drawings No G300 and TM377 type C construction with the bellmouth area surfaced in dense bitumen macadam or as otherwise agreed in writing with the Planning Authority. The proposed access shall have visibility splays of 2.0 by 90.0 metres in each direction formed from the centre line of the proposed access. Prior to work starting on site these visibility splays shall be cleared of all obstructions over one metre in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over one metre in height to the satisfaction of the Planning Authority.

Reason: In the interest of road safety.

4. Prior to work starting on the formation of the access driveway, construction details including a precise alignment, a longitudinal section and a series of cross-sections distinguishing the differences between the existing contours and those proposed, particularly concentrating on those sections of the driveway to be constructed in the vicinity of trees, shall be submitted to and agreed in writing by the Planning Authority. These details shall (a) ensure that the gradient of the driveway does not exceed 1 in 15 within 4.5 metres of the edge of the existing public highway and shall thereafter not be steeper than 1 in 7 and (b) shall employ an alignment and construction method which minimises the visual impact of the driveway upon its surroundings and the risk of potential damage to any nearby trees. Where the driveway adjoins the root system of any tree to be safeguarded, rather than there be a 'cut' into the topography and root system, the driveway shall, wherever practicable, traverse this section of the route using a raised foundation with a permeable membrane system (such as 'Terram') rolled directly on top of the existing ground surface with a granular sub-base.

The construction of the driveway shall be implemented in accordance with the duly agreed details.

Reasons: In the interests both protecting the quality of the landscape and of road safety.

5. Prior to the first occupation of the dwelling house, the parking and turning area for two cars as shown on the approved plans shall be constructed and made available for use to the satisfaction of the Planning Authority.

Reasons: In the interests of road safety.

6. Development shall not begin until details of the scheme of boundary treatment, tree management and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i) existing trees and landscaping features to be retained and safeguarded and specifying any trees to be felled within the application site and the following areas of the land edged in blue: (a) the wood between points 1-2 on the site location plan in the vicinity of the driveway, (b) the trees in the vicinity of point 3 contributing to the setting of the proposed dwelling, and (c) the trees between points, 4, 5, 6 and 7 on that plan contributing to the setting of Dunmore House. The plan shall ensure that the majority and the most important of these trees are retained as part of the development;
 - ii) the location and design, including materials, of walls, fences and gates;
 - iii) soft landscaping works, including the location, type and size of any additional individual tree or shrub/hedge to be planted. (consideration should be given to additional planting along the limited but more visually exposed sections of the driveway within the upper limits of the open field);
 - iv) a tree management plan for the on-going retention of woodland in the positions safeguarded under (i) above;
 - v) a programme for completion and subsequent on-going maintenance.

The requirements of the tree management plan, as approved, and the soft landscaping works, as also agreed, shall be carried out in accordance with the duly agreed details. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise agreed in advance in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason or are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of landscaping.

7. Those trees to be safeguarded close to the driveway works and building operations (as identified pursuant to the requirements of condition 6 above) shall be protected by means of fencing erected around the canopy spread of each of the specified trees prior to the works occurring and such fencing shall remain in place for the full duration of the engineering and building operations. The fencing to be erected shall be a 1.2 metre high fence in accordance with Clause 8.2.2 of BS 5837 "Trees in Relation to Construction" and shall be erected at least one metre beyond the canopy spread of each tree, unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid damage to trees or compaction of root systems during construction activities in the interests of tree retention and visual amenity.

8. The development shall be completed with external materials which have been agreed in advance writing by the Planning Authority. Samples of the proposed materials to be used for (a) the grey coloured tone for the staining of the structural timbers and garage doors, and (b) the roofs of the development, hereby granted consent, shall be submitted to the Planning Authority for prior approval. Notwithstanding the specified white colouring of the rendered wall panels, prior to installation, samples finished in a choice of white, off-white, and pale grey shall be provided for consideration in situ and approval in writing by the Council as Planning Authority. The dwelling shall be completed in accordance with the duly approved details.

Reason: In the interests of visual amenity and in order to integrate the proposal with its surroundings

9. Prior to the commencement of the development the surface water drainage details shall be submitted to and approved in writing by the Planning Authority which shall ensure that surface water drainage is dealt with separately from the waste water drainage system. The details of the surface water drainage shall also be compliant with the principles of a Sustainable Urban Drainage System (SuDS) in line with Planning Advice Note 61 (PAN61) 'Planning and Sustainable Urban Drainage Systems' and Section 3 of the Domestic Technical Handbook (which sets out guidance on how proposals may meet the Building Standards set out in the Building (Scotland) Regulations 2004).

Reason: In the interest of public health and to safeguard the water environment.

10. Prior to the development commencing a full appraisal to demonstrate the wholesomeness of the private water supply to serve the development shall be submitted to and approved in writing by the Planning Authority. This assessment shall be carried out by a qualified and competent person(s). Such appraisal shall include a risk assessment having regard to the requirements of Schedule 4 of the Private Water Supplies (Scotland) Regulations 2006 and shall on the basis of such risk assessment specify the means by which a wholesome water supply shall be provided and thereafter maintained to the development. The development shall not be brought into use or occupied until the required supply has been installed in accordance with the agreed specification.

Reason : In the interest of public health.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order(s) 1992, (or any Order revoking and re-enacting that Order(s) with or without modifications), nothing in Article 3 of or Schedule 1 to that Order, shall operate so as to permit, within the area subject of this permission, any development referred to in Parts 1 and Class 2 of the of the aforementioned Schedule 1, as summarised below:

PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 2: Any alteration including enlargement to the roof of a dwellinghouse.

No such development shall be carried out at any time within these Parts and Classes without the express grant of planning permission.

Reason : To protect the area and the setting of the proposed dwellinghouse, in the interest of visual amenity, from unsympathetic design of developments otherwise capable of being carried out without planning permission; these normally being permitted under Article 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

ADVICE NOTE:

Attention is drawn to the fact that the applicant / developer should contact the Area Roads Engineer on 01546 604655 prior to the formation of the access point onto the public road, in order to obtain the 'Road Opening Permit' as required by Section 56 of the Roads (Scotland) Act 1984. Additionally the works shall be implemented so that no surface water drainage is discharged from the development onto the public road.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/00632/DET

MATERIAL CONSIDERATIONS AND ADVICE

(i) POLICY OVERVIEW AND MATERIAL ADVICE

The adopted 'Mid Argyll Local Plan' (1985 & 1989): Policies RUR 1 and RUR 2 sets out the criteria applicable to the assessment of proposals in areas of local landscape importance.

The adopted 'Argyll and Bute Structure Plan' (2002): Policy STRAT DC 4 is applicable to the assessment of development proposals in 'rural opportunity areas' established by the 'Argyll and Bute Local Plan'.

'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006: This designates the site as 'rural opportunity area' where small scale development may be considered favourably subject to conformity with other local plan policies. The other relevant local plan policies are:

LP HOU 1 - supports the principle of small scale development within 'rural opportunity areas';

LP ENV 1 - sets out general criteria against which development proposals will be assessed;

LP ENV 19 - establishes principles in terms of the setting layout and design of development;

LP ENV 7 - requires development to be assessed in terms of its impact on trees and woodlands.

LP ENV 13(a) - requires the settings of listed buildings to be assessed and protected.

LP SERV 1 - establishes foul drainage considerations;

LP SERV 4 - establishes water supply considerations

LP TRAN 4 - establishes access considerations.

Note (i): The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.

Note (ii): The Full Policies are available to view on the Council's Web Site at www.argyll-bute.gov.uk

(ii) SITE HISTORY

There is no planning history for this site, but earlier in 2007 a renewal of a previous planning permission was given (02/00376/DET & 07/00496/DET) for a large well proportioned dwelling (not yet commenced) in a nearby elevated position within an open field. The applicants own both the field in which the permission exists and the alternative site for which permission is now sought. They propose to forego the implementation of the previous consent in the event that this permission is granted and are willing to enter into a legal agreement to ensure that this is the case.

(iii) CONSULTATIONS

Historic Scotland (letter dated 22.05.08): "has no comment to make on this application as there are no scheduled ancient monuments, listed buildings or gardens and designed landscapes affected by the proposal."

West of Scotland Archaeology Service (letter dated 22.05.08): no objections.

Area Roads Engineer (report dated 27.05.08): no objections subject to attainable conditions relating to junction standard, visibility, gradient and parking.

Area Environmental Health Manager (report dated 27.05.08): no objections.

(iv) PUBLICITY AND REPRESENTATIONS

A discretionary advert was placed in June (20.06.08), the period for representations ending on the 04.07.08.

One representation has been received (24.07.08) from Mr. Stewart Robertson of Dunmore House.

The points of objection may be summarised as follows:

- Any view of the structure damages the visual amenity of my home (a Grade B Listed Building). A non traditional roof structure will be a considerable distraction viewed from the tower and grounds of Dunmore House. The roof would be clearly visible from the 1st, 2nd and 3rd floors of Dunmore House and this is the point that I have taken up with the Architectural Heritage Society of Scotland.

Comment - Detailed comments on the visibility of the proposal and its affect upon the listed building are contained within my assessment below. I have concluded that the setting of the listed building will not be affected in any material way. No representation has been received on behalf of the Architectural Heritage Society of Scotland.

- The proposed garage is closer still to my house than the proposed dwelling which I view with dismay. As it does not appear within the section, assessment of its visual impact is difficult.
- Mr. Robertson considers a position a little further north should be investigated to offer more breathing space. 'Such relocation would give a greater sense of privacy commensurate with our two homes in their respective essentially rural settings.' Landscape capacity is also raised in relation to this and other proposals.
- The screening effect of the existing trees between the two properties will not overcome a presence of light in the winter with absent foliage, particularly given the presence of so much glass in the design.

Comment: These issues are addressed in the assessment below.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00632/DET

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The adopted Local Plan allows development within this area of local landscape significance provided it has no adverse environmental impact (policies RUR1 and RUR 2 refer). Equally, the policies that are pertinent to the 'rural opportunity area' status which the area enjoys through the emergent local plan, allow small scale development which can be integrated successfully into its landscape setting. The development pattern established in this locality is one of notable dwellings of individual character sitting well back and elevated above the West Loch, with significant intervening spaces and the maintenance of a wooded context. Because of the careful siting of this proposal within a small clearing within an overall wooded context, I am satisfied that it will not give rise to an adverse environmental impact upon its surroundings and that it is compliant with the advice on the siting and design of houses in the countryside given in PAN 72. This proposal is advanced as an alternative dwelling to one already granted in an open field below the site which the applicants are prepared to forgo via the mechanism of a section 75 legal agreement.

B. Location, Nature and Design of Proposed Development, with reference to the Natural Environment and Landscape Character.

This proposal utilises the same permitted (and unimplemented) access as the earlier consent (referenced 07/00496/DET), the driveway following the route of the earlier consent, and then extending further to reach the new building plot. The original scheme (as permitted) was for a substantial 1¾ storey traditional rendered dwelling with wings, of some presence, set in an elevated position within an open field, and which would have assimilated into the landscape because of woodland backcloth, presence, and similar elevation/siting and setting characteristics to other notable properties within the wider landscape of West Loch Tarbert. It was also recognised that there was appropriate visual separation between other properties which offered similar beneficial presence within the landscape. Accordingly it was able to be approved as being consistent with the relevant policies applicable at that time.

The present, alternative proposal, seeks consent for a contemporary rather than traditional design. It too is a substantial dwelling. The proposal is a Huf Haus design, being a two storey property with the first floor provided in a substantial grey tiled roof span. That roof, which is gabled, is orientated so that the rear sloping roof presents itself toward the north, and the only position where there will be a limited sighting of the property at distance from the public road. The front sloping roof faces toward Dunmore House, but with intervening topography and trees, little will be seen of the property from that location as explained in more detail below. The elevations of the dwelling like all Huf designs will primarily be glass with some minor rendered infill panels, all engineered within a visible grey stained timber framework.

Unlike the original scheme, and intentionally given the innovative nature of the design, the location of the development has now moved out of the open elevated field and into a neighbouring clearing to the immediate south, within an elevated essentially flat concealed area of ground containing many trees. Whilst the West Loch and the loch-side public road all lie to the south-east of the development (over 250 metres) there is no inter-visibility between the two because of high wooded hill ground between. Still much higher wooded hill lies to the north-west of the site.

The pertinent consideration in terms of the integration of the dwelling within the general landscape, is how it sits when seen from the public road, from a distant position some 650 metres away (and only for only a short distance) to the north east. In choosing a position some 80 metres beyond the open field and some 20 or more metres beyond the rising ground within a wooded context, I am confident that the visibility of this dwelling will be restricted, being partly being hidden and with its impact softened because of intervening trees and topography. The precise siting of the property from this direction has been critical to enable its acceptance within the general landscape and any potential movement of the property in a northerly direction over the lip of the rising ground (as suggested by the one objector) would make the property have more prominence from the only available public viewpoints.

In assessing this proposal I have given consideration light that will emanate from the substantially glazed elevations during winter months and the consequence of this on the available albeit distant views from the public road. I am satisfied that it will only be the upper elements of the glazed wall that will be visible above the crest in the landscape and that the intervening, even leafless trees, will soften the impact to an acceptable level.

The success of this Huf house proposal lies in that it is positioned in a private and essentially concealed location within a wooded context, where glazing can be used to advantage, with surrounding trees affording screening of the outside and enhancement of the interior.

C. Built Environment

Whilst the proposal is for a dwelling within the countryside, it will neighbour at, in my opinion, an acceptable distance, the notable Grade B listed Dunmore House which lies to the south west. It will be noted that Historic Scotland have not expressed any concerns in relation to this proposal although it must be recognised that for this grading of building it is essentially for this Council to assess any impact upon its setting. Dunmore House lies some 230 metres away from the proposed dwelling; the proposed garage is a little closer by 14 metres. The proposed curtilage is inset within the applicant's area of ownership by some 80 metres from the common boundary of the two ownerships.

