

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in the CORRAN  
HALLS, OBAN  
on WEDNESDAY, 9 OCTOBER 2013**

**Present:** Councillor Roddy McCuish (Chair)

Councillor Mary-Jean Devon	Councillor Louise Glen-Lee
Councillor Fred Hall	Councillor Duncan MacIntyre
Councillor Iain Angus MacDonald	Councillor Elaine Robertson
Councillor Alistair MacDougall	

Cleland Sneddon, Executive Director of Community Services  
Sandy Mactaggart, Executive Director of Development and  
Infrastructure  
Malcolm MacFadyen, Head of Facility Services  
Shirley MacLeod, Area Governance Manager  
Moirra MacVicar, Housing Services Manager  
Donna Milton, Arneil Johnston  
Hugh Blake, Asset Manager  
David Torrance, Project Manager  
Iain MacKinnon, Environmental Health Manager  
Laura MacDonald, Community Development Officer  
Peter Bain, Head Teacher of Oban High School

At 10.30 am the Chair ruled, and the Committee agreed, to adjourn the meeting to allow the Oban, Lorn and the Isles Special Business Day meeting to continue, and agreed to reconvene the Area Committee at 11am.

The reconvened meeting commenced at 11am.

**1. APOLOGIES**

Apologies were received from Councillor MacIntyre and representatives from Atlantis Leisure.

**2. DECLARATIONS OF INTEREST**

Councillor Louise Glen-Lee declared a non financial interest in relation to the Third Sector Grant Application for Hogmanay in Oban which was dealt with at item 6 (3.2) of this Minute, because she is a member of the committee. She stayed in the room and took no part in the discussion of this item.

Councillor Roddy McCuish declared a non financial interest in relation to the Third Sector Grant Application for Oban Fireworks Group which was dealt with at item 6 (3.7) of this Minute, because he is a member of the committee. He stayed in the room and took no part in the discussion of this item.

Councillor Fred Hall declared a non financial interest in relation to the Third Sector Grant Application for Oban Fireworks Group which was dealt with at item 6 (3.7) of this Minute, because he is a member of the committee. He stayed in

the room and took no part in the discussion of this item.

Councillor Robertson declared a non financial interest in item 10, Scottish Ferries Plan and Kerrera STAG. She stayed in the room and took no part in the discussion of this item.

### **3. PRESENTATION OF QUAICHS**

Councillor MacIntyre nominated Atlantis Leisure for a Quaich for their 21 years service but as he could not attend the meeting, and Atlantis Leisure could not get enough representation to attend, Councillor Hall suggested it would be a good idea to present Atlantis Leisure with their Quaich at the event they are holding in November to mark their 21 years service and he invited all Members of the Committee to come along to the event.

The Chair advised that Councillor MacIntyre, since the last meeting of the Area Committee on 14<sup>th</sup> August, had suggested the Committee present Atlantis Leisure with a Plaque instead of the Quaich that was agreed at the last meeting, but reminded the Committee of the cost implications of a plaque. Councillor Hall suggested this is brought back to the November Business Day when Councillor MacIntyre is present and wait to make a decision then.

David MacInnes was unable to attend the meeting to be presented with his Quaich for running from Glasgow to Oban in less than 24 hours and therefore it was agreed to continue this presentation forward to the December Area Committee.

### **4. MINUTES**

#### **(a) OBAN LORN AND THE ISLES AREA COMMITTEE - 14 AUGUST 2013**

The Minutes of the meeting of 14<sup>th</sup> August 2013 were approved as a correct record subject to the amendment on page 1 at item 2, Councillor Elaine Robertson declared a financial interest in item 17 Oban CHORD Position Statement at 4.4 only as her husband is a Director of OBM.

#### **(b) OBAN COMMON GOOD FUND HELD ON 14 AUGUST 2013 (FOR NOTING)**

The Minutes of the meeting held on 14<sup>th</sup> August 2013 were noted.

#### **(c) OBAN LORN AND THE ISLES COMMUNITY SAFETY FORUM HELD ON 26 AUGUST 2013 (FOR NOTING)**

The Minutes of the meeting held on 26<sup>th</sup> August 2013 were noted.

### **5. PUBLIC QUESTION TIME**

The Committee received no questions from the public.

Councillor Louise Glen-Lee, having declared a non financial interest in Hogmanay in Oban, stayed in the meeting and took no part in the discussion of that item.

Councillor Roddy McCuish, having declared a non financial interest in Oban Fireworks Group, stayed in the meeting and took no part in the discussion of that item.

