

Street Naming and Numbering – Tobermory, Isle of Mull

1.0 SUMMARY

- 1.1 A full report on the naming of three streets in Tobermory was presented to the December 2013 Oban, Lorn and Isles Area Committee along with the consultation document.
- 1.2 Further information has been made available on the ownership of some of the properties on the named streets, which is considered to materially affect the decision previously agreed.
- 1.3 This further report contains more detail on the individual representations received which will allow the area committee to decide whether the names agreed at the December 2013 Area Committee should be confirmed or any of the alternative suggestions adopted.

2.0 RECOMMENDATIONS

- 2.1 Members consider whether the additional information provided supports a change to the previously agreed street names as follows:
 - The public road from Back Brae to Oakfield and Bad-Daraich House is named MEMORIAL ROAD rather than OAKFIELD ROAD
 - The private lane from the entrance to Oakfield and Bad-Daraich House to Tanera is named PATTULLO LANE rather than BAD DARAICH LANE, or is left unnamed.

The proposed names are also shown on the map at Appendix 1.

3.0 DETAIL

- 3.1 Street Naming is normally carried out before properties are built so the naming of a street with occupied properties is rare, particularly a street which is over 100 years old, but that is the case in the part of Tobermory generally known as Strongarbh where there are no street names in use for some properties and the one street name

which is used, Western Road, has been used well beyond its intended extent.

- 3.2 As this is a rare occurrence there is no approved procedure but Section 97 of the Civic Government (Scotland) Act 1982 does permit the naming of any road.
- 3.3 To identify the properties affected the Royal Mail Postcode Address File (PAF) list for postcode PA75 6PR was consulted. PAF listed 19 properties on PA75 6PR on 5 October 2013 and 18 on 20 December 2013 of which 13 are on the road or lane to be named. Tables 1 and 2 show these 13 properties and indicates the rateable status of each property.

Table 1 – Properties on road to be named

<i>Royal Mail PAF</i>	<i>Council Tax / Non Domestic Rates</i>
Thurston House	Council Tax property
Brown & Whittaker Publishing	Not on Council Tax or Non Domestic Rates – publishing business operating from a residential property.
Western Isles Hotel	Non Domestic (Hotel). Proprietor: Richard Nealon & Esplin Chapman, Western Isles Hotel, Strongarbh, Tobermory, Isle of Mull PA75 6PR
Stronsaule	Council Tax property
Seaward	Council Tax property receiving second home discount
Heanish	Council Tax property receiving unoccupied dwelling discount
Oakfield	Council Tax property receiving second home discount
Bad Daraich	Non Domestic (Self Catering Unit – Bad Daraich House). Proprietor: Calum Maclachlainn, c/o Argyll Properties, Unit 8A, Baliscate Industrial Estate, Salen Road, Tobermory, Isle of Mull PA75 6NR
Flat, Bad Dariach	Council Tax property (as Bad-Daraich House Annexe)

Table 2 – Properties on lane to be named

Royal Mail PAF	Council Tax / Non Domestic Rates
Darrachbeag	Non Domestic (Self Catering Units – Darach Beag and Oakfield Cottage). Proprietor: A D & Mrs Jean J MacLean, 77 Woodfield Park, Edinburgh EH13 0RA
Maravaig	Council Tax property
Tanera	Council Tax property

- 3.4 In addition to the above properties there are two housing plots which will gain access from the lane. The planning applications submitted indicate that Plot 1 is owned by Calum Maclachlainn, c/o Argyll Properties, Unit 8A, Baliscate Industrial Estate, Salen Road, Tobermory, Isle of Mull PA75 6NR and Plot 2 by Mr & Mrs J Campbell, Oaklee, Erray Road, Tobermory, Isle Of Mull PA75 6PS.
- 3.5 Consultations were sent out to the “Owner/Occupier” at all of the above PAF addresses on 4th October 2013 and none were returned by Royal Mail. The consultation was also emailed to the owner of Plot 1. There was no planning application submitted for Plot 2 at the time of the consultation but the owner became aware of the consultation and also requested the document by email.
- 3.6 The consultation period ended on 25th October 2013 and one late response was received after this date which was not considered in the December 2013 report.