Dunmore House sits on much lower ground than the proposed site, and between the two, outside of the curtilage but in the area of ground owned by the applicant, there is marginally higher topography than the application site. This lip in the topography as it rises from Dunmore House benefits the proposal significantly, as it will prevent any view of the proposal at all from ground level, and from the higher floors within the tower, all but the upper part of the roof.

The applicants have undertaken a survey and cross-section of this relationship which has been judged to be correct following inspection of the site and its surroundings. The details of this survey are as follows. The development site sits some 16m above the ground level of Dunmore House. The topography between the two rises by a further 2 metres or thereabouts. At ground level at the base of Dunmore House the intervening topography prevents any sight of the proposed dwelling. At a position 8 metres high within the listed Tower (should it be restored ... it presently does not have any floors at this level because of fire damage) then only the top 1.25 metres or so of the roof of the proposed dwelling will be visible through the gaps in the intervening trees. At a position 9 metres high within the Tower the top 2.5 metres of the roof of the dwelling would appear through the same trees.

The dwelling has an eaves height of 3m and a ridge height of 7.4m, which means at an 8m height within the Tower, less than the top third of the height of the roof will be potentially visible at a distance of some 230 metres. It is recognised that this roof plane has a significant 2 x 6 m glazing panel within it, but as this sits more than 1.25 metres below the ridge height it

will not be visible at a height 8 metres within the Tower; it could only be visible in part from high positions.

It will be recalled that one point of the objection is the inter-visibility of the proposal from the listed house. Given the above facts and the deciduous tree cover I am confident no inter-visibility even of the upper roof will occur within the summer months, and in the winter, whilst the top of a grey roof would be partly visible from the upper levels of the tower, should it be restored, this would not to my mind detract to any significant degree from the setting of the listed property. In coming to this conclusion I have to recognize that the long standing but still relatively recent property of Dunmore Court is clearly visible from Dunmore House at a similar distance of some 250 metres in the opposite direction, without the benefit of the shielding effect of any intervening trees or topography, without undue harm to its setting.

Residential amenity and privacy concerns are different issues to the setting of the listed building. The objector has raised matters of spacing recognizing that notable dwellings such as his, have and expect private space around them, more often than not achieved through ownership. I remain satisfied, particularly given the intervening trees to be safeguarded through condition, the separating distance and the topography that there will remain adequate space between these two dwellings, even relative to their status, and that neither residential amenity or privacy will be adversely affected in any materially significant way.

The proposed detached garage needs mention. This is some 14 metres closer to the objector's home than the dwelling. Whilst it is a double garage its roof height is significantly lower than the dwelling, by some 4 metres, even accounting for its marginally higher floor-level. I am satisfied that this aspect of the development will have no impact of any consequence on the objector's property.

The dwelling has significant glass walls primarily on the gables. The objector is concerned about a presence of light that will emanate from it in the winter months. As the gables do not face Dunmore House and given the foregoing remarks about the glazed light in the south western roof plane being shielded from view from elevated points in the tower, I am satisfied that the objector's home will not suffer from any direct light pollution. I am also satisfied that the intensity of any light coming out of the glazed gables of a domestic dwelling will be so low that any illumination of the air space above the property will be so nominal as not to be obvious or intrusive.

D. Road Network, Parking and Associated Transport Matters.

The proposal utilises the same permitted (and also unimplemented) access as the earlier consent (referenced 07/00496/DET) to be sacrificed in favour of this development. Accordingly the junction with the public road and the proposed driveway through the lower wood and open field already benefits from consent. This proposal simply requires an extension of the permitted driveway to access the site of the dwelling. This is acceptable both in highway terms and in terms of its integration into the landscape helped significantly by the particular alignment chosen and the substantial tree planting and screening measures which the applicants have already implemented within the shoreward portion of the upper open field.

E. Infrastructure

The waste water treatment facility to a total soakaway is acceptable. Additionally the private water supply element of this proposal has been thoroughly examined and found to be acceptable in terms of yield through the considerations of the earlier 2007 and previous 2002 consents and the hydrological reports undertaken for them.

F. Conclusion.

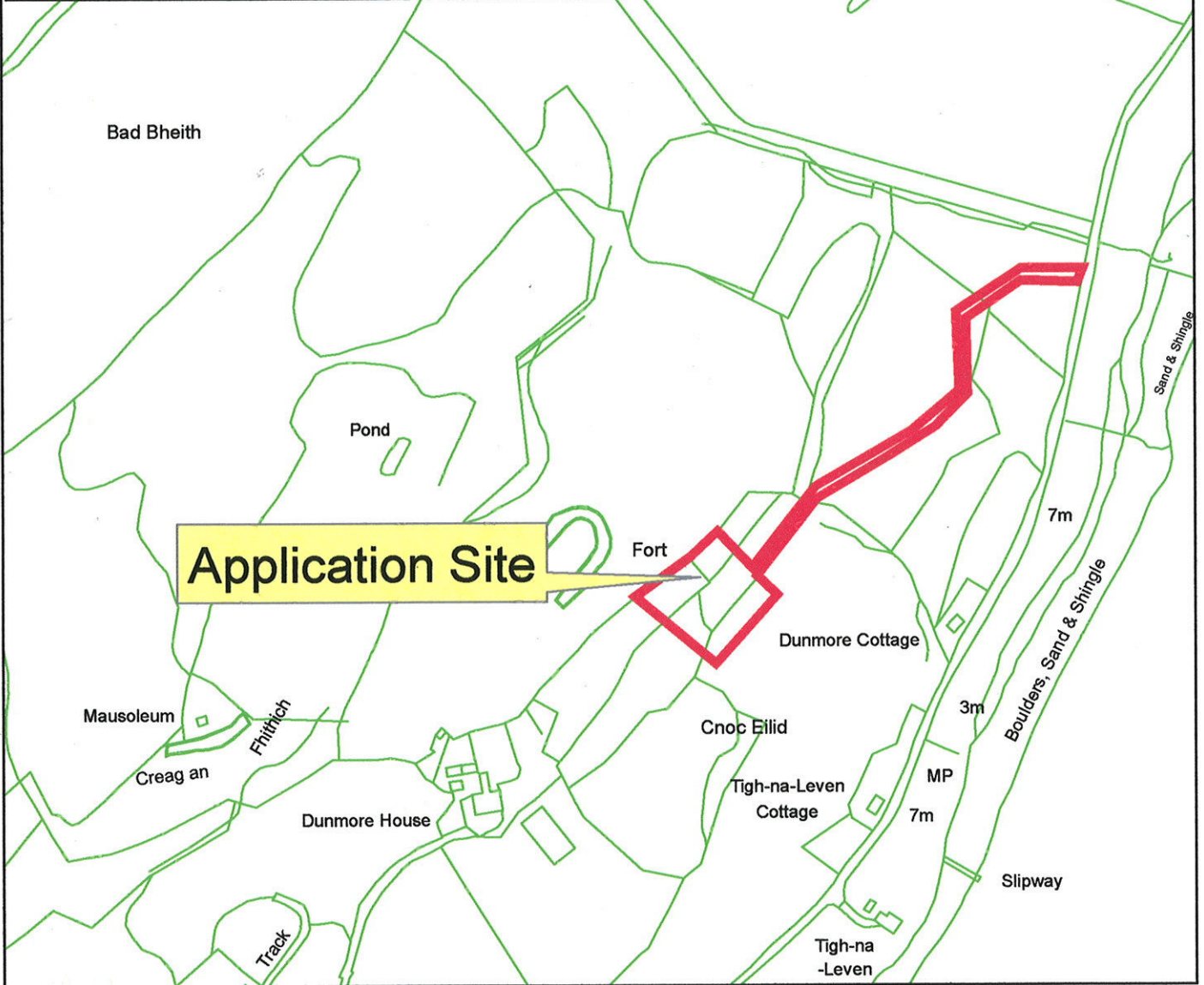
Given all these considerations I am satisfied that this innovatively designed contemporary styled dwelling can be accommodated in this particular context. In reaching this view I have had regard to the overall carrying capacity of the landscape and the cumulative impact of earlier decisions (referred to by the objector which have allowed limited roadside development at Kilnaish (two dwellings), and nearby at Dunmore (one dwelling) subject to a legal agreement to maintain loch-side trees. This proposal unlike those will be in a modestly elevated location set back from the road where individual properties are currently widely spaced. With that in mind, I am recommending that permission is only granted on the understanding that the previous consent in the field adjacent is relinquished. The applicants are agreeable to this being achieved by way of legal agreement.

SECTION 75 HEADS OF AGREEMENT:

The proposal is consistent with policy, subject to planning permission being dependant upon the prior signing of a Section 75 Agreement which ensures that this is an alternative dwelling to the one previously approved on the applicant's land (referenced 07/00496/DET). The Agreement would be so written to (a) ensure that should the earlier permission be commenced (it has not been implemented to date and the applicant has confirmed that she has no intention of so doing) the implementation of this proposal would be precluded, and (b) upon implementation of this proposal and in accordance with the above requirement, the prior permission would be rendered incapable of implementation. Such an agreement would be binding upon any successive owners of the land.

GROUND FOR REFUSAL IF AGREEMENT NOT COMPLETED WITHIN FOUR MONTHS:

The proposal in conjunction with the potential of a further notable dwelling house (as yet unimplemented but benefiting from an unexpired consent ref. 07/00496/DET) in the neighbouring open upper field in the applicant's control, would give rise to an adverse effect upon the environment arising from the cumulative impact of two significant dwellings in close relationship with one another, contrary to the established development pattern of the locality which is one of widely spaced dwellings with significant separation, and which would conflict with the requirements of policies RUR 1 and RUR 2 of the adopted 'Mid Argyll Local Plan' 1985 & 1st Alteration 1989, Policy STRAT DC 4(A) of the adopted 'Argyll and Bute Structure Plan' 2002 and Policies HOU 1 and ENV 19 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006.



Application plan relative to application Reference No. 08/00632/DET

Date 18.11.08

Drawn by KMK

Scale: 1:5,000

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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
MID ARGYLL, KINTYRE AND THE ISLANDS

Ward Number - 3 Mid Argyll
Date of Validity - 11^h July 2008
Committee Date - 3rd December 2008

Reference Number: 08/01319/OUT
Applicants Name: Ardrishaig Christian Centre
Application Type: Outline Planning Permission
Application Description: Site for the erection of a dwellinghouse
Location: Shiloh Hall, Darroch Road, Ardrishaig

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of a dwellinghouse (details of siting, design and finishes reserved);
- Formation of a vehicular access and parking area (details reserved).

(ii) Other specified operations

- Connection to mains water and sewerage;
 - Demolition of existing hall.
-

(B) RECOMMENDATION

Recommend that planning permission be granted subject to the conditions and reasons attached.

(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

(i) Development Plan Context:

The application site lies within the settlement boundary for Ardrishaig as defined in both the adopted 'Mid Argyll Local Plan' and the emerging 'Argyll and Bute Local Plan'. The proposal may be considered infill/redevelopment within the settlement in the context of both plans.

In terms of Policy ENV 19 of the Finalised Plan, the location of the proposed plot relative to adjoining buildings and its surroundings in general is acceptable and of sufficient size to accommodate a modest dwelling. Access and on-site parking could be achieved to satisfy the requirements of Policies HOU 1, TRAN 4 and TRAN 6.

(ii) Representations:

Six letters of objection, representing the views of twelve residents have been received.

(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:

Given the number of representations, it is appropriate to consider whether it is necessary to hold a discretionary local hearing in advance of the determination of this application. These representations were lodged in response to an original proposal for two dwellings. Those parties involved have been notified subsequently that the application has been reduced to a single dwelling. No further representations have been received, so it is not clear whether some or all of the original objections are maintained, or whether a single dwelling is of less concern. Given that lack of parking is the sole issue raised, and that this issue stems from the deficiency experienced by the residents of existing property (rather than the proposed dwelling for which parking provision to meet Council standards is to be made available within the site), it would be unnecessarily onerous to convene a discretionary hearing in these circumstances.

(iv) Reasoned Justification for a Departure to the Provisions of the Development Plan.

N/a.

(v) Is the Proposal a Schedule 1 or 2 EIA development:

No.

(vi) Does the Council have an interest in the site:

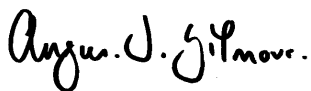
No.

(vii) Need and Reason for Notification to Scottish Ministers.

None.

(viii) Has a sustainability Checklist Been Submitted:

Not relevant for this scale of development.



**Angus J Gilmour
Head of Planning**

Author: Richard Kerr **Date:** 04.11.08

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk

CONDITIONS AND REASONS RELATIVE TO APPLICATION 08/01319/OUT

1. This permission is granted under the provision of Article 4 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on the basis of an outline application for planning permission and that the further approval of Argyll and Bute Council or of the Scottish Executive on appeal shall be required with respect to the undermentioned reserved matters before any development is commenced.
 - a. The siting, design and external appearance of the proposed development.
 - b. The landscaping of the site of the proposed development.
 - c. Details of the access arrangements.
 - d. Details of the proposed water supply and drainage arrangements.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.

2. In the case of the reserved matters specified in (1) above, an application for approval of the reserved matters in terms of Article 6 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 must be made to Argyll and Bute Council no later than the expiration of 3 years beginning with the date of this permission.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.

3. That the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of all reserved matters, whichever is the later.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.

4. Any application for approval of reserved matters shall provide for a dwelling which is:
 - a) of no more than one and a half storeys in height;
 - b) which is predominantly rectangular in shape and gable ended;
 - c) with a roof pitch of between 37 and 42 degrees;
 - d) with windows which have a vertical emphasis;
 - e) with external elevations finished in stone or wet dash render or a combination of the two;
 - f) with a finished floor level established relative to a datum outside the application site;
 - g) traditional 'peaked' porches and gable end chimneys shall be encouraged in the design.

