

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held by SKYPE  
on WEDNESDAY, 10 MARCH 2021**

**Present:** Councillor Elaine Robertson (Chair)

Councillor Mary-Jean Devon	Councillor Sir Jamie McGrigor
Councillor Kieron Green	Councillor Julie McKenzie
Councillor Jim Lynch	Councillor Andrew Vennard
Councillor Roderick McCuish	

**Attending:** Stuart McLean, Committee Manager  
Peter Bain, Head Teacher, Oban and Tiree High Schools  
Aileen Jackson, Depute Head Teacher, Oban and Tiree High Schools  
Stewart Clark, Marine Operations Manager  
Douglas Whyte, Housing Team Leader  
David Allan, Estates and Property Development Manager  
Craig Wilson, Economic Growth Officer  
Matt Mulderrig, Development Policy and Housing Strategy Manager

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence intimated.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES**

**(a) Oban, Lorn and the Isles Area Committee - 9 December 2020**

The minutes of the Oban, Lorn and the Isles Area Committee held on Wednesday, 9 December 2020 were approved as a correct record.

**Matters Arising**

The Chair advised that following concerns raised at the previous meeting of the Area Committee around the lack of mains water supply on Coll, she had written to Scottish Water on behalf of rural and island areas and Councillor Devon had also written to Scottish Water on behalf of constituents on the Island of Coll.

**(b) Oban, Lorn and the Isles Area Community Planning Group - 17 February 2021**

The minutes of the Oban, Lorn and the Isles Area Community Planning Group held on Wednesday, 17 February 2021 were noted.

**4. PUBLIC QUESTION TIME**

**Question from Duncan Martin, Oban Community Council**

Oban Community Council insists that this summer Ganavan Car Park must be effectively managed to facilitate its use both by the residents of Oban and by the many visitors expected this summer.

Could Mr. Smith please provide his management plan.

This must include some method of controlling the use of the car park by caravans and campervans, which at times made the area unusable by the general public. It must also address the wider issue of accommodating these visitors elsewhere in Oban - perhaps the old Council yard could be used temporarily? It has water, electricity and sewage facilities.

### **Response from Head of Roads and Infrastructure Services**

In the absence of a relevant officer the Committee Manager read out the following statement from the Head of Roads and Infrastructure Services.

At the Council Budget meeting held on 25<sup>th</sup> February, the Council allocated funding to deal with staycation visitors as detailed in the table below.

<b>Investing in Argyll and Bute's Opportunities - £0.830m</b>		
£500k	Staycation Argyll and Bute - Supporting recovery and renewal by maximising the potential for growth in Argyll and Bute's camping and campervan staycation market	Additional funds to be spent across 2021/22 and 2022/23 to support the delivery of a range of facilities across Argyll and Bute necessary to support camping and caravan staycations. This will include provision of additional waste disposal facilities to be available prior to the summer of 2021 and other facilities that will be informed by the Motorhome and Informal Camping Survey. Additional wardens to be employed over the period April to October 2021 to raise awareness in respect of camping responsibly.

At a Council wide level work is currently underway to help promote and manage responsible staycation experiences across the Council area. The work on the ground is being progressed by officers from Development and Economic Growth, Roads and Infrastructure and a multitude of partner agencies.

In terms of parking generally, a report was presented to the EDI Committee in December 2020 and it was agreed that follow up reports are to be taken to the June Area Committee which will cover TROs and parking matters across the council area.

The current TRO for Ganavan car park permits the following vehicle types to park:

- Motor Car, Car-derived van, dual purpose vehicle;
- Motor Cycle;
- Invalid Carriage;
- Light commercial vehicle;
- Trailer (with towing car);
- Caravan (with towing car), Living Van; and
- Motor Caravan

Within the rules for use the following applies:

Article 7 (iv) “No person shall use any part of a parking place or vehicle or trailer in it for residential or camping purposes.”

