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Argyll and Bute Council **Comhairle Earra Ghaidheal agus Bhoid**

Corporate Services
Director: Nigel Stewart



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24 March 2005

NOTICE OF MEETING

A meeting of the **MID ARGYLL KINTYRE & ISLAY AREA COMMITTEE** will be held in the **COUNCIL CHAMBERS, KILMORY**, on **MONDAY, 4 APRIL 2005** at **10:00 AM**, which you are requested to attend.

Nigel Stewart
Director of Corporate Services

BUSINESS

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **MINUTES OF MEETING OF 2 MARCH 2005** (Pages 1 - 4)
4. **PUBLIC QUESTION TIME**
5. **PLANNING APPLICATIONS** (Pages 5 - 40)
6. **DELEGATED DECISIONS** (Pages 41 - 62)
7. **MINUTES OF MID ARGYLL PARTNERSHIP DATED 21 FEBRUARY 2005** (Pages 63 - 68)
8. **PIERS, HARBOURS AND FERRIES (VRBAL UPDATE)**
9. **BRUICHLADDICH PIER REPORT (VERBAL UPDATE)**
10. **FUSIONS STRATEGIC PLAN 2005/2006** (Pages 69 - 80)
11. **LEISURE DEVELOPMENT GRANT** (Pages 81 - 82)
12. **ISLAY AND JURA SKIPS (VERBAL UPDATE)**

13. ROADS CAPITAL AND REVENUE FUNDING FOR 2005/06 (REPORT TO FOLLOW)

14. PUBLIC WATER SUPPLIES ON ISLAY (Pages 83 - 84)

15. AREA STRATEGY AND PRIORITIES (Pages 85 - 94)

EXEMPT SECTION

The Committee will be asked to pass a resolution in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an "E" on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraph is:-

Paragraph 13

Information which, if disclosed to the public, would reveal that the authority proposes:-

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- (b) to make an order or direction under any enactment.

E1 16. PROPOSED TREE PRESERVATION ORDER 01/05 (Pages 95 - 98)

MID ARGYLL, KINTYRE & ISLAY AREA COMMITTEE

Councillor Rory Colville	Councillor Robin Currie	Councillor John Findlay (Vice-Chair)
Councillor Alison Hay	Councillor Donald Kelly	Councillor Donald MacMillan
Councillor John McAlpine	Councillor Alastair McKinlay (Chair)	Councillor Bruce Robertson

Contact: Deirdre Forsyth

**MINUTES of MEETING of MID ARGYLL KINTYRE & ISLAY AREA COMMITTEE held in the
COUNCIL CHAMBERS, KILMORY
on WEDNESDAY, 2 MARCH 2005**

Present: Councillor Alastair McKinlay (Chair)

Councillor Rory Colville
Councillor John Findlay
Councillor Donald Kelly
Councillor Bruce Robertson

Councillor Robin Currie
Councillor Alison Hay
Councillor Donnie MacMillan

Attending: Deirdre Forsyth, Area Corporate Services Manager
Donnie McLeod, Roads and Amenity Services Manager
Richard Kerr, Senior Development Control Officer

1. APOLOGIES

Apologies for absence were received from Councillor McAlpine.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. VICE CHAIRMAN'S REPORT

Councillor Findlay reported that Tom McCabe MSP, Minister for Local Government had had successful meetings on Monday 28 February 2005 to Islay and Jura Service Points. He had had no expectation of how the Council managed services in remote rural areas, and this visit opened his eyes to some of the problems of such service delivery. As arising therefrom the Committee noted that an article on the Service Points was in the latest edition of Connected, which is the magazine for the National Grid for Learning, Scotland. It was agreed that a copy of the article would be circulated.

Councillor Findlay went on to advise that Councillor Macaskill had had a meeting with Islay and Jura Advice Centre at which they had advised him of their severe financial problems.

Decision

It was agreed to recommend to Angus Smith to consider favourably funding for the Advice Centre from Social Welfare Grants in 2005/2006.

4. MINUTES

(a) MINUTES OF INFORMAL HEARING HELD ON 19 JANUARY 2005

The minutes of 19 January 2005 were approved.

As arising therefrom, it was noted that a briefing note on Bruichladdich Pier had been circulated. Concerns were expressed about the delay in going out to tender since planning permission had been granted, and a question on why the piling could not be ordered in advance of the contract being awarded.

Decision

It was agreed to ask the Director of Development Services for a report to the next meeting by one of his officers as appropriate.

(b) MINUTES OF MEETING OF 2 FEBRUARY 2004

The minutes of 2 February 2005 were approved.

(c) MINUTES OF CIVIC GOVERNMENT HEARING DATED 2 FEBRUARY 2005 (1)

The minutes of Civic Government dated 2 February 2005 were noted.

(d) MINUTES OF CIVIC GOVERNMENT HEARING DATED 2 FEBRUARY 2005 (2)

The minutes of Civic Government Hearing dated 2 February 2005 were noted.

5. PUBLIC QUESTION TIME

Mrs McGugan, on behalf of West Lochfyne Community Council, expressed concerns about the problems of their water supply over the last few days when at times there has been no water at all. Councillor Hay had information which she was able to give to Mrs McGugan to update her on the situation.

6. PLANNING APPLICATIONS

The Members considered and dealt with the applications for planning as detailed below.

1. 04/02032/DET

Scottish Water. Detailed Planning Permission. Landscaped surface treatment vehicular access and hardstanding associated with permitted sewer overflow/pumping station, Quarry Green, Kilkerran Road, Campbeltown.

Decision

It was agreed to continue consideration of this application to the next meeting.

2. 04/02450/OUT

Amanda Jackson. Outline. Erection of One Dwellinghouse, Land to the north of Bridge End, Lerigoligan, Ardfern.

Decision

That the application be refused for the reasons contained in the report by Head of Planning dated 11 February 2005.

3. 04/02545/DET

Mr Roddy Anderson. Detailed. Formation of canopy and external seating to front of public house and alterations to front elevation, Tayvallich Inn.

Decision

That the application be granted subject to the standard time limit condition and reason and the conditions and reasons contained in the report by Head of Planning dated 11 February 2005.

7. PROPOSED VARIATION OF SECTION 50 AGREEMENT

Planning permission was granted on the 24th October 1986 for the change of use of a disused bowling alley adjacent to the Argyll Hotel to form a single detached dwellinghouse. This planning permission was subject to the original applicant entering into a Section 50 Agreement under the then extant Town and Country Planning (Scotland) Act 1972 (since replaced under the 1997 Act by Section 75).

The current owner of the dwelling now wishes to vary part of the original legal agreement and this report is to examine the details of this request and to assess its suitability.

Decision

That consent be given for the original Agreement under Section 50 of the Town and Country Planning (Scotland) Act 1972, as superseded by Section 75 of the Town and Country Planning (Scotland) Act 1997, to be amended as requested by the current landowner.

(Reference – Report by Head of Planning dated 10 February 2005)

8. DELEGATED DECISIONS

The Committee noted the decisions issued by the Director of Development Services dated 10 February 2005.

9. CLYDE & HEBRIDES FERRY SERVICES DRAFT SERVICE SPECIFICATION

There was a discussion about the Clyde & Hebrides Ferry services draft services specification. Comments were received from Islay and Jura Liaison Group. Councillor Findlay updated the Committee on the Shipping Services Advisory Committee meeting which he had recently attended.

Decision

It was agreed to respond to the consultation in terms of the Islay and Jura Liaison Group note, the terms of which were circulated.

ARGYLL AND BUTE COUNCIL

TOWN AND COUNTRY PLANNING

APPLICATION TO BE CONSIDERED BY THE MID ARGYLL, KINTYRE & ISLAY
AREA COMMITTEE AT THEIR MEETING ON 4 APRIL 2005

1. 04/02032/DET Scottish Water. Detailed Planning Permission. Landscaped surface treatment vehicular access and hardstanding associated with permitted sewer overflow/pumping station, Quarry Green, Kilkerran Road, Campbeltown.

Recommendation

Continued from Area Committee dated 2 March 2005.

2. 04/01922/DET A. McLean & Son. Detailed Planning Permission. Demolition of existing farmhouse, outbuildings and commercial/agricultural buildings and erection of 11 dwellinghouses, Bellfield Farm, High Askomil, Campbeltown.

Recommendation

That planning permission be granted subject to;

- i) the standard condition and reason;
- ii) the conditions and reasons set out in the report by Head of Planning dated 10 March 2005;
- iii) the Head of Planning being authorised to issue the decision notice following the clearance by Historic Scotland of the related listed building consent application 04/02534/LIB;
- iv) the application being remitted to Members for further consideration in the event that listed building consent application 04/02534/LIB4 is not granted.

3. 04/02184/VARCON Dunlossit Trustees Ltd. Variation of Planning Condition. Variation of Condition 6 relative to Mineral Consent ref. 02/01782/MIN – seeking permission to retain temporary haul road on a permanent basis, Ballygrant Quarry, Ballygrant, Isle of Islay

Recommendation

That the conditions attached to Minerals Consent ref. 02/01782/MIN be varied to allow for the retention of a section of temporary haul road on a permanent basis for use in the permitted quarry operations at the site, subject to the condition and reason contained in the report by Head of Planning dated 11 March 2005.

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Reference Number:	04/02032/DET
Applicants Name:	Scottish Water
Application Type:	Detailed Planning Permission
Application Description:	Landscaped surface treatment vehicular access and hardstanding associated with permitted sewer overflow/pumping station
Location:	Quarry Green, Kilkerran Road, Campbeltown

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission:

- Formation of a new vehicular access and hardstanding;
- Formation of new footpaths;
- Formation of a raised landscaped area.

(ii) Other Specified Operations:

- Installation of underground combined sewer overflow chamber and pumping station and associated pipework to be carried out 'permitted development' under the provisions of Class 43A of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended.
- 5 No. stone clad 'obelisks' (one to include a vent stack) have been deleted from the application.

(B) RECOMMENDATION

It is recommended that Members grant planning permission subject to:

- i) The standard time limit condition and reason;
- ii) The condition and reason set out in the report, and
- iv) If the Members are minded to grant planning permission, that the application be 'notified' to the Scottish Ministers, under the requirements of Circular 4/97 (land in the Council's ownership subject to an application with a substantial body of objection) for consideration as to whether it is appropriate that the application be 'called-in'.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This application forms part of Scottish Water's response to the ongoing sewerage system problems in Campbeltown, by removing the need for storm flows to discharge into Campbeltown harbour; which have been problematic due to periodic flooding of the under specified sewer system, and the consequent high spill frequency which has occurred. This response entails the provision of a new combined sewer overflow system, comprising an underground chamber and pumping station at Quarry Green, which will augment the existing pumping station at Kinloch Park, and will operate in association with the existing pumping station building a Quarry Green. The system is designed to relieve the Kinloch Park pumping station by discharging, during a storm event, via a new sewer serving a new outfall at Kildalloig Bay.

It is important to understand that the construction of most the scheme does not require planning permission. All underground works, and some above ground elements, constitute 'permitted development' by virtue of Class 43A of the Town and Country Planning (General Permitted

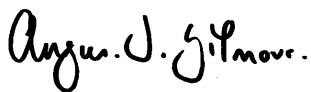
Development) (Scotland) Order 1992 (as amended); and therefore, Scottish Water as sewerage authority, are expressly exempted from the need to apply for planning permission. Their application has been expressed to be purely in respect of the landscaped surface treatments associated with permitted works, and this prevents consideration being given to any aspect of the acceptability of the sewerage infrastructure itself. The capabilities of the system are therefore to be addressed jointly by Scottish Water and SEPA, (given the latter's responsibility for consenting discharges to controlled waters), and are not considerations for the Council as Planning Authority.

As a consequence only the relatively minor above ground elements of the overall proposal can be considered as part of this planning application; although it should be noted that as the development is to take place on Council land, the Council therefore has additional jurisdiction as landowner. The elements requiring permission include the formation of a new vehicular access onto the public highway to serve a new underground sewer overflow chamber and pumping station, the re-routing of existing public footpaths, and the formation of a landscaped area on top of the proposed pumping station. The original proposal also included 5 stone clad 'obelisks', one of which would have enclosed a vent pipe; but these have since been deleted from the application.

Letters of objection have been received from 18 households, and from the organisation Kintyre Residents Against Pollution (KRAP). A petition of approximately 1,100 signatures has also been submitted in respect of the combined sewer overflow system as a whole. In view of the wide ranging nature of the issues raised, it is difficult to disaggregate those which solely concern those elements subject to the need for planning permission. However, it is clear that many of the objectors express doubts about the overall wisdom of the solution envisaged to the Campbeltown sewerage problem, and are borne out of concerns regarding issues such as noise, odour and pollution of the loch, rather than the acceptability of the above ground works at Quarry Green.

The elements requiring permission have been assessed and have been found to be acceptable in terms of their access arrangements, visual appearance and their consequences for the character and appearance of the conservation area. There are no objections to the proposal from consultees. Members are reminded that their consideration must be limited to the merits of the application details before them, and that other matters, including the merits of other potential solutions, the capabilities of the sewerage system being proposed, potential pollution issues, and matters related to works which are 'permitted development', cannot be material considerations in determining the acceptability of this application.

Although an extensive number of representations have been received, only a small number relate to the acceptability of the above ground elements which are the subject of this planning application. Given this, it is not considered necessary to hold an informal hearing in this case, but Members are reminded that in view of the Council's ownership of the land, in the event that the Area Committee is minded to support the application, it will require to be 'notified' to the Scottish Ministers for consideration as to whether it is appropriate that the application be 'called-in'.



Angus J Gilmour
Head of Planning
11 February 2005

Author: Peter Bain 01546 604082
Contact Officer: Richard Kerr 01546 604080

CONDITIONS AND REASONS RELATIVE TO APPLICATION: 04/02032/DET

2. No development shall take place until details of the proposed paving and hard surfacing materials, bollards and other street furniture, including full details of the finishes to be applied to the edge of the raised circular area, and provision of 'grasscrete' or other suitable 'soft' finishes to the proposed hardstanding, have been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the duly approved details.

Reason: In the interests of visual amenity and to ensure the provision of finishes which are appropriate to the location of this site within the Campbeltown Conservation Area.

NOTE TO APPLICANT

The Area Roads Manager notes that the proposed vehicular access, including reinstatement of kerbs and footpaths, shall require to be as per Argyll and Bute Council's specifications, and that a lighting design for the provision of replacement street lighting is required to be agreed in writing with the Area Roads Manager prior to the commencement of works on site.

For further information on this regard contact Donnie MacLeod, Area Roads Manager – 01546 604671.

APPENDIX RELATIVE TO APPLICATION 04/02032/DET

A. POLICY OVERVIEW

Kintyre Local Plan 1984 & First Review 1988

Policy BE 3 -Within the boundaries of the existing Campbeltown and Tarbert Conservation Areas, the Council will not permit new developments, demolitions or changes of use which will have a detrimental effect upon the character or external appearance of existing buildings or other structures, or on the general character and setting of such areas.

'Argyll and Bute Local Plan' (Consultation Draft 2003)

Policy STRAT DC 1 – Development within the Settlements

A) Within the Main Towns to development serving a wide community of interest including large scale development, on appropriate infill, rounding-off and redevelopment sites.

B) ... Small Towns and Villages ... C) ... Minor Settlements ...

D) Developments which do not accord with this policy are those outwith A), B) and C) above and urban bad neighbour developments which are essentially incompatible with the close configuration of land uses found in settlements e.g. mineral extraction development or development which results in excessively high development densities, settlement cramming or inappropriate rounding-off on the edge of settlements.

E) Developments in settlements are also subject to consistency with the other policies of the Structure Plan and in the Local Plan.

Policy STRAT DC 9 – Historic Environment and Development Control

Protection, conservation, enhancement and positive management of the historic environment is promoted. Development that damages or undermines the historic, architectural or cultural qualities of the historic environment will be resisted; particularly if it would affect a Scheduled Ancient Monument or its setting, other recognised architectural site of national or regional importance, listed building or its setting, conservation area or historic garden and designed landscape. More detailed policy and proposals for the historic environment will be set out in the Local Plan.

Policy E 8 – Development Impact on Conservation Areas (CA's) and Special Built Environment Areas (SBEA's)

Conservation Areas:

A) Protection, conservation, enhancement and positive management of the historic environment is promoted. Development which adversely affects or undermines the historic environment will be resisted. This applies especially to development which will have an adverse impact on the key features of the Argyll and Bute conservation areas. The key features of these conservation areas are the most prized and critical architectural, townscape, streetscape, landform, setting, historic and cultural characteristics of the area.

Policy E10 – Development Setting, Layout and Design

Development setting:

A) Development shall be sited and positioned so as to harmonise with the key features of their settlement, edge of settlement, countryside or coastal surroundings. Developments which do not satisfactorily harmonise with their settings and surroundings shall be resisted.

Development layout and density:

Not relevant in this case.

Development design

C) The design of developments and structures shall be compatible with the surroundings. Particular attention shall be made to massing, form and design details within sensitive locations such as national scenic areas, very sensitive countryside, sensitive countryside, conservation areas, special built environment areas, historic landscapes, and the settings of listed buildings. Within such locations, the quality of design will require to be higher than in other less sensitive locations.

D) The design of buildings shall complement the size of settlement or the qualities of the countryside containing the development site. Building design shall be suitably adapted to meet reasonable expectations for special needs groups. Energy efficient design is encouraged. Development design which is judged to be poor or 'not good enough' for a particular location shall be resisted.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

There is no relevant planning history associated with the current application site.

(ii) Consultations

- NATS (received 03.11.04) – No objections.
- SEPA (18.11.04) – No objections.
- Area Roads Manager (26.11.04) – No objections, subject to note to applicant.

(iii) Publicity

The proposal has been advertised as development affecting the setting of a conservation area (closing date 3rd December 2004).

To date written representations have been received from 17 parties. In addition, a petition, collected by Kintyre Residents Against Pollution (KRAP) (received 12.01.05) has been submitted, which it is suggested contains approximately 1200 signatures. The Planning Department estimates approximately 1100 signatures on the copy submitted, not accounting for any duplicates. The petition objects to the building of a pumping station on Quarry Green and to the building of a sewer around Campbeltown loch to discharge at Kildalloig Bay.

