

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE**  
**held in the COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD**  
**on WEDNESDAY, 17 OCTOBER 2012**

**Present:** Councillor Sandy Taylor (Chair)

Councillor Gordon Blair	Councillor Alistair MacDougall
Councillor Rory Colville	Councillor Robert G MacIntyre
Councillor Robin Currie	Councillor Donald MacMillan
Councillor Mary-Jean Devon	Councillor Alex McNaughton
Councillor George Freeman	Councillor James McQueen
Councillor David Kinniburgh	Councillor Richard Trail

**Attending:** Iain Jackson, Governance Officer  
Angus Gilmour, Head of Planning and Regulatory Services  
Sandra Davies, Planning Officer

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Fred Hall.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES**

- (a) Planning, Protective Services and Licensing Committee 19 September 2012 (9.30 am)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 19 September 2012 at 9.30am were approved as a correct record.

- (b) Planning, Protective Services and Licensing Committee 19 September 2012 (10.00 am)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 19 September 2012 at 10.00am were approved as a correct record.

- (c) Planning, Protective Services and Licensing Committee 19 September 2012 (10.30 am)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 19 September 2012 at 10.30am were approved as a correct record.

- (d) Planning, Protective Services and Licensing Committee 19 September 2012 (2.00 pm)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 19 September 2012 at 2.00pm were approved as a correct record.

- (e) Planning, Protective Services and Licensing Committee 25 September 2012 (10.00 am)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 25 September 2012 at 10.00am were approved as a correct record.

- (f) Planning, Protective Services and Licensing Committee 25 September 2012 (10.30 am)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 25 September 2012 at 10.30am were approved as a correct record.

- (g) Planning, Protective Services and Licensing Committee 25 September 2012 (11.00 am)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 25 September 2012 at 11.00am were approved as a correct record.

The Committee noted that the application had subsequently been withdrawn and that there would be no reconvened meeting held on 17 October 2012 to consider the application as stated in the Minute.

- (h) Planning, Protective Services and Licensing Committee 25 September 2012 (12.30 pm)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 25 September 2012 at 12.30pm were approved as a correct record.

- (i) Planning, Protective Services and Licensing Committee 25 September 2012 (1.45 pm)

The Minutes of the Meeting of the Planning, Protective Services and Licensing Committee held on 25 September 2012 at 1.45pm were approved as a correct record.

**4. SSE RENEWABLES DEVELOPMENTS (UK) LIMITED: ERECTION OF 10 WIND TURBINES (111.25M TO BLADE TIP), PERMANENT ANEMOMETER, ELECTRIC SUB-STATION AND ANCILLARY DEVELOPMENT: COUR WIND FARM, BY CARRADALE, EAST KINTYRE (REF: 10/00909/PP)**

The Head of Planning and Regulatory Services spoke to the terms of the report and advised that the application was for the erection of ten wind turbines at a height of 111.25m blade to tip, permanent anemometer, electric substation and ancillary development at Cour Wind Farm, by Carradale. He advised that there had been a total of 21 representations received 2 in support and 19 against the development and gave a summary of the issues raised. He advised that the application was consistent with Local Plan Policy, had economic sustainability, was the correct scale, on a suitable site and was recommended for approval subject to conditions and reasons; and a Section 75 agreement. He referred to Supplementary Report 3 that had been tabled to Members and advised that this late report was due to dialogue with the applicant, SNH and RSPB regarding the conditions attached to the recommendation for approval. He advised that amendments had been made to the conditions previously circulated and gave a summary of those amendments.

**Decision**

Agreed to grant planning permission subject to –

1. The prior conclusion of a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure nature conservation interests, a programme of small-scale environmental improvements on the Cour Estate and to cover the decommissioning costs of the windfarm;
2. The conditions and reasons as set out in Supplementary Report 3 by the Head of Planning and Regulatory Services.

(Reference: Report by Head of Planning and Regulatory Services dated 1 August 2012, submitted; supplementary report 1 dated 10 October 2012, submitted; supplementary report 2 dated 16 October 2012, submitted and supplementary report 3 dated 17 October 2012, tabled)

**5. ARGYLL AND BUTE COUNCIL: AMENDMENT TO PLANNING PERMISSION REFERENCE 11/00007/PP (ALTERATIONS TO COLQUHOUN SQUARE INCLUDING ALTERATIONS TO ROAD LAYOUT, FORMATION OF SERVICE ACCESSES, PROVISION OF PARKING SPACES AND HARDSTANDING, INSTALLATION OF STREET FURNITURE, CYCLE STANDS AND BOLLARDS AND PROVISION OF LANDSCAPING) - ALTERATIONS TO ROAD LAYOUT, INCREASE IN SOFT LANDSCAPING AND DECREASE IN HARD LANDSCAPING: COLQUHOUN SQUARE, HELENSBURGH (REF: 12/01798/PP)**

The Planning Officer spoke to the terms of the report and advised that the application was for an amendment to planning permission granted for alterations for Colquhoun Square, Helensburgh. The amendments included alterations to the road layout, increase in soft landscaping and decrease in hard landscaping. She advised that there had been a total of 3 representations received and summarised the issues raised. She advised that the application was

recommended for approval subject to conditions and summarised the reasons that justified this recommendation.

