MINUTES of MEETING of BUTE AND COWAL AREA COMMITTEE held in the QUEEN’S HALL,
DUNOON
on TUESDAY, 4 APRIL 2006

Present: Councillor B Chennell (Chair)

Councillor D Currie Councillor R Macintyre
Councillor B Marshall Councillor L Scouller
Councillor G McKinven Councillor I Strong
Councillor J McQueen Councillor J R Walsh

Attending: George McKenzie, Area Corporate Services Manager
Eilidh Headrick, Area Committee Services/Information Officer
David Eaglesham, Area Team Leader, Development Control
Lucy Mansey, Planning Technician
Paul Convery, Planning/Development Officer

1. APOLOGIES

None

2. DECLARATIONS OF INTEREST

None

3. MINUTES

(a) MINUTE OF AREA COMMITTEE OF 4 MARCH 2006

The Minute of the Area Committee of 4 March 2006 was approved as a correct record.

(b) REPORT ON SCOTTISH WATER

The Area Committee heard a report by the Head of Planning on the water and sewerage constraints faced in Argyll and Bute and in particular the Bute and Cowal Area.

Following a lengthy discussion on the matter the members agreed that a strong recommendation had to be made to the Strategic Policy Committee that although the Area Committee generally supported the recommendation in Paragraph 3.4 of the report it was essential that pressure be put upon Scottish Water to include Innellan & Toward in the Bullwood Treatment Scheme, that account be taken of future Commercial Development in the Cowal area and the need to include Strone and Kilmun in the area wide treatment system to mitigate raw discharge into the Holy Loch.

(Reference; Report by Head of Planning – submitted)
4. COMMUNITY SERVICES

(a) PLACE OF SAFETY - VERBAL REPORT

The Area Corporate Services Manager advised the committee that because of annual leave and a meeting with the Scottish Executive neither of the two representatives from the Health Board responsible for this matter were available to attend today’s meeting.

The Area Committee noted this information with regret and agreed that the matter should be continued to the next meeting in May when hopefully these representatives will be available to allow a full discussion on this important subject.

5. DEVELOPMENT SERVICES

(a) PLANNING APPLICATION NO. 05/02386/ADV, MRS S BLACK (BAY COTTAGE TEAROOM & SHOP), LAND 60 METRES NORTH OF BAY VIEW COTTAGE, STRACHUR, ARGYLL

The Area Team Leader detailed an illustrated the background to the signage referred to in this application.

Following a full debate on this matter the Members having fully considered the implications of POL ADV1 and POL BE11 unanimously agreed the following.

Decision

The application be granted as the sign concerned is of high quality, outwith the jurisdiction of the roads authority and does not impact on the surrounding area, in these terms it is consistent with Policy BE11 and Policy LB ADV1.

(b) PLANNING APPLICATION NO. 05/02389/ADV, MRS S BLACK, LAND 30 METRES SOUTH EAST OF TAIGH NA CURRACH, STRACHUR

Decision

This matter was continued until October to allow the Area Team Leader to carry out a consultation on a comprehensive signing policy for Strachur.

(c) PLANNING APPLICATION NO. 05/02333/DET, I W JOINERY & CONSTRUCTION LTD, LAND BETWEEN IAN VILLA & ROSEHILL/ACADEMY APARTMENTS, ACADEMY ROAD, ROTHESAY

Application withdrawn

(d) PLANNING APPLICATION NO. 05/02346/DET, LAND 100 METRES TO THE SOUTH WEST OF ARDENCRAIG HOUSE, ROTHESAY

Application withdrawn
(e) **PLANNING APPLICATION NO. 05/00134/COU, BUTTERBRIDGE FARM, BUTTERBRIDGE, CAIRNDOW**

**Motion**

The Matter be determined at a PAN 41 Hearing

Proposed by Councillor Chennell seconded by Councillor Currie

**Amendment**

The application be approved subject to the conditions contained in the report by the Head of Planning without recourse to a PAN 41 Hearing.

Proposed Councillor Walsh seconded by Councillor McQueen

On the matter being put to a vote 3 voted for the motion and 6 for amendment.

**Decision**

The application be approved subject to the conditions contained in the report by the Head of Planning.

(f) **PLANNING APPLICATION NO. 06/00320/COU, AILSA CLOSE ACCOUNTING, 53 HILLFOOT STREET, DUNOON**

**Decision**

Approved subject to the conditions contained in the report by the Head of Planning dated 23 March 06.

(g) **PLANNING APPLICATION NO. 05/00620/OUT, MR AND MRS DOUGLAS SMITH, LAND SOUTH WEST OF ARDENEDEN, TIIGHNABRUAICH**

**Decision**

Continued to the May meeting of the Area Committee with an informal site visit prior to determination.

(h) **DELEGATED DECISIONS**

The Committee noted Delegated Development and Building Control Decisions made since the last meeting.

(i) **REPORT ON APPEAL DECISIONS**

The Committee noted the delay in the appeal into planning application 05/01920/DET.
(j) **PLANNING DESIGN AWARD 2005**

The Committee heard from the Area Team Leader Development Control and agreed that the Chair, Vice Chair, Area Team Leader and Archie Richmond should form the adjudication panel for the 2005 Planning Design Award.

6. **EXEMPLARY ITEMS**

(a) **ENFORCEMENT REPORTS**

05/00164