

Public Document Pack

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Corporate Services
Director: Nigel Stewart



Dalriada House, Lochnell Street, Lochgilphead, Argyll, PA31 8ST
Tel: 01546 602177 Fax: 01546 604530

30 November 2005

NOTICE OF MEETING

A meeting of the **MID ARGYLL KINTYRE & ISLAY AREA COMMITTEE** will be held in the **THE TOWN HALL, CAMPBELTOWN** on **WEDNESDAY, 7 DECEMBER 2005** at **10:00 AM**, which you are requested to attend.

Nigel Stewart
Director of Corporate Services

BUSINESS

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **MINUTES OF MEETING OF 2 NOVEMBER 2005** (Pages 1 - 6)
4. **MINUTES OF SITE INSPECTION - SKIRO DEVELOPMENTS** (Pages 7 - 12)
5. **MINUTES OF THE CIVIC GOVERNMENT HEARING - 2 NOVEMBER 2005** (Pages 13 - 14)
6. **MINUTES OF THE MEETING OF THE MID ARGYLL PARTNERSHIP ON 6 SEPTEMBER 2005** (Pages 15 - 20)
7. **MINUTES OF THE KINTYRE INITIATIVE WORKING GROUP OF 24 OCTOBER 2005** (Pages 21 - 26)
8. **CAMPBELTOWN REGENERATION AREA PRESENTATION**
9. **PUBLIC QUESTION TIME**
10. **AREA PLAN** (Pages 27 - 62)
11. **LOW AND HIGH ASKOMIL, CAMPBELTOWN** (Pages 63 - 64)

12. **THE FORMER KILCHOMAN CHURCH, ISLAY** (Pages 65 - 66)
13. **KINTYRE WAY** (Pages 67 - 68)
14. **COLONSAY AIR FIELD** (Pages 69 - 72)
15. **CONSTRUCTION COLLEGE, LOCHGILPHEAD** (Pages 73 - 74)
16. **RURAL TRANSPORT GRANT** (Pages 75 - 76)
17. **PLANNING APPLICATIONS** (Pages 77 - 102)
18. **DELEGATED DECISIONS** (Pages 103 - 118)
19. **BUILDING STANDARDS PERFORMANCE MONITORING** (Pages 119 - 126)
20. **DEVELOPMENT CONTROL PERFORMANCE MONITORING** (Pages 127 - 136)
21. **LATE LETTERS OF REPRESENTATION TO AREA COMMITTEES** (Pages 137 - 138)
22. **APPLICATIONS BY VOLUNTARY ORGANISATIONS FOR VOLUNTARY SECTOR GRANT 2005/2006** (Pages 139 - 144)
23. **SCHOOL HOLIDAYS AND IN SERVICE DAYS** (Pages 145 - 152)
24. **EDUCATION AND LEISURE DEVELOPMENT GRANTS**
25. **IMPACT OF ADDITIONAL REVENUE FUNDING 2006/2007** (Pages 153 - 156)
26. **FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997** (Pages 157 - 178)
27. **FLOODING PROBLEMS ASSOCIATED WITH THE DALNARUAN AND MILL DAM BURNS** (Pages 179 - 180)
28. **ROADS AND AMENITY ISSUES (REPORT TO FOLLOW)**

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 they are likely to involve the disclosure of exempt information as defined in Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

E1

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 29. ARGYLL COMMUNITY TRUST - LEASE OF FIELDS, KILMORY HOME FARM (REPORT TO FOLLOW)

E1 30. LEASE OF PITCH - KILMORY SHINTY CLUB (Pages 181 - 184)

31. ENFORCEMENTS (Pages 185 - 212)

E1 32. GROUND AT WHITEGATES ROAD, LOCHGILPHEAD (Pages 213 - 216)

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

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

Present: Councillor Alastair McKinlay (Chair)

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

Attending: Deirdre Forsyth, Area Corporate Services Manager
Donnie McLeod, Roads and Amenity Services Manager
Richard Kerr, Senior Development Control Officer
Kevin Williams, Development Projects Manager
Peter Bain, Development Control Officer
Andrew Robertson, Development Officer
Jim Anderson, Quality Assurance Manager
Chief Inspector Harry Miller, Strathclyde Police
Inspector David Sutherland, Strathclyde Police
Katie McKenzie, Area Committee Officer

1. APOLOGIES

Apologies were received from Councillor Robertson.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF MEETING OF 5 OCTOBER 2005

The minutes of the meeting of 5 October 2005 were approved.

**4. MINUTES OF INFORMAL PLANNING HEARING - SCOTTISH WATER -
ARDRISHAIG**

The minutes of the Planning Hearing held on 7 October 2005 were approved.

**5. MINUTES OF INFORMAL PLANNING HEARING - SCOTTISH WATER -
LOCHGAIR**

The minutes of the Planning Hearing held on 7 October 2005 were approved.

6. PUBLIC QUESTION TIME

There were no questions from the Public.

Strathclyde Police

Councillor Colville asked what was the status of the Community Policeman in Campbeltown. Chief Inspector Miller confirmed that a new Community Policeman has been appointed and will start on 7 November 2005.

Councillor McAlpine then asked if the 2 positions in Tarbert had been filled. Chief Inspector Miller stated that they had been filled and have been in post since 1 November 2005.

Councillor Hay asked if the new non-slip road surface at Lochgair corner had reduced the accident rate. Inspector Sutherland said that at this point they are happy with the results but this will be tested when the weather begins to deteriorate.

Councillor Hay then asked if the Road closures at Minard have caused any problems. Inspector Sutherland confirmed that there had been no problems and the work would have been completed at the end of October had it not been for a burst water pipe. The work is now due to finish on Friday 4 November.

7. PLANNING APPLICATIONS

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

1. **05/00021/OUT**

D and K Ferguson. Outline Planning Permission. Site for the erection of dwellinghouse and garage. Land east of Kilmaho Cottage, Kilkenzie, Campbeltown.

Decision

That planning permission be refused for the reasons stated in the report by Head of Planning dated 14 October 2005.

2. **05/00342/OUT**

Mr Neil MacKinnon. Outline Planning Permission. Site for the erection of one dwellinghouse and septic tank. Land south east of Main Street, Port Wemyss, Isle of Islay.

Decision

That outline planning permission be granted as a 'minor departure' to the Development Plan, subject to the standard conditions and reasons and the conditions and reasons stated in the report by Head of Planning dated 14 October 2005.

3. **05/01111/DET**

R and B Braithwaite. Detailed. One dwelling. Land north of Achentenavil, Tayvallich.

Decision

That planning permission be granted as a 'minor departure' to the Development Plan, subject to the standard time limit condition and reason and the conditions and reasons stated in the report by Head of Planning dated 14 October 2005.

4. **05/01598/OUT**

M and C Ralston. Outline planning permission. Site for the erection of one dwellinghouse. Rhoin Farm, Campbeltown.

Decision

That the application be refused for the reasons contained in the report by Head of Planning dated 14 October 2005.

(Reference - Report by Head of Planning dated 14 October 2005, submitted).

8. DELEGATED DECISIONS

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

(Reference – Report by Director of Development Services dated 12 October 2005, submitted).

9. KILMORY HOME FARM AND CLOCK LODGE

The Clock Lodge is owned by the Council and Kilmory Home Farm reverted to full Council control when the last tenant died in 1995. Since then a number of different uses have been proposed for these buildings which would keep them within the public domain. However, no specific progress has been made to date. The buildings are in a poor state of repair and in need of urgent attention to prevent them from falling into such a state that demolition is the only option. As the buildings are Grade B Listed, the Council has a responsibility to protect historic structures.

Decision

1. Members noted the contents of the report and the possible options of the buildings
2. Members agreed that Development Services commission a private sector firm to carry out a study into the possible viable future uses, including the potential realisation from any sale of the buildings. As part of the remit, the study will also look into the option of disposing of some of the land by sale or lease and the opportunity of any new development creating a road into home farm and the creation of a new car park.

(Reference – Head of Development Services dated 2 November 2005, submitted)

10. PROGRESS OF WALKING, CYCLING AND SAFER ROUTES - VERBAL REPORT

Members are updated with the progress of the walking, cycling and safer routes funded proposals agreed at the meeting of 7th September, 2005.

Decision

1. Members noted this report.
2. Monthly updates will be reported to future Area Committee meetings.

(Reference – Report by Head of Road and Amenity Services dated 2nd November 2005, submitted).

11. PARKING CHARGES IN LOCHGILPHEAD

Members were updated on the implementation of the proposed parking charges within Lochgilphead.

Decision

Members noted the proposals and suggested that an alternative site for HGV's to park overnight be identified.

(Reference – Head of Road and Amenity Services dated 2 November 2005, submitted)

12. KILKENZIE AMENITY AREA

The amenity area at Kilkenzie, currently part of the lease to Kilkenzie Play Area is being used by the general public as a car park. This report describes a solution to this.

Decision

1. It was noted that Community Services have declared this area as surplus to their requirements.
2. It was agreed that Operational Services take over this amenity area.

(Reference – Report by Area Corporate Services Manager dated 2 November 2005, submitted)

13. AQUALIBRIUM

The Committee were briefed on the Commissioning Plan to ensure that Aqualibrium opens safely on Wednesday 22 March 2006, in advance of the school holidays which start on Friday 24 March 2006.

The current handover date for Aqualibrium to the Council is 15 January 2006.

Decision

1. Members noted the current Commissioning Plan.
2. Members noted that any further slippage with the Aqualibrium hand over date, may delay the planned opening date.

Members will be given a further update at the Business Day on 23 November 2005.

(Reference – Report by Head of Facility Services dated 25 October 2005, submitted)

14. YELLOW BOOK

The Yellow Book Report on Campbeltown Strategy and Action Plan has not yet been received.

Decision

To receive and consider the report at the Business Day to be held on 23 November 2005 and to decide what action to take.

(Reference – Report by Area Corporate Services Manager dated 2 November 2005, submitted).

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ARGYLL AND BUTE COUNCIL
MINUTE of MEETING OF AREA COMMITTEE FOR
MID ARGYLL, KINTYRE AND ISLAY
SITE INSPECTION, STAG GARAGE, LOCHGILPHEAD
held on WEDNESDAY 26 OCTOBER 2005

Present: Councillor Alastair McKinlay (Chair)

Councillor Rory Colville	Councillor Alison Hay
Councillor Donald Kelly	Councillor Donald MacMillan
Councillor Bruce Robertson	

Attending: Deirdre Forsyth, Area Corporate Services Manager
Richard Kerr, Senior Development Control Officer
Donnie McLeod, Roads & Amenity Services Manager
Patrick Mackie, Area Environmental Health Manager

The Applicant George Arnold, Skiro Developments
Mike Grattidge, Portico Design

Objectors Mr Cameron McLennan
Mr Archie McVicar
Mr Jocelyn Small

1. APOLOGIES

Apologies were received from Councillors Currie, Findlay and McAlpine.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. DEVELOPMENT SERVICES

05/01331/DET

Skiro Developments.

Detailed.

Erection of Class 1 food retail unit and flatted development.

Site of Stag Garage, Lorne Street, Lochgilphead.

The Chairman commenced by introducing those present and explaining the procedure. Richard Kerr on behalf of the Head of Planning distributed and explained the plans and also explained the reasons for the recommendations of refusal as per the reports.

