

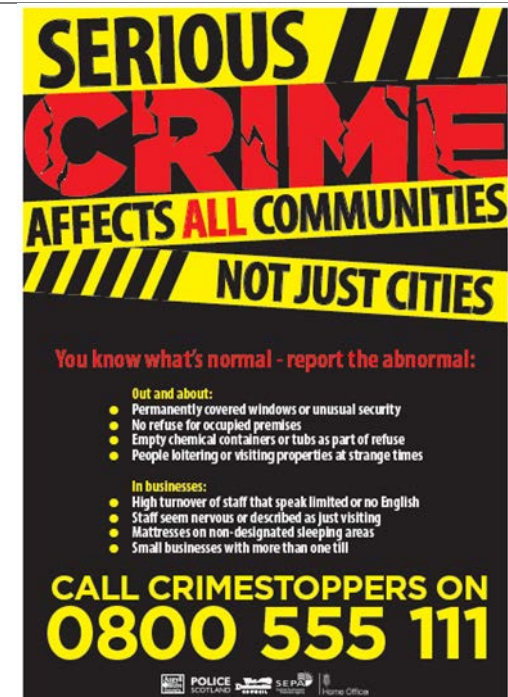
CASE STUDIES ILLUSTRATING THE POSITIVE CONTRIBUTION TO OUR COMMUNITIES

PLANNING, HOUSING AND REGULATORY SERVICES

Business Outcome 1 - The health of our people is protected through effective partnership working

Multi-Agency Working (PHRS)

A multi-agency Detect and Disrupt Group tackling serious and organised crime, across Argyll and Bute Council and West Dunbartonshire Council, has been successful in targeting incidents relating to illegal workers, food and environmental crime and to protecting consumers from being subjected to frauds and scams. As a result, this approach has developed systems for the sharing of intelligence, joint working operations, sharing of best practice, targeting resources driven by intelligence and rising awareness across Council and other employees.



Business Outcome 12- High standards of Public health and health protection are promoted

Emergency Drinking Water Supplies (PHRS)

Emergency arrangements were implemented across Argyll and Bute to provide alternative drinking water (principally bottled water) to properties on private water supplies which were drying up or had insufficient quantities during the summer months. Users of private water supplies account for 12% of the total population of Argyll and Bute and this increases during the tourist season., It was imperative that these properties had access to a safe drinking water and these arrangements were funded by the Scottish Government

Age-related sales operations and sale of tobacco (PHRS)

Advice visits continually found non-compliances and action was taken to ensure that appropriate procedures were implemented. During the limited directed surveillance underage sales operations, using an under-age volunteer to try and make a purchase, 100% of those businesses visited in 2018/19, which were selling tobacco and Novel Vaping Products (NVP) products, did not sell. This was an indication the businesses had satisfactory age-related sales procedures in place. This is an increase from 89% in 2017/18 and shows an improvement against the previous trend where premises found to be selling such products illegally to customers under 18 years of age, was increasing. In public health terms this is welcomed but further work will be undertaken in 19/20 to assess whether this improvement is representative and sustainable.

Business Outcome 15 – Argyll and Bute is open for business

Compliant food businesses (PHRS)

Through proportionate regulation, environmental health have supported compliant food businesses to continue to operate locally, nationally and in accessing worldwide markets, In 2017/18, 2034 export certificates were issued (an increase in 30% from 16/17) which have allowed local businesses to export food (principally fish, shellfish and whisky) to countries out with the EU. This is a key economic driver as well as protecting food safety and the reputation of food products from Argyll and Bute

Business Outcome 23 - Economic growth is supported

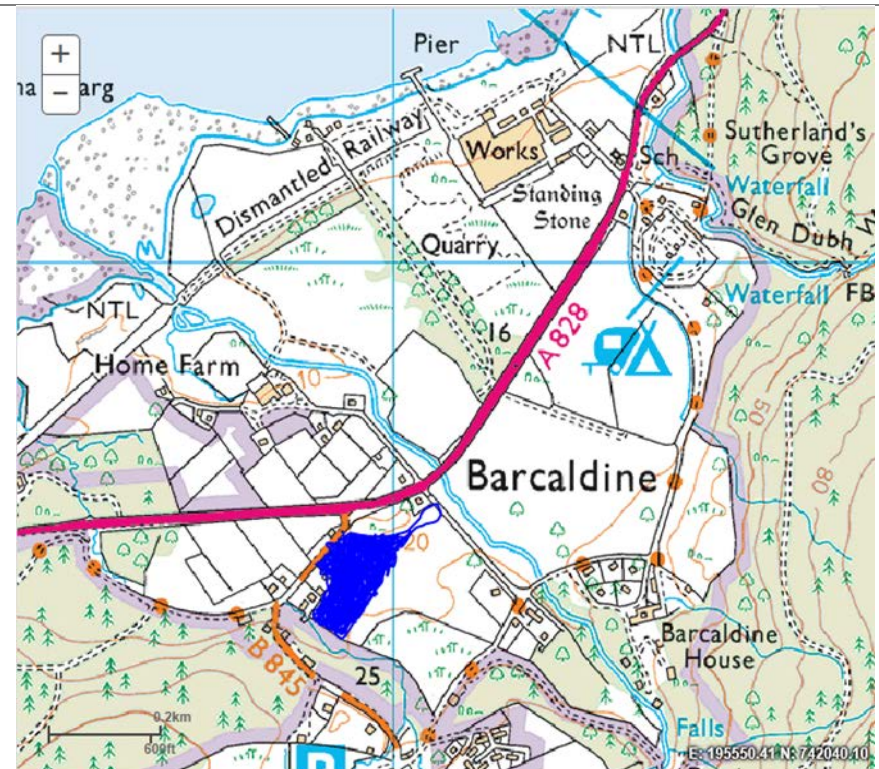
Affordable Housing (PHRS)