Councillor Fred Hall, having declared a non financial interest in Oban Fireworks Group, stayed in the meeting and took no part in the discussion of that item.

## 6. THIRD SECTOR GRANTS

A report detailing the recommendations for the award of Third Sector Grants (including events and festivals) to Third Sector organisations in Oban, Lorn and the Isles was considered.

### Decision

The Committee:-

- i. Agreed the organisations listed below are awarded funding from the Third Sector Grants budget as per the table below:-

Organisation	Total Project Costs	Grant Awarded
Coll Recycling Group	£1,678	£83
Hogmanay in Oban*	£23,096	£287
HOPE Kitchen	£6,314	No increase
Ross of Mull Community Cafe	£5,850	Nil
Multiple Sclerosis Therapy Centre	£1,188	£33
Oban Community Playpark Group	£6,207	£103
Oban Fireworks Group*	£6,900	£191
Oban Mountain Bike Crew	£2,250	No increase
Oban Viewpoint Group	£13,570	Withdrawn
Argyll and Lochaber Branches of the Royal Scottish Country Dance Society	£4,942	Nil
Girdguiding Argyll Training	£4,300	£103

- ii. Agreed grants will only be awarded pending receipt of the correct paperwork; and approved financial check; and an End of Year Project monitoring form (if a grant was awarded in previous year).

(Ref: Report by Community Development Officer dated 9<sup>th</sup> October 2013, submitted).

## 7. PRIVATE RENTED SECTOR

A report summarising the findings of a research study into the Private Rented Sector (PRS) in Argyll and Bute was considered.

The Committee congratulated Ms Arneil on the quality and quantity of the information provided in the report.

### **Decision**

The Committee noted the findings of the research study and the implications for the Argyll and Bute Local Housing Strategy.

(Ref: Report by Research Development Officer dated 30<sup>th</sup> August 2013, submitted).

## **8. LOCHAWAWE**

A report updating the Committee on the Inland Water Safety – LochWatch Loch Awe Initiative was considered.

The Environmental Health Manager spoke on LochWatch Loch Awe and advised the group was set up in March 2010 to improve safety on and around Loch Awe; to provide safety advice; lead in accident prevention work and assist the emergency services during an incident.

He also advised the Volunteer Group now wish to provide a safety boat on the loch; campaign for the compulsory wearing of life jackets; introduce an emergency sign initiative at the loch and seek to have a national inland water safety forum established.

The Committee congratulated the Loch Watch Loch Awe group on the excellent work which has been carried out, and noted the excellent work carried out in the early days of the group by the late Councillor Donald Macdonald.

### **Decision**

The Committee:-

- i. Noted the contents of the report;
- ii. Recognised the work of LochWatch Loch Awe to date;
- iii. Agreed to back the campaign to introduce an all-weather safety boat on the loch;
- iv. Agreed to contribute to the debate on the compulsory wearing of lifejackets on and around Scotland's inland waters;
- v. Agreed to support the emergency sign initiative;
- vi. Agreed to support the call to establish a Scotland wide inland water safety forum; and
- vii. Agreed to recommend that Argyll and Bute Council back the call from Loch Watch Loch Awe to the Scottish Government to set up a Scotland wide inland water safety forum.

(Ref: Report by Environmental Health Manager dated 9<sup>th</sup> October 2013, submitted).

## **9. WORLD WAR 1 COMMEMORATION STEERING GROUP**

A report providing an update to the Committee on the work of the Armed Forces Champion and highlighting a number of initiatives that are underway in Argyll and Bute, was considered.

The report follows on from a decision made at the Council meeting on 29<sup>th</sup> August to delegate the nomination of a representative elected Member from each area to join the World War 1 Commemoration Steering Group to local Area Committees.

### **Decision**

The Committee nominated Councillor Fred Hall to join the World War One Commemoration Steering Group.

The Chair praised Councillor Corry for all his hard work in getting the Steering Group together.

(Ref: Extract from the Council minute of 29<sup>th</sup> August, submitted).

## **10. SCOTTISH FERRIES PLAN AND KERRERA STAG**

A report advising Members of the development of the Business Case for future transportation links to the island of Kerrera and the potential construction of a north-south link road on the island, was considered.

The Executive Director of Development and Infrastructure gave a verbal update on the progress with Transport Scotland with regard to the Needs Analysis for the ferry services operated by the Council.

