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**ARGYLL AND BUTE COUNCIL**

**PLANNING, PROTECTIVE SERVICES AND  
LICENSING COMMITTEE**

**DEVELOPMENT AND ECONOMIC  
GROWTH**

**18<sup>th</sup> MARCH 2020**

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**LOCHGILPHEAD CONSERVATION AREA APPRAISAL AND MANAGEMENT  
PLAN**

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**1.0 EXECUTIVE SUMMARY**

- 1.1** The purpose of this report is to invite Members to agree the content of the Lochgilphead Conservation Area Appraisal and Management Plan.
- 1.2** In 2018 Argyll and Bute Council appointed ZM Architects to carry out a Conservation Area Appraisal and Management Plan for Lochgilphead. Following preparation of the draft document a six week consultation period was undertaken between 1<sup>st</sup> May 2019 and 12<sup>th</sup> June 2019. This included publication of the draft Appraisal and Management Plan on the Council's website; hard copies being made available in the library and Manse Brae Office; and publicity via posters, flyers and social media. As part of the consultation period, a drop in event was held in Lochgilphead Baptist Church on 15<sup>th</sup> May 2019.
- 1.3** It is recommended that Members approve the Lochgilphead Conservation Area Appraisal and Management Plan as technical guidance.

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**2.0 INTRODUCTION**

- 2.1 The purpose of this report is to invite Members to approve the content of the Lochgilphead Conservation Area Appraisal and Management Plan.

**3.0 RECOMMENDATIONS**

- 3.1 It is recommended that Members approve the Lochgilphead Conservation Area Appraisal and Management Plan as technical guidance.

**4.0 DETAIL**

- 4.1 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.
- 4.2 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.
- 4.3 Argyll and Bute currently has 33 conservation areas, all of which have their own distinct character.
- 4.4 Lochgilphead Conservation Area was designated in 1973.
- 4.5 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.

- 4.6 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.
- 4.7 In 2018 Argyll and Bute Council appointed ZM Architects to carry out a Conservation Area Appraisal and Management Plan for Lochgilphead. Following preparation of the draft document a six week consultation period was undertaken between 1<sup>st</sup> May 2019 and 12<sup>th</sup> June 2019. This included publication of the draft Appraisal and Management Plan on the Council’s website; hard copies being made available in the library and Manse Brae Office; and publicity via posters, flyers and social media. As part of the consultation period, a drop in event was held in Lochgilphead Baptist Church on 15<sup>th</sup> May 2019. Nine responses were received in total.
- 4.8 The Lochgilphead Conservation Area Appraisal and Management Plan has been updated to reflect the comments received. A summary of the key changes is as follows:
- Local knowledge and expertise used to make minor amendments and enhancements to the description of the area’s character and distinctiveness
  - Information included to provide further information on energy efficiency in traditional buildings.
  - Opportunities for Enhancement for the Front Green identified and incorporated in recognition of the ongoing Front Green Project
  - Reference made to the negative impact of poor shopfront signage

## **5.0 CONCLUSION**

- 5.1 The Lochgilphead Conservation Area Appraisal and Management Plan will serve to provide guidance on the management of change, to ensure that the conservation areas are preserved and enhanced.

## **6.0 IMPLICATIONS**

- 6.1 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.
- 6.2 Financial : None
- 6.3 Legal : None
- 6.4 HR : None
- 6.5 Fairer Scotland Duty: None
- 6.5.1 Equalities - protected characteristics: None
- 6.5.2 Socio-economic Duty: None

6.5.3 Islands : None

6.6. Risk : If the document is not approved there will not be up-to-date management tools for Lochgilphead Conservation Areas on which to base development decisions.

6.7 Customer Service: None

**Interim Executive Director with responsibility for Development and Economic Growth:**

**Kirsty Flanagan**

**Policy Lead: David Kinniburgh**

12<sup>th</sup> February 2020

**For further information contact:**

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**APPENDICES**

APPENDIX 1 – Lochgilphead Conservation Area Appraisal and Management Plan