

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in the CORRAN  
HALLS, OBAN  
on WEDNESDAY, 11 JUNE 2014**

**Present:** Councillor Alistair MacDougall (Chair)

Councillor Mary-Jean Devon	Councillor Roderick McCuish
Councillor Neil Macintyre	Councillor Duncan MacIntyre
Councillor Iain Angus MacDonald	Councillor Elaine Robertson

**Attending:** Charles Reppke, Head of Governance and Law  
Malcolm MacFadyen, Head of Facility Services  
Fergus Murray, Head of Economic Development and Strategic  
Transportation  
Tom Murphy, Amenity Services Performance Manager  
Hugh Blake, Asset Manager  
Linda Houston, Oban Regeneration Project Manager  
Shaun Paul Davidson, Area Manager – Adult Care  
Margaret Burnip, Contract and Supply Monitoring Officer  
Laura MacDonald, Community Development Officer  
Don McAllister, Quality Improvement Officer  
Lyndis Davidson, Project Officer  
Stephen Fair, Area Team Leader  
Craig Biddick, Head Teacher of Tobermory High School & 5 pupils  
Alistair MacGregor, Chief Executive of ACHA  
Iona MacPhail, ACHA

## **1. APOLOGIES**

There were no apologies intimated.

General introductions were made and the Chair welcomed Councillor Neil Macintyre onto the Area Committee.

The Chair ruled and the Committee agreed, that the business dealt with at item 8 of this Minute be dealt with as a matter of urgency by reason of the traffic issues which occurred on Friday 30<sup>th</sup> May to cause the road being closed for 8 hours.

The Chair ruled and the Committee agreed, that the business dealt with at item 20 of this Minute be dealt with as a matter of urgency by reason of the Oban Common Good Fund need to appoint a member from Ward 4 before their next meeting.

The Chair ruled and the Committee agreed, that the business dealt with at item 24 of this Minute be dealt with as a matter of urgency by reason of the offerers only recently gaining planning permission, and as the closing date was 30<sup>th</sup> April, this would allow them to have some more trading time if taken at this meeting and agreed.

The Chair ruled and the Committee agreed, that the business dealt with at items 4 and 9 of this Minute be taken, as they had been inadvertently omitted from the agenda.

The Chair ruled and the Committee agreed to take the agenda items out of sequence

in order to facilitate Officers who had other commitments to attend to.

## **2. DECLARATIONS OF INTEREST**

Councillor Roddy McCuish declared a non financial interest in relation to Former Rockfield Primary School which was dealt with at item 23 of this Minute because he is a member on the ACHA Board.

## **3. MINUTES**

### **(a) OBAN, LORN AND THE ISLES AREA COMMITTEE - 9TH APRIL 2014**

The Minutes of the Oban Lorn and the Isles Area Committee held on 9<sup>th</sup> April 2014 were approved as a correct record.

### **(b) OBAN, LORN AND THE ISLES COMMUNITY SAFETY FORUM - MONDAY 26 MAY 2014 (FOR NOTING)**

The Minutes of the Oban Lorn and the Isles Community Safety Forum held on 26<sup>th</sup> May 2014 were noted.

### **(c) OBAN, LORN AND THE ISLES SPECIAL AREA COMMITTEE - WEDNESDAY 14 MAY 2014**

The Minutes of the Oban Lorn and the Isles Special Area Committee held on 14<sup>th</sup> May 2014 were approved as a correct record.

The Head of Governance and Law advised the Committee that there had been no response to date from Gorey Town Council due probably as a consequence of the abolition of the Town Council.

## **4. PUBLIC QUESTION TIME**

Duncan Martin from Oban Community Council highlighted that the combined septic tank that lies in the site at Kilbowie is on the land immediately in front of Dungallan Terrace. He asked the Committee whether the sales brochure would be re-published with this information highlighted in it.

The Head of Governance and Law advised that this has been noted but the sales brochure would not require to be republished at this time.

## **5. TOBERMORY HIGH SCHOOL**

A report presenting the progress and Curriculum for Excellence in Tobermory High School was considered.