APPLICANT

George Arnold then explained the background of the application to the Committee. He explained that he had had discussions with both officials and locals in Lochgilphead and stated that this would be an opportunity for additional retailing in Lochgilphead. He explained that he has a prospective user for the retail section but could not divulge who this was until planning permission had been granted. He said that the prospective occupier had

asked for more floor space to accommodate internal servicing.

He informed the group that the west elevation facing Tigh-na-Mullen would be set back 5 metres from the boundary where the existing workshop is currently situated and the windows facing onto the garden of Tigh-na-Mullen have been designed to respect the privacy of the neighbours as much as possible.

He then went on to talk about the north elevation facing Stag Park. The width of the building at this boundary would be substantially less than that of the existing workshop to provide landscaped garden areas thus creating more room between the houses in Matheson Place and the building itself. He also stated that the visible sky would increase with the new development.

Mr Arnold then discussed the east elevation and outlined the area which would provide 21 car parking spaces, one for each flat. 2 of these parking spaces were to be situated opposite the building, in the Stag Hotel Yard.

He then went on to explain that all storage for the retail unit would be internal and there would be no external space needed for any aspect of the servicing of the retail unit.

OBJECTORS

Cameron McLennan said that he agreed with the redevelopment in principle, but was concerned with the effect the flats would have on the privacy and amenity of Tigh-na-Mullen's garden, but stated that his concerns were ones which could hopefully be addressed easily. He also stated that he thought there would be too many flats in the proposed development.

George Arnold said that this had been addressed and with the new building being set back 5 metres and the obscure windows, privacy should not be greatly affected.

Archie McVicar then stated that he too agreed with the idea in principle but was worried about the height of the new building restricting the amount of sunlight reaching the houses in Matheson Place. He also stated that he would be unhappy about residents' bins being stored beside Matheson Place. He too thought there would be too many flats in the new building. He then asked if the parking under the flats would be secure or if this would be left open.

George Arnold then stated that minor details such as where the bins would be stored could be amended, and he reiterated that with the new development the extent of visible sky would increase as far as adjoining occupiers were concerned. He also stated that there were no plans at the moment to secure the car parking under the flats, but that this would be private property.

Mr Small stated that the Stag Garage is a health hazard due to the amount of asbestos in it and asked if this would be removed carefully and professionally. He also stated that the design of this building bears no relationship to the rest of the buildings in the street and the development of this retail site would attract more cars to the Lorne Street car park which is already used to capacity. He said he believed there were too many flats proposed and given the lack of additional parking feared that the retail unit would attract more cars to the already busy street which could cause an accident. He was concerned

that any development should be affordable and asked the applicant if the flats would be available to rent or to buy or would they become holiday homes.

Mr Arnold confirmed that he had obtained a quote from a reputable company to remove the asbestos and confirmed that this would be done as carefully as possible. He also stated that he had been having informal discussions with Fyne Homes in relation to the flats in the development but could not confirm anything at this stage.

COUNCILLORS

Councillor Hay stated that she did not like the design of the building and was not convinced that all storage for the retail unit could be contained internally. She said she was unsure as to why the applicant had not withdrawn the plans and resubmitted after further consultation with the Planning Department. She also stated that she imagined this development would put a huge strain on Lorne Street car park and make an already busy street even busier.

Councillor Colville stated that he too thought the site would be overdeveloped and that the applicant should consider resubmitting the application.

Councillor Kelly said that the street may not become too much busier as the Garage was currently attracting a fairly large number of vehicles. He then asked Mr Arnold how many jobs it is envisaged that this retail unit would create. Mr Arnold confirmed that this would be in the region of 35 jobs; skilled, unskilled and managerial positions, both full and part-time, would be created.

SUMMING UP

Richard Kerr summed up by reiterating the 3 main reasons why this application had been recommended for refusal:

1. Design of Lorne Street Frontage
:- this falls short of what was expected on this important site. He suggested that the problems could be remedied by an alternative design along the lines of those options previously discussed between officers and the applicants. However, material alterations to the design would warrant a fresh application and could not be entertained as part of the current submission.
2. Adequacy of Servicing Arrangements
:- this was a large food retail unit without any provision for external servicing, storage or refrigeration plant. The applicants had suggested that all servicing requirements could be accommodated internally, but had failed to demonstrate how this might be achieved.
3. Over-Development and Loss of Residential Amenity
:- this proposal was an over-development of the site which impinged on the amenity of adjoining properties. The shortcomings of the scheme in this respect could be remedied by removing flats from the central area of the site, although again this would necessitate a further application. However the applicants wished the application to be determined as it was submitted as they suggested that the economics of the redevelopment could not stand any reduction in the number of

flats proposed.

Donnie McLeod advised that he has proposals for a car parking strategy in Lochgilphead.

Mr McLennan and Mr McVicar stated that they were happy with the layout of the redevelopment in principle but were worried about losing privacy and also that the site appears to be over-developed.

Mr Small confirmed that he thought the front elevation was too high and that the proposal conflicted with Local Plan policy. He also stated that he was worried about the effect it would have on the Lorne Street car park and about the over-development of the site

In summing up, the applicant stated that most of the problems raised in respect of the development could be remedied fairly easily and he stated that with this development creating jobs and homes it would be good for Lochgilphead. He said that the Stag Garage is an eyesore and is dangerous as it stands but they would be removing the asbestos and remediating the land and therefore making it safer.

He stated that economically the development would not be viable if the number of flatted units was reduced.

Because of the weather, the Committee then adjourned for 15 minutes and re-convened in the Marriage Room, Dalriada House, Lochgilphead.

DISCUSSION

Councillor Hay stated that she was concerned about the design of the building and thought the front elevation looked horrendous. Councillor Colville agreed with this.

Councillor Kelly stated that he was happy on the whole with the application.

At this point Councillor MacMillan moved that the application be approved as the development should be regarded as being consistent with the Policy STRAT DC1 of the Structure Plan, and Policy ENV19 of the Argyll and Bute Local Plan for the following reasons:

- Despite its height at 3 storeys, the development would replace an unsightly garage building and would be set back sufficiently from the boundary with Tigh-na-Mullen so as to not seriously affect amenity of the rear of that property.
- Whilst the development overlooks the rear of Matheson Place, it does not give rise to direct window to window conflicts, as any views arising would be oblique and principally onto garden areas.
- The scale of the development is appropriate to a town centre site where three storey buildings and close relationships between buildings are not uncommon, and the proposal should not be regarded as over-development.

- Servicing arrangements to the Council's satisfaction could be secured by appropriate conditions.
- The buildings are not inappropriate to their setting in terms of design, height or materials, particularly given other three storey buildings nearby. The development would be a major improvement upon the existing structure, and other buildings in the locality, including the telephone exchange opposite the site.

Councillor Kelly seconded the motion.

As an amendment Councillor Hay then moved that the application be refused in terms of the recommendations set out in the report by the Head of Planning.

Councillor Colville seconded the amendment.

DECISION

There voted for the motion 4 and for the amendment 2.

To approve the application subject to it being referred to the Public Services and Licensing Committee and to conditions being agreed by the Head of Planning in consultation with the Chairman, Vice Chairman and Ward Member.

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ARGYLL AND BUTE COUNCIL
MINUTE of MEETING OF AREA COMMITTEE FOR
MID ARGYLL, KINTYRE AND ISLAY
held in THE COUNCIL CHAMBERS, KILMORY
on WEDNESDAY 2 NOVEMBER 2005

Present: Councillor Alastair McKinlay (Chair)

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

Attending: Deirdre Forsyth, Area Corporate Services Manager
Sergeant Colin Hunter, Strathclyde Police
Lesley Long, Trainee Solicitor, Legal Services

Applicant Robert Cresswell

1. APOLOGIES

Apologies were received from Councillor Bruce Robertson.

EXEMPT SECTION

The Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act to exclude press and public from the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 7a to the local Government (Scotland) Act.

2. CORPORATE SERVICES

Civic Government Hearing
Hearing to consider application for a Taxi Driver's Licence
Robert Cresswell, 12C Davaar Avenue, Campbeltown

Councillor McKinlay welcomed everyone to the Hearing and explained the procedure.

Evidence was led by Robert Cresswell and Strathclyde Police.

Decision

It was agreed to grant the Taxi Drivers Licence for 3 years. The licence will not be issued for 28 days from the date of this hearing because Strathclyde Police have the right to appeal this decision.

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**ARGYLL AND BUTE COUNCIL
MINUTES OF MEETING OF MID ARGYLL PARTNERSHIP
held in DALRIADA HOUSE, LOCHGILPHEAD
on TUESDAY 6th September 2005**

1. WELCOME AND APOLOGIES

Apologies for absence were received from:

Bill Martin, Roy Flatt, Wendy Mowbray, John Dreghorn, John McAlpine, Colin Hossack, Ian McIntyre, Margaret McVicar, Alison Hay, Bruce Robertson and Eric Box.

2. MINUTES OF MEETING OF 16 MAY 2005

The minutes of the meeting held on 16 May 2005, were approved.

3. MATTERS ARISING

Tarbert Sewage Scheme

The questions asked about the future capacity and what exists in the system for new build. Scottish Water agreed to obtain this information and provide it to the committee at the next meeting.

11a Japanese Knotweed

Deirdre Forsyth noted that this should have been reported on for this meeting and agreed to obtain information for the next meeting. It was also noted that it is Japanese Knotweed not Knotwood.

Item 11b

It was noted that funding had now been secured for the ELFS and Toy Library and the facility at the back of the Community Centre will be improved.

No response has been received in regard to the Pedestrian access between Lochgilphead and Castleton.

4. SCOTTISH WATER

The representatives from Scottish Water were welcomed to the meeting. Jane McKenzie reported that the Minard landscaping was almost completed. In the first time provision for water have been started and will be included in the sewage pipe lane project which will enable another 8 to 10 houses to be connected to the sewage system.

LOCHGAIR

Planning application has been submitted but the Communities Department have given an undertaking to look at 2 alternative sites, there could be savings by moving to an alternative site.

ARDRISHAIG

Main scheme has had planning application and 2 Public Stations are being dealt with at the next planning meeting.

TARBERT

There was a site meeting on the 24th August because of odour problems at Tarbert. Steps are now being taken to re-align the part of the network where the problems arose. New works will include odour control and dosing and an action plan to reduce the odour problem is being prepared. Douglas Robertson reported the effluent from a culvert in the centre of the village had been reported and this would be checked on and also that the odour was still present.

In regard to water he reported that there had been a major burst outside the village hall and it had been advised that it would take 14 days to resolve this. Again it was agreed that this would be investigated. Douglas Robertson asked what the result of the meeting with SEPA had been since Scottish Water proposed 23 spills whereas SEPA had said that there should be no more than 10 spills per annum. It was reported that 10% additional use was built into the systems and funding will be available from 2007 onwards to relieve development constraints but the actual costs of this are not yet known.

On a question being raised by Sandy McKilligan about the sewage and water capacity, he was advised that information would be provided to him by telephone before his meeting on 8th September. There was also a question about septic tank emptying particularly in the Kilberry area and again information will be obtained in this regard.

