

**TOWN AND COUNTRY PLANNING  
DELEGATED DECISIONS MADE IN THE LAST MONTH  
Delegated Decisions Report**

***Application / Case Types***

*ADV - Application for Advertisement Consent  
AMSC - Approval of Matters in Conditions  
CAAD - Certificate Appropriate Alternative Development  
CLAWU - Application for Certificate of Lawful Use/Development (Existing)  
CLWP - Application for Certificate of Lawful Use/Development (Proposed)  
CONAC - Application for Conservation Area Consent  
CPD - Council Permitted Dev Consultation  
ELCNOT - Electricity Provider Notification  
FDP - Forest Design Plan Consultation  
FELLIC - Felling Licence Consultation  
FGS - Forest Grant Scheme Consultation  
HH - Application for High Hedge Notice  
HSZCON - Application for Hazardous Substances Consent  
LIB - Application for Listed Building Consent  
MFF - Marine Fish Farm Application  
MIN - Application for Mineral Consent  
MPLAN - Masterplan  
NMA - Application for Non Material Amendment (sec 64)  
PAC - Pre Application Consultation  
PACSCR - PAC Screening  
PP - Planning Permission  
PPP - Planning Permission in Principle  
RDCRP - Rural Development Contract Consultation  
S37 - Section 37 Consultation by the Scottish Government Energy Consents Unit  
TELNOT - Telecommunications Provider Notification  
TPO - Application for tree works in a Tree Preservation Order area*

***Prior Notifications and Prior Approvals (General Permitted Development Order)***

*PNAGRI / PAAGRI - Prior Notification / Approval of Agricultural Works  
PNCOUA / PACOUA - Prior Notification / Approval of Change of Use from Agricultural building to Flexible Commercial or Residential  
PNCOUF / PNCOUF - Prior Notification / Approval of Change of Use from Forestry building to Flexible Commercial or Residential  
PNDEM / PADEM - Prior Notification / Approval of Demolition works  
PNELEC / PAELEC - Prior Notification / Approval of Electricity works  
PNFOR / PAFOR - Prior Notification / Approval of Forestry Works  
PNMFF / PAMFF - Prior Notification / Approval of Marine Fish Farm  
PNPEAT / PAPEAT - Prior Notification / Approval of Peatland Restoration  
PNRAIL / PARAIL - Prior Notification / Approval of Railway works  
PNTEL / PATEL - Prior Notification / Approval by an Electronic Communications Code Operator  
PNWAY / PAWAY - Prior Notification / Approval of an Agricultural or Forestry Private Way*

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***Decision / Status Codes***

***AGRANT - Prior Approval is GRANTED (GPDO)***

***AIS - Prior Approval IS Required (GPDO)***

***ANOT - Prior Approval is NOT Required (GPDO)***

***AREFUS - Prior Approval is REFUSED (GPDO)***

***CLO - Case Closed***

***COMMNT - LPA response to Notification - Comments***

***HHDISM - High Hedge Application Dismissed***

***NONDET - Not Determined within timescale (GPDO)***

***NOTGPD - Application not covered under GPDO Regulations***

***NOTPDY - LPA response to Notification – Not Permitted Development At This Stage***

***OKNOT - LPA response to Notification - No Comments***

***OPI - Opinion Issued***

***PDD - Permitted Development***

***PER - Application Approved***

***REF - Application Refused***

***S36NOB - S36/S37 consultation response: No Objection***

***S36OBJ - S36/S37 consultation response: Objection***

***SEC39 - Section 39 Decline to Determine***

***VREVOC - Voluntary Revocation***

***WDN - Application Withdrawn***

# TOWN AND COUNTRY PLANNING DELEGATED DECISIONS SINCE LAST COMMITTEE

## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00504/TELNOT	<p>KTL</p> <p>Dalinelongart Hilltop Sandhaven Sandbank Argyll And Bute</p> <p>Replacement of 3 Remote Radio Unit's (RRU's) on existing 20m lattice tower</p>	19/03/2025	27/03/2025	CLO
25/00445/CLAWU	<p>Mr R Mitchell</p> <p>Killellan Farm Toward Argyll And Bute PA23 7UJ</p> <p>Material operations in respect of lawful commencement of implementation of planning permission 20/00229/PP (Erection of building for data storage purposes (Class 4))</p>	21/03/2025	26/03/2025	PER
25/00305/NMA	<p>Mr Alexander(Alisdair) Johnston</p> <p>Ghillies Croft Cabin Academy Road Rothesay Isle Of Bute Argyll And Bute PA20 0BG</p> <p>Non Material Amendment to Planning Permission 24/00799/PP - (Alterations and change of use from office/ancillary building to form short-term-let unit and installation of ground mounted solar panels) - increase in number of solar panels, change in location</p>	17/02/2025	06/03/2025	PER
25/00225/FELLIC	<p>Scottish Forestry</p> <p>Letters Forest Strachur Argyll And Bute</p> <p>Felling Licence</p>	13/02/2025	10/03/2025	OKNOT

