MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the EAGLESHAM
HOUSE, MOUNTPLEASANT ROAD, ROTHESAY, ISLE OF BUTE
on TUESDAY, 2 NOVEMBER 2004

Present: Councillor B Chennell (Chair)

Councillor D Currie Councillor B Marshall
Councillor R Macintyre Councillor I Strong
Councillor J McQueen Councillor J R Walsh

Attending: George B McKenzie, Area Corporate Services Manager
Eilidh Headrick, Area Committee Services/Information Officer
Philip O’Sullivan, Senior Development Control Officer
John Duncan, Area Social Work Services Manager
George Craig, Assistant Area Roads and Amenity Services
Manager
Moira Walker, Temporary Estates Surveyor
Fergus Murray, Development Policy Manager

1. APOLOGIES

An apology for absence was intimated on behalf of Councillors Scoullar and McKinven.

The Chairman advised the Members that Items 9(c) had been withdrawn from the agenda of the meeting.

2. DECLARATIONS OF INTEREST

A Declaration of interest was submitted as follows:-

Minute Item 6(i) & (j) – Councillor Walsh on the grounds that he was leading the project relating to the planning applications.

3. MINUTES

(a) MINUTE OF AREA COMMITTEE OF 5TH OCTOBER 2004

The minute of the Area Committee meeting of 5 October 2004 was approved as a correct record.

4. COMMUNITY SERVICES

(a) SOCIAL WELFARE GRANT APPLICATIONS

The Committee considered a report by Area Social Work Service Manager regarding the Social Welfare Grant Application 2004/05

The Committee approved as follows:-
Social Welfare Grants

<table>
<thead>
<tr>
<th>Organization</th>
<th>Project Cost</th>
<th>Grant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunoon &amp; Cowal Community Services</td>
<td>£8548</td>
<td>£4274</td>
</tr>
<tr>
<td>Kyles &amp; District Elderly Forum</td>
<td>£100</td>
<td>deferred</td>
</tr>
<tr>
<td>Sandbank Senior Citizens Club</td>
<td>£2000</td>
<td>£1000</td>
</tr>
<tr>
<td>Argyll &amp; Bute CAB</td>
<td>£9796</td>
<td>deferred</td>
</tr>
<tr>
<td>Bute Advice Centre</td>
<td>£50,427</td>
<td>£6596</td>
</tr>
<tr>
<td>Dunoon &amp; Cowal Elderly Forum</td>
<td>£11,000</td>
<td>£250</td>
</tr>
<tr>
<td>Cowal Community Care Forum</td>
<td>£24,709</td>
<td>£3000</td>
</tr>
</tbody>
</table>

(Reference; Report by Area Social Work Service Manager – submitted)

5. OPERATIONAL SERVICES

(a) STRATEGIC TRANSPORTATION SCHEMES

A report containing Strategic Transportation Schemes for the Bute and Cowal area was submitted by the Area Manager, Roads and Amenity Services.

The Committee:

(i) Confirmed and noted the list of schemes in Appendix 1 of the report.
(ii) Approved the schemes contained in Appendix 2 of the report with the addition of Dunoon Pier and Rothesay Pier and Link Span.

(Reference; Report by Area Manager, Roads and Amenity Services dated 26th October 2004 – submitted)

6. DEVELOPMENT SERVICES

(a) ARgyll AND BUTE LOCAL PLAN - REPORT ON SIGNIFICANT ISSUES RAISED DURING CONSULTATION PROCESS

A report was submitted detailing current progress on the Bute & Cowal Local Plan.

The Committee:-

1) Noted the list of significant issues raised during the consultation process on the Argyll and Bute Local Plan.
2) Received conformation of further consultation with the Area Committee prior to the issue of the Local Plan.

(Reference; Report by Head of Planning Services – submitted)

(b) PLANNING APPLICATION REFERENCE NO. 04/01376/DET, MR AND MRS MCSEVENEY, ERECTION OF DWELLINGHOUSE, "PORTVASCOE" CROMLECH ROAD, SANDBANK

Motion

The application be refused in terms of the report by the Head of Planning.

