1. **APOLOGIES**

None

2. **DECLARATIONS OF INTEREST**

Declarations of interest were submitted as follows:-

Minute Item 4b - Councillors Chennell, McKinven, Macintyre and Strong declared non pecuniary interests on the grounds of membership or former membership of groups who had applied for grant assistance. They intimated they would leave the meeting during any discussion on the matter.

The Chairman advised the meeting that he had accepted an urgent item of business concerning The Argyll & Bute Council (Various Streets, Dunoon) (Traffic Management and Amendment) Order 200_.

The Committee agreed to this additional item being taken at item 5b on the agenda.
3. MINUTES

(a) MINUTE OF AREA COMMITTEE OF 4 APRIL 2006

The Minute of the Area Committee of 4 April 2006 was approved as a correct record.

(b) MINUTES OF PLANNING HEARINGS OF 30 MARCH 2006

The Minute of the Planning Hearings of 30th March 2006 were approved as correct records subject to Steven Gove’s designation being changed to Senior Planning Officer.

4. COMMUNITY SERVICES

(a) MENTAL HEALTH PLACE OF SAFETY FOR BUTE - VERBAL REPORT

The Committee heard from Mr Bertin on the history and background to Mental Health Place of Safety.

Following a full discussion on the requirements for a room to be identified, the training of staff and contractual issues, Viv Smith, Locality Manager said that they would:

1. Commence a programme of staff training on the issue of raising awareness on the implications of place of safety.
2. Identify possible room(s) to be adapted as places of safety over the next 2/3 months.
3. Over the next 6 months identify staffing issues and negotiate where necessary.

Decision

1. The Committee thanked the team for their presentation.
2. It was agreed that there would be a further report on this matter in 3 months.
EDUCATION & LEISURE DEVELOPMENT GRANTS

Councillor’s Chennell left the meeting while Kirn Gala was discussed,
Councillor McKinven left while Dunoon & Cowal Youth Project was discussed
Councillor Macintyre left while Bute Agricultural Society was discussed
And Councillor Strong left while Bute Youth Project was being discussed.

The Committee considered and determined Education and Leisure Development Grants as follows:-

<table>
<thead>
<tr>
<th>Education Development Grants</th>
<th>Project Costs</th>
<th>Grant Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bute Youth Project</td>
<td>£39,500</td>
<td>£6,000</td>
</tr>
<tr>
<td>Dunoon &amp; Cowal Youth Project</td>
<td>£25,722</td>
<td>£12,500</td>
</tr>
<tr>
<td>Beachwatch Bute</td>
<td>£15,300</td>
<td>£1,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Leisure Development Grants</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Kirn Gala</td>
<td>£4,535.99</td>
<td>£2,000</td>
</tr>
<tr>
<td>Bute Live</td>
<td>£17,320</td>
<td>£3,000</td>
</tr>
<tr>
<td>Bute Agricultural Society</td>
<td>£22,102</td>
<td>£1,000</td>
</tr>
<tr>
<td>Cowal Fiddle Workshop</td>
<td>£10,370</td>
<td>£500</td>
</tr>
<tr>
<td>Isle of Bute Jazz Festival</td>
<td>£64,000</td>
<td>£3,000</td>
</tr>
<tr>
<td>Cowal Europe Association</td>
<td>£15,810</td>
<td>£1,000</td>
</tr>
<tr>
<td>Bute Highland Dance Festival</td>
<td>£2,400</td>
<td>£500</td>
</tr>
<tr>
<td>Colintraive and Glendaruel</td>
<td>£2,960</td>
<td>£1,000</td>
</tr>
<tr>
<td>Community Council</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dunoon Argyll Pipe Band</td>
<td>£1,920</td>
<td>£750</td>
</tr>
<tr>
<td>Kingarth Riding Centre</td>
<td>£600</td>
<td>£300</td>
</tr>
<tr>
<td>Cowal Accordion and Keyboard Workshop</td>
<td>£2,800</td>
<td>£500</td>
</tr>
<tr>
<td>Lochgoillhead Fiddle Workshop</td>
<td>£24,680</td>
<td>£1,000</td>
</tr>
<tr>
<td>Innellan Golf Club</td>
<td>£17,613.25</td>
<td>£1,000</td>
</tr>
</tbody>
</table>

It was agreed the remaining £1778 be allocated to the Summer Playscheme activities.

(Reference: Report by the Director of Community Services dated May 2006 – submitted)

5. OPERATIONAL SERVICES

(a) ARGYLL MAUSOLEUM

The Committee heard a report on the progress in matters dealing with repairs at the Argyll Mausoleum, Kilmun

Decision

The Area Committee continued this matter to allow for further investigation into funding bodies and to enable Members to visit the site.

(Reference: Report by the Area Roads & Amenity Services Manager dated 25 April 2006 – submitted)
The Assistant Area Roads and Amenity Services Manager outlined a report to consider the need for a hearing under the Roads Authorities Traffic Orders (Procedures) (Scotland) Regulations 1999.