REPRESENTATIONS

- 3.7 The original request for naming in Tobermory was in connection with the naming of the house being built on Plot 1 on the lane. The owner of the plot, Mr Calum Maclachlainn, also owns Bad Daraich and the flat/annexe at Bad Daraich but does not live in either property. Mr Maclachlainn also owns the lane which is to be named but the properties off the lane have a right of access.
- 3.8 The suggestion of naming the lane as Pattullo Lane was put forward due to a family connection with Bad Daraich where the owner’s great Grandfather, Ian Pattullo, met his wife. The naming of the road as Memorial Road was put forwarded in addition to the lane and this instigated the wider consultation on the addresses in the Strongarbh/Western Road area.

- 3.9 A summary of the other representations received as a result of the consultation is as follows.
- 3.9.1 Thurston House – Memorial Road is a very anodyne sort of name – would prefer something less sombre, more imaginative and more distinctive to Tobermory. Initially suggested Isabella Road to commemorate Isabella Bird, the Victorian traveller and writer who is arguably Tobermory’s most famous resident but subsequently emailed to confirm no objection to Oakfield Road as this appeared to be the consensus from the residents.
- 3.9.2 Western Isles Hotel – no direct communication but the owner of Thurston House indicated that the hotel supports Isabella Road and does not like Bad Daraich Road.
- 3.9.3 Stronsaule - Title deeds refer to the road as the road running from the Western Isles Hotel to Bad Daraich and other historical precedents refer to War Memorial Road, Western Isles Road and Bad Daraich Lane / Road. Personal preference is Oakfield Road and not the gloomy Memorial Road as Oakfield is one of the last houses on the road. Pattullo is not a name associated with Tobermory and would be a puzzle to locals so suggests the lane could be Oakfield Lane as it is known locally or Calum’s Lane, after the owner.
- 3.9.4 Seaward (by telephone) – happy with Memorial Road but also suggests War Memorial Road.
- 3.9.5 Heanish – Would prefer War Memorial Road as Memorial Road sounds as though it could be a memorial to anyone or anything.
- 3.9.6 Oakfield (also owner of Darach Beag) – no objections to Memorial Road or Pattullo Lane.
- 3.9.7 Maravaig – Memorial Road is extremely depressing, somewhat too suburban and not at all in keeping with the area – suggests Bad Daraich Road or Oakfield Road are much more indicative of the location. Pattullo Lane is also not sympathetic to the neighbourhood and may prove difficult to locate – i.e. for fire and ambulance – suggests Bad Daraich Lane or Oakfield Lane.
- 3.9.8 Plot 2 – Support the naming of Memorial Road, particularly in view of the 100th anniversary of the First World War in 2014. Does not agree with the suggested naming of the lane as Pattullo Lane. The name is not common knowledge in Tobermory. The area is known locally for the oak trees so a more appropriate title would be Bad

Daraich Lane, as Bad Daraich means Oak Grove.

- 3.10 No response was received from the only other property affected – Tanera at the end of the lane.
- 3.11 It should also be noted that the owner of Oakfield has indicated that he also owns property named Oakfield Cottage but as this does not appear as a separate property on the Royal Mail address list or Non Domestic Rates it has not been treated as a separate property.
- 3.12 Mull Community Council was consulted and the Minute Secretary advised that the consultation was circulated to all community councillors but was not discussed at any Community Council meetings. As a result of the circulated report the Minute Secretary received a “note of support from one of our Community Councillors – Calum Maclachlainn”. As the consultation was not discussed at a meeting this “note of support” has been considered to be the personal view of Mr Maclachlainn rather than a Community Council decision.
- 3.13 The Dunbartonshire and Argyll and Bute Joint Valuation Board was consulted but had “no real view on the correctness/ appropriateness of the addresses concerned”.
- 3.14 The four Oban South and the Isles councillors were also consulted and no representations were received.

