

Jamison Variation Request

We believe the addition of four picnic tables during the period of 31 March to September weekend, (to be folded down at the close of our diner service), would serve as an attraction to passers-by. Given the natural beauty of the area, during daylight hours our clientele often request to sit outside on a warm, sunny day (**Exhibit 1**). These tables will not be employed after 9:00 or during late night pub hours as seating for smokers. This has served as the primary source of contention with the McLachlan party.

Historical Background

In September 2015, we (Rima and Brian Jamison) purchased our property (23 Marine Place, Rothesay, PA20 0LF), and immediately commenced with the refurbishing of this repossessed, and heavily damaged, property. Operations for the Scottish Honky Tonk pub (**Exhibit 2**) commenced in **February 2016**. Mrs. Fiona Campbell and her family (Charlotte McLachlan (daughter), Robert Duff (daughter's boyfriend), and Alexander McLachlan (husband) all placing objections with this variation) presented no known issues/complaints, nor indicated any troubles, with the operation of our establishment during this period, nor during our initial summer season. In fact, we considered relations with these individuals as friendly during this initial period, and previous to our opening on the Scottish Honk, we allowed Fiona and Alexander to park their recreation/caravan vehicle in our front parking area. Shari Strathi (sister-in-law to Fiona Campbell and Alexander McLachlan) and Jim McLachlan (brother of Alexander McLachlan) purchased the neighbouring property on the opposite side of our business in July 2017, well after our 2016 summer operations. Whilst we note that all five of the current objectors are closely related family, directly above the ground floor property of Mrs. Shari Strathie and Mr. Jim McLachlan is their neighbour, John G. Masterson, who has opted not to file an objection.

We would also advise that there were **no arrests or reported/known incidents at our establishment throughout 2016** (February – December), though several complaints were raised with Mr Raymond Park and Mr Richard Goreman about our establishment. These complaints against our premises were either anonymous or provided with a false address (as is aware to Mr Raymond Park). One complaint was raised against our restaurant with Mr Goreman in 2016, although the facility was not operational until much later in 2017. Because the restaurant was non-existent, this complaint was also deemed as false. We are unable to confirm as to who made any of these allegations or why these allegations were made though we now have our own suspicions.

The fiscal year 2017 proved successful for the Scottish Honky Tonk, and this success was further bolstered through the addition of the Rockabilly Diner (**Exhibit 3**). However, we as owners are able to confirm that Mrs Fiona Campbell made the following allegations in 2017, and that while we did our utmost to remain respectful and accommodating (and continue to do so to this day), relations with Mrs Campbell soured. The following excerpts are taken from the **Police Scotland document/letter, Ref: L/LIC/AS, dated 9 February 2018**.

Saturday **20th May 2017** at around 10pm, police received a phone call regarding noise. **Police attended and observed there was no music and no excess noise** from the licensed premises. The police reported no music or excess noise, we as owners were unaware of any such issues, though **Fiona Campbell** informed us of her issue the following day.

Sunday **21st May 2017** at around 12.05am, a further call was made to police regarding noise. **Police attended and observed no music and no excess noise** from the licensed premises. The police reported no music or excess noise, we as owners were unaware of any such issues, though **Fiona Campbell**, once again, informed us of her issue the following day.

Saturday **19th August 2017** at 11.30pm Police Scotland received a call stating that loud music was coming from the Bute Piper/Scottish Honky Tonk. Police attended and advised staff to shut windows to lessen the noise coming from the premises. At that time, we, and our staff were unaware that a band member had opened the front/side window, and we closed it immediately. From that date forward, we employed a policy of locking all windows during any, and all, events within the establishment.

Saturday **23rd September 2017** at around 11.45pm police received a phone call stating there was someone within the premises wanting to start a fight. On police arrival **there was no signs of disturbance and no persons approaching police** with any complaints. Fiona Campbell, yet again, informed us of her issue the following day. **During this conversation, Mrs Campbell shouted the term “Brexit” whilst departing our front step.** As we are citizens of the United States of America or Lithuania/EU (yet UK residents), we could only take this comment as an impolite gesture, though we chose not to respond in any capacity. This would not be the last occasion where the term “Brexit” was employed by Mrs Campbell.

Sunday 29th October 2017 at 01.50am police passed the Bute Piper and observed people standing outside and still within. They spoke with the licence holder, Brian Jamison who confirmed that the licence was until 0100 hours. Mr Jamison stated he had been trying to get people to leave for around 45 minutes...

