

**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
25/01103/PNAGRI	Mr Allan Campbell  Land East Of Cowal Farm Strachur Argyll And Bute  Erection of agricultural building	04/07/2025	10/07/2025	NOTGPD
25/01091/PP	Mrs Leeanne And Mr Fraser Whyte  Within Grounds Of The Stagecoach Inn Cairndow Argyll And Bute  Erection of dwellinghouse, installation of sewage treatment plant and formation of vehicular access	02/07/2025	29/07/2025	WDN
25/01083/CLAWU	Ms Rhonda Harvey  Flat 2 Albert Buildings Tighnabruaich Argyll And Bute PA21 2BA  Certificate of Lawful Use (existing) use of property as a short term let	26/06/2025	21/07/2025	PER
25/01041/FDP	Forestry And Land Scotland  Strathlachlan Forest Strathlachlan Argyll And Bute  Land Management Plan	18/06/2025	21/07/2025	OKNOT

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## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00997/ELCNOT	<p>Scottish And Southern Electricity Networks</p> <p>Glenmassan Estate Land South Of Glen Lean Argyll And Bute</p> <p>Installation of new 33KV overhead spur</p>	13/06/2025	21/07/2025	COMMNT
25/00919/TPO	<p>Cove Uk</p> <p>Hunters Quay Holiday Village Hunters Quay Argyll And Bute PA23 8HP</p> <p>Proposed felling and replanting of various trees</p>	02/06/2025	30/06/2025	PER
25/00895/CLWP	<p>Ms Nikita Dadd</p> <p>4 Fauldmore Serpentine Road Rothesay Isle Of Bute Argyll And Bute PA20 9HG</p> <p>Certificate of lawfulness (Proposed) for installation of through wall core vent on North facing side elevation to serve existing open flued appliance located within first floor living accommodation</p>	04/06/2025	17/07/2025	PER
25/00793/PNAGRI	<p>D &amp; J McAlister</p> <p>Land Of Ardbeg Farm Ardmory Road Ardbeg Rothesay Isle Of Bute PA20 0PG</p> <p>Erection of agricultural building</p>	11/06/2025	07/07/2025	AIS

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00784/NMA	<p>Cooke Aquaculture Ltd</p> <p>Lakeland Smolt Ltd Cairndow Argyll And Bute PA26 8BH</p> <p>Non material amendment to planning permission 23/01333/PP - Proposed erection of one single hatchery building with car parking revisions and modifications to vehicular circulation.</p>	13/05/2025	07/07/2025	PER
25/00769/LIB	<p>Mr Gordon MacKenzie</p> <p>The Old Schoolhouse Kingarth Isle Of Bute Argyll And Bute PA20 9LU</p> <p>Erection of car port to rear of building and installation of terrace to front of building</p>	23/05/2025	18/07/2025	PER
25/00766/ADV	<p>Co-op</p> <p>15-19 Montague Street Rothesay Isle Of Bute Argyll And Bute PA20 9DA</p> <p>Installation of digital display screen (illuminated)</p>	28/05/2025	10/07/2025	PER
25/00765/PP	<p>Mr Graeme McArthur</p> <p>Seacroft Colintrave Argyll And Bute PA22 3AS</p> <p>Erection of front and rear extension to dwellinghouse and formation of front dormer window</p>	12/05/2025	03/07/2025	PER

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00721/PP	<p>Police Scotland</p> <p>Police Station High Street Rothesay Isle Of Bute Argyll And Bute PA20 9AZ</p> <p>Installation of replacement roof covering (including raising the height of the existing parapet), replacement of existing external harling with insulation render at ground floor level and aluminium standing seam cladding panels at first floor level and associated works</p>	13/05/2025	07/07/2025	PER
25/00707/CLAWU	<p>Miss Caragh Thuring</p> <p>Shore Cottage Strachur Argyll And Bute PA27 8DD</p> <p>Certificate of Lawful Use (existing) use of artists studio as a dwellinghouse</p>	01/05/2025	01/07/2025	PER
25/00697/PP	<p>Caledonian Maritime Assets Ltd</p> <p>The Ferry Terminal Colintrave Argyll And Bute PA22 3AP</p> <p>Erection of temporary modular building for 12 months</p>	12/05/2025	09/07/2025	PER