Reason: In order to secure a design compatible the surroundings in the interests of visual amenity.

5. Access to the site shall be taken from Darroch Road with the access point formed in accordance with the layout shown in the Council's roads drawing G187c with the bellmouth area being surfaced in dense bitumen macadam for a minimum distance of 5 metres from the carriageway edge, and a minimum of two off-street car parking spaces being provided within the application site. Prior to development commencing, visibility splays of 2.0 metres by 20.0 metres shall be formed at the junction of the site access and the public road. These visibility splays shall be cleared of all obstruction in excess of 1 metre in height and shall be maintained clear of such obstruction thereafter.

Reason: In the interests of road safety.

6. No building, wall or fence shall be constructed within a distance of one metre from the Darroch Road carriageway edge, in order to provide for a highway verge along the full length of the Darroch Road frontage of the site.

Reason: In the interests of highway safety.

7. Prior to development commencing, details of the proposed means of enclosure of the site shall be submitted to and be approved in writing by the Council as Planning Authority. No walls, fences or other means of enclosure shall be erected within the site other than those permitted pursuant to this condition.

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

Note to applicant

A Road Opening Permit under the provisions of the Roads (Scotland) Act 1984 will be required in advance of the formation of the access point to the site from the public road.

Contact : 01546 604655.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01319/OUT

MATERIAL CONSIDERATIONS AND ADVICE

(i) POLICY OVERVIEW AND MATERIAL ADVICE

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 - Sets out a presumption in favour of 'infill' development within defined settlement boundaries subject to consistency with other policies in the Development Plan.

'Mid Argyll Local Plan' 1985 & (1st and 2nd reviews) 1989 and 1993

POL HO 10 – Supports infill development in settlements (including Ardrishaig) subject to careful assessment of servicing and environmental implications.

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

LP ENV 1 – Sets out the criteria against which the Council will assess planning applications.

LP ENV 19 – Sets out the Council's policy with regard to development setting, layout and design requirements.

LP HOU 1 – Sets out a presumption in favour of 'infill' and 'redevelopment' within settlements unless there is an unacceptable environmental, servicing or access impact.

LP TRAN 4 – Sets out the Council's policy with regard to new and existing public roads and private access regimes.

LP TRAN 6 – Sets out the Council's policy with regard to parking provision.

Note (i): The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.

Note (ii): The Full Policies are available to view on the Council's Web Site at www.argyll-bute.gov.uk

(ii) SITE HISTORY

- (i) 01/93/596 – planning permission granted in 1993 for the erection of an extension to the hall to form a dining room and bedroom accommodation.
- (ii) 01/89/0315 – temporary planning permission granted in 1989 for siting of a residential caravan in July and August each year at the subject site. This consent expired in Sept. 1994.
- (iii) 548/86 – planning permission granted in 1986 for change of use of the subjects to residential Christian centre.
- (iv) 515/79 – planning permission granted in 1979 for temporary 5 years for the use of the hall as a classroom.

(iii) CONSULTATIONS

Scottish Water (04.08.08) – no objection, advisory note

Roads (09.10.08) – concerns raised re original proposal for two dwellings. No objection to one dwelling subject to conditions.

(iv) PUBLICITY AND REPRESENTATIONS

The proposal has been advertised in the local press under Article 9 (vacant land). The period for representations expired on 22nd August 2008. Following submission of the original application for two dwellings, a number of objections were received as detailed below. The parties concerned have since been notified that the application has subsequently been amended to a single dwelling. No further correspondence has been received.

Objections were received from the occupiers of Nos. 1, 2, 4, 5, 6, 7 and 8 Lochfyne Terrace, Darroch Road, and from 'Pier View', 'Eilean Mor' and 'Lochview' Darroch Road . The grounds of objection may be summarised as follows:

- Darroch Road is a single track public road without a pavement lacking in on-street parking space;
- Darroch Road has no turning head;
- When the swing bridge is closed traffic is diverted via Kilduskland Road leading to danger at the Darroch Road junction;
- Additional dwellings will exacerbate parking and access difficulties;
- Lack of parking opportunities in the area is only relieved by some residents parking in the grounds of the seldom used Christian Centre.
- There is a need for a dedicated parking area for residents and the site would be best used for this purpose.

Comments – see Section D below.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/00328/OUT

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The application proposes the demolition of a single storey building last used as a Christian centre and the redevelopment of the site to accommodate a single dwelling. In relation to the 'Mid Argyll Local Plan' the application site lies within the settlement of Ardrishaig, where infill development will be supported by Policy HOU 10 provided that there are no adverse environmental or servicing implications. The 'Argyll and Bute Local Plan' (Modified Finalised Draft) 2006 reinforces this position through the effect of Policies ENV 1, HOU 1 and ENV 19, which also support infill development subject to the absence of servicing constraints. Policies TRAN 4 and TRAN 6 require new developments to be served by appropriate standards of access and parking.

B. Location, Nature and Design of Proposed Development

This application relates to a white painted brick built single storey building with tiled roof and a wooden lean-to extension, standing at the junction of Darroch Road/Oakfield Road/Kilduskland Road, and known as the Shiloh Hall.

The site is triangular with the building at the level of Darroch Road and the land sloping down to Oakfield Road. The proposal is to demolish the building and to replace it with a single dwellinghouse, with access from Darroch Road. The redevelopment of the site for residential purposes would be consistent with adopted and emergent development plan policy given the location of the site within the defined settlement boundary for Ardrishaig.

There are houses in an elevated position (Loch Fyne Terrace) on the opposite side of Darroch Road, which is an adopted single track road. These houses have pedestrian access only and no parking facilities. Some resident parking appears to take place within the application site (the building has been unused for some time) and also in the localised widening of the road opposite the site. Despite current practice, there is obviously no right for anyone to park on the applicant's land.

C. Infrastructure

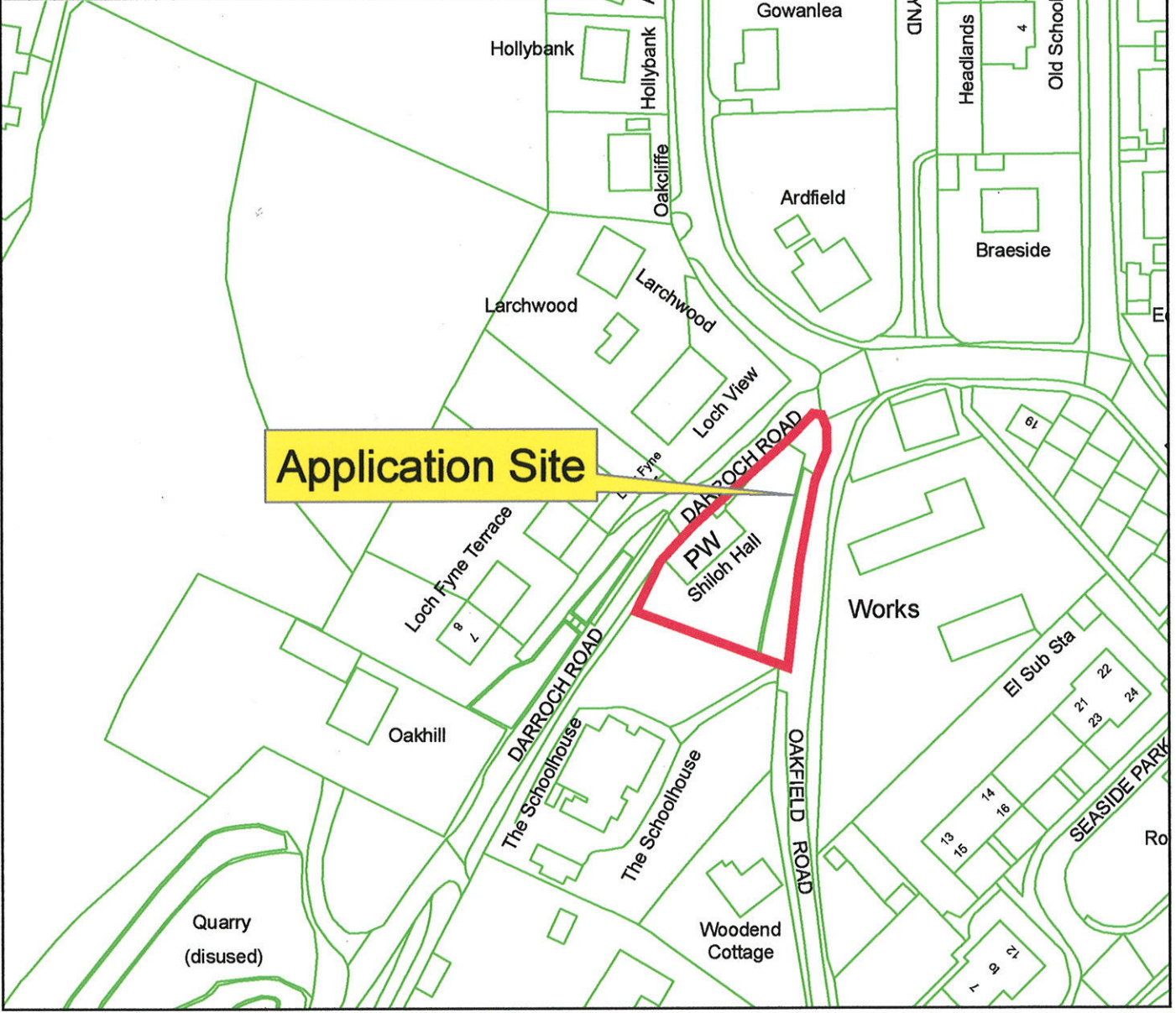
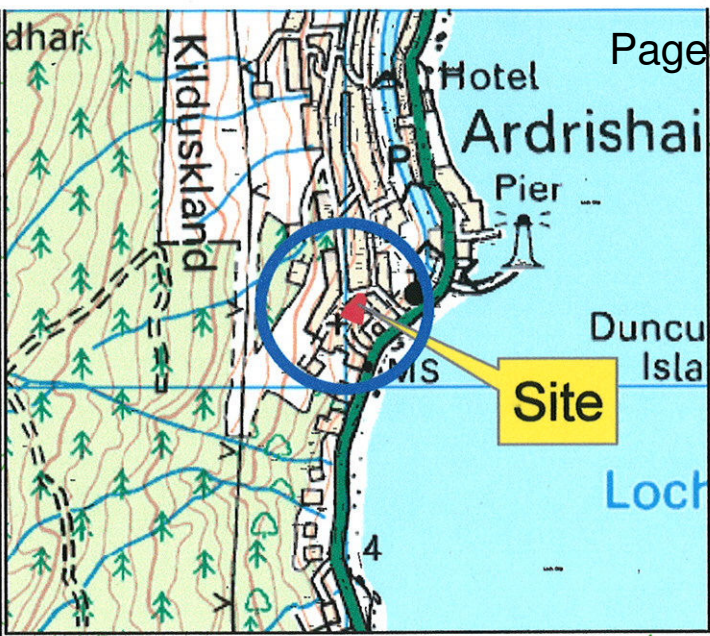
The development is capable of being connected to the mains sewer and water supply. Scottish Water do not object to the proposal.

D. Road Network, Parking and Associated Transport Matters.

There is no question that parking is at a premium in the immediate locality, due to the lack of in-curtilage parking space and the lack of on-street parking opportunities due to the narrowness of the road. For that reason, development which would materially add to the demand for access and parking along Darroch Road would be inappropriate. The applicant has been informed that an application for two dwellings would not be considered favourably and has amended it to a single dwelling. Although the Christian Centre has not been used often latterly, it remains a building capable of use for this or some similar purpose. It can therefore be appropriately redeveloped for a single

dwelling with on-site parking being provided, as this would not lead to demand for additional off-site parking beyond that which could reasonably be associated with the occupation of the existing building. There is sufficient space within the site to accommodate two on-site parking spaces to serve the development proposed. Although development of the site will displace any residents who currently park on the land, they do not have any right to do so.

The demand for access and parking associated with one dwelling is likely to be less than that associated with a building in use by a religious or some other organisation. Although local residents have benefitted from the occasional use of the building in recent years, with a consequent reduction in demand for parking associated with the occupation of the building and an opportunity for residents to be able to park on the site, the building remains capable of being re-used for a community type purpose, which could involve significant traffic generation. The opportunity to redevelop the site removes the uncertainty associated with the authorised use of the building, in favour of a more predictable level of traffic associated with a single dwelling. The Roads engineer and myself are satisfied that the scale of the development is now a reasonable *quid pro quo* for the existing legitimate use of the site.