The Head Teacher was accompanied by five pupils who were encouraged to respond to any questions raised by the Committee.

### **Decision**

The Committee noted the contents of the report and the information provided verbally by the Head Teacher and the attending pupils.

(Ref: Report by Head Teacher of Tobermory High School dated 11<sup>th</sup> June 2014, submitted).

## **6. IMPLEMENTATION OF AMENITY SERVICES SAVINGS**

A report providing details to the Committee regarding the budget savings by Amenity Services for 2014/15 and progress to date was considered.

### **Decision**

The Committee noted the contents of the report.

(Ref: Report by Amenity Services Performance Manager dated 11<sup>th</sup> June 2014, submitted).

## **7. PRIMARY SCHOOLS - ANNUAL UPDATE**

A report updating the Committee on the local Oban, Lorn and the Isles Primary Schools Performance and Attainment over 2013-2014 was considered.

### **Decision**

The Committee noted the information provided.

(Ref: Report by Quality and Improvement Officer dated 4 June 2014, submitted).

## **8. ROAD TRAFFIC ISSUES**

Chief Inspector Baillie updated the Committee on the fatal road accident which took place on Friday 30<sup>th</sup> May at 2pm. She advised that the road was closed for 8 hours and this was due to the difficulty of getting the casualties out of the vehicles, the initial response time, a helicopter being called to bring in special resources and waiting for the crash investigators to arrive. She informed the Committee that there was also an accident on the A83 at Strone Point and a Mountain Rescue incident which meant all of the local Police Scotland and other partners resources were being used.

She advised that Police Scotland are now looking into a number of proposals to help prevent the road being closed for a long period of time in the future and they are carrying out feasibility studies to ensure all diversion routes are safe along with having a clear communications strategy via media and signage to help drivers choose the best possible route when accidents suddenly occur.

Chief Inspector Baillie informed the Committee that a multi agency road safety group for Argyll and Bute has been established and their aim is to work on an action plan to take to the next Community Planning Management Committee.

### **Decision**

1. The Committee noted the information provided; and
2. Asked that a further update by Police Scotland on progress comes to the December Area Committee.

(Ref: Verbal update by Chief Inspector Baillie dated 11<sup>th</sup> June 2014, submitted).

## **9. ACHA**

The Committee heard a presentation by the Chief Executive of ACHA. He spoke about the Investment Programme for 2013/14 and 2014/15 and the New Build Programme which consists of 40 new units in Glenshellach, 2 units in Bonawe and 8 units in Connel.

He advised that ACHA have been engaging with the Council regarding the Empty Homes Initiative and that the Council is hoping to run early pilots in Tiree, Mull and Bonawe if there is opportunities identified.

### **Decision**

The Committee noted the information provided.

(Ref: Presentation by Chief Executive of ACHA dated 11<sup>th</sup> June 2014, submitted).

## **10. LORN ARC**

The Committee considered a report from the Head of Economic Development and Strategic Transportation on the Lorn Arc Project.

### **Decision**

1. The Committee noted the information provided; and
2. Noted that a further report will be submitted to the Area Committee in August detailing the decision making process for the Lorn TIF and governance structures.

(Ref: Report by Head of Economic Development and Strategic Transportation dated 19<sup>th</sup> May 2014, submitted).

## **11. MONTHLY REGENERATION PROJECT REPORT**

A report updating the Committee on the progress that has been made in relation to Oban CHORD and actions taken since the last Area Committee, was considered.

### **Decision**

The Committee noted the information provided.

(Ref: Report by Oban Regeneration Project Manager dated 27<sup>th</sup> May 2014, submitted).

## **12. AREA SCORECARD - FQ4**

The Committee considered a report which presented the Area Scorecard with exceptional performance for financial quarter 4 of 2013-14 (January – March

2014).

### **Decision**

The Committee noted the exceptional performance presented on the Scorecard.

(Ref: Report by IOD Programme Manager dated 11<sup>th</sup> June 2014, submitted).

The Chair ruled, and the Committee agreed, to adjourn for lunch at 1:20pm and to reconvene at 1:50pm.