Article 7 (vi) “No person shall use any vehicle or trailer as sleeping accommodation while it is parked upon a parking place except where specifically authorised by the Council.”

### **Response from Committee**

Concerns were raised by Councillor McCuish, Councillor Robertson, Duncan Martin and Marri Malloy that the report and response from the Head of Roads and Infrastructure were general in nature and did not specifically address concerns in Ganavan or the Oban, Lorn and the Isles area as a whole. It was agreed that the Committee Manager would seek a further response from the Head of Roads and Infrastructure Services providing specific detail in relation to Ganavan and the Oban, Lorn and the Isles area.

Following a query from Councillor McGrigor, it was agreed that the Committee Manager would also request more detailed information from the Head of Roads and Infrastructure Services in relation to facilities which would be available across the Argyll and Bute area. The Committee Manager agreed to circulate any responses received to Mr Martin and Members of the Area Committee.

The Chair confirmed that she had raised concerns around the situation at Ganavan and across the Oban, Lorn and the Isles area in advance of restrictions being eased with the Policy Lead and Council Leader.

### **Question from Marri Malloy, Oban Community Council**

Marri Malloy requested clarification as to how the situation at Ganavan would be managed and whether wardens would be able to manage the situation at Ganavan whereby people used the car park to stay in overnight and left early in the morning.

### **Response from Committee**

In the absence of the Head of Road and Infrastructure Services, it was agreed that the Committee Manager would forward this question to him and circulate any response to Ms Malloy and Members of the Area Committee.

### **Question from Charles Fotheringham, Appin Community Council**

Mr Fotheringham advised that concerns had been raised by local parents at the beginning of the pandemic around possible issues in recruiting teachers for Oban High School, following reports that some pupils did not have teachers for some subjects.

### **Response from Committee**

Councillor McCuish sought and received confirmation from Mr Fotheringham that he would be happy for Councillor McCuish to ask the Head Teacher of Oban High School this question at item 5 (a) of the agenda.

Councillor Devon provided information around the planned co-ordination of timetables for Tobermory, Tiree and Oban High Schools that helps to expand the number of subjects pupils can access.

**Due to their similarity in nature, it was agreed by the Chair that the below questions would be raised and answered jointly:**

**Question from Alison Chadwick, Friends of Ganavan**

On behalf of Friends of Ganavan could we ask our Area committee members who makes the decision the Local Development Plan 2 (LDP2) is the 'settled status' of the council? Is this taken by elected members and if so was this done by a vote of the full (elected) Council? Did you all vote to approve the settled status?

**Question from Councillor McCuish, submitted on behalf of a constituent**

It has been stated the Council has a settled view on the LDP 2 how did this arise and what meeting of the full council did this take place were selected members consulted or is the settled view that of officials only.

**Response from Committee and Development Policy and Housing Strategy Manager**

The Chair confirmed that the settled status of the LDP2 had been unanimously agreed at a full Council meeting in September 2019, with the understanding that further consultation would then be undertaken. The Chair confirmed that it was her understanding that this consultation had taken place between November 2019 and January 2020.

The Development Policy and Housing Strategy Manager confirmed that the settled status of the LDP2 had been agreed unanimously at a Council meeting on 26<sup>th</sup> September 2019 and that this decision had been reached as part of the statutory process set out by the Scottish Government, with the governance arrangements having been agreed by Council in 2016. The Development Policy and Housing Strategy Manager advised that the settled status of the LDP2 had followed a lengthy period of consultation.

Councillor McCuish advised that Councillors Devon, McKenzie and he had not been present at the meeting of the Council at which settled status was agreed and noted that the recommendation agreed by Councillors were subject to the settled view being progressed via further consultation. Councillor McCuish advised that he did not understand how the Council could come to a settled view on something that was then subject to further consultation.

