

Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry



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10 August 2016

NOTICE OF MEETING

A meeting of the **PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE** will be held in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD** on **WEDNESDAY, 17 AUGUST 2016 at 10:15 AM**, or at the conclusion of the Argyll and Bute Local Review Body at 10.00 am, whichever is later, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES**
 - (a) Planning, Protective Services and Licensing Committee 15 June 2016
(Pages 1 - 14)
 - (b) Planning, Protective Services and Licensing Committee 22 June 2016 at 10.30 am (Pages 15 - 26)
 - (c) Planning, Protective Services and Licensing Committee 22 June 2016 at 2.00 pm (Pages 27 - 32)
 - (d) Planning, Protective Services and Licensing Committee 22 June 2016 at 2.20 pm (Pages 33 - 36)
 - (e) Planning, Protective Services and Licensing Committee 22 June 2016 at 2.40 pm (Pages 37 - 40)
 - (f) Planning, Protective Services and Licensing Committee 29 June 2016 at 11.00 am (Pages 41 - 46)
 - (g) Planning, Protective Services and Licensing Committee 29 June 2016 at 12 noon (Pages 47 - 48)

- 4. COLINTRAIVE AND GLENDARUEL DEVELOPMENT TRUST: ERECTION OF TWO WIND TURBINES (MEASURING UP TO 60 METRES TO HUB AND UP TO 86.5 METRES TO BLADE TIP), WITH ANCILLARY ELECTRICAL BUILDINGS, AREAS OF HARDSTANDING AND FORMATION OF VEHICULAR ACCESS: LAND AT CRUACH NAM MULT, STRONAFIAN FOREST, GLENDARUEL (REF: 15/02060/PP)**

Report by Head of Planning and Regulatory Services (Pages 49 – 128)
- 5. MR JOHN MORRISON: INSTALLATION OF REPLACEMENT WINDOWS (RETROSPECTIVE): FLAT 1 AND 2, 19 BATTERY PLACE, ROTHESAY (REF: 16/00662/PP)**

Report by Head of Planning and Regulatory Services (Pages 129 – 142)
- 6. AVANT HOMES: SITE FOR THE ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, INFRASTRUCTURE, OPEN SPACE, LANDSCAPING AND MISCELLANEOUS WORKS: LAND NORTH OF CARDROSS PRIMARY SCHOOL, BARRS ROAD, CARDROSS (REF: 15/01794/PPP)**

Report by Head of Planning and Regulatory Services (Pages 143 – 166)
- 7. SEAVISION (SCOTLAND) LTD: INCREASE IN HEIGHT OF PART OF INFILLED AREA (PART RETROSPECTIVE): HOLY LOCH MARINA, RANKINS BRAE, SANDBANK (REF: 15/02969/PP)**

Report by Head of Planning and Regulatory Services (Pages 167 – 202)
- 8. MR AND MRS R AND G MCINTYRE: RENEWAL OF PLANNING PERMISSION IN PRINCIPLE REFERENCE 12/01287/PPP SITE FOR THE ERECTION OF 5 DWELLINGHOUSES: LAND SOUTH EAST OF MAMORE FARM, PEATON ROAD, RAHANE (REF: 15/03112/PPP)**

Report by Head of Planning and Regulatory Services (Pages 203 – 222)
- 9. SCOTTISH WATER: INSTALLATION OF 2 SERVICE RESERVOIRS AND ASSOCIATED WORKS: PENNYFUIR SEWAGE WORKS, DUNOLLIE ROAD, OBAN (REF: 15/03176/PP)**

Report by Head of Planning and Regulatory Services (Pages 223 – 238)
- 10. CALA MANAGEMENT: SITE FOR RESIDENTIAL DEVELOPMENT INCLUDING ROADS, INFRASTRUCTURE, OPEN SPACE AMENITY AND AFFORDABLE HOUSING: LAND EAST OF HERMITAGE ACADEMY, SAWMILL FIELD, HELENSBURGH (REF: 16/00643/PPP)**