Separate written representations have been received from:

Mary Turner, Kildalloig, Campbeltown, (received 15.11.04, 26.11.04, 07.12.04, 24.12.04, 06.01.05, 12.01.05, & 01.02.05);

Kintyre Residents Against Pollution, c/o Royal Mail Deliveries, 6 Castlehill, Campbeltown, (17.11.04, 07.12.04, 09.12.04, 22.12.04 & 12.01.05);

Barbara & Spencer Ellis, Davaar House, Campbeltown, (17.11.04 & 03.12.04);

Dr Clare Ellis, Davaar Cottage, Kilkerran Road, Campbeltown, (17.11.04, 30.11.04, 10.12.04, 17.12.04 & 13.01.05);

Louise Robertson, Davaar Cottage, Kilkerran Road, Campbeltown, (07.12.04);

Adam Bergius, Glencraggan, Glenbarr, by Tarbert, (09.11.04);

Mr & Mrs A. Baker, Ailsa House, Kilkerran Road, Campbeltown, (12.11.04 & 10.12.04* joint letter);

Dr RN Jackson, Glenadale, Kilkerran Road, Campbeltown, (12.11.04);

Donald M. MacDonald, Gartnagrenach House, Whitehouse, Tarbert, (16.11.04);

Alastair & Anne Cousin, South Park, Kilkerran Road, Campbeltown, (17.11.04);

James & Mary Morrison, Woodside, Kilkerran Road, Campbeltown, (19.11.04);

Mr & Mrs Goodman, Stronvaar House, Kilkerran Road, Campbeltown, (19.11.04);

Mrs Jean Wallace, Craighbank, Kilkerran Road, Campbeltown, (22.11.04);

Jane Stewart, North Park, Kilkerran Road, Campbeltown, (23.11.04);

John D. Stewart, North Park, Kilkerran Road, Campbeltown, (23.11.04);
Margaret Blackwood Housing Association, c/o John Hillis, Acting Area Housing Manager,
Suite 102 Pentagon Business Centre, 30 Washington Street, Glasgow (29.11.04);
* Mr & Mrs A. Baker, Ailsa House, Kilkerran Road, Campbeltown & Mr & Mr & Mrs James
Wilson, No. 7 Kilkerran Road, Campbeltown & Mrs Hugh Wilson, No. 9 Kilkerran Road,
Campbeltown, (10.12.04* joint letter).

The various points of representation are summarised below. Given the wide ranging nature of the issues raised relative to the specific element of the overall scheme requiring planning permission, I have separated these into material considerations relating to the application in hand, and other issues relating to the remainder of the scheme which is not subject to planning control:

Material Planning Considerations:

The proposed landscaping scheme, in particular the proposed 'obelisks' and raised concrete platform, is 'out of keeping' with that of the designated conservation area within which the application site lies and would be contrary to the provisions of the Development Plan which seeks to resist development which would have an adverse impact upon the historic environment.

Comments: This issue is addressed in detail in (iv) Assessment below. It should be noted that the applicant has deleted the 'obelisks' from the proposal, following concerns raised by the Planning Department about their design and appropriateness in a conservation area.

The use of Quarry Green for the siting of a pumping station shall result in a loss of amenity land and play area.

Comments: The proposed pumping station development is to be located underground. The current planning application seeks permission for the formation of a raised plinth with landscape treatment above the pumping station. Access to this area would not be restricted and it is not intended to remove land from use as a public amenity.

The proposed footpath is routed to pass by the rear boundary wall of existing residential property and is likely to cause a loss of privacy and amenity to the occupants of the affected properties.

Comments: The ground adjoining the rear garden ground of the affected properties is currently part of a public amenity area that affords unrestricted access to the public. The routing of a footpath across this area is unlikely to result in any significant loss of privacy or amenity.

Other issues:

The siting of a pumping station at this location is likely to result in a loss of amenity to both residential property in the vicinity and to users of Quarry Green as a public amenity space as a result of noise from the pump systems.

Comments: The below ground aspects of the proposed pumping station development are 'permitted development' by virtue off Class 43A of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 and therefore do not require to be the subject of a planning application. The current application relates solely to the provision of a new vehicular access, footpaths and landscaping. Potential noise issues associated with permitted works are not therefore material to the application under consideration. (Any noise nuisance arising from permitted works would be addressed by the Council under environmental health legislation).

The siting of a pumping station at this location is likely to result in a loss of amenity to both residential property and to users of Quarry Green as a public amenity space in the vicinity as a result of odorous emissions from the pumping station.

Comments: The below ground aspects of the proposed pumping station development are 'permitted development' by virtue off Class 43A of the Town and Country Planning (General

Permitted Development)(Scotland) Order 1992 and therefore do not require to be the subject of a planning application. The current application relates solely to the provision of a new vehicular access, footpaths and landscaping. Potential odour issues associated with permitted works are not therefore material to the application under consideration. (Any odour nuisance arising from permitted works would be addressed by the Council under environmental health legislation).

The proposed pumping station development includes for an overflow from the pump station into Campbeltown Loch. The use of the emergency overflow pipe shall be to the detrimental of the recreational amenity of these protected waters.

Comments: This aspect of the proposal again benefits from the provisions of Class 43A of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 and does not require planning consent. (Consents for discharges to controlled waters are considered by SEPA rather than the Council).

Concern has been raised in that the details of the proposed pumping station development which accompany the current application do not match those that have been submitted to SEPA in respect of a discharge consent for the emergency overflow to Campbeltown Loch. In particular it is noted that the application to SEPA provides for considerably less screening of any waste discharged from the emergency overflow than those plans submitted to the Planning Department.

Comments: Details of, and the acceptability of, discharge consent arrangements are matters to be addressed between Scottish Water and SEPA.

The construction of the pumping station shall result in a loss of amenity to the residents of property in the vicinity of the application site and users of Quarry Green.

Comments: As the construction of the underground sewer overflow chamber and pumping station constitutes 'permitted development', the major element of construction activities associated with this project is exempt from planning control. (Nuisance arising from construction activities can be controlled by the Council through environmental health legislation).

The construction phase of the proposed development shall require the provision of a site compound and machinery at/in the vicinity of Quarry Green for the duration of this period; this is likely to have an adverse effect upon the character and appearance of the surrounding conservation area.

Comments: Any impact on the character and appearance of the conservation area as a result of construction operations would be temporary, and would not require express planning consent provided that any area utilised as a site compound adjoins the site of the works, that it is only on site for the duration of construction activities, and that it is reinstated following the completion of the development. This is therefore not a material planning consideration.

The applicant, Scottish Water, has not fully investigated the possibility of siting the proposed pumping station at an alternative site(s), including Kinloch Park, and that the suitability of such alternative sites should be considered prior to the determination of the current application.

Comments: The current application is to be determined on its own merits. The suitability and/or availability of alternative sites is a matter for Scottish Water as sewerage authority, and is not a material planning consideration in this instance.

There is significant public opposition, including submission of a petition by Kintyre Residents Against Pollution, to Scottish Water's proposals for the provision of a combined sewer overflow system which includes the pumping station at Quarry Green and overflow discharge pipe and a pipeline which shall discharge to Kildalloig Bay.

Comments: The current application relates solely to the provision of a new vehicular access, footpaths and landscaping at Quarry Green. The remaining aspects of Scottish Water's

proposals are 'permitted development' under the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, and the appropriateness of the overall scheme is not a material planning consideration in the determination of the current application.

Scottish Water's proposals for the provision of a new combined sewer overflow system should be required to be the subject of a full Environmental Assessment under the provisions of the Environmental Impact Assessment (Scotland) Regulations 1999.

Comments: The pumping station and associated sewer/outfall do not constitute 'EIA development'. The current application is confined to relatively minor ancillary works associated with the 'permitted development' works Scottish Water are entitled to carry out as sewerage authority without the need for planning permission.

Doubt has been expressed as to whether or not the overall Combined Sewer Overflow system, as proposed by Scottish Water, will work efficiently; in particular concern is expressed in respect of Scottish Water's track record with regard to problems experienced in Campbeltown since the last upgrade of the public sewer system.

Comments: This is not a material planning consideration.

Concerns have been raised that Scottish Water's current proposals to resolve the problems with the Campbeltown public sewer system do not represent the 'best practicable solution' or the most efficient use of public money.

Comments: This is not a material planning consideration.

Concerns have been raised that the depth of excavation required for the provision of the pumping station shall result in damage to the foundations of buildings within the vicinity of the application site.

Comments: The below ground aspects of the overall development constitute 'permitted development'. Damage arising from construction activities would be a civil legal matter between the parties concerned.

Concern is raised that the provision of a sewer pipeline to Kildalloig Bay will result in a requirement for the provision of a waste water treatment works to serve the south side of Campbeltown at a future date.

Comments: The current proposal relates solely to the provision of access and landscaping at Quarry Green. Should there be any future requirement for the provision of a waste water treatment works at Kildalloig Bay then this would require to be the subject of a separate application for detailed planning consent, and if necessary an Environmental Assessment, which would be considered on its own merits.

Scottish Water's proposals for the Combined Sewer Overflow system with an outfall at Kildalloig Bay will have a detrimental effect upon nature conservation interests in the vicinity.

Comments: The acceptability of the discharge is a matter to be considered by SEPA through their separate consent process, which will include consultation with Scottish Natural Heritage over nature conservation issues..

C. ASSESSMENT

The current proposal is for the formation of a new vehicular access onto the public highway to serve a new underground sewer overflow chamber and pumping station, required in association with Scottish Water's proposed Combined Sewer Overflow system; and for the re-routing of existing public footpaths and the landscaping of the area on top of the proposed pumping station.

It should be noted that the applicant has amended the application as of 11th February 2005, to delete the proposed stone clad 4.7m high vent pipe, and 5 associated stone clad 'obelisks'. The Planning Department had previously indicated that the 'obelisks', by virtue of their design and materials, would be considered as likely to have a detrimental impact upon the character and setting of the conservation area and would therefore be contrary to the provisions of POL BE 3 of the adopted local plan. The Planning Department, had however, indicated to the applicant that it would be likely to view favourably a proposal which incorporated the vent stack either within a grouping of standing stones that consisting of single pieces of local natural stone, reflective of those commonly found throughout Argyll; or a piece of high quality public art appropriate for this prominent location within the Campbeltown Conservation Area.

It is understood, however, that Scottish Water now propose to install a vent pipe of 3m or less at the existing pumping station building at Quarry Green. A vent pipe of this height constitutes 'permitted development' by virtue of Class 43A of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, and consequently does not require planning permission.

The larger scheme for the provision of a Combined Sewer Overflow system, including the proposed pumping station and emergency overflow discharge pipe at Quarry Green, benefit from the 'permitted development' provisions of Class 43A of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, and do not require express planning permission. Consequently, issues in respect of amenity concerns relating to odour and noise from the siting of a pumping station at this location are not material planning considerations in respect of the current application, as the infrastructure could be installed on the site regardless of the outcome of the current planning application. (Scottish Water have indeed indicated that the pumping station could be constructed with raised covers and without the associated hard landscaping works above, which are being included in an attempt to improve the appearance of the completed development). The only issues which require to be addressed are the acceptability of the access to the site, the visual impact of the above ground works and their acceptability in terms of the conservation area.

The application site is located within the designated Campbeltown Conservation Area. There is a duty under section 64 of the Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997 to have regard to the desirability of preserving or enhancing the conservation area in the consideration of the proposal. The proposal also requires to be assessed against the provisions of POL BE 3 of the Kintyre Local Plan which seeks to resist development which would have a detrimental effect upon the character or setting of the designated area. Further to this, the provisions STRAT DC 9, E 8 and E10 of the Draft Argyll and Bute Local Plan would also seek to resist development proposals which are out of keeping with and detrimental to the historic environment.

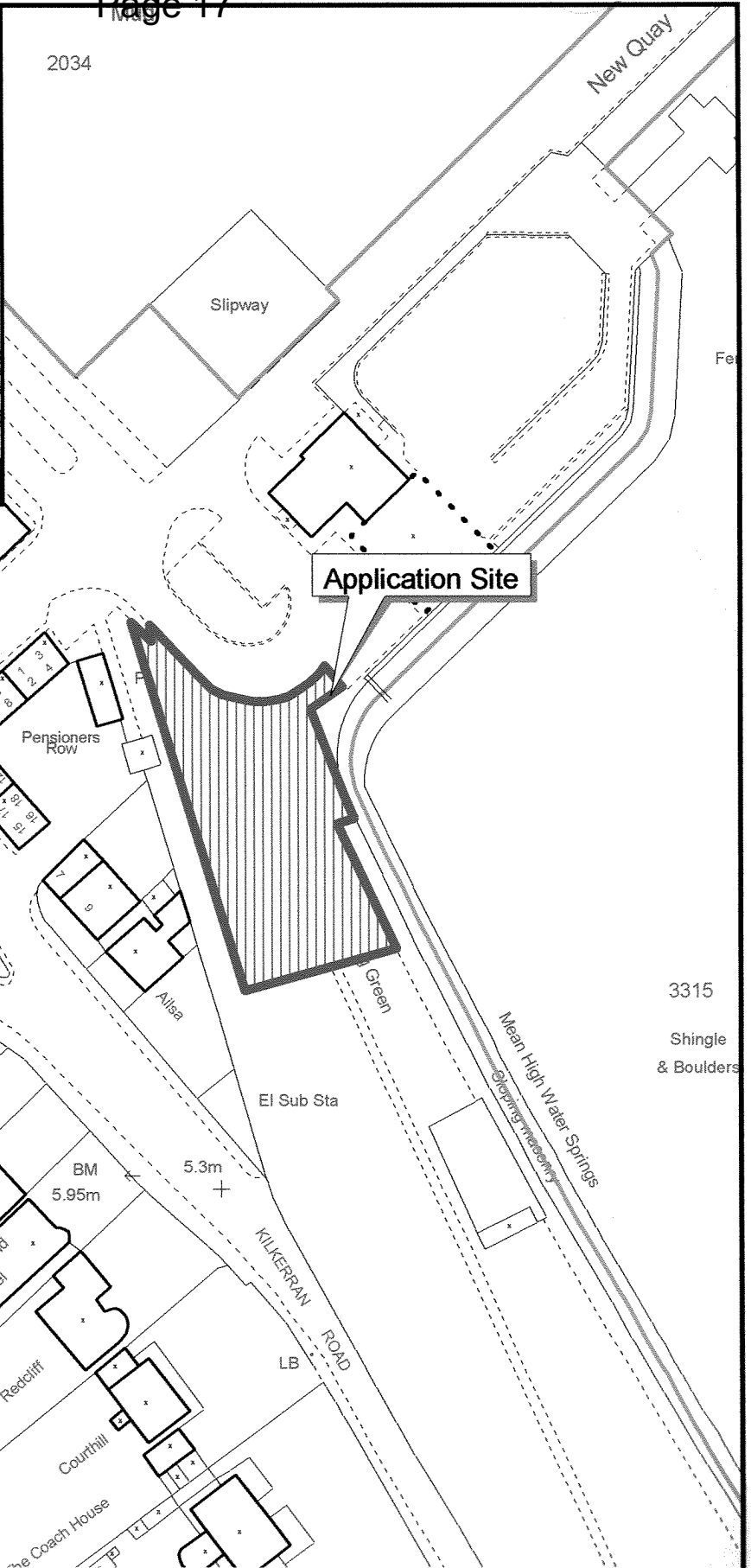
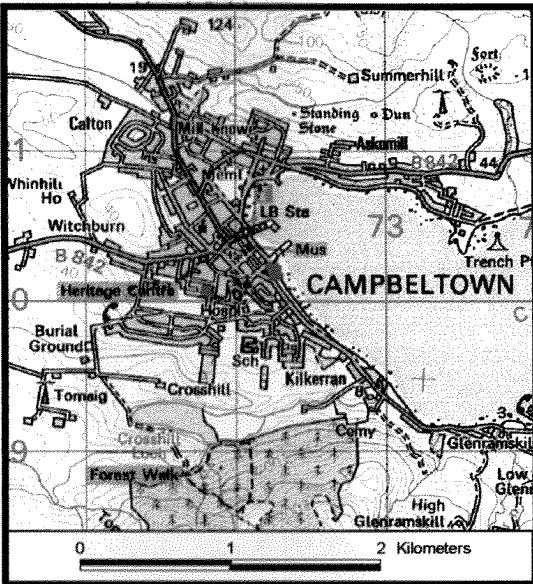
The application site is located within an open space at the north end of Quarry Green and lies adjacent to existing public toilets, an existing pumping station building, putting green and shed, and the Campbeltown Ferry Terminal. The proposal involves the demolition/removal of an existing section of monoblock pathway and a circular slabbed area, rock/fountain feature and benches and a planting area. A new vehicular access is to be formed across an area between the public toilet and the ferry terminal with dropped kerbs formed from the public highway onto a concrete hardstanding with removable bollards installed alongside the public highway. The existing section of public footpath shall be removed re-routed around the proposed pumping station site to connect in with existing footpaths to the south of the application site with the formation of a 2m wide blockpaved path. It is the consideration of the Planning Department and the Area Roads Manager that the proposed alterations to public footpaths and provision of a vehicular access is acceptable in terms of both road safety and visual impact. However, it is noted that the planning conditions would require to be applied to ensure the provision of suitable finishes appropriate to the location of the site within the conservation area.

Above the site of the proposed pumping station, it is proposed to raise the ground level by 1m to prevent vehicular access and egress across the pumping station roof, and the to form of a paved area around the access covers to the pumping station below. A circular block paved path shall be formed at ground level around the raised area with steps allowing public access to the raised area. It is considered that the proposed raised circular area above the pumping station that would be of similar diameter to that of the existing circular paved area and fountain arrangement, and that consequently it would not, subject to the agreement of suitable finishes

by planning condition, detrimentally effect either the character or appearance of the conservation area.

D. CONSIDERATION FOR THE NEED FOR AN INFORMAL HEARING

The current application (as amended 11.02.05) is recommended for approval. It is noted that there has been a significant number representations received from the public, although the majority of issues raised refer to aspects of the Combined Sewer Overflow system, which is to be implemented as 'permitted development' under the provisions of Class 43A of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992. Given that these wider considerations are not material to the determination of this proposal, and given the limited number of persons expressly commenting upon those specific works subject of this application, it is not considered appropriate to hold an informal hearing in this case.



Location plan relevant to planning application No 04/02032/DET

Argyll and Bute Council
 Development Services
 67 Chalmes Street
 ARDRISHAIG
 Argyll
 PA30 8DX



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Reference Number: 04/01922/DET
Applicants Name: A. McLean & Son
Application Type: Detailed Planning Permission
Application Description: Demolition of existing farmhouse, outbuildings and commercial/agricultural buildings and erection of 11 dwellinghouses
Location: Bellfield Farm, High Askomil, Campbeltown

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission:

- Erection of 11 dwellinghouses and ancillary outbuildings;
- Formation of on site parking spaces and a turning area;
- Alteration and improvement of existing access onto public highway.

