

**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

Oban, Lorn and the Isles

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/01725/NMA	<p>National Trust For Scotland</p> <p>Clamshell Cave, Staffa, Argyll And Bute.</p> <p>Non Material Amendment relative to Planning Permission 21/01929/PP - Proposed new stairway and replacement handrails, formation of new visitor platform at the top of existing jetty and over previous walkway - Following the completion of the jetty works on the Isle of Staffa, a new team has developed plans for a less complex and less intrusive staircase structure than was originally planned. The original plans included substantial breaking out of the natural rock strata in order to accommodate the stairs which brings significant risks to the stability of the rock. The original plans included steps made of pre-cast concrete set into steel runners and supported on concrete foundations. The revised plans now include a lighter superstructure made of mild steel and Glass Reinforced Plastic (GRP) which is more than sufficiently durable and will be coloured dark grey to blend with the surrounding rock. Concrete foundations will be coloured dark grey and will be supported by hidden dowels drilled into the rock. An advantage of the new plan is that, once installed, the stairs can easily be removed in the future and simply replaced. The location of the stairs has not changed. The positioning of the stairs has been modified very slightly in order to minimise any need for breaking out existing rock. The gradient of the stairs varies but the new plan incorporates a continuous, flowing, single structure with steps all of the same width (900mm). Overall this amendment will greatly improve the accessibility, safety and visual appearance of the existing Staffa staircase.</p>	15/10/2025	20/10/2025	PER
25/01688/ADV	<p>5 Airds Place, Oban, Argyll And Bute, PA34 5SQ</p> <p>Erection of fascia sign and projecting sign (both illuminated)</p>	10/10/2025	23/10/2025	PER
25/01661/PP	<p>Mr Garry McIvor</p> <p>Dunard, Glencruitten, Oban, Argyll And Bute. PA34 4QB</p> <p>Alterations and extension to dwellinghouse</p>	07/10/2025	30/10/2025	PER

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Oban, Lorn and the Isles

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/01651/TPO	<p>Historic Environment Scotland</p> <p>Bonawe, Iron Works, Taynuilt, Argyll And Bute. PA35 1JQ</p> <p>Proposed felling of various trees and crown reduction of Beech and Ash tree</p>	03/10/2025	20/10/2025	PER
25/01647/PNWAY	<p>Mr Andrew McArthur Holman</p> <p>Scobull Forest, Isle Of Mull, Argyll And Bute.</p> <p>Upgrading of forest track</p>	03/10/2025	14/10/2025	AIS
25/01633/NMA	<p>Mr Ralph Dundas</p> <p>Airds Stables, Port Appin, Argyll And Bute. PA38 4DQ</p> <p>Non material amendment relative to Planning Permission 23/01786/PP Alterations to existing steading to form new events spaces, 5 guest accommodation units, back of house/catering facilities/estate office and erection of shed - Alterations to proposed parking layout, removal of proposed agricultural shed and retention of existing workshop and open sided store. Alteration to eaves and ridge height of proposed parcel store/estate office. Alterations to positions of internal partitions and to configuration of back-of-house area. Relocation of proposed WC provision. Formation of 1no new window in existing building. Reposition of 1no door opening in existing building. No changes to number of parking spaces, number of guest accommodation units, or overall capacity of venue.</p>	02/10/2025	20/10/2025	PER

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25/01610/PNWAY	Forestry And Land Scotland Quinish Forest, Dervaig, Isle Of Mull, Argyll And Bute. Formation of forest tracks	25/09/2025	02/10/2025	ANOT
25/01602/PNWAY	Forestry And Land Scotland Glen Orchy Forest Block, Bridge Of Orchy, Argyll And Bute. Formation of forest track	24/09/2025	02/10/2025	ANOT
25/01571/PNFOR	Mr Stephen Sloss Forest Lodge, Benderloch, Argyll And Bute. PA37 1SD Erection of forestry building	19/09/2025	08/10/2025	ANOT
25/01567/PPP	John And Janet Campbell Land North West Of Bad-Daraich House (Plot 2), Pattullo Lane, Tobermory, Isle Of Mull, Argyll And Bute. Renewal of planning permission in principle reference 22/01831/PPP (Site for the erection of dwellinghouse)	18/09/2025	30/10/2025	PER