Report by Head of Planning and Regulatory Services (Pages 239 – 260)
- 11. THE CO-OPERATIVE GROUP: PARTIAL DEMOLITION OF EXISTING BUILDING, ERECTION OF EXTENSION AND CHANGE OF USE FROM CLASS 7 (HOTEL) TO CLASS 1 (SHOP): MUIRHOLM HOTEL, MAIN ROAD, CARDROSS (REF: 16/00972/PP)**

Report by Head of Planning and Regulatory Services (Pages 261 – 276)

12. **KANOK BOSE: ERECTION OF DWELLINGHOUSE WITH INTEGRAL GARAGE/DOMESTIC WORKSHOP, RAISED PAVED TERRACE, INSTALLATION OF SEWAGE TREATMENT PLANT, FORMATION OF VEHICULAR ACCESS, PARKING AND TURNING AREA AND FOOTPATH TO SHORE: LAND SOUTH OF THE GALLEY OF LORNE INN, ARDFERN (REF: 16/01331/PP)**
Report by Head of Planning and Regulatory Services (Pages 277 – 318)
13. **MR EWAN MACLEAN: ALTERATIONS AND CHANGE OF USE OF SHOP TO FORM RESIDENTIAL FLAT: PRESENT AND BYGONES SHOP, TIGHNABRUAICH (REF: 16/01595/PP)**
Report by Head of Planning and Regulatory Services (Pages 319 – 334)
14. **UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING APPEAL DECISION**
Report by Head of Planning and Regulatory Services (Pages 335 – 338)
15. **ARGYLL AND BUTE SUSTAINABLE DESIGN AWARDS - LESSONS LOG**
Report by Executive Director – Development and Infrastructure Services (Pages 339 – 346)
- * 16. **DUNOON CONSERVATION AREA APPRAISAL AND BOUNDARY EXTENSION**
Report by Executive Director – Development and Infrastructure Services (Pages 347 – 386)
- E1 17. **ENFORCEMENT REPORT - REFERENCE 14/00064/ENOTH2**
Report by Head of Planning and Regulatory Services (Pages 387 – 392)
- E1 18. **ENFORCEMENT REPORT - REFERENCE 14/00046/ENOTH2**
Report by Head of Planning and Regulatory Services (Pages 393 – 398)
- E1 19. **ENFORCEMENT REPORT - REFERENCE 15/00150/ENOTH2**
Report by Head of Planning and Regulatory Services (Pages 399 – 404)
- E1 20. **ENFORCEMENT REPORT - REFERENCE 14/00115/ENBOC2**
Report by Head of Planning and Regulatory Services (Pages 405 – 412)
- E1 21. **ENFORCEMENT REPORT - REFERENCE 14/00116/ENBOC2**
Report by Head of Planning and Regulatory Services (Pages 413 – 420)
- E1 22. **ENFORCEMENT REPORT - REFERENCE 13/00142/ENBOC2**
Report by Head of Planning and Regulatory Services (Pages 421 – 430)

Items marked with an “asterisk” are items, on the basis of information available at the time this Agenda is published, on which the Committee may not have delegated powers to act, and which may therefore require to be referred to the Council or another Committee, and that referral may depend on the decision reached at the meeting.

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

The appropriate paragraph is:-

E1 Paragraph 13 Information which, if disclosed to the public, would reveal that the authority proposes-

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment.

Planning, Protective Services and Licensing Committee

Councillor David Kinniburgh (Chair)	Councillor Gordon Blair
Councillor Rory Colville	Councillor Robin Currie
Councillor George Freeman	Councillor Alistair MacDougall
Councillor Neil MacIntyre	Councillor Robert Graham MacIntyre
Councillor Donald MacMillan	Councillor Roderick McCuish
Councillor Alex McNaughton	Councillor James McQueen
Councillor Sandy Taylor	Councillor Richard Trail

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