

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in the CORRAN
HALLS, OBAN
on WEDNESDAY, 15 APRIL 2015**

Present: Councillor Roddy McCuish (Chair)

Councillor Mary-Jean Devon	Councillor Alistair MacDougall
Councillor Neil MacIntyre	Councillor Iain S MacLean
Councillor Iain Angus MacDonald	Councillor Elaine Robertson

Attending: Charles Reppke, Head of Governance and Law
Graeme Forrester, Area Committee Manager
David Clements, IOD Programme Manager
Stewart Clark, Roads Performance Manager
Ishabel Bremner, Economic Development Manager
Linda Houston, Oban CHORD Regeneration Project Manager
Helen Ford, CHORD Project Manager
Kirsteen MacDonald, Regeneration Project Manager
Laura MacDonald, Community Development Officer
Mark Calder, Communications Officer

1. APOLOGIES

Apologies were received from Councillor Duncan MacIntyre.

2. DECLARATIONS OF INTEREST

Councillor McCuish declared a non financial interest in relation to the Third Sector Grant Application for BID4Oban which was dealt with at item 5 (3) of this Minute, because he is a Director at BIDs.

Councillor MacDonald declared a non financial interest in relation to the Third Sector Grant Application for Bridge of Orchy Village Hall Trust which was dealt with at item 5 (4) of this Minute, because he is a member of the Committee.

Councillor MacDougall declared a non financial interest in relation to the Third Sector Grant Application for Ross of Mull and Iona Community Transport Scheme which was dealt with at item 5 (18) of this Minute, because he is a member. He left the meeting and took no part in the discussion of this item.

Councillor Robertson declared a non financial interest in relation to the Third Sector Grant Application for Crossroads (North Argyll) and MacDougall of Dunollie Preservation Trust which were dealt with at item 5 (7) and (14) of this Minute, because she is the Chair of Crossroads and her husband is the factor of Dunollie Estate. She also declared an interest at item 10 (Oban CHORD – Oban North Pier Maritime Quarter – update and request for funding) advising that her husband is a member of Oban Bay Marine. She left the meeting and took no part in the discussion of this item.

3. MINUTES

(a) **OBAN, LORN AND THE ISLES AREA COMMITTEE - 11 FEBRUARY 2015**

The Minutes of the Oban, Lorn and the Isles Area Committee held on 11th February 2015 were approved as a correct record.

(b) **OBAN, LORN AND THE ISLES SPECIAL AREA COMMITTEE - 25 FEBRUARY 2015**

The Minutes of the Oban, Lorn and the Isles Special Area Committee held on 25th February 2015 were approved as a correct record.

(c) **OBAN, LORN AND THE ISLES COMMUNITY SAFETY FORUM - 25 FEBRUARY 2015 (FOR NOTING)**

The Minutes of the Oban, Lorn and the Isles Community Safety Forum held on 25th February 2015 were noted.

(d) **OBAN COMMON GOOD FUND - 20 MARCH 2015 (FOR NOTING)**

The Minutes of the Oban Common Good Fund held on 20th March 2015 were noted.

4. PUBLIC AND COUNCILLOR QUESTION TIME

The Chair asked the public if they would prefer questions to be taken under public and councillor question time that were in relation to item 10 of this minute but the public agreed to ask questions when this item was reached in the agenda.

Louise Glen, Oban Times, asked whether press and public would be excluded for consideration of item 12, 13, 14 and 15 of this minute. She asked that she be able, as a journalist, to witness the Committee debate on this item. The Chair reminded Louise that she had already received a response from the Area Committee Manager in relation to this question she had asked previously. The Head of Governance and Law advised that the decision to exclude the press and public from consideration of agenda items is a decision which is made by the Committee having regard to the individual items for consideration.

Duncan Johnston asked a question in relation to potholes in a road in Dalrigh. The Chair advised that he is aware of the issue and had been in contact with the Council's Head of Roads and Amenity Services regarding the matter. The Chair advised that he would continue to look into the matter.

Marri Malloy asked the Committee if permission has been granted to turn the old MacDougall Yard into a scrap heap? Councillor McCuish assured Marri that he

would have this looked into and get the appropriate officer to respond to her.

Neil MacKay asked the Committee what proportion of money comes to Oban, Lorn and the Isles from the strategic events and festivals funds? Councillor McCuish confirmed that he would have the appropriate officer look into this and respond back to him.

