

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in the
CORRAN HALLS, OBAN
on WEDNESDAY, 9 DECEMBER 2015**

Present: Councillor Roddy McCuish (Chair)

Councillor Elaine Robertson	Councillor Neil MacIntyre
Councillor Iain MacLean	Councillor Iain MacDonald
Councillor Alistair MacDougall	

Attending: Graeme Forrester, Area Committee Manager
David Clements, IOD Programme Manager
Stuart McCracken, Amenity Performance Manager
Kevin McIntosh, Contracts Manager
Kirsteen MacDonald, Regeneration Project Manager
David MacKechnie, Regeneration Project Manager
Andrew Collins, Regeneration Project Manager
Rebecca Barr, Area Manager
Mairi Campbell, Administration Officer
Alistair McGregor, Chief Executive, ACHA
Brian Murphy, Local Manager, ACHA

1. APOLOGIES

Apologies were received from Councillor Mary-Jean Devon.

The Chair acknowledged the retirement of Councillor Duncan MacIntyre and on behalf of the Area Committee thanked Councillor MacIntyre, who has been a Councillor since 1999, for the service he has given to Oban, Lorn and the Isles. He advised Cllr MacIntyre has held important positions, including being the Chairman of Hitrans. The Chair advised that Councillor MacIntyre was instrumental in bringing six trains a day to Oban and also in the introduction of the enhanced bus service to the Central Belt. The Chair advised that Councillor MacIntyre will be sorely missed, and wished him well on behalf of the Area Committee.

Councillor MacLean asked that a letter be written from the Area Committee to Councillor D MacIntyre to thank him for all his help and support.

2. DECLARATIONS OF INTEREST

There were no declarations of interest intimated.

3. MINUTES

(a) Oban, Lorn and the Isles Area Committee - 20th October 2015

The Minutes of the Oban, Lorn and the Isles Area Committee held on the 20th October 2015 were approved as a correct record, subject to the inclusion at item 2 of 'Councillor Robertson stated that in the past she has declared an interest in all papers relating to the Transit Marina and the Interim Step Ashore facilities brought before the Area Committee due to

her husband's connection with OBM and in the interests of consistency will do so again today, however she will not continue to do so when presented with subsequent papers relating to the afore mentioned as OBM, have provided all their surveys and relevant information to the Council officers and no longer have a material input.

In relation to page 2, item 4 of the previous minutes, the Chair confirmed that Jill Bowis' request is being dealt with as a matter of priority.

He also advised that in regard to Mr Dunlop's request, the snagging works will be undertaken by 22nd December.

(b) Oban Common Good Fund - 19th November 2015 (for noting)

The Minutes of the Oban Common Good Fund held on 19th November 2015 were noted.

4. PUBLIC AND COUNCILLOR QUESTION TIME

Mr Bruce advised that he asked a question at the Area Committee 3 months ago in regard to an issue he has with the business units in Oban. He confirmed he has still had no response. The Chair apologised to Mr Bruce and assured him that someone will respond to him as soon as possible.

Mr Bruce advised that it was nice to see the Committee working so well together.

Councillor MacDougall raised a concern about the doctors on Mull. He advised that there is a different Doctor every two weeks. He advised that this is a real issue for Mull and wants something done about it. He also raised a concern about staffing of the ambulance service on Mull and advised that a long term solution needs to be found. The Committee agreed to have this as an item on a future Business Day and invite officials from NHS and the Ambulance Service to the meeting for the discussion.

Louise Lee from the Oban Times asked the Committee if the Council has paid the consultants for carrying out the work on Stafford Street. Mr Collins confirmed that the contractors are being paid in accordance with the terms of the contract.

Ms Lee also asked why the Council had not accepted the money offered by the owners of the Oban Times Newspaper to buy furniture for Stafford Street. She advised that she couldn't understand why such an offer would not be accepted.

Ms Lee asked a question in relation to item 8, update on Delivery of Roads Revenue Budget, she asked why no one has mentioned bridges given the number of bridges in the Oban, Lorn and the Isles area which she considers unfit for purpose, including the bridge at Kilninver, the Atlantic Bridge and Connel Bridge.

Ms Lee confirmed that the Oban Times would like to offer a monthly column in their paper for local Councillors.

Ms Lee queried the recommendation to exclude the public from item 10(b) Lorn Arc Appendix, 11 – Lease at Ganavan, 12 – White Building, North Pier, Oban, and 13 –

Lease of old Roads Department at Oban Airport. She asked that she be able to sit in the Committee debate on these items and asked if parts of the paper could be discussed without mentioning any sensitive commercial information.

Mr Bruce queried the Council's application of the PAN71 Planning Advice Notice regarding management of conservation areas, the willingness of the Council to reinstate a sign near to his home which was blown down, and the Council's use of traffic management surveys when considering development in rural areas.

Kieron Green asked, in relation to phase 2 of the CHORD programme, if the Council plans to re-use materials to improve the pavements around the town. Mr Collins confirmed this but there is currently nowhere identified to store the material. The Chair agreed to look into this.

5. ACHA

The Committee heard a presentation from Alistair MacGregor, Chief Executive of ACHA. He spoke about the Investment Programme in the OLI area for 2015/16, ACHA's new build programme, the key challenges they face which include a housing need of 3,116 applicants in Argyll and Bute with 829 active applications in Oban, Lorn and the Isles.