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## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00159/PP	<p>Mrs Christine Lange</p> <p>Birnam Brandon Street Dunoon Argyll And Bute PA23 8BU</p> <p>Erection of detached garage</p>	03/02/2025	26/03/2025	PER
25/00146/PP	<p>Mr Mark Eller</p> <p>4 Kirn Gardens Kirn Argyll And Bute PA23 8HG</p> <p>Alterations and formation of dormer window</p>	30/01/2025	19/03/2025	PER
24/02321/FDP	<p>Scottish Forestry</p> <p>Otter Forest Ormidale Estate Argyll And Bute</p> <p>Long Term Forest Plan</p>	20/12/2024	04/02/2025	OKNOT
24/02286/PP	<p>Mr Paul MacDonald And Mrs Dawn MacDonald</p> <p>Southall Schoolhouse Colintrave Argyll And Bute PA22 3AS</p> <p>Alterations to dwellinghouse and erection of replacement boundary fence (part retrospective)</p>	24/12/2024	06/03/2025	PER

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## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/02276/PADEM	Trust Housing Association  Common Room And Office Manse Gardens Strachur Argyll And Bute  Demolition of 4 buildings	17/02/2025	06/03/2025	AGRANT
24/02261/PP	Mrs Kirsteen Stimpson  13 Dixon Avenue Kirn Dunoon Argyll And Bute PA23 8NA  Erection of extension	17/01/2025	17/03/2025	PER
24/02100/CLAWU	Ms Caragh Thuring  Shore Cottage Strachur Cairndow Argyll And Bute PA27 8DD  Certificate of Lawful Use (existing) - use of artists studio as a dwellinghouse	02/12/2024	28/03/2025	REF
24/01890/PP	Mrs Jennifer Wright  192 Argyll Street Dunoon Argyll And Bute PA23 7HA  Change of use from Class 1A Shop to Class 10 Non-Residential Institution	28/10/2024	17/03/2025	PER

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## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/01840/PP	<p>Clydeview (Scotland) Ltd</p> <p>Land North East Of Hollybush Cottage East St Catherines Cairndow Argyll And Bute</p> <p>Variation of conditions 1, 2, 3 and 6 relative to planning permission reference 22/01588/PP (Erection of 3 dwellinghouses and 3 summerhouses, installation of 3 sewage treatment tanks and formation of vehicular access) amended access and passing place</p>	17/10/2024	20/03/2025	PER
24/01822/PP	<p>Port Bannatyne Development Trust</p> <p>36 Marine Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LL</p> <p>Change of use from existing retail unit to form a bakery</p>	11/10/2024	10/03/2025	PER
24/01795/PP	<p>HTJ Property Developments Limited</p> <p>18 Castle Street Rothesay Isle Of Bute Argyll And Bute PA20 9HA</p> <p>Alterations and change of use from office (Class 4) to residential flatted dwelling (part retrospective)</p>	02/10/2024	07/03/2025	PER
24/01777/CLAWU	<p>Mr and Ms Henry and Amanda Barge</p> <p>Farm Building Land At Lephinmore Strathlachlan Cairndow Argyll And Bute</p> <p>Certificate of Lawful Use (existing) - Change of use of farm building to form dwellinghouse</p>	18/10/2024	07/03/2025	PER

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/01691/PPP	<p>Cowal House Hotels Ltd</p> <p>105-109 Argyll Street (Former Price Wise Site) Dunoon Argyll And Bute PA23 7DH</p> <p>Site for proposed mixed use development comprising of retail, hot food retail and short term holiday let apartments</p>	18/09/2024	10/03/2025	PER
24/01614/PPP	<p>Mr Ian Campbell</p> <p>3 And 5 Stewart Street Kirn Dunoon Argyll And Bute PA23 8DS</p> <p>Demolition of existing buildings and erection of dwellinghouse</p>	03/09/2024	10/03/2025	PER
24/01562/HH	<p>Mrs Evelyn Chisholm</p> <p>36 High Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0PP</p> <p>Reduction in hedge height</p>	28/08/2024	13/03/2025	PER
24/01387/PP	<p>J T Rodenhurst</p> <p>Mid Ascog Farm Ascog Isle Of Bute Argyll And Bute PA20 9LJ</p> <p>Formation of agricultural slurry lagoon</p>	05/08/2024	13/03/2025	PER

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## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/00961/PP	<p>Wood Group UK Ltd</p> <p>Land Adjacent To Ardkinglas Sawmill Cairndow Argyll And Bute</p> <p>Siting of temporary office accommodation unit and formation of car parking area</p>	28/05/2024	12/03/2025	PER
24/00831/PP	<p>Mr William Taylor</p> <p>Yard Shore Road Sandbank Argyll And Bute</p> <p>Demolition of existing building, erection of 6 flats and associated works</p>	12/06/2024	19/03/2025	PER
23/02304/PP	<p>EE Limited</p> <p>Land North East Of Alt Na Lairge Power Station Cairndow Argyll And Bute</p> <p>Erection of telecommunications equipment compound with 15 metre high lattice tower and associated works</p>	12/12/2023	25/03/2025	PER
20/01429/PP	<p>Mr Edward Pybus</p> <p>Land South Of Kilfinan Community Forest Caravan And West Of Hafton House Tighnabruaich Argyll And Bute</p> <p>Erection of dwellinghouse and artist studio</p>	07/01/2021	31/03/2025	REF