

**ELLENABEICH CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN
EASDALE ISLAND CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN**

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to invite Members to approve the content of the Conservation Area Appraisals and Management Plans for Ellenabeich and Easdale Island.
- 1.2 The Ellenabeich and Easdale Island Conservation Area Appraisals and Management Plans were prepared in 2017. A consultation period was undertaken which included publication of the draft Appraisals and Management Plans on the Council's website; posters in various public buildings; leaflets to delivered to each household; publicity via Twitter; and drop in events on Easdale Island Hall on 11th January 2018 and Seil Island Hall on 15th January 2018. Members of the public were invited to make comments on the draft documents.
- 1.3 The initial consultation period was for 8 weeks, from 11th December 2017 to 2nd February 2018 which met the requirements of Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. However members of the public felt that the timeframe was not sufficient and so the consultation period was extended until 30th April 2018. This meant that comments were unable to be collated prior to the Conservation Officer's maternity leave resulting in the delay in presenting these Appraisals and Management Plans to Members. It is felt that, despite the time delay from the consultation being carried out, the comments are still relevant. The Appraisals and Management Plan have been updated to reflect the comments received from the consultation.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Members approve the Ellenabeich and Easdale Island Conservation Area Appraisals and Management Plans as technical guidance.

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3.0 INTRODUCTION

- 3.1 The purpose of this report is to invite Members to approve the content of the Ellenabeich and Easdale Island Conservation Area Appraisals and Management Plans.

4.0 RECOMMENDATIONS

- 4.1 It is recommended that Members approve the Ellenabeich and Easdale Island Conservation Area Appraisals and Management Plans as technical guidance.

5.0 DETAIL

- 5.1 A conservation area seeks to protect buildings, and the spaces between, that are of architectural or historical interest. Its purpose is to ensure that any development or alteration positively contributes to the area's character.
- 5.2 The definition of a conservation area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The Act makes provision for the designation of conservation areas, and planning authorities are required to determine which parts of their locale merits conservation area status.
- 5.3 Argyll and Bute currently has 32 conservation areas, all of which have their own distinct character.
- 5.4 Ellenabeich Conservation Area was designated in 1973. It was granted Outstanding status in 1982.
- 5.5 Easdale Island Conservation Area was designated in 1973.

- 5.6 The document aims to help the special qualities of the area be understood and play a positive role in facilitating change in a way which balances conservation issues with socio-economic realities.
- 5.7 Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 makes it the duty of the planning authority to “formulate and publish, from time to time, proposals for the preservation and enhancement” of conservation areas in their area.
- 5.8 A consultation period was undertaken which included publication of the draft Appraisals and Management Plans on the Council’s website; posters in various public buildings; leaflets delivered to each household; publicity via Twitter; and drop in events on Easdale Island Hall on 11th January 2018 and Seil Island Hall on 15th January 2018. Members of the public were invited to make comments on the draft documents.
- 5.9 The initial consultation period was for 8 weeks, between 11th December 2017 and 2nd February 2018 which met the requirements of Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. However members of the public felt that the timeframe was not sufficient and so the consultation period was extended until 30th April 2018. This meant that comments were unable to be collated prior to the Conservation Officer’s maternity leave resulting in the delay in presenting these Appraisals and Management Plans to members. It is felt that, despite the time delay from the consultation being carried out, the comments are still relevant.
- 5.10 Concerns were raised about Development Management inconsistencies and lack of enforcement. The Appraisals and Management Plans can help achieve consistency going forward through the provision of technical guidance.
- 5.11 An issue which became apparent was that members of the public have a lack of understanding of the planning policies which are in place and the changes to Householder Permitted Development Rights as they apply to conservation areas introduced in 2012 as a result of changes made to the regulations by Scottish Ministers. These appraisal documents seek to clarify the position to readers but do not impose any new regulations.

5.12 The Ellenabeich Conservation Area Appraisal and Management Plan have been updated to reflect the comments received. A summary of the key changes are as follows:

SOURCE/ REASON	DETAIL	UPDATE
1. Introduction, Purpose and Justification	Confusion and concerns raised about new and stricter regulations being imposed by this document. This is not the case – the policies are set out at national and local level and this is technical guidance to supplement policy	Clarification that there are no new rules or policies being imposed by this document Clarification of the GPDO and what rights there are and aren't in a conservation area
2. Location, History and Development	Local expertise used to make minor corrections and enhancements to the history of the area	Various minor updates to text and maps
3. Character and Appearance	Local expertise used to enhance description of the character	"The unique character of Ellenabeich owes much to its connections with Easdale Island, the Steamer Pier, and centuries of tourism. The land reclamation that transformed former Eilean na Beich helped establish "Easdale" as something much more than just Easdale Island" added to beginning of Character section
4. Assessment of Significance	The unique connection and influence of the original topography uniting Easdale Island with Ellenabeich, Caolas and Easdale as a whole put forward as a key feature	Added to section 4.1 – Key Features
5. Opportunities for Preservation and Enhancement	Numerous residents raised issues of the amount of traffic passing through Front Street, the lack of parking and problems with buses turning as significant areas where improvements could be	This is outwith the scope of a conservation area appraisal and management plan, however the potential to create a Traffic Management Plan was incorporated as an Opportunity

	made	
6.Management Plan	Concerns over maintenance of traditional materials raised	Links to national level guidance added to the document in terms of window maintenance; door maintenance; conservation of traditional buildings

5.13 The Easdale Island Conservation Area Appraisal and Management Plan have been updated to reflect the comments received. A summary of the key changes are as follows:

SOURCE/ REASON	DETAIL	UPDATE
1. Introduction, Purpose and Justification	Confusion and concerns raised about new and stricter regulations being imposed by this document.	Clarification that there are no new rules or policies being imposed by this document Clarification of the GPDO and what rights there are and aren't in a conservation area
2. Location, History and Development	Local expertise used to make minor corrections and enhancements to the history of the area	Various minor updates to text and maps
4. Assessment of Significance	The unique connection and influence of the original topography uniting Easdale Island with Ellenabeich, Caolas and Easdale as a whole put forward as a key feature	Added to section 4.1 – Key Features
5. Opportunities for Preservation and Enhancement	Request to mention the piers more as the community feel they are the essence of the island	Text regarding the piers added
6. Management Plan	Concerns over maintenance of traditional materials and construction methods raised	Links to national level guidance added to the document in terms of window maintenance; door maintenance; conservation of traditional buildings

6.0 CONCLUSION

- 6.1 The Ellenabeich and Easdale Island Conservation Area Appraisals and Management Plans will serve to provide guidance on the management of change, to ensure that the conservation areas are preserved and enhanced.

7.0 IMPLICATIONS

- 7.1 Policy: Sections 61 to 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the statutory basis for the Appraisal and Management Plan.
- 7.2 Financial: None
- 7.3 Legal: None
- 7.4 HR: None
- 7.5 Fairer Scotland Duty:
- 7.5.1 Equalities – protected characteristics: None
 - 7.5.2 Socio-economic duty: None
 - 7.5.3 Islands: None
- 7.6 Risk: If the document is not approved there will not be up-to-date management tools for Ellenabeich and Easdale Island Conservation Areas on which to base development decisions.
- 7.7 Customer Service: None

**Executive Director with responsibility for Development and Economic Growth,
Pippa Milne
Policy Lead, Councillor David Kinniburgh
8th October 2019**

For further information contact:

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APPENDICES

- Appendix 1: Ellenabeich Conservation Area Appraisal and Management Plan
Appendix 2: Easdale Island Conservation Area Appraisal and Management Plan