## **Decision**

Agreed to grant planning permission subject to the following conditions and reasons:

1. The development shall be implemented in accordance with the details specified on the application form dated 20/8/12 and the approved drawing reference numbers GA(004), L(90)12, L(90)004, L(90)0010, L(90)007, A(90)053, A(90)018, A(90)054, A(90)020, A(90)019, A(90)011, A(90)010, A(90)015, A(90)021, A(90)017, A(90)001, 17 of 18 and 18 of 18 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

*Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

2. Notwithstanding the details shown on the approved plan, the bollards on West Princes shall be set back 450 mm from the kerb line, full details of which shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

*Reason: In the interests of road safety in order to ensure vehicle clearance.*

3. Development shall not begin until samples of materials to be used in construction of hard standings has been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternative as may be agreed in writing with the Planning Authority.

*Reason: In order to integrate the development into its surroundings.*

4. Details of any works of public art or graphic information displays on plinths or bollards shall be submitted to and approved in writing by the Planning Authority prior to being placed on site.

*Reason: In the interests of visual amenity.*

(Reference: Report by Head of Planning and Regulatory Services dated 28 September 2012, submitted)

## **6. PROJECT PLAYPARK PARTNERSHIP: FORMATION OF PLAYPARK, LAND ADJACENT TO SWIMMING POOL, 118 HIGH STREET, ROTHESAY, ISLE OF BUTE (REF: 12/01858/PP)**

The Planning Officer spoke to the terms of the report advising that the application before the Committee was for the formation of a play park on land adjacent to the swimming pool at 118 High Street, Rothesay. She advised that 2

representations had been received and summarised the issues raised. She advised that the application was recommended for approval subject to a condition and summarised the reasons that justified this recommendation.

### **Decision**

Agreed to grant planning permission subject to the following condition and reason –

- 1 The development shall be implemented in accordance with the approved drawing reference numbers  
1219/P01 A  
1219/P01  
1219/P02 B  
1/12428 Issue 1  
unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

*Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

(Reference: Report by Head of Planning and Regulatory Services dated 28 September 2012, submitted)

### **7. MRS ISHBEL LIVINGSTONE: SITE FOR ERECTION OF 14 DWELLINGHOUSES: LAND WEST OF GLENVIEW, DALMALLY (REF: 12/00746/PPP)**

The Planning Officer spoke to the terms of the report advising that the application was for planning permission in principle for a site for the erection of 14 dwellinghouses at land west of Glenview, Dalmally. She advised that three representations had been received and summarised the issues raised. She advised that the application was recommended for approval subject to conditions and reasons. She recommended that if Members were minded to approve the application that they agree that the proposed condition number 10 be deleted as the condition would tie the applicant to the specific details shown on the plans and would not be appropriate for an “in principle” application which showed an indicative layout.

### **Decision**

Agreed to grant planning permission in principle subject to the conditions and reasons appended to the report by the Head of Planning and Regulatory Services with the exception of condition 10; which should be removed.

(Reference: Report by Head of Planning and Regulatory Services dated 27 September 2012, submitted)

**8. MR O MCLEAN: CHANGE OF USE AND EXTENSIONS TO FORM FAST FOOD OUTLET/CATERING PREMISES, CHANGE OF USE OF LAND TO PROVIDE EXTERNAL SEATING AREA, ERECTION OF DETACHED STORAGE BUILDING AND FORMATION OF NEW VEHICULAR ACCESS: FORMER PUBLIC TOILET, MILLKNOWE, CAMPBELTOWN (REF: 12/01562/PP)**

The Planning Officer spoke to the terms of the report and advised that planning permission was sought for change of use and extensions to form a fast food outlet/catering premises, change of use of land to provide external seating area, erection of detached storage building and formation of new vehicular access at former public toilet, Millknowe, Campbeltown. She summarised the representations that had been received and advised that the application was recommended for approval subject to conditions and advised of the reasons justifying this recommendation of approval.

**Decision**

Agreed to grant planning permission subject to the conditions and reasons appended to the report by the Head of Planning and Regulatory Services.

(Reference: Report by Head of Planning and Regulatory Services dated 1 October 2012, submitted)

Councillor Donnie MacMillan left the meeting at this point.

**9. ARGYLL AND BUTE PLANNING SERVICE - PLANNING PERFORMANCE FRAMEWORK ANNUAL REPORT 2011/2012**

The Committee gave consideration to a report which informed Members on the submission of the Planning Performance Annual Report 2011/12 as required by the Scottish Government. The Planning Performance Framework is a new framework for measuring and reporting planning performance and this was Argyll and Bute's first submission to the Scottish Government.

**Decision**

1. Noted the contents of the report.
2. Endorsed the Planning Performance Annual Report 2011/12.

(Reference: Report by Head of Planning and Regulatory Services dated 2 October 2012, submitted)

**10. ARGYLL AND BUTE COUNCIL BUILDING STANDARDS BALANCED SCORECARD 2012/2013**

A report advising Members on the production of the annual Building Standards Balanced Scorecard which would be submitted to the Building Standards Division of the Scottish Government was considered.

**Decision**

Noted with satisfaction the production of the Building Standards Balanced Scorecard.

(Reference: Report by Head of Planning and Regulatory Services dated October 2012, submitted)