

**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

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

Delegated Decisions Report

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
26/00881/TPO	Mr Gordon Montford 35 Craigmore Road, Rothesay, Isle Of Bute, Argyll And Bute. Proposed felling of 2 trees	25/05/2026	28/05/2026	PER
26/00867/TELNOT	Openreach Land Outside 40A Kirn Brae, Kirn, Argyll And Bute. Erection of 8 metre light wooden pole	20/05/2026	20/05/2026	CLO
26/00816/TELNOT	Openreach Land At 34 Johnston Terrace, Dunoon, Argyll And Bute. Erection of 8 metre high light wooden pole	12/05/2026	12/05/2026	CLO
26/00808/TELNOT	Openreach Various Locations Along Strathlachlan Road, Strathlachlan, Argyll And Bute. Installation of 1 x 8 and 3 x 9 metre light wooden poles	11/05/2026	11/05/2026	CLO

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE**

Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
26/00790/TELNOT	Openreach Land East Of Norwood, Port Driseach, Tighnabruaich, Argyll And Bute. Erection of 8 metre high light wooden pole	07/05/2026	11/05/2026	CLO
26/00788/TELNOT	Openreach 73-75 Ardenslate Road, Kilm, Argyll And Bute. PA23 8NL Installation of 1 x 9M wooden light pole	06/05/2026	07/05/2026	CLO
26/00776/TELNOT	Openreach Land At Corra Farm And South Lodge, Otter Ferry, Argyll And Bute. Installation of 2 x 9 metre high light wooden poles	06/05/2026	07/05/2026	CLO
26/00774/TPO	Mr M Groden 37 Ardbeg Road, Rothesay, Isle Of Bute, Argyll And Bute. PA20 0NL Proposed felling of 1 x Lime Tree and 1 x Fir Tree	05/05/2026	20/05/2026	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE**

Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
26/00635/PP	Mr Adam Steele 14 Bush Avenue, Rothesay, Isle Of Bute, Argyll And Bute. PA20 9HY Proposed alterations and erection of extension to	15/04/2026	20/05/2026	PER
26/00606/TPO	Mrs Wendy Strachan 26 Argyle Place, Rothesay, Isle Of Bute, Argyll And Bute. Proposed felling of 1 x Conifer Tree	10/04/2026	27/04/2026	PER
26/00602/PNAGRI	Ms Hannah Clinch 4 Cowal Avenue, Dunoon, Argyll And Bute. PA23 7PT Formation of agricultural track	09/04/2026	30/04/2026	AIS

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE**

Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
26/00584/NMA	<p>Ms Gillian Ralston</p> <p>Wharf Cottage, Kames, Argyll And Bute. PA21 2AD</p> <p>Non Material Amendment of Planning Permission 23/01705/PP (Refurbishment and extensions to dwellinghouse, erection of detached garage/covered deck and installation of sewage treatment plant) - Various Revisions Existing - Removal of Stone gate post - Additional external wall removed at Elevation A Additional external wall removed at Elevation D Proposed External Stair at deck relocated Air Source Heat Pump, Phase 2 location External Steps at garage relocated Ramp to Garage from Deck amended Window sizes reduced at Garage gables Plant room added to Unheated Store Internal Access between Unheated Store and Ground Level added Storage space added under Garage Open Deck over garage now enclosed Minor amendments to glazing transoms on Sash'n'Case Look-a-Like windows</p>	02/04/2026	08/05/2026	PER
26/00583/FDP	<p>Scottish Forestry</p> <p>Ardtaraig Estate Forest, Loch Striven, Argyll And Bute.</p> <p>Long Term Forest Plan</p>	01/04/2026	28/04/2026	OKNOT
26/00471/PNFOR	<p>Mr Ed Pybus</p> <p>Croft 1, Kilfinan Community Forest, Tighnabruaich, Argyll And Bute.</p> <p>Erection of forestry shed</p>	07/04/2026	11/05/2026	UNDET

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE**

Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
26/00390/PP	Mrs Sylvia Potter 23 Craigmore Road, Rothesay, Isle Of Bute, Argyll And Bute. PA20 9LB Demolition of existing conservatory and erection of replacement extension	10/03/2026	30/04/2026	PER
26/00388/LIB	Mrs Sylvia Potter 23 Craigmore Road, Rothesay, Isle Of Bute, Argyll And Bute. PA20 9LB Demolition of existing conservatory and erection of replacement extension	10/03/2026	30/04/2026	PER
26/00036/NMA	Mr Joe McMillan Kilchattan Butts, Kingarth, Isle Of Bute, Argyll And Bute. PA20 9NS Non Material Amendment to Planning Permission 24/02299/PP (Erection of Extension) - Change of Roof Covering from Slate to Anthracite Slate-coloured Profiled Metal Sheetting	09/01/2026	08/05/2026	PER
25/02134/PP	Caledonian Maritime Assets Ltd Portavadie Ferry Terminal, Portavadie, Millhouse, Argyll And Bute. Widening of existing slipway (including the relocation of the existing rock armour), extension of existing marshalling area to accommodate an additional seven parking bays, provision of new pedestrian walkway, installation of new vehicle barrier and pedestrian handrail, relocation of junction box and lighting column. Installation of 3 lighting columns, including but not limited to electrical cut-outs, luminaries, foundations, ducting work, draw pits, and cabling	06/02/2026	05/05/2026	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE**

Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
25/00085/PPP	Mr Walter Frod Plot 1 South West Of Netherfield, Cromlech Road, Sandbank, Argyll And Bute. Renewal of planning permission in principle reference 21/02046/PPP (Site for the erection of dwellinghouse)	04/02/2025	29/04/2026	PER