(ii) Other Specified Operations:

- Demolition of existing farmhouse, outbuildings and commercial/agricultural buildings;
 - Connection to the public water main;
 - Connection to the public sewer.
-

(B) RECOMMENDATION

It is recommended that planning permission be granted subject to:

- i) the standard condition and reason;
 - ii) the conditions and reasons set out in the report;
 - iii) the Head of Planning being authorised to issue the decision notice following the clearance by Historic Scotland of the related listed building consent application 04/02534/LIB;
 - iv) the application being remitted to Members for further consideration in the event that listed building consent application 04/02534/LIB is not granted.
-

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

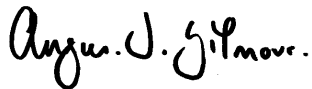
This application relates to an extensive linear range of farm buildings at Bellfield Farm which adjoin the northern edge of the built up area of Campbeltown. They currently include a farmhouse with various farm buildings on either side, forming a substantial and near continuous east – west row of some 170 metres in length. The buildings by virtue of the elevation and open backdrop are a significant element in views from the south across Campbeltown Loch. The site is currently in use for agricultural purposes and in connection with a landscape contractor's business operated from the site.

Access to the site is from the B842 via Bellfield Lane. This is a single vehicle width access which has had historically a very sub-standard access to the main road by virtue of boundary walls on either side. The constraint which this imposes is acknowledged by Policy TR 5 of the adopted Local Plan which restricts further development from this access until improvements have been carried out. Visibility to the south has recently been improved by removal of a gate pillar and tree from the front garden of an adjacent dwelling. There are proposals to improve visibility to the north by repositioning a section of boundary wall. However, as the property to the north is listed, formal consent is required for

this. Whilst an application has been submitted for this work, which Members have approved through the delegated Chair/Vice-Chair/Local Member procedure, formal clearance from Historic Scotland is still awaited at the time of writing. The Area Roads Manager raises no objection to the substitution of the farm by the dwellings proposed, particularly given that the traffic associated with the development will be offset by the loss of agricultural/commercial traffic associated with the existing use of the farm, provided that the junction improvement is carried out in full in advance.

The proposal is considered to be consistent with the adopted and emergent plans in that it comprises redevelopment that is compatible with existing adjoining land uses and with the existing settlement pattern. A suspensive condition is recommended in order to prevent any development from being carried out until the junction works have been implemented. It is not proposed to issue a decision notice for application under consideration until such time as the separate listed building consent has been granted to enable the remainder of the junction improvement to take place. In the event that clearance from Historic Scotland for the required listed building consent were not to be forthcoming, it would be appropriate for Committee to then reconsider the application in the light of that circumstance. There are no objections to the application from consultees.

There have been 7 letters of representation from four households, primarily on the grounds of inadequate access.



Angus J Gilmour
Head of Planning
10 March 2005

Author: Peter Bain – 01546 604082
Contact officer: Richard Kerr – 01546 604080

CONDITIONS AND REASONS RELATIVE TO APPLICATION 04/01922/DET

2. No development shall be commenced until the visibility improvements to the Bellfield Lane/B842 junction, as detailed in the separate listed building consent application ref. 04/02534/LIB, have been fully implemented to the satisfaction of the Planning Authority, to a specification to be agreed in writing in advance with the Area Roads Manager.

Reason: In the interests of road safety and to comply with the provisions of Policy POL TR 5 of the Kintyre Local Plan (1st Review & Alteration) 1988.

3. The access and turning area serving this site shall be a Road constructed to an adoptable standard over which the public has a right of access in terms of the Roads (Scotland) Act 1984, and shall be constructed in consultation with the Council's Operational Services Department to the satisfaction of the Council as Planning Authority.

Reason: In order to ensure that provision is made for a service 'road' commensurate with the scale of the overall development and having regard to the status of the proposed access as a residential service road.

4. Prior to work starting on site, full details of location and construction details of a minimum two car parking spaces to be provided within the curtilage of each dwellinghouse shall be submitted to and approved in writing by the Planning Authority. Thereafter the required car parking spaces shall be fully implemented prior to the first occupation of each dwellinghouse.

Reason: In the interests of road safety.

5. The access roads and pavements leading from Bellfield Lane and serving any individual dwelling within the application site shall be constructed to basecourse standard prior to the occupation of that dwelling; and the final wearing surface to the roads and footpaths shall be applied concurrently with the construction of the last dwellinghouse on site.

Reason: In the interests of road safety and to ensure that an adequate level of access is provided for the development.

6. Prior to the commencement of development, details of the proposed finished floor levels of each of the dwellings, in relation to an identifiable fixed datum located outwith the application site, shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of visual amenity and no such detail having been submitted.

7. Prior to the commencement of development, a drainage plan of the site which details the provisions for surface water drainage shall be submitted to and approved in writing by the Planning Authority, in consultation with SEPA and the Council's Building Control Section. Such details shall be consistent with the advice given in the CIRIA 'Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland', 2000, Report C521.

Reason: In order to ensure the implementation of a sustainable urban drainage system to serve the development.

8. Prior to the commencement of development, details of the colours (expressed in the form of a BS No.) to be applied to the external walls and the painted window/door bands of the dwellinghouses, hereby approved, shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details to the satisfaction of the Planning Authority.

Reason: In the interests of visual amenity and to assist in the integration of the development into the surrounding townscape/landscape setting.

9. Prior to the commencement of development, details of the roof finish to be applied to the dwellinghouse, hereby approved, shall be submitted to and approved in writing by the Planning Authority. Such details shall show the roof finish to be of a natural slate or of a dark blue/grey good quality slate substitute tile. Thereafter the development shall be implemented in accordance with the duly approved details to the satisfaction of the Planning Authority.

Reason: In the interests of visual amenity and to assist in the integration of the development into the surrounding townscape/landscape setting.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order(s) 1992, (or any Order revoking and re-enacting that Order(s) with or without modifications), nothing in Article 3 of or Schedule 1 to that Order, shall operate so as to permit, within the area subject of this permission,

- i) The exterior painting of any dwellinghouse;
- ii) The insertion of any additional window openings in any dwellinghouse;

Such works shall not be carried out other than with the express grant of planning permission.

Reason: To protect the area and the setting of the proposed dwellinghouses, from unsympathetic developments normally carried out without planning permission; these normally being permitted under Article 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

10. Development shall not begin until details of the scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - Existing and finished ground levels in relation to an identified fixed datum.
 - Existing landscape features and vegetation to be retained.
 - Location and design, including materials of walls, fences and gates.
 - Surface treatment of hardstanding areas and footpaths.
 - Soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub.
 - Programme for completion and subsequent on going maintenance.

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of landscaping.

APPENDIX RELATIVE TO APPLICATION 04/01922/DET

A. POLICY OVERVIEW

Argyll and Bute Structure Plan 2002

STRAT DC 2 – Development within the Countryside Around Settlements

A) Within the Countryside Around Settlements encouragement shall be given to development which accords with the settlement plan for the area; this includes appropriate small scale infill, rounding-off, redevelopment, change of use of building development and single dwellinghouses on bareland crofts or single additional dwellinghouses on individual crofts subject to consistency with STRAT AC 1 C). In special cases, a locational need or exceptional circumstance may justify a development.

B) Developments which do not accord with this policy are those outwith category A) above and development which will erode the setting of settlements or result in undesirable forms of ribbon development or settlement coalescence or result in the undesirable break-up of croft land assets.

C) Developments are also subject to consistency with other policies of the Structure Plan and in the Local Plan.

Kintyre Local Plan (1st Review and Alteration) 1988

POL HO 6

The Council will continue to encourage the development of small redevelopment and infill sites, including “rounding-off” for housing in Campbeltown ...

POL TR 5

The Council will carefully control further infill development off substandard “back roads” in Tarbert, Campbeltown and Waterfoot, as shown on the Policies and Proposals Map under the following categories:

(a) roads off which development should be restricted pending junction and/or carriageway improvements;

Argyll and Bute Local Plan 2003 Consultative Draft

STRAT DC 2 – Development within the Countryside Around Settlements

A) Within the Countryside Around Settlements encouragement shall be given to development which accords with the settlement plan for the area; this includes appropriate small scale infill, rounding-off, redevelopment, change of use of building development and single dwellinghouses on bareland crofts or single additional dwellinghouses on individual crofts subject to consistency with STRAT AC 1 C). In special cases, a locational need or exceptional circumstance may justify a development.

B) Developments which do not accord with this policy are those outwith category A) above and development which will erode the setting of settlements or result in undesirable forms of ribbon development or settlement coalescence or result in the undesirable break-up of croft land assets.

C) Developments are also subject to consistency with other policies of the Structure Plan and in the Local Plan.

H4 – Housing Layout and Design

A) Encouragement shall be given to traditional, innovative and sympathetic housing development layout and design which are appropriate to their mainland, island, town, village, minor settlement, countryside or coastal settings.

B) Housing layout and designs which are judged by the Planning Authority to be of a low standard or 'not good enough' for the location and setting of the development will be resisted. Overly suburbanised forms of development are unlikely to be accepted in sensitive locations in villages, minor settlements and countryside.

C) Housing densities shall take account of the nature of the housing proposed and the quality of the area containing the site. Over-development of sites shall be resisted. When applicable, housing densities shall comply with development briefs in this plan. In the case of non-flatted development, the private open space provision shall meet the minimum standard specified in policy note 1. Reduced standards may be acceptable in the following exceptional circumstances.

1. where there are special site considerations e.g. where constraints on private open space are imposed due to the quality of the built environment such as in conservation areas or;
2. when there are special occupancy circumstances e.g. when the first and future occupiers are unlikely to require these standards of private open space provision.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

There is no relevant planning history in respect of the current application site.

(ii) Consultations

- Development Plans Unit (received 15.10.04) – No objections. It is noted that the application site lies just outside the settlement boundary for Campbeltown and PDA 14/5 as defined in the Argyll and Bute Local Plan 2003 Consultative Draft. The redevelopment of Bellfield Farm as proposed does not raise any issues in policy terms, although the vehicular access may give cause for concern, bearing in mind that it could also serve as access to PDA's 14/4 and 14/5.
- Highlands and Islands Airports Ltd. (18.10.04) – No objections.
- NATS (18.10.04) – No objections.
- West of Scotland Archaeology Service (21.10.04) – No comments.
- Scottish Water (10.11.04 & 04.03.05) – No objections subject to conditions and note to the applicant.
- Area Roads Manager (08.02.05) – No objections subject to conditions requiring junction improvements at the junction of Bellfield Land and the B842 and stipulating the construction standard of roads and footpaths within the development site.

(iii) Publicity

The proposal has been advertised under the provisions of Article 9 of the Town and Country Planning (General Development Procedure)(Scotland) Order 1992 for the purposes of neighbour notification (closing date 29th October 2004).

To date 7 written representations have been received from 4 households;
E. Irene McIlchere, Heathfield, High Askomil, Campbeltown (received 18.10.04);
Kathleen M. Cook, Marieville, Bellfield Lane, Campbeltown (21.10.04);
Alexander Palmer, Upper Heathfield, High Askomil, Campbeltown (25.10.04);
Henry A. Palmer, Upper Heathfield, High Askomil, Campbeltown (25.10.04);

Susan J. Clark Palmer, Upper Heathfield, High Askomil, Campbeltown (25.10.04);
Mrs W. H. Fletcher, Linton Lodge, High Askomil, Campbeltown (01.11.04) and
James & Alison Leask, Airdaluinn, High Askomil, Campbeltown (25.01.05).

The various points of representation may be summarised as follows:

Access via Bellfield Lane is substandard with extremely poor visibility for both vehicles and pedestrians exiting onto the B842; an increase in traffic utilising this substandard junction would be to the further detriment of road safety at this location.

Comments: The Area Roads Manager has not raised any objections to the proposal subject to the provision of visibility improvements at the junction of Bellfield Lane and the B842. It is proposed that a suspensive planning condition be imposed on any planning consent requiring the provision of such improvements prior to the commencement of any works on site. It should be noted that one side of the junction has recently been improved at the applicant's expense, by the removal of a gate pillar and a tree within the front garden of a dwelling. Improvement of the other side depends on listed building consent being granted for the repositioning of a section of boundary wall within the grounds of another dwelling which is listed. Members have already given their approval to an application for this, and the application is currently awaiting clearance by Historic Scotland.

Bellfield lane is a single track road which is not wide enough at present for two cars to pass without utilising the pavement. The development proposal shall result in additional traffic utilising this substandard road to the further detriment of road safety.

Comments: Bellfield Lane is an adopted public highway; the Area Roads Manager has not raised any objection to the proposals on the grounds of road safety, particularly given the commercial/agricultural traffic associated with the operation of Bellfield Farm, which would be replaced by traffic associated with the proposal.

Bellfield Farm is identified as being outwith the settlement of Campbeltown in the Local Plan and should therefore be retained in agricultural use.

Comments: The proposal is considered to be consistent with the adopted and emergent plans in that it comprises redevelopment that is compatible with existing adjoining land uses and with the existing settlement pattern.

Demolition of agricultural buildings for replacement with a housing development is a blatant attempt to manipulate the planning regulations in order to facilitate a development that is located outwith the settlement boundary of Campbeltown. If planning permission is granted for the current proposal that it will set a precedent for further development on the edge of the town.

Comments: In this particular instance the development of an edge of settlement site is acceptable solely on the basis that it involves the redevelopment of an existing large group of buildings. Approval of the current application would not set any precedent for future edge of settlement proposals, which would require to be assessed on their merits against the provisions of the Development Plan and other material considerations relevant to such sites.

(iv) Assessment

The proposal is a detailed application for the demolition of an existing large group of farm buildings and the erection of 11 dwellinghouses. The application site lies within the Kintyre Local Plan (1st review & alteration) 1988 Settlement Inset Map for Campbeltown within which POL HO 6 encourages small scale infill, rounding off and redevelopment related to the existing built form. Within the Argyll and Bute Local Plan consultative draft 2003, the application site is located immediately outwith the identified settlement boundary for Campbeltown within an area identified as 'Countryside Around Settlement' where STRAT DC 2 of the Structure Plan and draft local plan would encourage appropriate infill, rounding off and redevelopment.

Environmental Impact:

Bellfield Farm occupies a prominent location on the northern slopes of Campbeltown loch above the settlement of Campbeltown. The existing cluster of development is linear in nature and comprise a mixture of single and one and a half storey buildings with a white rendered finish which is prominent in all views across Campbeltown Loch from the south and the west. The current proposal includes for the erection of 11 dwellinghouses based upon the general footprint of the existing farm layout. The design of the development provides a suitable mixture of single, one and a half and two storey development which adequately reflects the scale and form of the existing cluster of development, and would result in a development of similar appearance within the wider landscape to that of the existing. It is therefore considered that the proposal represents an acceptable redevelopment opportunity which would not have an adverse effect upon either the wider landscape setting or the townscape quality of the settlement of Campbeltown.

Locational or Operational Requirement:

The applicant has not made any specific claim of locational or operational requirement in support of the current proposal. It is noted that the applicant has indicated that the growth of Campbeltown outwards towards Bellfield Farm has resulted in the existing arrangements becoming unsuitable with residential development now in close proximity to and sharing access arrangements with the established farm/landscape gardening development. It is further noted that applicant has indicated that the remaining 160+ acres of land associated with Bellfield Farm shall remain in agricultural use, to this end it has been indicated that a further planning application for the erection of a new farmhouse and associated agricultural buildings on land to the north east of Campbeltown shall be submitted at a future date in the event that the current application is successful.

Economic Benefit:

None, other than that associated with construction.

Infrastructure and Servicing Requirement:

Access to the site is to be via an improved connection to the existing public highway, constructed to an adoptable standard; parking and turning facilities for vehicles shall be provided on site.

POL TR 5 of the Kintyre Local Plan identifies Bellfield Lane as a road off of which further development should be restricted, pending junction and/or carriageway improvements. It is noted that the Area Roads Manager has not raised any objection to the proposal subject to the imposition of planning conditions that require the upgrade of the junction between Bellfield Lane and the B842 in advance of redevelopment taking place.

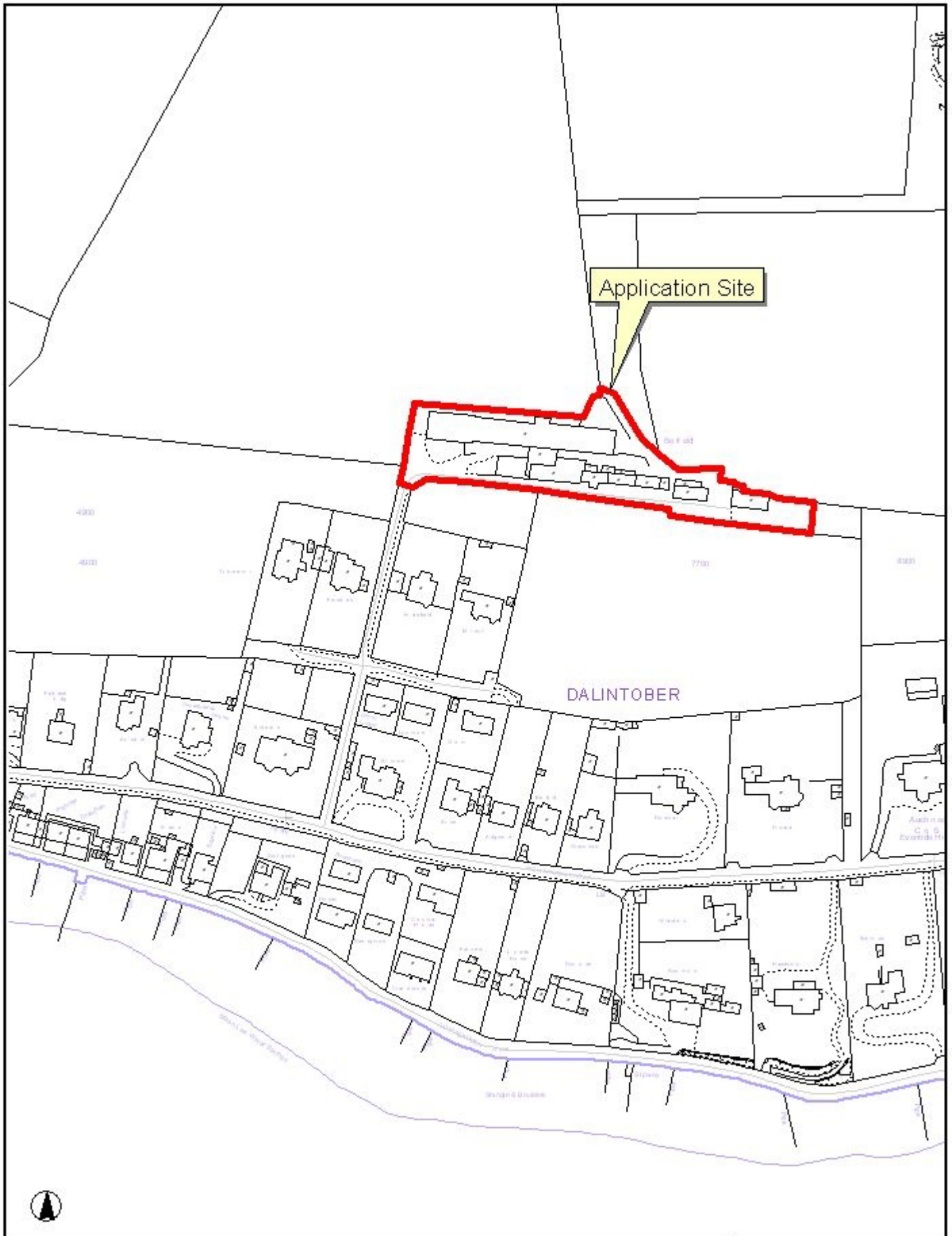
In respect of this policy constraint, it is noted that the applicant has already implemented the required improvements to the east side of the junction between Bellfield Lane and the B842, with the agreement of the owner of the dwelling adjoining the junction. Listed building consent is required for the proposed works to the west side of the junction where this affects the boundary wall of a category B listed building. A separate application for listed building consent (ref. 04/02534/LIB) has been submitted and agreement to listed building consent being granted has been given under the Chair/Vice /Local Member procedure. At present, clearance is still awaited from Historic Scotland for the decision to be issued.