## **13. THIRD SECTOR GRANTS**

### **(a) EVALUATION REPORT**

Members considered a report outlining how the funding from grants to the Third Sector was spent in 2013/2014. Members noted that the information was provided from the end of year project monitoring reports which were completed by the organisations that received funding.

### **Decision**

1. Members noted the contents of the report;
2. Agreed that Organisations that do not submit an end of project monitoring report are not eligible for funding from this grant scheme in future years;
3. Agreed that Loch Awe Improvement Association be given until 31<sup>st</sup> March 2015 to complete their project; and
4. Agreed for Oban Mountain Bike Crew to carry forward their award of £125 received in 2013/14 to be spent on training for the group in July 2014.

(Ref: Report by the Community Development Officer dated 3<sup>rd</sup> June 2014, submitted)

### **(b) OBAN YOUTH CAFE**

The Committee considered a report detailing recommendations for the award of a Third Sector Grant to Oban Youth Cafe. It was noted that this item had been carried forward from the April Area Committee.

### **Decision**

The Committee noted the report and agreed to award £1000 to Oban Youth Café.

(Ref: Report by Community Development Officer dated 14<sup>th</sup> May 2014, submitted)

## **14. OLDER PEOPLE'S CARE AT HOME SERVICE UPDATE - FQ4**

A report updating the Committee on the findings of the 4<sup>th</sup> quarterly evaluation of

the Care at Home Provision within the Oban, Lorn and the Isles area was considered.

The report has been broken down to show the progress and joint working that has been recognised that this service is provided to vulnerable individuals predominately by lone workers, in the home environment.

### **Decision**

The Committee:

1. Noted the report; and
2. Agreed to invite the Head of Adult Care and the Policy Lead for Adult Care to the next Business Day to discuss their concerns relating to Home Care Services.

(Ref: Report by Area Manager, Oban Lorn and the Isles dated 9<sup>th</sup> April 2014, submitted)

## **15. TRAFFIC REGULATION ORDER - SOROBA ROAD**

The Head of Governance and Law updated the Committee on the recent hearing which took place on 8<sup>th</sup> May 2014 for the Soroba Road Traffic Regulation Order which was chaired by a reporter appointed by the Scottish Government.

He advised that the reporter has yet to submit her report and recommendation but once this has been received and considered, a report will be provided to the Area Committee.

### **Decision**

The Committee noted the information provided.

(Ref: Verbal update by Head of Governance and Law dated 11<sup>th</sup> June 2014, submitted).

## **16. MEMBERS SATISFACTION SURVEY**

Members considered a report outlining the outcome of the short satisfaction surveys that Elected Members of Argyll and Bute are asked to complete on an annual basis.

The survey is intended to measure the effectiveness of the support offered to them, and to thereafter identify any improvements which can be made and delivered. The paper advised of the results of the 2014 survey.

### **Decision**

1. Members agreed to note the survey information provided; and
2. Acknowledged the reduced response rate in the annual return.

(Ref: Report by Executive Director of Customer Services, dated 10 June 2014, submitted.)

## **17. WORLD WAR ONE COMMEMORATION STEERING GROUP APPOINTMENT**

A report updating Members in regards to the Oban, Lorn and the Isles membership of the World War 1 Commemoration Steering Group was considered.

### **Decision**

Following the resignation of Councillor Fred Hall, the Committee nominated Councillor Roddy McCuish to join the World War One Commemoration Steering Group.

(Ref: Report by Area Governance Manager dated 19<sup>th</sup> May 2014, submitted).

## **18. OBAN YOUTH CAFE**

A report updating the Committee in regards to the membership of the Oban Youth Café Management Committee and invite them to appoint an elected Member to serve on the group, was considered.

### **Decision**

The Committee nominated Councillor Mary-Jean Devon to join the Oban Youth Café Management Committee.

(Ref: Report by Area Governance Manager dated 19<sup>th</sup> May 2014, submitted).

