

**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
25/00989/TPO	<p>Bespoke Hotels</p> <p>Glenburn Hotel Mountstuart Road Rothesay Isle Of Bute Argyll And Bute PA20 9DY</p> <p>Various tree works</p>	12/06/2025	27/06/2025	PER
25/00969/TELNOT	<p>M Group Telecom</p> <p>Auchnagarron Farm Loch Riddon Colintrave Argyll And Bute</p> <p>Installation of new permanent diesel generator on proposed concrete base and installation of proposed cabinet and ancillary development</p>	06/06/2025	10/06/2025	CLO
25/00936/NMA	<p>Mr Russell Gardner</p> <p>Ground Floor Flat Onich Toward Argyll And Bute PA23 7UA</p> <p>Non Material Amendment to Planning Permission 18/01893/PP -(Erection of detached annexe accommodation and installation of septic tank) - change of roof covering and substitution of feature stonework.</p>	02/06/2025	26/06/2025	PER
25/00859/TPO	<p>N Henderson</p> <p>39 Cammesreinach Crescent Hunters Quay Argyll And Bute PA23 8JZ</p> <p>Proposed felling of 4 larch trees</p>	22/05/2025	06/06/2025	PER

TOWN AND COUNTRY PLANNING DELEGATED DECISIONS SINCE LAST COMMITTEE

Bute and Cowal

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25/00850/TPO	<p>Mrs Wendy Strachan</p> <p>26 Argyle Place Rothesay Isle Of Bute Argyll And Bute</p> <p>Proposed lopping of Conifer tree</p>	22/05/2025	06/06/2025	PER
25/00792/TPO	<p>Peter Verlander</p> <p>Onich Toward Argyll And Bute PA23 7UA</p> <p>Proposed coppicing of 1 x Willow Tree and replanting</p>	14/05/2025	27/06/2025	PER
25/00791/TPO	<p>Mrs Ashley Kailihiwa</p> <p>Stevenson House Ascog Isle Of Bute Argyll And Bute PA20 9ET</p> <p>Proposed removal and pollarding/canopy reduction of various trees</p>	15/05/2025	24/06/2025	PER
25/00668/NMA	<p>Bay Port Properties Ltd Per Michael Pater</p> <p>Land North West Of Laudervale Bullwood Road Dunoon Argyll And Bute</p> <p>Non Material Amendment to Planning Permission 05/01236/DET (Erection of Residential Development, etc.) Showing Change To Adoptable Access Road With Repositioning of Turning Area.</p>	25/04/2025	18/06/2025	PER

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25/00661/PP	<p>Mr And Mrs Sam And Ann Bryan</p> <p>St Bruoc Marine Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LL</p> <p>Erection of extension to dwellinghouse and erection of greenhouse</p>	05/05/2025	27/06/2025	PER
25/00652/NMA	<p>Mr John Dickson</p> <p>Barone Park Farm Rothesay Isle Of Bute Argyll And Bute</p> <p>Non material amendment to planning permission 23/02396/PP (Erection of 4 dwellinghouses, installation of sewage treatment plant and formation of vehicular access)</p>	22/04/2025	10/06/2025	PER
25/00590/PP	<p>Mr and Mrs Thomas Spilsted</p> <p>42 Shore Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LQ</p> <p>Installation of replacement storm doors and 12 x windows</p>	10/04/2025	04/06/2025	PER
25/00589/LIB	<p>Mr and Mrs Thomas Spilsted</p> <p>42 Shore Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LQ</p> <p>Installation of replacement storm doors and 12 x windows</p>	10/04/2025	04/06/2025	PER

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25/00559/PP	<p>Ms Kathleen Anne Darroch</p> <p>52A Ardbeg Road Rothesay Isle Of Bute Argyll And Bute PA20 0NL</p> <p>Installation of external wall insulation system to dwellinghouse with render finish</p>	08/04/2025	30/05/2025	PER
25/00424/ADV	<p>Cash Access UK</p> <p>41 Montague Street Rothesay Isle Of Bute Argyll And Bute PA20 0BU</p> <p>Installation of ATM surround signage and various illuminated and non illuminated signage</p>	07/04/2025	30/05/2025	PER
25/00354/NMA	<p>Diverse Forests</p> <p>Land South West Of Sandbank Cemetery High Road Sandbank Argyll And Bute</p> <p>Non material amendment to planning permission 23/02283/PP (Use of land for the siting of 5 woodland cabins for overnight guest use with associated decking, bicycle/recycling/refuse storage, footpaths, upgrade of existing access, formation of vehicular access/parking and associated works) Enhancements to cabin design and minor changes to site</p>	06/03/2025	18/06/2025	PER
25/00349/NMA	<p>Mr Denis Kirwan</p> <p>60B Edward Street Dunoon Argyll And Bute PA23 7JN</p> <p>Non material amendment to planning permission 23/01931/PP (Erection of dwellinghouse and formation vehicular access) Change of external wall finish from white roughcast block work to dark grey, horizontally fixed composite cladding.</p>	05/03/2025	26/06/2025	WDN

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25/00328/PAWAY	Tilhill Forestry Ardmarnock Forest Kilfinan Argyll And Bute Upgrade of existing forest track	19/03/2025	13/06/2025	AGRANT
25/00199/PPP	Mr John Cameron Land North Of Ellangowan Cromlech Road Sandbank Argyll And Bute Site for the erection of 4 dwellinghouses	21/02/2025	06/06/2025	WDN
24/00544/PPP	Mr Alistair McLachlan Land South Of Tigh Na Locha Leachd Strathlachlan Cairndow Argyll And Bute Site for the erection of dwellinghouse	04/04/2024	18/06/2025	PER