5. FOREST ENTERPRISE

In South Knapdale the forestry extraction road is thought to be completed, however, timber lorries are still being taken on the road to Ardrishaig both from Ardrishaig and laden back to Ardrishaig. It was understood that this traffic should go from Torinturk and then up the main road. It was agreed to find out whether the forestry road was complete and if so why it was not being used by all forestry lorries.

6. COMMUNITY COUNCILS

6(a) Dunadd

Marion Thomson said that a request has been made that a notice be put in the Achnashellach lay-by because there is a lot of camping taking place overnight. The Police have also supported this idea. It was agreed to ask Donnie MacLeod that this notice be erected as soon as possible.

6(b) Lachlan Millar Hall

A decision will be made about the Hall's future within the next week.

6(c) South Knapdale

South Knapdale are waiting for the new village signs for Kilberry and they hope that this will slow traffic down. They also asked when these would be erected.

A neighbourhood watch scheme for all communities on the Kilberry road has been set up with the Police. It is agreed that David Starck would come to the Community Safety Meeting to talk about this project.

The new school at Achahoish which is not yet open, a question was raised about signage to the school and about the school and also the access road. It was considered that a lay-by outside the school was insufficient. It was agreed that Deirdre Forsyth would chase this up.

6(d) Craignish Community Council

Sandy McKilligan raised the issue about the funding for Community Councils and asked to why no information had been given to Community Councils about future funding and thought that Community Councils were due to receive this information. It was agreed that Deirdre Forsyth would enquire about the future of Community Council funding and when Community Councils would be advised formerly about the support from the Council. It was considered that the Community Council documents should indicate that the Council will support not may support Community Councils.

6(e) Road Safety At Craignish Primary School

There are no signs in the vicinity to indicate that there is a school there. It was suggested that a Twenty's Plenty at that point would be useful and it was agreed that this would be taken up with the Roads Department. It was also noted that when the school bus arrives it takes up the whole road and some lay-by is required for this.

A question was asked about why support to the Community Councils is not the same throughout Scotland. This is a matter that would require to be taken up politically.

6(f) Furnace Community Council

A report was received from Furnace Community Council and it was noted that the traffic calming in the centre of the village was a request for a Twenty's Plenty beside the Primary School. Furnace Community Council have arranged for a specific contact to be the link person with each Council service. It was thought that this was a good idea for other Community Councils to consider taking forward.

6(g) Tarbert and Skipness Community Council

BEAR has now conceded that road traffic calming measures are required and a proposal has been put to the Scottish Executive. A question was raised about the lack of car parking. The Kintyre Way is due to start in Easter 2006 the Seafood Trail also brings people to the area plus the Festivals, the Irish Ferry and the Scottish Series. A proposal is in hand to put to the Council's Development Services Department that the Harbour Board provide a bit of the harbour in front of the millennium garden which is an area for action.

A letter has been sent to Paul Convery suggesting that this proposal be taken forward. Deirdre Forsyth agreed to raise this at the Area Plan Business Day on 21st September.

7. STRATHCLYDE POLICE

Inspector Dearie reported that there were 2 new Officers to be in post in Tarbert in the near future, Kenny Brack and Debbie Carr. The mobile police office does its rounds and is available for events.

A question was raised about the main road at Lochgair and an accident black spot and Eric Dearie agreed to ask for an update on this site from Inspector Sutherland.

8. BRITISH WATERWAYS BOARD

It was agreed that a contact be made with British Waterways Board requesting to see whether they were interested in continuing to be members of the Committee. It was felt that it was useful when they were able to attend and an issue about the re-surfacing of the bridge in Ardrishaig was also raised. Deirdre Forsyth agreed to ask there what the position was in this regard.

9. LOCHGILPHEAD COMMUNITY CENTRE COUNCIL

It was reported that Margaret McVicar is leaving the area and going to Dunoon and best wishes to her for the future were expressed from the Committee. It is not known who will replace her as a representative from the Community Centre.

10. COMMUNITY SERVICES REGENERATION

A report from Felicity Kelly was submitted and circulated. There was a discussion about the Healthy Living Process and it was noted that this should be taken up for the Mid Argyll Area since the Kintyre and Islay already have Healthy Living Partnerships.

David Hewitt asked for information from Community Councils on local learning needs. The Protection of Children Scotland Act (POCSA) was discussed, registration is required if any group works with children. A new policy is now out for consultation on vulnerable adults which might have implications for village hall committees as definition of vulnerable adult is very wide. The website and address are as follows:

www.communities.scotland.gov.uk

11(a) NATIONAL STANDARDS FOR COMMUNITY ENGAGEMENT

It is agreed to obtain copies of these and send them out to Community Councils along with a copy of Community Scotlands Websites where it can be obtained.

11(b) FESTIVALS AND EVENTS

It was noted that grant aid is now available for large projects more than £12,000 from this budget.

11(c) HEALTH ON THE AGENDA IN FUTURE

Corporate Services – Deirdre Forsyth reported that Service Point had been opened at Here We Are Cairndow which is just outwith the north end of the MAKI area which could be of interest to members of the Mid Argyll Partnership when in that vicinity.

12. ANY OTHER BUSINESS

It was noted that the consultation on NHS boundaries was now out for consideration. It was reported that Argyll and Bute Council proposed that the boundary of the new health board should be co-terminus with the Argyll and Bute Council boundary. Since the meeting it was noted that a letter had been sent to all Community Councils explaining the Council's position in this matter.

13. NEXT MEETING

It was agreed that the next meeting be held on 21st November 2005 at 10.30am in the Marriage Room in Dalriada House.

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KINTYRE INITIATIVE WORKING GROUP
held in COUNCIL CHAMBERS, TOWN HALL, CAMPBELTOWN
on MONDAY 24th OCTOBER 2005
at 10.00 a.m.

Councillor Donald Kelly opened the meeting by welcoming and thanking everyone for attending the October Meeting of the Kintyre Initiative Working Group.

1. APOLOGIES

Apologies for absence were received from Peter Peacock MSP, Maureen Macmillan MSP, Joan Inglis, Ivor Robertson, Alan Reid MP, Lesley McFadyen, David Adams McGilp Forestry Commission and Robert Millar.

2. MINUTES

The minutes of the meeting held on 29th August 2005 were approved apart from the first paragraph should read "congratulate George Lyon on his recent appointment as Deputy Finance and Local Government Minister".

3. UPDATE ON INITIATIVES/PRIORITIES AND THEMES FROM PREVIOUS MEETING

Dunfermline Car Club –Dunfermline Car Club hope to attend the next meeting and are currently trying to secure funding to hold an event in the area next year.

Campbeltown to Machrihanish Railway Walk - information on landowners etc. was proving difficult with a lot of work needing to be done. Work is continuing on this project but will take time and funding needs to be found. The Kintyre Way could be an alternative link up.

Fessenden Project – To date a meeting has been unable to be organised but it is hoped to meet up with Laggan Community Council in November.

Kite Festival –The Dalintober and Millknowe Group are keen to take this event forward to hold another Kite Festival next year.

4. UPDATE/REPORT ON NEW GOLF COURSE

No report

5. SCOTTISH WATER REPORT

Jane McKenzie from Scottish Water hopes to attend a future meeting to discuss and give an update on the current situations at Tarbert and Campbeltown.

6. TOURISM/LEISURE INITIATIVES

A note from Joan Inglis updating the Group of current tourism issues is attached. Douglas Robertson enquired how it was that there had been a 9% decrease in visitors through the Tarbert Office when Tarbert Hoteliers had reported having a fantastic season. It was agreed to ask Joan Inglis how the figures are assessed.

John Bakes raised the issue of traders closing on a Wednesday afternoon when bus tours were coming into the area. Catherine Ralston explained that she keeps her craft shop open and business is very slow even when the bus tours are in. It was suggested that John Bakes takes this issue to the Campbeltown Traders Association.

Kintyre Way - John Bakes advised that work is well under way with the walk opening on 22nd April 2006. The Forestry Commission have taken over the provision of the route at present. It is hoped that a passport type book will be issued at the start of the walk with each person obtaining a stamp on their passport after each section of the walk is completed. It is hoped the a badge will be issued at the end of walk being completed.

7. FERRY INITIATIVES

There was a recent very successful meeting, with DBAG, James Fraser, A.I.E. and the local Councillors about the ferry from Ballycastle to Campbeltown. After discussions it was agreed about the importance of doing presentations to interested ferry tenderers. It is hoped that funding will soon be found to employ someone from DBAG at the ferry terminal.

This issue of Caledonia MacBrayne's timetables being late out before the change over from summer to winter was discussed. It was agreed to write letter to Cal-Mac asking why this is the case. Bus timetables were also discussed and it was agreed to write to them also about the lateness of their issue.

8. AIRSHOW 22nd – 23rd July 2006

Arrangements for the Airshow are progressing well through the Airshow Sub Group. There is interest being shown in the role of Display Director. An application has been submitted to the RAF and the Sub Group should know by the end of January what planes will be available. Funding is in place and the public are beginning to take an interest in the show. Derrick Lang will be attending the RAF symposium next week.

9. TRAFFIC CALMING MEASURES, TARBERT/A83

Scrub Cutting on A83 Trunk Road

A copy of the reply on behalf of Andy Law from Donnie McLeod is attached to this minute for information.

Traffic Calming Measures

George Lyon MSP intimated to the Group that he has not had any correspondence since the last meeting. Tarbert Community Council have written to the Scottish Executive and to date have received no reply. George Lyon MSP will chase this up. The Group agreed that a pedestrian crossing is the answer for Tarbert and that the Scottish Executive need to have continued reminders about the need for this pedestrian crossing.

Car Parking

It was noted that this would be discussed by the area committee shortly and that the local councillor should also raise this at the budget meetings.

10. FARMING REPORT/INITIATIVES

The farming community is backing "Opportunity Kintyre" [see below at AOCB].

First Milk are going for regional pricing of milk, which should be of benefit.

The Agricultural Forum have secured funding for a Rural Development Officer.

11. WRITTEN REPORTS FROM COUNCIL SERVICES, JOB CENTRE PLUS, ARGYLL COLLEGE, JAMES WATT COLLEGE AND A.I.E.

Operational Services -Ian Fawcett explaining his report and answered questions on roads and amenity services. A copy of the report is attached for information.

In regard to the recycling area at Tarbert, a question was asked if there could be a clean up of the area with a receptacle being installed for the used carrier bags which are left. Ian Fawcett will consider the solution to this problem.

The state of the pavements with chewing gum in Main Street and Longrow was raised. Ian Fawcett intimated that this has been tackled before and that the pavements are as bad as ever. He is considering how to sort this out longer term. The group would like to see an improvement to the pavements as part of the townscape heritage initiative.

Vandalism in Campbeltown was discussed with Catherine Ralston advising the Group that when a recent vandalism was reported to Police they were informed that the CCTV cameras were not operational. It was agreed that the police would be asked about this.

Jobcentre Plus –There are currently 114 Males and 39 Females unemployed. The Contact Centre is now employing over 50 people with another training course running at present. Contact 4 are trying to organise transport for people in the Tayinloan and Tarbert areas to allow them to take up employment at Campbeltown. Helen Macdougall from AIE advised the Group that Contact 4 were very impressed with the quality of people that they have employed in their Contact Centre.