In the event that approval from Historic Scotland is not forthcoming, then the access arrangements serving the proposed development would be considered substandard and contrary to the provisions of POL TR 5 of the Local Plan which requires such a junction improvements in this instance. This requirement is reflected in the recommendation to Members in respect of the current application wherein it is advised that any grant of planning permission should be withheld pending Historic Scotland's determination of listed building consent application ref. 04/02534/LIB and also be subject to a suspensive planning condition requiring completion of the junction improvements prior to any work commencing on site.

It is further noted that the land required for the proposed junction improvements is located outwith the application site and outwith the applicant's ownership; however, given that a current application (ref. 04/02534/LIB) has been submitted by the owner of the property in question to permit such works, it is reasonable to address this issue by way of suspensive planning condition rather than by legal agreement.

Foul drainage is to be by connection to the public sewer; water supply is to be by connection to the public main. Scottish Water has not raised any objections to the proposal subject to the imposition of planning conditions and a note to the applicant.

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**Location Plan relevant to application No
04/01922/DET**

Argyll and Bute Council
Development Services
67 Chalmers Street
Ardrishaig
Argyll
PA30 8DX

Date: 07.02.05

Drawn by: SG

Scale: 1:2500

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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
MID ARGYLL, KINTYRE AND ISLAY

Local Member - Cllr. Robin Currie
Date of Validity - 16th November 2004
Committee Date - 4th April 2005

Reference Number: 04/02184/VARCON
Applicants Name: Dunlossit Trustees Ltd.
Application Type: Variation of Planning Condition
Application Description: Variation of Condition 6 relative to Mineral Consent ref. 02/01782/MIN – seeking permission to retain temporary haul road on a permanent basis
Location: Ballygrant Quarry, Ballygrant, Isle of Islay

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission:

- Variation of Condition 6 of Mineral Consent ref. 02/01782/MIN in order to allow for the retention of a temporary section of haul road on a permanent basis.
-

(B) RECOMMENDATION

It is recommended that the conditions attached to Minerals Consent ref. 02/01782/MIN be varied to allow for the retention of a section of temporary haul road on a permanent basis for use in the permitted quarry operations at the site, subject to the condition and reason attached.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

Ballygrant Quarry is a hardrock quarry with a tar plant which produces crushed stone and roadstone. There is a working arm and a redundant arm to the quarry, served by a group of buildings and plant inside the quarry entrance. The redundant arm has recently been infilled by rock imported from the redevelopment works at Port Askaig. Permission for this was granted in January 2003, on the basis that infilling operations would be completed by the end of 2004, with final restoration works to follow on after that. In order to separate traffic associated with the intensive short-term infilling operations from the normal quarry traffic, a temporary haul road was constructed on a platform cut into an inward facing bank, along the eastern edge of the quarry. This provided a low gradient link between site entrance and the worked out area of the quarry, avoiding the need for vehicles to have to traverse the working area serving the remainder of the quarry and the tar plant. As it was not envisaged that this would be required beyond the completion of the infilling works, the restoration condition attached to the consent for the infilling operations requires that the haul road be reinstated at the time the infilled area is finally restored.

It has been the experience of the quarry operators, that the temporary haul road is a much better means of accessing the quarry than the historic route, and they are therefore requesting that their restoration obligations be varied to permit the retention of this route for use in connection with their future permitted quarrying operations. Neither the Area Roads Manager nor the Head of Public Protection has any objection to this. The route has been intensively used for the duration of the Port Askaig rock extraction contract without any apparently serious consequences for the amenity of the area. It would not be likely to be so intensively used in connection with the day to day quarrying activities at the site.

Two local residents have objected to the application.

Angus J. Gilmour.

Angus J Gilmour
Head of Planning
11th March 2005

Author: Peter Bain 01546 604082
Contact officer: Richard Kerr 01546 604080

CONDITION AND REASON RELATIVE TO APPLICATION 04/02184/VARCON

1. Prior to 30th June 2005, a scheme for the restoration the area permitted to be infilled shall be submitted for the approval of the Council as Planning Authority. Such a scheme shall provide for the final contouring of the infilled material, the application of soils, the need to promote natural drainage or to provide any artificial drainage to prevent ponding of surface water, and shall be so designed as to encourage natural re-vegetation within the site. The scheme, which shall allow for the retention of the temporary haul road originally required to be reinstated by virtue of condition 6 attached to mineral planning consent 02/01782/MIN, shall include details of the proposed means of establishing grass and other planting, and a programme for monitoring the success of such planting, including provision for remedial works where planting has failed to become established. The duly approved scheme shall be implemented in full within the first planning season following the date of written approval being given by the Planning Authority.

Reason: To ensure that a programme of restoration is carried out in the interest of amenity.

Note to applicant:

Conditions 1 – 5 inclusive of the original consent (02/01782/MIN) dated 3rd January 2003, are no longer of effect given that these related to aspects of the infilling operations, consent for which expired on 31st December 2004. Condition 6 of that consent which, relates to restoration obligations, is hereby varied by means of the amended condition above, which deletes the original requirement to reinstate the temporary haul road.

APPENDIX RELATIVE TO APPLICATION 04/02184/VARCON

A. POLICY OVERVIEW

Argyll and Bute Structure Plan 2002

PROP MIN 1 Development Control and Mineral Extraction

The Argyll and Bute Local Plan shall include mineral extraction policies which:

- a) Establish the limited circumstances when new or extended mineral extraction will be supported in Argyll and Bute having regard to the location and scale of the proposal along with:
 - 1. The demand and supply circumstances of the planning area containing the site and the availability of alternative supply.
 - 2. Exceptional local need circumstances or export potential.
 - 3. The need to reduce travel distances to markets.
 - 4. The need to minimise environmental impact of extraction proposals.
 - 5. Settlement and infrastructure implications.
- b) Ensure effective restoration and after use measures.

Islay, Jura and Colonsay Local Plan (1st Review) 1988

There are no policies directly applicable to this development.

Argyll and Bute Local Plan Consultative Draft 2003

M1 – Mineral Extraction

- A) There is a presumption in favour of only those limited categories and circumstances of mineral extraction development as follows:
 - 2. Alterations, extensions and replacement of buildings (with no change of use occurring); and ancillary access ground, engineering plant and utility works associated with an existing lawful mineral extraction site.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

- DM/21 Mineral extraction consent was initially granted in 1948, although the quarry was in operation prior to this when it was not subject to planning control.
- 01-88-340 This consent was granted on 21st July 1988 and was for the extension to the limestone quarry and for the retrospective consent for the areas of hardrock extraction that had been carried out over a number of years without the benefit of the necessary consent; thereby regularising the unauthorised extraction.
- 98/01239/MIN This was an application for Determination of Conditions for a Phase 1 site under Section 96 of the Environment Act 1995. This legislation required historic and often largely unregulated mineral workings to become subject to modern operating conditions. The application was approved on the 2nd December 1998 and included conditions pertaining to the operation of and the final restoration of the site, which remain relevant in the context of the current application.

02/01582/MIN Withdrawn (17.10.02) on the advice of the Planning Department, in order to allow for an amended submission incorporating revised access arrangements.

02/01782/MIN Application for the import of 300,000 tonnes of inert rockfill, subsoil and top soil to be used for the reinstatement of a redundant section of the existing quarry and for the formation of a temporary haul route within the quarry boundary to facilitate these operations. This application was approved on 3rd January 2003 and includes conditions pertaining to the final restoration of the site which remain relevant in the context of the current application.

(ii) Consultations

- Scottish Natural Heritage (received 29.11.04) – No objections.
- Area Roads Manager (14.12.04) – No objections.
- SEPA (24.12.04) – No objections subject to note to applicant.
- Head of Public Protection (18.01.05) – No objections; it is noted that this is a small quarry which provides stone, coated roadstone and crushed limestone for local needs. The new haul road is on a platform cut into the bank of the eastern edge of the quarry and provides a low gradient link between the entrance to the quarry, and its associated tar plant, and the working face. It is well screened from view from the properties to the east of the quarry and the operators use water sprays to suppress dust in dry conditions.

(iii) Publicity

The application has been advertised under the provisions of Article 9 of the Town and Country Planning (General Development Procedure)(Scotland) Order 1992 and Section 34 of the Act (expiry 9th December 2004).

Two letters of representation have been received to date from Donald I Bell, Traigh Cill an Rubha, Bridgend, Isle of Islay (owner of Ballygrant shop and neighbouring property 'Craigard') (received 16.11.04) and; Catriona Bell, Traigh Cill an Rubha, Bridgend, Isle of Islay (Craigard Holiday Accommodation, Ballygrant) (18.11.04). The various points of representation are summarised as follows:

The concerns of local residents about the temporary road were expressed strongly at public meetings in Ballygrant Hall (during the determination of the previous application ref. 02/01782/MIN). The temporary haul road was created solely for the duration of work associated with the infill of the quarry with material from the Port Askaig Pier development and was to be removed upon completion of this work.

Comments: At the time of the previous application it was intended that a separate haul road would be formed to provide for material being imported into the site, without this traffic conflicting with quarry operations or working areas. As it was envisaged that this would only be required for the duration of the infilling works, the restoration condition for this operation required that the haul road should be reinstated as it was anticipated that it would no longer be necessary once the temporary infilling operations had been completed. However, from experience of the use of this means of access, the operator of the quarry is now seeking permission to retain this section of temporary haul road on a permanent basis, as it provides a much gentler gradient than the original road within the quarry and is far more suitable for regular use on the basis of site safety, reduced noise levels from vehicles and visibility. The current application seeks to establish whether or not the retention of this road is acceptable to serve future quarrying operations, and requires to be assessed on its own merits.

It has been verbally advised that if the road were to remain, the crushing of stone would then take place within the quarry. In the event that there was a written guarantee that a) the crushing operation would be moved into the quarry, b) all chips of all sizes and chips and sand mix would be stored within the quarry, c) all old and no longer used machinery be cleared from the yard, d) the new road from the main road into the quarry be tarmacadamed

to prevent dust being blown and drawn by lorry wheels into the village and, e) the area between the tar plant and the village landscaped and planted with trees, then as a result the overall dust and noise from the existing quarry operations would be reduced and the objections to this proposal would be removed.

Comments: The suggested measures relate to quarrying and processing activities which are already permitted, and to areas of the quarry and works which are not included within the application site. The current application relates solely to the retention of a section of temporary haul road. It appears that the person making this representation is hoping to use this application as a means of extending further control over other lawful activities on the site and to improve 'housekeeping', which is simply not possible by virtue of this application. The requests made have been conveyed to the applicants who have responded (13.01.05) by confirming their view that the suggested amendments to current working practices are both immaterial in respect of the current application, and in some instances unfeasible.

The current application should be advertised in the local press given the large community of interest that raised concern to the previous application (ref. 02/01782/MIN).

Comments: The application has been advertised in the local press.

(iv) Assessment

The proposal seeks to vary Condition 6 of Minerals Consent ref. 02/01782/MIN in order to remove the obligation to reinstate a section of temporary haul road following permitted infilling operations, and to permit its retention on a permanent basis in order to serve future permitted quarrying operations. The provisions of Condition 6 relate to the overall restoration and aftercare of the site following the completion of operations permitted by Minerals Consent ref. 02/01782/MIN.

Condition 6:

Within 3 months of the substantial completion of the operations pursuant to this consent, or by 30th June 2004, whichever is the sooner, a scheme for the restoration the area permitted to be infilled, and the route of the temporary haul road within the site, shall be submitted for the approval of the Council as Planning Authority. Such a scheme shall provide for the final contouring of the infilled material, the application of soils, the need to promote natural drainage or to provide any artificial drainage to prevent ponding of surface water, and shall be so designed as to encourage natural re-vegetation within the site. The scheme shall include details of the proposed means of establishing grass and other planting, and a programme for monitoring the success of such planting, including provision for remedial works where planting has failed to become established. The duly approved scheme shall be implemented in full within the first planning season following the date of written approval being given by the Planning Authority.

Reason: To ensure that a programme of restoration is carried out in the interest of amenity.

In support of the current application, the applicant points out that the section of temporary haul road has a much gentler gradient than that of the historic route through the quarry and is far more suitable for the use of quarry vehicles for the following reasons:

- Safety: the established route contains hairpin bends which can be difficult to negotiate;
- Noise: vehicle noise will be reduced because of the gentler gradient;
- Visibility: vehicles using the new route shall be less visible from outwith the quarry as this route is screened by the side of the quarry and by hard rock dykes.

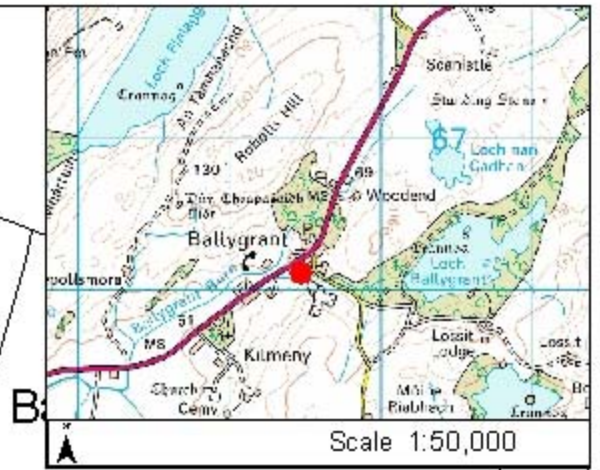
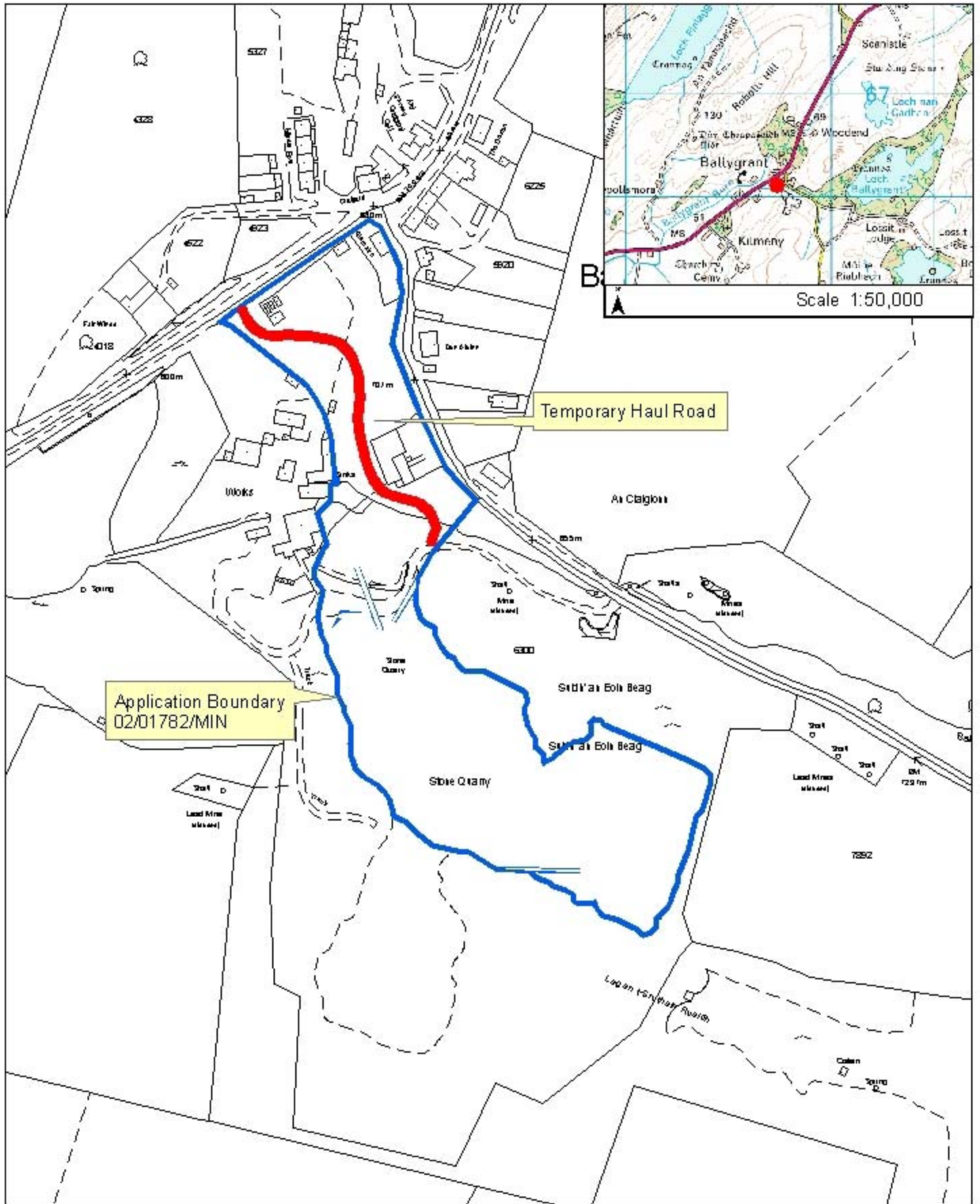
It is also noted by the applicant that no problems have been experienced in the use of this section of road during the intensive operations associated with the redevelopment of Port Askaig. It is emphasised that the retention of this road would not increase or change in any way the volume or nature of the established quarry operations.

The Head of Public Protection has confirmed that the retention of the temporary section of haul road for use as part of the established quarry operations does not give rise to any

concerns in respect of a significant adverse impact to the established amenity of existing residential property in terms of nuisance from noise or dust.