Explanation: Over the course of two years, the Scottish Honky Tonk has established a reputation for its Halloween event and the numerous props and the extensive holiday décor it provides. This is an event/occasion not yet fully exploited by other businesses on the Isle of Bute, and our event has been featured in the Scottish Sun and other national publications. On 29 October 2017, roughly 15+ couples visiting from the mainland, and attending our event (many feeling uncomfortable with walking to their accommodation due to their unfamiliarity with the island), were unable to receive adequate taxi service due to the high frequency of taxi usage from our establishment and elsewhere. Several issues were discussed with Mr Raymond Park concerning this night.

We would advise that the Scottish Honky Tonk experienced **one arrest in 2017**, though we have continued to do our utmost to have zero arrests or incidents at our place of business and continue to do so. On Sunday 26th February 2017 at 1am, police officers, **on request of licensee Brian Jamison**, assisted with the emptying of the premises, and, as indicated in the Police Scotland document/letter, Jamison **“was concerned of noise that would disturb neighbours”**. Whilst police attended to assist the licensee a male was subsequently arrested for failing to quit licensed premises.

We believe we have been considerate and responsible business owners, to both our clientele and within the surrounding community. Whilst we believe even one arrest over the course of two years is one too many, as will be explained in our closing statements, the behaviour of

Alexander McLachlan (Mrs. Fiona Campbell's husband) in our establishment should have warranted yet another arrest in 2017.

McLachlan Family Variation Objections/ Jamison Family Response

We have noted that all five of the current objectors are closely related family, and directly above the ground floor property of Mrs. Shari Strathie and Mr. Jim McLachlan is their neighbour, John G. Masterson, who has opted not to file an objection. All other residents within our community have chosen not to object to our variation, or the behaviour that stems from our establishment, including all the McLachlan's neighbours, the remainder of the neighbourhood on either side, and all neighbours behind our establishment. As our business is in close proximity to numerous individuals and families, we have difficulty understanding the McLachlan's issues given the close proximity of all to our location. (**Exhibit 4**). We now respond to most objections from the McLachlan party, which are primarily focused on noise, parking, vandalism and personal safety/security. We have chosen to not include objections from Charlotte McLachlan due to the similar if not repetitive nature of her statements.

Fiona Campbell statement: "There is ...concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces, however if this area were to be taken up with outdoor seating it would exacerbate current parking issues along Marine Place. At busy times for the premises, local residents have found patrons blocking driveways and access due to the lack of parking in the area."

Jamison response (1): Mrs Campbell's assertion of three parking spaces is incorrect, as we do have appropriate space for five vehicles. We also own one vehicle. Nevertheless, for many years the property served as a restaurant and pub previous to our ownership and continues as such now. Under previous ownership. this establishment also provide outdoor seating. In terms of Mrs Campbell assertions where "local residents have found patrons blocking driveways and access", we see that no objections have been raised by "local residents" for this variation. Moreover, please see (**Exhibit 5**), which is photographic evidence of Shari Strathi's vehicle blocking our driveway, and the constant presence of Fiona Campbell's motorhome. Mrs Strathi's parking practices are far from uncommon at our establishment. One may also notice the four vehicles Jim and Shari McLachlan park outside their house every night. Finally, numerous planning objections to Fiona Campbell and Alexander McLachlan's most recent 2016 project, a "two car garage", suggest that parking has been an issue generated by the McLachlans for some time. Numerous neighbours have complained about the numerous vehicles this family owns and parks (**Exhibit 6**). Furthermore, the McLachlan's regularly employ parking cones outside the front of their house as they have numerous vehicles at their disposal (some operational/some not). A photo submitted by Shari Strathi, taken from our FB page and used as evidence against us, verifies this assertion. We have also provided our own evidence. (**Exhibit 7**)

Fiona Campbell states: Apart from continuous noise throughout opening hours cause by smokers congregating outside, there are major disturbances at closing time. Generally anti-social behaviour means that, depending on which day of the week it is, at 12-12.30am or 1-1.30am, there are often large groups of people loitering, shouting – often waiting on a taxi to pick them up – and in the past the police have had to deal with more serious incidents.

Jamison response (2): We see that no objections have been raised by "local residents" for this variation, and the **Police Scotland document/letter, Ref: L/LIC/AS, dated 9 February 2018**

does not indicate any past police experience with “more serious incidents”. We are also the parents of a three-year-old daughter, a six-year-old son, and seventeen-year-old son, all of who somehow avoid sleep deprivation, or concerns for their own well-being through exposure to “anti-social behaviour”.