Argyll College –Dhonna McCallum and Kerry Carmichael from Argyll College were welcomed to the meeting. They gave a presentation on Argyll College in Campbeltown and a copy of their report is attached. They were thanked for the very informative presentation. Argyll College. It was agreed to write to Mike Breslin to ascertain what the proposals for Argyll College are and to suggest an expansion into Tarbert using the new facility at the Templars hall.

James Watt College – No report .

A.I.E.- Campbeltown Cinema - August proved to be a very busy month at the cinema and more people were getting involved in the Committee. Soap Box in Oban are currently doing advertising for the cinema with the Young Enterprise Group from Campbeltown Grammar School becoming involved. It is hoped to have some sort of show/concert every 4th Friday.

Figures are attached to this minute on A.I.E.'s current activities.

A paper on Tarbert Profile & Objectives by Ian Macintyre was discussed.

Helen Macdougall from A.I.E. was asked about the availability of land for Industrial sites in the Tarbert area and report back to at the next meeting.

Vestas – There will be a lot of movement on the pier and roads between now and Christmas. Job figures remain the same as at the last meeting. The lack of storage space at the Vestas site was discussed.

12. CAMPBELTOWN AIRPORT CONSULTATIVE ITEMS

- a) Loganair Ltd – Figures were circulated and a copy is attached.
- b) Highlands and Islands Airports Ltd – The monthly figures were discussed and a copy is attached. Figures are up this year mainly due to the armed services exercises, which have and are taking place. Loganair hope to have the Saab 340 on the Glasgow to Campbeltown route every day next year, which will improve the service, because it is larger and more reliable.
- c) Defence Estates – No report available but it was noted that the exercise currently running will finish this week.

13. INITIATIVES/PRIORITIES AND THEMES FOR FUTURE MEETINGS.

None.

14. A.O.C.B.

Opportunity Kintyre –The bid has to be in for the 28th October. This will enable Kintyre to have a facilitator for the area to encourage anyone with a new business idea. It was agreed to write a letter of support. This project has the support of the Scottish executive and a copy of the background is available at the Council office. 3 bids from the whole of Scotland will be chosen for this funding.

War Exhibition –The war exhibition has started and the schools will attend after the holidays.

The proposed Dates for 2006 are attached for information.

15. DATE OF NEXT MEETING – Monday 12th December 2005 at 10.00 a.m. in the Town Hall, Main Street, Campbeltown.

SEDERUNT SHEET**KINTYRE INITIATIVE WORKING WORKING GROUP****24 OCTOBER 2005**

Name	Organisation
George Lyon	M.S.P. Argyll and Bute
Catherine Ralston	SARI
Rory Colville	Councillor – Argyll and Bute Council
Dhonna McCallum	Argyll College
Kerry Carmichael	Argyll College
Helen Macdougall	A.I.E.
Leslie K. Howarth	Vestas – Celtic
Derrick Lang	H.I.A.L.
John McAlpine	Councillor – Argyll and Bute Council
Douglas Roberston	Tarbert & Skipness Community Trust
Ian Macintyre	Tarbert Harbour Authority
John Bakes	Southend Community Council
Jim Martin	Campbeltown Community Council
Ian Fawcett	Argyll and Bute Council
Alastair McKinlay	Councillor – Argyll and Bute Council
Katie McKenzie	Argyll and Bute Council – Corporate Services
Donald Kelly	Chairman – Councillor, Argyll and Bute Council
Deirdre Forsyth	Argyll and Bute Council – Corporate Services
Linsay MacPhail	Argyll and Bute Council - Corporate Services

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND
ISLAY AREA COMMITTEE****CORPORATE SERVICES****7th December 2006**

AREA PLAN

1. SUMMARY

This report updates the area plan and makes recommendations for action and priorities for Mid Argyll, Kintyre and Islay.

2. RECOMMENDATION

- 2.1 That this area plan be submitted to the SPC and Council for information.
- 2.2 That a report on Fusions will be submitted to the February area committee.
- 2.3 That a report on the issues raised at the planning hearing for Bruichladdich Pier regarding the slipway and fishermens facilities will be submitted to the February area committee.
- 2.4 The SPC are requested to grant a further year of support to the prospective Bowmore hall committee so that the results of the feasibility study can be taken into account.
- 2.5 It was agreed to remind the Council of our commitment to the Scottish Executive`s Initiative at the Edge Process and ask all services to remember this when prioritising funding requests from Coll, Colonsay and Jura.
- 2.6 To request the SPC to consider moving forward to 2006/2007 the funding currently in future years for the replacement of toilets at Carradale Harbour so that when the major improvement works take place to the harbour itself, the complementary works proposed by Carradale Harbour Users Group can take advantage of this as part of their scheme by working with Operational Services.
- 2.7 That AIE be requested by Development Services for funding to support the major works at Carradale Harbour, on the basis that they have indicated that such a request will be considered by them.
- 2.8 Dalaruan/Mill Dam burns flood prevention is the subject of a separate report.
- 2.9 A separate report is being prepared for the clock lodge.

2.10 The area committee are asked to consider whether they wish to amend their 5 priorities as undernoted.

3. BACKGROUND

3.1 The area plan as discussed at the business day on 23 November is attached.

3.2 There were various proposals as a result of those discussions, and these are included in the individual reports and in the recommendations above.

3.3 The Council will be amending its Corporate plan to take into account the priorities agreed by this meeting

3.4 Although none of the previously agreed priorities have concluded, both the Campbeltown community project and Bruichladdich Pier are very near completion (January 2006), so the committee may wish to include Dalaruan/ Mill Dam Burns flood prevention scheme as their next priority after Carradale harbour.

3.5 Previously agreed priorities are:

1. Ireland Ferry
2. Campbeltown Community Project
3. Bruichladdich Pier
4. Jura/Islay Ferry replacement
5. Campbeltown Promenade

Carradale Harbour has already been identified by the Area Committee as a priority to replace Campbeltown Community Project once complete.

4. IMPLICATIONS

Policy	complies
Financial	See individual reports
Personnel	Staff time
Equal Opportunities	complies
Legal	See individual reports
Community	See individual reports

Deirdre Forsyth
Area Corporate Services Manager

7th December, 2006

Introduction to Mid Argyll, Kintyre and Islay Area Plan

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

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

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

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

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

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

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

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

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

Mid Argyll, Kintyre and Islay Action Plan

No	Local Plan AFA	WHAT	HOW				CAPITAL/ REVENUE POSITION	Lead Officer	CPP Theme	Corporate Plan
			Enable	Do it ourselves	In Partnership – with Council contribution	Don't do it ourselves – influence others				
1		Specific Objectives (see relevant supporting sheet)			✓			1.1	2.3.8/3.2.1/ 5.1.1/5.2.1/ 5.2.2	
2	X	<u>Campbeltown new quay</u>			✓		Arthur McCulloch	2.1	2.1.6	
3	X	<u>Campbeltown Town Centre Regeneration and Areas for Action / Yellow Book</u>			✓		K Williams	2.3	2.3.6/1.3.2/ 2.1.4/2.4.1/ 2.5.1/3.3.5/ 4.1.1	
4	X	<u>Campbeltown/Ballycastle Ferry</u>	✓			✓	Dave Duthie	2.1	1.3.1/2.2.2/ 2.3.4	
5		<u>Fusions</u>			✓		Catherine Dobbie	1.1 1.2		
6		<u>Campbeltown Community Regeneration Area</u>		✓			Felicity Kelly	2.4	2.5.1/3.3.1/ 3.4.1	
7		<u>Machrihanish Airport</u>				✓	D Forsyth		2.1.9/2.2.6	
8		<u>Tayinloan Ferry</u>			✓		D Duthie	2.1	2.1.6	
9		<u>Bruichladdich Pier</u>			✓		A McCulloch	2.1	1.3.3/2.1/6	

No	Local Plan AFA	WHAT	HOW	CAPITAL/ REVENUE POSITION	In Partnership – with Council contribution	Don't do it ourselves – influence others	Lead Officer	CPP Theme	Corporate Plan
		Specific Objectives (see relevant supporting sheet)	Enable	Do it ourselves					
10		<u>Jura Ferry – replacement</u>			√		S Turner	2.1	1.3.4/2.2.4/5
11		<u>Bowmore Hall, Islay</u>			√		D MacVicar	3.76	4.2.1
12		<u>Support for Initiative at the Edge areas – Colonsay/Jura</u>			√		D Forsyth	2.1,1.4.6 2.2, 3.4 1.1.5, 3.1	2.18 2.2.5/2.2.1/ 2.5.2/3.4.1
13		<u>Rhinns Community Sports Project – upgrade football pitch, pavilion playground/campsite</u>	√			√	Jane Fowler	1.5	3.4.5
14	X	<u>Ardrishaig Improvements</u>			√		A Robertson	1.5	3.4.5
15	X	<u>Inveraray Town Centre</u>			√		A Robertson	3.6	2.5.5
16		<u>Argyll Community Trust</u>			√		D MacVicar	1.5	1.3.5/4.1.3
17		<u>Clock Lodge</u>			√		D Forsyth	3.6	2.5.5/3.4.4/ 4.1.1
18	X	<u>Carradale Harbour</u>			√		A McCulloch	2.1	2.1.6
19	X	<u>Campbeltown Promenade</u>					D McLeod		
20	X	<u>Car Parking Project - Tarbert Harbour</u>					D Duthie		
21		<u>Dalaruan/Mill Dam Burn (see separate report)</u>			√		D McLeod		

TO BE UPDATED

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

**ARGYLL AND BUTE LOCAL PLAN – CONSULTATIVE DRAFT
DEC 2003
PRIORITY POTENTIAL DEVELOPMENT AREA SCHEDULE –
MID ARGYLL, KINTYRE AND ISLAY**

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

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Joint Futures
Lead Officer	Service Manager, Mid-Argyll, Kintyre & Islay, Social Work
Objectives	To promote Joint Working between Health and Social Work services in the Mid-Argyll, Kintyre & Islay area. To develop person centred services. To jointly re-design future services for maximum effectiveness for service users.
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	No additional costs. The co-ordination of budget spending with Health and the establishment, where appropriate, of Joint service posts and unified service delivery.
Current position	Presently progressing the joint agenda in partnership with NHS and the Joint Improvement Team. Work is progressing in agreeing models of service delivery that will then be implemented across the Council area. Principles will be co-location single management system for the specific integrated teams, mental health, older people, substance misuse, OT etc. Integrated day services for older people Integrated Service Manager post across health and social work services Reason for doing this in Bute/Cowal and Helensburgh was one of practicality and capacity. This general framework will be used as a template for the development services in MAKI via locality groups

	<p>MAKI Progress</p> <p>Establishment of Joint Kintyre Occupational Therapist Team</p> <p>Regular meetings of Kintyre redesign group, currently working to agree new structures for delivery of services to elderly people and for Dementia Services.</p> <p>Continued liaison with NHS re closure of Argyll and Bute Hospital and for delivery of dementia services in Campbeltown</p> <p>Development of the Jura integrated Care Complex.</p> <p>Agreement to establish a dedicated Service Manager for Community Care Services in MAKI.</p>
Action	<p>Reduction of NHS continuing care beds for older people and older people with dementia.</p> <p>Commissioning of new Council provision.</p> <p>Single care home beds and supported accommodation as an alternative</p> <p>Development of homecare, community nursing services</p> <p>Development of integrated community based and day services</p> <p>Appointment of Service Manager</p> <p>Co-location of Social Work and Health Staff in new Mid Argyll Hospital.</p>
Anticipated completion date	<p>Ongoing to meet the objectives set by the Scottish Executive Strategic Plans.</p>

