

# Public Document Pack

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

Corporate Services  
Director: Nigel Stewart



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29 June 2005

### **NOTICE OF MEETING**

A meeting of the **MID ARGYLL KINTYRE & ISLAY AREA COMMITTEE** will be held in the **COUNCIL CHAMBERS, KILMORY** on **WEDNESDAY, 6 JULY 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 08 JUNE 2005** (Pages 1 - 8)
4. **MINUTES OF CIVIC GOVERNMENT HEARING DATED 8 JUNE 2005** (Pages 9 - 10)
5. **NOTE OF BUSINESS DAY DATE 22 JUNE 2005** (Pages 11 - 12)
6. **PUBLIC QUESTION TIME**
7. **PLANNING APPLICATIONS** (Pages 13 - 34)
8. **DELEGATED DECISIONS** (Pages 35 - 56)
9. **DEVELOPMENT CONTROL PERFORMANCE MONITORING COUNCIL WIDE AND DECENTRALISED AREA TEAM PERFORMANCE APRIL 2004 TO MARCH 2005** (Pages 57 - 62)
10. **BUILDING CONTROL PERFORMANCE MONITORING AND SERVICE PLAN PROGRESS COUNCIL WIDE AND DECENTRALISED AREA TEAMS FOR 2004/2005** (Pages 63 - 68)

11. **STREET NAMING - KILARROW HOUSE** (Pages 69 - 72)
12. **STREET NAMING - NEWTON SCHOOL HOUSE** (Pages 73 - 76)
13. **CAMPBELTOWN SEWERAGE SYSTEM (TO FOLLOW)** (Pages 77 - 82)

#### **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 9

Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

- E1 14. **JURA CARE CENTRE** (Pages 83 - 90)
- E1 15. **KILCHOMAN CHURCH (VERBAL REPORT)**
- E1 16. **SCHOOL AND SCHOOLHOUSE, GLENBRECKERIE, SOUTHEND** (Pages 91 - 92)

#### **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  
TOWN HALL, CAMPBELTOWN  
on WEDNESDAY, 8 JUNE 2005**

**Present:** Councillor Alastair McKinlay (Chair)

Councillor Rory Colville	Councillor Robin Currie
Councillor Alison Hay	Councillor Donald Kelly
Councillor John McAlpine	Councillor Donnie MacMillan
Councillor Bruce Robertson	

**Attending:** Deirdre Forsyth, Area Corporate Services Manager  
Donnie McLeod, Roads and Amenity Services Manager  
Richard Kerr, Senior Development Control Officer  
Yvonne Willan, Area Housing Manager  
Felicity Kelly, Area Community Education Officer  
Angus Smith, Community Services Service Manager  
Martin Gorringe, Operations Manager – Marine and Airfield  
Peter Howland, RNLI  
Sylvia Howland, RNLI  
John Lord, Yellow Book  
Inspector David Lavery, Strathclyde Police

**1. APOLOGIES**

Apologies for absence were received from Councillor John Findlay.

**2. URGENT ITEM**

The Chairman ruled, and the Committee agreed, in terms of Section 50B(4)(b) of the Local Government (Scotland) Act 1973 in terms of Standing Order 3.2.2, that item 17, which was not specified in the Agenda, 'Street Naming, Campbeltown,' should be considered because the buildings will be ready for occupation prior to the next meeting.

**3. DECLARATIONS OF INTEREST**

Councillor Currie declared an interest in respect of Item 13, Education & Leisure Grants - Bruichladdich Hall.

**4. MINUTES OF MEETING OF 4 MAY 2005**

The minutes of the meeting of 4 May 2005 were approved subject to the following amendments:

The Committee unanimously agreed to suspend standing orders in order to clarify and amend the following decisions;

**1. Employability Team Presentation**

**Decision**

An additional recommendation was agreed as follows:

To recommend to the Council that a commitment be given to support the development of the Lochgilphead Construction Campus and to investigate becoming a partner in the project.

**2. Leisure Development Grants**

Tarbert Seafood Festival

**Decision**

In view of the change in Council Policy regarding payment for road closures, the Committee agreed to underwrite up to £500 additional grant subject to the final accounts being submitted by end of August 2005.

**5. PRESENTATION BY RNLI**

Peter and Sylvia Howland of RNLI gave an informative display on lifejackets and also an interesting discussion on water safety. The Councillors all tried on the lifejackets and were shown how they work. The Community Safety Forum has included water safety as one of its main strategic policies.

**Decision**

Members agreed to recommend that the Council promote the policy that lifejackets should be worn by everyone when on or near water, especially when joining in water sports activities.

**6. PUBLIC QUESTION TIME**

There were no questions from the public.

## 7. PLANNING APPLICATIONS

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

1. **05/00233/DET**  
Mr G W Bruce. Detailed. Erection of Detached Dwellinghouse. Land between Village Shop/Post Office and O'Fish Shell, Ardfern.

### **Decision**

That planning permission 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 13 May, 2005.

2. **05/00276/DET**  
Mr Rory Day. Detailed. Use of land for Seasonal Tee Pee Campsite (including erection of 3 Tee Pees and extension of existing building to provide associated office/toilets). High Corranbeg, Ardfern.

### **Decision**

That planning permission 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 13 May, 2005.

## 8. ENFORCEMENT 01/00079/ENFOTH

The report updated Members on the outcome of an enforcement notice appeal in respect of an unauthorised dwelling and associated development at Lunga, Ardfern. The report considers the implications of the Reporter's decision for the development in question, and for the stance which the Council as Planning Authority should take in respect of other unauthorised development elsewhere on the Lunga Estate.

### **Decision**

1. The terms of the appeal were noted.
2. The Committee agreed in light of the recent enforcement appeal decision at Lunga to recommend to the Strategic Policy Committee that consultants be appointed to produce an enforcement strategy in respect of the unauthorised habitation on the Estate, with a view to producing, within a fixed timescale, a schedule of actionable sites, a deemed assessment of such sites, and an appraisal of the future development potential of those sites and other alternative locations on the Estate and the adjacent settlements, in the light of development plan policy and government advice; with a view to a programme of enforcement action being prepared for implementation by Area Office staff.

(Reference – Report by Head of Planning dated 12 May 2005)

**9. DELEGATED DECISIONS**

The Committee noted the decisions issued by the Director of Development Services dated 12 May 2005.

**10. PIERS, HARBOURS AND FERRIES REVIEW**

The report informed Members of the Review that has been issued for consultation.

**Decision**

1. To continue consideration to 22 June at 10.00 a.m. in Kilmory.
2. Members agreed to send comments on the review to Martin Gorringe prior to that date.

(Reference – Report by Head of Road and Amenity Services dated 8 June 2005)

**11. CAPITAL BUDGET INFRASTRUCTURE IMPROVEMENTS ALL AREAS**

The report informed Members about the opportunity to secure up to £75,000 for carrying out work from the Capital Budget Infrastructure Improvement, out of the total budget for all of Argyll and Bute of £300,000 spread over 3 years.

**Decision**

Members agreed to recommend to the Strategic Policy Committee that the MAKI share be allocated to the Campbeltown Esplanade improvements, and for the Roads and Amenity Area Manager to seek a way of accelerating this funding to allow all the work to be completed as one contract.

(Reference – Report by Head of Road and Amenity Services dated 8 June 2005)

**12. PLAY AREA IMPROVEMENT**

The report outlined proposals in line with the 3<sup>rd</sup> phase of improvements to existing play areas within Mid Argyll, Kintyre and Islay.

**Decisions**

1. The Committee agreed to support the proposed wheel park development in Campbeltown as detailed in 3.4, subject to the play area behind Princes Street being decommissioned.
2. The Committee agreed to support the proposed wheel park development in Ardrishaig as detailed in 3.5, after consultation with regeneration service and local community groups.
3. The Committee agreed to support the formation of a partnership group for Upper Riochan in Inveraray as detailed in 3.6.

(Reference – Report by Head of Roads and Amenity Services dated 8 June 2005)

### 13. SOCIAL WELFARE GRANTS

The Strategic Policy Committee agreed that the Social Welfare Grant allocation for the Mid-Argyll, Kintyre & Islay area for the financial year 2005/2006 would be £15,000.00.

#### Decision

There is clearly a greater demand for funding support from organisations within the community than can be met from the Social Welfare Grant scheme.

The Committee have considered the applications for grant funding submitted to the Social Welfare Grant scheme, and have noted the levels of funding recommended and agreed the amount of grant made.

	ORGANISATION	TOTAL PROJECT COST	TOTAL REQUESTED	RECECOMMENDATION
1	Jura Care Centre	850	400	400
2	Mid-Argyll Transport Volunteers	13,564	2,000	1,500
3	Islay and Jura Advice Centre	2,400	2,400	1,200
4	KADAS	28,500	8,500	2,000
5	Mid-Argyll Friends of ARMS	70,000	2,180	1,000
6	S.E.N. Group Kintyre	8,105	5,000	1,200
7	Kintyre 6 Circle Group	7,020	11,500	1,500
8	Dalintober/Millknowe Community Flat	4,790	1,290	1,000
9	South Kintyre Senior Citizens Committee	1,815	1,000	1,000
10	Springbank Evangelical Church Recycling Project	11,700	2,000	1,500
11	Homestart	4,500	1,500	1,500
	<b>TOTAL</b>	<b>£153,244</b>	<b>£37,770</b>	<b>£13,800</b>

It was noted that an application from Special Needs Support Group (Mid Argyll) would be considered when they have received POCAS approval.

(Reference – Report by Area Social Work Service Manager dated 8 June 2005)

**14. EDUCATION AND LEISURE DEVELOPMENT GRANTS**

The Members considered the remaining monies from the Education and Leisure development grant budget.

**Decision**

The Committee agree to the following grants which would fully utilise the Education and Leisure development grant budgets for the remainder of this financial year.

<b>Applicant</b>	<b>Total Project cost</b>	<b>Total Requested</b>	<b>Education Development</b>	<b>Leisure Development</b>
Bowmore Harbour Improvement Assoc	£10,900	£4,000		£540
Rhinns Playgroup Assoc	£2,500	£2,500	£450	
Islay Pipe Band	£1,590	£1,170	£450	
Bruichladdich Hall	£5,460	£2,000	£250	£550
Islay Natural History Trust	£2,740	£1,370	£415	
Campbeltown Playground Group	£1,400	£400	£350	
Tarbert Seafood Festival	See minute	Item 3.2		£500
<b>TOTAL</b>	<b>£24,590</b>	<b>£11,440</b>	<b>£1915</b>	<b>£1590</b>

(Reference Report by Area Community Education Officer dated 8 June 2005)

**15. MINUTES OF MID ARGYLL PARTNERSHIP DATED 21 FEBRUARY 2005**

The minutes of the Mid Argyll Partnership dated 21 February 2005 were noted.

**16. MINUTES OF KINTYRE INITIATIVE WORKING GROUP DATED 18 APRIL 2005**

The minutes of the Kintyre Initiative Working Group dated 18 April 2005 were noted.

**17. STREET NAMING - ST. JOHN TERRACE**

Members approved proposal for naming of new development at St. John Street, Campbeltown.

**Decision**

The Committee agreed to the name 'St. John Terrace' for the new development.

(Reference – Report by Area Corporate Services Manager dated 8 June 2005)

**18. DRAFT STRATEGY AND ACTION PLAN FOR CAMPBELTOWN**

An interesting and informative presentation was given by Yellow Book, on the draft strategy and action plan for Campbeltown.

**Decision**

It was noted that the final plan would be submitted to the next meeting.

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**ARGYLL AND BUTE COUNCIL**  
**MINUTE of MEETING OF AREA COMMITTEE FOR**  
**MID ARGYLL, KINTYRE AND ISLAY**  
**held in THE TOWN HALL, CAMPBELTOWN**  
**on WEDNESDAY 8 JUNE, 2005**

**Present:** Councillor Alastair McKinlay (Chair)

Councillor Rory Colville	Councillor Robin Currie
Councillor Alison Hay	Councillor Donald Kelly
Councillor John McAlpine	Councillor Donnie MacMillan
Councillor Bruce Robertson	

**Attending:** Deirdre Forsyth, Area Corporate Services Manager  
Fiona Anderson  
Inspector David Lavery, Strathclyde Police

**Applicant** Jason Norris

**1. APOLOGIES**

Apologies were received from Councillor John Findlay.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. CORPORATE AND LEGAL SERVICES**

**Civic Government Hearing**  
**Hearing to consider application for a Taxi Driver's Licence**  
**Jason Norris, 21 Dalriada Court, Campbeltown**

The procedure was explained and the Area Committee listened to the applicant and to the objector.

**Decision**

It was agreed to grant the licence for a period of twelve months in order to give the applicant a chance to prove that his way of life has changed.

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**NOTE OF BUSINESS MEETING OF MID ARGYLL KINTYRE AND ISLAY  
AREA COMMITTEE HELD IN THE COUNCIL CHAMBERS, KILMORY ON  
WEDNESDAY, 22 JUNE 2005 AT 10.00 AM.**

Present: Councillor Alastair McKinlay (Chair)

Councillor Rory Colville  
Councillor Alison Hay  
Councillor John McAlpine

Councillor Robin Currie  
Councillor Donald Kelly  
Councillor Bruce Robertson

Attending: Deirdre Forsyth, Area Corporate Services Manager  
Stewart Turner, Head of Roads and Amenity Services.  
Donnie Mcleod, Roads and Amenity Services Manager

1. Apologies were received from Councillors Findlay and Macmillan.

Councillor McKinlay welcomed the members to the Business Day Meeting and reminded them that when any Councillor was contacted by a constituent who lives in a different ward from that which he/she represents then that information or request should be passed on to the appropriate Councillor.

2. Piers, Harbours and Ferries Review.

It was agreed to recommend to the Strategic Policy Committee that the following comments be included.

1. Campbeltown Harbour

On page 6 include a reference to the provision of a roll on, roll off service which can be used when the Campbeltown/Ballycastle ferry service resumes.

2. Piers

Members agreed that where piers or slips are transferred to a previous landowner or to an existing Trust Authority, public access to these piers must be guaranteed. Where there is no such existing Trust Authority or a previous landowner who can be traced, then the Council should retain the facility.

3. Port Askaig Harbour & Jura Ferry

In regard to the Port Askaig Harbour Development it was agreed to recommend that accommodation be included as it was in the original plans for the project. This accommodation would be used by a person who could carry out a part time Assistant Harbour Master role, and would also assist in the running of the Jura ferry by providing a person on the spot to cover for absence.

Further more since Jura is an Initiative at the Edge area and since the Council are partners in the national Initiative at the Edge project there should be no change to the existing service provision for the booking of the 9.30 p.m. or the 11.00 p.m. service, which currently costs the standard fare for a car plus 4 passengers and is subject to earlier booking. This provision is very much appreciated by both the Islanders and other users such as Council staff who have to travel to evening meetings on Jura.

The Council as partners in Initiative at the Edge have agreed that they will prioritise Coll, Colonsay and Jura. The Council's actions in this regard will be a measure of their commitment to the Initiative at the Edge process.

4. Income Recovery

It was agreed to recommend that consideration be given to a combined payment to cover landing and berthing dues. Fishermen could be given the option to pay this combined payment monthly, quarterly or annually instead of each time a landing was made.

In regard to the recommendation for an Assistant Harbour Master at Campbeltown who would cover Carradale, West Loch Tarbert and Tayinloan, the Committee agreed with this proposal. They also recommended that a part time Assistant Harbour Master be appointed to cover piers and harbours on Islay and Jura and be based at Port Askaig as this will maximise income recovery there.

5 Delivery Mechanism

The Committee noted that communities which are served by Council ferries wish the Council to continue with that service. Although the Area Committee do not oppose the principle of going out to tender they consider that this should be within a structure of Council ownership of the four routes.

## ARGYLL AND BUTE COUNCIL

## TOWN AND COUNTRY PLANNING

APPLICATION TO BE CONSIDERED BY THE MID ARGYLL, KINTYRE & ISLAY  
AREA COMMITTEE AT THEIR MEETING ON 6 JULY 2005

1. 05/00557/DET Mrs B Hasler. Outline. Erection of One Dwellinghouse (Outline). Plot 1, land south west of Scotnish Cottages, Tayvallich.