Fiona Campbell states: “In addition to the above, as a separate matter, there seems to be an issue with ventilation from the kitchens in the premises. The current set-up does not seem to comply with the Building (Scotland) Regulations...”

Jamison response (3): For many years the property has served as a restaurant and pub previous to our ownership and continues as such now. We see that no objections have been raised by “local residents” for this variation, and no past or present complaints have been raised by local residents about our restaurant’s ventilation system until now, with the McLachlan party. Furthermore, our business kitchen facility has received full Council permission to operate as intended.

Fiona Campbell states: The increase in the capacity... has limited sanitary facilities for guests and staff and due to the fact that food and drink are served (as a restaurant) in part of the premises, as well as being a licensed public house, have the applicants assured they have adequate facilities for these numbers?

Jamison response (4): Whilst we are unsure of Mrs Campbell’s expertise concerning the adequacy of our facilities, of the two occasions (a motorcycle weekend and Halloween) where this establishment was running at full capacity, this business never encountered any difficulties whatsoever. Moreover, there is no record that Mrs Campbell reported this perceived difficulty to the proper authorities, or anyone else for that matter, at any time. Yet, to address Mrs Campbell’s concerns and our request, we would point out that our pub lounge is able to safely accommodate 40 people, the bar area is able to safely accommodate 20, the diner has appropriate seating for 40, and the remaining 25 seats are attributed to the proposed picnic tables that will be present upon Council approval (and only for the months suggested in this document and within the major variation proposal).

Fiona Campbell states: “The surrounding area and specifically the immediate context of The Bute Piper is entirely residential... It is a quiet, scenic neighbourhood within the Rothesay Conservation Area, with limited transport links and street parking.”

Jamison response (5): Given Mrs Campbell’s concern for the surrounding conservation area, it is important to recognise that Mrs. Campbell and her husband, Alexander McLachlan, are currently under an enforcement investigation for the construction of a large facility not granted planning permission. It also appears they are running an unauthorised business within the confines of their own backyard, which utilises heavy trucks, diggers, heavy lumber, forklifts, tractors, chainsaws, power tools, various fuels, and the burning/inappropriate disposal of various waste materials. Another environmental factor includes the presence of broken glass, scrap metal, sawdust and oil and petroleum-based waste. The unauthorised construction of a large garage/shed structure for forklifts and tractors has also led to the degradation of our communal fence due to the concrete poured between their structure and the communal fence. Stress fractures have allowed the fence to crumble into our backyard, and this wall has now become a source of concern for our children and pets. It appears Mrs Campbell’s version of concern for the surrounding conservation area is somewhat unique to the concerns of other residents, as well as our own family. **(Exhibits 8)**

Fiona Campbell states: It is our understanding that many of the neighbouring households feel similarly strongly about this.

Jamison response (6): The Council’s online archive reveals 12 objections from surrounding independent residents to the 2016 plans submitted by Alexander McLachlan – whilst our own submission has received three objections from the same family. Campbell’s assertion that “many of the neighbouring households feel similarly strongly about this” simply does not bear fruit, as our submission has not received a single objection from any other neighbours. While there have been no objections raised by “local residents” for this variation, the **Police Scotland document/letter, Ref: L/LIC/AS, dated 9 February 2018** does not indicate any past police experience with the type of “anti-social behaviour” or “more serious incidents” that Campbell appears to imply.

Shari Strathie states: “. There is already a problem with parking in Marine Place due to customers visiting The Bute Piper, I would actually say the road is quite dangerous as cars are having to park on the grassed shore line”.

We would refer the committee to **Jamison response (1)**

Shari Strathie states: “I can’t have my windows open at night due to the noise coming from the premises with people coming and going, out smoking, the noise of loud music and people loitering outside the premises as they wait for taxis while having loud conversation and engaging in horse play at all hours at night.”

We would refer the committee to **Jamison response (2)**

Shari Strathie states: “I have had to install CCTV to make sure my property is safe as we have already had issues with people urinating in our drive and leaving empty/smashed bottles in our garden.”

We would refer the committee to **Jamison response (2)**

Jamison conclusion

We believe the addition of four picnic tables during the period of 31 March to September weekend, (to be folded down at the close of our diner service), would serve as an attraction to passers-by. Given the natural beauty of the area, during daylight hours our clientele often request to sit outside on a warm, sunny day (**Exhibit 9**). These tables will not be employed after 9:00 or during late night pub hours as seating for smokers.