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Campbeltown New Quay
Lead Officer	Arthur McCulloch, Principal Engineer - Roads Design – Transportation and Infrastructure
Objectives	The objective is to widen the New Quay to allow increased use by the business community particularly in connection with the export and import of wind farm turbine units. It will also permit larger shipping to use the inner face of the New Quay.
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Current estimate £5.35m Funded by:- ERDF grant £0.8m + possible £0.2m AIE grant £0.2m Council funding £4.15m of which £2.55m is in the capital programme and the rest is to be funded by increased charges to users.
Current position	The construction contract is 70% complete and the pier is expected to be open for use by late autumn 2005.
Action	A formal agreement between the Council and Vestas-Celtic is to be drafted to cover the unsupported borrowing (£1.8m capital value) to be recovered from the users of the facility.
Anticipated completion date	Late autumn 2005

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Campbeltown town centre regeneration and areas for action / Yellow Book	
Lead Officer	Kevin Williams	
Objectives	To prepare a local strategy and action plan for Campbeltown	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	£30,000	£10,000 from each of, Argyll and Bute Council Argyll & the Islands Enterprise Communities Scotland Council's share met from Area Budget
Current position	Awaiting report	
Action	Report to future meeting of Area Committee	
Anticipated completion date	December 2005	

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY	
Report on Area Plan Projects	
Name of Project	Campbeltown/ Ballycastle ferry
Lead Officer	Dave Duthie, Head of Transportation and Infrastructure
Objectives	To enable the ferry service between Campbeltown and Ballycastle to be realised in the terms of the proposal from the Scottish Executive and Northern Ireland Office with the appropriate level of funding
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	No capital funding necessary, all infrastructure in place
Current position	Out to tender on 20/9/05 Awaiting outcome
Action	The leader of the Council met Moyle Council recently and both Councils affirmed their support for the service. Letter sent to the 4 potential tenderers. Report to SPC on 8 December re capping of harbour dues. Meetings on Transport Issues between the Leader and the Minister take place regularly
Anticipated completion date	Summer 2006 – early 2007

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	FUSIONS (MAKI) (Full services in our neighbourhood and schools)
Lead Officer	Catherine Dobbie, Area Integration Manager
Objectives	To roll out New Community Schools approach across MAKI To develop integrated child and family support systems To establish Children's Services Teams in Mid Argyll, Kintyre and Islay To provide support for learning within and outwith schools To support healthy lifestyles
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Funding from Scottish Executive for Children's Change Fund and NCS roll out: £276,000 for 2004/2005 £276,000 for 2005/2006
Current position	5 NCS team based in C'town. New staff to be appointed in Mid Argyll, Islay
Action	FUSIONS MAKI commenced 1 July 2004 Management Group established 3 local Children's Service Planning Groups established in Mid Argyll, Kintyre and Islay. Report to Area Committee in February
Anticipated completion date	Funding ends 31 March 2006 Area Integration Manager post will continue to end June 2006

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY	
Report on Area Plan Projects	
Name of Project	Campbeltown Community Regeneration Area – Area Development Group – Community Regeneration Fund
Lead Officer	Felicity Kelly
Objectives	Project 1 Formation of Social Firm Project 2 Provision of community facility in Regeneration area
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Project 1 £11,000 from CRF Project 2 £1,000,000 Feasibility costs confirmed An indication from Community Scotland that £100,000 would be available.
Current position	Project 1 Meeting to take forward social enterprise taking place 22 November 2005. Project 2 Informal discussion had taken place with Argyll CVS, ACHA, Area Development Group, Family Centre Group.
Action	Project 1 At 22 November meeting, agreement on business proposal to be confirmed. Project 2 Awaiting the result of feasibility study currently being undertaken by Argyll CVS.
Anticipated completion date	Project 1 Spring 2006 Project 2 Summer 2008

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Machrihanish Airport
Lead Officer	Deirdre Forsyth
Objectives	To promote and co-ordinate development at Machrihanish Airport.
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	No additional cost apart from staff time.
Current position	MOD currently reviewing the position of Machrihanish.
Action	All parties will keep contact through e-mail when enquiries are received. Meetings will be held when necessary.
Anticipated completion date	ongoing

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Improvements to Tayinloan Pier	
Lead Officer	Dave Duthie	
Objectives	To investigate improvements to the pier by undertaking a feasibility study to incorporate future solutions for the pier	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	To be ascertained	
Current position	This project is not yet on the list of capital projects	
Action	Consideration by Council to include on list of projects for future years	
Anticipated completion date		

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Bruichladdich Pier
Lead Officer	Arthur McCulloch, Principal Engineer – Roads Design – Transportation and Infrastructure
Objectives	The objective is to allow the bulk supply of fuel oil to Islay to continue to be made by sea. Changes in legislation mean that the existing single hulled tankers will no longer be permitted to supply fuel and they will be replaced by larger double hulled ships. The pier has to be upgraded to be able to accommodate these larger vessels safely.
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Estimated project cost £2.32m. Funded by:- ERDF £0.5m Council £1.82m of which £500k is in the capital programme and the balance is to be funded by increased charges to users.
Current position	The Design and Build contract has been awarded. The main structural elements have been designed and fabricated. Works have started on site.
Action	A formal agreement between the Council and Shell is being negotiated to cover the unsupported borrowing (£1.32m capital cost) to be recovered from the users of the facility. A report on the issues which arose at the planning hearing to be made to the February meeting.
Anticipated completion date	January 2006

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	JURA FERRY SERVICE	
Lead Officer	STEWART TURNER – HEAD OF ROADS AND AMENITY SERVICES	
Objectives	PROVISION OF A LARGER FERRY FOR THE ROUTE	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	OVERALL COST LIKELY TO BE £2.5M. NO FUNDING INPLACE YET	
Current position	PROPOSED REPLACEMENT FERRY IN FUTURE YEARS CAPITAL PROGRAMME	
Action	NONE	
Anticipated completion date	FUTURE YEARS	

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Bowmore Hall
Lead Officer	Donald McVicar
Objectives	Options for future management of the Hall, including "interalia" retention by Council, or transfer to a local group
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Council costs p.a. £10,000
Current position	Agreement was reached with the Hall committee in March 2005 that they would take over the ownership of the Hall in April 2006 and the Council would provide them with a grant for one year equivalent to the annual operating costs.
Action	The Council's Solicitors have been taking forward the conveyancing arrangements with the Committee chair and legal representative. This has taken longer than anticipated. Area Committee request that a further year be granted to the prospective hall Committee to enable feasibility study to be obtained.
Anticipated completion date	Legal transfer on 31 March 2006.

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Initiative at the Edge	
Lead Officer	Deirdre Forsyth	
Objectives	To promote development in very fragile rural communities in Scotland – Colonsay and Jura, in MAKI and also Coll in OLI	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Colonsay, Coll and Jura amounting to £10,000 in total from existing budgets prioritisation of existing Council budgets and staff time, support to Local Development Offices on Colonsay, Coll and Jura amounting to £10,000 in total from existing budgets.	
Current position	Colonsay moved into second phase on 01/10/04. Jura joined 1/4/04 Coll joined 1/10/04	
Action	Continue to support Colonsay Development Company. Regular meetings take place between partners and local groups.	
Anticipated completion date	Colonsay – October 2006 Jura – April 2009 Coll – October 2009	

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Island Centre Kilchoman Community Park
Lead Officer	Jane Fowler/Iomairt Chille Chomain
Objectives	Construction of community centre – project by Iomairt Chille Chomain with support and facilitation from the Council
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	ABC £50k AIE £40k SLF £82k Energy Unit £61k Iomairt Chille Chomain £149k Big Lottery Fund £70k ERDF £242k Total cost £694k
Current position	Funding in place for the probable cost of £694k but tenders came back on 3 October, very high so further funding is being sought.
Action	Work on application for European funding
Anticipated completion date	October 2005

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Ardrishaig Improvements	
Lead Officer	Andrew Robertson	
Objectives	Respond to issues in Area For Action in the Local Plan	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	No project funding at this stage	
Current position	Draft Brief prepared for Steering Group (copy attached)	
Action	Steering Group to be established Meeting on 5 December with BWB, AIE, SNH and Dalriada Project to firm up actions and establish future projects.	
Anticipated completion date	Implementation will be going	

DRAFT

Ardrishaig Harbour Area for Action Plan Steering Group

INTRODUCTION

- Argyll and Bute Council and partners recognise the importance of the harbour area of Ardrishaig in terms of its physical focus, and its contribution to the economic, environmental and social well-being of the local community and Crinan Canal. It is also recognised that this area has, in recent years, suffered from under investment. This has been a deterrent to economic confidence and limited progress in its development as a tourist attraction and area for yachting enthusiasts.
- It is with this in mind that the Village Centre and Crinan Canal basin areas have been designated under the Local Plan as an 'Area for Action' (Schedule AFA 12/5). There are 63 areas with such designation in the region and these have been prioritised depending on need. The area has been given the highest priority and the Council has resolved to tackle the outstanding issues within a two year period from May 2005.
- The intention of the steering group is to produce a set of achievable actions which will aid, guide and inform the promotion, revitalisation and where appropriate the redevelopment of the environment.

Issues and Potential Opportunities

The actions should include the following key elements, which are not presented in any particular order, as well as recommended responses to issues that arise from them: -

1. There are sections of the area that require environmental improvement

Consider if there is enhancement opportunities to the waterfront area to allow better utilisation of this asset – i.e. landscaping around car park, Pier Square areas, seating, public art etc
Actions: Discussions with Roads, Amenities and AIE?
Responsibilities
Resources
Timescales: ongoing

2. Crinan Canal is a key asset but is being under utilised particularly when compared to the success of Crinan.

Discussions to agree specific actions which will lead to the expansion of tourist yachting and commercial opportunities

Actions: Discussions with British Waterways, Visit Scotland, Forestry Commission and AIE
Responsibilities:
Resources: co-ordination
Timescales: ongoing

3. The 2 square areas are natural focal points for the area but are not currently being utilised to maximum effect

Agree on policy which will encourage the development of these areas acting as a stimulus for other businesses
Actions: Discussions with owners and AIE
Responsibilities:
Resources: co-ordination
Timescales: 3 months

4. There are a number of key organisations operating in the area

Establish whether it is possible to work in partnership with British Waterways ('Crinan Canal Strategy'), the Forestry Commission / Dalriada Project and the Timber Transport Group
Actions: Discussions with different groups to help achieve common goals
Responsibilities:
Resources: co-ordination
Timescales: ongoing

5. There are a number of existing users along the waterfront which could benefit from relocation

Consider opportunities for re-location of some users
Actions: Discussions with businesses (Gleaner Oils and Car Mechanics), land owners (Shell & ?) and AIE to establish whether there is scope for relocation to area such as industrial estate
Responsibilities:
Resources: co-ordination
Timescales: 3 months

6. The current size of the pontoon area is not ideal to encourage an increase in the number of yachting users

Assess the requirements and resources required to create a marina for 50 - 100 boats
Actions: Discussions with British Waterways and AIE
Responsibilities:
Resources: co-ordination
Timescales: ongoing

7. Loch Fyne is an asset with a potential yet to be realised. The length of waterway, proximity to Glasgow and various lochside settlements should provide an opportunity for land based development and recreational opportunities. However, despite a number of proposals no scheme has ever been progressed

Discuss if partners have ideas on how to best utilise the resource and link in with other settlements at Tarbert, Portavadie, Inveraray, Upper Loch Fyne, Strachur, and Otter Ferry
Actions: Discussions
Responsibilities
Resources
Timescales: ongoing

AREA OF STUDY

The area to be covered by the study is defined on the attached map. It basically covers the area from the south of the swing bridge to the north of the grass area and up to the canal.