Mr MacGregor also spoke about the First Minister's Visit in August 2015 where she received information on the welfare rights project. He confirmed that a tender has been awarded for works to start at 52 Soroba Road in Oban and work will start on site in January 2016.

Decision

The Committee noted the information provided.

(Ref: Presentation by Chief Executive of ACHA dated 9th December 2016, submitted).

6. AREA SCORECARD - FQ2

The Committee considered a report containing the Area Scorecard for FQ2 2015/16.

Councillor Robertson thanked the Council's Amenity Services department along with West Highland and Argyll Community Housing Associations and the local Dog Fouling Group for all their help with tackling this problem and raising the awareness in the town.

Decision

The Committee:-

1. Noted the exceptional performance presented on the Scorecard;
2. Agreed the proposed changes to the Area Scorecard as noted at paragraph 3.1 of the submitted report; and
3. Agreed to receive a report at the next Business Day on parking income and its uses in the Oban area.

(Ref: Report by IOD Programme Manager dated 9th December 2016, submitted).

7. ADULT PROTECTION COMMITTEE - ANNUAL REPORT 2014/15

The Committee considered an annual update report that covers up to the end of March 2015, providing a detailed breakdown of the current work being undertaken by the Adult Protection Committee.

Councillor Elaine Robertson on behalf of the Oban, Lorn and the Isles Area Committee asked that our best wishes be sent to Bill Brackenridge, the Chair of the Adult Protection Committee who is unwell.

Decision

The Committee noted the contents of the report.

(Ref: Report by Chair of Adult Protection Committee dated 9th December 2015, submitted).

8. UPDATE ON DELIVERY OF ROADS REVENUE BUDGET

The Contracts Manager took the Committee through a report which provided an update on the delivery of the Revenue Roads Budget at the end of quarter 2 for financial year 2015/16.

Decision

The Committee noted the contents of the report.

(Ref: Report by Contracts Manager dated 9th December 2015, submitted).

9. OBAN CHORD - PUBLIC REALM PHASE 1 & 2

A report updating the Committee on the Oban Public Realm Phase 1 – Stafford Street was considered.

The report confirms that works on the Phase 2 Public Realm works will commence on 4th January 2016.

Mr Collins confirmed that three bins were delivered and it has been agreed to have them positioned on Stafford Street. The Chair queried the position regarding the proposed installation of 'big belly bins'. The Chair was advised that the decision not to proceed with installation of the 'big belly bins' was taken at a Departmental Management Team meeting within the Council.

Decision

The Committee:-

1. Noted the contents of the report; and
2. Noted that a report will come to the February Area Committee for purchase of the jet washer and tanker with Amenity Services.

(Ref: Report by Regeneration Project Manager dated November 2015, submitted).

10. LORN ARC

(a) Update Report as at 10th November 2015

A report providing an update to the Committee on progress in delivering the Lorn Arc Tax Incremental Financing Programme led by Development and Infrastructure Services, was considered. The submitted highlight report (Appendix A) outlines the current position of the three most immediate projects as at 10th November 2015.

The paper also reports on key issues that will impact on the successful delivery of the projects from development stage through to procurement and implementation.

Decision

The Committee noted the current progress with the Lorn Arc Programme.

(Ref: Report by Oban Lorn Arc Regeneration Project Manager dated 9th December 2015, submitted).

Motion

That the public are excluded for items 10(b), 11, 12 and 13 on the grounds that discussion of these items is likely to involve the disclosure of exempt information as defined in Schedule 7A to the Local Government (Scotland) Act 1973.

Moved: Councillor Roddy McCuish Seconded: Councillor Elaine Robertson

Amendment

To exclude aspects of items 10(b), 11, 12 and 13 to allow the public to stay in for the remainder of the meeting.

Moved: Councillor Iain MacLean Seconded: Councillor Iain MacDonald

Decision

On there being an equality of votes, the Chair gave his casting vote for the motion and the Committee resolved accordingly.

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

(b) Appendix

The Committee considered an appendix detailing the current position of the three most immediate projects.

Decision

The Committee noted the information provided.

E1 11. LEASE AT GANAVAN

The Committee considered a report from the Amenity Performance Manager in regard to a lease at Ganavan.

Decision

The Committee agreed the recommendations at 3.1 and 3.2 of the report and agreed to hold a Special Area Committee for this item on the day of the January Business Day.

(Ref: Report by Head of Roads and Amenity Services dated 9th December 2015, submitted).

E1 12. WHITE BUILDING, NORTH PIER, OBAN

The Committee considered a report by the Estates Surveyor in regard to the White Building, North Pier, Oban.

Decision

The Committee agreed the recommendations at 3.1 of the report.

(Ref: Report by Estates Surveyor dated 9th December 2015, submitted).

E1 13. LEASE OF OLD ROADS DEPARTMENT AT OBAN AIRPORT

The Regeneration Project Manager gave a verbal update to the Committee on the lease of the Old Roads Department at Oban Airport.

Decision

The Committee noted the information provided.

(Ref: Verbal update by Regeneration Project Manager dated 9th December 2015, submitted).