4.0 SUMMARY OF REPRESENTATIONS

- 4.1 The consultation exercise was extremely successful with the views of the owner or occupier of all but one property received, all representations acknowledging the need for the addressing issues to be resolved and many positive suggestions. Some helpful historical information and context was also provided.
- 4.2 There is no set procedure for the consultation so a view of the preferred names must be concluded from the representations received.
- 4.3 A straight count of properties could be used with one vote per property or one vote per person – but should the Royal Mail list of properties be used for this or those paying council tax and non-domestic rates and should a permanent resident or a business have a greater say than a property used as a holiday home or second home?
- 4.4 The following summary takes all of the above into account to summarise the preferences to form a conclusion.
- 4.5 For the road four suggested names were put forward and the

preferences were as follows:

- Memorial Road: 1 owner of two properties plus a plot to be developed, 1 owner of a second home (Oakfield) and a self-catering unit (Darach Beag), 1 owner of Plot 2 (3 of these are actually on the lane)
- Memorial Road or War Memorial Road (no preference given) - 1 second home (Seaward)
- War Memorial Road - 1 unoccupied property (Heanish)
- Oakfield Road – 3 properties (Thurston House, Stronsaule, Maravaig), 1 business on PAF list (Brown & Whittaker Publishing)
- Isabella Road – 1 business (Western Isles Hotel)

The properties on the lane have been included in this count as access to the lane is via the road so locating properties on the lane will be influenced by the road name selected.

4.6 For the lane there were three suggestions:

- Pattullo Lane: 1 owner of Plot 1 and owner of the Lane, 1 owner of a self-catering unit (Darach Beag).
- Bad Daraich Lane: 1 owner of Plot 2
- Bad Daraich Lane or Oakfield Lane: 1 owner occupier (Maravaig)

5.0 CONCLUSION

5.1 The selection of the name for the road, based on the representations which received support from more than one resident, is between Memorial Road, War Memorial Road and Oakfield Road.

5.2 The comments for and against each proposed road name are:

Memorial Road

For: Supported by more properties than other proposed names. Appropriate name this year “in view of the 100th anniversary of the First World War”.

Against: Three of the supporters are properties on the lane; “sounds as if it could be a memorial to anything”; “sombre and gloomy”; not distinctive to Tobermory.

War Memorial Road

For: Better than Memorial as it links to the actual memorial on the road.

Against: Not distinctive to Tobermory; not widely supported.

Oakfield Road

For: Supported by more permanent residents on the road than other proposed names; indicates the destination of the road; historical significance with links to the oak fields in this area over 100 years ago.

Against: Uses the name of one of the houses on the road.

- 5.3 Both Memorial Road and Oakfield Road are suitable names for the road and although both have received some negative feedback either would be acceptable as a road name.
- 5.4 For the lane there are two choices receiving support from more than one resident – Pattullo Lane and Bad Daraich Lane – but both received positive and negative feedback during the consultation.
- 5.5 The comments for and against the proposed names for the lane are:

Pattullo Lane

For: Preferred name of the owner of the lane; family connection with Bad Daraich where the owner's great Grandfather, Ian Pattullo, met his wife.

Against: The name is not common knowledge in Tobermory; not sympathetic to the neighbourhood and may prove difficult to locate.

Bad Daraich Lane

For: The area is known locally for the oak trees - Bad Daraich means Oak Grove. Historical reference to Bad Daraich Lane.

Against: Uses the name of one of the houses on the road.

- 5.6 As with the road the two proposed names for the lane are acceptable and either Pattullo Lane or Bad Daraich Lane could be adopted.
- 5.7 The lane could, however, be left unnamed and all properties would be named on the selected road name.

6.0 IMPLICATIONS

- 6.1 Policy – none
- 6.2 Financial – none
- 6.3 Legal – none
- 6.4 HR – none
- 6.5 Equalities - none
- 6.6 Risk – none
- 6.7 Customer Services – improved addresses should improve services and deliveries for the residents of this part of Tobermory.

7.0 APPENDICES

- 7.1 Appendix 1 – Map of proposed street names

Executive Director of Development & Infrastructure

7th January 2014

For further information contact: Graham Whitefield, Geographic Information Systems Manager on 01546 604144