OPERATION OF THE OFFICERS / STEERING GROUP

The group will agree to set objectives, actions and targets and meet on a regular basis in order to progress the group objectives.

The steering group will invite representation from key consultees as and when appropriate:

Argyll and Bute Council: - Planning Services (Projects and DC team), Transportation and Asset Management, Timber Transport Group and any other where appropriate.

Argyll & Islands Enterprise

Councillor Bruce Robertson/Community Council

British Waterways

Forestry Commission / Dalriada Project

CONTACT DETAILS

Andrew Robertson
Argyll and Bute Council
Planning Services
Kilmory
Lochgilphead
Argyll
PA31 8RT

01546 604180
Fax 01546 604250
Andrew.Robertson@argyll-bute.gov.uk

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Inveraray Town Centre
Lead Officer	Andrew Robertson
Objectives	Respond to issues in Area For Action in the Local Plan
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	No project funding at this stage
Current position	Draft Brief prepared for Steering Group (copy attached)
Action	Steering Group to be established Conservation Officer has applied to Historic Scotland for a maintenance fund.
Anticipated completion date	Implementation will be ongoing

DRAFT

**Inveraray Town Centre and Waterfront Area for Action
Plan Steering Group**

INTRODUCTION

- Argyll and Bute Council and partners recognise the importance of Inveraray as Argyll and Bute's premier conservation area and a main tourist attraction. It is also recognised that this area has, in recent years, suffered from under investment leading to a diminution of its image.
- It is with this in mind that the Town Centre and Waterfront areas have been designated under the Local Plan as an 'Area for Action' (AFA – 9/1). There are 63 areas with such designation in A&B all of which are prioritised depending on need. Inveraray AFA area has been given the highest priority and the Council has resolved to tackle the outstanding issues within a two year period from May 2005.
- The intention of the steering group is to produce a set of achievable actions which will aid, guide and inform the maintenance, promotion, revitalisation and where appropriate the redevelopment of the historic environment.
- A set of further actions will be devised for the development / redevelopment of the west Upper Riochan area under a separate process. However, if there are opportunities to co-ordinate both the processes then this should be considered.

Issues and Potential Opportunities

The actions should include the following key elements, which are not presented in any particular order, as well as recommended responses to issues that arise from them: -

1. It is obvious to residents and visitors alike that the town could do with environmental enhancement. There are a number of areas that could be addressed:

Painting and Repair of Buildings and Archways

Actions: Discussions with property owners to co-ordinate immediate work and look at opportunities for ongoing maintenance agreements

Responsibilities:

Resources:

Timescales: ongoing

Co-ordination of streetscape so more sympathetic to character of town and replace where required i.e. finger post signs, railings, footpaths etc

Actions: Agree actions required and progress immediately achievable work. Look at opportunities with Historic Scotland, Heritage Lottery etc

Responsibilities:

Resource:

Timescales:

Can the group help to support the proposal to replace the old church steeple?

Actions: Discussions with Church Conservation Officer, Historic Scotland and investigation into heritage lottery funding etc

Responsibilities:

Resource:

Timescales: 3 months

2. Are there opportunities offered by the areas as the Council's main tourist status which provide scope to promote further and expand the range of services offered?

Review marketing of the town and consider if requirement to expand

Actions: Discussions with local businesses, Visit Scotland, local tourist board office and AIE

Responsibilities:

Resource:

Timescales: 3 months

Consider services offered and investigate whether there are any gaps and if so, work that could be done to fill these – i.e. further shops, picnic area, children's play etc?

Actions: Discussions with local community, Visit Scotland, local tourist board office and AIE

Responsibilities:

Resource:

Timescales: 3 months

3. Review of the town centre, access and parking. How has the recent work on the 'avenue' etc worked for residents and visitors?

Are there opportunities to improve and potentially remove some parking away from the centre to allow freer pedestrian movement. In particular looking at pedestrianisation of the pier area.

Actions: Discussions with Roads Department, local community, local businesses, local tourist board office and AIE

Responsibilities:

Resource:

Timescales: 3 months

4. The need for development and redevelopment at west central and Upper Central Riochan

Suggestions for uses and environmental improvements in the area?

Actions: Discussions with local community, Council's Amenities department and AIE

Responsibilities:

Resource:

Timescales: 3 months

AREA OF STUDY

The area to be covered by the study is defined on the attached map. It basically covers the historic old town and west Upper Riochan area.

OPERATION OF THE OFFICERS / STEERING GROUP

The group will agree to set objectives, actions and targets and meet on a regular basis in order to progress the group objectives.

The steering group will invite representation from key consultees as and when appropriate

Argyll and Bute Council: - Planning Services (Projects and Conservation), Transportation and Asset Management, Amenity Services, Housing, Leisure Services and any other where appropriate.

Argyll & Islands Enterprise

Councillor Alison Hay

Inveraray Community Representatives

Tourism Rep – Visit Scotland

Trustees of 10th Duke of Argyll : - Factor Mr Montgomerie

CONTACT DETAILS

Andrew Robertson
Argyll and Bute Council
Planning Services
Kilmory
Lochgilphead
Argyll
PA31 8RT

01546 604243
Fax 01546 604250
Andrew.Robertson@argyll-bute.gov.uk

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Argyll Community Trust; Multi use Community/Sport and Recreation Project
Lead Officer	Donald MacVicar
Objectives	To develop a Multi use Community/Sport and Recreation facility serving all of Argyll and Bute on the Kilmory Home Farm
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	Final project and funding package to be determined
Current position	Discussions taking place between Trust and Council regarding changes needed following NPDO school proposal on original site.
Action	Partnership required between Trust and Council Estates to submit a report to December Area Committee
Anticipated completion date	2008

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Clock Lodge	
Lead Officer	Deirdre Forsyth	
Objectives	To develop the Clock Lodge as an archive and local history centre through the Argyll & Bute Building Preservation Trust. This project will not go ahead. The Trust are considering what other uses can be made of this building.	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,		
Current position	Planning permission granted. Fire damage extensive £20,000 to make it wind and water tight	
Action	Funding Not Obtained Figures to be updated Report to December Area Committee	
Anticipated completion date		

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Carradale Harbour
Lead Officer	Arthur McCulloch, Principal Engineer – Roads Design – Transportation and Infrastructure
Objectives	Completion of piling to inner harbour face of pier and concrete in filling below existing pier deck.
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	<p>Scottish Exec: £225k FIFG: £225k ABC: £450k Area Committee £20K</p> <p>Total cost: £920k</p>
Current position	Investigation work being carried out to decide the extent of the necessary works within available budget. A Users' group was established Spring 2004 (CHUG) which supports the harbour proposals.
Action	<p>Following FIFG grant determination detailed design and tender issue required prior to construction commencing in 2006.</p> <p>CHUG have received a report on landscaping which they propose to action. Area Committee requests that £47,000 allocated in future years capital programme be moved to 2006/2007 to add value to the landscaping scheme. Seek other sources of funding to enhance the Harbour scheme.</p>
Anticipated completion date	2007

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Campbeltown Promenade	
Lead Officer	Donnie McLeod	
Objectives	Improve the existing walkway in Campbeltown from the New Quay to the end of the current walkway.	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	£75,000 for 2006/07	
Current position	Design to be undertaken in house in January 2006	
Action	Intention for work to commence in March/April 2006	
Anticipated completion date	May 2006	

AREA PLAN MID ARGYLL, KINTYRE AND ISLAY
Report on Area Plan Projects

Name of Project	Car Parking Project Tarbert Harbour	
Lead Officer	Dave Duthie / Operational Services	
Objectives	To provide car parking in Tarbert at harbour side.	
Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,		
Current position	New project to be worked up.	
Action	Arrange meeting of possible partners. Seek advice from Bruce West about capital implications.	
Anticipated completion date	Future years.	

<p>AREA PLAN MID ARGYLL, KINTYRE AND ISLAY</p>
<p>Report on Area Plan Projects</p>

Name of Project	Dalaruan/mill dam burn flood prevention scheme
Lead Officer	D mcleod
Other Officers	
Other Partners (Outwith Council)	

Cost of project showing Council input and place in capital programme and input from others e.g. Lottery/EU etc.,	
Current position	

Action	
Anticipated completion date	

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND
ISLAY AREA COMMITTEE****7 DECEMBER 2005**

LOW AND HIGH ASKOMIL, CAMPBELTOWN

1. SUMMARY

This report describes the steps taken to implement the formal process of changing the names of two streets in Campbeltown in line with current usage.

2. RECOMMENDATION

2.1 It is recommended that the name of the street called Askomil Walk be altered to Low Askomil.

2.2 It is recommended that the name of the street called Askomil Road be altered to High Askomil.

3. BACKGROUND

3.1 The streets in Campbeltown commonly known as Low Askomil and High Askomil are actually named Askomil Walk and Askomil Road respectively.

3.2 The Council agreed to use its powers under Section 97 of the Civic Government (Scotland) Act 1982 to alter the names of these streets to Low Askomil and High Askomil respectively in order to reflect current usage.

3.3 The proposal to effect these name changes was advertised on 23 September 2005 in the local newspaper, the Campbeltown Courier. 28 days were allowed for representations.

3.4 No representations were received in respect of these proposals.

3.5 The Council are therefore in a position to agree the name changes.

4. IMPLICATIONS

Policy	N/A
Financial	N/A
Personnel	N/A
Equal Opportunities	N/A
Legal	The legal process has been complied with
Community	The request to rationalise these street names has come from the community

Deirdre Forsyth
Area Corporate Services Manager

Date: 7 December 2005

ARGYLL & BUTE COUNCIL

MID ARGYLL, KINTYRE AND
ISLAY AREA COMMITTEE

7 DECEMBER 2005

THE FORMER KILCHOMAN CHURCH, ISLAY

1. SUMMARY

This report updates Members on the current position in regard to the former Kilchoman Church, Islay.

2. RECOMMENDATION

Members are asked to note the terms of this report.

3. BACKGROUND

3.1 The former Kilchoman Church is in private ownership and is a grade B listed building.

3.2 The building is in a stable condition and has been so for 18 months. It is inspected regularly by Building Control, and is not deemed by them to be dangerous.

3.3 The Council have no power to require the carrying out of any works to the building unless it becomes dangerous.

3.4 No end use has been identified by the Council which would justify the use of the Council's statutory powers of compulsory purchase.

4. IMPLICATIONS**Policy****Financial****Personnel****Equal Opportunities****Legal****Community**

Deirdre Forsyth
Area Corporate Services Manager

Date: 7 December 2005

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND
ISLAY AREA COMMITTEE****CORPORATE SERVICES****7th December 2005**

KINTYRE WAY – LONG DISTANCE PATH

1. SUMMARY

This report describes a process which will enable the Kintyre Way, a long distance path from Tarbert to Southend, to open from Easter 2006.