As a result of the investment in Barcaldine being made by Scottish Sea Farms it is anticipated that there will be an associated increase in local housing demand.

Accordingly, Argyll and Bute Council have worked in partnership with West Highland Housing Association and the Scottish Government to identify and fund the delivery of a ten unit affordable housing scheme which will include units for sale with shared equity and for rent.

The proposal has been granted planning consent in 2017 and the Scottish Government awarded Housing Grant in April 2018 so that work could start in August 2018.

It is hoped that this development will help to retain locally some of the economic benefits of the Scottish Sea Farms investment by providing the opportunity to live and work within the village.



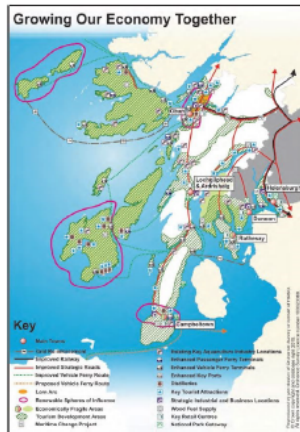
Ardnahoe Distillery on Islay - flexible policy approach (PHRS)

The Planning Service is corporately aligned with the aspirations set out by the Council in the Argyll and Bute Outcome Improvement Plan (ABOIP) for a “thriving broad based economy” with growth in sectors including “renewables, tourism, food and drink, marine science and digital knowledge”. The Council’s Local Development Plan provides a flexible framework to support development within economically fragile areas and is underpinned by the engagement of the Development Management Service to deliver permissions on the ground. The case study below from the July 2018 PPF submission provides an overview of the flexible policy approach, the role of the Planning Service from pre-application engagement and its ability to identify solutions to issues during the application process, and customer feedback on how our engagement and positive approach has facilitated the development of Ardnahoe Distillery on Islay which commenced production in April 2019 following construction works of approximately £2.5m, much of which has been undertaken by an Islay based contractor, and the direct creation of up to 19 new jobs.

Case Study 5 Ardnahoe Distillery, Islay

Flexible Settlement Strategy - Open for Business

Within Argyll and Bute delivery of Development Management is corporately aligned with Outcome 1 of the [Argyll and Bute Outcome Improvement Plan](#) which sets out the aspiration for a "thriving broad based economy" with growth in sectors including "renewables, tourism, food and drink, marine science and digital knowledge". The strategy for delivery of economic growth is set out in the Council's [Economic Development Action Plan](#) (EDAP).



Whilst there is a primary focus within the [Local Development Plan](#) at directing larger scale business and industry development to the most sustainable locations in and around our Main Settlements the Settlement Strategy also recognises that much of Argyll and Bute is "Economically Fragile" and is characterised by factors including declining population, scarcity of economic opportunities, ageing populations, geographical challenges, and below average income levels. The LDP Settlement Strategy accordingly includes sufficient flexibility to provide support for larger scale business and industry proposals within rural areas identified as being "Economically Fragile" where these are aligned with the Economic Development Action Plan.

The development of a new 2,600 sqm distillery with an installed production capacity of 500,000 litres per annum and visitor centre within a 1.6ha site at Ardnahoe on the Isle of Islay is considered to be a prime example of this flexible policy approach in operation.

The development is located in a remote rural location where ordinary operation of the LDP Settlement Strategy would only be supportive of development of up to 200sqm within a site area of less than 0.5ha. The distillery proposal

was however aligned with aspirations in the EDAP for growth in food and drink, and tourism related development on Islay and the developer successfully demonstrated a locational requirement to utilise this particular site based upon a number of factors including a sequential assessment of in relation to the availability of preferable alternative locations. The application was accordingly able to be supported by the provisions in the LDP and associated Supplementary Guidance relating to development within an "Economically Fragile Area".



Planning Performance Framework Report 2017/18

Positive Engagement with Developers - Resolution of Issues and Building Confidence in Outcomes

The following information has been provided by the Agent for the Ardnahoe Distillery development and is intended to provide a customer perspective on engagement by the Council's Development Management Service both at pre-application stage and in resolution of additional issues which arose during the application process. The Development Management team were engaged for an initial pre-application site meeting in Sept. 2015. Planning permission for a subsequent application was granted in Sept. 2016 and the development has subsequently commenced and is nearing completion.