**Recommendation**

That planning permission be refused for the reasons stated in the report by Head of Planning dated 17 June, 2005.

2. 05/00559/OUT Mrs B Hasler. Outline. Erection of One Dwellinghouse (Outline). Plot 2, land south west of Scotnish Cottages, Tayvallich.

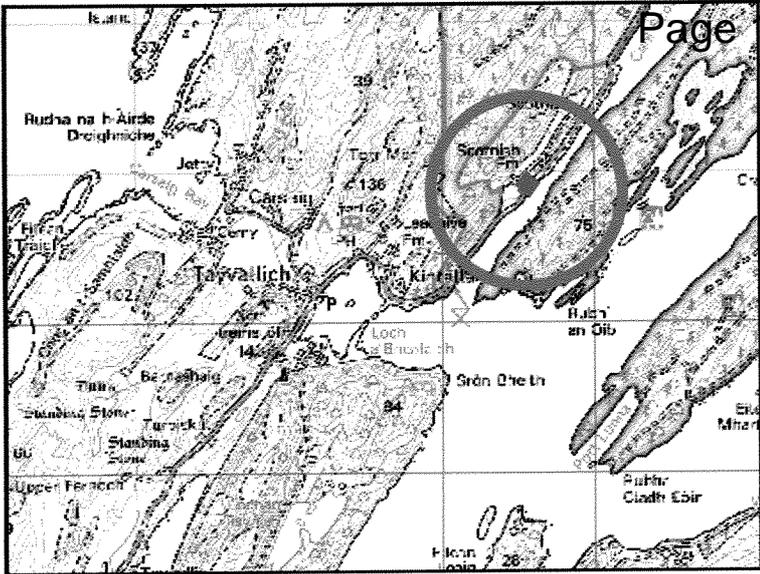
**Recommendation**

That planning permission be refused for the reasons stated in the report by Head of Planning dated 17 June, 2005.

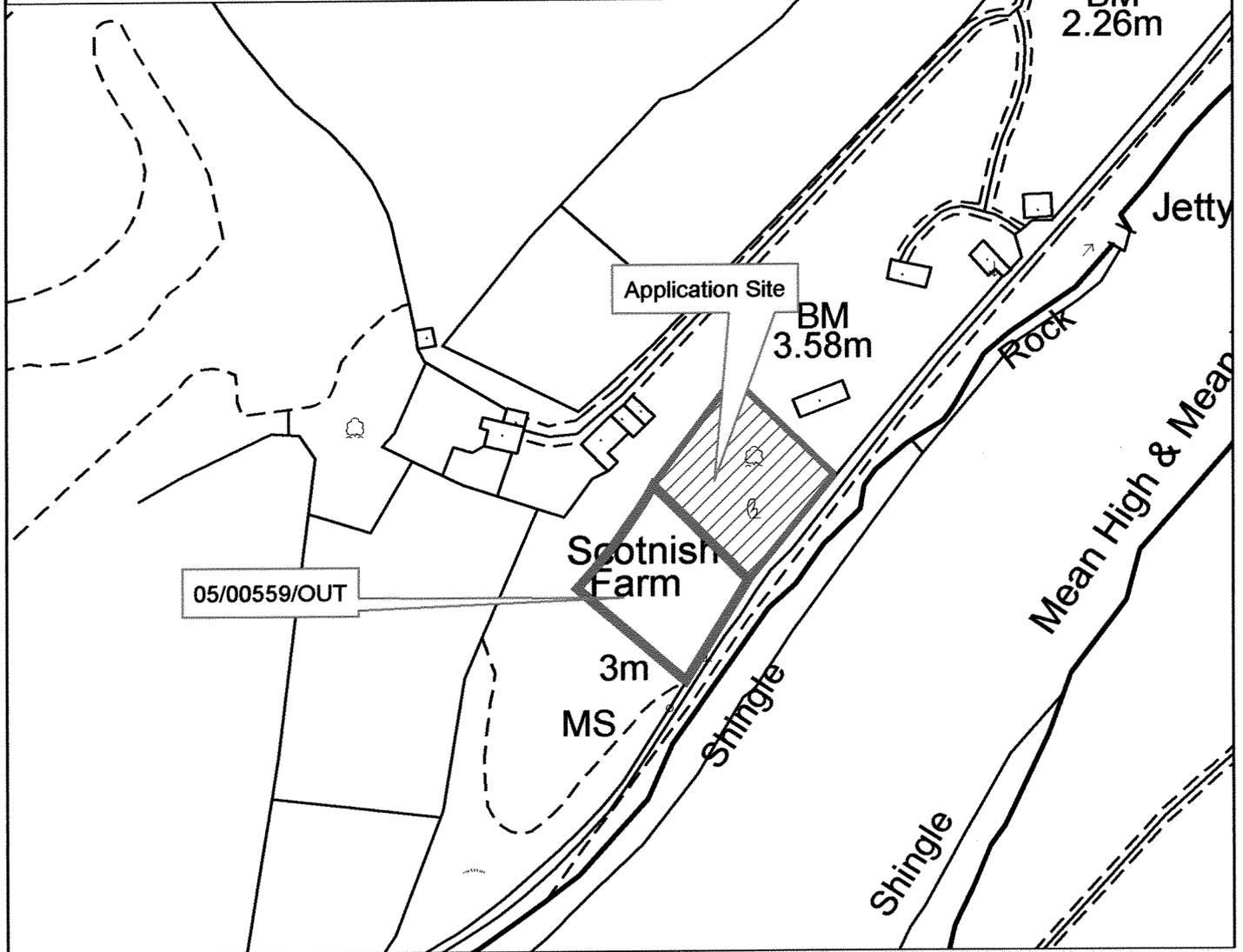
3. 05/01098/DET Kilmartin Garage

Report to follow

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Scale 1:50,000



# Location Plan relevant to Application No 05/00557/OUT



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Date 20.06.05

Drawn by SG



Scale 1:2,500

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**Reference Number:** 05/00559/OUT  
**Applicants Name:** Mrs. B. Hasler  
**Application Type:** Outline  
**Application Description:** Erection of One Dwellinghouse (Outline)  
**Location:** Plot 2, land south west of Scotnish Cottages, Tayvallich

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## (A) THE APPLICATION

### (i) Development Requiring Express Planning Permission:

- Outline application for one dwelling, indicating proposed location within the site;
- New vehicular access (being a shared access to also proposed to serve Plot 1 ref. 05/00557/OUT which is also being considered at this time);
- Private foul drainage (no details submitted at this stage).

### (ii) Other Aspects of the Development

- Connection to public water main
- 

## (B) RECOMMENDATION

It is recommended that that application be refused for the reasons stated in this report

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## (C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This is one of two applications being considered for proposed dwellings on adjoining plots at Scotnish. Both dwellings would extend an existing isolated cluster of development in a linear fashion along the roadside, which in this location, hugs the adjacent lochside. The surrounding area is characterised by narrow bodies of water enclosed by wooded ridges with very sparse development. This relative absence of buildings contributes to the scenic qualities of the area, and has merited its inclusion within the designated Knapdale National Scenic Area.

Development of this plot, either in isolation, or in association with the plot being proposed adjacent, would extend the present isolated cluster of buildings into a more significant linear group, thereby creating suburban ribbon type development which be seriously detrimental to the overall landscape character of the locality. The proposal would be contrary to Policy STRAT DC 8 of the 'Argyll and Bute Structure Plan' 2002 and Policies RUR 1 and 2 of the 'Mid Argyll Local Plan' 1985 (1st Alt. 1989). It would also conflict with the advice given in the government's PAN 72 'Housing in the Countryside'. No circumstances have been advanced by the applicant which would merit a departure being made to normal planning policy considerations.

Scottish Natural Heritage have objected to the proposal in view of its adverse impact on the National Scenic Area. No other objections have been raised by consultees. Four letters of objection have been received from local residents.

Members should note that the applicant has previously been advised that potentially suitable sites could be found on land in her ownership, away from the road frontage and the lochside, which would be less likely to impinge upon the overall quality of the landscape and which would be more likely to prove acceptable in terms of national and local policy.

*Angus J. Gilmour.*

Angus J Gilmour  
Head of Planning  
17.06.2005

<b>Author:</b>	Derek Hay	Tel. 01546 604083
<b>Contact Point :</b>	Richard Kerr	Tel. 01546 604080

**REASON FOR REFUSAL RELATIVE TO APPLICATION : 05/00559/OUT**

1. The application site lies to the south of an isolated cluster of properties at Scotnish on the B8025, where it overlooks Caol Scotnish. Development of the plot as proposed would extend the present cluster of buildings into a more significant linear group, thereby creating suburban ribbon type development which would be seriously detrimental to the overall landscape and coastscape character of this part of the Knapdale National Scenic Area; which is substantially free of development, the lack of which emphasises its natural and scenic qualities. The development would have a detrimental impact on the key environmental features of the area, which consist of narrow inlets incised between steeply rising wooded ridges, and its largely undeveloped character and lack of roadside and lochside development. The proposal does not therefore accord with the provisions of Policies RUR 1 and RUR 2 of the Mid Argyll Local Plan 1985 and 1989 (1<sup>st</sup> Alteration), or Policy STRAT DC 8 of the 'Argyll and Bute Structure Plan' 2002, nor would it accord with the advice given in the government's Planning Advice Note 72 'Housing in the Countryside', in that it would lead to ribbon development which does not visually integrate with the landscape and settlement pattern of the surrounding area, to the detriment of the character and appearance of the designated National Scenic Area.

**APPENDIX RELATIVE TO APPLICATION: 05/00557/OUT**

**A. POLICY OVERVIEW**

The Mid Argyll Local Plan 1985, (1<sup>st</sup> Alt.) 1989

POL RUR 1 – The Council will seek to maintain and where possible enhance the landscape quality of National and Regional Scenic Areas and Coasts and areas of local landscape significance (and this site is recognised as being within the Knapdale National Scenic Area) and within these areas will resist prominent or sporadic development which would have an adverse environmental impact.

POL RUR 2 – Proposals for development in or affecting National Scenic Areas, Regional Scenic Areas and Coasts or areas of local landscape significance will require to be justified against the following criteria:

- (a) environmental impact;
- (b) locational/operational need;
- (c) economic benefit;
- (d) infrastructure and servicing implications.

The Argyll and Bute Structure Plan 2002

STRAT DC 8 - Landscape and Development Control

- A) Development which, by reason of location, siting, scale, form, design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy. Outwith the National Park particularly important and vulnerable landscapes in Argyll and Bute are those associated with :
- 1. National Scenic Areas
  - 2. n/a
  - 3. Landward and coastal areas with semi-wilderness or isolated or panoramic quality

Planning Advice Note 72 – 'Housing in the Countryside'

The purpose of the document is to create opportunities for good quality rural housing which respects Scottish landscapes and building traditions. In terms of location the Advice Note states that most new developments should try to fit into or nestle within the landscape ... ensuring that any building does not interrupt and conflict with the flow of the landform or appear out of scale ...and even where sites are less visible a significant level of skill will be required to assimilate buildings into the landscape. The overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process; developments should enhance local character and make a positive contribution.

**B. OTHER MATERIAL CONSIDERATIONS**

**(i) Site History**

None for this particular site. The nearby property known as 'The Manse' was approved in 1976 (Application No. 164/76) basis of an 'operational need' associated with a fish farming development. The occupancy condition was subsequently removed in 1980 (977/80), following failure of that enterprise. The two dwellings known as 'Scotnish Cottages' were granted in 1984 (Application No. 759/83), and again in 1989 (01/89/0359), on the basis that they were necessary to provide accommodation for estate workers, although no occupancy condition was imposed

**(ii) Consultations**

- Development Plans Officer (report dated 17.6.05) – given that the 'Argyll and Bute Local Plan' (Finalised Plan 2005) is currently undergoing its final period of public consultation, the application should therefore be determined in accordance with the policies of the adopted structure and local plans.
- Area Roads Manager (report dated 18.04.05): no objection subject to detailed access conditions including provision of a 90m visibility splay, and parking and turning for 2 vehicles within the site.
- Scottish Water (letter dated 12.04.05): no objections, advisory letter to be attached to any permission in relation to connection to water main. No public sewer in vicinity so foul drainage would have to be by a suitable private system.
- Scottish Natural Heritage (letter dated 20.04.5): The application should be refused as:

*“the proposed development lies within the Knapdale Scenic Area, one of only 40 National Scenic Areas (NSA’s) in Scotland ... identified by the Countryside Commission of Scotland ... as areas of ‘national scenic significance... of unsurpassed attractiveness which must be conserved as part of our natural heritage.’*

*The Landscape Character Type in which the development is located is known as ‘Sea Loch head – Loch Sween’... characterised by ‘narrow inlets incised between steeply rising ridges, creating an intimate and enclosed atmosphere that contrasts strongly with the sense of exposure found in other parts of Knapdale. Key contributions to this landscape character are the steeply rising ridges covered with remnants of deciduous natural vegetation, extensive commercial forestry and importantly, limited but potentially spectacular views. A key objective for preserving this landscape character is to, as far as possible, retain the ‘natural’ appearance of the lochhead landscape.*

*It is the view of SNH that this part of Knapdale is very sensitive to any new development. At present, housing development along this stretch of road between Tayvallich and Bellanoch is few and scattered, which helps to give a sense of traditional remoteness between established communities.*

*The Landscape Assessment of Argyll and the Firth of Clyde (SNH, 1996) identifies this area as ‘extremely sensitive’ and strongly recommends that:*

*‘new buildings should generally be concentrated at existing settlements but should not be strung out along coastal roads.’*

*This report also states that the landscape character type here is ‘extremely sensitive to change’ and that :*

*‘there is a risk of linear built development along the coastal roads and it is important that the traditional pattern of small clustered development is maintained.’*

*SNH are unsupportive of any new housing developments along this stretch of road which would amount to the beginning of ribbon development along what is an attractive and visually sensitive part of Knapdale, and may well set a worrying precedent.*

*We therefore recommend that development is avoided in this area except in exceptional circumstances.”*

## **(iii) Publicity**

The proposal has been advertised as a 'departure' to the provisions of policies RUR 1 and RUR 2 of the Statutory Mid Argyll Local Plan. The period for representation expired on the 10.06.05.

Four letters of objection have been received from : P.A.Slann of 'Scotnish House', Tayvallich (06.06.05); M.A.Ritchie of 'Roadside Cottage', Tayvallich (06.06.05); T. Lambie of 'Dalnaeish', Tayvallich (10.06.05) and Mrs. A. Lothian Anson of 'Tigh-na-Mara', Tayvallich (13.06.05).

Their grounds of objection may be summarised as follows:

- The development will have a significant and detrimental effect upon the local environment
- The site is within the Knapdale National Scenic Area, an area with coastal landscape significance
- The development would transform the existing group of properties and form a ribbon of development that would provide opportunity for further development along the entire length of Caol Scotnish
- There is no operational or other justifiable need for development in this location
- It will provide no economic benefit for the community
- It will place a further burden upon the infrastructure
- The proposal is a departure to policies RUR 1 and RUR 2 in the Mid Argyll Local Plan
- The development will provide a precedent for further undesirable development.
- It should be noted that the development of the neighbouring property known as 'The Manse' was permitted on the grounds of operational need (Fish Farming), which need quickly ceased, the use reverting to holiday or temporary accommodation. The semi-detached property, 'Scotnish Cottages' numbers 1 and 2 are holiday accommodation only; 'Scotnish Lodge' is the only permanent residence.
- With the amount of development already in progress and the high proportion of second homes in the area, there is no justifiable need for further development, particularly in this location outwith the settlement.
- Each new dwelling brings more traffic, particularly heavy construction traffic, onto our already overly stressed and poorly maintained roads to the further detriment of this scenic area.