2. RECOMMENDATION

- 2.1 That Argyll & Bute Council enter into an agreement with a company to be formed by Kintyre Marketing Group appointing them as the Council's approved agent to manage and maintain the Kintyre Way.
- 2.2 That the said agreement will require the said company to take on all liabilities which may arise from the provision of the Kintyre Way.
- 2.3 That Argyll and Bute Council enter into Path Agreements with willing landowners whose involvement is required to form the route of the Kintyre Way.

3. BACKGROUND

- 3.1 The Area Committee have expressed their support for the principle of a long distance route from Inveraray to Southend. Part of this route, known as the Kintyre Way, from Tarbert to Southend has been identified and will be ready to open at Easter 2006.
- 3.2 The Kintyre Marketing Group [KMG] will shortly become a charitable limited company so that they can take on responsibility for the maintenance, management and liabilities of the route.
- 3.3 The Forestry Commission (FC) has been working closely with KMG, and much of the route will be on their land. A short length of the route will be on the B842.
- 3.4 The remainder of the route will be over land owned by private landowners, each of whom has indicated to KMG that they are willing to enter into a path agreement, but the Land Reform (Scotland) Act 2003 provides that only Local Authorities have the power to enter into such agreements with landowners.

- 3.5 The Path agreement allows the Local Authority to delegate the management and maintenance of the access path to an approved agent.
- 3.6 Negotiations are ongoing between FC, KMG and landowners to obtain the best possible route for the Kintyre Way.
- 3.7 Some parts of the route may be altered as and when willing owners enter into these agreements.
- 3.8 The Access Code requires those using the route to behave responsibly at all times.

4. IMPLICATIONS

Policy	The Council in its Economic Development Strategy is committed to developing and promoting access across Argyll and Bute
Financial	none
Personnel	N/A
Equal Opportunities	N/A
Legal	Legal services will ensure that the agreements do not commit the council to any liability
Community	This route will provide opportunities for the local communities on the route to develop new tourism businesses, and help landowners to manage the new statutory access rights across their land.

Deirdre Forsyth
Area Corporate Services Manager

7 December 2005

ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND
ISLAY AREA COMMITTEE****7th December 2006**

**ARGYLL AIR SERVICES
(Proposed Colonsay Airfield)**

1. SUMMARY

This report is to bring Members up-to-date with the present position in relation to the project.

2. RECOMMENDATION

That the Committee note the contents of this report.

3. BACKGROUND

The proposed airfield on Colonsay is a component part of the overall Air Services project which will provide scheduled flights to and from the new Oban airport in conjunction with flights to and from Coll/Tiree.

Works

The civil element of the works has been tendered on the basis of a separate tender for the two island airfield works and the lowest tender from Ennstone Thistle Ltd is in the process of being accepted. It is anticipated that work will commence on site on Colonsay in January 2006.

A small terminal building will be provided as a part of the project and is in the process of final design by Property Services. Tenders will be invited for the building works and construction will proceed in parallel with the airfield construction.

A dedicated helicopter landing pad will be provided at one end of the new runway to facilitate emergency medical flights.

A community liaison meeting will be arranged once the contractor has been appointed.

Land

Access over the new airfield site that is presently taken for golfing purposes will no longer be possible. As a result, as part of the agreement for the lease of the ground, arrangements have been made to re-align two of the holes on the local golf course. Similarly the right of access over the airfield site granted to the owner of Ardskenish house which lies to the south of the site has been renegotiated to take it clear of the site.

Air Services (PSO) – General

Mott Macdonald has been commissioned to take up the administrative work involved in applying for and registering the PSO through the Scottish Executive, Westminster and Brussels. In addition they will develop tenders and carry out the tendering exercise leading ultimately to the appointment of a flight provider. A meeting is to be held during the w/e 25th November to progress the process.

The project has been developed on the basis of an alternating thrice-weekly service to Colonsay and Coll/Tiree. Fares will be set based on the anticipated market response and will reflect the level of fares currently applied on other PSO air services.

CAA Licensing Process – General

Officers have had a positive initial meeting with the CAA Safety Regulation Group in Stirling and are to follow this up with a formal presentation of the Council's proposals in January to the licensing unit in Gatwick.

Post of Airport Manager

The creation of the post of airport manager (Oban, Coll and Colonsay) was approved by the SPC in April 2005 and candidates are being interviewed on 24th November. The manager will be based at Oban and have operational and managerial responsibility for all three airfields.

4. IMPLICATIONS

Policy	This is a strategic transport project which is supportive of the corporate objectives of reducing the effects of remoteness experienced by island communities
Financial	Financial allocation has been included in the current capital programme
Personnel	Creation of the airport manager post approved by SPC
Equal Opportunities	None
Legal	None
Community	None

Submitted by: Dave Duthie, Head of Transportation and Infrastructure x4689

Further information can be obtained from Mike Moffat x4652

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ARGYLL & BUTE COUNCIL
**MID ARGYLL, KINTYRE AND
ISLAY AREA COMMITTEE**
7 DECEMBER 2005

UPDATE ON CONSTRUCTION SKILLS COLLEGE

1. SUMMARY

This report updates Members on the current position in regard to the Construction Skills College, Lochgilphead.

2. RECOMMENDATION

2.1 Members are asked to note the terms of this report.

3. BACKGROUND

3.1 Match funding totalling £647k was in place in time for an ERDF bid to be submitted in early September. Details of that match funding is shown in the table below.

3.2 The ERDF application is for £346k giving a total project cost of £993k.

3.3 The design team is pressing on with the appointment of other consultants in order to have their input to a cost saving exercise to bring the building costs to within the estimated costs.

3.4 Argyll College is engaging the consultants at the college's risk given that the ERDF application is still being considered, but that risk has to be taken in order to get a building warrant application submitted and the tendering exercise progressed.

3.5 The programme at this stage is as follows:

Appoint all consultants	Mid November 05
Complete revised cost plan	Early/Mid November 05
Submit building warrant application	Mid/End January 06
Tenders sought	March 06
Building warrant obtained	End March 06
Report on tenders etc.	April 06
Site Start	1 May 06
Contract period	8 Months
Target for completion	End December 06
Opening	January/February 07

3.6 Discussions have taken place this week with Argyll College's partner, The North Highland College, in order that systems, curriculum and formal approvals are all in place to meet the planned start date. Staff for the centre will be recruited from October 06 onwards and they will spend time being trained both locally and at The North Highland College during the period October 06 to December 06.

3.7 **List of funders**

AIE	£195,000	Approved
SFEFC	£99,999	Approved
Future Builders	£50,000	Approved
Kilfinan Trust	£20,000	Approved
CITB	£20,000	Approved
CS Development Fund	£25,000	Approved
A & B Council	£83,000	Approved
Fyne Homes	£4,500	Approved
SJ Noble Trust	£1,000	Approved
Argyll College	£148,483	Loan
ERDF @34.9%	£346,100	Applied for

4. **IMPLICATIONS**

Policy	Meets Council policy.
Financial	Council has supported the College both from central and area funds.
Personnel	N./A
Equal Opportunities	Complies
Legal	Lease has to be entered into re the land
Community	Meets community requirements

Deirdre Forsyth
Area Corporate Services Manager

Date: 7 December 2005

ARGYLL and BUTE COUNCIL**MID ARGYLL, KINTYRE and
ISLAY AREA COMMITTEE****DEVELOPMENT SERVICES****7 DECEMBER 2005**

RURAL TRANSPORT GRANT 2005-06

1. SUMMARY

The purpose of this report is to suggest two further services, which could be introduced using some of the remaining Rural Transport Grant funding which was allocated towards improving public transport services on Islay and Jura earlier this year.

2. RECOMMENDATION

It is recommended that members agree the use of Rural Transport Grant to provide the additional public transport services as detailed.

3. BACKGROUND

The Area Committee agreed to allocate £16,000 of their share of the Rural Transport Grant for 2005-06 towards improvements in public transport services on Islay. Unfortunately, owing to a combination of factors it has not been possible to use the complete allocation. Two service enhancements were introduced. A request sailing on the Islay – Jura ferry on Tuesdays and Saturdays for the period of the summer timetable and additional Sunday bus services on Islay, which included Portnahaven for the first time. Operational services have not yet advised the final cost for the request journeys on the ferry but the sum is not expected to exceed £5,000. The Summer Sunday bus service enhancements have cost £5,390.

While the Rural Transport Grant figures given at the beginning of the year are quite often estimates and in addition there can be delays in organising some services it is still quite clear that there has been an underspend on the amount allocated to Islay. Accordingly, it will now be possible to fund two small service improvements until the end of the financial year.

The first proposal is to re-instate the Thursday night journey from Craighouse, Jura to Bowmore. This journey was originally inaugurated by the Council but then taken over by the MacTaggart Leisure Centre following their successful application for Rural Communities Transport Initiative Funding. This has now come to an end and there have been requests to the Council through the Islay and Jura Transport Forum for funding to continue the journey. The cost will be £120 per Thursday and the service would operate for 16 weeks at a total cost of £1,920.

Secondly, the Forum also asked if the enhanced Summer Sunday bus service could be continued through the winter. However, there are fewer sailings during the winter but for a cost of £130 per Sunday it will be possible to operate a connecting bus service between Port Ellen and Port Askaig for the ferry arriving there at 1505 and departing again at 1530. This service would operate for 14 Sundays at a total cost of £1,820.

5. SUMMARY

The total cost for the provision of both these journeys until the end of the financial year will be £3,740. Performance of the services will be monitored and dependant upon the level of patronage may be considered for funding during 2006-07.

6. IMPLICATIONS

- 6.1 Policy – The provision of this service is in accord with the Council’s transport strategy.
- 6.2 Financial – Any grant not used for the purpose it was given has to be repaid to the Scottish Executive.
- 6.3 Personnel – none
- 6.4 Equal Opportunities – none
- 6.5 Legal - none

For further information please contact D Blades (01546 604193).

D Duthie
Head of Transportation and Infrastructure

ARGYLL AND BUTE COUNCIL

TOWN AND COUNTRY PLANNING

**APPLICATION TO BE CONSIDERED BY THE MID ARGYLL, KINTYRE & ISLAY
AREA COMMITTEE AT THEIR MEETING ON 02 NOVEMBER 2005**

1. 05/01397/DET CRE Energy Ltd (Scottish Power). Detailed Application. Erection of 19 wind turbines and associated access and infrastructure works. Land at Beinn an Tuirc, Kintyre

Recommendation

That planning permission be granted subject to the conditions and reasons stated in the report by the Head of Planning dated 7 December 2005.

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DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
MID ARGYLL KINTYRE AND ISLAY

Local Member - Cllr R Colville
Date of Validity - 7th July 2005
Committee Date - 7th December 2005

Reference Number: 05/01397/DET
Applicants Name: CRE Energy Ltd (Scottish Power)
Application Type: Detailed Application
Application Description: Erection of 19 wind turbines and associated access and infrastructure works
Location: Land at Beinn an Tuirc, Kintyre.