Moved by Councillor Chennell seconded by Councillor Walsh

Amendment

Bute and Cowal Area Committee supports and approves the application to build a house on the land adjacent to Portvasgo on the grounds that tandem or backland development is not an issue as the land in question has been proposed for development in the Draft Structure Plan and that amenity space will not be substantially affected. Also that the development is sufficiently removed from the commercial activities to the south as not to create a bad neighbour development. Under Pol SPP1 development will enhance the built environment and is consistent with Pol Strat DC1, HO8, H1, E3 & 10 for the following reasons:- it is a good layout; a good design; relates well to the existing settlement pattern of Cromlech Road.

Moved by Councillor Marshall seconded by Councillor Currie.

On the matter being put to a vote 3 voted for the amendment and 3 for the motion whereupon the Chairman used his second, or casting vote, for the motion

Decision

Refused in terms of the report by the Head of Planning.

(c) PLANNING APPLICATION REFERENCE NO. 04/0058/VARCON, CARRY FARM LTD, VARIATION OF CONDITION 1 OF PLANNING PERMISSION 01/01758/DET TO ALLOW THE PERMANENT RESIDENTIAL OCCUPATION OF TWO LODGES (NOS. 3/3 & 3/4), LAND SOUTH OF CARRY FARM, ARDLAMONT, KAMES

Decision

Continued to the next meeting
(d) PLANNING APPLICATION REFERENCE NO. 04/01517/DET, ANNETTE WILSON, ERECTION OF DWELLINGHOUSE, TIGH NA MARA SUMMERHOUSE, NEWTON

Motion

The application be refused in terms of the report by the Head of Planning

Moved by Councillor Chennell seconded by Councillor Walsh

Amendment

The application be approved as the proposals are not detrimental to road safety and in view of a recent decision by the Committee a precedent has been set for development in Newton.

Moved by Councillor Currie seconded by Councillor Marshall

On the matter being put to a vote 3 voted for the amendment and 4 for the motion

Decision

Refused in terms of the report by the Head of Planning

Councillor Currie left the meeting at this stage

(e) PLANNING APPLICATION REFERENCE NO. 04/00091/ENFOTH, MR B SHEARER, RETENTION OF ANTENNA FOR PRIVATE USE, “LATHERON”, 113 AUCHAMORE ROAD, DUNOON

Decision

Approved subject to the conditions contained in the report by the Head of Planning

(f) PLANNING APPLICATION REFERENCE NO. 04/01177/DET, WILLIAM BROWN, ERECTION OF DWELLINGHOUSE WITH INTEGRAL CAR PARKING AND FORMATION OF VEHICULAR ACCESS, LAND ADJACENT TO HOOP HOUSE, BULLWOOD ROAD, DUNOON

Decision

Refused in terms of the report by the Head of Planning

(g) PLANNING APPLICATION REFERENCE NO. 04/01163/DET, SCOTTISH WATER, FORMATION OF ACCESS WAYS AND LAY-BY TO ACCOMMODATE NEW BURIED SEPTIC TANKS AND ANCILLARY UNDERGROUND STRUCTURES, LAND OPPOSITE 93-94 SHORE ROAD, INNELLAN
Decision
Continued to next meeting

(h) PLANNING APPLICATION REFERENCE NO. 04/01164/DET, SCOTTISH WATER, FORMATION OF ACCESS WAYS TO BURIED SEPTIC TANKS INSTALLATION AND ANCILLARY UNDERGROUND STRUCTURES, LAND OPPOSITE JOPPA HOUSE, SHORE ROAD, INNELLAN

Decision
Continued to next meeting

(i) PLANNING APPLICATION REFERENCE NO. 04/01893/DET, PRECEPT PM LTD, ERECTION OF NEW SECONDARY SCHOOL (INVOLVING DEMOLITION OF EXISTING SCHOOL) RELOCATION AND IMPROVEMENT OF ILLUMINATED SPORTS PITCHES AND FORMATION OF NEW VEHICULAR ACCESS AND CAR PARKING, DUNOON GRAMMAR SCHOOL, DUNOON

Councillor Walsh left the meeting while this application was being discussed

Decision
Application to be determined at a special Area Committee meeting on 23rd November 2004.

(j) PLANNING APPLICATION REFERENCE NO. 04/01753/DET, PRECEPT PM LTD. CONSTRUCTION OF JOINT PRIMARY AND SECONDARY SCHOOLS CAMPUS, ROTHESAY PRIMARY SCHOOL AND LAND TO WEST OF PRIMARY SCHOOL

Councillor Walsh remained absent from the meeting while this application was discussed.