Application plan relative to application Reference No. 08/01319/OUT

Date 18.11.08

Drawn by KMK

Scale: 1:1,250

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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*

**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
08/01871/COU	Mr Chris Docherty Outbuilding To Rear Of West Drimfern Inveraray Argyll And Bute PA32 8XJ Change of use of outbuilding to holiday letting unit	17/10/2008	12/11/2008	WDN
08/01866/NMA	Scottish Water Solutions Waste Water Treatment Works Kilmory Lochgilphead Argyll And Bute Erection of sludge treatment facility - non material amendment - amendment to access platform.	15/10/2008	28/10/2008	PER
08/01861/DET	Mary-Anne Turner 5 Dunans Road Cairnbaan Lochgilphead Argyll And Bute PA31 8UH Erection of decking (retrospective).	15/10/2008	11/11/2008	PER
08/01860/ADV	Campbeltown Motor Company Campbeltown Motor Company Unit 15 Snipefield Industrial Estate Campbeltown Argyll And Bute PA28 6SY Erection of signage.	15/10/2008	14/11/2008	PER
08/01856/DET	Bank Of Scotland C/o HBOS Group Property 9 Longrow South Campbeltown Argyll And Bute PA28 6AH Installation of new wall mounted condenser unit to rear of building.	10/10/2008	14/11/2008	PER
08/01855/DET	Allan Finlay 10 Duntrune Place Lochgilphead Argyll And Bute PA31 8TT Erection of extension	06/10/2008	14/11/2008	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
08/01848/LIB	Bank Of Scotland 9 Longrow South Campbeltown Argyll And Bute PA28 6AH Installation of new wall mounted condenser unit to rear of building	10/10/2008	14/11/2008	PER
08/01847/DET	Messrs J And R Barr Clochkeil Campbeltown Argyll And Bute PA28 6NT Demolition of section of farm shed and erection of new larger farm shed	10/10/2008	11/11/2008	PER
08/01845/DET	H And E Irwin West Drumlemble Farm Drumlemble Campbeltown Argyll And Bute PA28 6PW Erection of slurry store	10/10/2008	14/11/2008	PER
08/01831/VARCO N	Scottish Power Renewables (UK) Ltd Plot E Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No.1 of consent ref 06/01757/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01830/VARCO N	Scottish Power Renewables (UK) Ltd Plot J Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No.1 of consent ref 06/01746/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01829/CLWP	SEPA Dalinalongart Gauging Station Little Eachaig Sandbank Dunoon Repairs to gauging weir			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
08/01827/VARCO N	Scottish Power Renewables (UK) Ltd Plot H Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No.1 of consent ref 06/01758/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01825/VARCO N	Scottish Power Renewables (UK) Ltd Plot B Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No.1 of consent ref 06/01753/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01824/VARCO N	Scottish Power Renewables (UK) Ltd Plot D Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No.1 of consent ref no. 06/01752/MIN to allow development to continue until 31st December 2011	07/10/2008	05/11/2008	PER
08/01822/VARCO N	Scottish Power Renewables (UK) Ltd Plot C Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No. 1 of consent ref 06/01751/MIN to allow development to continue until 31st december 2011.	07/10/2008	05/11/2008	PER
08/01820/VARCO N	Scottish Power Renewables (UK) Ltd Plot F Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No. 1 of consent ref 06/01755/MIN to allow development to continue until 31st December 2011	07/10/2008	05/11/2008	PER
08/01817/VARCO N	Scottish Power Renewables (UK) Ltd Formerly CRE Energy Ltd) Plot I Land At Beinn An Tuirc Torrisdale Argyll And Bute Variation of condition no.1 of consent ref. 06/01750/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	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
08/01814/VARCO N	Scottish Power Renewables(UK) Ltd (formerly CRE Energy Ltd) Plot K Land At Beinn An Tuirc Torrisdale Argyll And Bute Variation of condition no.1 of consent ref. 06/01745/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01813/VARCO N	Scottish Power Renewables(UK) Ltd (formerly CRE Energy Ltd) Plot M Land At Beinn An Tuirc Torrisdale Argyll And Bute Variation of condition no.1 of consent ref. 06/01743/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01812/VARCO N	Scottish Power Renewables (UK) Ltd Plot A Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of condition No. 1 of consent ref. 06/01754/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01810/VARCO N	Scottish Power Renewables (UK) Ltd Plot G Land At Beinn An Tuirc Windfarm Torrisdale Argyll And Bute Variation of Condition No.1 of Consent Ref. 06/01760/MIN to allow development to continue until 31st December 2011	07/10/2008	05/11/2008	PER
08/01809/VARCO N	Scottish Power Renewables(UK) Ltd (formerly CRE Energy Ltd) Plot L Land At Beinn An Tuirc Torrisdale Argyll And Bute Variation of condition No.1 of consent ref. 06/01744/MIN to allow development to continue until 31st December 2011.	07/10/2008	05/11/2008	PER
08/01804/DET	Stonefield Farms Tigh Ban Kilberry Tarbert Argyll And Bute PA29 6YD Alterations and extension to dwelling house.	03/10/2008	12/11/2008	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
08/01796/DET	Lindsay Sheriff Plot 1 Highfield Isle Of Gigha Erection of dwelling house	06/10/2008	11/11/2008	PER
08/01768/REM	Duncan MacGregor Joiners And Builders Ltd Plot 2 South Of Redhouse Whitehouse Argyll And Bute Erection of dwelling house	13/10/2008	14/11/2008	PER
08/01762/DET	Thomas M Ralston Dhurrie Farm Campbeltown Argyll And Bute PA28 6NT Installation of above ground slurry store	30/09/2008	28/10/2008	PER
08/01760/DET	Thomas M Ralston Dhurrie Farm Campbeltown Argyll And Bute PA28 6NT Erection of agricultural shed	30/09/2008	28/10/2008	PER
08/01752/NMA	Cameron Springthorpe Site West Of Ardlarach Chalets Ardferrn Lochgilphead Argyll And Bute PA31 8QR Conversion of barn to form dwelling house - non-material amendment - to include two velux rooflights	26/09/2008	03/11/2008	PER
08/01738/TPO	Paul Convery 4 Paterson Lane Lochgilphead Argyll And Bute PA31 8JB Felling of trees within Lochgilphead Conservation Area	26/09/2008	29/10/2008	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
08/01736/DET	Mr And Mrs D McGillivray 30 Laoigan Place Keills Isle Of Islay Argyll And Bute PA46 7RQ Erection of conservatory	07/10/2008	11/11/2008	PER
08/01734/DET	Miss Andrea Dobson Achnaglach Campbeltown Argyll And Bute PA28 6PH Erection of extension to dwelling house			
08/01732/COU	Campbeltown Lettings Ltd 35 Longrow Campbeltown Argyll And Bute PA28 6ER Change of use of shop to ground floor flat	09/10/2008	14/11/2008	PER
08/01730/LIB	Dunlossit Estate Knocklearach Farm Ballygrant Isle Of Islay Argyll And Bute PA45 7QL Extension to form meat processing plant	26/09/2008	03/11/2008	PER
08/01724/DET	Dunlossit Estate Knocklearach Farm Ballygrant Isle Of Islay Argyll And Bute PA45 7QL Extension to form meat processing plant	26/09/2008	03/11/2008	PER
08/01723/DET	James McLean And Son Kilmaho Farm Kilkenzie Campbeltown Argyll And Bute PA28 6QD Erection of agricultural building	06/10/2008		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
08/01691/REM	Mr And Mrs M Heads Ballard Craighouse Isle Of Jura Argyll PA60 7XS Erection of dwelling house and installation of biodisc treatment plant	19/09/2008	03/11/2008	PER
08/01683/TELNOT	Airwave Solutions Ltd Tallant Cottage Kildalton Isle Of Islay Argyll And Bute PA42 7EF Installation of emergency temporary 6m lattice tower supporting 1 no. 1.2m dia transmission dish	19/09/2008	28/10/2008	PER
08/01678/DET	Mr And Mrs MacDonald Balvaig East Chiskan Chiskan Road Campbeltown Argyll And Bute PA28 6PN Extension to dwelling house	17/09/2008	28/10/2008	PER
08/01676/DET	Scottish Youth Hostel Association Youth Hostel Inveraray Argyll And Bute PA32 8XD Installation of pedestrian access ramp	17/09/2008	27/10/2008	PER
08/01666/DET	Mr Neil MacCallum Tangy Glen Kilkenzie Campbeltown Argyll And Bute PA28 6QD Erection of rear extension	16/09/2008	28/10/2008	PER
08/01665/DET	Dunlossit Trustees Ltd Land South East Of Ballygrant Quarry Ballygrant Isle Of Islay Argyll And Bute Erection of animal shelter	16/09/2008	03/11/2008	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
08/01664/NMA	Argyll Community Housing Association Parliament Place Campbeltown Argyll And Bute Non-material amendment to 08/00243/DET - Variation to external appearance of Block Type 10	16/09/2008	28/10/2008	PER
08/01643/REM	Vicki Evans And Leslie Williams Land South East Of Tigh Na Drochaid Lotts Isle Of Islay Argyll And Bute Erection of dwelling house and installation of septic tank	02/10/2008	11/11/2008	PER
08/01635/DET	Mr And Mrs Murray Clachan Cottage Bowmore Isle Of Islay Argyll And Bute PA43 7JF Extensions to dwelling house (front porch, rear extension, and dormers to front and rear)	15/09/2008	28/10/2008	PER
08/01613/DET	Mr And Mrs J McEachran Cuil Na Seoc Stronvaar Avenue Campbeltown Argyll And Bute PA28 6SW Erection of extension	05/09/2008	03/11/2008	PER
08/01612/DET	E And A Clark Northlea Barmore Road Tarbert Argyll And Bute PA29 6TT Erection of conservatory	09/09/2008	27/10/2008	PER
08/01595/DET	Mr Paton 3 Kilkerran Park Campbeltown Argyll And Bute PA28 6UG Erection of conservatory	19/09/2008	24/10/2008	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
08/01592/DET	Mr R F Campbell Land Adjacent To Ballymeanoch Cottage Kilmartin Argyll And Bute Proposed dwelling, formation of access to classified road and private treatment plant - renewal of previous consent ref. 03/01406/DET	03/09/2008	14/11/2008	PER
08/01588/NMA	Victor Johnston 9 Brae Road Ardrishaig Lochgilphead Argyll And Bute PA30 8EB Erection of extension - non-material amendment - amendment to finishes	02/09/2008	03/11/2008	PER
08/01583/NMA	Clare Ellis Davaar Cottage Campbeltown Argyll And Bute PA28 6RE Extension to dwelling house - non-material amendment - amendment to south elevation	29/08/2008	28/10/2008	PER
08/01574/OUT	Mr And Mrs D Rogers Land North West Of Mill House Achahoish Argyll And Bute Erection of 2 detached one and a half storey dwellings - renewal of previous approval Ref. 05/01940/DET	09/09/2008	30/10/2008	PER
08/01546/OUT	P.J And A.J Raeburn Land North Of Loch Sween Cottage Achnamara Argyll And Bute Site for erection of dwelling house - renewal of previous approval reference no. 05/01351/OUT	22/08/2008	17/10/2008	PER
08/01533/REM	Mr And Mrs B Dixon Land East Of 26 Kilmartin Argyll And Bute Formation of new access to 2 dwelling plots	25/08/2008	17/10/2008	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
08/01530/VARCO N	Professor R Williams Site South Of Rhudle Mill Kilmichael Glassary Argyll And Bute Removal of condition 2 of approval Ref No. 05/02602/DET (in relation to the demolition of the former telephone exchange building).	25/08/2008	21/10/2008	PER
08/01525/REM	Paul Quinn Plot 2 Land North Of Fallside Campbeltown Argyll And Bute PA28 6PH Erection of dwelling house and garage and installation of septic tank (As amended by plans received 20.10.08)	15/08/2008	03/11/2008	PER
08/01516/LIB	Alison Jane Stewart North Park Kilkerran Road Campbeltown Argyll And Bute PA28 6JN Replacement of existing front door steps	11/09/2008	27/10/2008	PER
08/01511/COU	Mrs Corson Masonic Hall Main Street Bowmore Isle Of Islay Argyll And Bute PA43 7JH Change of use of vacant hall (Class 11) to children's nursery (Class 10).	29/08/2008	28/10/2008	PER
08/01469/OUT	Mr And Mrs Duncan Soudan Courthill House Kilkerran Road Campbeltown Argyll And Bute Site for erection of two dwelling houses - renewal of previous planning consent ref. 05/00687/OUT	06/08/2008	03/11/2008	PER
08/01344/DET	Mr And Mrs C And S Todd Land East Of Dun Eistein House Tayvallich Lochgilphead Argyll And Bute PA31 8PW Erection of dwelling house and garage	01/08/2008	24/10/2008	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
08/01102/DET	Mr A J Furneaux Plot 2 South Of Shepherds Cottage Ford Argyll And Bute Erection of dwellinghouse and formation of access	26/08/2008	23/10/2008	REF
08/00999/REM	Mr G Little And Ms C Woodrow Land Adjacent To No 4 Coastguard Cottages Kilchoman Isle Of Islay Argyll And Bute Erection of dwellinghouse and installation of sewage treatment plant, timber shed and erection of domestic turbine	11/06/2008	15/10/2008	WDN
08/00971/DET	Mr And Mrs George Main Land East Of Blackpark Bridgend Isle Of Islay Argyll And Bute PA44 7PL Erection of dwellinghouse and installation of sewage treatment plant	09/06/2008	24/10/2008	PER
08/00816/DET	Mr And Mrs A. Bennett Brudhearg Carradale Campbeltown Argyll Demolition of existing dwellinghouse and erection of new dwellinghouse (As amended by plan received 13.10.08).	08/05/2008	03/11/2008	PER
08/00756/ADV	Mrs M Jackson Cadora Cafe Harbour Street Tarbert Argyll And Bute PA29 6UD Erection of new fascia signage	12/06/2008	12/11/2008	PER
08/00435/LIB	Mr Trevor Murray Erines Lodge Tarbert Argyll PA29 6YL Erection of extension	25/03/2008	05/11/2008	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
08/00179/COU	Mr N James The Garage House Skipness Tarbert Argyll And Bute PA29 6XT Alterations and change of use of garage/stable (ground floor) to 2 flats, alteration to existing 2 flats at first floor and installation of sewage treatment plant.	31/01/2008	24/10/2008	PER
07/00303/DET	Craig Rozga And Denise Aumann Croft Goitean Dubh Craighouse Isle Of Jura Argyll And Bute Erection of dwelling house and installation of septic tank	13/02/2007	02/10/2008	PER
06/01379/DET	Mr And Mrs Marshall Rhuval Tarbert Argyll And Bute PA29 6YF Erection of wildlife management training school (with accommodation)	12/07/2006	24/10/2008	REF