The Development Policy and Housing Strategy Manager advised that a complex procedure had taken place in accordance with Scottish Government policy, noting that the settled status of the Council had been agreed as the final position of the Council following consultation which had taken place over a number of years. The Development Policy and Housing Strategy Manager outlined details of the forms of consultation which had taken place prior to the Council coming to a settled view on the LDP2 and noted that from the point of having a settled view of the Council, the LDP2 could then be tabled for public examination whereby people could make relevant objections to the Scottish Government reporter. The Development Policy and Housing Strategy Manager confirmed that this was a part of the statutory process and any objections made during the period of consultation would then be sent to the Scottish Government alongside the Council's response to these objections for them to consider, with the Scottish Government then being able to make recommendations to the Council in relation to potential required changes.

Alison Chadwick raised concerns around the process and noted that she would prefer that the process was changed or efforts were made by Officials to adapt the procedure to ensure that settled status was not agreed prior to consultation being completed as she did not feel this was a democratic way for a major planning document to be agreed..

Alison Chadwick requested clarification from Members on how many of them had taken up the offer from Officers for a one-to-one session in relation to the LDP2. Discussion took place around the methods of consultation which had taken place over a number of years in relation to the LDP2 and it was agreed that The Development Policy and Housing Strategy Manager would confirm details of the consultation process to Ms Chadwick and Area Committee Members following the meeting.

The Chair confirmed that questions in relation to the process could be raised with relevant Officers and the Scottish Government, advising that she shared concerns around the Council coming to a settled view prior to further consultation.

Duncan Martin noted that this process may change under new planning legislation and The Development Policy and Housing Strategy Manager agreed that this may be the case.

The Development Policy and Housing Strategy Manager confirmed that consultation had taken place before the Council had decided on the settled status of the LDP, noting that this had largely taken the form of the main issues report. The Development Policy and Housing Strategy Manager advised that the main issues report had included a list of possible options and that this was the point at which people could express their views and suggest any required changes. The Development Policy and Housing Strategy Manager noted that following consultation on the main issues report, the report had been discussed with Councillors at various Committees and workshops. Mr Mulderig advised that an offer had also been made to Councillors offering one-to-one discussions in relation to sites and issues relevant to them, noting that he was unsure which Councillors had taken up this offer at the time. The Development Policy and Housing Strategy Manager confirmed that the main issues report had also been consulted on at an Oban, Lorn and the Isles Area Business Day and agreed that he would check consultation records and report back information around this to Members following the meeting. Councillor Green confirmed that an Oban, Lorn and the Isles Area Business Day in November 2017 had included the main issues report on the agenda.

Following a query from Councillor McCuish as to whether the main issues report was an advisory or statutory document, The Development Policy and Housing Strategy Manager confirmed that the consultation process was dictated by statutory legislation.

### **Question from Councillor Jim Lynch**

Councillor Lynch requested that an update was provided on concerns raised at a recent meeting of Mull Community Council in relation to the condition of the Tobermory High School building.

### **Response from Committee**

Councillor Devon provided an update on concerns raised by parents and plans for Salen Primary School children to be temporarily moved to Tobermory High School during the refurbishment of the Salen Primary School building. Councillor Devon confirmed that the Head Teacher of Dunoon High School was being invited to talk to parents about the

process of decanting pupils. Councillor Devon advised that parents remained concerned about having a safe, healthy environment for their children and the school being fit for use by the additional 74 pupils.

Councillor Lynch sought and received confirmation from Councillor Devon that regular updates around this would be shared with Ward 4 Councillors.

Councillor Devon highlighted issues around availability of offices for the school nurse to see pupils in need of assistance, noting that this had been raised with the Head of Education and assurance had been provided that an office would be available for this purpose.

### **Question from Marri Malloy, Oban Community Council**

Marri Malloy raised concerns around the Council's selling of assets, such as car parks and the leasing of toilets. Ms Malloy advised that this was affecting the recreational and green spaces available to those who lived in Oban. Ms Malloy requested confirmation from the Council as to when something would be done to rectify this situation.