Decision
Application to be determined at a special Area Committee meeting on 25th November 2004.

(k) PLANNING APPLICATION REFERENCE NO. 04/01120/DET, SCOTTISH WATER, CONSTRUCTION OF WASTE WATER TREATMENT WORKS AND ANCILLARY DEVELOPMENT, FORMATION OF NEW ACCESS, BULLWOOD QUARRY, BULLWOOD ROAD, DUNOON

Decision
A formal Pan 41 Hearing to be held on 15th December 2004 to determine the application
(l) **NOMINATIONS FOR BUTE AND COWAL AREA PLANNING DESIGN AWARD 2004**

The Senior Development Control Officer highlighted the Area Planning Annual Design Award advising the members that he was seeking nominations for the 2004 Award.

**Decision**

The Committee agreed

(i) the Award Scheme should continue on the same basis as previous years

(ii) nominations for the Award should be submitted as soon as possible

(m) **DELEGATED DEVELOPMENT & BUILDING CONTROL DECISIONS**

The Committee noted delegated Development and Building Control decisions taken since their last meeting.

(n) **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, ENFORCEMENT NOTICE APPEAL, LAND AT UPPER FLAT, OAKFIELD, TIGNABRUAICH, ARGYLL**

The Committee noted the report of an appeal against an Enforcement Notice concerning Oakfield, Tighnabruaich.

(o) **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, PLANNING APPEAL, LAND AT RENFIELD HOUSE, ECCLES ROAD, HUNTERS QUAY, DUNOON**

The Committee noted a report of an appeal concerning Land at Eccles Road, Hunters Quay, Dunoon.

7. **CORPORATE SERVICES**

(a) **DRAFT AREA STRATEGY**

The Area Corporate Services Manager submitted a draft of the Bute and Cowal Area Strategy 2004/08, copies of which had been circulated to members prior to the meeting.

**Decision**

The Committee approved the Draft Strategy in principle, detailed consideration of its contents to take place at the next Area Business meeting
8. **NOTICE OF MOTION**

Notice of the following motion had been given by Councillor Chennell seconded by Councillor Strong

**Bute and Cowal Area Committee**

i) Calls upon Caledonian MacBrayne to recognise current public concerns and undertakes an immediate review of their recently introduced shore ticketing arrangements on the Gourock/Dunoon and Wemyss Bay/Rothesay routes to provide a higher and better customer service.

ii) Instructs the Director of Operational Service to advise the management of Caledonian MacBrayne that as Dunoon and Rothesay piers are Council property the ferry company or any member of its staff has no authority over operations on, or passengers using these piers and their facilities.

iii) Requests that the Area Roads and Amenity Services Manager reviews the current passenger/vehicle embarkation/disembarkation arrangements at Rothesay and Dunoon Piers in consultation with the Area Committee Members to address local concerns/criticism and ease passenger accessibility.

**Decision**

The Committee, having debated the matter at length:-

(i) Unanimously approved the motion and the proposed action contained therein.

(ii) Recorded its deep concern at accounts from members of young passengers being denied access to ferries because they did not have the control stub of their multi journey tickets.

(iii) Agreed that the Chairman should write to Nicol Steven, Minister of Transport on the issue of Caledonian MacBrayne’s Shore Ticketing arrangements outlining the problems now faced by the travelling public on the routes and the loss of an integrated train/ferry service to both Dunoon and Rothesay.

9. **EXEMPT ITEMS**

(a) **ENFORCEMENT REPORT**

   Enforcement Report 03/00091/ENOTH – no further action

(b) **SCOTTISH WATER PROPOSALS**

   The committee considered a report on land disposals to Scottish Water to facilitate the Dunoon and Innellan Sewerage Schemes.

   **Decision**

   (i) Approved the disposal of Sites 1, 2 & 3 in the table at 3.1 of the
(ii) Continued to the next meeting any decision on sites 4, 5 & 6
(iii) Agreed the lease of a Construction site at West Bay, Kilbride Road, Dunoon on the terms at 3.1 in the report.

(c) **HOOPERS YARD, SANDBANK**

Report withdrawn.