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**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
05/00007/ALT/A	Duffie And Roberta MacNeill Lochside Hotel Shore Street Bowmore Isle Of Islay PA43 7LB Alteration and extension to form bar extension, new kitchen and internal alterations and upgrade toilets - amendment to warrant 05/00007/ALT - granted 03.09.2008 - kitchen exit door repositioned, gents toilet door re-positioned, introduction of door to corridor between kitchen and bar	22/10/2008	31/10/2008	31/10/2008	WARAPP
05/00117/ALT	Mr And Mrs Reynier Wester Ellister Port Charlotte Isle Of Islay PA48 7UE Upgrade existing house	31/01/2005	10/02/2005	31/10/2008	WARAPP
05/01458/ERECDW/A	Maria Preston Plot 1 Port Charlotte Lotts Port Charlotte Isle Of Islay Erection of a 1+1/2 storey timber framed 8 apartment dwelling house - amendment to warrant 05/01458/ERECDW granted 27.01.2006 - various changes	22/10/2008	31/10/2008	31/10/2008	WARAPP
05/01604/ERECDW/A	Mr And Mrs David Walker Land North West Of Baluachraig Kilmartin Lochgilphead Argyll Erection of a 6 apartment 1 and a half storey traditional block and block dwelling house and septic tank drainage system, and detached garage - amendment to warrant 05/01604/ERECDW granted 2.12.05 - amendment to warrant consisting of door from hall to ensuite, french door to hall, W/C now wetroom, open fires now multi fuel stoves, study now store with single velux, upper hall single velux, changed position of access, drainage layout, boiler, oil tank, garage and minor layout changes	08/10/2008	15/10/2008	15/10/2008	WARAPP
06/00056/EXTEND/A	Mr And Mrs J Maither Furnace Inn Furnace Inveraray Argyll PA32 8XN Single storey rear extension to form kitchen area - Amendment to Warrant 06/00056/EXTEND granted 30th January 2006 - Change to kitchen external door.	06/11/2008	11/11/2008	11/11/2008	WARAPP
06/00202/ALTEXT/B	Iain Blackburn Rockbank Glenburn Road Ardrishaig Argyll And Bute PA30 8EU Alterations and extension to dwelling house to form kitchen dining room on ground floor and en-suite bedroom on 1st floor - Amendment to Warrant ref 06/00202/ALTEXT granted 12.04.2006 - Formation of disabled access ramp and raised patio	30/10/2008	14/11/2008	14/11/2008	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused
EXEMPT=Exempt Building Warrant LOCWIT= Letter of Comfort withdrawn SUPERS=Superseded by new Building**

06/00986/ERECDW/A	Mr And Mrs John Middlemass	10/10/2008	22/10/2008	24/10/2008	WARAPP
	Land South Of Putechan Hotel Access Onto A83 Bellochantuy Argyll And Bute Erection of a 1+1/2 storey timber framed dwelling house and associated septic tank and soakaway - amendment to building warrant 06/00986/ERECDW granted 20.11.06 - amendment to include gas boiler and cylinders				
06/01127/ERECDW/A	Mr And Mrs A Milne	14/10/2008	17/10/2008	24/10/2008	WARAPP
	Land North East Of Arichonan Tayvallich Argyll And Bute Erection of a two storey 9 apartment traditional built dwelling house and installation of 6000 litre septic tank and soakway - amendment to warrant reference 06/01127/ERECDW granted 01.03.2007 - access to ramp added, attic playroom window changed, loft store added, heat pump, cylinder and manifolds amended in location, fireplace openings boarded up.				
06/01482/ERECDW/DM	And K MacLeod Ltd	07/11/2008	10/11/2008	10/11/2008	WARAPP
	Plot 17, 18, 19 And 20 Barmor View Kilmartin Argyll And Bute Erection of 4, 1+1/2 storey four apartment, timber framed dwelling houses - Amendment to Warrant 06/01482/ERECDW granted 20th Decemeber 2006 - Change to ramp position and drainage to Plot 17				
06/01545/ALTEXT	Mr And Mrs R Pirrie	20/11/2006	23/11/2006	07/11/2008	WARAPP
	Glenburn House Glenburn Road Ardrishaig Argyll And Bute PA30 8EU Internal alterations and extensions forming utility room and sunroom.				
06/01655/ERECFL/B	Fyne Homes Ltd	04/11/2008	07/11/2008	07/11/2008	WARAPP
	7-11 Argyll Street Campbeltown Argyll And Bute PA28 6AY Erection of a timber framed 3 storey development of 12 flats - amendment to warrant 06/01655/ERECFL granted 04.05.2007 - Install showers in flats in place of baths				
07/00366/EXTEND/A	Mr And Mrs MacAllister	03/11/2008	11/11/2008	14/11/2008	WARAPP
	Mistral Mealldarroch Tarbert Argyll And Bute PA29 6YW Erection of extension to form en-suite bedroom on first floor, family/dining room on ground floor and reposition of conservatory - amendment to warrant 07/00366/EXTEND granted 25.07.2007 - Extend deck, add stove, re-plan bathroom, remove conservatory and replace steel beams with timber.				
07/01048/ALTEXT/A	Isle Of Gigha Heritage Trust	12/06/2008	01/07/2008	22/10/2008	WARAPP
	Brae House Ardminish Isle Of Gigha Argyll And Bute PA41 7AD Extension and refurbishment - amendment to warrant reference 07/01048/ALTEXT granted 27 September 2007 - new slapping to living room wall and relocation of bedroom				
07/01085/ERECT/A	Mr Peter Sinclair	11/09/2008	15/10/2008	15/10/2008	WARAPP
	The Old Post Office Glenbarr Argyll And Bute PA29 6UT Construction of tearoom ancillary to garden centre - amendment to warrant 07/01085/ERECT granted 26.11.07 - Internal layout changed, treatment plant re- located and roof design altered				

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07/01263/ERECT	British Waterways Crinan Basin Crinan By Lochgilphead Argyll Erection of single storey staff facility and new septic tank	01/10/2007	29/10/2007	22/10/2008	WARAPP
07/01424/ALTER/A	NHS Highland The Surgery Carradale Campbeltown Argyll And Bute PA28 6QG Amendment to warrant 07/01424/ALTER consisting of changed layout to reception area	04/11/2008	13/11/2008	13/11/2008	WARAPP
08/00014/EXTEND	E H Self Acha Tayvallich Lochgilphead Argyll And Bute PA31 8PN Erection of rear sun lounge, side extension and porch.	28/12/2007	25/01/2008	20/10/2008	WARAPP
08/00173/ERECT/A	I And M MacTaggart Kintra Farm Port Ellen Isle Of Islay Argyll And Bute PA42 7AT Erection of agricultural shed	08/10/2008	31/10/2008	31/10/2008	WARAPP
08/00190/ERECDW/A	Mr David Dunbar Plot West Of Leanamhor Kilkerran Road Campbeltown Argyll PA28 6RB Erection of new house and gas tank - amendment to warrant 08/00190/ERECDW granted 28.04.2008 - boiler position changed	29/10/2008	05/11/2008	05/11/2008	WARAPP
08/00194/ERECDW/	Mr And Mrs P. Smyth Land North East Of Kintraw Farm Barbreck Argyll Erection of a 6 apartment 2 and a half storey timber frame dwelling with associated septic tank and soakaway. Stage 1, Foundations, Underbuilding, beam/block floor and retaining wall.	18/02/2008	05/03/2008	13/11/2008	WARAPP
08/00278/INSTAL/A	Claire Ellis Davaar House Campbeltown Argyll And Bute PA28 6RE Installation of septic tank and soakaway - amendment to warrant 08/00278/INSTAL granted 28.04.08 - repositioning of soakaway system, sampling chamber and addition of further manholes	19/09/2008	15/10/2008	15/10/2008	WARAPP
08/00320/ERECT	The 13th Duke Of Argyll Inveraray Castle Inveraray Argyll And Bute PA32 8XF Erection of boilerhouse and woodchip fuel storage chambers	26/03/2008	28/03/2008	16/10/2008	WARAPP

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08/00416/CONV01	Mr David Turner Lagavullin Hall Lagavulin Isle Of Islay Argyll And Bute PA42 7DX Conversion of store to dwelling	21/04/2008	07/05/2008	04/11/2008	WARAPP
08/00437/CONV10/A	Campbeltown Lettings 16 - 20 Main Street Campbeltown Argyll PA28 6AF Alterations and sub-division of shop to two shops and alterations to access stair to flats amendment to warrant 08/00437/CONV10 granted 27.06.08 - Alteration to layout in Unit 1, formation of cleaners store and alterations to toilets in Unit 2	19/09/2008	16/10/2008	16/10/2008	WARAPP
08/00671/ERECDW	Mr And Mrs Timmins London Cottage Garval Road Tarbert Argyll And Bute PA29 6TR Erection of dwelling house	26/06/2008	11/07/2008	07/11/2008	WARAPP
08/00693/ALTER	NHS Highland Argyll And Bute Hospital Blarbuie Road Lochgilphead Argyll And Bute PA31 8LD Alterations to hospital	07/07/2008	28/07/2008	24/10/2008	WARAPP
08/00694/ALTER	Mr And Mrs King House No 3 Front Street Inveraray Argyll And Bute PA32 8UY Alterations to flat	07/07/2008	25/07/2008	17/10/2008	WARAPP
08/00708/ALTEXT	Mr Duncan Cunningham A H Aon Barmore Road Tarbert Argyll And Bute PA29 6TT Alteration and extension to house	09/07/2008	06/08/2008	16/10/2008	WARAPP
08/00731/ERECT	Keith And Elizabeth Johnson Narrowfield Kennels Tomaig Road Campbeltown Argyll And Bute PA28 6PE Erection of isolation kennel	24/07/2008	11/08/2008	03/11/2008	WARAPP
08/00753/MULTIP	Peter Ellerton And Lesley Kingsley Westport Cottage Kilkenzie Campbeltown Argyll And Bute PA28 6QD Alterations and extension and sub-division of cottage to form 2 no. Cottages	30/07/2008	13/08/2008	29/10/2008	WARAPP

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08/00808/DEM	Director Of Community Services Meadows Day Nursery Ralston Road Campbeltown Argyll And Bute PA28 6LE Demolition of Nursery	20/08/2008	03/09/2008	31/10/2008	WARAPP
08/00821/CONV	Stuart Scott Penlee Barmore Road Tarbert Argyll And Bute PA29 6TW Alterations and conversion to form office	25/08/2008	01/10/2008	31/10/2008	WARAPP
08/00850/EXTEND	Mr Paton 3 Kilkerran Park Campbeltown Argyll And Bute PA28 6UG Conservatory extension to house	05/09/2008	18/09/2008	22/10/2008	WARAPP
08/00882/ALTER	Director Of Community Services Dalintober School Dalaruan Street Campbeltown Argyll And Bute PA28 6HG Alteration to form access to pre-fives classroom	12/09/2008	22/10/2008	28/10/2008	WARAPP
08/00909/CONV	Nickle And Dime Abdul Sittar Ahmed Garage To The Rear Of Nickel And Dime Store Kinloch Road Campbeltown Argyll And Bute PA28 6HZ Conversion of car workshop to be part of a shop and alterations to existng shop	23/09/2008	22/10/2008	04/11/2008	WARAPP
08/00920/EXTEND	Mr And Mrs Korbel 22 Meadows Road Lochgilphead Argyll And Bute PA31 8AF Conservatory extension to house	01/10/2008	10/10/2008	17/11/2008	WARAPP
08/00935/EXTEND	Mr And Mrs Watson Holmlea Kilkenzie Campbeltown Argyll And Bute PA28 6QD Demolition of extension and erection of one and a half storey extension	03/10/2008	22/10/2008	12/11/2008	WARAPP
08/00944/ALTER	Mr Johnstone 10 Charlotte Street Port Ellen Isle Of Islay Argyll And Bute PA42 7DF Form WC/ Shower room and new roof to sitting room	07/10/2008	10/10/2008	20/10/2008	WARAPP

WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused
EXEMPT=Exempt Building Warrant LOCWIT= Letter of Comfort withdrawn SUPERS=Superceded by new Building

08/00946/ALTER	Director Of Community Services Islay High School Flora Street Bowmore Isle Of Islay Argyll And Bute PA43 7LS Form kitchen from existing class room	06/10/2008	10/10/2008	07/11/2008	WARAPP
08/00975/INSTAL	Director Of Community Services Lochgilphead Joint Campus Lochgilphead Argyll And Bute PA31 8AA Installation of switched spur outlet to supply a hoist	16/10/2008	16/10/2008	16/10/2008	WARAPP
08/00976/INSTAL	Argyll Community Housing Association Flat 3 Factory Land Ferry Land Inveraray Argyll And Bute PA32 8UX Alter electrical installation in flat	08/10/2008	17/10/2008	07/11/2008	WARAPP
08/00986/ERECT	Mr And Mrs N Campbell Tigh Na Choille Achnamara Lochgilphead Argyll And Bute PA31 8PT Erection of a detached garage.	16/10/2008	20/10/2008	22/10/2008	WARAPP
08/01013/ALTER	Mrs I Brown 4 Kintyre Gardens Campbeltown Argyll And Bute PA28 6DH Alteration to form kitchen and patio doors	28/10/2008	05/11/2008	11/11/2008	WARAPP
08/01040/ALTER	Director Of Community Services Dalintober School Dalaruan Street Campbeltown Argyll And Bute PA28 6HG Alterations to school access and formation of accessible WC	04/11/2008	13/11/2008	13/11/2008	WARAPP
08/01054/ALTER	Furnace Community Council Village Hall Furnace Inveraray Argyll And Bute PA32 8XN Alteration to village hall to form door opening.	07/11/2008	12/11/2008	12/11/2008	WARAPP

WARAPP=Building Warrant Approved WARREF=Building Warrant Refused
WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused
EXEMPT=Exempt Building Warrant LOCWIT= Letter of Comfort withdrawn SUPERS=Superseded by new Building

ARGYLL AND BUTE COUNCIL**Mid Argyll, Kintyre & Islay Area
Committee****DEVELOPMENT SERVICES****3 December 2008**

CAMPBELTOWN CONSERVATION AREA

1. SUMMARY

- 1.1 The current Campbeltown Conservation Area was designated in 1982. Councils have a duty to re-evaluate boundaries from time to time and a statutory responsibility to prepare Conservation Area Appraisals that may trigger the need to change boundaries.
- 1.2 The current CARS scheme and the proposed THI bid has required the need to comprehensively re-assess the Conservation Area boundary as part of a Character Appraisal and management plan for the Campbeltown Conservation Area. To allow the THI to be extended to Longrow it will be necessary to have it included within a Conservation Area.
- 1.3 The Character Appraisal has been carried out by consultants Gray Marshall and Associates and the revised boundary decided following consultations between them, members of the Campbeltown Town Centre Regeneration Steering Group and Council officers. Further public involvement is envisaged for a six week period prior to the formal approval of the extension of the Conservation Area.

