

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in ROOM 1,
GROUND FLOOR, SAMS, DUNBEG
on WEDNESDAY, 11 FEBRUARY 2015**

Present: Councillor Roddy McCuish (Chair)

Councillor Iain Angus MacDonald Councillor Elaine Robertson
Councillor Alistair MacDougall Councillor Iain S MacLean
Councillor Neil MacIntyre

Attending: Graeme Forrester, Area Committee Manager
Stewart Clark, Roads Performance Manager
Hugh Blake, Asset Manager
Louise Lawson, Deputy Head Teacher of Oban High School
Inspector Julie McLeish, Police Scotland
Eleanor MacKinnon, Oban Communities Trust
Gordon MacNab, Oban Communities Trust

1. APOLOGIES

Apologies were received from Councillors Duncan MacIntyre and Mary-Jean Devon.

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 13 of this Minute because he is a Director on the ACHA Board.

Councillor Neil Macintyre declared a non financial interest in relation to Former Rockfield Primary School which was dealt with at item 13 of this Minute because one of the offers made is from a member of his family.

3. MINUTES

(a) SPECIAL OBAN, LORN AND THE ISLES AREA COMMITTEE - 21 NOVEMBER 2014

The Minutes of the Oban, Lorn and the Isles Special Area Committee held on 21st November 2014 were approved as a correct record.

(b) OBAN COMMON GOOD FUND - 28TH NOVEMBER 2014 (FOR NOTING)

The Minutes of the Oban Common Good Fund held on 28th November 2014 were noted.

(c) OBAN, LORN AND THE ISLES AREA COMMITTEE - 10TH DECEMBER 2014

The Minutes of the Oban, Lorn and the Isles Area Committee held on 10th December 2014 were approved as a correct record.

(d) SPECIAL OBAN COMMON GOOD FUND - 14 JANUARY 2015 (FOR NOTING)

The Minutes of the Special Oban Common Good Fund held on 14th January 2015 were noted.

4. PUBLIC QUESTION TIME

Bill Harvey asked the Committee asked a question in regard to the safer passage to pick up point where the new path that goes up to Lorn Road with lots of children and adults using it. He advised that children leaving school go out in trains going down Etive Road. He suggested a new way for children to go; if a spur was built from the path to Lorn Road going behind the Church, the new Gate onto grass area at Church so pupils could be picked up and put into cars. He advised that the train would then follow a path along behind all the buildings coming to the bus shelter in beside MacCallum Court which is a safer for the children. The Chair suggested that a community group be set up which includes the Community Council, elected Members from ward 5, the education department and the housing associations to look at the current situation. Les Stewart from Connel Community Council suggested that a community group be set up for Connel and Benderloch too as it effects their area also.

Mr Harvey also asked the Committee what is being done about Dunbeg school to expand it as 25 more houses are to be built soon? He suggested that a new hall be built beside the kitchen in the school and this could be used by the community and school. He advised the present hall and community room could be developed into two class rooms. Councillor Robertson confirmed that she has spoken to the Head of Facility Services regarding this issue and there are no plans to replace the school at present but as Dunbeg expands this may have to be included in the capital programme.

Gwyneth Neal from Dunbeg Community Council emailed a list of questions to Councillor Robertson and asked for them to be raised at the meeting. The questions asked were:

- (i) Concern for Dunbeg Primary School and the expansion of the area. Will the Council guarantee the independence of this excellent facility which is at the heart of the Community.
- (ii) Care in the Community for the elderly and vulnerable.
- (iii) Fly tipping and car parking at the recycling area. Dog fouling is improving but still needs further pressure to prevent it.
- (iv) The green area adjacent to Kirk Road needs developing for older children.
- (v) The HIE building, still underdeveloped would make a good leisure centre and school for the expanding are.

- (vi) Car parking throughout the Village causes blockages to many roads but there is not enough space for the existing vehicles.

The Chair confirmed these questions would be taken away and passed onto the appropriate officers to be answered and then taken back to the community group which is to be set up.

Marlyn MacInnes raised a concern in regard to the turn off into the village into Kirk Road. She advised that drivers are using this road at a fast speed when pedestrians are there and asked if sleeping policemen could be used on the road to slow cars down? The Chair advised that this item would be relevant to item 12(a) of the agenda.

Louise Lee, Oban Times, asked whether press and public would be excluded for consideration of item 13, Former Rockfield Primary School. She asked that she be able, as a journalist, to witness the Committee debate on this item. The Chair advised that consideration of a resolution to exclude members of the press and the public would be undertaken when the relevant point on the Agenda was reached.

Louise advised that the WF Media would like a response if this request for press to remain for consideration of excluded items was not accepted. The Area Committee Manager asked that Ms Lee provide a written note of her view on the matter and agreed to respond to such a note in writing.

Neil MacKay from Bid4 Oban asked the Committee when Oban would be providing improved safe 'step ashore' facilities for Cruise Ship passengers and would they be in place for 2015 when the Cunard's Queen Mary 2 and 'The World' vessels would be coming to Oban? The Chair confirmed that a step ashore facility for cruise ship passengers is being sought and that the Head of Economic Development and Strategic Transportation is hopeful for a summer installation as a pilot for a new facility berthing step ashore facility integrated into an expanded North Pier.

Neil MacKay asked for this thanks to be recorded to Martin Gorringer, Marine Operations Manager for all his help regarding Marine Operations in Oban.

5. ROAD TRAFFIC ISSUES

Unfortunately this item could not be discussed for a second time as Police Scotland were the only partners in attendance.