As an act of good faith, we have withdrawn our requests for later hours. The initial thought was that extended hours would give us some leeway/flexibility during our Halloween event, or for other events that might take place.

During this period, Mr Raymond Park and Mr Goreman or the local police have been to our property discussing, or noting, all the issues raised above by the McLachlan family. We do realise that all officials are executing the roles appropriately, and as they should, without prejudice. We fully appreciate this, and we have been fully cooperative and respectful of their efforts. However, to this point we feel that Mrs Campbell has been granted far too much credibility and influence over our previous, current and future business operations. We hope

the panel might understand if we feel somewhat bullied by Mrs Campbell's previous and ongoing efforts.

We believe Mrs Fiona Campbell has made an extraordinary effort to cause us grief and mischief. In fact, her daughter, Charlotte McLachlan, her brother-in-law, Jim McLachlan, and her husband, Alexander McLachlan have visited our pub on numerous occasions, apologising profusely for the behaviour of Mrs Campbell. Moreover, at one point an intoxicated Alexander McLachlan visited our pub and apologised, over and over and over, for Mrs Campbell's behaviour. We have always done our best to accommodate the McLachlans, and we have never, at any point reported their activities to law enforcement as we have made every effort to be good neighbours. Now, at this point, and after several visits by Mr Raymond Park and Mr Richard Goreman, we have been depicted as the source of trouble and irritation. It is only now that we are bringing our own issues with this family to light.

Alexander McLachlan has, in fact, assaulted two of our patrons over the last two years. In the summer of 2016, he assaulted Mr Steve Smulski outside our pub and threw him to the ground. Mr Graham McKirdy and Mr Keith Fenner were amongst the people that pulled Alexander McLachlan off of Mr Smulski.

In the summer of 2017, during ButeFest, Mrs. Shari Strathie and Mr. Jim McLachlan arrived to our pub intoxicated, and within minutes began to quarrel with a woman inside our pub. Mrs. Shari Strathie began to scream at this woman and Mr Andrew Robert Eustace, a ButeFest musician, encouraging, once again, Mr. Alexander McLachlan to assault Mr Eustace. In his blind rage, he also attacked a local named Danny, and proceeded to chase him out of our building a hit him, numerous times, in the front parking lot. It was not until I myself, my wife, and Alexander's brother, Jim McLachlan, pulled Alexander McLachlan away that the fight ended. On both of these occasions, I made sure that victims did not require medical attention, and both times I asked all victims if they wished for us to contact the police. These offers were declined. Beyond that, my wife and I have taken incredible measures to keep the peace with our neighbours, only to be subjected to further abuse.

We believe Mrs Fiona Campbell is the protagonist to the three filed objections for this variation meeting. Mrs Fiona Campbell has made it very clear over the last six months or so, that she does not like us, and wants our establishment closed. She has told numerous people she works with, and numerous patrons of our establishment, that she will have us "shut down", and that we are people of poor character (I'm putting that nicely). The people she has spoken with include Ms Fiona McCartney, Mr. Bob Montgomery, Mrs Janet Rennie, Mrs Lynda McCauley, and numerous others, who have all informed us of her thoughts. All these people live around us, and they all have frequented our establishment.

In our opinion, we also assume Mrs Fiona Campbell has a strong dislike to Americans and Eastern Europeans, as she has, on numerous occasions, complained to others about my citizenship (again, I'm putting that nicely), and has shouted the words "Brexit" out loud as she walks toward her car. This has taken place when my wife and I have been outside and working in the front during non-business hours, while I have gone to pick up my daughter from day-care, and on at least three other occasions. Whilst I am not a medical professional capable of diagnosing Touretts, we can only assume she has taken issue with us.

This establishment has served the local community long our before arrival and is currently a successful operation. Long before our ownership, this establishment was operational when

Fiona Campbell and her husband purchased their property. Our establishment was already operational when Mrs. Shari Strathi (sister-in-law to Fiona Campbell and Alexander McLachlan) and Mr. Jim McLachlan (brother of Alexander McLachlan) decided to purchase their property. Given the objections raised by the McLachlan family, and their “historical experienced raised in their objections, we fail to understand why this purchase took place.

We have done our utmost to run this establishment in a courteous, respect and family friendly manner. Numerous retired people/OAPs frequent our establishment from the surrounding area, and they have made it very clear that they appreciate our efforts and have a fondness for our family and business. This includes the likes of Mr. John Preston, Mr. Gordon Turner, and numerous members of the Ardbeg Bowling community. Thus far, the various policies we employ have served us well. After thoughtful consideration, we do hope the panel will approve our major variation in the hopes of improving our business, and our ability to serve the local community.