2. RECOMMENDATIONS

- 2.1 That the designated Conservation Area boundary be amended as indicated on the attached plan and put out for formal public consultation to gauge the views of the local community prior to it coming back to the Area Committee for final approval.

3. BACKGROUND

- 3.1 The present Conservation Area was designated 26 years ago and focuses on the town centre and Kilkerran Road but currently excludes the majority of Longrow. The historic and architectural importance of this street has long been acknowledged however, and is noted in the Kintyre Local Plan as a Townscape Policy Area and in the emerging

Argyll and Bute Local Plan as a Special Built Environment Area worthy of additional protection.

- 3.2 As part of the current bid to receive a stage 2 pass for the proposed THI for Campbeltown, Gray Marshall Associates have undertaken a comprehensive review of the Conservation Area and have recommended as part of this review that Longrow be included within the Conservation Area in recognition of its historic importance to the town and its setting. This extension also ties in to the proposed boundary for the THI which will allow owners of properties located within this area to apply for grants from the THI fund. Please see attached Map 1 to this report that shows the proposed extension to the boundary of the Conservation Area.
- 3.3 Historic maps clearly show the early existence of Longrow which includes some interesting late 18th Century, early 19th Century and later buildings. The shore line once ran close to the rear curtilages of the properties on the north east side.
- 3.4 In addition, to Longrow, Gray Marshall Associates further recommends that Longrow Church and Springbank Distillery also be included within the Conservation Area in recognition of their respective historic, social and architectural significance to the town. The proposed boundary extension would also take in Dell Road and a number of historic villas, Gallow Hill Farm and significant woodland on Kilkerran Road. There are also minor boundary changes on Kinloch Road, the new Quay, Stewart Road and Stronvaar Avenue and some small deletions as well as additions.

4. CONCLUSION

- 4.1 This report considers that, following a comprehensive review of the Campbeltown Conservation Area by specialist conservation consultants Gray Marshall Associates, its boundary be extended to include a number of areas of historic, social and architectural significance to the town. If agreed to by Members the extension of the Conservation Area boundary will allow this area to receive greater protection from inappropriate new development and enable property owners to be eligible for grants from the proposed THI. Prior to final approval of the Conservation Area being extended, a further period of public consultation will be held to gauge additional public opinion on the proposed alterations to the Conservation Area boundary.

5. IMPLICATIONS

Policy: The extension of the Conservation Area will result in these areas being afforded additional protection in terms of approved Local Plan policy LP ENV 15 that prohibits the unauthorised demolition of any structure which contributes to, or enhances the character or appearance of the Conservation Area or its setting.

Financial: There are no specific financial implications arising from this report except the costs of advertising the proposed extension of the Conservation Area that will be met by existing budgets.

Personnel: None.

Community: The community will be involved during the public consultation phase and will benefit from additional access to grant aid from the proposed THI.

For further information contact: Fergus Murray

Telephone: 01546 604293

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Campbeltown Conservation Area

Conservation Areas are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". They are designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

It is the statutory duty of Argyll and Bute Council to review its Conservation Areas from time to time and consult the public on any proposals to adjust the boundaries.

Conservation area designation is a means of recognising the importance of the quality of the area as a whole, as well as protecting individual buildings which are considered to make a positive contribution to the character and appearance of the area. Conservation areas are not designated to stop future development.

The Council also has a responsibility to carry out a character appraisal of each conservation area and the findings of Campbeltown's appraisal have resulted in these suggested boundary amendments.

The present Conservation Area was designated 26 years ago and focuses on the town centre and Kilkerran Road. Much of Longrow was excluded. The historic and architectural importance of this street has long been acknowledged, however, and is noted in the Kintyre Local Plan as a Townscape Policy Area and in the emerging Local Plan as a Special Built Environment Area.

Historic maps clearly show the early existence of Longrow which is comprised of interesting 18th century and 19th century buildings.

The shore line once ran close to the rear boundaries of the properties on the north east side and some very old out buildings survive.

This area is already included within the THI boundary, a further acknowledgement of its importance, but Conservation Area designation is an essential requirement if owners and tenants wish to avail themselves of CARS and THI grants.

It is proposed to include Longrow, north westwards almost as far as its junction with Lochend Street.

As well as Longrow, the boundary changes also suggest the inclusion of Longrow Church and Springbank Distillery, both listed structures of social, historic and architectural significance to Campbeltown.

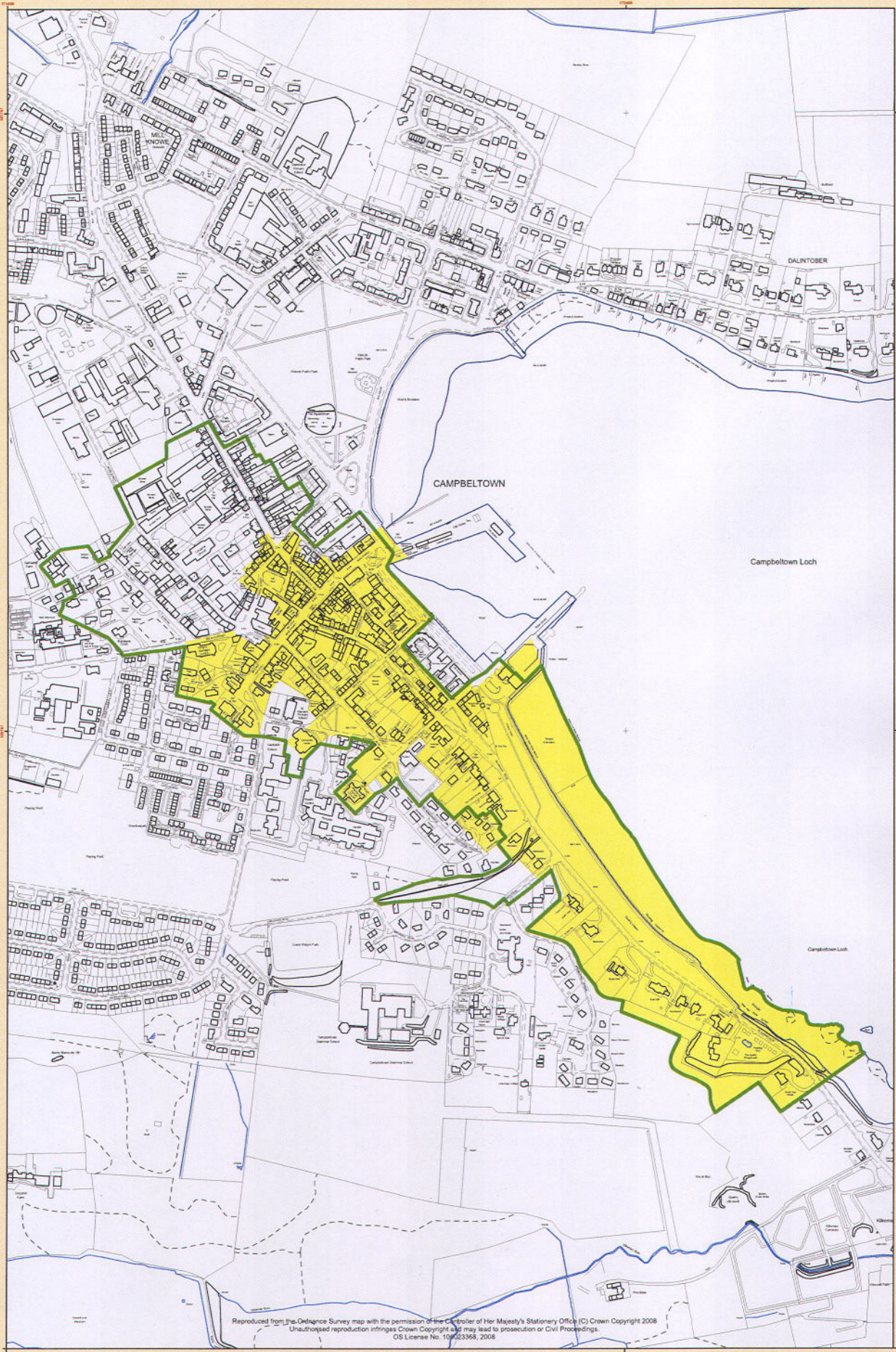
The boundary would also take in Dell Road and good villas nearby, Gallow Hill Farm, and the woodlands that line the footpath linking Kilkerran Road and Limecraigs Road. There are also minor boundary changes on Kinloch Road, the New Quay, Stewart Road and Stronvaar Avenue.

Your views on these proposed changes would be most welcome. Please submit them in writing before January 15th, 2009 to:

Michael Thorndyke
Conservation and Design Officer
Argyll and Bute Council
Kilmory
Lochgilphead
PA31 8RT



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Argyll & Bute COUNCIL

Legend:


- Campbeltown Conservation Area
- Proposed Campbeltown Conservation Area

Campbeltown Conservation Area

Map Name: **Boundary Review**

Scale: **1:3,000**

Date: **Nov 2008**



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ARGYLL AND BUTE COUNCIL**Mid Argyll, Kintyre and the Islands
Area Committee****December 2008**

MACHRIHANISH – DEFENCE ESTATES DISPOSAL

1. SUMMARY

- 1.1** This report informs and updates members on the progress being made towards the disposal of the Macrihanish Air Base by Defence Estates.

2. RECOMMENDATIONS

- 2.1** It is recommended that the Committee note the contents of the report and agree to a bi-monthly update on progress.
- 2.2** It is recommended that the Committee identify a £10,000 contribution to a joint proposal costing c £50,000 (£20,000 - HIE, £20,000 - Defence Estates, £10,000 - ABC) with HIE and the MOD to prepare a scoping study and Masterplan.

3. BACKGROUND

- 3.1** Defence Estates have announced that the facility at Macrihanish is surplus to requirements and will be disposed of. This announcement puts an end to uncertainty about its future and provides a positive opportunity for investment and economic development in South Kintyre.
- 3.2** A public meeting was held at Macrihanish Air Base on 27th October and was attended by Councillors Semple, Colville and Kelly.
- 3.3** Defence Estates answered a number of questions and made a commitment to ensure that the community and partners were involved in taking forward the disposal process
- 3.4** An officer working group has been established including representatives from Defence Estates, the Scottish Government, Highlands and Islands Enterprise and Argyll and Bute Council to take forward the technical details of the work. J. Fowler attended the initial meeting, and this will now be taken forward by the Director of Development Services.

3.5 The following issues were discussed:

- A disposal brief is being prepared by Drivers Jonas, funded jointly by the Council, Highlands and Islands Enterprise and Defence Estates
- The proposed timetable for disposal is very tight, with a target of March for the disposal brief to be complete and June for the planning brief/indicative masterplan/supplementary planning guidance (subject to confirmation by Planning Services)
- MOD (Alan Muir) will attend the Kintyre Working Group again on a regular basis to keep all partners informed.
- MOD will progress issues relating to individual leases on the site.
- The working group will meet again in January, but actions will be progressed between parties in the meantime.

4. CONCLUSION

4.1 The disposal of Macrihanish Air Base will bring opportunities for economic development in South Kintyre. The Council has an important role participating in the management of the process. In order to ensure that this is carried out to take maximum advantage of the planning opportunities, a masterplan must be prepared, This will require a Council contribution of £10,000 from the Area Committee budget.

5. IMPLICATIONS

Policy: The disposal of the Air Base will enable the acceleration of the Argyll and Bute Local Plan 'Area for Action'.

Financial: The contribution of £10,000 to the Drivers Jonas study has been requested from the Council by HIE and MOD.

Personnel: There may be additional work pressure on Planning Services in preparing a masterplan for the area.

Equal Opportunity: None

For further information contact: George Harper

Telephone 01546 604224

**ARGYLL AND BUTE COUNCIL
DEVELOPMENT SERVICES**

Mid-Argyll, Kintyre and the Islands
Area Committee – 3rd December
2008

**REPORT ON KILLEAN AND KILCHENZIE CHURCHES PRESERVATION
INITIATIVE ASSOCIATION**

1. BACKGROUND

- 1.1 A local community group – the Killean and Kilchenzie Churches Preservation Initiative Association has been formed with the specific intention of securing the conservation of the remains of the two chapels in west Kintyre which are Scheduled Ancient Monuments.

2. RECOMMENDATION

- 2.1 Members note the content of this report and agree to allow the community group and their professional advisers access to both monuments for the purpose of preparing Conservation Plans.

3. DETAIL

- 3.1 The community group has been in discussion with Council Officers, the Local Member and officials from Historic Scotland with a view to securing the long-term conservation of the two chapels at Killean and Kilchenzie.
- 3.2 In order to obtain funding from Historic Scotland and the Heritage Lottery Fund to carry out the conservation works proper, the first stage of the process involves the preparation of conservation plans for each of the monuments. The conservation plans will provide a platform for undertaking the detailed conservation works and are a prerequisite of any application for the funding required.
- 3.3 The community group have been successful in securing funding from Historic Scotland (£4000), Leader (£4,500), Windfarm Trust (£500) and a private donation of £500. This funding package will be used to employ a qualified Conservation Architect who will draw up the conservation plan and begin the process of making applications to the Heritage Lottery Fund and Historic Scotland for the conservation work to the remains of the chapels.

