

**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  
PNCQUA / PACQUA - Prior Notification / Approval of Change of Use from Agricultural building to Flexible Commercial or Residential  
PNCQUF / PACQUF - 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**

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
26/00532/TELNOT	Jani Mahammad Shaik  Land To Rear Of Municipal Buildings, 197 Argyll Street, Dunoon, Argyll And Bute.  Installation of 9 metre light wooden pole	24/03/2026	25/03/2026	CLO
26/00519/TELNOT	Openreach  Land Outside 79 Mary Street, Mary Street, Dunoon, Argyll And Bute.  Installation of 8 metre light wooden pole	23/03/2026	24/03/2026	CLO
26/00339/TPO	Mark Bray  14 Mountstuart Road, Rothesay, Isle Of Bute, Argyll And Bute. PA20 9DY  Proposed felling of 1 x Ash Tree and 1 x Sycamore Tree	23/02/2026	25/03/2026	PER
26/00320/NMA	Bakkafrost Scotland  Fishfarm Shorebase, Ardyne, Toward, Argyll And Bute.  Non Material amendment to Planning Application 21/01687/PP (Installation of replacement pontoon (retrospective)) - increase the length of the existing pontoon by one additional 12m x 3m pontoon section of the same design as the existing pontoon. The extended pontoon will continued to be used for access by fish farm vessels to Bakkafrost Scotland's fish	18/02/2026	09/03/2026	PER

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26/00290/NMA	<p>Rev David Railton</p> <p>Holy Trinity, 53 Kilbride Road, Dunoon, Argyll And Bute. PA23 7LN</p> <p>Non material amendment of planning permission 22/00982/LIB (Installation of roof mounted solar panels) Amended Solar PV panels type and array formation</p>	13/02/2026	09/03/2026	WDN
26/00284/TPO	<p>Vivien D Collis</p> <p>Seasgair, Ascog, Isle Of Bute, Argyll And Bute. PA20 9ET</p> <p>Proposed felling of 3 x Ash Trees and 1 x Chestnut Tree</p>	16/02/2026	09/03/2026	PER
25/02132/PP	<p>Caledonian Maritime Assets Ltd</p> <p>The Ferry Terminal, Colintrave, Argyll And Bute. PA22 3AP</p> <p>Erection of SSEN Substation and LV Switchgear room. Installation of 6 subsurface cable ducts and installation of a shore power arm to enable ferry charging</p>	02/02/2026	27/03/2026	PER
25/02114/PP	<p>The Nicholson Discretionary Trust</p> <p>Kames Castle, Port Bannatyne, Isle Of Bute, Argyll And Bute. PA20 0QP</p> <p>Replacement of existing electrically operated vehicular entrance gates (retrospective)</p>	26/01/2026	26/03/2026	PER

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25/02113/LIB	<p>The Nicholson Discretionary Trust</p> <p>Kames Castle, Port Bannatyne, Isle Of Bute, Argyll And Bute. PA20 0QP</p> <p>Replacement of existing electrically operated vehicular entrance gates (retrospective)</p>	26/01/2026	26/03/2026	PER
25/01960/PP	<p>Juno Design Gallery</p> <p>142 Argyll Street, Dunoon, Argyll And Bute. PA23 7NA</p> <p>Installation of shopfront awning</p>	26/11/2025	27/02/2026	PER
25/01941/PP	<p>Mr And Mrs James And June Drummond</p> <p>Land North Of Teaghlach, Gerhallow, Dunoon, Argyll And Bute.</p> <p>Erection of dwellinghouse and formation of vehicular access</p>	25/11/2025	12/03/2026	PER
25/01865/PP	<p>George Hanson Building Contractors Ltd</p> <p>72 - 74 Montague Street, Rothesay, Isle Of Bute, Argyll And Bute.</p> <p>Installation of replacement shopfront; removal of rear part of shop; erection of new office/store room and bin store on rear elevation; and refurbishment of flats on upper floors, including the installation of new windows and roof mounted solar panels</p>	21/11/2025	25/03/2026	PER

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25/01422/LIB	George Hanson Building Contractors Ltd  72 - 74 Montague Street, Rothesay, Isle Of Bute, Argyll And Bute.  Installation of replacement windows, installation of roof mounted solar panels, and alterations to internal layout	01/10/2025	25/03/2026	PER
25/01122/PP	Mr Anthony Crichton-Stuart  Kerrymenoch, Kingarth, Isle Of Bute, Argyll And Bute. PA20 9PF  Repair and refurbishment of dilapidated farmhouse and repair and conversion of adjoining dilapidated byres to form new dwellinghouse	22/07/2025	19/03/2026	PER
25/00988/PP	Kingarth And Kilchattan Bay Improvements Committee  Jetty North West Of The Old Pier, Kilchattan Bay, Isle Of Bute, Argyll And Bute.  Refurbishment of jetty	13/08/2025	25/02/2026	PER
25/00938/CLAWU	Estate Of Mrs Janet Gillespie  14 Beechcroft, Hafton, Argyll And Bute. PA23 8HP  Certificate of Lawful Use (existing) - permanent residential	21/07/2025	13/03/2026	PER

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25/00618/PP	Bute BID  Putting Green, Esplanade, Rothesay, Isle Of Bute, Argyll And Bute.  Formation of a play park including siting of play equipment, surfacing and erection of boundary fencing and gates	01/05/2025	06/03/2026	PER