Customer Feedback:

"The siting, design and construction of Ardnahoe Distillery presented a challenge for both the designer and planning authority. The site was identified initially for access to the requisite resources required to operate a distillery. Pre-application meetings with the team from Argyll & Bute were necessary to identify the road map for presenting an application that was sensitive and appropriate.

Initial meetings prepared the groundwork for making the design as aesthetically intrinsic within the countryside location as possible. As the project developed different challenges presented themselves which were assimilated and identified by the Planning team. These were then presented in a way that consultants could be engaged to negate any possible adverse impact on the environment. Planning gain was extracted in a sensible way and proportionate to the development.

During the formal application, consultees and limited local opposition identified a number of areas of clarification required to properly assess the application. The Planning Authority proposed that the initial application should be withdrawn and a new proposal presented which would address the concerns of the consultees. This obviously raised concerns with the applicant who had spent significant sums on the initial application and had alternative contingency plans in other areas. The planning authority arranged direct meetings with the applicants and their agent to outline the regulatory concerns. During this engagement the Planning Authority assured the applicant that sufficient information was garnished during the initial application to make a positive outcome likely, should the areas of



concern be addressable. This reassurance provided the applicant with the confidence to proceed and invest the necessary sums in the requisite consultants.

During construction variations were identified due to the fuller dissemination of the mechanical design within the distillery. Argyll and Bute Planning worked with the designer to vary the Planning Permission sensitively and practically. As the project comes to a completion Argyll and Bute Planning are continuing to engage with the clients to maximize the employment potential of the distillery within the framework of the area.

Planned opening date will be August 2018. The client intends to apply for planning Permission to operate a restaurant and bar prior to this date, and has indicated an intention to increase the production capacity of the site. New employment number are 5 direct production staff and 14 for the Restaurant, Bar and Visitors Centre. Where possible local contractors have been used. The main contract was awarded to McEachern Bros from Keils, Islay with an approximate value to date of around £2.5 million. The travelling work force have kept the local accommodation full throughout last winter.

Iain Hepburn - Project Consultant

Business Outcome 26 - People have a choice of suitable housing options

Stimulating Housing and Development (PHRS)

Reflecting the concern that a lack of housing contributes to population decline, over recent years the Council has worked hard to review its housing land supply in order to verify that it is fit for purpose and not acting as an impediment to the delivery of new housing building. Building on this work the Council is now exploring innovative ways in which it can contribute to or facilitate the further delivery of a variety of housing types.

The Council, along with a wide range of stakeholders including landowners, stakeholders, housebuilders and communities has inputted to a recent Highlands and Islands Enterprise Report: Stimulating Housing and Development which was produced during 2017.

Some of the main issues which have emerged from the study are: a need for access to land for the right type in the right places; Infrastructure, site servicing and connecting to utilities is an impediment; Planning and Building Regulations are still perceived as an impediment; limited building sector capacity and labour supply; there is need for Innovations in funding; there is a need to Enable community led approaches

Many of these issues mirror those we have been tackling within our Area and to consider and take forward the recommendations in more detail a Housing Innovation Working Group has been set up to include Highlands and Islands Enterprise (HIE), Planning and Housing Services of the Council, and stakeholders from the Local Housing Forum including Registered Social Landlords (RSL) and private builders.

Amongst some of the actions being explored and or taken forwards are:

- Developing a Simplified Planning Zone for Lochgilphead and Salen which will deliver self-build plots to the local market.
- Disposal of public sector assets for housing development which is seeing significant numbers of affordable and private housing.
- Supporting community lead housing schemes such as on Iona.
- Utilisation of HIF funding to deliver strategic infrastructure unlocking housing and business sites.
- Exploring the options of pre-fabricated building thus reducing the cost of construction times in remote rural areas.
- Exploring the use of container units for accommodating construction staff in remote areas.
- Understanding and tackling additional island building costs.
- Exploring the potential to grant or loan funds for small site infrastructure.
- Providing self-build mortgages

Appendix 2

- Producing Local Area Housing Needs Studies
- Employing an empty homes officer who has brought into use over 300 empty properties.
- Collaborating with Highlands Housing trust



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Business outcome 33 – Information and support are available for our communities through the redesign of advice services.

Core statutory advice services (PHRS)

The Council agreed on the 16th August 2018 to implement a new model for the delivery of core statutory advice services within Argyll and Bute. The new model aimed to find capacity with a reducing budget, reduce duplication, utilise new technology and ensuring that clients, particularly the vulnerable in our communities, have access to appropriate advice. Implementation of the review is nearing completion and has involved the:

- Development of an assessment tool for vulnerability and a triage system where clients are supported by a range of different routes including Council, directly funded advice agency, other local and national providers.
- Council services focusing on the provision of welfare rights, homelessness and debt advice to particular vulnerable clients with others directed to a single advice agency supported by the Council, providing specific advice services to others.
- Improved governance arrangements including the development of a multiagency Financial Inclusion and Advice Group
- A redesigned debt counselling and welfare rights team within the Council
- Improved use of the Council website to provide specific information on advice services, including affordable credit , to support clients