Doreen MacLeod asked why the Council charge for parking at Ganavan, stating that she feels visitors into the area should be made to feel more welcome. She also asked why all the money made by car parking income in Oban, Lorn and the Isles doesn't stay in the area. Councillor McCuish confirmed that there will be an agenda item on the Business Day agenda in May on parking charges at Ganavan and confirmed that he would get the appropriate officer to respond to Mrs MacLeod.

Doreen MacLeod asked a further question on the path at kissing gate. She asked if the Community Payback team could attend to stones. Councillor Robertson assured Mrs MacLeod that the Community Payback team are aware of this and that this path is on their list.

Ken MacLellan asked the Committee if the Parking Warden receive any bonuses for the amount of tickets they issue. Councillor McCuish gave an assurance that this is not the case.

Councillor MacDougall, having declared a non financial interest in Ross of Mull and Iona Community Transport Scheme, left the meeting and took no part in the discussion of this item.

5. THIRD SECTOR GRANTS

A report detailing recommendations for the award of Third Sector Grants (including Events and Festivals) to Third Sector organisations for Oban, Lorn and the Isles was considered.

Decision

The Committee:

1. Agreed to award the grant recommendations as follows:-

Organisation	Total Project	Recommendation
Argyll & Bute Youth Forum	£4,760	£200
Argyll Voluntary Action (Oban Link Club)	£6,000	£2,700
Coisir Ghaidlig Taigh an Uillt	£540	Agreed that this application be brought to the Special Area Committee on 1 st May for consideration once further information is received

Dalavich Improvement Group	£3,526	£1,500
Glenorchy & Innishail Community Orchard and Woodland Garden	£4,328.07	£1,000
Highlands and Islands Music and Dance Festival	£40,100	£1,500
Luing Social Committee	£915	£250
Mendelssohn on Mull	£46,740	£2,000
Mull Runners	£7,240	£650 and asked that if equipment is bought could it be shared with Coll and Tiree for future events
Oban Communities Trust (Rockfield Project)	£23,517	£3,600
Ross of Mull and Iona Community Transport Scheme	£1,130	£500
Tiree Community Development Trust	£7,682	Agreed that this application be brought back to the Special Area Committee on 1 st May once concerns raised have been explored
Tiree Music Festival	£10,650	Agreed that this application be brought back to the Special Area Committee on 1 st May once concerns raised have been explored
Tobermory Marine Exhibition/Aquarium	£9,980	£2,000

2. Agreed that those organisations that have received funding for the two previous years or more should not be awarded more than the amount they received in 2014/15 unless increased developmental aspects are detailed on the application. These repeat applicants may be subject to a 20% reduction on the previous years allocation. This is to reduce applicants' dependency on Council grants and encourage fundraising and income generation initiatives;
3. Agreed that where possible, and if appropriate, new applicants should receive all or most of the amount requested (up to 50% total project costs), unless a very large amount of funding is sought;
4. Agreed that grants will only be awarded pending receipt of the correct paperwork; and approved financial check; and an End of Project monitoring form (if a grant was awarded in previous year); and
5. Agreed that the Aros Hall Committee be permitted to carry forward £1,356.50 to be spent on the original application purpose within the 2015/16 financial year.
6. Agreed that the applications noted at items 3, 4, 5, 7, 11, 12, 14, 21 of this Agenda item be considered at a later Area Committee meeting

(Ref: Report by Community Development Officer dated 15th April 2015, submitted).

6. AREA SCORECARD - FQ3

The Committee considered a report which presented the Area Scorecard with exceptional performance for financial quarter 3 of 2014-15 (October - December 2014).

Decision

The Committee noted the exceptional performance presented on the Scorecard.

(Ref: Report by IOD Programme Manager dated 15th April 2015, submitted).

Councillor Iain MacDonald left the meeting.

7. IONA PIER

A report outlining the situation on the state of repairs to Iona Slipway was considered.

The report advises that the slipway has been degrading over time and this year the Council identified the requirement to refurbish the slipway as a priority prior to the commencement of the 2015 summer season. George Leslie Ltd has been awarded the contract to carry out the refurbishment.

Decision

The Committee noted the contents of the report.

(Ref: Report by Marine Operations Manager dated 15th April 2015, submitted).

Councillor Iain MacDonald returned to the meeting.

8. ROADS CAPITAL RECONSTRUCTION PROGRAMME 2015/16

A report providing the Committee with details of the proposed roads reconstruction programme for 2015/16 was considered.