Further to this, it is the consideration of the Planning Department that the section of temporary haul road is well screened from view outwith the quarry and its retention on a permanent basis does not give rise to any concern with regard to visual amenity or landscape/townscape impact. With the foregoing in mind, it is considered that Condition 6 of Minerals Consent ref. 02/01782/MIN can be appropriately amended, to remove the requirement for haul road reinstatement as part of the proposed restoration scheme for the infilling operations which recently been completed.

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Location Plan relevant to
Application No 04/02184/VARCON



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Date 23.03.05

Drawn by SG



Scale 1:2,500

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**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

Application Types:

*ADV App. for Advertisement Consent,
ART4 App. Required by ARTICLE 4 Dir,
CLAWU App. for Cert. of Law Use/Dev. (Existing),
CLWP App. for Cert. of Law Use/Dev. (Proposed),
COU App. for Change of Use Consent,
CPD Council Permitted Dev Consultation,
DET App. for Detailed Consent,
FDP Forest Design Plan Consultation,
FELLIC Felling Licence Consultation,
GDCON Government Dept. Consultation,
HAZCON App. for Hazardous Substances Consent,
HYDRO Hydro Board Consultation,
LIB Listed Building Consent,
LIBECC App. for Consent for ecclesiastical building,
MFF Marine Fish Farm Consultation,
MIN App. for Mineral Consent,
NID Not. of intent to develop app.,
NMA Not. for Non-Material Amnt,
OUT App. for Permission in Principle,
PNAGRI Prior Not. Agriculture,
PNDEM Prior Not. Demolition,
PNELEC Prior Not. Electricity,
PNFOR Prior Not. Forestry,
PNGAS Prior Not. Gas Supplier,
PREAPP Pre App. Enquiry,
REM App. of Reserved Matters,
TELNOT Telecoms Notification,
TPO Tree Preservation Order,
VARCON App. for Variation of Condition(s),
WGS Woodland Grant Scheme Consultation*

Decision Types

*PER Approved
WDN Withdrawn
NOO No Objections
AAR Application Required
CGR Certificate Granted
OBR Objections Raised
PDD Permitted Development
PRE Permission Required
NRR New App. Required*

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
05/00221/FELLIC	Forestry Commission Glen Shira South, Argyll Estate Inveraray Argyll Felling Licence	09/02/2005	24/02/2005	PER
05/00210/DET	Fyne Homes Ltd 12 Glen Aray View Inveraray Argyll PA32 8TW Alterations and extension to dwelling	08/02/2005	24/02/2005	PER
05/00196/NMA	Dorothy Dundas Lara Croft Craighouse Isle Of Jura Non-material amendment to position of conservatory doors relative to Consent 03/01141/DET - Erection of dwelling house	03/02/2005	21/02/2005	NOO
05/00105/DET	Mr And Mrs McLaughlin Rosebank Kilmartin Lochgilphead Argyll PA31 8RQ Alterations to bed-sit including use of ground floor store as additional living accommodation	24/01/2005	02/03/2005	PER
05/00094/DET	Mr And Mrs Hannah Aros Cottage Tarbert Argyll PA29 6XX Alteration and sunroom extension to dwelling house	20/01/2005	01/03/2005	PER
05/00077/NMA	Christpher M. Wareham Sunnyside Farm Glenbarr Tarbert Argyll PA29 6UZ Amendment to external stair and floor level above garage relevant to consent 04/01652/DET - Demolition of existing dwelling house and erection of dwellinghouse with sewage treatment tank, reed beds and soakaway	19/01/2005	04/02/2005	NOO
05/00054/DET	HBOS Plc Bank Of Scotland Shore Street Bowmore Isle Of Islay PA43 7LB Alterations to bank in compliance with disability discrimination act	25/01/2005	11/03/2005	PER
05/00048/DET	Glen And Lynn Hyde Rosecroft Bellanoch Lochgilphead Argyll Alterations and extension to dwelling house incorporating retrospective consent for conservatory	13/01/2005	10/03/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
05/00035/DET	HBOS 9 Longrow South Campbeltown Argyll PA28 6AL Alterations to bank in compliance with disability discrimination act	11/01/2005	24/02/2005	PER
05/00034/DET	L Wallace 14 Sealand Peninver Campbeltown Argyll PA28 6QP Extension to dwelling house	11/01/2005	17/02/2005	PER
05/00032/DET	David Sharp Churchill Quarry Tarbert Argyll Erection of steel building for use as workshop/garage for repair of motor vehicles	11/01/2005	09/03/2005	PER
05/00023/DET	John MacVicar Site South West Of Ballibeg Castleton Lochgilphead Argyll Erection of storage shed (retrospective)	10/01/2005	04/03/2005	PER
05/00010/DET	Keith Paul Greetham Adjacent Seaside Cottage, Low Askomil Low Askomil Road Campbeltown Argyll Erection of fence, wall, hard standing and installation of satellite dish	31/01/2005	01/03/2005	PER
04/02537/COU	Cumlodden Esates Office Quarry Point Bistro Crarae Inveraray Argyll Change of use of restaurant to coffee shop and garden centre and small scale shed production	10/01/2005	18/02/2005	PER
04/02536/DET	Mr And Mrs D Sinclair 1 Powdermills Cottage Furnace Inveraray Argyll Rear extension to dwelling	29/12/2004	11/02/2005	PER
04/02535/DET	Mr And Mrs Wills Laggan Farm Bowmore Isle Of Islay PA43 7JF Erection of a two storey extension and sun lounge	13/01/2005	10/03/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02532/DET	Mr And Mrs R. Moody Woodglen Cairnbaan Lochgilphead Argyll PA31 8SQ Erection of rear porch and associated elevational alterations and roof alterations	24/12/2004	28/01/2005	PER
04/02528/OUT	W.C And M.I Wood Land North East Of Edminstone Octofad Port Charlotte Isle Of Islay Erection of dwelling house and installation of septic tank	06/01/2005	24/02/2005	PER
04/02526/DET	Mr And Mrs Bridge Land West Of Tigh-na-mara Skipness Tarbert Argyll Erection of dwelling house	23/12/2004	17/02/2005	PER
04/02525/DET	Mr Patrick Boase Lerigoligan Ardfern Lochgilphead Argyll PA31 8QN Proposed games room, studio and shed	23/12/2004	21/01/2005	PER
04/02524/DET	Mr And Mrs W. Dunkley 1 Crinan Cottages Crinan Lochgilphead Argyll PA31 8SS Proposed erection of rear and side extensions and rear conservatory	23/12/2004	04/03/2005	PER
04/02519/PNFOR	Mr Mark Piper Land South Of Tylochan, Gearach Forest Port Charlotte Isle Of Islay Erection of storage shed	22/12/2004	27/01/2005	NOO
04/02517/DET	Bruichladdich Distillery Bruichladdich House Bruichladdich Isle Of Islay PA49 7UN Installation of oil storage tank	22/12/2004	27/01/2005	PER
04/02508/ADV	CWS Retail Financial Services Co-operative Retail Services Ltd Barmore Road Tarbert Argyll PA29 6TW External illumination of existing fascia sign	20/01/2005	02/03/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02503/DET	Mr And Mrs Paul Raeburn Loch Sween Cottage Achnamara Lochgilphead Argyll PA31 8PT Proposed dormer window and porch extension to dwelling	12/01/2005	24/02/2005	PER
04/02498/TELNOT	Crown Castle (UK) Ltd Campbeltown Transmitting Station Tomaig Farm Campbeltown Argyll Proposed installation of apparatus at existing telecommunications site	20/12/2004	14/01/2005	NOO
04/02497/DET	D. Clark George Hotel Main Street East Inveraray Argyll PA32 8TT Extension to staff accommodation	20/12/2004	15/02/2005	PER
04/02496/DET	D. Clark George Hotel Main Street East Inveraray Argyll PA32 8TT Extension to restaurant and new store	10/01/2005	02/03/2005	PER
04/02477/DET	Machrihanish Golf Club Site Adjacent To Machrihanish Golf Club Shop Machrihanish Campbeltown Argyll Formation of new tee area to existing 1st tee	06/01/2005	14/03/2005	PER
04/02476/DET	J And A J Smith Drumalea Farm Kilkenzie Campbeltown Argyll PA28 6QD Cattle housing shed incorporating underground slurry tank	30/12/2004	04/02/2005	PER
04/02475/DET	Mrs M T Gannon Public House Sanda Island Southend Campbeltown Argyll Proposed kitchen extension to public house	10/01/2005	24/02/2005	PER
04/02474/DET	Mid Argyll Youth Project Old Library Building Union Street Lochgilphead Argyll Extension to youth centre	06/01/2005	21/02/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02470/NID	Argyll And Bute Council Argyll And Bute Council Kilmory Castle Kilmory Lochgilphead Argyll PA31 8RT Use of land for the siting of a storage container	06/01/2005	14/02/2005	PER
04/02469/REM	Mr And Mrs J MacDougall Plot 2 North Of Springfield Muasdale Tarbert Argyll Reserved matters relative to application 04/00925/OUT - Erection of single storey dwelling house, detached garage and installation of septic tank and soakaway	21/12/2004	07/02/2005	PER
04/02454/DET	Mr And Mrs P Griffiths The Folly Clachan Tarbert Argyll PA29 6XL Proposed extension and alteration to dwelling house	16/12/2004	20/01/2005	PER
04/02448/OUT	Iain McCutcheon Land To The South Of Barmolloch Cottages, Kilmichael Glen Ford Lochgilphead Argyll Erection of a dwelling house and relocation of existing wall	15/12/2004	09/02/2005	PER
04/02447/DET	Mr Protherough And Miss Baker Site B, South Of Balvicar Farm Cottages Port Ellen Isle Of Islay Erection of dwelling, outbuilding, oil tank, access, waste treatment plant	13/01/2005	04/03/2005	PER
04/02425/DET	Kenny And Lucy MacLennan Taigh Na Seanahair Tayvallich Lochgilphead Argyll PA31 8PW Erection of a dwelling	13/12/2004	14/03/2005	PER
04/02424/NID	Argyll And Bute Council School School Street Port Charlotte Isle Of Islay PA48 7TW Erection of building for pre-fives unit	10/12/2004	27/01/2005	PER
04/02420/OUT	Keith John Desmond Rutherford Port Mhor Isle Of Colonsay Erection of dwelling house	17/12/2004	16/02/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02409/DET	Miss A. Porter Failte Shore Street Bowmore Isle Of Islay PA43 7LB Alterations and extensions to a dwelling house	08/12/2004	04/02/2005	PER
04/02408/DET	Mr And Mrs J. Kirkby Plot 1 Torran Farm Ford Lochgilphead Argyll Erection of dwelling house with attached garage and installation of septic tank	08/12/2004	20/01/2005	PER
04/02405/COU	Yvonne McNiven Old Store PG Cupples Kerryview Campbeltown Road Tarbert Argyll Proposed change of use of existing shop/store to physiotherapy centre	01/02/2005	09/03/2005	PER
04/02391/REM	Mr Donald Baker Land South Of Lyndon Ballygrant Isle Of Islay Erection of a new dwellinghouse and installation of septic tank	06/12/2004	31/01/2005	PER
04/02387/DET	Scottish Water Land To The North Of The North Church Hall Chalmers Street Ardrishaig Lochgilphead Argyll Proposed underground installation of a septicity dosing plant above ground kiosk, hardstanding and access areas and fencing with bollards	17/12/2004	24/02/2005	PER
04/02377/DET	Mr And Mrs Brown Southbrae Port Charlotte Isle Of Islay Erection of double garage	03/12/2004	28/01/2005	PER
04/02373/DET	Mr And Mrs D G Neill Plot At Ballochroy Tayinloan Tarbert Argyll Demolition of garage and erection of dwelling house	02/12/2004	03/02/2005	PER
04/02367/NID	Argyll And Bute Council Cladh Nam Paitean Burial Ground, Patchen Glenbarr Tarbert Argyll Extension to existing cemetery and construction of boundary wall	02/12/2004	21/01/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02358/OUT	Mr And Mrs D J Campbell Land 140 Metres South Of Achnashelloch Farm Lochgilphead Argyll Erection of dwelling house and installation of septic tank	01/12/2004	20/01/2005	PER
04/02356/OUT	Mr And Mrs D J Campbell Land East Of Forest Lodge Kilmichael Glassary Lochgilphead Argyll Erection of a dwelling house and installation of a septic tank	01/12/2004	20/01/2005	PER
04/02351/OUT	Roland Worthington-Eyre No 2B Mark 2 The Oa Port Ellen Isle Of Islay Erection of dwellinghouse	30/11/2004	28/01/2005	PER
04/02349/OUT	David R Hough Land South West Of Corputechan Farm Bellochantuy Campbeltown Argyll Erection of one and a half storey dwelling house and garage	15/12/2004	11/02/2005	PER
04/02346/DET	Alex Smith Land South Of Jura Parish Church Craighouse Isle Of Jura Formation of vehicular access to croft land	30/11/2004	06/01/2005	PER
04/02326/DET	Brian Galloway Cruachan Cottage Kilmartin Lochgilphead Argyll PA31 8RQ Extension to dwelling	29/11/2004	13/01/2005	PER
04/02323/NMA	Scottish Water Land Opposite Thormore House Tayvallich Lochgilphead Argyll Amendment to layout relative to consent 04/01457/DET - Re-profiling of land to accomodate buried pump station, new vehicle access and ancillary development	25/11/2004	07/01/2005	NOO
04/02313/LIB	Mr And Mrs J.H Davis Flat 2/2 And 2/3 Royal Avenue Mansions 8 Hall Street Campbeltown Argyll PA28 6BU Conversion and alteration of 2 flats into 1flat	26/11/2004	11/01/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02312/COU	Isle Of Gigha Heritage Trust South Drumachro Farm Isle Of Gigha PA41 7AD Change of use of farm steading to office and storage compound	26/11/2004	21/01/2005	PER
04/02309/NMA	Shirley And Stephen Johnstone Kyle View Lady Ileene Road Tarbert Argyll PA29 6TU Amendment to front window relative to consent 03/00130/DET - Erection of decking and car port	26/11/2004	13/01/2005	NOO
04/02308/COU	Mr And Mrs Davis Flat 2/2 And 2/3 Royal Avenue Mansions 8 Hall Street Campbeltown Argyll PA28 6BU Conversion and alteration of 2 flats to form 1flat	26/11/2004	11/01/2005	PER
04/02304/OUT	Frede Mehlsen Ground Between The Carradale Hotel And Loch Park Carradale Lochpark Carradale Campbeltown Argyll Renewal of consent 01/01475/OUT - Development of site for 3 houses	25/11/2004	10/01/2005	PER
04/02288/FELLIC	RIA Holdings Ltd Site West Of Kintarbert Lodge Tarbert Argyll Application to clearfell 36 ha of forestry	24/11/2004	21/01/2005	NOO
04/02284/COU	Mr And Mrs Black Land East Of Torbhlaren Kilmichael Glassary Lochgilphead Argyll Proposed renovation and extension to existing cottage and change of use of byre to form dwelling house	25/11/2004	15/02/2005	PER
04/02283/DET	Mr And Mrs David Hope Land North East Of Croft No 1 Claddach Portnahaven Isle Of Islay Erection of a dwelling house	23/11/2004	10/01/2005	PER
04/02269/DET	David Ferguson Monochorrie Bridgend Isle Of Islay PA44 7PG Installation of oil tank	22/11/2004	11/01/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02262/OUT	David Hubert Guest Land North East Of Colnatarun Croft House, Upper Kilchattan Isle Of Colonsay Erection of a dwelling house	18/11/2004	21/02/2005	PER
04/02256/DET	Church Of Scotland Tarbert Congregation Land West Of Conchra Campbeltown Road Tarbert Argyll Erection of a dwelling house	28/01/2005	01/03/2005	PER
04/02254/DET	Antonia Stewart Land North East Of High Killinochonoch Kilmichael Glassary Lochgilphead Argyll PA31 8QE Implementation of equestrian arena	17/11/2004	13/01/2005	PER
04/02253/DET	Mr And Mrs B. Gerrard Girtrig Cottage Crinan Lochgilphead Argyll PA31 8SW Extensions to dwelling	17/11/2004	13/01/2005	PER
04/02250/DET	Scottish Water Waste Water Treatment Works, Vacant Land East Of Village Hall Tayvallich Lochgilphead Argyll Reprofiling of land to accommodate buried pump station, new vehicle access and ancillary development	17/11/2004	13/01/2005	PER
04/02244/DET	The Barbinder Trust Land South Of Kilmichael Inverlussa Achnamara Lochgilphead Argyll Erection of dwellinghouse	17/11/2004	09/02/2005	PER
04/02240/DET	Stiubhard Kerr-Liddell Hunting Lodge Hotel Bellochantuy Campbeltown Argyll PA28 6QE Erection of new main entrance to Lodge, extension to snooker room, erection of new staircase, porch velux windows and dormer to holiday cottage	30/12/2004	24/02/2005	PER
04/02230/DET	Mr And Mrs George Leppard Land North Of Colnatarun Isle Of Colonsay Erection of a one and a half storey dwelling house	15/11/2004	21/02/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02214/DET	L. Wotherspoon And F. Irvine Land South West Of Ardailly Millcroft Land Isle Of Gigha Erection of dwelling house	18/11/2004	14/01/2005	PER
04/02209/LIB	Congregation Of St. Kierans Church Presbytery St John Street Campbeltown Argyll Replace existing windows with like for like timber slide and sash windows on front elevation	11/11/2004	14/01/2005	WDN
04/02186/DET	Scottish Water Land Opposite Victoria Terrace Chalmers Street Ardrishaig Lochgilphead Argyll Re-profiling of land, construction of lay-by, and fencing in association with installation of buried pumping station	08/11/2004	10/03/2005	PER
04/02155/DET	Mr And Mrs Shaw Land South Of Gigalum Isle Of Gigha Erection of dwellinghouse	02/11/2004	31/01/2005	PER
04/02154/OUT	Jeremy Smith Land South Of Church Of Scotland Manse Craighouse Isle Of Jura Erection of a dwellinghouse (Renewal of outline planning permission 01/01456/OUT)	01/11/2004	14/01/2005	PER
04/02136/DET	Mr And Mrs Whyte Land North Of Glenegedale House Glenegedale Port Ellen Isle Of Islay Erection of 2 dwelling houses with garages and siting of 6000 litre septic tank and associated drainage	27/10/2004	10/01/2005	PER
04/02080/DET	Door And Shutter Services Glasgow Scottish Co-Op 43 Chalmers Street Ardrishaig Lochgilphead Argyll PA30 8EY Installation of security shutters on windows and door of shop	04/11/2004	20/01/2005	PER
04/02036/DET	Mr And Mrs MacNeil Lambos House (Formerly Lambeth House) Jamieson Street Bowmore Isle Of Islay Alterations and extensions to guest house	12/10/2004	06/01/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/02033/DET	Mr And Mrs K. Gill Ettrick Cairnbaan Lochgilphead Argyll PA31 8SQ Detached garage and front porch to dwelling house	12/10/2004	20/01/2005	PER
04/02012/OUT	John Hamilton-Jones Tigh Na Drochit Tayinloan Tarbert Argyll Erection of a dwellinghouse	07/10/2004	28/01/2005	PER
04/01999/LIB	Seonaid Isla Baker Ceol Na Mara West End Port Charlotte Isle Of Islay PA48 7TL Replacement front door	11/10/2004	20/01/2005	PER
04/01949/DET	Elizabeth B. Robertson Land South East Of Claonaig Cottage Skipness Tarbert Argyll Retrospective erection of a retaining wall	30/12/2004	17/02/2005	PER
04/01940/DET	Mrs Edwards Killeyan 78 Jamieson Street Bowmore Isle Of Islay Installation of uPVC replacement windows and doors	23/11/2004	27/01/2005	PER
04/01877/OUT	Iain Johnston Land Adjacent To Alistair Annies Cottage Isle Of Colonsay Erection of dwelling house	06/10/2004	20/01/2005	PER
04/01871/DET	Scottish Water Pumping Station 1 Tarbert Road Ardrishaig Lochgilphead Argyll Reprofiling of land to accommodate buried pumping station installation, new vehicular access, lay-by and ancillary development including above ground kiosk	16/09/2004	21/01/2005	WDN
04/01864/DET	Mr And Mrs MacLundie Plot B Killinnochnoch Kilmichael Glassary Lochgilphead Argyll PA31 8QE Erection of dwelling house and formation of access	16/09/2004	18/02/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/01859/LIB	Mr A Colls And Others Achnaha Clachan Tarbert Argyll PA29 6XL Alteration to provide first floor living accommodation and erection of roof on garage	15/09/2004	21/02/2005	PER
04/01854/MIN	M And K MacLeod The Cut Quarry Achnaba Lochgilphead Argyll Continued winning and working of minerals relative to lapsed consent 01/092/0656 - Winning and working of minerals	17/09/2004	20/01/2005	PER
04/01841/DET	Scottish Water Waste Water Treatment Works, Vacant Land Shore Side Of B8025 Tayvallich Lochgilphead Argyll Reprofile of land to accommodate buried septic tanks and ancillary development	14/09/2004	17/02/2005	PER
04/01736/OUT	West Highland Housing Land South West Of Burnside Craighouse Isle Of Jura Residential development - six semi-detached houses	03/09/2004	25/01/2005	PER
04/01658/COU	M Turner Ballimenach Farm Campbeltown Argyll PA28 6RE Conversion of steading to dwelling house	01/02/2005	14/03/2005	PER
04/01391/LIB	Church Of Scotland Kilmeny Church Ballygrant Isle Of Islay PA45 7QW Erection of disabled ramp and internal alterations	15/11/2004	10/02/2005	PER
04/01214/NID	Director Of Community Services Campbeltown Hospital Ralston Road Campbeltown Argyll PA28 6LE Installation of prefabricated building to provide occupational therapy washdown/storage facility	24/11/2004	10/01/2005	PER
04/01009/OUT	Michael Charles Peacock Land North West Of Trodugal Cottage Machrihanish Campbeltown Argyll PA28 6PT Erection of of two dwelling houses	09/06/2004	07/02/2005	PER