## **(iii) Assessment**

The site (some 0.12 ha in area) has a 36m frontage to the B8025 within an area of open countryside north of Tayvallich, between Tayvallich and Bellanoch. There are no other settlements between these two locations; a distance of some 6.5 miles. A little to the north of this plot (some 39m) there are the four detached buildings comprising 'Scotnish Cottages', 'The Manse', a boathouse, and 'Scotnish Farm'. These four buildings represent the largest cluster of buildings between the two settlements aforementioned.

The overall landscape and coastscape in which the proposal is located is an extremely attractive and sensitive one within the Knapdale National Scenic Area, being almost totally undeveloped and comprising narrow inlets incised between steeply rising ridges, creating an intimate and enclosed atmosphere, primarily covered within the vicinity of the site with the

remnants of a deciduous forest. The woodland falls down the ridge to the shore, and the site overlooks the loch immediately on the opposite side of the road.

For information, the land to the south of this site is the subject of a second application by the same applicant for a further plot (05/00557/OUT), which is a slightly smaller site. Both plots are to be served by a shared access between the two.

The site is relatively level and with an average depth of 43m. The plot occupies the only flattish space between the road and the rising wooded ridge. The site, unlike the neighbouring plot also under consideration, has only some birch and rhododendron scrub, some of which would have to be cleared to enable the site to be developed

The key environmental characteristics of the area are the extensive deciduous woodland, which extends down off the ridges to the narrow sea loch, creating an intimate atmosphere in which there are only occasional detached buildings, apart from the one neighbouring cluster of four, one of which is a boathouse rather than a dwelling. A dwelling on the plot proposed, whether on its own, or in conjunction with a second dwelling on the site being applied for adjacent, would result in a significant extension of the existing group of buildings along the roadside, and would create an unacceptable ribbon of development which would be uncharacteristic of the area and detrimental to the setting of Coal Scotnish. This would be prejudicial to the special character of this part of the National Scenic Area.

Assessment against the relevant policies RUR 1 and RUR 2 of the Statutory Mid Argyll Local Plan results in a recommendation of refusal because:

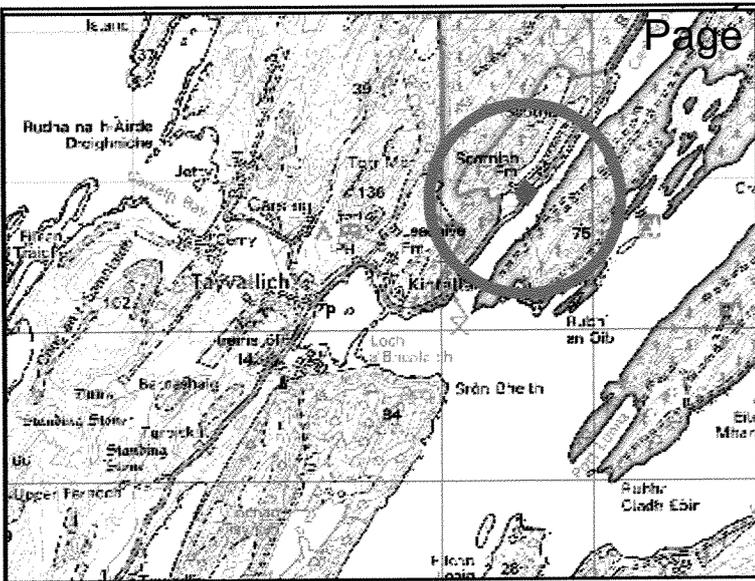
- (a) the proposal on its own produces a serious adverse environmental impact, creating this extended alien ribbon development, with a gap site in between;
- (b) if the proposal were to be approved in conjunction with the second site for which permission is being sought, it would disproportionately extend the existing cluster along the roadside still further, creating inappropriate ribbon development;
- (c) there is no locational/operational justification advanced in support of the proposal which might justify an exception being made to normal policy considerations;
- (d) there is no overriding economic benefit associated with the proposal.

It should be noted that there are no particular access/servicing constraints associated with the proposal.

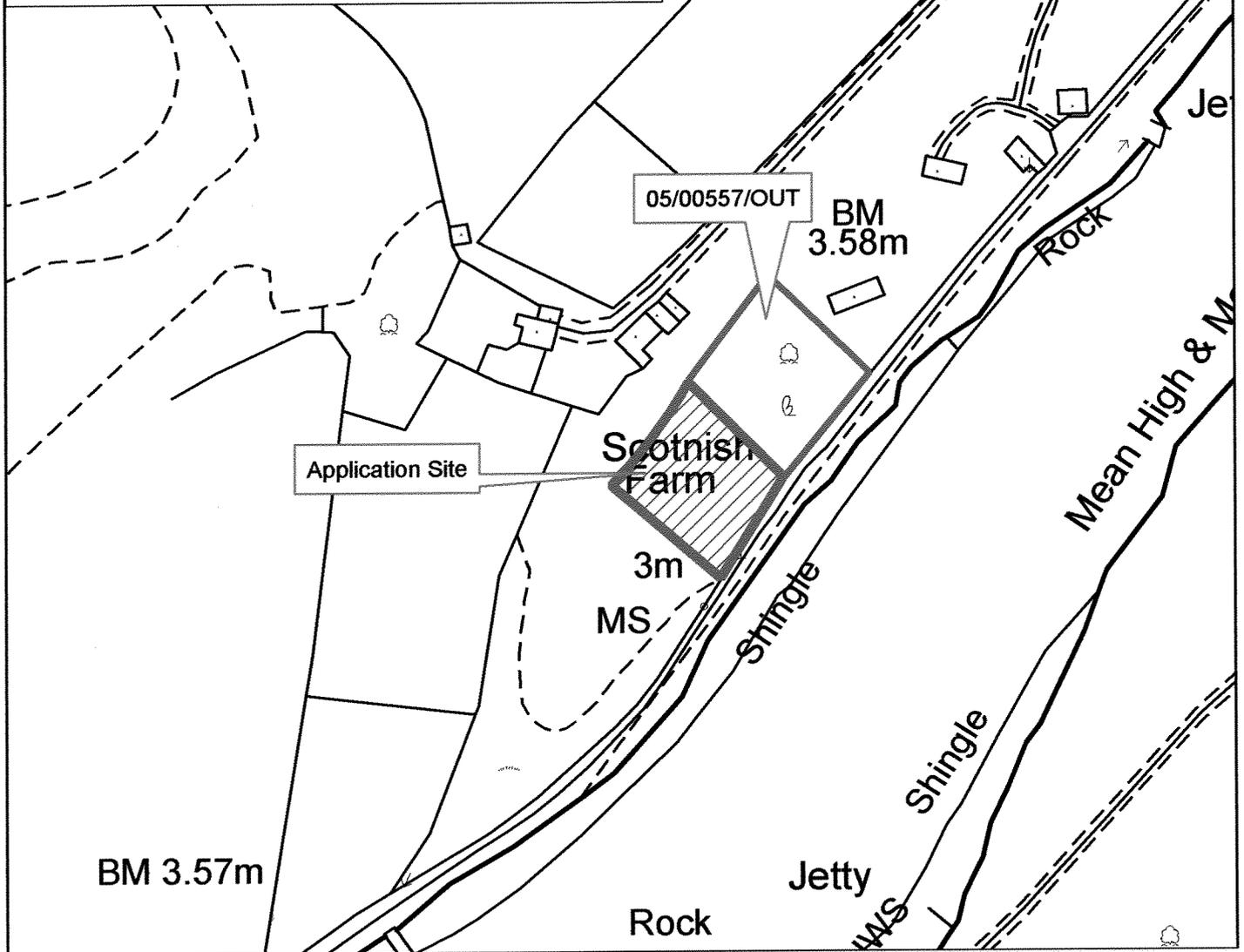
Policy STRAT DC 8 of the adopted Structure Plan also protects the site from development, by virtue of the need to protect the area's key environmental features (as aforementioned) from development which would not harmonise with those features, particularly in the context of cumulative impact to the overall detriment of the landscape quality of this section of the National Scenic Area. In addition, the proposal does not accord with the overall aims of Planning Advice Note 72.

Members might like to note that prior to the applications being received, the applicant sought over a year ago informal advice on where there was potential for development within land in her ownership. She was advised at the time that potentially suitable sites could be found away from the road frontage and the lochside, which would be less likely to impinge upon the overall quality of the landscape. The applicant's agent has been advised of this previous advice, and it is to be hoped that if the applicant wishes to develop in this area that she will pursue the opportunities previously mentioned to her.

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Scale 1:50,000



# Location Plan relevant to Application No 05/00559/OUT



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Date 20.06.05

Drawn by SG



Scale 1:2,500

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DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
MID ARGYLL, KINTYRE AND ISLAY

Local Member - Bruce Robertson  
Date of Validity - 18.03.05  
Committee Date - 06.07.05

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**Reference Number:** 05/00557/OUT  
**Applicants Name:** Mrs. B. Hasler  
**Application Type:** Outline  
**Application Description:** Erection of One Dwellinghouse (Outline)  
**Location:** Plot 1, land south west of Scotnish Cottages, Tayvallich

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## (A) THE APPLICATION

### (i) Development Requiring Express Planning Permission:

- Outline application for one dwelling, indicating proposed location within the site;
- New vehicular access (being a shared access to also proposed to serve Plot 2 ref. 05/00559/OUT which is also being considered at this time);
- Private foul drainage (no details submitted at this stage).

### (ii) Other Aspects of the Development

- Connection to public water main
- 

## (B) RECOMMENDATION

It is recommended that that application be refused for the reasons stated in this report

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## (C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This is one of two applications being considered for proposed dwellings on adjoining plots at Scotnish. Both dwellings would extend an existing isolated cluster of development in a linear fashion along the roadside, which in this location, hugs the adjacent lochside. The surrounding area is characterised by narrow bodies of water enclosed by wooded ridges with very sparse development. This relative absence of buildings contributes to the scenic qualities of the area, and has merited its inclusion within the designated Knapdale National Scenic Area.

Development of this plot, either in isolation, or in association with the plot being proposed adjacent, would extend the present isolated cluster of buildings into a more significant linear group, thereby creating suburban ribbon type development which be seriously detrimental to the overall landscape character of the locality. The proposal would be contrary to Policy STRAT DC 8 of the 'Argyll and Bute Structure Plan' 2002 and Policies RUR 1 and 2 of the 'Mid Argyll Local Plan' 1985 (1st Alt. 1989). It would also conflict with the advice given in the government's PAN 72 'Housing in the Countryside'. No circumstances have been advanced by the applicant which would merit a departure being made to normal planning policy considerations.

Scottish Natural Heritage have objected to the proposal in view of its adverse impact on the National Scenic Area. No other objections have been raised by consultees. Four letters of objection have been received from local residents.

Members should note that the applicant has previously been advised that potentially suitable sites could be found on land in her ownership, away from the road frontage and the lochside, which would be less likely to impinge upon the overall quality of the landscape and which would be more likely to prove acceptable in terms of national and local policy.

*Angus J. Gilmour.*

Angus J Gilmour  
Head of Planning  
17.06.2005

**Author:** Derek Hay Tel. 01546 604083  
**Contact Point :** Richard Kerr Tel. 01546 604080

**REASON FOR REFUSAL RELATIVE TO APPLICATION : 05/00557/OUT**

1. The application site lies to the south of, and separated by a short distance from, an isolated cluster of properties at Scotnish on the B8025, where it overlooks Caol Scotnish. Development of the plot as proposed would extend the present cluster of buildings into a more significant linear group, thereby creating suburban ribbon type development which would be seriously detrimental to the overall landscape and coastscape character of this part of the Knapdale National Scenic Area; which is substantially free of development, the lack of which emphasises its natural and scenic qualities. The development would have a detrimental impact on the key environmental features of the area, which consist of narrow inlets incised between steeply rising wooded ridges, and its largely undeveloped character and lack of roadside and lochside development. The proposal does not therefore accord with the provisions of Policies RUR 1 and RUR 2 of the Mid Argyll Local Plan 1985 and 1989 (1<sup>st</sup> Alteration), or Policy STRAT DC 8 of the 'Argyll and Bute Structure Plan' 2002, nor would it accord with the advice given in the government's Planning Advice Note 72 'Housing in the Countryside', in that it would lead to ribbon development which does not visually integrate with the landscape and settlement pattern of the surrounding area, to the detriment of the character and appearance of the designated National Scenic Area.

**APPENDIX RELATIVE TO APPLICATION: 05/00557/OUT**

**A. POLICY OVERVIEW**

The Mid Argyll Local Plan 1985, (1<sup>st</sup> Alt.) 1989

POL RUR 1 – The Council will seek to maintain and where possible enhance the landscape quality of National and Regional Scenic Areas and Coasts and areas of local landscape significance (and this site is recognised as being within the Knapdale National Scenic Area) and within these areas will resist prominent or sporadic development which would have an adverse environmental impact.

POL RUR 2 – Proposals for development in or affecting National Scenic Areas, Regional Scenic Areas and Coasts or areas of local landscape significance will require to be justified against the following criteria:

- (a) environmental impact;
- (b) locational/operational need;
- (c) economic benefit;
- (d) infrastructure and servicing implications.

The Argyll and Bute Structure Plan 2002

STRAT DC 8 - Landscape and Development Control

- A) Development which, by reason of location, siting, scale, form, design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy. Outwith the National Park particularly important and vulnerable landscapes in Argyll and Bute are those associated with :
- 1. National Scenic Areas
  - 2. n/a
  - 3. Landward and coastal areas with semi-wilderness or isolated or panoramic quality

Planning Advice Note 72 – 'Housing in the Countryside'

The purpose of the document is to create opportunities for good quality rural housing which respects Scottish landscapes and building traditions. In terms of location the Advice Note states that most new developments should try to fit into or nestle within the landscape ... ensuring that any building does not interrupt and conflict with the flow of the landform or appear out of scale ...and even where sites are less visible a significant level of skill will be required to assimilate buildings into the landscape. The overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process; developments should enhance local character and make a positive contribution.

**B. OTHER MATERIAL CONSIDERATIONS**

**(i) Site History**

None for this particular site. The nearby property known as 'The Manse' was approved in 1976 (Application No. 164/76) basis of an 'operational need' associated with a fish farming development. The occupancy condition was subsequently removed in 1980 (977/80), following failure of that enterprise. The two dwellings known as 'Scotnish Cottages' were granted in 1984 (Application No. 759/83), and again in 1989 (01/89/0359), on the basis that they were necessary to provide accommodation for estate workers, although no occupancy condition was imposed

**(ii) Consultations**

- Development Plans Officer (report dated 17.6.05) – given that the 'Argyll and Bute Local Plan' (Finalised Plan 2005) is currently undergoing its final period of public consultation, the application should therefore be determined in accordance with the policies of the adopted structure and local plans.
- Area Roads Manager (report dated 18.04.05): no objection subject to detailed access conditions including provision of a 90m visibility splay, and parking and turning for 2 vehicles within the site.
- Scottish Water (letter dated 12.04.05): no objections, advisory letter to be attached to any permission in relation to connection to water main. No public sewer in vicinity so foul drainage would have to be by a suitable private system.
- Scottish Natural Heritage (letter dated 20.04.5): The application should be refused as:

*“the proposed development lies within the Knapdale Scenic Area, one of only 40 National Scenic Areas (NSA’s) in Scotland ... identified by the Countryside Commission of Scotland ... as areas of ‘national scenic significance... of unsurpassed attractiveness which must be conserved as part of our natural heritage.’*

*The Landscape Character Type in which the development is located is known as ‘Sea Loch head – Loch Sween’... characterised by ‘narrow inlets incised between steeply rising ridges, creating an intimate and enclosed atmosphere that contrasts strongly with the sense of exposure found in other parts of Knapdale. Key contributions to this landscape character are the steeply rising ridges covered with remnants of deciduous natural vegetation, extensive commercial forestry and importantly, limited but potentially spectacular views. A key objective for preserving this landscape character is to, as far as possible, retain the ‘natural’ appearance of the lochhead landscape.*

*It is the view of SNH that this part of Knapdale is very sensitive to any new development. At present, housing development along this stretch of road between Tayvallich and Bellanoch is few and scattered, which helps to give a sense of traditional remoteness between established communities.*

*The Landscape Assessment of Argyll and the Firth of Clyde (SNH, 1996) identifies this area as ‘extremely sensitive’ and strongly recommends that:*

*‘new buildings should generally be concentrated at existing settlements but should not be strung out along coastal roads.’*

*This report also states that the landscape character type here is ‘extremely sensitive to change’ and that :*

*‘there is a risk of linear built development along the coastal roads and it is important that the traditional pattern of small clustered development is maintained.’*

*SNH are unsupportive of any new housing developments along this stretch of road which would amount to the beginning of ribbon development along what is an attractive and visually sensitive part of Knapdale, and may well set a worrying precedent.*

*We therefore recommend that development is avoided in this area except in exceptional circumstances.”*

## **(iii) Publicity**

The proposal has been advertised as a 'departure' to the provisions of policies RUR 1 and RUR 2 of the Statutory Mid Argyll Local Plan. The period for representation expired on the 10.06.05.