Respectfully,

Dr. Brian P. Jamison and Mrs Rima Jamison
23 Marine Place
Rothesay
PA20 0LF

Exhibit 1: View from Scottish Honky Tonk and Rockabilly Diner



Exhibit 2: Scottish Honky Tonk



Exhibit 3: Rockabilly Diner



Exhibit 4: Neighbourhood



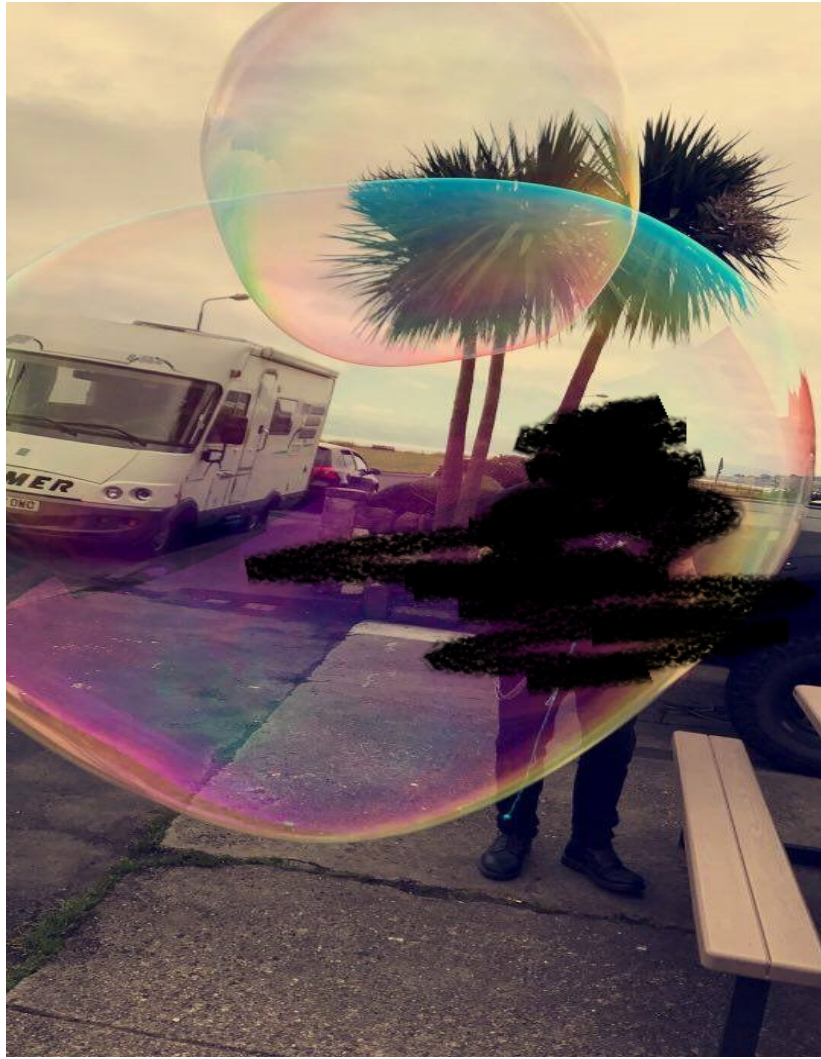
Exhibit 5: McLachlan/Parking



Shari's car parked between our lot and their driveway



Shari's car parked with three other vehicles owned by the McLachlans



Fiona Campbell: constant presence of her motorhome

Exhibit 6: Neighbours complaints about McLachlan vehicles

16/00525/PP SG '0'

William and Margaret Milton
2 Wyndham Court Ardbeg Isle of Bute PA20 0NE
Telephone: [REDACTED]
Email: [REDACTED]



Argyll and Bute Planning and Building Standards Dept.,
Milton House,
Milton Avenue,
Dunoon
PA23 7DU

Dear Sir or Madam,

PLANNING REFERENCE: 16/00525/PP

Erection of Garage and associated works at the rear of Flat 1, 22 Marine Place,
Rothesay, Isle of Bute

I write in connection with the above planning application. I have examined the plans and I know the site well, as I live in Wyndham Court the road which the owner will use to access and leave this proposed garage. I wish to object strongly to the erection of this garage in this location.