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS SINCE LAST COMMITTEE
MID ARGYLL, KINTYRE AND ISLAY**

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
04/00388/WGS	Forestry Commission Woodland, Mid Cragabus Farm, Mid Cragabus Port Ellen Isle Of Islay Woodland Grant Scheme	05/03/2004	20/01/2005	NOO
02/01877/LIB	Mrs C McIntyre Flat 1 8 Barachan Place Argyll Street Campbeltown Argyll PA28 6AX Installation of double glazed timber sliding sash and case windows	12/12/2002	16/02/2005	PER

Argyll and Bute Council
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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
03/01811/ERD	Mr Douglas McPhee Proposed change of use of existing office - store to dwelling house Former Bookies Macbraynes Lane Lochgilphead Argyll	03/10/2003	10/10/2003	10/03/2005	WARAPP
04/00430/AOW	The Tinker Foundation Erection of dwellinghouse - amendment to warrant 01/01605/ERD - granted 12th December 2001 - enlarge Plot 3, Lurabus The Oa Port Ellen Isle Of Islay	04/03/2004	30/03/2004	01/03/2005	WARREF
04/00526/AOW	Mackenzie Smokehouse Extension to smokehouse - Amendment to 01/00616/EXT - Reduced size of chill unit and smaller Site 13B Kilmory Industrial Estate Kilmory Lochgilphead Argyll	16/03/2004	16/04/2004	28/02/2005	WARREF
04/01024/EXT	Mr And Mrs Charles Haycock Extension at front of dwelling house to form sun lounge 73 Highbank Park Lochgilphead Argyll PA31 8NN	24/05/2004	21/07/2004	16/02/2005	WARAPP
04/01367/ALT	Mr And Mrs D.A McDonald Alterations to attic to form enlarged hallway and en-suite bedroom 12 Ellary Place Kilmory Lochgilphead Argyll PA31 8TZ	09/07/2004	17/09/2004	10/03/2005	WARAPP
04/01493/ALT	Neil Martin Alterations and extension to form single dwelling from 2 flats Kingarth West Bank Road Ardrishaig Lochgilphead Argyll	27/07/2004	16/09/2004	23/02/2005	WARAPP
04/01506/ALT	Alan Smilie Campbell Alteration of existing flatted dwelling and demolition of existing bathroom Knap House Kintyre Street Tarbert Argyll PA29 6UW	28/07/2004	29/09/2004	07/03/2005	WARAPP
04/01675/ALT	Mr And Mrs J Murray Alterations to roof and windows of dwelling house Anaskeog Kilmichael Glassary Lochgilphead Argyll PA31 8QE	24/08/2004	15/10/2004	16/02/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
04/01707/ALT	Mr And Mrs J Stewart Alteration to existing property to form en-suite bedroom in attic (retrospective) 4 Kilmartin Lochgilphead Argyll PA31 8RN	30/08/2004	14/10/2004	16/02/2005	WARAPP
04/01731/ERD	Mr And Mrs Taylor Alterations to form two flats on the ground floor and maisonette on the upper floors, site 1250 litre oil tank, Ardrinish Campbeltown Road Tarbert Argyll PA29 6TN	31/08/2004	08/10/2004	21/02/2005	WARAPP
04/01883/EXT	David Barbour Gillies Erection of conservatory 10 Killeonan Campbeltown Argyll PA28 6PL	20/09/2004	30/09/2004	03/03/2005	WARAPP
04/01907/ERD	A. McLean And Son Erection of an 8 apartment single storey timber framed dwelling house with integral garage - Stage 1, Land North Of Radio Station And North East Of Bellfield Farm Campbeltown Argyll	23/09/2004	01/10/2004	24/02/2005	WARAPP
04/01969/ERD	Mr And Mrs Richard Joykson Erection of new 9 apartment timber framed two storey dwelling house - Stage 1 - all works excluding drainage Carsaig Furnace Inveraray Argyll PA32 8XU	04/10/2004	01/12/2004	16/02/2005	WARAPP
04/01978/EXT	Donald Colville Single storey timber framed side extension to form sun lounge 5 Wellpark Houses Kilkenzie Campbeltown Argyll PA28 6QF	05/10/2004	03/11/2004	15/02/2005	WARAPP
04/02021/ERD	Ms Caroline MacQueen Erection of a 5 apt 2 storey timber framed dwelling Ardnacraig Pier Road Tarbert Argyll PA29 6UF	12/10/2004	02/12/2004	16/02/2005	WARAPP
04/02217/EXT	Mr And Mrs A. MacLean Erection of an extension 3 Barrmor View Kilmartin Lochgilphead Argyll	10/11/2004	09/12/2004	17/02/2005	WARAPP

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Argyll and Bute Council
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04/02225/EXT	Mr And Mrs Johnston Erection of extension to dwelling house Ros-A-Ghlinne 27 Dun Mor Avenue Kilmory Lochgilphead Argyll PA31 8TP	11/11/2004	15/12/2004	24/02/2005	WARAPP
04/02290/ALT	David Ferguson Internal alterations to relocate kitchen and enlarge bathroom Monochorrie Bridgend Isle Of Islay PA44 7PG	22/11/2004	24/12/2004	22/02/2005	WARAPP
04/02293/ERD	Mrs M. Thomson Change of use and alterations to form 2 new flats The Cairn Kilmartin Lochgilphead Argyll PA31 8RQ	22/11/2004	21/12/2004	21/02/2005	WARAPP
04/02421/ERD	Mr And Mrs MacLundie Erection of new ten apartment single storey dwelling house with associated septic tank and filter system Plot B Killinochnoch Kilmichael Glassary Lochgilphead Argyll PA31 8QE	10/12/2004	16/12/2004	10/03/2005	WARAPP
04/02453/ERC	John Millar Smith Erection of cattle housing shed incorporating underground slurry store Drumalea Farm Kilkenzie Campbeltown Argyll PA28 6QD	17/12/2004	07/01/2005	17/02/2005	WARAPP
04/02489/AOW	M Hampton Erection of a 4apt 1 1/2 storey timber framed dwelling house - amendment to warrant 04/00614/ERD granted Plot 2, Land East Of Lower Soroba Ardfern Lochgilphead Argyll	22/12/2004	24/12/2004	17/02/2005	WARAPP
04/02502/AOW	Anglo House (Scotland) Ltd Change of use, alterations and erection of exempt conservatories at former MOD housing - Amendment 1-12 Machrihanish Campbeltown Argyll PA28 6SU	24/12/2004	12/01/2005	10/03/2005	WARAPP
05/00010/ERD	Mr And Mrs G. Napier Erection of a 4 apartment timber framed single storey dwelling house and septic tank drainage system Plot A Killinochonoch Hill Kilmichael Glassary Lochgilphead Argyll PA31 8QE	07/01/2005	10/01/2005	17/02/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
05/00032/AOW	Miss H. Buchanan Erection of a new dwelling house - Amendment to 04/00647/ERD granted on 25/5/04 - Alteration to Plot 3 Land East Of Lower Soroba Ardfern Lochgilphead Argyll	12/01/2005	13/01/2005	17/02/2005	WARAPP
05/00035/EXT	Mr And Mrs Islay Campbell Alterations and extension to form single storey traditional built sun room 73A Jamieson Street Bowmore Isle Of Islay	13/01/2005	27/01/2005	28/02/2005	WARAPP
05/00059/AOW	Mid Argyll Youth Project Two storey extension and alterations to upper floor to form offices - amendment to warrant 04/01298/EXT Old Library Building Union Street Lochgilphead Argyll	17/01/2005	21/02/2005	25/02/2005	WARAPP
05/00071/MTP	Richard Moody Internal alterations to form first floor storage area. Woodglen Cairnbaan Lochgilphead Argyll PA31 8SQ	21/01/2005	15/02/2005	23/02/2005	WARAPP
05/00072/ERC	Mr And Mrs Sinclair Erection of a single storey side extension to form a heated conservatory Riverbank Kilmichael Glassary Lochgilphead Argyll	21/01/2005	09/02/2005	02/03/2005	WARAPP
05/00081/ALT	Mr And Mrs McLaughlin Alterations to existing bed-sit with new stair etc Rosebank Kilmartin Lochgilphead Argyll PA31 8RQ	24/01/2005	16/02/2005	21/02/2005	WARAPP
05/00087/AOW	Sue Walford Alteration to loft space to form 2 bedrooms with wash basin facilities, bathroom and stair access - Weathering Heights Ardfern Lochgilphead Argyll PA31 8QR	31/01/2005	11/02/2005	11/02/2005	WARAPP
05/00097/DEM	Community Services Alterations to form partial demolition of existing modular accomodation and erection of new external Southend Primary School Southend Campbeltown Argyll	26/01/2005	04/02/2005	07/03/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
05/00112/ERC	Hector MacNeil Installation of oil fired central heating and associated oil tank High Lossit Cottage Machrihanish Campbeltown Argyll PA28 6PZ	28/01/2005	01/02/2005	03/03/2005	WARAPP
05/00114/ERD	Fyne Properties Ltd Erection of 4 one and a half storey timber framed dwelling houses Land North Of Inverleckan, Powdermills Furnace Inveraray Argyll	28/01/2005	16/02/2005	15/03/2005	WARAPP
05/00128/EXT	Mr Seaward Extension to the rear of the dwelling to form a conservatory 2 Coille Mhinnean Furnace Inveraray Argyll PA32 8XY	01/02/2005	08/02/2005	25/02/2005	WARAPP
05/00132/MTP	Mr Patrick Boase Proposed repairs and extension to existing games room Learigololigan Ardferrn Lochgilphead Argyll PA31 8QN	02/02/2005	16/02/2005	23/02/2005	WARAPP
05/00134/MTP	Mr And Mrs Paul Raeburn Formation of dormer windows - conservatory and alterations to cottage Loch Sween Cottage Achnamara Lochgilphead Argyll PA31 8PT	02/02/2005	15/02/2005	24/02/2005	WARAPP
05/00147/ALT	John M F MacDonald Alterations to remove conservatory and form patio area (retrospective) South Lodge Stonefield Tarbert Argyll PA29 6YJ	04/02/2005	16/02/2005	21/02/2005	WARAPP
05/00172/ALT	Mr And Mrs Gargan Alterations to existing house to provide the addition of a shower to the bathroom and the installation of a 1250 8 Dalriada Place Kilmichael Glassary Lochgilphead Argyll PA31 8SL	07/02/2005	15/02/2005	21/02/2005	WARAPP
05/00174/ALT	Russell Livinstone Alterations to dwelling house to form on ground floor, new dining room, new bathroom and hall and install new Davanelm Ardrishaig Lochgilphead Argyll PA30 8ER	07/02/2005	15/02/2005	21/02/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
05/00178/DEM	Highlands And Islands Enterprise Demolition of former jaeger factory Jaeger Man Tailoring Roothing Campbeltown Argyll PA28 6TL	28/01/2005	11/02/2005	11/02/2005	WARAPP
05/00189/ALT	Ardrishaig Parich Church Congregational Board Alteration to church hall to provide disabled access and facilities North Church Hall Chalmers Street Ardrishaig Lochgilphead Argyll	11/02/2005	11/02/2005	16/02/2005	WARAPP
05/00191/ALT	A D L MacTaggart Internal alterations to living room/kitchen to form living/kitchen (open plan) and retain hall partitions (Mactaggart) Shore Street Port Charlotte Isle Of Islay PA48 7TR	09/02/2005	11/02/2005	03/03/2005	WARAPP
05/00197/STG	Mr And Mrs Clark 1 1/2 storey timber framed extension to dwelling and associated internal alterations- Amendment to warrant Adaem Cottage Crinan Lochgilphead Argyll	10/02/2005	16/02/2005	08/03/2005	WARAPP
05/00204/AOW	Gigha Heritage Trust Alterations to dwelling house to form open plan living kitchen area - Amendment to 04/01057/ALT granted on 3 Woodside Isle Of Gigha PA41 7AD	11/02/2005	14/02/2005	15/02/2005	WARAPP
05/00205/LOC	Katrina Hastie Letter of Comfort for the conversion of two flatted dwellings into one Flat 1 2 Harveys Lane Burnside Street Campbeltown Argyll	11/02/2005	22/02/2005	22/02/2005	COMF
05/00211/AOW	Alistair Birse Erection of dwelling, garage and oil storage tank - Amendment to 00/00464/ERD granted on 16.06.00 - Plot 4 Cruach Bowmore Isle Of Islay PA43 7JQ	14/02/2005	22/02/2005	09/03/2005	WARAPP
05/00214/EXT	Mr And Mrs Mordey Single storey side extension to form a heated conservatory Springfield Muasdale Tarbert Argyll	14/02/2005		01/03/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
05/00219/AOW	Mr And Mrs J Dreghorn Extensions to dwellinghouse - Amendment to 02/00367/EXT granted 18/04/02 - kitchen extension 58 Lime Craigs Road Campbeltown Argyll PA28 6JT	15/02/2005	23/02/2005	23/02/2005	WARAPP
05/00232/ERC	Daniel Galbraith Erection of a 1200 litre oil storage tank 11 Woodside Carradale Campbeltown Argyll PA28 6SB	16/02/2005	16/02/2005	21/02/2005	WARAPP
05/00249/ALT	Mrs J McSporran Replacement roof covering, alterations to roof and demolition of chimney Westholme Campbeltown Road Tarbert Argyll PA29 6SX	17/02/2005	21/02/2005	23/02/2005	WARAPP
05/00257/ERC	Scott Galloway Erection of double garage and workshop Lord Of The Isles Craobh Haven Lochgilphead Argyll PA31 8UA	18/02/2005	21/02/2005	25/02/2005	WARAPP
05/00261/ALT	Mr And Mrs Donald Gillies Alterations to attic space to form a bedroom 1 Laphroaig Cottage Laphroaig Port Ellen Isle Of Islay PA42 7DU	21/02/2005		01/03/2005	WARAPP
05/00281/AOW	M And K MacLeod Erection of a 4 apt timber framed single storey dwelling house - Amendment to 04/00841/ERD granted on Plot 12 Pipers Road Cairmbaan Lochgilphead Argyll	23/02/2005	23/02/2005	23/02/2005	WARAPP
05/00300/ERC	Mr And Mrs N Brown Erection of double garage Southbrae Port Charlotte Isle Of Islay	24/02/2005	25/02/2005	07/03/2005	WARAPP
05/00305/ALT	Argyll And Bute Council Alterations to form toilet for disabled person to bedroom first left on the ground floor 57 Crosshill Avenue Campbeltown Argyll PA28 6LJ	25/02/2005	25/02/2005	15/03/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED	VETTED DATE	DECISION	DECISION
05/00310/EXT	Mr And Mrs David Ferguson Alterations and extension to form sun lounge and utility room Plot 10 6 Fernoch Crescent Lochgilphead Argyll PA31 8AE	28/02/2005	01/03/2005	10/03/2005	WARAPP
05/00315/AOW	The Royal Bank Of Scotland Group Alteration/construct new insitu ramp at max 1:15 to level access. Rehang lobby door and install new low level access. Royal Bank Of Scotland 47 Frederick Crescent Port Ellen Isle Of Islay PA42 7DN	28/02/2005	03/03/2005	07/03/2005	WARAPP
05/00316/ERC	Ellis McKinnon Erection of 2 semi detached garages	28/02/2005	28/05/2005	14/03/2005	WARAPP
05/00352/ALT	Plots 1 And 2 Land North Of Low Drumore Bellochantuy Campbeltown Argyll Mrs M Macguire	07/03/2005	08/03/2005	15/03/2005	WARAPP
05/00373/ALT	Alterations to rear elevation to remove window and form new french doors 24 Rhudal Cottages Drumlemble Campbeltown Argyll PA28 6PR Malcolm MacDonald	09/03/2005	09/03/2005	10/03/2005	WARAPP
	Alterations to remove chimney stack above roof line and reinstate roof covering 11 Brodie Crescent Lochgilphead Argyll PA31 8NW				

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ARGYLL AND BUTE COUNCIL
MINUTES OF MEETING OF MID ARGYLL PARTNERSHIP
held in DALRIADA HOUSE, LOCHGILPHEAD
on Monday 21 February 2005.