Four letters of objection have been received from : P.A.Slann of 'Scotnish House', Tayvallich (06.06.05); M.A.Ritchie of 'Roadside Cottage', Tayvallich (06.06.05); T. Lambie of 'Dalnaeish', Tayvallich (10.06.05) and Mrs. A. Lothian Anson of 'Tigh-na-Mara', Tayvallich (13.06.05).

Their grounds of objection may be summarised as follows:

- The development will have a significant and detrimental effect upon the local environment
- The site is within the Knapdale National Scenic Area, an area with coastal landscape significance
- The development would transform the existing group of properties and form a ribbon of development that would provide opportunity for further development along the entire length of Caol Scotnish
- There is no operational or other justifiable need for development in this location
- It will provide no economic benefit for the community
- It will place a further burden upon the infrastructure
- The proposal is a departure to policies RUR 1 and RUR 2 in the Mid Argyll Local Plan
- The development will provide a precedent for further undesirable development.
- It should be noted that the development of the neighbouring property known as 'The Manse' was permitted on the grounds of operational need (Fish Farming), which need quickly ceased, the use reverting to holiday or temporary accommodation. The semi-detached property, 'Scotnish Cottages' numbers 1 and 2 are holiday accommodation only; 'Scotnish Lodge' is the only permanent residence.
- With the amount of development already in progress and the high proportion of second homes in the area, there is no justifiable need for further development, particularly in this location outwith the settlement.
- Each new dwelling brings more traffic, particularly heavy construction traffic, onto our already overly stressed and poorly maintained roads to the further detriment of this scenic area.

## **(iii) Assessment**

The site (some 0.12 ha in area) has a 33m frontage to the B8025 within an area of open countryside north of Tayvallich, between Tayvallich and Bellanoch. There are no other settlements between these two locations; a distance of some 6.5 miles. A little to the north of this plot (some 39m) there are the four detached buildings comprising 'Scotnish Cottages', 'The Manse', a boathouse, and 'Scotnish Farm'. These four buildings represent the largest cluster of buildings between the two settlements aforementioned.

The overall landscape and coastscape in which the proposal is located is an extremely attractive and sensitive one within the Knapdale National Scenic Area, being almost totally undeveloped and comprising narrow inlets incised between steeply rising ridges, creating an intimate and enclosed atmosphere, primarily covered within the vicinity of the site with the

remnants of a deciduous forest. The woodland falls down the ridge to the shore, and the site overlooks the loch immediately on the opposite site of the road.

The site is relatively level and with an average depth of 35m, and the plot occupies the only flattish space between the road and the rising wooded ridge. The site itself is extensively covered with birch and much rhododendron scrub, which would have to be cleared to enable the site to be developed

For information, the land to the north between this plot and 'Scotnish Cottages', is the subject of a second application by the same applicant for a further plot (05/00559/OUT, which is a slightly larger site, also flat, but without tree cover. Both plots are to be served by a shared access between the two.

The key environmental characteristics of the area are the extensive deciduous woodland, which extends down off the ridges to the narrow sea loch, creating an intimate atmosphere in which there are only occasional detached buildings, apart from the one neighbouring cluster of four, one of which is a boathouse rather than a dwelling. A dwelling on the plot proposed, whether on its own, or in conjunction with a second dwelling on the site being applied for adjacent, would result in a significant extension of the existing group of buildings along the roadside, and would create an unacceptable ribbon of development which would be uncharacteristic of the area and detrimental to the setting of Coal Scotnish. This would be prejudicial to the special character of this part of the National Scenic Area.

Assessment against the relevant policies RUR 1 and RUR 2 of the Statutory Mid Argyll Local Plan results in a recommendation of refusal because:

- (a) the proposal on its own produces a serious adverse environmental impact, creating this extended alien ribbon development, with a gap site in between;
- (b) if the proposal were to be approved in conjunction with the second site for which permission is being sought, it would disproportionately extend the existing cluster along the roadside still further, creating inappropriate ribbon development;
- (c) there is no locational/operational justification advanced in support of the proposal which might justify an exception being made to normal policy considerations;
- (d) there is no overriding economic benefit associated with the proposal.

It should be noted that there are no particular access/servicing constraints associated with the proposal.

Policy STRAT DC 8 of the adopted Structure Plan also protect the site from development, by virtue of the need to protect the areas key environmental features (as aforementioned) from development which would not harmonise with those features, particularly in the context of cumulative impact to the overall detriment of the landscape quality of this section of the National Scenic Area. In addition, the proposal does not accord with the overall aims of Planning Advice Note 72.

Members might like to note that prior to the applications being received, the applicant sought over a year ago informal advice on where there was potential for development within land in her ownership, She was advised at the time that potentially suitable sites could be found away from the road frontage and the lochside, which would be less likely to impinge upon the overall quality of the landscape. The applicant's agent has been advised of this previous advice, and it is to be hoped that if the applicant wishes to develop in this area that she will pursue the opportunities previously mentioned to her.

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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**

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/01185/NMA	M And K Macleod  Plot To East Of Cairn Car Park Kilmartin Lochgilphead Argyll  Amendment of fenestration details relative to consent 03/01631/DET - Erection of two dwellinghouses.	08/06/2005	10/06/2005	PER
05/01081/NMA	Scottish Water Solutions  Land South Of Church Minard Inveraray Argyll  Amendment to include rock armouring relative to Consent 04/01224/DET - Proposed construction of a road access and hard standing to serve new waste water treatment facility	23/05/2005	08/06/2005	NOO
05/00999/ADV	Strathclyde Joint Police Board  Police Station Dalmally Road Inveraray Argyll PA32 8XD  Erection of internally illuminated projecting box sign	12/05/2005	02/06/2005	PER
05/00991/NID	Community Services  Southend Primary School Southend Campbeltown Argyll  Extension and alterations to primary school	11/05/2005	08/06/2005	PER
05/00989/VARCO N	Amec Wind  Site East Of Tom A Bhuachaille, Clachan Hill Cairndow Argyll  Variation of conditions 2, 4 and 5 of Planning Permission ref: 04/01939/MIN to allow the extraction from temporary borrow pit to have ceased and be reinstated by the 1st August 2006	11/05/2005	08/06/2005	PER
05/00988/PNAGRI	Messrs A.F Graham  Barlea Farm Glenbarr Tarbert Argyll PA29 6UT  Erection of lean to onto existing agricultural shed	20/05/2005	09/06/2005	PER
05/00956/TELNOT	Mono Consultants Limited  Vodafone Site Base Station Marr Mor Forest Torinturk Tarbert Argyll Installation of additional equipment on existing telecommunications mast	18/05/2005	08/06/2005	NOO
05/00951/DET	Mr And Mrs Baxter  Glencoe House Campbeltown Road Tarbert Argyll PA29 6SX  Insertion of dormer between existing front dormer windows	06/05/2005	03/06/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00949/DET	Mr And Mrs Baxter  Glencoe House Campbelltown Road Tarbert Argyll PA29 6SX  Additional windows to front dormer cheeks, new rear dormer between existing dormer windows, and french door to rear elevation	06/05/2005	03/06/2005	PER
05/00888/OUT	Mr And Mrs McInnes  Land West Of North Beachmore Farm Muasdale Tarbert Argyll  Erection of three dwellings	28/04/2005	09/06/2005	PER
05/00887/OUT	Mr And Mrs McInnes  Plot 1 Land South West Of North Beachmore Farm Muasdale Tarbert Argyll Erection of dwelling house	28/04/2005	09/06/2005	PER
05/00886/DET	Mr And Mrs McGinty  14 Upper Glenfyne Park Ardrishaig Lochgilphead Argyll PA30 8HH Erection of conservatory to rear of dwelling	28/04/2005	14/06/2005	PER
05/00882/DET	Mr And Mrs John Reid  Merrylee Minard Inveraray Argyll PA32 8YB  Extension to dwelling house	28/04/2005	01/06/2005	PER
05/00876/NMA	Mr And Mrs MacPherson  22 Glen Aray View Inveraray Argyll PA32 8TW  Amendment to fenestration details relative to consent 03/02151/DET - Extension to dwelling house	27/04/2005	06/06/2005	NOO
05/00871/DET	N And L Hopkinson  (Plot 1) Land North East Of Leckuary Farm Ford Lochgilphead Argyll Extension to dwelling house	26/04/2005	01/06/2005	PER
05/00869/DET	Vodafone UK Ltd  Barfad Farm Tarbert Argyll PA29 6YH  Replacement of existing vodafone antenna with 2 No O2 omni antenna and installation of 0.6m diameter dish	26/04/2005	06/06/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00809/DET	James MacArthur Croft No 1 Port Wemyss Portnahaven Isle Of Islay Replacement agricultural shed	19/04/2005	13/05/2005	PER
05/00755/DET	Mr And Mrs J. McPhee 40 Davaar Avenue Campbeltown Argyll PA28 6NH Erection of conservatory	13/04/2005	31/05/2005	PER
05/00731/OUT	Dugald Graham Land Adjacent To Low Smerby Farm Peninver Campbeltown Argyll Erection of two dwelling houses	14/04/2005	10/06/2005	PER
05/00722/DET	D. Clark George Hotel Main Street East Inveraray Argyll PA32 8TT Extension to hotel to form bedrooms and conference facilities	07/04/2005	31/05/2005	PER
05/00719/DET	Mr And Mrs Cameron 1 Pipers Road Cairnbaan Lochgilphead Argyll PA31 8UF Extension and alterations to dwellinghouse	13/04/2005	01/06/2005	PER
05/00691/NMA	Patrick Boase And M.A McDiarmid Learigoligan Ardferrn Lochgilphead Argyll PA31 8QN Non-material amendment to fenestration details relative to consent 04/02525/DET - Proposed games room, studio and shed	04/04/2005	03/06/2005	NOO
05/00686/DET	Per H.B Carstens Culdrynoch House Carse Tarbert Argyll PA29 6YB Extension to dwellinghouse	04/04/2005	12/05/2005	PER
05/00685/DET	James And Penny Hutton Karswick Tayvallich Lochgilphead Argyll PA31 8PN Alteration and extension to dwelling house	12/04/2005	01/06/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00665/LIB	D Robertson 2 Crombies Land Inveraray Argyll PA32 8UG Conversion of loft to bedroom for first floor flat	01/04/2005	02/06/2005	PER
05/00654/DET	Messrs Convery, Morris, Mitchell And Sinclair 2 - 6 Cossack Street Lochgilphead Argyll PA31 8JW Removal of central chimney stack	31/03/2005	13/05/2005	PER
05/00644/DET	N Power Renewables Site East Of Cruach A' Phubhill By Stronachullin Farm Lochgilphead Argyll Installation of a 50m anemometer mast for 2 years	08/04/2005	14/06/2005	PER
05/00641/DET	N Power Renewables Cruach A' Phubuill By Stronachullin Farm Lochgilphead Argyll Installation of a 50m anemometer mast for 2 years	08/04/2005	14/06/2005	PER
05/00614/FDP	Forestry Commission Scotland Ardrishaig Forest Ardrishaig Lochgilphead Argyll Forest Design Plan	11/04/2005	08/06/2005	NOO
05/00612/DET	M T Piper Land South Of Loch Conailbhe, Gearach Port Charlotte Isle Of Islay Erection of two self-catering units associated with hunting lodge	29/03/2005	31/05/2005	PER
05/00610/DET	Mr And Mrs A Henderson (Mcneil) Baluachrach Tarbert Argyll PA29 6TF Renovations and extensions to dwelling to form one and three quarter storey dwelling	11/04/2005	01/06/2005	PER
05/00568/DET	Mr G Dow And Mrs J Roberts Land South Of Argyll Arms Hotel Southend Campbeltown Argyll Erection of dwelling house	21/03/2005	08/06/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00535/WGS	Forestry Commission Kintarbert Woodland Tarbert Argyll Forest Plan Application	05/04/2005	08/06/2005	NOO
05/00520/DET	Ms Fiona MacAlpine Tigh-A-Bhata Ardrishaig Lochgilphead Argyll PA30 8ER Erection of new roof structure and formation of balcony	01/04/2005	19/05/2005	PER
05/00487/DET	Miss Dorothy Robertson 3 Chamberlain House Main Street West Inveraray Argyll Installation of timber double glazed sash and case windows	10/03/2005	20/05/2005	PER
05/00403/DET	A O M Scaffolding Ltd Site 11B Kilmory Industrial Estate Kilmory Lochgilphead Argyll Erection of steel framed storage shed (Class 6)	02/03/2005	01/06/2005	PER
05/00391/LIB	Legal And Protective Services Argyll And Bute Council Kilmory Castle Kilmory Lochgilphead Argyll PA31 8RT Internal alterations associated with sub-division of office accommodation	01/03/2005	02/06/2005	PER
05/00374/DET	Fyne Homes Ltd Dalaruan Church Hall Dalaruan Street Campbeltown Argyll Erection of six 2 bedroomed, 2 storey flats and associated parking	28/02/2005	10/06/2005	PER
05/00356/DET	Mr And Mrs John Ramsay Plot 3 At Former Babettes Dance Hall High Street Campbeltown Argyll Erection of one and a half storey dwelling house	25/02/2005	18/05/2005	PER
05/00246/REM	J Fulton Land North Of Smithy Cottages Glenbarr Kilkenzie Campbeltown Argyll PA28 6QD Erection of 7 dwelling houses and 4 detached garages	14/02/2005	08/06/2005	PER

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

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05/00205/WGS	Forestry Commission Scotland Foreland Bruichladdich Isle Of Islay Woodland Grant Scheme	07/02/2005	18/05/2005	NOO
05/00081/DET	Mr And Mrs P. Williams 21 St Clair Way Ardrishaig Lochgilphead Argyll PA30 8FB Installation of underground LPG storage tank and erection of decking	19/01/2005	13/05/2005	PER
05/00029/OUT	Patrick Barker Land South Of Caoruinn High Airds Carradale Campbeltown Argyll Erection of a dwelling	28/01/2005	12/05/2005	PER
05/00011/LIB	Max And Sara Parkin Braeside Main Street Port Charlotte Isle Of Islay PA48 7TX Rear extension to dwelling, internal alterations, garage and greenhouse	10/01/2005	09/06/2005	PER
05/00008/DET	Max And Sara Parkin Braeside Main Street Port Charlotte Isle Of Islay PA48 7TX Rear extension, and erection of garage and greenhouse	17/01/2005	25/05/2005	PER
04/02520/DET	West Highland Housing Association Ltd Proposed Housing Development Islay Creamery Co Ltd Daal Terrace Port Charlotte Isle Of Islay PA48 7UA Erection of 12 dwelling houses	23/12/2004	18/05/2005	PER
04/02518/DET	Ms Rosanne Goodwins Land North West Of Corputechan Farm Bellochantuy By Campbeltown Proposed erection of a dwelling house, installation of a septic tank and siting of a temporary caravan	22/12/2004	12/05/2005	PER
04/02380/DET	James Mitchell Galley Of Lorne Inn Ardferrn Lochgilphead Argyll PA31 8QN Extension to restaurant	10/12/2004	10/06/2005	PER