The Committee again unanimously noted their disappointment in the non-attendance and response from the Council's Roads Department, Transport Scotland and BEAR to address agenda item 5 – Road Traffic Issues.

6. OBAN HIGH SCHOOL ACHIEVEMENT REPORT 2014

Louise Lawson, Deputy Head at Oban High School presented a report to the Committee which provided a school profile 2014/2015 progress update as well as a statistical breakdown of achievements. This is the new format of reporting which is consistent across the whole of Argyll and Bute.

She spoke about the attendance, absence and exclusion figures, the SQA Performance and recognising wider achievement.

She invited the Committee on behalf of Peter Bain, the Head Teacher of Oban High School to the school for a tour and to ask any questions at that time.

Decision

The Committee noted the information provided and congratulated Oban High School on their report.

(Ref: Report by Head Teacher of Oban High School dated 11th February 2015, submitted).

7. ROADS REVENUE BUDGET 2014 TO 2015 - 3RD QUARTER UPDATE

A report advising Members of the Roads Revenue Budget position for the 3rd quarter of financial year 2014/15 was considered.

The report details that the overall roads maintenance budget for the 2014/25 year (excluding winter maintenance and costal protection) is £4,145,227 and the spend at the end of the third quarter of the financial year is £3,133,803; this equates to a 76% spend, with a 24% remaining for the last quarter of the financial year.

The Roads Performance Manager advised that the spend to date in Oban, Lorn and the Isles is £868,792 against an overall budget for the area of £1,150,200, i.e 76% spend to date.

Decision

The Committee noted the contents of the report.

(Ref: Report by Roads Performance Manager dated 20th January 2015, submitted).

8. KERRERA

A report setting out the position regarding a community led initiative to provide a link road connecting the communities of Kerrera was considered.

The Roads Performance Manager advised that the community intend to take forward a grant application to fund a link road and the Council have offered to provide a topographical survey which will assist any bid application process.

Decision

The Committee noted the contents of the report.

(Ref: Report by Head of Roads and Amenity Services dated February 2015, submitted).

9. OPEN QUESTION AND ANSWER SESSION

A report providing an update for Members on the open question and answer session for constituents in the Oban, Lorn and the Isles area, was considered.

Decision

The Committee noted the contents of the report.

(Ref: Report by Area Committee Manager dated 28th January 2015, submitted).

10. MEMBERSHIP OF THE OBAN, LORN AND THE ISLES AREA COMMUNITY PLANNING GROUP

A report providing an outline of the reserved terms of reference in relation to membership and asking the Committee to appoint Members to the Oban, Lorn and the Isles Area Community Planning Group was considered.

Decision

The Committee agreed to note the content of the report and to consider appointments to the Area Community Planning Group once Members had further time to consider the matter.

(Ref: Report by Area Committee Manager dated 30th January 2015, submitted).

11. PRESENTATION BY OBAN COMMUNITY TRUST

The Committee heard a presentation from Gordon MacNab and Eleanor MacKinnon from Oban Communities Trust.

They spoke about the proposition, phase 1, 2 and 3 proposals and the expected benefits.

Decision

The Committee noted the information provided and thanked Oban Community Trust for their presentation and Business Plan.

(Ref: Presentation by Oban Communities Trust dated 11th February 2015, submitted).

12. LORN ARC TAX INCREMENTAL FINANCING (TIF) ASSET PROJECT 1 - LORN ROAD/KIRK ROAD IMPROVEMENTS, DUNBEG - START UP PROJECT

(a) REPORT BY EXECUTIVE DIRECTOR OF DEVELOPMENT AND INFRASTRUCTURE SERVICES

A report outlining the background to the Lorn Arc Tax Incremental Financing (TIF) programme and requesting approval of a start-up budget to enable Project 1 – Lorn Road/Kirk Road Improvements at Dunbeg to be taken to full business case, was considered.

Decision

The Committee:

1. Noted the contents of the report;
2. Asked that a further report come to a Special Area Committee within the next 3 weeks to meet the Policy and Resources Committee timelines, with a breakdown of the costs of this project as a whole, further detail on each of the individual projects and a detailed explanation of how TIF funding is expected to work.

(Ref: Report by Oban Lorn Arc Regeneration Project Manager dated 11th February 2015, 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 and took no part in the decision of passing resolution to exclude the press and public from the two remaining items. Councillor Elaine Robertson took Chair of the meeting.

Louise Lee from the Oban Times challenged the decision to remove the Press from item 13, former Rockfield Primary School. She asked that she be able to sit in on the Committee debate on this item. She asked if parts of the paper could be discussed without mentioning any sensitive commercial information. The Committee resolved to exclude the press and public for this item.

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.

(b) APPENDIX 1

The Committee agreed to defer this item until the Special Area Committee.

Councillor Neil MacIntyre 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.

13. FORMER ROCKFIELD PRIMARY SCHOOL

The Committee considered a report from the Asset Manager on former Rockfield Primary School.

Decision

The Committee agreed the recommendations at 3.1 of the report.

(Ref: Report by Asset Manager dated 2nd February 2015, submitted).

Councillor Roddy McCuish and Neil MacIntyre returned to the meeting.

14. SNACK BAR SITE, GANAVAN SANDS CAR PARK, GANAVAN

The Committee considered a report by the Asset Manager on the Snack Bar Site at Ganavan Sands Car Park.

The Asset Manager updated the Committee on the current position with the snack bar site at McCaig Tower.

Decision

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

(Ref: Report by Asset Manager dated 16th January 2015, submitted).