1. The applicant already has a double garage at his disposal on this site yet chooses not to use it for whatever reason and parks his vehicles on the street in a very narrow part of Wyndham Court. He appears to have reassigned the flat numbers and/or the ownership of the existing garage to obscure the availability to him of this existing double garage but in practice he uses this double garage as his own and parks and leaves all kinds of vehicles across its entrance for several days at a time.
2. The applicant states in his Planning Application that there is no street parking permitted in the immediate area. This is patently untrue and in fact there is street parking immediately outside his property in Marine Place and in the very nearby Wyndham Road.
3. The size of this building in every aspect far exceeds anything that could normally be termed "a domestic garage". It is in fact only marginally smaller than the two and three bedroomed bungalows in the adjacent Wyndham Court. It is to all intents and purposes the size of a small commercial building and totally inappropriate to its surrounding. Furthermore at nearly 6 metres high it will dominate and aesthetically overpower the narrow entrance to Wyndham Court and the neighbouring and noteworthy dwelling Marine Cottage simply because it never formed part of the careful and sympathetic planning the Council undertook in the vetting and approval of plans for the construction of Wyndham Court.

Exhibit 6: Continued

Mr and Mrs A Fowler

7 Wyndham Court, Ardbeg, Isle of Bute, PA20 0NE.

TEL. [REDACTED]

E-mail [REDACTED]



Argyll and Bute Planning and Building Standards Dept,

Milton house,

Milton Avenue

Dunoon PA23 7DU

Planning Reference: 16/00525/PP

Dear Planning Officer.

I strongly object to the above planning application on the following grounds.

1. With a Length of 14.480m, Width of 6.00m, Height of 5.771m this a huge size for a "two vehicle domestic garage" within a conservation area boundary
2. The roof apex height will spoil the skyline alinement, between the existing flat roofed garages and Marine Cottage. This will make the approach into Wyndham Court, more obtrusive. Local power supply lines cross directly above the proposed development and given the height of the apex roof, may infringe the Safety Clearance Distances, set down by the Regulatory Authority.
3. The existing boundary wall, within the conservation area of Marine place will have to be demolished. This wall is a pleasant feature as you enter Wyndham Court.
4. While the site address is Marine Place, the vehicle access in and out of the proposed "Garage", will be from Wyndham Court. Past history of the applicant, and his practice of obstructing, and parking of commercial vehicles, makes the application for this massive building questionable. Wyndham Court is a small development of nine bungalows, all roofs aligned, a Mono Blocked road with a small turning area with NO THRU ROAD and not suitable for continuous HGV usage.
5. The applicant and owner of 22 Marine Place, is also the owner of the Flat Roofed Garage, at the bottom of the garden. For the purposes of this planning application the

Exhibit 6: Continued

16/00525/PP '0' SG

Elizabeth W. Campbell
1 Wyndham Court Ardbeg Isle of Bute PA20 0NE
Telephone [REDACTED]

Argyll and Bute Planning and Building Standards Dept.,
Milton House,
Milton Avenue,
Dunoon
PA23 7DU



Dear Sir or Madam,

PLANNING REFERENCE: 16/00525/PP

Erection of Garage and associated works at the rear of Flat 1, 22 Marine Place,
Rothesay, Isle of Bute

I write in connection with the above planning application. I have examined the plans and I know the site well, as I live in Wyndham Court the road which the owner will use to access and leave this proposed garage. I wish to object strongly to the erection of this garage in this location.

1. The applicant already has a double garage at his disposal on this site yet chooses not to use it for whatever reason and parks his vehicles on the street in a very narrow part of Wyndham Court. He appears to have reassigned the flat numbers and/or the ownership of the existing garage to obscure the availability to him of this existing double garage but in practice he uses this double garage as his own and parks and leaves all kinds of vehicles across its entrance for several days at a time.
2. The applicant states in his Planning Application that there is no street parking permitted in the immediate area. This is patently untrue and in fact there is street parking immediately outside his property in Marine Place and in the very nearby Wyndham Road.
3. The size of this building in every aspect far exceeds anything that could normally be termed "a domestic garage". It is in fact only marginally smaller than the two and three bedroomed bungalows in the adjacent Wyndham Court. It is to all intents and purposes the size of a small commercial building and totally inappropriate to its surrounding. Furthermore at nearly 6 metres high it will dominate and aesthetically overpower the narrow entrance to Wyndham Court and the neighbouring and noteworthy dwelling Marine Cottage simply because it never formed part of the careful and sympathetic planning the Council undertook in the vetting and approval of plans for the construction of Wyndham Court.
4. Local supply power lines cross the garden of 22 Marine Place directly over the proposed site of this building and given the substantial height of this construction will pass over very close to the apex of the roof. Whether this clearance will meet the "Statutory Guidelines on Safety Clearance Distances" set down by the Regulatory Authority is I would contend questionable to say the least.