### **Decision**

The Committee:-

- i. Noted that the Executive Director for Development and Infrastructure Services had nominated the Strategic Transportation service to undertake the business case which will appraise transportation and road infrastructure options for Kerrera, as informed by the STAG, and in light of Transport Scotland's position;
- ii. Noted that the Transport Planner come to the November Business Day with an update on progress; and
- iii. Noted that the Marine Operations Manager bring this paper back to the December Area Committee with details of timescales.

(Ref: Report by Executive Director of Development and Infrastructure dated 9<sup>th</sup> October 2013, submitted).

The Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 9 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

## 11. TIF - DISPLACEMENT ANALYSIS SUMMARY

Members considered a report that the draft Lorn Arc Tax Incremental Financing (TIF) Business Case is now complete and is due to be reported to Argyll and Bute Council in October 2013 then, if approved, formally submitted to Scottish Ferries Trust (SFT) and Scottish Government (SG) for consideration.

The Executive Director of Development and Infrastructure advised that the Business Case outlines the proposals for delivering strategic road, port and site access infrastructure to enable the sustainable growth of Marine Science, Marine Tourism, Aquaculture, Renewable Energy and the wider economy in the Oban, Lorn and the Isles area and beyond. He confirmed that the TIF arrangement, if approved by the Scottish Government, will allow Argyll and Bute Council to borrow circa £18.6M for infrastructure investment and retain additional Non Domestic Rates (NDR) generated within an agreed boundary over a 25 year period to repay the loans.

He advised that the Steering Group, Project Manager and Council Officers have been involved in detailed discussions with key stakeholders, potential development partners, SFT and SG on the principles and then detail of the business case since Mid 2011. The report presents the key proposals of the Draft Business Case and seeks discussion and agreement on the forward approach.

### **Decision**

The Committee:-

- i. Unanimously agreed the recommendations contained in the report submitted by the Executive Director of Development and Infrastructure, noted the absolute unanimity of the Area Committee in agreeing the recommendations and further agreed unanimously to work together as an Area Committee to ensure the effective delivery of the TIF projects.

(Ref: Report by Executive Director of Development and Infrastructure dated 2<sup>nd</sup> October 2013, submitted).

## 12. NEW OBAN HIGH SCHOOL

A report updating Members on the work undertaken in the appraisal of site options for the new Oban High School, was considered.

### **Decision**

The Committee noted the current position in regard to the:-

- Progress in the appraisal of the shortlist of sites for the new Oban High School; and
- Impact on the previously proposed timetable for consultation.

(Ref: Report by Head of Facility Services dated 9<sup>th</sup> October 2013, submitted).

### **13. DUNGALLAN SLIPWAY**

A report advising the Committee of a request from the Trustees of Oban Sailing Club that the requirement for an early termination provision within the proposed new lease for the slipway at Dungallan Park is removed as such a provision is providing detrimental to the Club's ability to secure funding for the renovation of the slipway, was considered.

#### **Decision**

The Committee agreed the recommendation contained in the report submitted by the Asset manager.

(Ref: Report by Asset Manager dated 12<sup>th</sup> September 2013, submitted).

### **14. SITE 2 MILLPARK, OBAN**

A report advising the Committee of the offer received in respect of Site 2 Millpark, Oban, which was offered for lease, was considered.

#### **Decision**

The Committee agreed the recommendations contained in the report submitted by the Asset Manager.

(Ref: Report by Asset Manager dated 2<sup>nd</sup> October 2013, submitted).

### **15. GROUND AT ALBERT STREET, TOBERMORY**

A report advising the Committee of a request received from Ms Jan Dunlop to purchase ground at Albert Street, Tobermory, Isle of Mull, was considered.

#### **Decision**

The Committee agreed the recommendations contained in the report submitted by the Asset Manager.

(Ref: Report by Asset Manager dated 6<sup>th</sup> September 2013, submitted).

### **16. SITE 13 MILL LANE, OBAN**

A report advising the Committee of the various offers received in respect of Site 13 Mill Lane, Lochavullin Industrial Estate, Oban, which was advertised for lease, was considered.

#### **Decision**

The Committee agreed the recommendations contained in the report submitted by the Asset Manager.

(Ref: Report by Asset Manager dated 12<sup>th</sup> September 2013, submitted).

## **17. BRIDGE OF ORCHY WATER SUPPLY**

A report updating Members on the tendering process for the Bridge of Orchy private water supply was considered.

### **Decision**

The Committee noted the current position.

(Ref: Report by Head of Facility Services dated 23<sup>rd</sup> September 2013, submitted).