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00550/NMA	<p>Mrs Jo Quinn</p> <p>Upper Flat 148 John Street Dunoon Argyll And Bute PA23 7BL</p> <p>Non Material amendment to planning permission 22/00208/PP (Erection of ground floor garden room and covered entrance hall replacing existing first floor entrance and external stairway) - Proposed internal stair to first floor flat to now have a pitched roof, with the mezzanine/landing level to be covered by a flat roof. Roof lantern removed over proposed sunroom, alteration to internal W/C size. Reduction to proposed sliding door glazing on proposed sunroom extension. Proposed patio across width of extension with a step down to external ground level.</p>	08/04/2025	30/06/2025	PER
25/00540/PP	<p>Mr Iain Calderwood And Dean Courtney</p> <p>Taigh Sonas Kames Argyll And Bute PA21 2AE</p> <p>Alterations, erection of single storey extension to south elevation of dwellinghouse and formation of decking</p>	03/04/2025	02/07/2025	PER
25/00300/PP	<p>Mr Jonathan Griffin</p> <p>Land South West Of Kirkokerry Millhouse Argyll And Bute</p> <p>Erection of dwellinghouse, installation of sewage treatment plant and associated works</p>	27/02/2025	03/07/2025	PER

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00164/PP	<p>Mr Chris Goan</p> <p>South View Wyndham Road Innellan Argyll And Bute PA23 7SH</p> <p>Erection of one self-catering micro-lodge for short-term stays and one workshop for pottery and poetry sessions with associated decking and path</p>	17/02/2025	14/07/2025	PER
24/02077/PP	<p>Mr And Mrs Alan And Pascalle Sibbit</p> <p>Plot 5 Manson View Cairndow Argyll And Bute</p> <p>Erection of dwellinghouse</p>	26/11/2024	02/07/2025	PER
24/02060/PP	<p>Mr Niall Anderson</p> <p>Land South West Of Wade Cottage Strathlachlan Cairndow Argyll And Bute</p> <p>Erection of dwellinghouse, including temporary siting of caravan and container</p>	14/11/2024	02/07/2025	PER
24/02033/PP	<p>Incendo Digital</p> <p>Land North Of Barnacarry Strathlachlan Cairndow</p> <p>Erection of residential annexe and widening of existing vehicular access including extending of residential curtilage (part retrospective)</p>	02/12/2024	30/06/2025	PER



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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/01982/PP	Mr & Mrs Paul and Ahila Stewart  The Chalet Hotel Tighnabruaich Argyll And Bute PA21 2EJ  Demolition of existing hotel, erection of dwellinghouse, detached garage, 2 x workshop/storage outbuildings, ground mounted solar array and associated works	05/11/2024	18/07/2025	PER
24/00845/PP	Mrs R McNaughton  Cul Mhor Colintrave Argyll And Bute PA22 3AR  Siting of self catering pod in place of existing domestic garage	09/05/2024	18/07/2025	REF
24/00612/PP	EE Limited  Land North East Of Inverchorachan Cottage Cairndow Argyll And Bute  Erection of telecommunications equipment compound with 25 metre high lattice tower and associated works including formation of new access track	17/04/2024	10/07/2025	WDN
24/00271/PPP	Mr Mark Brunjes  Land West Of Helenslea Tighnabruaich Argyll And Bute  Demolition of existing workshop, erection of dwellinghouse and associated drainage arrangements	20/03/2024	25/07/2025	REF

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## Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/00249/PP	<p>Mrs Catherine Frenilla</p> <p>Land Adjacent To Lilliput Lodge Knockamillie Road Innellan Dunoon Argyll And Bute</p> <p>Erection of dwellinghouse and associated works</p>	01/05/2024	02/07/2025	REF
23/01542/PP	<p>Kirk Session Of West Cowal</p> <p>Kilmodan Church Glendaruel Argyll And Bute</p> <p>Demolition of existing rear extension and erection of replacement rear extensions to provide WC and kitchen facilities, removal of pews and relocation of memorial windows and plaques, installation of glazed screen to create a separate meeting/assembly room, and installation of septic tank and soakaway</p>	04/08/2023	08/07/2025	PER
23/01541/LIB	<p>Kirk Session Of West Cowal</p> <p>Kilmodan Church Glendaruel Argyll And Bute</p> <p>Demolition of existing rear extension and erection of replacement rear extensions to provide WC and kitchen facilities, removal of pews and relocation of memorial windows and plaques, installation of glazed screen to create a separate meeting/assembly room, and installation of septic tank and soakaway</p>	04/08/2023	08/07/2025	PER
23/00706/PP	<p>Mr Rob Groom</p> <p>Land 1.8km To The North East Of Dunans Castle Glendaruel Colintraive Argyll And Bute</p> <p>Use of land for the siting of a caravan for residential purposes, installation of private foul drainage system and private water supply to serve caravan. Refurbishment of existing barn for storage of tools and materials in association with future construction of dwellinghouse and installation of solar roof panels</p>	09/06/2023	18/07/2025	WDN

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<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
23/00503/PPP	Mr Stephen Gallacher  Plot 1 Corstoun Park Toward Farm Toward Argyll And Bute  Site for the erection of dwellinghouse	28/03/2023	17/07/2025	WDN
23/00501/PPP	Mr Stephen Gallacher  Plot 2 Corstoun Park Toward Farm Toward Argyll And Bute  Site for the erection of dwellinghouse	02/05/2023	17/07/2025	WDN