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04/02375/LIB	James Mitchell Galley Of Lorne Inn Ardferrn Lochgilphead Argyll PA31 8QN Extension to restaurant	15/12/2004	10/06/2005	PER
04/02350/DET	Mr And Mrs Stephen Martin Land South Of Holly House Gaigenhouse Craighouse Isle Of Jura Erection of dwellinghouse	10/12/2004	12/05/2005	PER
04/02327/CONAC	Argyll And Bute Council Quarry Green Promenade Kilkerran Road Campbeltown Argyll Demolition of remains of former bandstand	29/11/2004	09/06/2005	PER
04/01956/DET	Mr Stanley Hampton Plot 10 Craobh Haven Land West Of Craobh House Craobh Haven Lochgilphead Argyll Erection of dwelling house and detached garage	30/09/2004	17/05/2005	PER
04/01943/DET	Duncan McKinven Flat 1 Castlehill Mansions Castlehill Campbeltown Argyll PA28 6AN Installation of new double glazing	18/10/2004	18/05/2005	WDN
04/01691/LIB	Duncan McKinven Flat 1 Castlehill Mansions Castlehill Campbeltown Argyll PA28 6AN Installation of new double glazed windows	18/10/2004	18/05/2005	WDN
04/01409/DET	M And K MacLeod Phase 7, Baddens Lochgilphead Argyll Erection of 20 dwelling houses and formation of access road	16/07/2004	26/05/2005	PER
04/00386/OUT	D.A Halsall Esq Site C At Bunnahabhain Bunnahabhain Port Askaig Isle Of Islay Erection of dwelling house	16/03/2004	31/05/2005	PER

**TOWN AND COUNTRY PLANNING  
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04/00384/OUT	D.A Halsall Esq  Site B At Bunnahabhain Bunnahabhain Port Askaig Isle Of Islay Erection of dwelling house	16/03/2004	31/05/2005	PER
04/00378/OUT	D.A Halsall Esq.  Site A At Bunnahabhain Bunnahabhain Port Askaig Isle Of Islay Erection of dwelling house	16/03/2004	31/05/2005	PER

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**BUILDING CONTROL  
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MID ARGYLL, KINTYRE AND ISLAY**

<b>CASENO</b>	<b>APPLICANT NAME/PROPOSAL AND SITE ADDRESS</b>	<b>RECEIVED</b>	<b>VETTED DATE</b>	<b>DECISION</b>	<b>DECISION DATE</b>
04/00849/ERC	R.W.E Innogy  Land South East Of Upper Braevallich Dalmally Argyll  Installation of septic tank at power house site	27/04/2004	15/07/2004	03/06/200	WARAPP
04/01407/EXT	Mr And Mrs MacFarlane  Cnoc-Ard Ardfern Lochgilphead Argyll PA31 8QN  Single storey house extension and associated integral garage	15/07/2004	17/09/2004	09/05/200	WARAPP
04/01594/ERD	John MacArthur  An Sabhal Portnahaven Isle Of Islay PA47 7SG  Change of use from restaurant to 2, one and a half storey 5 apartment dwelling houses	11/08/2004	01/10/2004	19/05/200	WARAPP
04/01607/EXT	J Mitchell  Galley Of Lorne Inn Ardfern Lochgilphead Argyll PA31 8QN  Extension to form single storey dining room and change existing dining room to lounge bar - Stage 1, substructure and underground drainage only	13/08/2004	04/10/2004	21/04/200	WARAPP
04/01649/ERC	Scottish Water  Land At West Barfad Adjacent The A83 Where The Burn Alltan Na Caoiltich Crosses Under The Tarbert  Erection of new control panel centre with welfare facilities for visiting operatives	20/08/2004	13/10/2004	19/04/200	WARAPP
04/01858/ERD	Mr And Mrs G Casey  Plot 750m South East Of McGinty Yard Cairnbaan Lochgilphead Argyll  Arection of a 6apt timber framed single storey dwelling house	17/09/2004	10/11/2004	14/04/200	WARAPP

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04/02163/ERD	M And K MacLeod  St John's Snooker Club St John Street Campbeltown Argyll Erection of two 5 apartment two storey timber framed dwelling houses	03/11/2004	14/12/2004	06/05/200	WARAPP
04/02263/ERD	Woodrow Construction Ltd  Plot 4 Land At Kilnaughton The Oa Port Ellen Isle Of Islay Erection of a 5 apartment timber framed single storey dwelling house with attached garage and associated sewage treatment plant	18/11/2004	12/01/2005	26/04/200	WARAPP
04/02266/ERD	Woodrow Construction Ltd  Plot 2 Land At Kilnaughton The Oa Port Ellen Isle Of Islay Erection of a 6 apartment timber framed single storey dwelling house with attached garage and associated sewage treatment plant	18/11/2004	12/01/2005	26/04/200	WARAPP
04/02269/ERD	Woodrow Construction Ltd  Plot 3 Land At Kilnaughton The Oa Port Ellen Isle Of Islay Erection of a 5 apartment timber framed single storey dwelling house with attached garage and associated sewage treatment plant	18/11/2004	12/01/2005	26/04/200	WARAPP
04/02271/ERD	Woodrow Construction Ltd  Plot 1 Land At Kilnaughton The Oa Port Ellen Isle Of Islay Erection of a 6 aprtment timber framed single storey dwelling house with attached garage and associated sewage treatment plant	18/11/2004	12/01/2005	26/04/200	WARAPP
04/02396/ERD	Mr And Mrs D. Rees  Land West Of Kilchattan Primary School, Upper Kilchattan Isle Of Colonsay Erection of dwelling house and installation of single septic tank	08/12/2004	31/12/2004	09/05/200	WARAPP

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04/02480/EXT	A And J Boys Gregory Alt-Na-Caltain Ardfern Lochgilphead Argyll Alteration and extension of existing dwelling	21/12/2004	05/01/2005	13/04/200	WARAPP
04/02505/ERD	Mrs M.F Campbell Land South Of Car Park Tayinloan Ferry Terminal, Tayinloan Tarbert Argyll Erection of a 4 apartment single storey timber framed dwelling house with associated septic tank	24/12/2004	17/01/2005	24/05/200	WARAPP
05/00073/MTP	Port Ban Holiday Park Port Ban Caravan Park Kilberry Tarbert Argyll PA29 6YD Installation of sewage plant and drains to to service caravan bases	21/01/2005	14/02/2005	13/06/200	WARAPP
05/00088/ERD	ATNOP Ltd Land South Of Nurses Cottage Kilmartin Lochgilphead Argyll Erection of four dwelling houses	25/01/2005	16/02/2005	10/06/200	WARAPP
05/00099/MTP	Community Services School School Street Port Charlotte Isle Of Islay PA48 7TW Installation of access ramp and internal alterations	26/01/2005	04/02/2005	29/04/200	WARAPP
05/00101/ERD	M And K Macleod Ltd Plots 7-16 Badden Meadows Road Lochgilphead Argyll Proposed erection of 10 semi-detached two storey 3 apartment timber framed dwelling houses	26/01/2005	15/02/2005	16/06/200	WARAPP

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05/00164/ERD	Willaim Fairlamb  Tynabeinne Bruichladdich Isle Of Islay  Demolition of building and erection of a two storey four apartment dwelling house and associated septic tank drainage system	07/02/2005	15/02/2005	28/04/200	WARAPP
05/00166/ALT	Mr And Mrs Paterson  17 Wallace Cottages Southend Campbeltown Argyll PA28 6RX Formation of aperture to enable installation of home lift for use by disabled person	07/02/2005	09/02/2005	09/05/200	WARAPP
05/00180/ERD	Lord And Lady Kingarth  Site D Glassard Scalasaig Isle Of Colonsay  Erection of a 6 apt timber framed 1 1/2 storey dwelling house	08/02/2005	28/02/2005	16/05/200	WARAPP
05/00260/EXT	Mr And Mrs Gavin Small  11 Fernoch Drive Lochgilphead Argyll PA31 8PZ  Single storey side extension to form 2 bedrooms	21/02/2005	21/02/2005	09/05/200	WARAPP
05/00313/EXT	Mr And Mrs MacNeill  Lambeth House Jamieson Street Bowmore Isle Of Islay PA43 7HL Alterations and 2 storey timber framed extension	28/02/2005	14/03/2005	02/06/200	WARAPP
05/00331/EXT	Mr And Mrs Dyer  Kilbrannan View Peninver Campbeltown Argyll PA28 6QP Single storey side extension to form a conservatory	02/03/2005	03/03/2005	09/05/200	WARAPP

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05/00332/EXT	Mr And Mrs Dyer  4 Summerhill Crescent Campbeltown Argyll PA28 6TB  Removal of porch and single storey rear extension to form a conservatory	02/03/2005	03/03/2005	13/04/200	WARAPP
05/00346/EXT	Miss Moira Leitch  Greenside 1 Cruach Bowmore Isle Of Islay PA43 7JQ  Extension to dwelling to form additional area to lounge with attic storage above.	04/03/2005	16/03/2005	15/04/200	WARAPP
05/00364/ERD	John MacKenzie  63 Main Street Port Charlotte Isle Of Islay PA48 7TX  Change of use garage and offices (1st floor) to form private garage and 1st floor 3 bedroom flat	08/03/2005	23/03/2005	08/06/200	WARAPP
05/00365/AOW	Heather Cameron  Plot 6 Crackaig Bay Craighouse Isle Of Jura  Erection of timber framed 4 apt dwelling house - Amendment to 03/01518/ERD granted 15.10.03 - house built opposite hand to approved layout drainage 'as built' on site	08/03/2005	09/03/2005	09/05/200	WARAPP
05/00368/ERD	P Brown  Capstan Achnamara Lochgilphead Argyll PA31 8PT  Demolition of existing holiday cottage and erection of a new 5 apartment dwelling	08/03/2005	09/03/2005	11/05/200	WARAPP
05/00374/ERD	Mr And Mrs McEwan  Land North Of Pier Cottage Ford Lochgilphead Argyll  Erection of dwelling house and installation of 3800 litre septic tank	09/03/2005	10/03/2005	24/05/200	WARAPP

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05/00375/EXT	Mrs Mortram  Briar Lee Jamieson Street Bowmore Isle Of Islay PA43 7HL Erection of a conservatory	09/03/2005	23/03/2005	10/05/200	WARAPP
05/00376/ALT	Mr And Mrs Neil Scott  Nos 1 And 2 The Inns Main Street Bowmore Isle Of Islay PA43 7JR Alterations to upper and lower flats to form a two storey dwelling house	09/03/2005	29/03/2005	29/04/200	WARAPP
05/00408/ERD	Mr Protherough And Ms Baker  Site B, South Of Balvicar Farm Cottages Port Ellen Isle Of Islay Erection of a 6 apt timber framed single storey dwelling house, oil tank (1200 l) and sewage treatment plant and detached garage/workshop	14/03/2005	31/03/2005	09/05/200	WARAPP
05/00423/ERD	Mr And Mrs Bridge  Land West Of Tigh-na-mara(Plot 2 & 3) Skipness Tarbert Argyll Erection of a 5 apt timber framed single storey dwelling house	16/03/2005	21/03/2005	11/05/200	WARAPP
05/00424/ERD	Fyne Homes  Dalaruan Church Hall Dalaruan Street Campbeltown Argyll Erection of 6 no cottage flats	16/03/2005	05/04/2005	23/05/200	WARAPP
05/00449/EXT	Mr And Mrs K McLellan  Abbey Cottage Glenbarr Tarbert Argyll  Alterations and extension to existing dwelling to provide new kitchen and living room on ground floor and reading area on upper floor	18/03/2005	06/04/2005	14/04/200	WARAPP

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05/00462/ALT	Doreen J.H Wareham  44 Calton Avenue Campbeltown Argyll PA28 6NA  Alteration to remove coal cellar and form W.C and wash hand basin	04/04/2005	07/04/2005	15/04/200	WARAPP
05/00475/ERC	David Iain Sharp  Churchill Quarry Tarbert Argyll  Erection of steel framed metal clad vehicle repair workshop	23/03/2005	01/04/2005	26/05/200	WARAPP
05/00492/MTP	Helen Hendry Dick  8 Fernoch Drive Lochgilphead Argyll PA31 8PZ  Alterations to property to form new W.C. , alterations to non loadbearing walls at dining room, kitchen and utility room. Installation of french doors, new deck and relocation of oil tank to garden area.	29/03/2005	30/03/2005	14/04/200	WARAPP
05/00508/ALT	Linaxis  Shellfish Factory Glenegedale Port Ellen Isle Of Islay PA42 7AS Alteration of existing building to sub divide into 3 separate units	29/03/2005	08/04/2005	07/06/200	WARAPP
05/00515/ALT	Mr And Mrs West  Annfield Manse Brae Lochgilphead Argyll PA31 8QZ  Alterations to first floor layout	30/03/2005	30/03/2005	19/04/200	WARAPP
05/00520/ERD	Irene McMorrin  Plot B Land East Of Coultorsay Bruichladdich Isle Of Islay Erection of single storey dwelling and septic tank and garage	30/03/2005	06/04/2005	25/05/200	WARAPP

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05/00532/ALT	Michael Robert Kemp  Strongarbh Pier Road Tarbert Argyll PA29 6UG  Alterations to remove window and replace with french doors	01/04/2005	01/04/2005	10/05/200	WARAPP
05/00533/EXT	George Morrison  7 Riochan Inveraray Argyll PA32 8UN  Alterations and extension to dwelling house to form new living room, dining room and upper floor masterbedroom	01/04/2005	05/04/2005	16/06/200	WARAPP
05/00547/ALT	Crinan Boatyard Ltd  Crinan Boatyard Crinan Lochgilphead Argyll  Alterations to remove existing repair shed and reconstruction of new boatshed - Stage 1 - Steel portal frame and foundations for such only.	04/04/2005	06/04/2005	15/04/200	WARAPP
05/00592/EXT	Mr And Mrs Faichney  Treshnish Ardforn Lochgilphead Argyll PA31 8QN  Alterations and extensions to dwelling house to form utility area, sun lounge, en-suite bedroom 4 and attached garage	11/04/2005	12/04/2005	09/05/200	WARAPP
05/00595/AOW	Ian Smith  6 Gallanach Lochgair Lochgilphead Argyll PA31 8SD  Proposed attic conversion - amendment to warrant 04/01674/ALT granted 19th October 2004 - amendments to internal layout, new external door and en-suite facilities	12/04/2005	13/04/2005	26/04/200	WARAPP
05/00596/COU	Argyll And Bute Council  63 Chalmers Street Ardrishaig Lochgilphead Argyll PA30 8DX Change of use of existing shop premises to form office accomodation	12/04/2005	14/04/2005	21/04/200	WARAPP

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05/00603/ERC	Argyll And Bute Council  Whitegates School Whitegates Road Lochgilphead Argyll PA31 8SY Installation of new oil storage tank	13/04/2005	13/04/2005	14/04/200	WARAPP
05/00615/ERD	West Highland Housing Association  Land West Of Burnside Craighouse Isle Of Jura  Erection of two, one and a half storey timber framed four apartment semi-detached dwelling houses	14/04/2005	04/05/2005	10/06/200	WARAPP
05/00616/AOW	Mr D. Lavery  Land South Of Tangy Farm, Tangy Kilkenzie Campbeltown Argyll Erection of new single storey timber framed 6 apartment dwelling house - amendment to warrant 04/00859/ERD granted 20th October 2004 - convert part attic and form new sunroom on ground floor and layout as built to existing ground floor	14/04/2005	04/05/2005	26/05/200	WARAPP
05/00617/AOW	Gigha Heritage Trust  North Drumachro Cottage Isle Of Gigha PA41 7AD  Internal alterations to form living/kitchen area from living room and bedroom 3 and form utility and bedroom 3 from kitchen/store - amendment to warrant 04/01055/ALT granted 1st October 2004	14/04/2005	28/04/2005	10/06/200	WARAPP
05/00622/AOW	Robert H. Elliot  3 Riochan Inveraray Argyll PA32 8UN  Erection of conservatory - amendment to warrant 04/01700/ERC granted 8th February 2005 - one extra window to side extension	19/04/2005	21/04/2005	11/05/200	WARAPP
05/00637/AOW	Gigha Heritage Trust  Woodend Isle Of Gigha PA41 7AD  Alterations and extension to dwelling house - amendment to warrant 04/01061/ALT granted 1st October 2004 - store off hall/living area omitted, exist combi boiler (external) retained, ent ramp/step amended	14/04/2005	18/04/2005	19/04/200	WARAPP