Exhibit 6: Continued

Obj SG

McCabe, Charles

From: Sky Email <[REDACTED]>
Sent: 14 March 2016 15:31
To: bandc, planning
Subject: Planning objection



Planning ref. 16/00525/PP
Flat 1, 22 Marine Place, Rothesay.

Dear Sir,

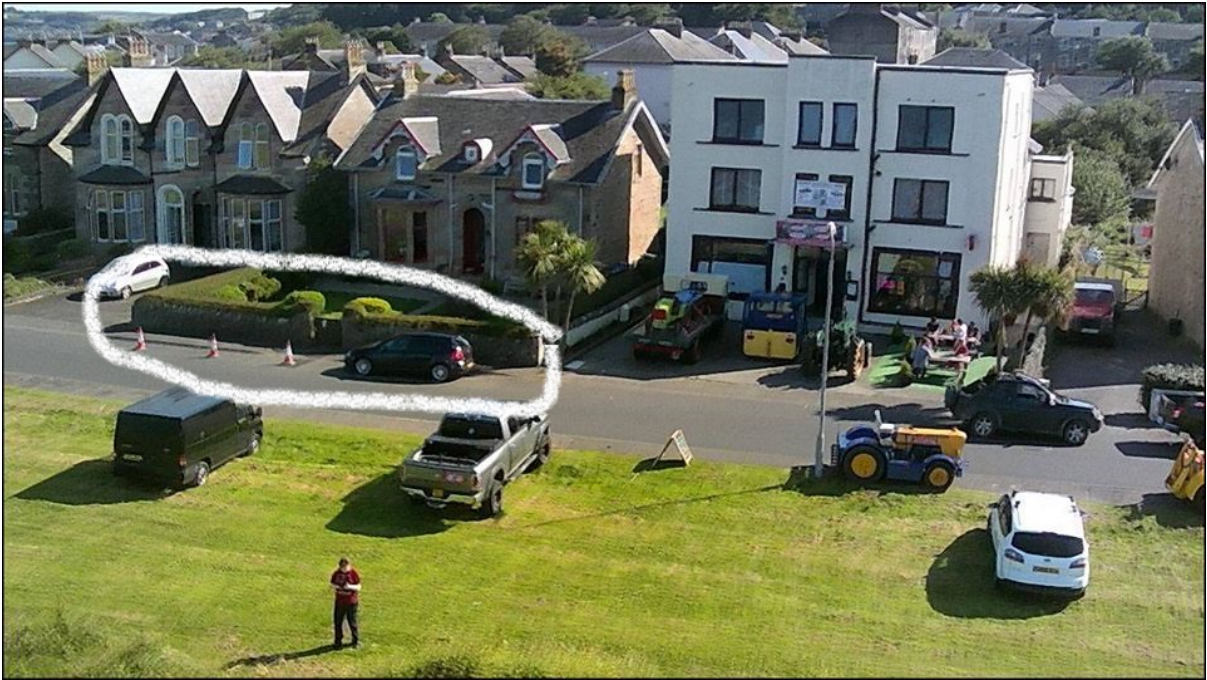
I object on the following points:

1. Applicant is owner of both flats at 22 Marine Place, he resides in ground floor flat and family member in upstairs flat, and house already has a double garage, never used for parking, but as a Workshop.
2. Object to demolition of boundary wall built at same period as houses in Marine Place, and is a feature on road.
3. Height of proposed structure greatly exceeds existing roofline of owner's existing garage and that of Marine Cottage, in fact more in line of a two storey house or business workshop than a single storey garage.
4. Would increase traffic in a quiet residential street, not impacting at all on applicant, whose house is on Marine Place. Emergency services could have difficulty gaining access should parking at proposed garage increase.
5. Height of proposed structure could interfere with power lines which cross the garden of No 22.
7. Applicant states he requires off street parking. He can open his front garden for access to cars as his neighbours have already done in Marine Place.

Please confirm receipt of this email.

Yours faithfully,
Robert Carson
37 Wyndham Road
Rothesay, PA20 0NR

Exhibit 7: Parking Cones



Cones now hidden from street view – yet ready to deploy.

Exhibit 8: Fiona Campbell (backyard) and Jim McLachlan (front yard)



Exhibit 8: Continued



Exhibit 8: Jim McLachlan's front yard:



Please see EMAIL TO/FROM STEVE GOVE, ARGYLL and BUTE COUNCIL, concerning FIONA CAMPELL's PROPERTY at end of document.