4. CONCLUSION

4.1 The efforts of the community group represent a good opportunity to secure and enhance these heritage assets and will build on the work undertaken at Saddell Abbey.

5. IMPLICATIONS

Policy: Corporate Plan Strategic Objectives –
Environmental, Forward Looking,
Economy, Organisational Development
Single Outcome Agreement -
National Outcome 12 – we value and enjoy
our built and natural environment and
protect it and enhance it for future
generations – OE1, OE 2, VC6, FL2

Financial: None

Personnel: Officer time

Community: This is a community driven project.

For further information contact: Paul Convery

Telephone 01546 604278

ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND THE ISLANDS
AREA COMMITTEE****OPERATIONAL SERVICES****WEDNESDAY 3 DECEMBER 2008**

ISLAY FALLS PREVENTION

1. SUMMARY

This report details Roads & Amenity Services follow up to the Islay High School project on "The Fear of Falling in the Elderly."

2. RECOMMENDATIONS

2.1 That the Committee notes the action taken.

3. BACKGROUND

3.1 The May meeting of the Committee received an excellent presentation by pupils of Islay High School titled "Fear of Falling in the Elderly."

3.2 Problems which can affect the elderly were identified in Port Charlotte, Bowmore and Port Ellen. Roads and Amenity Services were asked to investigate those for which they are responsible.

3.3 Only one of the problem areas, Laodamus Place, in Port Ellen comes under roads maintenance. The affected section of road was scheduled to be resurfaced in November 2008 as an amendment to the reconstruction programme.

4. IMPLICATIONS

4.1	POLICY -	None
	FINANCIAL -	Funded by Roads Reconstruction budget
	PERSONNEL -	None.
	EQUAL OPPORTUNITIES -	None.
	LEGAL -	None

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ARGYLL & BUTE COUNCIL**MID ARGYLL KINTYRE AND ISLAY
AREA COMMITTEE****OPERATIONAL SERVICES****3 DECEMBER 2008**

TAYINLOAN PIER

1. SUMMARY

The purpose of this report is to advise Members of the Area Committee of the progress with the scheme to resolve the problems encountered at Tayinloan and the current position in respect of dredging.

2. RECOMMENDATIONS

The Area Committee is asked to note the contents of the report.

3. DETAIL

- 3.1 The Council has now received the final report from the Consultant Royal Haskoning on the hydrodynamic modelling. They were asked to examine the preferred option selected from their initial studies which, in essence, involved extending the current breakwater and replacing the existing access way from the marshalling area with a suspended slab to allow the sea to wash through sand and silt.
- 3.2 The model which entails replacing the entire length of 80m with a suspended slab and extending the breakwater by 50m is recommended by the consultant to be the solution that will give the longest life, that is to say at least 20 years. This was valued at an estimated £2.268m in the consultant's original report submitted in October 2007. At a subsequent public meeting held at Tayinloan and on Gigha it was clear that the residents at Tayinloan considered this solution may cause flooding to their property.
- 3.3 The suspended slab will generate local wave and tidal conditions that will promote the transport of sediment through the gap. The extension to the breakwater will significantly improve the wave conditions at the berth without having an undue influence on sedimentation in the channel or at the berth. It is also considered that this option would promote the dispersion of weed that has recently been problematic for the ferry.
- 3.4 The consultants also considered a model where 40m of the access way were replaced although this option has not been costed and whilst broadly similar sediment patterns would develop there are concerns that the shorter gap would be prone to infilling, particularly over a period of prolonged poor weather. The study suggests that its life span prior to siltation was significantly reduced to between 5 to

10 years. Evidently, a solution which adopted a length between 40 and 80m would give an enhanced life span.

- 3.5 The preferred option is that the Council adopt replacing the entire length of the causeway with a piled deck, remove the old jetty which is considered structurally unsound, excavate the sand on the foreshore to the south of the pier and place this on the foreshore to the north of the old jetty and extend the breakwater by 50m. A rock revetment will be required from the stub end of the existing breakwater around the promontory to a point immediately north of the old jetty. It is also recommended that an assessment of the flood risk is undertaken to address the concerns of the local residents. If it should transpire that the risk of flooding cannot be satisfactorily alleviated then the shorter suspended slab should be adopted but with this comes the caveat that it could be prone to infilling and will not give such a long term solution.
- 3.6 The next stage in this process is for a report to be submitted to the Council's Executive Committee with a recommendation to proceed with a design. The anticipated timeline for this is that design could be complete by April 2009 followed by tenders for construction. These tenders could be evaluated by July 2009 with a potential start date of autumn 2009.

4. FUNDING

There is a total of £2m allocated in the Council's Capital Programme. £1m in 2009/10 and another £1m in 2010/11. It has been agreed that funding for the design could be drawn down in advance for this scheme.

5. DREDGING

The berth was dredged in early autumn but recent south westerly storms have disrupted the sailings and caused concern that the berth will become unusable due to accumulated sand and silt. The Council has employed a dredger that attended during early November but subsequent poor weather has demanded further work is necessary to ensure that the berth remains open. A dredging company from Northern Ireland has been engaged and was due on site for 24 November. Calmac Ferries Ltd has been advised and the Council continue to work in close co-operation with them.

6. IMPLICATIONS

- | | | |
|-----|------------------------------|--------------------------|
| 6.1 | Policy | None. |
| 6.2 | Financial | As stated in the report. |
| 6.3 | Personnel | None. |
| 6.4 | Equalities Impact Assessment | None at present. |
| 6.5 | Legal | None |

For further information please contact Martin Gorringe, Operations Manager (Marine and Airports) on 01546 604656.

Stewart Turner
Head of Roads & Amenity Services
24 November 2008.

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ARGYLL & BUTE COUNCIL
OPERATIONAL SERVICES

MID ARGYLL, KINTYRE AND THE ISLANDS
AREA COMMITTEE
3 DECEMBER 2008

REDEVELOPMENT AT PORT ASKAIG

1. PURPOSE

The purpose of this report is to update Members on the current position of the items raised at the last meeting.

2. RECOMMENDATIONS

It is recommended that the Committee note the contents of the report

3. WATER SUPPLY

- 3.1 A request for a water supply has been made to Scottish Water and they have advised that they would be willing to offer a supply. This supply would be a metered.
- 3.2 The Operations Manager – Marine and Airports will contact the Harbour Association to discuss who would pay for such a metered supply.

4. ROGER EATON

- 4.1 A letter has been sent to Mr Eaton requesting details of the modifications he is proposing to the existing steps at the North Harbour. This was followed up by sending him engineering drawings of the installed steps.
- 4.2 Mr Eaton responded by providing a drawing showing his proposed moving of the steps along with details of his vessel
- 4.3 Moving the steps as requested by Mr Eaton will not be a simple operation as the moved steps place structural cross members within the clear headroom area of the steps.
- 4.4 From examining the details of this vessel it would appear that the simplest solution is for Mr Eaton to open another boarding point at the stern of his vessel. He could then berth stern first during periods of high tide and have full access to the existing step layout. This suggestion has been put to Mr Eaton and a response is awaited.

5. JURA FERRY SAILINGS

ASP Ship Management have examined their records for the 2007/2008 year to identify whether there were any missed sailings due to low tides. They have not been able to identify any sailings missed due to low tides in that year. On this basis for the year 2007/08 there were no recorded instances of missed sailings due to low tides.

6. INNER HARBOUR DEPTHS

Carillion are expected to return to Port Askaig to undertake outstanding remedial works during the week ending 21 November 2008. This will include removing the identified high spots. The consultants will have a diving team on site and they will inspect the boulders left below the required dredged level to determine if there is a simple solution to the problem.

7. IMPLICATIONS

7.1	Policy	None.
7.2	Financial	Additional capital funding is required.
7.3	Personnel	None.
7.4	Equalities Impact Assessment	None.
7.5	Legal	None.

For further information, please contact Peter Ward (Tel: 01546 604651).

Stewart Turner
Head of Roads and Amenity Services
24 November 2008

ARGYLL AND BUTE COUNCIL**MID ARGYLL KINTYRE AND ISLANDS
AREA COMMITTEE****OPERATIONAL SERVICES****3 DECEMBER 2008**

ARGYLL AIR SERVICES

1. SUMMARY

A progress report relating to the scholar flights.

2. RECOMMENDATIONS

It is recommended that the Mid Argyll, Kintyre and the Islands Area Committee note the content of this Report.

3. DETAIL

The Council accepted a tender for the PSO contract based upon pupil numbers expected to attend Oban High School in each of the three years and at the time it appeared that there would be no demand for a scholar flight to Colonsay. In consequence a qualified tender was accepted that suited the perceived demand.

It quickly became evident that the figures provided for pupil numbers were incorrect and a demand to comply with the PSO was made. The Council approached Highland Airways to supply an estimate for the additional flights which was duly given and representation was made to the Scottish Government for approval to incur additional Grant Aided Expenditure over the period of the PSO. The response was an emphatic rejection quoting the outcome of the Spending Review 2007 and the signing of the Concordat with Local Government which directs any requests for additional funding through COSLA.

At present a supplementary estimate has been prepared as part of the 2008/09 Revenue budget monitoring and this will be submitted to the relevant Committee for approval as soon as possible; if agreed the additional flights can commence. For 2009/10 and future years, a service bid will be made as part of the budget process.

4. IMPLICATIONS

- 4.1 Policy – None
- 4.2 Financial – Supplementary estimate required for 2008/09 and service bids for subsequent years.
- 4.3 Personnel – None
- 4.4 Equalities Impact Assessment – None
- 4.5 Legal – It is necessary to ensure that the PSO requirements are met.

For further information please contact Martin Gorringe, Operations Manager (Marine and Airports) , Tel. 01546 604656.

Stewart Turner

Head of Roads & Amenity Services

21 November 2008

ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND THE
ISLANDS AREA COMMITTEE****3 DECEMBER 2008**

MAKI DRAFT AREA STRATEGY

1. SUMMARY

- 1.1 Further to the previous revisions of the Area Strategy considered by the Committee there has been a further change in the templates designed to better align the area plans with both the Corporate Plan and service plan. It is recognised that this years Plan forms part of a transition period to the new format and the Committee, along with communities and services are expected to develop their priorities further during 2009.

2. RECOMMENDATION

- 2.1 That members note the revised templates and guidance in terms of items for inclusion.
- 2.2 That members note the previous items which have been moved to the 'future schemes' list.
- 2.3 That members consider the outcomes, actions and success measures suggested to ensure these represent members intentions.
- 2.4 That members consider the funding request for the Kintyre Way and identify service reduction proposals to meet the funding required.
- 2.5 That members approve the draft area strategy and that, along with the Corporate Plan will now be subject to a period of consultation prior to approval by Council in February as part of the budget setting process.

3. BACKGROUND

- 3.1 The Area Strategy review is required to agreed by Area Committee as a 'draft ' strategy in December 2008. This will allow it to then be considered along with the draft Corporate Plan and serviceplans from December – February prior to final sign off by full Council in February.

- 3.2 There has been a fundamental shift in how the area plans are to be viewed – rather than an aspirational document it is intended that, for the area delivery priorities, the content should be restricted only to those items which are fully developed, costed and focused. The intention in future years will be to start from a principle of what are the priority outcomes which the area committee want to achieve in the area, then specific actions will be identified. For this, the transition year, we are retaining the existing “Area Priorities – Delivery” though we need to be clear about what outcomes we are seeking to achieve through the priorities.
- 3.3 Where the priority requires a revenue spend to be made services are being asked to confirm whether they will be making an allocation of this spend within their service budgets. Where they are not then the area committee needs to consider making an “Area Development Bid” for the sum required. Where a bid is to be made the Area Committee are asked to identify where they would propose reducing spend in another area to meet the funding required.
- 3.4 Where the priority requires a capital spend then items can only be included where an Outline or Initial Business case has been undertaken.

4. UPDATE / CHANGES TO CURRENT PLAN

- 4.1 The Corporate Services Manager has liaised with service leads to identify where existing priorities are detailed and costed. A number of existing priorities do not yet meet the detail required for inclusion in the new plan. These have been moved to a future schemes list for consideration with the services in future years.
- 4.2 Given the Area Committee’s recommendation to the Executive for funding for the Kintyre Way this item has been brought into the Area Priorities – Delivery part of the strategy, and the suggested £10,000 per annum funding allocation has been identified as an area development bid. The Area Committee need to give consideration to where they wish to identify funding from to allocate for this purpose.