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05/00639/AOW	Gigha Heritage Trust  Creamery Cottage Isle Of Gigha PA41 7AD  Alterations and extension to dwelling house - amendment to warrant 04/01064/ALT granted 1st October 2004 - ramp position to front door altered, pitched roof over sun space entrance omitted, cupboard formed in kitchen for H.W.C	14/04/2005	18/04/2005	19/04/200	WARAPP
05/00640/AOW	Gigha Heritage Trust  3 Burnside Isle Of Gigha PA41 7AD  Alterations to dwelling house - amendment to warrant 04/01061/ALT granted 1st October 2004 - cupboard formed in kitchen for H.W.C	14/04/2005	18/04/2005	19/04/200	WARAPP
05/00644/ALT	Geoffrey Mark Hutton  10 Grizedale Cairnbaan Lochgilphead Argyll PA31 8SP Erection of an unheated U.P.V.C conservatory to side elevation	15/04/2005	15/04/2005	16/06/200	WARAPP
05/00650/ALT	Victoria Hotel  Victoria Hotel Argyll Street Lochgilphead Argyll PA31 8NE Internal alteration to change existing rooms to 3 ensuite bedrooms on first floor	15/04/2005	19/04/2005	24/05/200	WARAPP
05/00658/AOW	Mr And Mrs Andrew T. Wilson  Ardtornish Tayvallich Lochgilphead Argyll PA31 8PL  Enlargement of one room and relocation of existing bathroom - Amendment to 04/00206/ALT granted on 10/03/04 - Removal of partition forming two cupboards	18/04/2005	18/04/2005	18/04/200	WARAPP
05/00684/AOW	Donald Stewart  Gartmain Farm Bowmore Isle Of Islay PA43 7LW  Installation of septic tank and alteration to dwelling house - Amendment to 01/00935/MTP granted on 3/7/01 - new floors GF, drainage alterations, new mid floor, window alteration in kitchen	20/04/2005	28/04/2005	09/05/200	WARAPP

**WARAPP=Building Warrant Approved    WARREF=Building Warrant Refused  
WARWIT=Building Warrant Withdrawn    COMF=Letter of Comfort issued    COMFR=Letter of Comfort refused  
EXEMPT=Exempt Building Warrant    LOCWIT= Letter of Comfort withdrawn    SUPERS=Superseded by new Building Warrant**

**BUILDING CONTROL  
DELEGATED DECISIONS SINCE LAST COMMITTEE  
MID ARGYLL, KINTYRE AND ISLAY**

<b>CASENO</b>	<b>APPLICANT NAME/PROPOSAL AND SITE ADDRESS</b>	<b>RECEIVED</b>	<b>VETTED DATE</b>	<b>DECISION</b>	<b>DECISION DATE</b>
05/00687/STG	J Mitchell  Galley Of Lorne Inn Ardfern Lochgilphead Argyll PA31 8QN Extension to form single storey dining room and change existing dining room to lounge bar - Stage 2 - Superstructure	21/04/2005	10/05/2005	26/05/200	WARAPP
05/00706/AOW	Mr And Mrs David Ferguson  Plot 10 6 Fernoch Crescent Lochgilphead Argyll PA31 8AE Alterations and extension to form sun lounge and utility room - Amendment to 05/00310/EXT granted on 10/3/05 - Alterations to steps from patio door	22/04/2005	25/04/2005	29/04/200	WARAPP
05/00709/AOW	Victoria Hotel  Victoria Hotel Argyll Street Lochgilphead Argyll PA31 8NE Internal alteration to form new double swing door to reception into kitchen and slap opening between dining and bar and block up door to dining room into hall - Amendment to Warrant 04/01114/ALT granted 4 June 2004 - delete double swing door from reception	22/04/2005	16/05/2005	16/05/200	WARAPP
05/00730/EXT	Mr Neil David And Mrs Lucinda Hopkinson  Bruachan Kilmichael Glassary Lochgilphead Argyll PA31 8QL One and half storey extension to form utility and family room on ground floor and en-suite bedroom in attic	25/04/2005	28/04/2005	19/05/200	WARAPP
05/00737/AOW	Mr And Mrs Ronnie Brown  Shepherds Cottage, Nerabus Farm Port Charlotte Isle Of Islay Erection of 7 apartment timber framed 2 storey dwelling house and oil storage tank connected to a septic tank with associated mounded infiltration system - Amendment to 03/02068/ERD granted 23/3/04	26/04/2005	04/05/2005	07/06/200	WARAPP
05/00759/EXT	Mr Steven Smith  23 High Street Campbeltown Argyll PA28 6DS  Alterations and extension to dwelling to form bedroom and utility room on ground floor and en-suite bedroom on first floor.	28/04/2005	09/05/2005	31/05/200	WARAPP

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**BUILDING CONTROL  
DELEGATED DECISIONS SINCE LAST COMMITTEE  
MID ARGYLL, KINTYRE AND ISLAY**

<b>CASENO</b>	<b>APPLICANT NAME/PROPOSAL AND SITE ADDRESS</b>	<b>RECEIVED</b>	<b>VETTED DATE</b>	<b>DECISION</b>	<b>DECISION</b>
05/00760/ALT	Mr And Mrs Robert Walsh  Greenhill Torrissdale Campbeltown Argyll  Proposed alterations to existing house	28/04/2005	07/05/2005	13/06/200	WARAPP
05/00802/EXT	Esso Petroleum Co Ltd  Fyneside Service Station Paterson Street Lochgilphead Argyll PA31 8JP Alterations and extension to existing sales building to create accessible w/c facilities and disabled access to shop	29/04/2005	25/05/2005	03/06/200	WARAPP
05/00867/AOW	Mr And Mrs MacDonald  Camus An Staca Craighouse Isle Of Jura PA60 7XX  Erection of a 5 apartment timber framed single storey dwelling house - amendment to warrant 04/00285 ERD granted 8th June 2004 - amend level access to front french doors and create decking and timber ramp	06/05/2005	20/05/2005	23/05/200	WARAPP

**WARAPP=Building Warrant Approved WARREF=Building Warrant Refused**  
**WARWIT=Building Warrant Withdrawn COMF=Letter of Comfort issued COMFR=Letter of Comfort refused**  
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## ARGYLL AND BUTE COUNCIL

## ALL AREA COMMITTEES

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**REPORT ON DEVELOPMENT CONTROL PERFORMANCE MONITORING  
COUNCIL WIDE AND DECENTRALISED AREA TEAM PERFORMANCE  
APRIL 2004 TO MARCH 2005**


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**REPORT BY HEAD OF PLANNING**


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**1. SUMMARY**

- 1.1 This paper outlines my Service's Development Control performance with respect to processing applications as set against the performance targets set by the four Area Committees.
- 1.2 In addition to reviewing the Council wide performance from April 2004 to March 2005, this report also identifies the performance and sets targets for each of the four decentralised areas.
- 1.3 Unfortunately, my Service failed to reach the target of processing 72% of all applications within two months. Performance was however the same as last year at 64%, which has to be set against a significant increase in workload.
- 1.4 Similarly, with respect to householder applications, my department failed to reach the target of processing 90% of householder applications within two months. However in this regard 89% of householder applications were processed within two months, which represents an increase of 1% over last year.

**2. RECOMMENDATION**

2.1 It is recommended that Members :-

- a) Note and endorse the contents of the report.
- b) Agree to a Council wide target of 72% of all applications being processed within two months for the period April 2005 to March 2006.
- c) Adopt the Scottish Executives' target of deciding 90% of householder applications within two months.
- d) Agree that the targets set out below be adopted for each of the decentralised areas for the period April 2005 to March 2006.

Bute and Cowal	78%	+1%
Helensburgh and Lomond	80%	+1%
Oban, Lorn and the Isles	65%	No change
Mid Argyll, Kintyre and Islay	66%	No change

**3.0 COUNCIL WIDE DEVELOPMENT CONTROL PERFORMANCE APRIL 2004 – MARCH 2005**

3.1 TABLE 1. TARGETS AND ACHIEVEMENTS SINCE 1996

<b>TABLE 1: TARGETS AND ACHIEVEMENTS SINCE RE-ORGANISATION % OF ALL APPLICATIONS DEALT WITH WITHIN 2 MONTHS</b>				
YEAR	APPLICATIONS RECEIVED	APPLICATIONS DETERMINED	TARGET	ACHIEVED
1996/97	1402	1162	57%	46%
1997/98	1482	1355	57%	63%
1998/99	1519	1318	67%	67%
1999/2000	1507	1340	69%	65.3%
2000/2001	1529	1252	68%	66%
2001/2002	1614	1420	71%	66%
2002/2003	1692	1490	71%	69%
2003/2004	1813	1512	72%	64%
2004/2005	2112	1718	72%	64%

- 3.2 Development Control Performance across the Council wide area has slipped back significantly from a high of 69% (2002/03) to 64%. Although maintaining last year's performance of 64% this remains 8% below target.
- 3.3 Notably the number of applications dealt with continues to increase since 1996 rising from 1162 to the current level of 1718, together with significant increases in applications received which are at an all time high of 2112, compared to 1402 in 1996/97. This represents an increase of approximately 50% in 9 years. This continuing increase is notwithstanding that the applications within the National Park Area are now dealt with by the Park Authority. The most significant increases in applications relate to the Mid Argyll, Kintyre and Islay and Oban, Lorn and the Isles decentralised areas. (See tables 2 and 3 below).
- 3.4 The failure to improve overall performance over last year is disappointing, although this is set against increasing applications, the initial effects of a "development based" draft Local Plan, staff changes and new staff becoming familiar with the Council's practices and procedures.
- 3.5 It is however noticeable since re-organisation that the performance levels in the Mid Argyll,, Kintyre & Islay and the Oban, Lorn and the Isles areas remains significantly below the level of the other two decentralised areas. It is also notable however that the number of applications received and determined in Mid Argyll, Kintyre and Islay and Oban, Lorn and the Isles remains significantly higher than the remaining two areas and continues to increase. Whilst this is of significant economic benefit to these decentralised areas, the constant increase in work loads is having a detrimental effect on long term performance.
- 3.6 In order to address both the general increase in workloads over all decentralised areas and in particular Mid Argyll, Kintyre and Islay and Oban, Lorn and the Isles a staff review was undertaken. As a result of the staff review additional technicians were employed in Helensburgh and Lomond and Bute and Cowal, together with additional Planning posts in both Mid Argyll, Kintyre and Islay and Oban, Lorn and the Isles. A further Administration Officer was also appointed in Oban, Lorn and the Isles. Intermediate "Senior Planner" posts were created in Oban, Lorn and the Isles. All posts have now been filled.
- 3.7 It is only recently that the new staff have been appointed with some still to take up their positions and it will take some time for them to become fully acquainted with Council's processes and procedures.
- 3.8 Given the above it is considered reasonable that a Council wide target of 72% be set for processing all application within two months. This will allow for both increases in some area offices, with significant improvements to Oban, Lorn and the Isles and consolidation in Mid Argyll, Kintyre and Islay.
- 3.9 In respect of householder applications, the 90% target is reasonably achievable and should remain a priority.

**4.0 AREA TEAM DEVELOPMENT CONTROL PERFORMANCE 1 APRIL 2003 – 31 MARCH 2004**

TABLE 2: % APPLICATIONS DETERMINED BY AREA TEAM WITHIN 2 MONTHS										
AREA TEAM	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	Target %	+/-
Bute & Cowal	82	76	68	71	71	82	72	77	77	=
Mid Argyll, Kintyre & Islay	66	62	55	51	61	70	68	63	66	-3%
Helensburgh & Lomond	61	70	71	81	62	70	83	82	79	+3%
Oban, Lorn & the Isles	44	53	57	64	64	58	51	49	65	-16%

AREA TEAM	TABLE 3: APPLICATIONS DETERMINED BY AREA TEAM			
	2001/02	2002/03	2003/04	2004/05
Bute & Cowal	308	315	330	360
Mid Argyll, Kintyre & Islay	393	406	484	473
Helensburgh & Lomond	325	337	271	298
Oban, Lorn & the Isles	367	453	444	588

- 4.1 As can be seen from the above, there remains significant differences between the performance of each area office. In terms of the difference in performance, this is reflective of a number of issues, but primarily the number and complexity of applications dealt with per officer together with the detail and extent of representations received. In terms of the applications dealt with the area offices in the west of the authority namely, Mid Argyll Kintyre

and Islay and Oban, Lorn and the Isles remain the most economically active in terms of Planning Applications. Application numbers are likely to increase significantly in these areas due to the finalised Local Plan and its growth agenda.

- 4.2 This significant difference in applications and performance has been addressed by virtue of the staff review outlined in paragraph 3.6, although evidence of improvement is unlikely to show up until closer to the end of the year.

#### **4.3 BUTE AND COWAL**

- 4.4 As Members are aware the Bute and Cowal Area Team has always achieved a high performance. This year is no exception with some 360 (counting) applications being determined in relation to 330 the previous year, an increase of over 8%. This follows an upward trend since 2001.

- 4.5 Notwithstanding the increased workload, in terms of the eight-week percentage figures, the area office set a fairly ambitious target of 77% last year. I am pleased to be able to report that some 77.2% of applications were determined within the statutory eight-week period an increase from 72% the previous year. This is a pleasing performance.

- 4.6 In terms of maintaining and improving performance this is always dependent upon a number of factors including complexity of applications, staff stability (one member of staff retired this year), the number of reports determined under delegated powers including “blue” delegated reports dealt with by the Chair, Vice Chairman and Local Member. Any increase in “blue” delegated reports often results in the application being determined outside the 8 – week period.

- 4.7 The 8-week target figure for next year is recommended to increase by 1% to 78% which should be achievable. Cognisance is also given to the fact that with the appointment of a new (non qualified) planning technician in recent week, this should eventually help to improve performance although a significant “settling in” period is necessary before this additional resource can significantly impact on performance targets.

#### **4.8 MID ARGYLL, KINTYRE AND ISLAY**

- 4.9 The Mid Argyll, Kintyre and Islay Area Team determined 63% of its applications within 8 weeks, which falls short of its target of 66%, and which is slightly down on its performance for the previous year. The main reason for this is the unprecedented number of application and pre-application enquiries being handled by the Area Team and the inadequate staffing levels to deal with such level of activity. This has been recognised by the establishment of a third planning officer post within the Area Team which has been filled by an officer transferring from the Oban Office. Unfortunately, despite this person having been appointed at the beginning of the year, he has been unable to take the position in the Mid Argyll Office until the beginning of June, due to ongoing staffing shortages in Oban. The addition of a further full time Planning Officer should contribute to expected performance improvements during the forthcoming year.

#### **4.10 HELENSBURGH & LOMOND**

- 4.11 The last year has been characterised by a period of relative stability, which has been crucial in helping to maintain a high level of performance. In Helensburgh and Lomond the aim was to process 79% of all applications within two months. This figure was not only achieved, but also surpassed, with 82% of all applications dealt with in the requisite time period.

- 4.12 With such high targets it is important to ensure that the quality of development is not adversely affected. However, it is considered that both these objectives have been maintained. This success has been down to the individual case officers who have continued to juggle a range of competing demands and yet have succeeded in surpassing both Council targets and those set by the Scottish Executive.

- 4.13 In terms of enforcement activity, a new officer arrived in September and has quickly and successfully adapted to the demands of the Scottish system. The Area Committee have been regularly updated on outstanding cases and are now starting to see a steady stream of retrospective applications following on from enforcement monitoring and investigation. As ever the aim has been to reach a negotiated settlement although, where necessary, the appropriate notices have been served. This year, for the first time, the Helensburgh and Lomond office has had the services of a technician. Together with two experienced admin staff it has helped to ease some of the burden on individual case officers.