Decision

The Committee agreed to an Informal Hearing of objectors to decide if a full hearing is necessary.

(Reference: Report by the Area Roads and Amenity Services Manager dated 2nd May 2006 – submitted)
6. DEVELOPMENT SERVICES

(a) WITHDRAWAL OF ROYAL MAIL POSTBUS SERVICE BETWEEN DUNOON AND TIGHNABRUICHAICH

The Committee considered a report by the Head of Transportation and Infrastructure on the withdrawal of the Royal Mail Postbus Service between Dunoon and Tighnabruicuach.

Decision

The Committee:-
1. Noted the content of the report
2. Noted the Community Transport measures with the Rural Transport Grant paper.
3. Authorised the Director, Development Services to inaugurate such alternative services as are possible within the current budgetary constraints.

(Reference: Report by the Head of Transportation and Infrastructure dated April 06 – submitted)

(b) RURAL TRANSPORT GRANT 2006-07

The Committee considered a report on the proposals for experimental public transport services to be funded by the Rural Transportation Grant that the Council receives from the Scottish Executive.

Decision

The Committee agreed to the recommendations in the report.

(Reference: Report by the Head of Transportation and Infrastructure dated April 06 – submitted)

(c) PLANNING APPLICATION 05/02427/DET, MR LINDOP, DALRIADA, 8 CROCHAN ROAD, DUNOON

Decision

Continued to allow for a management plan to be submitted for the control of odour, faeces and screening prior to a decision on this application being made.

Councillor Walsh left the meeting at this stage.
PLANNING APPLICATION 05/00701/DET, DR R KRONENBERG, LAND NORTH WEST OF ROCKBANK, TIGHNABRUICHD

Motion

The application be approved subject to the additional condition that all deliveries of building materials to the site, other than by light goods vehicles, shall be taken from the A8003 in accordance with details to be approved by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.

Proposed by Councillor Chennell seconded by Councillor Marshall

Amendment

The application be refused on the grounds that the massing, bulk and height represents a prominent development which does not relate to the existing bulk form and would therefore have an adverse visual impact contrary to POL H08 of the Cowal Local Plan 1993.

Proposed by Councillor Macintyre seconded by Councillor Strong.

On the matter being put to a vote 4 voted for the motion and 2 for the amendment.

Decision

The application be approved subject to the additional condition that all deliveries of building materials to the site, other than by light goods vehicles, shall be taken from the A8003 in accordance with details to be approved by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.

Councillor Macintyre left the meeting at this stage.
The Area Team Leader, Development Control detailed the proposed development at this property and the reasons for the recommendation to be granted.

Decision

The application be refused on the following grounds:-

The proposed development would be detrimental to panoramically important landscapes in Argyll and Bute and therefore contrary to the following policies:

1. Argyll and Bute Structure Plan 2002 –
   Policy Strat DC8 - Landscape and Development Control
   (A) “Development which by reason of location, siting, scale, form, design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as non-sustainable and is contrary to this policy” Outwith the National Park particularly important and vulnerable landscapes in Argyll and Bute are those associated with:
   1. National Scenic Areas.
   2. Historic landscapes and their settings with close links with archaeology and built heritage and/or historic gardens and designated landscapes.
   3. Landward and coastal areas with semi-wilderness or isolated or panoramic quality.
   (B) Protection, conservation and enhancement to landscape will also be encourages in association with development and land use proposals.

2. Argyll and Bute Finalised Local Plan May 2005 –
   Policy LP ENV 9 “Development in or adjacent to National Scenic Areas that would have a significant adverse effect on a National Scenic Area will be refused unless it is demonstrated that: The objectives of the designation and overall integrity of the area will not be compromised…
   In all cases the highest standards, in terms of location, siting, landscaping, boundary treatment, materials and detailing will be required within a National Scenic Area”

Policy LP ENV 10 – Development impact on Areas of Panoramic Quality. (extract)
“Development in or adjacent to an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape unless it is demonstrated that:
(A) Any significant adverse effects on the quality for which the area has been designated are clearly outweighed by social and
economic benefits of National or regional importance….

Justification – The aim of this policy is to provide panoramically important landscapes in Argyll and Bute, with adequate protection against damaging development.
(f) PLANNING APPLICATION 05/00620/OUT, MR & MRS D SMITH, LAND SOUTH WEST OF ARDENEDEN, TIGHNABRUAICH

The Area Team Leader, Development Control detailed the proposed development at this property and the reasons for the recommendation to be granted.

Decision

The application be approved because the house will be set back from the road and the trees that will be affected are of no importance to its setting or to that of neighbouring properties, subject to appropriate conditions to be determined by the Head of Planning.

(g) DELEGATED DECISIONS

The Committee noted Delegated Development and Building Control Decisions made since the last meeting.

7. EXEMPT ITEMS

(a) TREE PRESERVATION ORDER

TPO 08/04 – Provisional Tree Preservation Orders were approved by the Committee.

(b) ENFORCEMENT REPORTS

Enforcement Report 05/00086/ENFOSH – Continued
Report on Enforcement of Planning Control – Noted