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25/01486/PNWAY	Forestry And Land Scotland Fearnoch Forest, Achnacloich, Argyll And Bute. Formation of forest track	17/09/2025	08/10/2025	ANOT
25/01474/PP	Mr Rory Young Land North Of Clachan Beag, Clachan Seil, Oban, Argyll And Bute. Erection of dwellinghouse	08/09/2025	23/10/2025	PER
25/01452/PPP	Mr Nicholas Charlton Land East Of Gate Cottage, Airds Bay, Taynuilt, Argyll And Bute. Renewal of planning permission in principle reference 22/01676/PPP (Site for the erection of a croft house)	02/09/2025	09/10/2025	PER
25/01450/LIB	Mr R. Dundas Airds House, Port Appin, Argyll And Bute. PA38 4DQ Reslating, new lead flashing work, cement reharling with lime and repainting, new roof lights	15/09/2025	30/10/2025	PER

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25/01448/PP	Mr Paul Sloan Braehead, Albert Road, Oban, Argyll And Bute. PA34 5EJ Alterations and change of use of short term letting units to form 5 flats	03/09/2025	13/10/2025	PER
25/01436/LIB	Mr Roger Thwaites South Shian House, Benderloch, Argyll And Bute. PA37 1SB Erection of single storey extension and installation of 2 rooflights and 3 sun tunnels	28/08/2025	08/10/2025	PER
25/01435/PP	Mr Roger Thwaites South Shian House, Benderloch, Argyll And Bute. PA37 1SB Erection of single storey extension and installation of 2 rooflights and 3 sun tunnels	28/08/2025	08/10/2025	PER
25/01428/PP	Oban And Lorne Rugby Football Club Glencruitten Clubhouse, Glencruitten Drive, Oban, Argyll And Bute. PA34 4EJ Installation of spectator grandstand and security fencing	28/08/2025	08/10/2025	PER

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25/01409/PP	<p>Tiree Community Enterprise Ltd</p> <p>Ionad Iomairt Thiriodh, Crossapol, Isle Of Tiree, Argyll And Bute. PA77 6UP</p> <p>Installation of ground mounted solar PV panels and erection of battery storage building</p>	09/10/2025	22/10/2025	WDN
25/01405/PP	<p>Dr and Mrs Felix and Sophie Woodhead</p> <p>Land South Of Glen View, Taynuilt, Argyll And Bute.</p> <p>Erection of dwellinghouse and installation of sewage treatment plant and soakaway</p>	22/08/2025	23/10/2025	PER
25/01400/LIB	<p>Mr Tom Nelson</p> <p>Achnacloich House, Achnacloich, Argyll And Bute. PA37 1PR</p> <p>Roofing works to include replacement of existing slates, leadwork and rooflights</p>	22/08/2025	01/10/2025	PER
25/01390/PP	<p>Karan Retail Ltd</p> <p>Halfway Filling Station, Dunbeg, Argyll And Bute. PA37 1PX</p> <p>Removal of 2x existing containers and fenced bin area, erection of single storey side and rear extension to provide enlarged retail shop floor, new kitchen facilities, seating area for customers and storage and toilet facilities. Upgrade of rear concrete hardstanding to accommodate 15 additional parking spaces and formation of new access road linking the forecourt to the rear parking</p>	23/09/2025	30/10/2025	PER

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/01370/PP	Mr Donald Cameron Land South West Of The Fankle, Buessan, Isle Of Mull, Argyll And Bute. Use of land for the siting of 6 holiday pods and associated works	20/08/2025	09/10/2025	PER
25/01338/PP	Mr Stephen Tanner Land South West Of Croft No 2 Salum, Ruaig, Isle Of Tiree, Argyll And Bute. Erection of dwellinghouse and double garage, siting of temporary caravan and containers, formation of vehicular access and installation of septic tank	14/08/2025	01/10/2025	PER
25/01327/PP	Mr & Mrs D Orr Land North Of Dalnashian, Benderloch, Argyll And Bute. Erection of dwellinghouse, installation of sewage treatment plant and formation of vehicular access	18/08/2025	08/10/2025	PER
25/01320/LIB	Mr Peter Van Velsen 30 Toberonochy, Isle Of Luing, Argyll And Bute. PA34 4UE Alterations to dwellinghouse, installation of replacement windows and doors and 2 additional roof lights	19/08/2025	01/10/2025	PER