4.14 Overall the last year has been particularly successful and the Helensburgh and Lomond team are to be congratulated on their hard work and the professionalism in achieving what were difficult targets. The aim is to maintain this high standard of work in 2005 – 2006.

**4.15 OBAN, LORN AND THE ISLES**

4.16 Low performance levels in the Oban Team over the past year have been the result of a high workload and staffing difficulties which will not be finally overcome until the late summer.

4.17 There have been low enforcement levels because the Enforcement Officer was transferred to Planning duties in September of last year in order to help process mainstream planning applications. Unfortunately the department has been unable to recruit a new Enforcement Officer despite numerous adverts. However, we were recently successful in employing a new officer who will start on 28<sup>th</sup> June.

4.18 Staff changes over the last twelve months have also undermined performance, with consistency being a casualty. The change over in staff has also resulted in slower performance due to lack of local knowledge and Argyll and Bute procedures. This gap has on part been filled with temporary staff but this is only a short term expedient.

4.19 The Area Office should be up to full staff strength by the end of August.

**5.0 SERVICE PLAN PROGRESS**

5.1 The Development and Building Control Service Plan identified a number of action points, which were aimed at improving the delivery of the Development Control and its enforcement function. These are fully detailed in the Service Plan and a summary of progress is given below.

5.2 Table 4: SERVICE PLAN PROGRESS

	Development Control Action Plan Points	End Date	Progress Report
1	Produce an enforcement handbook – good practice/procedural guidelines	Dec 03	This has been delayed to allow for the employment of Enforcement Officers in each of the Area Offices. A delay has also arisen due to priority being given to planning applications which also resulted in resources being taken from the enforcement function.
2	Improve planning application external consultation process including the production of new pro-forma response sheets	July 03	Work has started on this with the internal roads consultation being given priority.
3	Implementation Uniform Spatial 7 – updated version of planning computer processing system	Mar 03	Uniform Spatial is now completed and records are being “quality checked” and backdated to 1996.
4	Update and Review planning application forms and guidance notes	Sept 02	This has been delayed due to illness and staff resources being re-directed to the Oban, Lorn and the Isles Area Office
5	Implement on-line electronic delivery of planning and building standards services	Mar 05	Scottish Executive funding is in place of a substantial part of this service including public access via the Council’s Web Site and a document management system. A full project is due to start in the near future.

5.3 As can be seen from the above some progress has been made towards achieving the action plan points raised in the Service Plan. Of particular importance was the implementation of the Uniform Spatial Development Control system. Unfortunately delays have occurred in the production of an enforcement handbook and updated forms, primarily as resources have had to be directed towards the delivery of the Development Control function in Oban, Lorn and the Isles.

## 6.0 EXIT QUESTIONNAIRES

### *Development Control Customer Service Enquiry*

*116 Responses out of 1719 Approvals = 6.7% Response (2003-2004 response – 5.2%)*

Council wide – total responses 116	Unacceptable		Poor		Acceptable		Good		Excellent	
	No	%	No	%	No	%	No	%	No	%
Q1. Was the manner in which your enquiry/application received	1	1	2	2	6	5	52	45	55	47
Q2. Was the time taken to deal with your enquiry/application	7	6	6	5	19	16	43	37	41	35
Q3. Was the level and quality of information and advice given.	1	1	3	3	8	7	55	47	49	42
Q4. Was the attitude of the case officer who dealt with your enquiry/application	1	1	1	1	7	6	35	30	72	62
Q5. Was the overall service	5	4	3	3	6	5	52	45	50	43

- Delays in processing applications are unacceptable – need for more staff to address this issue.  
*Response: The Council has responded positively to this resource issue by employing additional staff (2 new planning officers and 2 new technicians) which will hopefully speed up processing times.*
- The service has greatly improved to former years.
- Timescales for responding to informal enquiries needs to improve.  
*Response: Informal enquiries will never be given the same priority as statutory work however it is anticipated that the enlarged staff resource will hopefully engender improved response times.*
- Keep up the good work.
- Delays have resulted when the local Area Team Leader is not available to use delegated powers.  
*Response: The Service is considering creating a Senior Planner's post within each decentralised office to enable local cover arrangements to be put in place.*
- Happy with service.
- Courteous and friendly service.
- Application forms could be simplified.  
*Response: Review and improvement of our application forms is a work plan commitment for this financial year.*

## 7.0 PROPOSED PERFORMANCE LEVELS FOR 2005 - 2006

7.1 Having due regard to the above issues, it is considered that targets for the forthcoming year be set as follows.

- Bute & Cowal – 78%  
This represents a 1% increase in actual and targeted performance over last year.
- Mid Argyll, Kintyre & Islay - 66%  
This remains the same target as last year but represents a 3% increase in actual performance.
- Helensburgh & Lomond – 80%  
Whilst this is below the actual performance level it does represent a 1% increase over last years target.
- Oban, Lorn & the Isles – 65%  
Whilst there is no change in the actual target, this represents a 16% increase in

actual performance. This increase is anticipated as a result of the additional officers being in place, although this is only likely to materialise closer to the end of the year.

## 8.0 CONCLUSION

- 8.1 Overall the level of performance is disappointing but has maintained the level of performance set last year. This has also to be set in the context of increased decisions, increased applications and increased workload as a result of the draft Local Plan growth agenda. Taking these factors into account, performance whilst disappointing was reasonable with significant effort being put in by all Area Offices. Within the overall figures Helensburgh and Lomond have performed exceptionally well exceeding both Local and National performance standards. Similarly performance levels in Bute and Cowal have maintained their target level.
- 8.2 However, due to high application levels the performance in Mid Argyll, Kintyre and Islay and Oban, Lorn and the Isles continues to lag behind the other two decentralised areas, although Mid Argyll, Kintyre and Islay have maintained exceptionally high levels given application numbers and staff shortages. Oban, Lorn and the Isles have experienced a very disappointing year although staff increases should significantly improve matters.

## 9.0 IMPLICATIONS

Policy:	Continued monitoring and aiming towards improved levels and consolidation of performance consistent with "Best Value" objectives particularly with regard to "continual improvement". Continued monitoring of the objectives contained in the Development and Building Control Service Delivery Plan.
Financial:	None
Personnel:	Stability in the staff resource is critical to the improvement and maintenance of service delivery arrangements and performance attainment, particularly as application numbers continue to increase.
Equal Opportunity:	None



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Head of Planning

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ARGYLL AND BUTE COUNCIL

DEVELOPMENT SERVICES

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**REPORT ON BUILDING CONTROL PERFORMANCE MONITORING AND SERVICE PLAN PROGRESS  
COUNCIL WIDE AND DECENTRALISED AREA TEAMS FOR 2004/5.****FROM HEAD OF PLANNING**

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**1. SUMMARY**

- 1.1 This paper outlines Building Control performance with respect to processing building warrant and completion certificate applications in accordance with the requirements of Audit Scotland, for the financial year 2004/5, detailed in Appendix 1.
- 1.2 The paper also compares and contrasts the performance of the Council's four area offices, gives the overall average for the period and lists the targets.
- 1.3 In accordance with the Council's Best Value reporting framework this paper also provides an update on service plan commitments/action plans and customer feedback reviews for Building Control

**2. RECOMMENDATION**

- 2.1 Members note the content of the report.
- 2.2 Members note progress on service plan commitments and stakeholder consultations.

**3. BACKGROUND**

- 3.1 Members are aware that performance indicators were first introduced for Building Control in financial year 1997/98. It is likely that this is the last year performance will be reported in this particular format as discussions are ongoing with the Scottish Building Standards Agency with a view to the introduction of a "balanced scorecard" approach to reporting performance in relation to Building Standards.
- 3.2 The current method of performance measurement set out in Appendix I, although readily measurable and providing good management data does not adequately reflect the overall service achievements. In addition in an area as diverse as Argyll and Bute with varying development patterns it can lead to unfair comparisons between areas with a tendency, similar to the overall Scottish results, to create a "league table of achievement".
- 3.3 Applications have remained at a high level and are 1.6%, or 34, below last years high of 2121. Details are given later in the report on numbers and overall estimated values of projects within each area but as reported in previous years, development patterns and projects vary enormously over this diverse area of Scotland as does the quality and detail of the application submissions.
- 3.4 There has been substantial change in staffing of the area offices with Mid-Argyll, Dunoon and Oban offices affected to varying degrees throughout the financial year. Two vacant Senior Building Control Officer posts were filled during the year as were three Building Control Officer posts. It will be recalled that agreement was also given to the appointment of four additional officers to cope with the continuing high workload and to improve the service with a view to the introduction of the "new" building standards system from 01/05/2005

- 3.5 The following table shows the Council's performance against the Audit Scotland targets and, by area, the number of building warrant and completion certificate applications received and issued and the appropriate percentages responded to and issued within the measured 15, 6 and 3-day periods required by Audit Scotland.

AREA TEAM COMPARATIVE PERFORMANCES 01/04/04 TO 31/03/05								
Area	No. of Warrants Received/Issued		No. of Completions Received/Issued		% Age response within 15 days	Average days response to Completion Certificates	% Age issue within 6 days	% Age issue within 3 days
Bute & Cowal	458	388	229	229	67.85%	1.71	78.61%	61.57%
Helensburgh/Lomond	503	348	349	349	39.19%	1.57	81.61%	89.40%
Mid Argyll Kintyre/Islay	581	458	300	300	65.88%	1.0	96.94%	99.67%
Oban, Lorn & Isles	545	389	242	242	59.65%	7.38	84.83%	85.95%
All	2087	1583	1120	1120	58.38%	2.59	86.10%	85.71%
Target					80%	3	80%	80%

- 3.6 Appendix 1 to this report sets the requirements of the Scottish Executive and Audit Scotland and clearly defines meanings for the actions and times. Although there is no specified number of days for a response to a completion certificate by Audit Scotland there is a statutory period of 14 days between receipt of application and issue of completion certificate.
- 3.6.1 **Bute and Cowal** area offices failed to meet the 80% target, set by Audit Scotland of responding meaningfully to applications for Building Warrants within 15 days, due to a combination of professional officer and administrative staff vacancies and plan assessment for other area offices. The total estimated value of works lodged for warrant approval rose to £15.78 million from £ 11.51 Million the previous year.
- 3.6.2 **Helensburgh and Lomond** area office failed to meet the 80% target of responding meaningfully to applications for Building Warrants within 15 days due in the main to an increased number of poorer quality applications and increased completion certificate applications from multiple plot developments. The achievement of Audit Scotland targets in issue of warrant within 6 days of all necessary information being provided indicates the result of improved application information. The total estimated value of works rose to £23.65 million from £ 18.9 million the previous year.
- 3.6.3 **Mid Argyll, Kintyre and Islay** area offices failed to meet the 80% target of responding meaningfully to applications for Building Warrantst due to a combination of increased numbers of applications and professional staff vacancies. High percentage achievement of both issue of warrant and completion certificates within 6 and 3 days respectively indicate achievable targets when appropriate information is provided and improved administrative staffing and procedures are in place. The total estimated value of works rose to £32.21 million from £30.0 million the previous year.
- 3.6.4 **Oban, Lorn and the Isles** area failed to meet the 80% target of responding meaningfully to applications for Building Warrants due to a combination of longer term staff vacancies, poorer quality applications and the remote nature of parts of the area. The total estimated value of works rose to £23.54 million from £18.29 million the previous year.
- 3.7 The all areas average, which will be the important submission for Argyll and Bute Council show returns acceptable to Audit Scotland targets in 3 of 4 indicators and by members agreeing to the increase in area staff levels it is likely that the fourth indicator which deals with time taken to make a meaningful response to an application will be addressed. The total estimated value of works rose to £95.2 million from £78.76 million the previous year.

## Customer Service Questionnaire

## Building Standards Customer Service Enquiry

131 Responses out of 1583 Approvals = 8.3% Response (2003-2004 Response 5.7%)

Council wide – total responses 131	Unacceptable		Poor		Acceptable		Good		Excellent	
	No	%	No	%	No	%	No	%	No	%
Q1. Was the manner in which your enquiry/application received	0	0	3	2	11	8	57	44	60	46
Q2. Was the time taken to deal with your enquiry/application	3	2	12	9	9	7	45	34	62	47
Q3. Was the level and quality of information and advice given.	0	0	2	2	8	6	52	40	69	53
Q4. Was the attitude of the case officer who dealt with your enquiry/application	1	1	0	0	6	5	40	31	84	64
Q5. Was the overall service	2	2	6	5	11	8	45	34	67	51

- Speed up processing of applications, additional officers required.  
*Response: The Council has responded positively to this resource issue by employing one additional officer at each area office.*
- A very professional service was given.
- A very good service and good guidance.
- A one page advice note to applicants giving a non-technical resume of points to look out for would be helpful.  
*Response: There are guidance notes on the application form and a new version of the Planning Handbook has been issued but will require early revision to take account of new procedures etc under the 2003 Act.*
- Quick helpful efficient.
- Time to process issue of completion certificates was one day – excellent.

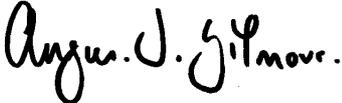
## 5. SERVICE PLAN PROGRESS AND STAKEHOLDER CONSULTATION

	Building Standards Action Plan Points	End Date	Progress Report
1	Formulate strategy to improve repair and maintenance of buildings in the interests of public safety	Now Dec 05	Further review and consultations required due to Building (Scotland) Act 2003
2	Implement Uniform Spatial 7 version of Building Standards computer processing system	Done	Now inputting upgraded Building Standards resulting from Building (Scotland) Act 2003 applicable from 01/05/06
3	Implement on-line electronic delivery of planning and building standards services	Mar 05	Scottish Executive funding is in place of a substantial part of this service including public access via the Council's Web Site and a document management system. A full project is due to start in the near future.
4	Increase building control input into Section 23 Certificates and Dec 02 Licensing Board Procedures	Dec 02	Continuing discussions on hold due to Licensing (Scotland) Bill 2005 implications
5	Assist property section of Council in audit of disabled access provision for Council property. Building list/audit criteria to be used to all BCO's.	Dec 02	Now considering warrant application as/when submitted.

The provision of additional staff resources will enable the section to better meet the future requirements of Audit Scotland and facilitate the Implementation of the Building (Scotland) Act 2003 implemented from 01/05.05 whilst continuing to improve the service to the Council's customers

## 6. IMPLICATIONS

Policy	In accordance with "Best Value" objectives
Financial:	"Further improvement is" dependant on resources
Personnel:	The additional building standards staff resources will in time lead to the desired service improvements but increases the commitment to training consistent with the "grow your own" policy.
Equal Opportunity:	None



07.06.05

ACW/BC

For further information contact: Gary Wilson, Building Control Manager.

## Appendix 1

### Building Warrant and Completion Certificate Applications

**Indicator 1:** Building warrants and completion certificates.

- a) The percentage of requests for a building warrant responded to within 15 days.
- b) The average time taken to respond to a request for a completion certificate.
- c) The percentage of building warrants issued (or otherwise determined) within 6 days.
- d) The percentage of completion certificates issued (or otherwise determined) within 3 days.

#### Definitions

**The Scottish Executive has set national targets for the times to deal with building warrants and completion certificates. The new national targets are that:**

- **80% of applications for building warrants should be responded to within 15 days**
- **the time to respond to a request for a completion certificate will continue to be the average time (working days).**
- **80% of building warrants should be issued within 6 days 80% of completion certificates should be issued within 3 days.**

(Part a) The time to respond to a request for a warrant is the period from receipt of a **valid application** by the council to the date of response to the applicant, which may include:

- issuing or refusing the warrant (warrants which do not require contact with the applicant because there are no reasons why a building warrant cannot be issued should be recorded under this part of the indicator with the first response being the date of issue of the warrant. Part c) of the indicator has been amended to reflect this).
- informing the applicant of statutory requirements not met in the initial application (i.e. the council, having carried out a full technical/procedural appraisal of the proposals will only then inform the applicant of all reasons why a building warrant cannot be issued).