Exhibit 9: Our Front view EXCLUDING Fiona's van sitting next door (area for picnic tables/removable fencing)



EMAIL TO/FROM STEVE GOVE, ARGYLL and BUTE COUNCIL, concerning FIONA CAMPELL's PROPERTY and Construction

RE: 23 Marine Place - 22 Marine Place, Ardbeg, Isle of Bute - Dangerous/unapproved structure [OFFICIAL]⁴

Yahoo/Council

- **Gove, Steven** <Steven.Gove@argyll-bute.gov.uk>
-

To: 'The Bute Piper'

8 Feb at 14:51

Classification: OFFICIAL

Dear Mr and Mrs Jamieson,

Thank you for your e-mail and attachments of earlier today in respect of the above.

I am grateful to you for setting down the issues relating to the erection of this outbuilding which does not appear to have the benefit of Planning Permission. I can advise that I shall be registering the information that you have sent me as an enforcement investigation and I shall keep you updated as the investigation progresses. However, should you wish to discuss this matter at any time, please do not hesitate to contact me either by e-mail or by using the telephone number below.

Yours sincerely,

Steven Gove

Planning Officer (Bute and Cowal)

Development Management

Planning, Housing & Regulatory Services

Argyll and Bute Council

t: 01369 708603

e: steven.gove@argyll-bute.gov.uk

<http://www.argyll-bute.gov.uk>

Argyll and Bute - Realising our potential together

From: The Bute Piper [mailto:thebutepiper@yahoo.co.uk]
Sent: 08 February 2018 12:56
To: Gove, Steven; The Bute Piper
Subject: 23 Marine Place - 22 Marine Place, Ardbeg, Isle of Bute - Dangerous/unapproved structure

Hello Mr Gove,

As relayed to you via telephonic communications, our neighbour has constructed what we believe is a dangerous, non-sanctioned and flawed structure which serves as a garage for forklifts, tractors and other commercial industrial purposes.

Our neighbours, Fiona Campbell and Alexander McLachlan, began construction of this structure some time in late November (est.), and whilst we do not know this structure's completion date, we have noticed that the execution of the build for this structure has led to hazardous conditions for our children and damage to our own property. Although we ourselves have no expertise regarding the construction of such facilities, it appears that this build has also led to fatigue (stress fractures and bowing) for the stone communal fence that separates our two properties. Further observation by Council staff should confirm our observations. Between the structure itself, and the communal fencing, Alexander McLachlan and his associates filled the gap between his structure, and the communal fence, with concrete, which ultimately led to the stress fracturing, bowing and degradation of the communal fence. In simple terms, the stone fence is crumbling, and sizable chunks of the fence are falling into our yard from a height that could cause serious injury to our 3 and 6 year children.

It also appears there is a commercial business operating from this yard, as forklifts, trailers, tractors, chainsaws, the cutting of logs, burning of materials, large commercial trucks present from time to time, numerous glass windows (along with broken glass), etc are activities or assets that populate this property.

On a final note, Alexander McLachlan and Fiona Campbell have worked diligently to establish themselves as a family not to be tampered with. It is no exaggeration that Mr McLachlan has employed several tactics of intimidation to other neighbours in this community to maintain their silence - both he and his wife fancy themselves as "hard". As former military serving in both Afghanistan and Iraq, I myself have no concerns with hyper-

inflated behaviour with chest-pounding civilians, although I cannot say the same for our neighbours, my wife, and her concerns for our children's safety.

We have never, at any point, filed a complaint with any council in the United Kingdom as we are tolerant and patient people - our absence of any recorded complaint will demonstrate this. We have always been very diplomatic and respectful to any and all our neighbours. Unfortunately, the situation has reached a point where our neighbour's building practices, and their disrespect for the law and surrounding community, has led this necessary communication.

Please see attached photos (as one shall note, some photos were taken previous to the construction of the garage in late November 2017, the remainder of the photos display the completed structure, the industrial estate they have established, and the damage this has caused to our property and communal fence. One photo might also indicate that Mr McLachlan's caravan will NOT fit into the structure he and his associates have assembled, though this was part of the initial request he made previously, to the council. One will note that the structure he completed is neither in the area originally stated in previous planning permission, nor does it resemble the structure he proposed to assemble at that time.

We do look forward to your response and many thanks for our initial conversation Mr Gove.

Best Wishes,

Rima and Brian Jamieson

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