5. ITEMS INCLUDED WITHIN THE PLAN

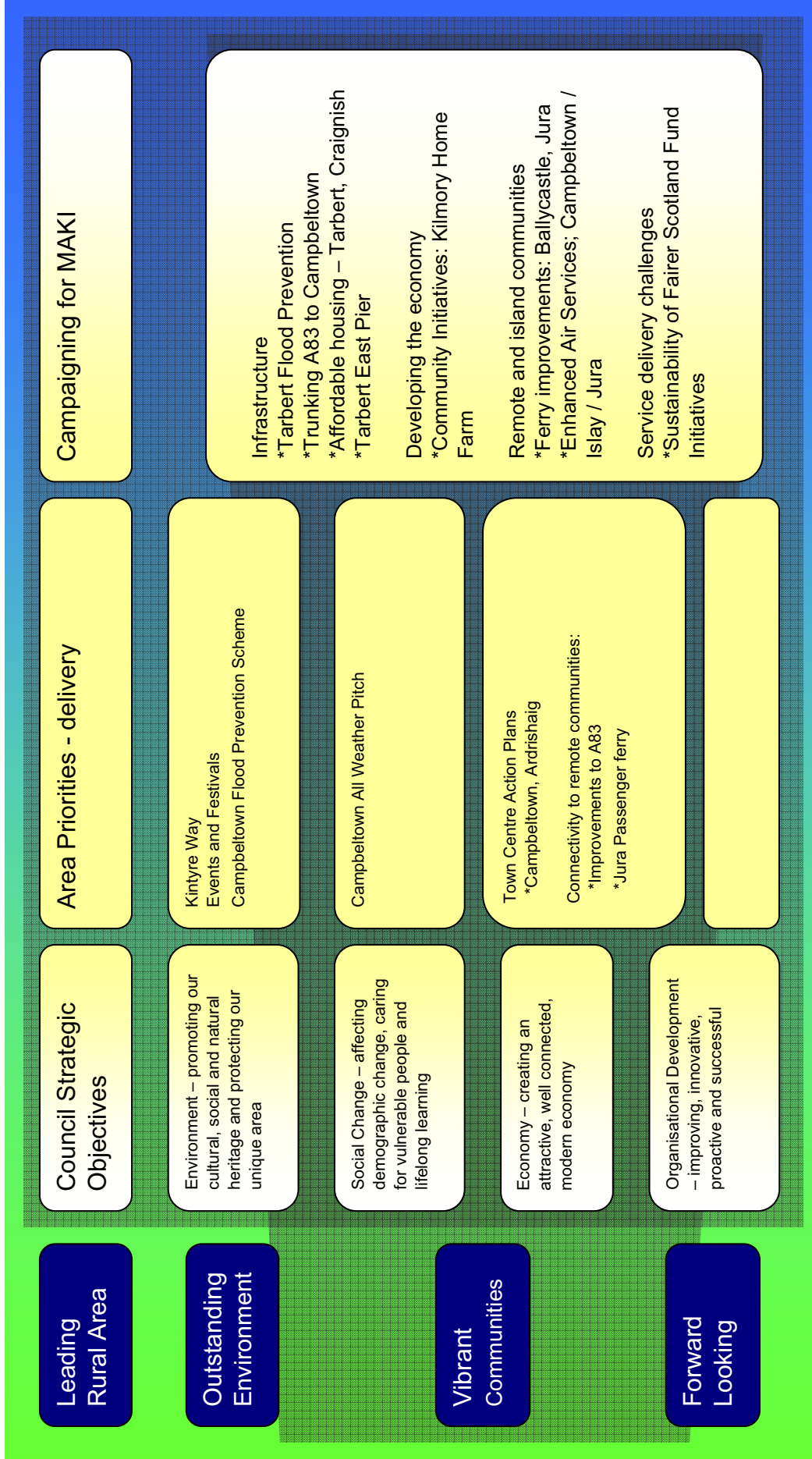
- 5.1 Whilst the items included within the final approved draft strategy will, alongwith the corporate plan, be further consulted on it is noted that the items currently contained within the Area Priorities are rooted in a range of community engagement activities and local action plans:
- a) The Kintyre Way was developed by the Kintyre Marketing Group and features in the Kintyre Action Plan. The Committee have met with Company Directors and considered the Business Plan

- b) Events and Festivals are a regular feature in discussions with local organisers and highlighted within the Yellow Book Study. Members in particular want to ask the Council how to ensure the most strategic of these can be sustainably supported, recognising their value and minimising vulnerability of support.
- c) Campbeltown Flood Prevention Plan: Comprehensive Flood Prevention study has been undertaken and benefit established. Presented to community through previous Area Committee
- d) Campbeltown All Weather Pitch – prioritised through the Councils Facility Strategy which was widely consulted upon. Outline Business Case completed.
- e) Campbeltown Town Centre Action Plan – rooted in the Yellow Book study and refocused through 2008's activity around Outline Business Case. The Project Board included community representation and drew on other commercial and community interests in its production
- f) Ardrishaig Action Plan – direct involvement with Community Council, Community Trust and other community planning partners
- g) A83 Improvements – a long standing priority reflecting profile of road in all communities. Identified within Kintyre Action Plan
- h) Jura Passenger Ferry – a key priority within Jura Community Plan overseen by Initiative at the Edge Group and subjected to regular community engagement.

4. IMPLICATIONS

Policy	Sets Area priorities for future years. Subject to yearly review.
Financial	Revenue funding required to be identified for Kintyre Way (£10k per annum)
Personnel	
Equal Opportunities	
Legal	
Community	Clearly stated priorities many of which are identified through community consultation.

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AREA PLAN FOR MID ARGYLL, KINTYRE AND THE ISLANDS

Service Financial Summary	Revenue					Capital			Human resources			
	2007/8 actual £000	2008/9 budget £000	2009/10 £000	2010/11 £000	2011/12 £000	2009/10 £000	2010/11 £000	2011/12 £000	2009/10 FTE	2010/11 FTE	2011/12 FTE	Comments
Budgetary Reconciliation												
Area development bids			10000	10000	10000							
Area service reductions												
Total			10000	10000	10000	0	0	0	0	0	0	

Long and Winding Way Co

AREA PLAN FOR MID ARGYLL, KINTYRE AND THE ISLANDS

<i>Area development bids</i>											
Unique ref no	Revenue budget			Capital budget			Human resources (additional)			Risks	
	2008/9 £000	2009/10 bid £000	2010/11 bid £000	2011/12 bid £000	2009/10 £000	2010/11 £000	2011/12 £000	2009/10 FTE	2010/11 FTE		2011/12 FTE
	10,000	10,000	10,000								
	10000	10000	10000	0	0	0	0	0	0	0	0

Sustainable funding package for the Long and Winding Way Co

Outstanding Environment																
Environment - promoting our cultural, social and natural heritage and protecting our unique area																
Ref	Area priority	Outcome	Actions to achieve outcome	Success measures	Key dates	Lead	What is the source of this outcome?			Risks						
							Corporate Plan / SOA Ref	Impact Assessment	Best Value Review	Audit / Inspection	Legislative requirement	Research / Consultation			Area development bid	Area reduction

Dalintober jetty Options appraisal

Martin Gorringe

Forward Looking														
Organisational Development - continuous improvement, innovation and culture change														
Ref	Area priority	Outcome	Actions to achieve outcome	Success measures	Key dates	Lead	What is the source of this outcome?				Risks			
							SOA Ref	Impact Assessment	Best Value Review	Audit / Inspection	Legislative requirement	Research / Consultation		
	Lochgilphead Office rationalisation Campbeltown office rationalisation					Sandy mactaggart sandy mactaggart							Area development bid	Area reduction

Main campaigning theme	Topic	Area topic	Commentary
Infrastructure	Roads network	Trunking of A83	Lobbying Scottish Government and Transport Scotland. Attention needs to be focussed on the impending Scottish Transport Review of the future Capital Programme 2012 to 2022.
	Power grid to capitalise on renewables	A83 Improvements	Widening at Erines, canal bridge at Ardrishaig
			Tarbert Flood Prevention
Developing the economy	Strengthening existing activity	Tarbert East Pier	Support local initiative to secure future for pier.
	New opportunities	Kilmory Home Farm	Support for community development

<p>Remote and island communities</p>	<p>Removing barriers to travel – financial, routes and timetabling</p>	<p>Jura Ferry</p>	<p>Currently funding in place for 3 year (08 – 10) passenger ferry</p>	
		<p>Ballycastle/Ayrshire Ferry</p>	<p>Replacement of Feolin ferry (retain in capital programme) STAG to Ministers Aug 08</p>	
		<p>Campaign for RET to be applied to Islay and Jura ASAP</p>	<p>To monitor the success of the existing pilot for RET and measure potential impacts on visitor numbers to Islay and Jura</p>	
		<p>Enhanced air services</p>	<p>Campbeltown and Islay Jura – links to Argyll Air Services Project</p>	
	<p>Access to services and support for key/iconic services</p>			
	<p>Opportunities to enable young people to stay in, or move to, island and remote communities</p>	<p>Tarbert and Craignish Housing</p>	<p>Ensuring PDA developable for 40 – 60 affordable housing units in Tarbert. Note that the 2 other Housing Associations in Tarbert now have a 25% affordability attached.</p>	
			<p>Ensure Tarbert site is in the SHIP</p>	
			<p>Affordable housing provision in Craignish</p>	

Service delivery challenges	Public service integration		
	Supersparsity		Further development of the Pathfinder North project to Campbelltown should help with this aiding our connectivity and opening up opportunity for services to be provided nationally from our local area
	People 'on the fringe'	Sustainability of Fairer Scotland Fund Initiatives	

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND THE
ISLANDS AREA COMMITTEE****3rd December 2008**

**CAMPBELTOWN TOWN CENTRE / WATERFRONT OUTLINE BUSINESS
CASE**

1. SUMMARY

Revenue money was made available to Campbeltown Town Centre / Waterfront Project in 2007/08 and 2008/09 to facilitate the project. Following the completion of the OBC process which reported to the Council meeting on 27th November 2008 consideration requires to be given for use of the balance of the money.

2. RECOMMENDATION

- 2.1 That the Committee note the balance of revenue funding remaining available for use in supporting the principles of Campbeltown / Town Centre Waterfront and agree in principle to the utilisation of upto £45,000 of this money to provide match funding for a Town Centre Animation initiative.
- 2.2 That a further report be brought to committee in due course confirming the detail of this proposal and making further recommendations with regard to the remaining available balance.

3. BACKGROUND

- 3.1 The focus of the OBC is to bid for a significant capital investment in Campbeltown Town Centre and Waterfront. The outcome of this process is expected on 27th November 2008. The balance of monies dedicated for Campbeltown through the revenue support for the Town Centre initiatives need to be considered it is proposed that any recommendations should also take account of any relevant actions detailed within the Kintyre Action Plan and the Yellow Book Strategy.

The Campbeltown Project Board identified and drew together the key elements for inclusion in the Outline Business case. These specifically are to:

- Redevelop of Kinloch Road
- Expand marina facility
- Improve and restore heritage and conservation sites within Campbeltown (links to CARS/ THI scheme)

- 3.2 The Link Director for MAKI, the Director of Corporate Services was delegated authority to oversee the use of the 2007/08 £75,000 waterfront revenue budget allocated to Campbeltown to assist in the preparation of the Outline Business Case. £33,150.84 has been spent on fees relating to the Kinloch Road study, Marina Study and Cogent / RPS consultancy to support the OBC process. The 2008/09 revenue allocation to Campbeltown waterfront / town centre initiative was also £75,000. £54,096 of this sum was, in principle, approved by the Committee on 5th March 2008 for the purpose of match funding EU money for the next stage in the feasibility/ design of the Marina facility.

This gives a total remaining budget of £62,753.16

- 3.3 The Yellow Book Study (Nov 05) identified a number of key actions to help move the area towards its desired objectives of:
- attracting new investment to Campbeltown and Kintyre
 - Create sustainable high quality jobs
 - Attract and retain skilled, economically active residents
 - Attract discerning, high spending visitor

More recently the updating of the Kintyre Action Plan remains focused on meeting the immediate and significant economic challenges of South Kintyre focusing on required:

Infrastructure

Inward Investment

Planning and place

Key Sectors: Tourism, Renewables, Food and Drink

Transport

Support to Business Sector.

- 3.4 Campbeltown town centre is recognised as a key 'gateway' to Kintyre:
- relatively high self contained economic area when compared to other parts of Scotland
 - growth in town is a pre-requisite for sustainable hinterland areas
 - In 2003 45% of employee jobs in Kintyre were in Campbeltown central ward
 - Without a vibrant and animated town centre agency efforts with regard to Inward Investment and Tourism promotion are at best at risk of not realising their full benefits, and at worst, at risk of failure.
 - THI bid will recognise the value of Town centre animation activities to advance objectives

3.5 Of the actions not so far progressed from the Yellow Book Study was a recommendation was for a Project manager who was foreseen to have a dual role 1) acting as an Executive Officer for an overarching Steering Group, and 2) responsible for Town Centre Events and Animation. The post was envisaged to be based on a 3 year appointment to deliver sustained economic development within the town centre, for example:

- develop and implement a year round events programme, including special events
- promoting service, hospitality and marketing initiatives
- Supporting and facilitating trader initiatives
- Work with Council, traders and property owners to maintain a clean and attractively presented town

3.6 Initial consultation with HIE, Leader and CARS/ THI indicates a significant level of current support in developing a Town Centre Animation initiative around these broad principles. Both HIE and Leader have indicated interest in match funding an initiative. Leader funding could be in the region of 35%. In particular the initiative would be seen as strengthening the THI submission as the activity and outcomes would be seen as very complimentary to the outcomes expected from the THI project which whilst recognising the need for town centre animation type activities will in itself focus on the built heritage aspects.

3.7 The next application round for Leader is February 2008. Prior to any submission being made a significant amount of work requires to be done in terms of liaison with key stakeholders, clarifying desired outcomes, defining work activities, budget and governance and securing partner contributions. The approval, in principle, of financial support from the Council will allow these discussions to move forward and become more detailed in their proposals prior to final approval which will be sought from the Committee in January / early February.

4. IMPLICATIONS

Policy	Contributes directly to the Corporate Plan and Area Plan priorities, and delivery of Kintyre Action Plan
Financial	Potential funding from Campbeltown Town Centre Monies
Personnel	Potential fixed term appointment of 3 years.
Equal Opportunities	None
Legal	None

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**AREA MEETINGS 2009
MID ARGYLL, KINTYRE AND THE ISLANDS**

2008	JAN	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Pre Agenda Briefings (All briefings are held in VC Room Dalriada House)		Wed 21 January	Wed 18 February	Wed 25 March	Wed 22 April	Wed 20 May	-----	Wed 22 July	Wed 19 August	Wed 23 September	Wed 21 October	Wed 18 November
Date of Meeting		Wed 4 February	Wed 4 March	Wed 8 April	Wed 6 May	Wed 3 June	-----	Wed 5 August	Wed 2 September	Wed 7 October	Wed 4 November	Wed 2 December
Venue of Meeting MAKI TIMETABLE 2009		Inveraray	C'town	L'head	C'town	Islay	-----	L'head	C'town	L'head	C'town	L'head

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