1 WELCOME and APOLOGIES

Colin Hossack representing the Forestry Commission, Scotland, who had only commenced work today, was welcomed to the meeting on behalf of the Forestry Commission.

Apologies for absence were received from George Lyon M.P., Eric Box, Roddy MacLeod, Wendy Mowbray, Felicity Kelly, Margaret McVicar, Sandy MacKilligan, Peter Slann.

2 MINUTES OF MEETING OF 14 SEPTEMBER 2005

The minutes of the meeting held on 14th September, 2005, were approved with two minor amendments.

3 MATTERS ARISING

Car Parking in Tarbert, Lochgilphead and Bowmore

It was confirmed that the Area Committee had recommended that before any consideration was given to charging in Council owned car parks a survey should be undertaken to ascertain whether on street parking charges should be implemented in Tarbert, Lochgilphead and Bowmore. Various points were noted in regard to the effect the car parking charges would have on a tourism area.

4 FORESTRY COMMISSION

Collin Hossack advised that he was a replacement for Brent Meakin.

He confirmed that the Kintyre Way funding had been approved and upgrades were currently being carried out by the Forestry Commission between Tarbert and Skipness and Goodly and Ballochgair both to be completed by the end of March. It was agreed that a copy of the map showing the Kintyre Way between Tarbert and Southend should be circulated as part of the minute.

Dalriada Project

Colin reported that final funding bid was in and the foot paths at Ardcastle and Otter Ferry at Port Ann were all to be upgraded to an all ability standard. He referred to the Oak woods and the exhibition of art work to take place on the 26th February at the Kilmartin museum. He also advised that a feasibility study of local mountain biking possibilities was being undertaken.

5a Ardrishaig Community Council – No report

5b Dunadd Community Council –

They are discussing with Donnie McLeod flooding on the road which connects Castle Park and the new road which has not yet been adopted and it has problems with drainage.

5c Inveraray Community Council – No report

5d Lochgilhead Community Council – No report

5e South Knapdale Community Council –

The only issue will be taken up directly with Donnie McLeod in relation to soft verges and problems of vehicles attempting to park and turn using these. He also reported that the old mile post maker signs are being replaced or renovated by the South Knapdale Community Council.

5f West Lochfyne Community Council –

Various Bear issues were raised including missing Minard signs, road accidents at Knock Cottage, outside Lochgair, the bad state of the A83 and lighting in Lochgair adjacent to the hotel.

The issue of litter on and beside trunk roads was also raised and it was agreed to ascertain from Andy Law whose responsibility this is and what action is being taken.

It was also noted that the Council's side roads into upper Lochgair are not in good condition.

David Stark pointed out that at Auchindrain where the road works assumed to be finished by February had not yet started. This is still on ceefax as a road works problem. It was agreed that Inspector Dearie would try and raise this to see whether this should be removed and updated on ceefax. He will also take forward the other Bear issues with Inspector Sutherland.

5g Craignish Community Council – No report

5h Furnace Community Council - see attached report

5i Tarbert & Skipness Community Council –

The main issue still was the crossing required in the centre of Tarbert and Douglas Robertson asked if the Area Committee would take this forward by asking for a meeting with the Scottish Executive/ Strathclyde police and BEAR to push for this crossing.

A question was asked about the £300,000 allocated in this year's budget for events and festivals and it was agreed to ascertain whether this would be a budget heading for future years.

Phone Box Consultation

It was noted that most Community Councils were in favour of cashless phone boxes and this would be communicated to British Telecom.

5j North Knapdale Community Council – No report

6 STRATHCLYDE POLICE –

Inspector Dearie reported on various strategies which have taken place since the last meeting including the fireworks strategy, festive public safety campaign, and “ru2close”.

He also reported that the mobile police office was successfully visiting the MAKI area where there had been 81 patrols.

An issue regarding parking outside the co-op in Ardrishaig was raised, cars being parked not only on double yellow lines but facing the wrong way with their headlights on. Councillor McMillan pointed out that this had caused some accident in the recent past and it was agreed that the police would check what action had been taken to sort this.

7 BRITISH WATERWAYS BOARD –

It was noted that Danny Kennedy has retired and that British Waterways Board should be asked who should be invited to attend the meetings.

8 COMMUNITY CENTRE COUNCIL –

Copy of the report from Margaret McVicar was circulated for information.

9 CHAMBER OF COMMERCE –

It was agreed that the Chamber of Commerce should be included on the Agenda.

10 COUNCIL REPORTS – No reports

(a) Roads

(b) Environmental Services

(c) Education

(d) Housing & Social Work

11 SCOTTISH WATER –

It was agreed that a specific letter should be written to Stephen Greenhill inviting him to attend the next meeting.

12 BEAR –

It was agreed that a letter would be sent to the Area Manager in Killin inviting him to attend the next meeting of Mid Argyll Partnership.

13 BLARBUIE WOODLANDS -

A report relating to Blarbuie Woodland Project was circulated for information and is attached to the minute.

14 ANY OTHER BUSINESS

Forest Enterprise produced a copy of a map showing the link road between Loch Awe and Loch Fyne and invited comments on this.

15 NEXT MEETING

The next meeting will held on the 16th May, 2005, at 2.15 p.m. in Dalriada House, Lochgilphead.

The meetings thereafter will be the 29th August and the 21st November 2005

SEDERUNT SHEET
MID ARGYLL PARTNERSHIP
21 FEBRUARY 2005

Name	Organisation
David Starck	South Knapdale Community Council
Colin Hossack	Forestry Commission, Scotland
Ian MacIntyre	Tarbert & Skipness Community Council
Douglas Robertson	Tarbert & Skipness Community Council
Eric Dearie	Strathclyde Police
Marion Thomson	Dunadd Community Council
Liz Cockhill	Chamber of Commerce
Bruce Robertson	Alison & Bute Council
Mary MacGugan	West Lochfyne Community Council
Alison Hay	Argyll & Bute Council
Donnie MacMillan	Argyll & Bute Council
Deirdre Forsyth	Argyll & Bute Council - Corporate Services

furnace report feb 05

Furnace Community Council Report

I shall be on my way back from Stornoway at 2.15 on Monday, so please convey my apology. I am sorry to miss the meeting as I always find them helpful.

The Community Council continues to liaise with Friends of the Furnace who are making good progress in meeting with organisations such as Historic Scotland which are interested in the preservation of the iron furnace and the eventual establishment of some kind of industrial heritage centre based on the Furnace. For the first time money has been made available through Historic Scotland for removal of branches and foliage which are endangering the stonework and some tidying of the site.

The Community Council has had complaints from cyclists and motorists about the poor surface and the many potholes appearing between the lay-by and the end of the 40 mile limit at Sandhole. While this is not a Council responsibility we hope representations can be made to Bear. Clearly this whole stretch of road needs to be repaired, as the filling-in of potholes can only be a temporary measure as within a few days the heavy traffic undoes the work done.

We are proud of the success of Furnace School Gaelic Choir at the National Mod and we were delighted when Argyll and Bute Council recognised their continuing success with a reception at the Lochfyne Hotel in Inveraray. We welcome the completion of the forest road from Loch Awe to Brenchoille and look forward to the time when timber is shipped out of Furnace. Having been involved in the creation of the Leacainn Walk the Community Council welcomes recreational facilities in forest areas.
Roddy Macleod Furnace Community Council



Fuller Services in our Neighbourhoods and Schools

FUSIONS PURPOSE

FUSIONS will focus on bringing together workers delivering children's services across Argyll & Bute. The purpose of this is to develop an integrated approach that provides high quality services to children, young people and their families.

The Area Integration Managers aim to act as catalysts and facilitators empowering and developing others to contribute to a real change in the way in which Children's Services are provided in Argyll & Bute. This team is multi-disciplinary with varied experience across the sectors.

FUSIONS VALUES

The values of integrated work are based on strong motivation to facilitate change and improvement within agreed parameters.

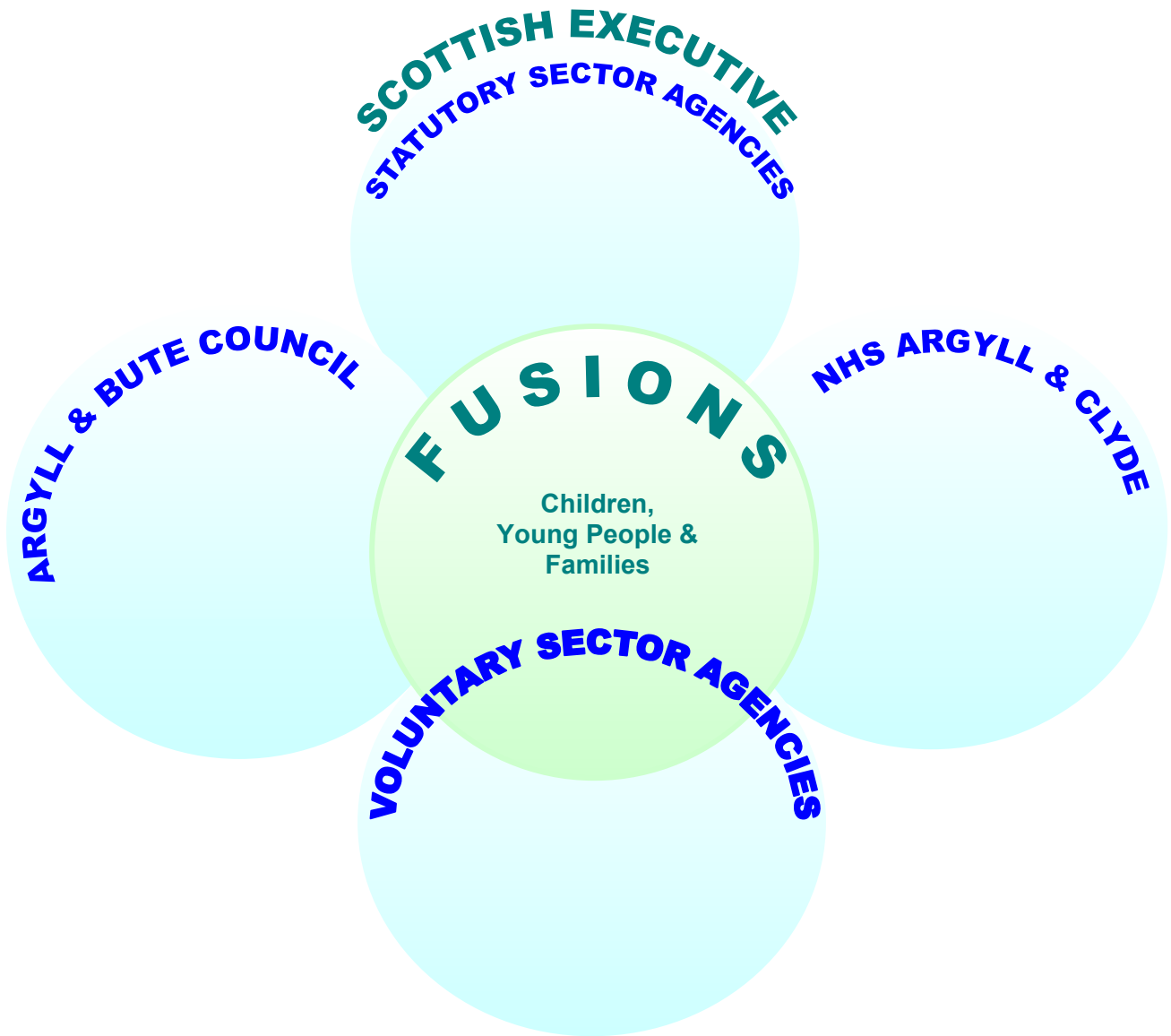
In Partnership we will:

- Communicate in an open, honest and inclusive manner
- Look for solutions based on needs
- Provide a service based on equity and integrity
- Facilitate development and growth of local services with a view to sustainability
- Challenge inertia and raise issues in an appropriate way to improve understanding and diminish barriers
- Provide a positive experience of integration
- Utilise joint decision making to improve consistency and quality of approach
- Focus on providing the absolute best possible interventions within given situations

FUSIONS PARTNERS

Across Scotland the Scottish Executive have asked local authorities and their partners to develop better integrated Children's Services. Within Argyll and Bute we have amalgamated the two elements of this strategy: Integrated Community Schools and the changing Children's Services fund to create FUSIONS.

THE STRATEGIC FIT: An integrated approach providing a high quality service



FUSIONS STRATEGIC AIMS: THE CONTEXT

Strategic aims are influenced by a number of factors:

- Key strategic direction, aims & priorities of partner organisations; Education, Health, Social Work, Youth Justice and the Voluntary Sector.
- Lifetime of FUSIONS and associated constraints.
- History of integrated working and associated experiences across Argyll & Bute
- Capacity and sustainability of services.

Strategic aims and direction must sit comfortably within the national plan for children's services and support our partners locally in their strategic delivery, to that end we have focussed our plan around the following strategic areas.

SAFE:

Children and young people should be protected from abuse, neglect and harm by others, at home, at school and in the community.

- Support children, young people and families in relation to drug and alcohol misuse
- Promote and facilitate local access to information and training in relation to child protection
- Collaborate with appropriate partners to access resources for keeping children and young people safe
- Engage local agencies to develop a local strategy in line with targets within the youth crime strategy

NURTURED:

Children and young people should live within a supportive family setting, with additional assistance if required, or, where this is not possible within another caring setting, ensuring a positive and rewarding childhood experience.

- Support the social and emotional development of children and young people
- Promote positive behaviour initiatives with children, young people, parents and staff

HEALTHY:

Children and young people should enjoy the highest attainable standards of physical health, with access to suitable healthcare and support for safe & healthy lifestyle choices.

- Support schools to become Health Promoting
- Contribute to the wider public health agenda

ACHIEVING:

Children and young people should have access to positive learning environments and opportunities to develop their skills, confidence and self esteem to the fullest potential.

- Promote learning opportunities for children and young people
- Promote and facilitate support for children and young people's physical environmental, social and educational needs

ACTIVE:

Children and young people should be active with opportunities and encouragement to participate in play & recreation including sport.

- Support children and young people's development by facilitating the provision of a range of movement and play programmes

RESPECTED & RESPONSIBLE:

Children and young people and their carers should be involved in decisions that affect them, should have their voices heard and should be encouraged to play an active and responsible role in their communities.

- Engage children, young people and their families in assessment of needs and subsequent decisions and plans which affect them
- Promote active citizenship

INCLUDED:

Children, young people and their families should have access to high quality services, when required, and should be assisted to overcome the social, educational, physical, environmental and economic barriers that create inequality.

- Contribute to the development of a joint assessment framework leading to joint family support plans
- Widen access to information on children's services, activities and supports
- Promote inclusion across partnerships and provision

DELIVERING THE PLAN: THE PROCESS

The successful delivery of the plan relies on a number of inter related factors and activities
The development of local operation plans in the four geographical areas, endorsed by Area Children's Services Management

- Engaging all agencies in learning, development and integration to provide improved services to children, young people and their families
- Excellent planning, communication and performance monitoring by FUSIONS managers
- Reflective and evidence based practice to support continuous development and sustainability
- Maximum use of local influence, building on existing relationships and developing new ones
- Utilising the plan to inform local team objectives and personal development needs
- Engaging children, young people and their families in the assessment of needs and subsequent decisions which will affect them

DELIVERING THE PLAN: THE CONTEXT

The plan will be facilitated across Argyll & Bute by the four Area Integration Managers:

Alex Honeyman
Oban, Lorne & The
Isles

Catherine Dobbie
Mid Argyll,
Kintyre & Islay

Gordon Higgins
Bute & Cowal

Liling Payne
Helensburgh &
Lomond

Plans will be utilised to guide local developments in line with the initial seven areas of FUSIONS.

- An Integrated Community School will provide support for learning within and outwith the school
- An integrated Community School will promote healthy lifestyles
- An Integrated Community School will encourage parents' involvement in supporting their children's learning and well being
- An Integrated Children's Community Support Service will establish a local children's service planning group
- An Integrated Children's Community Support Service will provide opportunities for all staff who work in children's services to come together through training and forums for good practice exchange
- An Integrated Children's Community Support Service will develop a joint assessment framework
- An Integrated Children's Community Support Service will establish a framework for the development of joint family support plans

COMMUNICATING THE PLAN

The plan will be communicated to the following groups and individuals:

- Scottish Executive
- Argyll & Bute Community Services Management Team
- Area Committees (including Area Management Groups)
- Integrated Services Action Group (Integrated Services Action Group)
- Children's Service Planning Group (including 4 thematic groups)
- FUSIONS – Area Management Groups/Local sub groups
- Statutory partners
- Voluntary partners
- Other strategic partnerships – Social Inclusion Partnership/Healthy Living Partnership
- Network contacts in other local authorities

MONITORING THE PLAN

The plan will be monitored monthly by the Area Integration Managers at their bi monthly meetings.

The monitoring process will rate progress against the objectives in each of the four areas

The criteria will include:

1. Clear examples and evidence from completed activities that meet this objective
2. Clear examples and evidence from work in progress that meet this objective
3. Clear examples but not evidence that meet this objective
4. Unable to evidence this objective
5. There are additional review and evaluation processes that support performance in this area

APPENDIX 1: WORKING IN PARTNERSHIP

The following table outlines some examples of activities facilitated through FUSIONS across the 4 geographical areas and key partnerships which allow outcomes to be delivered.

SAFE:

Children and young people should be protected from abuse, neglect and harm by others, at home, at school and in the community.

EXAMPLE ACTIVITIES

- Drug & alcohol awareness raising, staff development & training
- Multi-agency professional dangerousness & child protection training
- Individual community support packages for children & young people
- Locality youth justice multi-agency seminars
- Experiential learning opportunities for children and young people eg. drama, workshops, safe kids & peer support

KEY PARTNERS

Social work Police Education Voluntary Sector Community Learning & Regeneration
Community safety forums Substance misuse forums Health Parents & carers
Emergency services

NURTURED:

Children and young people should live within a supportive family setting, with additional assistance if required, or, where this is not possible within another caring setting, ensuring a positive and rewarding childhood experience.