### **Response from Committee**

The Chair sought and received confirmation from Ms Malloy that this comment was in relation to item 10 of the agenda and confirmed that an update on this matter and the 'One Council' approach would be discussed at the relevant point in the meeting.

### **Question from Tracy Mayo, Chair of Parent Council**

Tracy Mayo requested that concerns raised by parents around the decant of pupils to Tobermory High School, the lack of head teacher and the condition of the building be given due cognisance.

### **Response from Committee**

The Chair confirmed that concerns would be noted and provided assurance that Councillor Devon had been in correspondence with Officers over a number of months and would continue to work on this matter, alongside Councillor Lynch.

### **Question from Councillor Julie McKenzie**

Councillor McKenzie requested that thanks were provided by the Committee to staff at Easdale Primary in response to their handling of a recent situation, particularly their taking into account the views of the community and positive communication with parents.

### **Response from Committee**

The Chair noted her agreement with what Councillor McKenzie had said.

## **5. PERFORMANCE REVIEW - AREA SCORECARD**

The Committee gave consideration to a report presenting the Area Report and Scorecard for Financial Quarter 3 2020/21 (October-December 2020) which illustrated the agreed performance measures.

## **Decision**

The Oban, Lorn and the Isles Area Committee agreed:

1. to note the performance presented on the Scorecard and supporting commentary;
2. that upon receipt of the Quarterly Performance Report the Area Committee contact either the Responsible Named Officer or Sonya Thomas with any queries; and
3. to note that work is ongoing and to respond to Sonya Thomas with requests or comments regarding the layout and format of the Report and Scorecard.

(Reference: Report by Executive Director with Responsibility for Customer Support Services, dated 10<sup>th</sup> March 2021, submitted)

## **6. SECONDARY SCHOOL REPORTS**

### **(a) Oban High School**

The Committee gave consideration to a progress report for Oban High School providing information in relation to the context of the school; partnership working with other high schools across Argyll and Bute; SQA results; pupil and staff wellbeing; blended and home learning; contingency planning; the school roll; clothing and footwear grants; free school meals; and attendance, absence and exclusions.

In response to a question raised at item 4 of the agenda, the Head Teacher of Oban High School confirmed that there were currently no issues in fulfilling vacancies within the school.

### **Decision**

The Oban, Lorn and the Isles Area Committee noted the contents of the report and thanked the Head Teacher, staff and pupils of the school for their work throughout the Covid-19 pandemic to ensure that education was able to continue.

(Reference: Report submitted by Head Teacher, Oban High School, dated March 2021, submitted)

### **(b) Tiree High School**

The Committee gave consideration to a progress report for Tiree High School providing information in relation to the context of the school; partnership working with Oban High School and courses being delivered through Google Meet; SQA results; pupil and staff wellbeing; blended and home learning; contingency planning; the school roll; clothing and footwear grants; free school meals; and attendance, absence and exclusions.

### **Decision**

The Oban, Lorn and the Isles Area Committee noted the contents of the report and thanked the Head Teacher, staff and pupils of the school for their work throughout the Covid-19 pandemic to ensure that education was able to continue.

(Reference: Report submitted by Head Teacher, Tiree High School, dated February 2021, submitted)

## **7. ROADS AND INFRASTRUCTURE UPDATE**

The Committee gave consideration to a report which provided an update on Roads and Infrastructure Services activities within the Oban, Lorn and the Isles area.

### **Decision**

The Oban, Lorn and the Isles Area Committee considered the contents of the report.

(Reference: Report by Executive Director with Responsibility for Roads and Infrastructure Services, dated 10<sup>th</sup> March 2021, submitted)

## **8. OBAN STRATEGIC DEVELOPMENT FRAMEWORK (OSDF) - UPDATE**

The Committee gave consideration to a report which provided an update to Members on progress being made in developing the Oban Strategic Development Framework (OSDF).