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25/01305/PP	<p>Wisteria And Heather Ltd</p> <p>Bellachroy Hotel, Dervaig, Isle Of Mull, Argyll And Bute. PA75 6QW</p> <p>Installation of replacement windows, demolition and replacement of lean to buildings, improvement of amenity and accessibility and internal alterations. Erection of replacement outbuilding</p>	06/08/2025	14/10/2025	PER
25/01304/LIB	<p>Mr Matthew Broom-Hughes</p> <p>Bellachroy Hotel, Dervaig, Isle Of Mull, Argyll And Bute. PA75 6QW</p> <p>Installation of replacement windows, demolition and replacement of lean to buildings, improvement of amenity and accessibility and internal alterations. Erection of replacement outbuilding</p>	06/08/2025	14/10/2025	PER
25/01268/PP	<p>Mr I MacArthur</p> <p>Land South West Of Schoolhouse, Heylipo, Isle Of Tiree, Argyll And Bute.</p> <p>Erection of 3 holiday letting units, bike store and battery store, installation of 3 septic tanks and associated works</p>	15/08/2025	14/10/2025	PER
25/01258/PP	<p>Karan Retail Ltd</p> <p>Awe Service Station, Bridge Of Awe, Argyll And Bute. PA35 1HT</p> <p>Alterations and change of use of offices to form extended retail unit</p>	23/09/2025	30/10/2025	PER

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25/01243/PAWAY	Mr Eoin Murray Beinn Chreagach Forest, Dervaig, Isle Of Mull, Argyll And Bute. Formation of forest track	19/08/2025	02/10/2025	WDN
25/01201/PP	Forestry And Land Scotland Aros To Dervaig Public Road, Aintuim Forest, Dervaig, Isle Of Mull, Argyll And Bute. Formation of double bellmouth junction with associated forest roads	17/09/2025	30/10/2025	PER
25/01179/PP	Mr Mike Roche Land North West Of Sawmill Bungalow, Pennyghael, Isle Of Mull, Argyll And Bute. Siting of 5 timber glamping pods, office and installation of waste water treatment plant	14/08/2025	14/10/2025	PER
25/01170/PP	Bield Torosay Court, Glengalen Drive, Oban, Argyll And Bute. PA34 4RW Proposed alterations, addition of external wall insulation, new render and installation of photovoltaic roof panels	21/08/2025	01/10/2025	PER

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25/01148/PP	Mr & Ms Iain and Susan Osborne Croft 1 Land East Of Suidhe Farm, Buessan, Isle Of Mull, Argyll And Bute. Erection of dwellinghouse, double garage and formation of access	11/07/2025	21/08/2025	PER
25/01009/LIB	Mr P Sebright Glencruitten House, Glencruitten, Oban, Argyll And Bute. PA34 4QB Addition of new internal partitions	18/06/2025	08/10/2025	PER
25/01008/PP	Mr P Sebright Glencruitten House, Glencruitten, Oban, Argyll And Bute. PA34 4QB Change of use from mixed use Class 7 guest house and Class 9 dwelling to single use Class 7 hotel	14/07/2025	08/10/2025	PER
25/00860/PP	Mrs Poppy Gbaya Land At Barranrioch, Glencruitten, Oban, Argyll And Bute. Siting of 3 accommodation pods for the purposes of short term letting, installation of sewage treatment plant, formation of vehicular access and associated works	18/06/2025	09/10/2025	PER

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25/00830/PP	<p>Cornerstone</p> <p>West Hillside Of Beinn An Dothaid, Off A82, Bridge Of Orchy, Argyll And Bute.</p> <p>Formation of access track</p>	04/06/2025	09/10/2025	WDN
25/00178/PP	<p>Mr & Mrs Nick and Allison Robb</p> <p>Land North Of Linndhu Cottage, Tobermory, Isle Of Mull, Argyll And Bute.</p> <p>Erection of 6 dwellinghouses, formation of vehicular access and installation of sewage treatment plants</p>	26/03/2025	22/10/2025	PER
24/01520/PP	<p>Mr David Bell</p> <p>Land East Of Port Noish, Fionnphort, Isle Of Mull, Argyll And Bute.</p> <p>Erection of dwellinghouse, installation of sewage treatment tank and formation of vehicular access</p>	21/08/2024	07/10/2025	PER