## **19. SCOTTISH RURAL PARLIAMENT**

A report updating the Committee in regard to the arrangements which are being made for the inaugural meeting of Scotland's first Rural Parliament, which will be held in Oban during 6<sup>th</sup>-8<sup>th</sup> November, was considered.

### **Decision**

The Committee noted the contents of the report and agreed to recommend to the Council that some measure of hospitality be provided to the participants by the Council.

(Ref: Report by Executive Director of Customer Services dated 4<sup>th</sup> June 2014, submitted).

## **20. OBAN COMMON GOOD FUND**

A report updating the Committee in relation to the membership of the Oban Common Good Fund was considered. The report asks Members to appoint an elected Member from Ward 4 to the position of Trustee of the Fund, and to consider appointing one of the Fund Trustees as Vice Chair.

### **Decision**

1. to appoint Councillor Neil Macintyre as the Ward 4 Member to be a

- Trustee of the Fund; and
2. to appoint Councillor Alistair MacDougall as Vice Chair of the Fund.

(Ref: Report by Area Governance Manager dated 11<sup>th</sup> June 2014, 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 8 & 9 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

## **21. NEW OBAN HIGH SCHOOL**

A report updating the Committee on the progress of the project to redevelop Oban High School as part of the Scottish Government's Schools for the Future Programme, was considered.

### **Decision**

The Committee endorsed the recommendations at 2.1.1 and 2.1.2 of the report.

(Ref: Report by Head of Facility Services dated 21<sup>st</sup> May 2014, submitted).

## **22. KILBOWIE**

A report advising the Committee of the three offers received in respect of Kilbowie House and the adjoining ground following the recent marketing campaign was considered.

### **Decision**

The Committee agreed the recommendations at 3.1, 3.2, 3.3 and 3.4 of the report.

Councillor Iain Angus MacDonald having moved an amendment which failed to find a seconder asked for his dissent from this decision to be recorded in the minutes.

(Ref: Report by Asset Manager dated 6<sup>th</sup> June 2014, submitted).

Councillor Roddy McCuish, having declared a non financial interest in the Former Rockfield Primary School, left the room and took no part in the discussion of this item.

## **23. FORMER ROCKFIELD PRIMARY SCHOOL**

The Committee considered a report from the Head of Facility Services for an offer received, to purchase the former Rockfield Primary School.

### **Decision**

The Committee agreed the recommendations at 2.1 of the report and to refer the



matter to the next Council meeting.

(Ref: Report by Head of Facility Services dated 22<sup>nd</sup> May 2014, submitted).

#### **24. MOBILE SNACK BAR SITE, FIONNPHORT CAR PARK, ISLE OF MULL**

A report advising the Committee of an offer received in respect of a mobile snack bar site located at the Fionnphort Car Park which was recently advertised for lease over the 2014 season was considered.

##### **Decision**

1. That the Committee instructs the Executive Director of Customer Services to accept the offer from Mr and Mrs Cameron ; and
2. That Mr and Mrs Cameron be invited to enter into a lease agreement with Argyll and Bute Council for a trial period between July-October 2014 and April-October 2015, subject to obtaining all other necessary consents.

(Ref: Report by Asset Manager dated 5<sup>th</sup> June 2014, submitted).

#### **25. GANAVAN SANDS SNACK BAR SITE**

A report updating the Committee in respect of offers received in respect of the Snack Bar Site at Ganavan Sands Car Park, which was advertised for let over the summer of 2014 season, was considered.

##### **Decision**

The Committee agreed the recommendations at 2.1 of the report.

(Ref: Report by Asset Manager dated 22<sup>nd</sup> May 2014, submitted).

#### **26. BENDERLOCH TURNING CIRCLE**

A report advising Members of the current position with regard to the proposed acquisition by the Council of the turning circle site lying to the north of Ford Spence Court at Benderloch, was considered.

##### **Decision**

1. Members noted the terms of the report; and
2. Asked that a report be submitted to the appropriate Strategic Committee once Officers had explored details of the costings for the required purchase and improvements, and to consider options to meet the identified costs

(Ref: Report by Legal Services Manager dated 4<sup>th</sup> June 2014, submitted).