Decision

The Committee:-

1. Noted the successful completion of the 3 year Roads Reconstruction Programme for 2012-2015;
2. Noted the proposed programme and previously agreed budget for 2015/16; and
3. Congratulated the Roads Department in all their hard work in the Oban, Lorn and the Isles area.

(Ref: Report by Roads Performance Manager dated 16th March 2015, submitted).

9. OLI ECONOMIC DEVELOPMENT ACTION PLAN

The Committee considered a report and presentation providing feedback on the delivery of the actions and in-year success measures within the Oban, Lorn and the Isles Economic Development Action Plan 2014/15.

Decision

The Committee:

1. Noted the content of the presentation on the delivery of the actions and in-year success measures for 2014/15;
2. Agreed to undertake a separate workshop session (late April/early May) with officers from the Economic Development Services to input into the content of the area-based EDAP for 2015/16; and
3. Noted that the Oban, Lorn and the Isles Area EDAP for 2015/16 will be submitted to the Area Committee meeting in June for approval.

(Ref: Report and Presentation by Economic Development Manager dated 15th April 2015, submitted).

Councillor Robertson having declared a non financial interest in Oban CHORD – Oban North Pier Maritime Quarter – Update and request for funding, left the room and took no part in the discussion of this item.

10. OBAN CHORD - OBAN NORTH PIER MARITIME QUARTER - UPDATE AND REQUEST FOR FUNDING

A report updating the Committee on the delivery of the Oban North Pier Maritime Quarter and seeking support to take forward the interim step ashore solution proposals for 2015 and 2016, whilst progressing the development of the Integrated Maritime Quarter Facility, was considered.

The Chair allowed public questions on this agenda item and the following points were raised:

Councillor McCuish queried why an interim step ashore facility could be in place for 2016 but could not be in place for 2015. The Regeneration Project Manager advised that there is a statutory consultation period and a procurement process to go through which can take 14 months minimal.

Councillor MacDonald asked how soon we can get the private sector in to start a project like this. The Helensburgh CHORD Project Manager advised that there are formal processes which need to be followed regarding licensing and planning.

Mike Robertson asked whether if the Council provide services for a step ashore facility in phase 4, this would remove any state aid issues concerns and is it an interim solution of 1 pontoon there, or one time solution for 30 or 40 berths? Councillor McCuish that if there is a serviced project then OBMs business case would have to be viable and this is in dispute by Officers.

Mr Peadon asked why it is not possible to look at the bigger picture to come as a whole? Mr Peadon was advised that whilst we are proceeding with an interim solution, the bigger picture will be looked at and Councillor McCuish stated he hoped that OBM would be involved in lending their expertise to any master plan.

The Helensburgh CHORD Project Manager produced a letter sent to Oban Bay Marine outlining the funding agreement with the Council and Councillor McCuish asked if OBM have replied to that letter and the Project Manager advised that

they have received no reply.

Councillor MacLean asked when the letter was dated and the Project Manager advised it was April 2014 and no reply had been received.

Mr MacLeod queried what could be undertaken on the proposal to constitute a meaningful start for the purposes of the planning legislation. The Head of Governance and Law advised recent new legislation had altered what would be required to constitute a meaningful start. The Committee were also advised that OBMs planning permissions run out in July 2015.

Mr Renato Di Ciacco stated that of all the passengers coming ashore of the cruise ships do not stay in Oban but get bussed out of the town to visit other areas. Councillor McCuish stated he felt it was incumbent on the businesses to find ways to keeping these very welcomed visitors in town as the Council is taking plans forward to make their arrival in Oban more welcoming. Mr P MacLean stated that in his opinion neither of the projects that are being discussed would work.

Motion

The Area Committee:

1. Note and endorse the contents of this paper;
2. Request officers to implement the interim step ashore solution proposals for 2015;
3. Recommend to the Policy and Resources Committee, for their interest, the drawdown of £45,000 to implement the development stage of the interim step ashore solution for 2016;
4. Request officers to bring an update report outlining the implementation cost of delivering the 2016 interim step ashore solution following completion of the development stage, which is likely to be around September/October 2015;
5. That the Oban CHORD Project Managers brings an update report on the delivery of the Oban North Pier Maritime Quarter to subsequent Area Committee meetings; and
6. That Oban Bay Marine meet with officers of the Council to address their concerns.

Proposed: Councillor McCuish

Seconded: Councillor MacDougall

Amendment

Request Officers to meet with representatives from Oban Bay Marine to obtain clarity over the divergence of understanding over certain aspects surrounding the provision of a transit facility at the North Pier Oban and to prepare a report to take to a future Area Committee.