### **Decision**

The Oban, Lorn and the Isles Area Committee considered the contents of the report and the intended appointment of consultants to further progress the OSDF.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth, dated 10<sup>th</sup> March 2021, submitted)

## **9. OBAN BAY - SINGLE HARBOUR AUTHORITY - UPDATE**

The Committee gave consideration to a report which provided an update on work being progressed by the Oban Bay Management Group (OBMG) and Oban Community Harbour Development Association (OCHDA) towards establishing a trust port at Oban Bay.

### **Decision**

The Oban, Lorn and the Isles Area Committee:

1. noted and considered the report;
2. requested that regular progress update reports be provided to the Area Committee; and
3. noted that the Argyll and Bute Harbour Board had agreed, at a meeting held on the 4<sup>th</sup> of March 2021, that a virtual meeting would be organised with all stakeholders concerning the work being progressed by the Oban Community Harbour Development Association (OCHDA) towards the development of a Trust Port following consultation between the Chair and the Executive Director with responsibility for Roads and Infrastructure Services.

(Reference: Report by Executive Director with responsibility for Development and Infrastructure, dated February 2021, submitted)



## **10. OBAN CAR PARKS - UPDATE**

The Committee gave consideration to a report which provided an update to Members on the proposed development of a number of car parks in the Oban area.

### **Decision**

The Oban, Lorn and the Isles Area Committee:

1. noted and considered the outcome of the site investigations, the responses from the prospective developers and from Environmental Health & Roads confirming that the Tweeddale Street car park was unsuitable for development based on the risks and costs;
2. noted and considered that the Albany Street car park had generated significant interest from developers but would require some site assembly to provide a developable site and would result in a substantial loss of town centre parking if developed in isolation;
3. noted and considered that the Esplanade car park is impacted by existing rights of access, adjacent premises and limited circulation space and its development would result in a loss of public parking; and
4. noted and considered that the additional comments from developers and commercial agents had highlighted that the car parks at the Corran Halls/Victoria Crescent were considered more suitable for development and preparations would be made to promote these sites for development in line with the Area for Action designation.

(Reference: Report by Executive Director with responsibility for Commercial Services, dated 5<sup>th</sup> February 2021, submitted)

## **11. INCREASED CAMPERVAN AND MOTORHOME TOURISM**

The Committee gave consideration to a report providing details of increased campervan and motorhome tourism across Argyll and Bute and providing Members with the latest position in respect of this, following the setting up of a short life working group involving a wide range of partners.

### **Decision**

The Oban, Lorn and the Isles Area Committee:

1. considered the contents of the report; and
2. considered the opportunities and challenges presented by informal camping and motorhome visits and how these could be best managed within the OLI administrative area.

(Reference: Report by Executive Director with Responsibility for Development and Economic Growth, dated February 2021, submitted)

**12. HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING INVESTMENT PLAN (SHIP) - ANNUAL UPDATE**

The Committee gave consideration to a report which provided an update on the Housing Services activity within the Oban, Lorn and the Isles area.

The Housing Team Leader clarified an error within the report at page 103 of the agenda pack, noting that the SHIP project at North Connel was not yet on site and discussions with ACHA were ongoing.

**Decision**

The Oban, Lorn and the Isles Area Committee considered the contents of the report.

(Reference: Report by Executive Director with Responsibility for Development and Economic Growth, dated 23<sup>rd</sup> November 2020, submitted)

During consideration of the foregoing item, Councillor McGrigor briefly took the Chair due to Councillor Robertson's loss of connection. Councillor Robertson re-assumed the role of Chair prior to the decision of the Committee being reached in relation to the item.

**13. DRAFT OBAN, LORN AND THE ISLES AREA COMMITTEE WORKPLAN**

The Draft Oban, Lorn and the Isles Area Committee Workplan, as of March 2021, was submitted to the Committee for noting.

**Decision**

The Oban, Lorn and the Isles Area Committee agreed to note the Workplan.

(Reference: Draft Oban, Lorn and the Isles Area Committee Workplan, submitted)