

**MINUTES of MEETING of OBAN CHORD PROJECT BOARD held in the BOARDROOM,  
FIRST FLOOR, SCOTTISH ASSOCIATION OF MARINE SCIENCE, DUNBEG  
on TUESDAY, 22 OCTOBER 2013**

**Present:** Councillor Louise Glen-Lee (Chair)

Councillor Roddy McCuish  
Councillor Duncan MacIntyre  
Councillor Iain Angus MacDonald

**Also present** Councillor Mary-Jean Devon  
Councillor Fred Hall  
Councillor Elaine Robertson  
Councillor Alistair Macdougall  
Councillor Ellen Morton  
Sandy Mactaggart, Executive Director of Development and Infrastructure  
Charles Reppke, Head of Governance and Law  
Jim Smith, Head of Roads and Amenity Services  
Linda Houston, Oban CHORD Regeneration Manager  
Helen Ford, Helensburgh CHORD Project Manager  
Martin Gorringe, Marine Operations Manager  
Stuart Green, Senior Development Officer  
Robin MacCartney, Capita Symonds  
Graham Edmonds, Transport Scotland  
Jonathan Moran, Transport Scotland  
Alistair Somerville, Transport Scotland  
Julian Farrar, Ironside Farrar

**1. APOLOGIES**

There were no apologies intimated.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest intimated.

**3. OUTLINE AND TERMS OF DEVELOPMENT WORKSHOP**

A report setting out the guidance that was sought from the Oban, Lorn and the Isles Area Committee on 14<sup>th</sup> August 2013 on how to proceed with the preparation of a full business case for the proposed breakwater and short stay berthing facility, and following consideration of the paper

**Decision**

The Board agreed:-

- i. To convene a Workshop with all Oban, Lorn and the Isles Members to establish the scope of the brief for the

- appointment of design and management consultants; and
- ii. On conclusion of the Workshop, to reconvene the Oban CHORD Project Board to consider the outcome of the workshop.

(Ref: Report by Oban Regeneration Project Manager dated 15<sup>th</sup> October 2013, submitted).

The Chair then invited members of the public to ask any questions and these were dealt with particularly in respect of why the meeting was intent on moving into private session. The Chair then advised the meeting that it would reconvene at 3.30pm to feedback on the outcomes from the workshops.

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.

#### **4. DEVELOPMENT WORKSHOP FOR ALL OBAN, LORN AND THE ISLES ELECTED MEMBERS**

##### **(a) THE REGENERATION OF OBAN WATERFRONT: THE BIG PICTURE**

The Executive Director of Development and Infrastructure gave a presentation on the regeneration of Oban Waterfront.

He spoke about the South Pier development and advised that an application would be resubmitted to the European Fisheries Fund 2014/15 and in the meantime develop the OBC to the FBC as the money is already allocated for this within CHORD. He also referred to the Lorn Arc TIF and that a paper is going to the Council at the end of October on this.

Transport Scotland also gave a presentation on their plans for the A85 in Oban town centre to tie in with TIF and CHORD. He also spoke about the proposals for detrunking Stafford Street.

#### **Decision**

The Board agreed:-

- i. To seek to progress a single Harbour Authority in Oban;
- ii. That the South Pier Development Design be progressed to a shovel ready stage to allow a submission of an European Fisheries Fund Bid, to fund the works, in November 2014;
- iii. To work with a range of parties to develop complimentary infrastructure projects that will support other initiatives in Oban; and

- iv. To note that Stafford Street should be de-trunked before Christmas 2013.

**(b) OBAN BAY PUBLIC REALM AND WHITE BUILDING CONCEPT DESIGN DEVELOPMENT**

The Executive Director of Development and Infrastructure gave a presentation on the initial design principles, level of consultation proposed during concept design stage and the update within the context of the contract brief.

He advised his objective was to involve Members at an early stage of concept design development, agree on a level of public consultation plan and advise on when an update on programming will be available.

Linda Houston had a discussion with the members on the Oban Bay Public Realm and White Building. The members discussed the option to refurbish or demolish the White Building to create a Marine Services Building for shoreside facilities. They had regard to the allocated budget needs so that any building designed is deliverable and suitable for future use.

**Decision**

The Board agreed the most cost effective option for the regeneration of the White Building including demolition and redevelopment should be progressed to a business case and to request that the consultants appointed take this forward.

The Board also noted the update on other projects comprised within the public realm project.

**(c) OBAN BAY BREAKWATER AND SHORT STAY MARINE TRANSIT FACILITY WORKSHOP**

The members had a discussion on the Oban Bay breakwater and short stay Marine Facility.

The Executive Director of Development and Infrastructure introduced Julian Farrer from Ironside Farrer to the members.

Julian gave a presentation to the Board and discussion proceeded on the aspects of the presentation.

**Decision**

The Board agreed:-

- i. To support the development of a business case for a short stay transit marina of 30 berths on the South side of the North Pier;
- ii. That a Design Team be appointed;

- iii. To note that there may be an opportunity to develop additional marina facilities on the north side of the North Pier as part of the TIF proposals.

## **5. AGREEMENT OF OUTCOMES OF DEVELOPMENT WORKSHOP**

The Oban CHORD Project Board reconvened and the chair outlined the outcomes of the Development Workshop which the Board members present endorsed as follows

### **Decision**

The Board agreed:-

- i. To seek to progress a single harbour authority for Oban;
- ii. That the South Pier development design be progressed to a shovel ready stage to allow a submission of an European Fisheries Fund bid, to fund the works, in November 2014;
- iii. To working with a range of partners to develop complimentary infrastructure projects that will support other initiatives in Oban and for Stafford Street to be de-trunked before Christmas 2013;
- iv. That the most cost effective option for regeneration of the White Building including demolition and redevelopment should be progressed to a business case and to request that consultants be appointed to take this forward;
- v. To support the development of a business case for a short stay transit marina of 30 berths on the South side of the North Pier;
- vi. For a Design Team to be appointed to develop this; and
- vii. To note that there may be opportunity to develop additional marina facilities to the north of the North Pier as part of the TIF proposals.

The Chair again took questions from members of the public on the outcomes and noted that there would be continued engagement with the Community Council.