Proposed: Councillor MacDonald

Seconded: Councillor MacLean

Decision

On a show of hands, the motion was carried by 4 votes to 2 and the Committee resolved accordingly.

(Ref: Report by Oban Regeneration Project Manager dated 15th April 2015, submitted).

11. LORN ARC QUARTERLY UPDATE REPORT

A report updating the Committee on the progress in delivering the Lorn Arc Tax Incremental Financing Programme and its 9 capital infrastructure investment projects lead by Development and Infrastructure Services was considered.

Decision

The Committee:

1. Unanimously noted the current progress with the Lorn Arc Programme; and
2. Noted the progress reports will be presented to the Area Committees on a quarterly basis.

(Ref: Report by Oban Regeneration Project Manager dated 27th March 2015, submitted).

12. LORN ARC TAX INCREMENTAL FINANCING (TIF) ASSET PROJECT 5 - OBAN NORTH PIER EXTENSION - START UP REPORT

(a) REPORT BY EXECUTIVE DIRECTOR OF DEVELOPMENT AND INFRASTRUCTURE SERVICES

The Committee considered a report providing information on additional detail relating to the projected start up costs associated with bringing this project to Full Business Case stage and outlining the background for Project 5 – Oban North Pier extension, to be taken to full Business Case.

Decision

The Committee:

1. Unanimously recommended that the Policy and Resources Committee approve the drawdown of borrowing for a total of up to £560K for the development of a full Business Case for Lorn Arc Project 5 – Oban North Pier Extension. These resources will be held in a defined budget and managed as detailed in the Lorn Arc Programme PID; and
2. Noted that the full Business Case for Project 5 will be reported to a future OLI Area Committee and subsequent Policy and Resources Committee before moving to the implementation stage.

(Ref: Report by Oban Regeneration Project Manager dated 15th April 2015, submitted).

The Chair agreed to take further questions:

Kieran Green read the Committee a question from the Chair of Oban Community Council, which was in relation to the observation on the grant applications in listening to the scoring of these. The Chair of the Community Council advised that it seems more money is granted to groups who have assistance from professional people who know how to tick the relevant boxes but there are other groups run by volunteers who do not have the knowledge to make their application score high enough to receive higher grants. She asked for more information and feedback on this. The Chair agreed to get the relevant council officer to respond to Mrs Malloy.

Mr Ken MacLellan presented the Committee with a poster designed to help tackle dog fouling in the Oban, Lorn and the Isles area. The Chair agreed to publicise this poster and thanked Ken for his hard work in bringing this forward. Mr MacLellan also stated he was disappointed that members of the press and public did not stay for further questions as he feels that this subject affects everybody in Oban and the Chair agreed with him.

The Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 8&9 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

(b) **APPENDIX 1**

The Committee considered an appendix detailing the budgetary timescales.

Decision

The Committee noted the information provided.

(c) **APPENDIX 2**

The Committee considered an appendix detailing the proposed timeline.

Decision

The Committee noted the information provided.

(d) **APPENDIX 3**

The Committee considered an appendix detailing the risk register for project 5.

Decision

The Committee noted the information provided.

13. OBAN CHORD - OBAN WATERFRONT PUBLIC REALM PHASE 2: NORTH PIER TO STATION SQUARE INCLUDING GEORGE STREET AND QUEEN'S PARK PLACE - UPDATED COST REPORT

The Committee considered an updated cost report in regard to the Oban CHORD Oban Waterfront Public Realm Phase 2.

Decision

The Committee unanimously agreed the recommendations at 3.1 of the report and noted that this matter would be forwarded to the Policy and Resources Committee and not the Council.

(Ref: Report by Oban Regeneration Project Manager dated 15th April 2015, submitted).

14. MCCAIG'S TOWER AMENITY LIGHTING SCHEME - IN USE REVIEW

A report informing the Committee of the outcome of the recent 'in use' review at McCaig's Tower, was considered.

Decision

The Committee noted the recommendations at 3.1 of the report.

(Ref: Report by Oban Regeneration Project Manager dated 15th April 2015, submitted).

15. THIRD SECTOR ASSET TRANSFER - LAND AT DERVAIG, ISLE OF MULL

The Committee considered a report on the Third Sector Asset Transfer at Land at Dervaig, Isle of Mull.

Decision

The Committee unanimously agreed the recommendations at 3.1 of the report.

(Ref: Report by Estates Surveyor dated 12th March 2015, submitted).