An acknowledgement letter or some other form of holding letter should not be used for the purposes of this part of indicator. The indicator measures the performance of the service not merely the administrative function, the service relates to the notification of the results of a full technical/procedural appraisal of the initial valid application.

A valid application is defined as an application which is accompanied by plans and the prescribed fee.

(Part b) The time to respond to a request for a certificate of completion or an authorisation of temporary occupation/use is the period from receipt of a formal application (form BA8) together with a duly completed Compliance Certificate for Electrical Installation (form BA9), if appropriate, to the date of an inspection being carried out to determine whether or not a completion certificate can be issued.

A letter to the applicant requesting access **does not count**, however, in exceptional circumstances where sites are inaccessible or where properties are empty, a telephone call, calling card left or letter requesting access would be deemed as an authority's first response.

Final inspections carried out (prior to receiving the prescribed application form and or Certificate of Compliance of the Electrical Installation) to determine whether or not a certificate of completion or authorisation of temporary occupation/use should be reported against part d) of the indicator.

(Part c) The time for issuing a warrant is the period from receipt by the council of all necessary information following notification to the applicant of reasons why a building warrant cannot be issued, together with an application which meets the requirements of the Building (Scotland) Act 1959, to the date of issue of the warrant.

Where a building warrant application is accompanied by an application for a relaxation, the time to issue the warrant remains as stated in the definition. It is recognised that the period from receipt by the council of all necessary information will be the date following the statutory 14 day (approximately 10 working day) draft period which is allowed for representation.

Warrants which do not require contact with the applicant because there are no reasons why a building warrant cannot be issued should not be recorded because they will have already been recorded at part a) of the indicator.

(Part d) The time for issuing a completion certificate or an authorisation of temporary occupation/use is the period from the date when the council is satisfied that the building work has been completed in accordance with the approved warrant as far as can be reasonably ascertained, and the council are in receipt of the prescribed application forms which meets the requirement of the Building (Scotland) Act 1959 to the date the completion certificate or an authorisation of temporary occupation/use is issued.

Final inspections carried out (prior to receiving the prescribed application form and/or Certificate of Compliance of the Electrical Installation) to determine whether or not a certificate of completion or authorisation of temporary occupation/use should be reported against this part of the indicator. The time for issuing the certificate is the period from the receipt of the prescribed application forms which meets the requirements of the Building (Scotland) Act 1959 to the date the certificate of completion or an authorisation of temporary occupation /use is issued.

### **Reporting Period**

Where the determination of an application for warrant or certificate of completion does not fall wholly within a reporting period, the information relating to that warrant application should be included in the reporting year in which the application is granted or otherwise determined.

All periods should be measured in working days (excludes public holidays).

'Building warrants' is the total number of warrants issued or applications otherwise determined (i.e. includes withdrawn or refused applications) in the reporting year.

'Certificates' is the total number of temporary and final certificates of completion issued or otherwise determined in the reporting year. Temporary completion certificates should be counted for each occasion application received.

### **Source**

Building control records.

### **Interpretation**

The extent to which councils prepare guidance to applicants on any deficiencies with any application for a building warrant following its submission may influence the time taken to respond to an application.

In accordance with Building (Procedures) (Scotland) Regulations 1981 as amended, councils are required to either issue the completion certificate or notify the applicant of the reasons for not doing so, within a statutory 14-day (approx.10 working day) period of receipt of an application for a certificate.

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**ARGYLL &  
BUTE COUNCIL**

**MID ARGYLL, KINTYRE AND ISLAY  
AREA COMMITTEE**

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**CORPORATE SERVICES**

**6 JULY 2005**

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**STREET NAMING – KILARROW HOUSE, BOWMORE**

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**1. SUMMARY**

The Area Committee are asked to approve proposal for naming of the new development by West Highland Housing Association at Kilarrow House, Bowmore.

**2. RECOMMENDATIONS**

- 2.1 Members are asked to agree the name 'Ceol na Fairge' (which means music of the sea) for the development.

**3. BACKGROUND**

- 3.1 The Area Committee are empowered to decide the names of streets in new developments within Mid Argyll, Kintyre and Islay.
- 3.2 Attached is a plan showing the development at Kilarrow House, Bowmore.

Area Corporate Services Manager  
6 July 2005

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ARGYLL &  
BUTE COUNCIL

MID ARGYLL, KINTYRE AND ISLAY  
AREA COMMITTEE

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CORPORATE SERVICES

6 JULY 2005

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**STREET NAMING – NEWTON SCHOOL, ISLAY**

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**1. SUMMARY**

The Area Committee are asked to approve proposal for naming of the new development by West Highland Housing Association at Newton School, Islay.

**2. RECOMMENDATIONS**

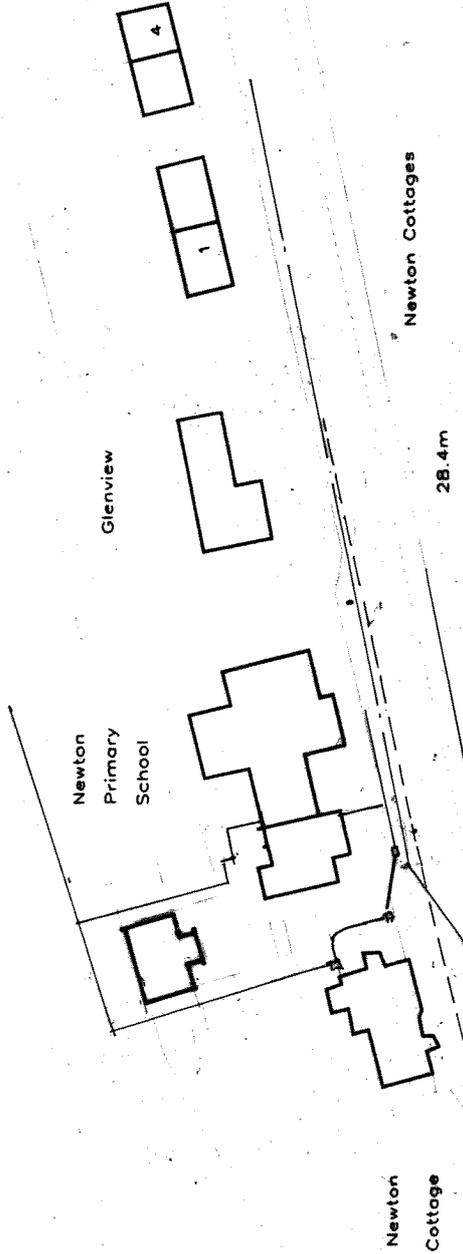
- 2.1 Members are asked to agree the name '1 & 2 School Gardens' for the two new houses and 'Newton School House' for the existing school house.

**3. BACKGROUND**

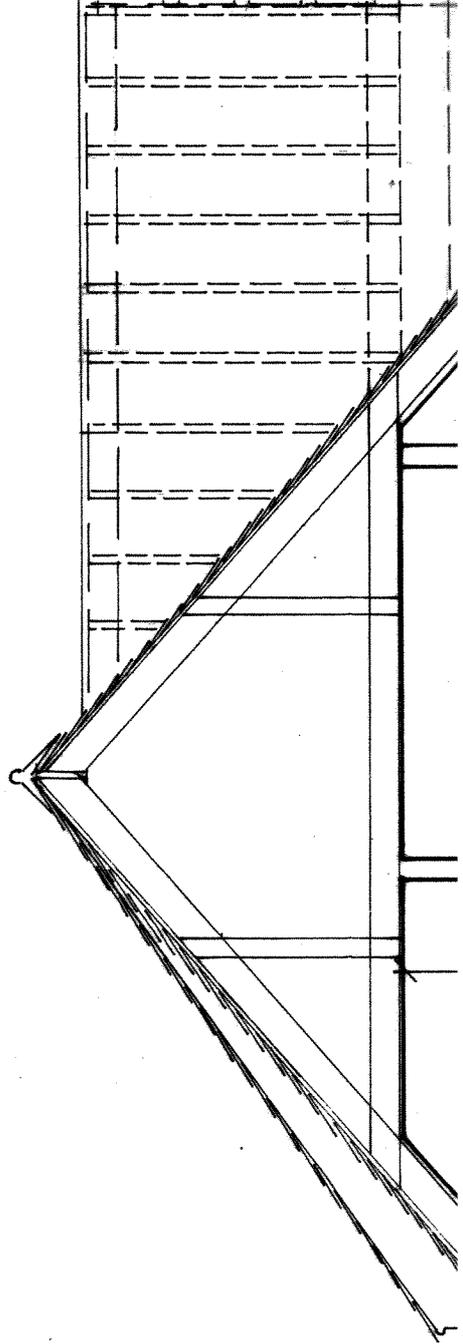
- 3.1 The Area Committee are empowered to decide the names of streets in new developments within Mid Argyll, Kintyre and Islay.
- 3.2 Attached is a plan showing the development at Newton School.

Area Corporate Services Manager  
6 July 2005

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LOCATION PLAN 1:1250



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**ARGYLL AND BUTE COUNCIL  
CORPORATE SERVICES**

**MID ARGYLL/KINTYRE & ISLAY  
AREA COMMITTEE  
6 JULY 2005**

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**SEWAGE TREATMENT SYSTEM, CAMPBELTOWN**

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**1. SUMMARY**

- 1.1** This report provides Members with an update with regard to the search for an effective solution to the problems which have beset the sewage treatment system serving Campbeltown.

**2. RECOMMENDATIONS**

- 2.1** Members note the current position and the approach to be adopted in terms of the planned scrutiny of Scottish Water's emerging proposals for the remediation of the Campbeltown sewage treatment system.

**3. BACKGROUND**

- 3.1** Until 2002, the majority of Campbeltown's foul and waste water was collected, screened and pumped to an outfall pipe which discharged into the waters of Campbeltown Loch, but at a distance from the centre of the town. Although untreated, this system of sewage disposal operated largely without complaint regarding faecal solids or odour, although the town did suffer from flooding from time to time.
- 3.2** Obligated by the terms of the Urban Waste Water Directive, as to water quality, Scottish Water undertook substantial civil engineering work within the town to provide a new sewage treatment plant, sewage pumping station and sewerage. It quickly became apparent, however, that the new sewage treatment system could not cope with the flows of waste water to the pumping station, manifested in the flooding of the streets and susceptible properties, particularly in the Longrow.

- 3.3** Subsequent meetings with, and investigations by, all parties, but more especially Scottish Water's Consultants, determined that the sewerage treatment system (embracing the treatment plant, pumping plant and sewerage) had not been designed for the actual waste water flows but for a town typical of the size and population density of that of Campbeltown. The principal difference underlying problem was the large volume of water in the sewerage system which would ordinarily not be present but which was placing an excessive pressure on the system, with which it could not cope, leading to the filling up of the sewer which, in turn, spilled onto the streets and backed up, overflowing from low-lying drains into properties. This flooding was directly related to the tide and prevailing weather conditions, with periods of coincidental high rainfall and high tide proving the greatest risk of flooding.
- 3.4** This excess water in the sewers arises from the admission to the sewers of water draining from agricultural land, from streams which overflow onto adjacent streets, and thereby into street gullies, and through infiltration of groundwater (including sea-water) into defective sewers. This excess water, derived from road gullies, floodwater, etc, is referred to as "non-statutory water" by Scottish Water, as it is not legally obliged to accept it into the sewer or to dispose of it.
- 3.5** Beyond the flooding described above, the Environmental Health Service has received and responded to a variety of other complaints, the most enduring of which are of smell associated with road gullies and of faecal material fouling the pontoon berth infrastructure and visiting pleasure craft. A single, apparently one-off incident involving the catastrophic discharge of a large volume of untreated sewage (June 2003) led to large-scale complaint, with community groups and individuals motivated by it, seeking to influence the ultimate solution.

#### **4. FINDING A SOLUTION FOR ALL!**

- 4.1** In its dealings with the Council, Scottish Water has always proved both responsive and responsible, aiding Officers in their understanding of the design and operation of systems and plant, and responding to demands for immediate action, necessary to protect public health.
- 4.2** Recognising the gravity of the situation, and the need for concerted action, senior Council staff and Scottish Water representatives met in March 2003, before the spill referred to in paragraph 3.5 above, when it was agreed that we should work together to find a speedy and effective solution to this problem.

Whereas Scottish Water and Council staff focused on work which could remove excess surface water from the sewers, Scottish Water's Consultants looked to a sustainable solution for the town's sewage handling, treatment and disposal.

- 4.3 The optimum solution, based on the objective and competitive assessment of several options, was for the construction of a new combined sewer outfall which would discharge screened but otherwise untreated sewage into the Loch, from a long outfall, discharging at a point on the South shore of the Loch some distance short of the Ministry of Defence Pier.
- 4.4 Although apparently likely to receive consent, this proposal was withdrawn pending development of a new, alternative scheme, which would be more acceptable to the community. This was based on a recommendation made by the Water Industry Commissioner to Scottish Water, in light of substantial expressions of disquiet from community stakeholder groups and others.
- 4.5 A subsequent proposal developed by Scottish Water to pump the sewage from an underground storage/balance tank at Quarry Green to a Combined Sewage Outfall at Kildalloig Bay was refused consent by the Regulator, the Scottish Environment Protection Agency (SEPA), in light of the impact of that discharge on the quality of a recently designated shellfish harvesting water.
- 4.6 Following that decision, and mindful of the search for another, more acceptable, solution, a new community group, the Campbeltown Sewage Task Force, has been formed, embracing the interests of the former Campbeltown Stakeholder (largely, but not exclusively the Community Council) and Kintyre Residents Against Pollution groups.

## 5. WORKING UP THE "NEW" SOLUTION

- 5.1 Scottish Water have revisited the problem and considered various options. Although no decision has yet been made, prospective solutions could take in including the separation of all storm water, increasing storage capacity within the system, a new, longer sea outfall at Kildalloig Bay, disinfection of the discharged effluent and even a wholly new system.
- 5.2 In approaching the design of the next proposal to be put to the Regulator (SEPA) and the community, Scottish Water and the Council recognise the need for more work and action to remove excess water from the sewers and for Scottish Water to carry out work to upgrade the existing infrastructure, and particularly the sewage pumping station and treatment works.

**6. THE COUNCIL'S ROLE – PAST AND PRESENT**

- 6.1** The Council wants to see a solution to this protracted problem. It has said in the past that it is prepared to, and has worked with, Scottish Water, SEPA and others to find that solution.
- 6.2** Council Officials have recently met with Scottish Water to learn of Scottish Water's current proposals and their assessment of the relative merits of each option.
- 6.3** Although focusing on the speedy resolution of this problem and the identification of the best solution for Campbeltown, as the most immediate and prime tasks the Council will, at one and the same time, continue to work with Scottish Water to further explore how "non-statutory water" flows (surface, floodwater, groundwater, etc.) might be removed from the sewerage system.
- 6.4** When adequate information is available on the Scottish Water proposals, the Council will critically appraise these and may seek a specialist consultancy input to that process.
- 6.5** Whilst the Council does not have a statutory role in the regulation of the environmental performance of Scottish Water, and whilst it will seek to approach this problem working together with its partners, it will nevertheless seek to challenge Scottish Water closely, with a view to ensuring that sewage in Campbeltown is handled, treated and disposed of satisfactorily, having regard to both the protection of public health and of the environment.

**7. CONCLUSIONS**

- 7.1** The Council will be meeting to discuss with Scottish Water
- their emerging proposals.
  - respective responsibilities and to explore practical ways forward in respect of "non-statutory water flows".
  - the arrangements for consulting the community, and
  - the timetable for completion of the chosen option and for its commissioning.

**8. IMPLICATIONS**

- Policy :** Nil
- Resources :** Nil, meantime.
- Personnel :** Nil
- Equal Opportunity :** Nil

**SANDY TAYLOR  
CHIEF PROTECTIVE SERVICES OFFICER**

**AST/KT/3589 June 2005**

For further information contact: Sandy Taylor      Tel: 01546 604132

**LIST OF BACKGROUND PAPERS :**

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