EXAMPLE ACTIVITIES

- Handling children's/teenage/esteem training programmes
- Nurture programmes
- Counselling support for children & young people
- Positive/ behaviours programmes eg Golden time, circle time, assertive discipline, circle of friends

KEY PARTNERS

Education – school/ pre- school External training agencies Voluntary sector Health
Community Learning & Regeneration Network support teams Social work Parents

HEALTHY

Children and young people should enjoy the highest attainable standards of physical health, with access to suitable healthcare and support for safe & healthy lifestyle choices.

EXAMPLE ACTIVITIES

- Joint/multi-agency, Health promoting schools awareness raising & planning
- Health Promoting Schools Activity eg. nutrition, breakfast clubs eg. pupil council support projects
- Scottish Health at Work initiative
- Social Inclusion Partnership Health & wellbeing partnerships

KEY PARTNERS

[Social inclusion partnerships](#) Joint Health Improvement Plan (local) [Health](#) Social work
[Healthy living partnership](#) Education [Community Learning & Regeneration](#) Voluntary sector
[Parents](#) Community

ACHIEVING:

Children and young people should have access to positive learning environments and opportunities to develop their skills, confidence and self esteem to the fullest potential.

EXAMPLE ACTIVITIES

- Homework clubs & activity
- Targeted courses for young people eg. babysitting club/volunteer tutoring
- Multi-agency, Staff training eg. Movement matters, Sensory processing Fizzy programme
- Joint plans eg development of behaviour support unit, alternative curricula

KEY PARTNERS

[Education](#) Voluntary Sector [Health](#) Community Learning & Regeneration, etc
[Members of community](#) External providers [Social Work](#) Educational psychology
[Network support](#) Emergency services

ACTIVE:

Children and young people should be active with opportunities and encouragement to participate in play & recreation including sport.

EXAMPLE ACTIVITIES

- Play at home
- Movement matters
- Class moves
- Brain gym
- Fizzy programme
- Outdoor educational activities
- Sports activities
- Training volunteers as sports coaches

KEY PARTNERS

Education – school/ pre-school Active schools STRAMASH Outdoor centres
 Leisure providers NHS Sports clubs Voluntary Sector Parents
 Community Learning & Regeneration

RESPECTED & RESPONSIBLE:

Children and young people and their carers should be involved in decisions that affect them, should have their voices heard and should be encouraged to play an active and responsible role in their communities.

EXAMPLE ACTIVITIES

- Family support initiative
- Young people in trouble group
- Joint planning through
 FUSIONS Area
 Children's services
 Management groups
- Pupil Council
- Support projects

KEY PARTNERS

Social Work Community Learning & Regeneration Police Health Voluntary Sector
 Education – schools/educational psychology/management Parents Schools/staff Pupils

INCLUDED:

Children, young people and their families should have access to high quality services, when required, and should be assisted to overcome the social, educational, physical, environmental and economic barriers that create inequality.

EXAMPLE ACTIVITIES

- Interagency planning & training days
- Area management group
- Integrated Services Action Group
- Access to all activities offered – no outcomes relating to this
- Interagency planning & training days

KEY PARTNERS

Health Social Work Education Voluntary Families Police Community Learning & Regeneration

ARGYLL & BUTE COUNCIL
COMMUNITY SERVICES

MID ARGYLL, KINTYRE AND ISLAY
AREA COMMITTEE

4 April 2005

**APPLICATIONS BY VOLUNTARY ORGANISATIONS FOR
VOLUNTARY SECTOR GRANT 2004/2005**

1. **Summary**

This report describes the allocation of a small grant which was unspent by the group to whom it was previously granted.

2. **Recommendation**

To ratify the decision to pay a grant of £245 to Inveraray and District Piping Association.

3. **Background**

1. A grant of £245 was awarded to North Kintyre Art Group, but they did not require this funding. They advised the Council of this after the last meeting and duly returned the stated amount.
2. An application had been received from Inveraray and District Piping Association which met the criteria but because no funds were available, had been held over for 2005/2006.
3. After consultation with the Chair and Vice Chair the Area Community Learning and Regeneration Officer offered the sum of £245 to Inveraray and District Piping Association, and this has been accepted.
4. The Committee are asked to note and ratify this decision. In previous years, the Committee have agreed to decisions on grant funds being delegated to local officers in consultation with Chair and Vice Chair when sums become available late in the financial year. This year it was not expected at the time of

the last meeting that there would be any funds still to be distributed.

4. IMPLICATIONS

Policy:	The recommendations within this report reflect the Council's commitment to the support of work with young people and the support of the voluntary sector in Argyll and Bute.
Financial:	Grants awarded will be met from the relevant allocation within the education service revenue budget and the leisure development budget for 2004/2005
Personnel:	None
Equal Opportunities:	None
Legal:	Grants with recommendations of over £2000 have been checked by Finance Section

Douglas Hendry
Director of Community Services
March 2005 2004

For further information please contact: Felicity Kelly, Area Community Learning and Regeneration Manager, Lochgilphead Community Education Office, Manse Brae, Lochgilphead. 01546 604750

ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND ISLAY
AREA COMMITTEE****CORPORATE SERVICES****4 APRIL 2005**

PUBLIC WATER SUPPLIES ON ISLAY

1. SUMMARY

- 1.1 This report explains the difficulties arising from the lack of availability of public water supplies on Islay.

2. RECOMMENDATION

- 2.1 To recommend to the Council that this be pursued with Scottish Water for a solution as a matter of urgency.

3. BACKGROUND

- 3.1 The Torra Water Treatment Works, which serves Port Ellen and Bowmore has reached the limit of extraction permitted by EEC regulations and no more new water connections will be permitted for those dependant on the Torra Treatment Plant. The plant at Port Charlotte has not yet reached capacity. The two systems come close to each other at Bridgend where some 2 or 3 hundred yards separate the systems at that part of Islay.
- 3.2 Within the Local Plan soon to be adopted and subsequent new houses arising therefrom, little will be possible around the settlements of Bowmore or Port Ellen if they are unable to connect to a public water supply.
- 3.3 When the water treatment plant had its last upgrade under West of Scotland Water Authority, and to obtain approval from the community for the application for EU funding, it was stated that the two systems Could be joined up and that the Torra plant would receive water piped direct from the reservoir, instead of piping it out of the burn at a point 3 miles closer to the water treatment plant, as they do at present, this resulting in the water arriving at the plant a degree or two warmer than it would do if it were piped all the way. This appears to result in slowing down the peat extraction from the water during the summer months when the expanded population on Islay puts the water delivery system under extra pressure during a hot dry spell of weather. The failure to join up the two systems has resulted in the lack of opportunity for new housing development.

4. IMPLICATIONS

Policy	To enable implementation of new Local Plan.
Financial	None.
Personnel	None.
Equal Opportunities	N/A
Legal	N/A
Community	This will meet the requirement of the community.

Deirdre Forsyth
Area Corporate Services Manager

4 April 2005

Introduction to Mid Argyll, Kintyre and Islay Area Plan

It is the view of the Mid-Argyll, Kintyre and Islay Area Committee that this Area Plan should both reflect and feed into the Council's corporate planning process. It should therefore be a key building block in the setting of corporate priorities and the allocation of resources through budgets.

The Mid-Argyll, Kintyre and Islay Area Committee has prepared its Area Plan in the context of: -

- Argyll and Bute Council Corporate Plan
- The Community Planning Partnership themes
- Draft Argyll and Bute Local Plan
- Argyll and Bute Structure Plan
- Argyll and Bute Economic Development Strategy
- Argyll and the Islands Local Economic Forum Strategy
- Local Housing Strategy
- Initiative at the Edge
- Local political priorities
- Community Safety
- Health Issues

The recent Deprivation Study for Argyll and Bute showed that the wards covering central Campbeltown and Port Ellen are amongst the worst in Scotland in deprivation indicators relating to income, employment, health and access.

The Area Plan is largely project/action driven and does not include a number of vital day-to-day front line services being provided by the Council. The Area Plan therefore acknowledges and commends continued support for these services including: -

- Roads and Amenity Services
- Public Protection
- Social Work
- Housing Management
- Leisure Management
- Development and Building Control
- Registration
- Homelessness

The Council plays a key-enabling role in initiatives supporting a number of sectoral areas including agriculture, aquaculture, fisheries, forestry, renewable energy, biodiversity, coastal management and countryside access. The Council also works with and wishes to maintain its links with the voluntary sector. The Area Plan recommends continued support for these activities.

The Mid-Argyll, Kintyre and Islay Area Committee wishes to identify the Local Plan group of Areas for Action relating to Campbeltown Town Centre and Waterfront as the highest possible priority within this Plan. At a corporate Argyll and Bute level the Committee is aware of progress in other town centres, even in advance of the finalisation of the Local Plan. It is therefore submitted that the Campbeltown Town Centre and Waterfront should be the next highest Council wide priority to receive attention. The town centre should be included in the Local Plan as a specific Area for Action.

The Area Plan will be monitored and reviewed quarterly by the Committee.

Mid Argyll, Kintyre and Islay Action Plan

No	Local Plan AFA	WHAT Specific Objectives (see relevant supporting sheet)	HOW				CAPITAL/ REVENUE POSITION	Lead Officer	CPP Theme	Corporate Plan
			Enable	Do it ourselves	In Partnership – with Council contribution	Don't do it ourselves – influence others				
1	X	Ardrishaig Improvements			√		K Williams	1.5	3.4.5	
2		Argyll Community Trust			√			1.5	1.3.5/4.1.3	
3		Bowmore Hall, Islay			√		D McVicar	3.76	4.2.1	
4		Bruichladdich Pier			√		A McCulloch	2.1	1.3.3/2.1/6	
5		Campbeltown Airport, direct links to Ireland/Oban/Islay/Inverness								
6	x	Campbeltown New Quay			√		Arthur McCulloch	2.1	2.1.6	
7	x	Campbeltown Promenade		√						
8	x	Campbeltown regeneration and area for action			√		K Williams	2.3	2.3.6/1.3.2/ 2.1.4/2.4.1/ 2.5.1/3.3.5/ 4.1.1	
9		Campbeltown Skateboard Park		√			F Kelly	1.5	3.4.5/4.1.3	
10	x	Campbeltown/Ballycastle Ferry	√			√	Dave Duthie	2.1	1.3.1/2.2.2/	
11	X	Carradale Harbour			√		D Duthie	2.1	2.1.6	
12		Clock Lodge			√		D Forsyth	3.6	2.5.5/3.4.4/ 4.1.1	
13		Community Education Centre, Lochgilphead		√			F Kelly	3.3	2.3.3	
14		Ferries								
		(a) Tayinloan Ferry								
15		(b) Jura Ferry replacement								
16		(c) Short fast ferry crossing e.g. mainland to Jura								

No	Local Plan AFA	WHAT	HOW	CAPITAL/ REVENUE POSITION		Lead Officer	CPP Theme	Corporate Plan
17		(d) Ferry route from Tiree via Coll, Fionnphort & Colonsay to Port Askaig						
18		(e) New Route from Port Ann to Otter Ferry						
19		(f) Ferry Terminal at Ronachan to serve Islay for a shorter crossing						
20		(g) Passenger ferry from Carradale to Arran & Ayrshire						
21		(h) Winter sailings from Kintyre to Arran						
22		(i) 2 ferries to serve Islay throughout the year						
23		Fusions			√	Catherine Dobbie	1.1 1.2	2.3.4
24		Initiative at the Edge areas – Colonsay/Jura			√	D Forsyth	2.1, 1.4.6 2.2, 3.4 1.1.5, 3.1	2.18 2.2.5/2.2.1/ 2.5.2/3.4.1
25	x	Inveraray Town Centre			√	K Williams	3.6	2.5.5
26		Island Centre, Kilchoman Community Park			√	Jane Fowler	1.5	3.4.5
27		Joint futures			√	Angus Smith	1.1	2.3.8/3.2.1/ 5.1.1/5.2.1/ 5.2.2
28		Machrihanish – Development of Defence Estates ground			√	D Forsyth		2.1.9/2.2.6
29		Rail Links						
30		(a) Arrochar to Inveraray						
		(b) Dalmally to Lochgilphead						

No	Local Plan AFA	WHAT	HOW	CAPITAL/ REVENUE POSITION	Lead Officer	CPP Theme	Corporate Plan
		Road Improvements					
31		(a) A83					
32		(b) Inveraray Bypass					
33		(c) A816 (Lochgilphead to Oban)					
34		(d) Furnace bends (A83 road improvements)					
35		(e) Erines road widening (A83)					
36		(f) A83 – brae between entrance to North Muasdale farm & Muasdale Surgery					
37		(g) Reconstruction of Port Ellen/Bowmore road to address sinkage etc.					
38		(h) Feolin/Criaghhouse to accommodate short sea crossing to Jura					
39		(i) Port Charlotte/Portnahaven road upgrade (more passing places, better sight lines etc)					
40		S.I.P.		√	Felicity Kelly	2.4	2.5.1/3.3.1/ 3.4.1

K. Williams

ARGYLL AND BUTE LOCAL PLAN - Consultative Draft Dec 2003			
AREAS FOR ACTION – Mid Argyll, Kintyre and Islay			
Ref.	Name	Local Plan Status	Priority Rating by MAKI Area Committee
9/1	Inveraray Town Centre and Waterfront	Strategic	1
9/2	Inveraray – West Central Area	Local	3
9/3	Inveraray – West Upper Riochan	Local	3
10/1	Bowmore – Birch Drive/Gorton Vogie Road	Local	3
10/2	Bowmore – Shore Street/Killarow House	Local	3
10/3	Bowmore – Shore Street/Tigh-an Struthian	Local	3
10/4	Port Ellen – Village Centre and Waterfront	Strategic	2
12/1	Lochgilphead Town Centre/Waterfront	Strategic	2
12/2	Lochgilphead West Waterfront	Strategic	2
12/3	Lochgilphead – Hospital Land Holdings	Local	3
12/4	Lingerton Landfill	Strategic	3
12/5	Ardrishaig South Village Centre and Crinan Canal	Strategic	1
12/6	Cairnbaan – East	Local	3
12/7	Cairnbaan – West/Crinan Land	Strategic	3
12/8	Tayvallich School	Local	3
12/9	Carsaig – Torglen	Local	3
12/10	Ardfern – Central	Local	2
12/11	Ardfern – Waterfront	Local	3
12/12	Minard – South	Local	2
13/1	Tarbert Harbour	Strategic	2
13/2	Tarbert –South Campbeltown Road/Back Street	Local	3
13/3	Clachan Village Centre	Local	3
14/1	Campbeltown Harbour	Strategic	1
14/2	Campbeltown – Kinloch Park	Strategic	1
14/3	Campbeltown – Quarry Green	Local	1
14/4	Campbeltown – Town Centre (Longrow/Kinloch Road)	Strategic	1
14/5	Campbeltown Roding/Glebe Street	Strategic	1
14/6	Carradale Harbour	Strategic	1
DEVELOPMENT ROAD ACTION			
9/1	Inveraray Bypass	Strategic	1
10/1	Bowmore	Local	3
12/1	Minard South	Local	2
12/2	Minard West	Local	3
12/3	Port Ann/Achnaba	Local	3
TRAFFIC MANAGEMENT ACTION			
10/1	Bowmore – Hawthorn Lane/Beech Avenue/Willowbank/Birch Drive	Local	3

It should be noted that this prioritisation is provisional pending the finalisation of Argyll and Bute Local Plan

ARGYLL AND BUTE LOCAL PLAN – CONSULTATIVE DRAFT DEC 2003

**PRIORITY POTENTIAL DEVELOPMENT AREA SCHEDULE –
MID ARGYLL, KINTYRE AND ISLAY**

REF	NAME	MIX OF USES	PRIORITY
PDA 10/23	Bridgend, Islay	Business and Industry	3
PDA 10/18	Portnahaven West	Housing/hotel/tourist accommodation	3
PDA 10/20	Portnahaven North West	Golf course	3
PDA 10/34	Port Askaig	Transport	3
PDA 12/3	Roads Depot 1, Lochgilphead	Mixed use – housing/retail/tourism	1
PDA 12/4	Roads Depot 2, Lochgilphead	Mixed use – housing/retail/tourism	1
PDA 12/18	Ardfern Craignish Harbour	Tourism	2
PDA 12/24 – 28	Craobh Haven (SPDA's)	Tourism	3
PDA 12/75	Lunga	Mixed use – tourism/housing/business	2
PDA13/3	Easfield, Tarbert	Housing (including affordable housing component)	1
PDA 13/4	Glenfield, Tarbert	Housing (including affordable housing component)	1

Mid Argyll, Kintyre and Islay

REF.	WHAT – Specific Objectives	HOW				Lead officer/ Lead spokesperson	Status	Commentary
		Enable	Do it ourselves	In Partnership - with council contribution	Don't do it ourselves – influence others			
1.3.1	Ireland Ferry	<input type="checkbox"/>			<input type="checkbox"/>	Dave Duthie/ Cllr McKinlay	3 - Slower than expected	The Scottish Executive are considering the case made by the DBAG, Council have written to Minister in support
1.3.2	Campbeltown community project			<input type="checkbox"/>		Donald MacVicar/ Cllr McKinlay	3 - Slower than expected	4 – 6 weeks behind contractors programme but still scheduled for completion late summer next year.
1.3.3	Bruichladdich pier		<input type="checkbox"/>	<input type="checkbox"/>		Dave Duthie/ Cllr McKinlay	2 - On track	The Council have approved the Business Case, ERDF funding confirmed, site investigation complete. Consultants appointed to prepare design and invite tenders. Planning Application made.
1.3.4	Jura/ Islay Ferry replacement		<input type="checkbox"/>	<input type="checkbox"/>		Stewart Turner/ Cllr McKinlay	3 - Slower than expected	The replacement of the ferry will be included as part of the Piers/ Harbours & ferries Review. A draft Review Report to SPC in December 2004.

1.3.5	Argyll Community Trust (formerly Mid Argyll Sports Trust)	□			□	Donald MacVicar/ Cllr McKinlay	4 - No progress	Plan affected by NPDO proposals and the Trust have made no progress in obtaining further funds, albeit the availability of sportsotland capital has effectively disappeared.
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Carradale Harbour identified as a priority to replace Campbelltown Community Project once complete

Campbeltown Promenade to be included instead of the Irish Ferry on the basis that the ferry requires no financial input from the council albeit it remains a top priority for the area.
The list of priorities should be divided into those where the council has a financial input and those which are important to the area but require other forms of support than financial or where the money has already been committed and work started. Any projects which require time of officers should be included in the area priorities.

AREA PRIORITIES

Financial for inclusion in the capital programme

- 1]Irish Ferry
- 2]Bruichladdich Pier
- 3]Carradale harbour
- 4]Campbeltown Promenade
- 5] Jura ferry replacement

Non financial/ already started

- 1] Mid Argyll sports trust
- 2] Campbeltown Community Project
- 3]Campbeltown New Quay
- 4]Developments at Machrihanish

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