(A) THE APPLICATION

Development Requiring Express Planning Permission:

- The erection of 19 (originally 21) 60m high tubular turbine towers (100 m to blade tip) with three blade (80m diameter) rotor;
- One temporary and one permanent lattice meteorological mast, each 60m high;
- Control building and transformer compound;
- Improvements to existing access track serving Beinn an Tuirc 1 windfarm;
- 8.5 km of new access track to link the turbines to the existing site access;
- Installation of 33kv underground cable to connect the turbines and substation.
- Construction of temporary site offices, compound and lay-down area.

Other Aspects of the Development

- Felling of 450 hectares of commercial forestry to allow for construction of the windfarm and to provide for associated habitat management measures (to be the subject of a revised Forest Design Plan);
 - Formation of 11 No. on-site borrow pits (to be the subject of separate mineral planning consents);
 - Connection to the local electricity grid at Carradale sub-station (to be subject to separate consent).
-

(B) RECOMMENDATION

The application is recommended for approval subject to the following:

- i) The conditions and reasons attached;
 - ii) The conclusion of a Section 75 agreement to provide for associated off-site habitat management measures and a restoration bond;
 - iii) In the event that the required agreement is not concluded within 4 months of the date of the committee decision, the Head of Planning be authorised to refuse the application for the reason set out in section E of the appendix to this report.
-

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This application relates to an upland area 10km to the north of Campbeltown and to the south of the operational windfarm at Beinn an Tuirc. Most of the site is currently commercial forestry plantation. The proposal is to construct a second windfarm on this land involving a smaller number of larger turbines to those already installed. The current windfarm comprises 46 No. 64m high (to blade tip) turbines, whereas this scheme proposes 100m high turbines. The application originally comprised 21 turbines as submitted, but has been reduced to 19 turbines to overcome concerns raised by Scottish Natural

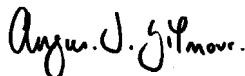
Heritage and Historic Scotland about the impact of the location of specific turbines on key views and the setting of a scheduled standing stone.

The application is accompanied by an Environmental Statement which has assessed the significance of environmental impacts associated with the development, and the extent to which these can be successfully mitigated. This has concluded that there are no significant adverse impacts after mitigation, associated with either the construction, operation, or the decommissioning of the windfarm.

Principal issues in this case are the extent to which the addition of a second windfarm at Beinn an Tuirc will impact adversely on key views or on landscape character, and the degree to which it will contribute to the cumulative impact of windfarm development in Kintyre. It is concluded that the additional impact of a further windfarm in this location will only have limited implications for long distance views, whilst medium range views of the site from public vantage points along the Kintyre coasts are generally restricted by the effects of topography. Short distance views of the windfarm will be more imposing, but their significance is limited due to the absence of habitation or roads in the vicinity of the site. It is important to realise that most views will already be influenced by the presence of the existing windfarm and that additional turbines would be seen in the context of the operational site, rather than a separate element in the landscape. It is concluded that the development will not exert such an influence on its surroundings, either on its own or cumulatively with other windfarm developments, such as to undermine the existing landscape character of Kintyre.

Given the birdlife interest in the site, and its proximity to the adjacent Kintyre Goose Roosts Special Protection Area for Birds and Ramsar site, the impact of the development on ornithology is a key consideration in this case. The proposed management of off-site land to create favourable habitat for particular bird species is therefore a crucial element in mitigation of the proposal. This is to be achieved by way of a proposed Section 75 agreement which will bring additional land under the auspices of the Central Kintyre Habitat Management Committee, which already manages land in the interests of ornithology, associated with the operational windfarms at Deucheran Hill and Beinn an Tuirc 1.

Further to the deletion of two turbines from the original scheme, there are no objections from either statutory or other consultees, although Scottish Natural Heritage have indicated that they would object to the proposal if the Council was not minded to impose their requirements by way of condition and legal agreement. Two letters of objection and two letters of support have been received from individuals, plus letters of support from the East Kintyre and the Tarbert & Skipness Community Councils.



Angus J Gilmour
Head of Planning
18th November 2005

Author and contact officer: Richard Kerr 01546 604080

CONDITIONS AND REASONS RELATIVE TO APPLICATION: 05/01397/DET

1. Notwithstanding the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 the wind farm hereby permitted shall be operational within three years from the date of this approval unless otherwise agreed in writing with the Council as Planning Authority, following which, by virtue of there having been no start on the development hereby permitted, this consent will be considered to have lapsed. Development which has been commenced but which remains uncompleted and has not resulted in an operational windfarm within this three year timescale (or otherwise agreed timescale) shall be fully restored in accordance with the applicant's statement of intentions (i.e. Environmental Statement dated July 2005 and Addendum of November 2005) and as provided for by conditions attached to this permission .

Reason: In order to reduce unnecessary blight over wind catchment areas and other potential sites which, cumulatively, may result in an adverse environmental impact, but individually might otherwise receive the benefit of planning permission.

2. The permission shall be for a period of 27 years from the date of approval. Within 10 months of the end of that period, unless a further planning application is submitted and approved, all wind turbines, ancillary equipment and buildings shall be dismantled and removed from the site and the land reinstated in accordance with the applicant's statement of intentions and conditions listed below, to the satisfaction of the Planning Authority.

Reason: In order that the Planning Authority has the opportunity to review the circumstances pertaining to the consent, which is of a temporary nature and in the interests of the visual amenity of the area.

3. The operator shall at all times deal with the areas forming the subject of this approval in accordance with the provisions of the application and statement of intentions (i.e., Environmental Statement dated July 2005 and Addendum of November 2005) and plans submitted, except as otherwise provided by this approval, and shall omit no part of the operations provided for therein except with the prior written approval of the Planning Authority.

Reason: For the avoidance of doubt and in order that the Planning Authority may retain effective control in the interests of wildlife and visual amenity.

4. This approval relates solely to the erection of 19 turbines in accordance with the layout and statement accompanying the Addendum to the Environmental Statement dated November 2005, and it does not confer any approval for turbines Nos. 5 and 21, nor the section of access track between the locations of turbine No. 4 and turbine No. 5, nor for the working of the borrow pits (A to L inclusive) as described in the application particulars and indicated on the approved plans, any of or any aspect of the Environmental Statement dated July 2005 pertaining thereto.

Reason: For the avoidance of doubt, and having regard to the need for separate mineral planning consents..

5. Prior to development commencing, details of the turbine model selected for installation on the site and confirmation of the final micrositing of turbines shall be submitted to the Council as Planning Authority. Prior to the turbines first being brought into use, the developer shall submit to the Council as Planning Authority, location details for each turbine as erected in the form of Global Positioning System co-ordinates.

Reason: In order to demonstrate that the windfarm has been constructed in accordance with the approved plans.

6. If, by reason of any circumstances not foreseen by the applicant, it becomes necessary or expedient during the continuance of the operations hereby approved to materially amend or abandon any of the provisions hereof, the applicant or operator shall forthwith submit to the Planning Authority an amended application, plans and statement of intentions but shall also adhere to and comply with this consent until such time as an amended application shall have been determined by the said Authority.

Reason: In order that the consent may be reconsidered should a change of intentions become necessary.

7. If, by reason of any circumstances not foreseen by the applicant or operator, any wind turbine fails to produce an electricity supply to a local grid for a continuous period of 12 months then it will be deemed to have ceased to be required and, unless otherwise agreed in writing with the Planning Authority, the wind turbine and its ancillary equipment shall be dismantled and removed from the site and the site restored in accordance with the agreed scheme, all to the satisfaction of the Planning Authority.

Reason: In accordance with the Council's policy to ensure that full and satisfactory restoration of the wind farm site takes place should it fall into disuse.

8. The wind turbines shall be finished in a matt grey white colour (RAL 9002 or RAL 7035), or similar to be agreed in writing with the Planning Authority, and the colour and finish of the wind turbines shall not be altered thereafter without the written consent of the Council as Planning Authority.

Reason: To reduce the impact of the turbines and minimise reflection in the interest of visual amenity.

9. There shall be no illumination of the wind turbines hereby permitted without the prior approval of the Planning Authority.

Reason: To protect the upland rural character of the area in the interests of visual amenity.

10. Before the cessation of the planning permission, a decommissioning plan shall be submitted for the written approval of the Council as Planning Authority in consultation with Scottish Natural Heritage. Within ten months of the planning consent lapsing, the wind turbines and all ancillary structures shall be removed, and the turbine bases and adjoining hard standings covered in soil/peat and re-seeded with appropriate vegetation in accordance with the requirements of the approved plan.

Reason: To ensure that disturbed areas of the site are reinstated in a proper manner in the interests of amenity.

11. All wires and cables between the wind turbines and sub-station shall be located underground within the access track verges or within three metres of the access tracks unless otherwise agreed in writing with the Planning Authority, and the ground thereafter shall be reinstated to a condition equivalent to the land adjoining the trenches within two months of completion of cable laying to the satisfaction of the Planning Authority.

Reason: In the interests of visual amenity and nature conservation.

12. Within six months of the windfarm becoming fully operational, all temporary site offices, containers, machinery and equipment shall be removed, and the materials storage compound/laydown area shall be fully restored in accordance with a scheme detailing vegetation replacement techniques and timing, which shall be submitted to and approved in advance by the Council as Planning Authority.

Reason :In order to secure appropriate reinstatement of those areas disturbed by construction in the interests of amenity.

13. No development shall be commenced until a Construction Method Statement has been submitted to and agreed by the Council as Planning Authority in consultation with the Scottish Environment Protection Agency and Scottish Natural Heritage. This should address all aspects of the construction process which might impact on the environment, including in particular, excavations and other earthworks, storage of materials and vehicular access which could lead to sedimentation in the water environment; the storage and use of oils and the management of other potential pollutants; and mitigation and reinstatement proposals. The development shall be implemented in accordance with the provisions of the duly approved method statement.

Reason: In the interests of pollution control and protection of the water environment.

14. Prior to the commencement of development, full details of the drainage proposals for the site, including foul drainage arrangements for the control building, and drainage for the storage areas and compounds, together with the provisions for the avoidance of sedimentation and pollution, and the monitoring and mitigation of erosion, shall be submitted for the approval of the Council as Planning Authority in consultation with the Scottish Environment Protection Agency. The development shall be implemented in accordance with the duly approved details.

Reason: In order to prevent pollution of the water environment.

15. Notwithstanding the supplementary watercourse crossing details (submitted 26.9.05), the detailed design of culverts to be extended and additional culverts to be installed shall be submitted to and be approved in writing by the Council as Planning Authority in consultation with the Scottish Environment Protection Agency. Where practicable, new culverts should be of a bottomless arch design with the natural substrate of the watercourse maintained.

Reason: In the interests of nature conservation and protection of the water environment.

16. Prior to the commencement of development, full details of a Restoration Method Statement and Restoration Monitoring Plan shall be submitted for the approval of the Council as Planning Authority, in consultation with Scottish Natural Heritage. The restoration method statement shall provide restoration proposals for those areas disturbed by construction works, including the site entrance, access tracks, hardstandings and other construction areas. Restoration of construction disturbed areas shall be implemented within 6 months of the commissioning of the windfarm, or as otherwise agreed in writing with the Council as Planning Authority. The monitoring programme shall include a programme of visits to monitor initial vegetation establishment and responses to further requirements, and long term monitoring as part of regular wind farm maintenance.

Reason: To ensure that disturbed areas of the site are reinstated in a proper manner following construction in the interests of amenity, landscape character and nature conservation.

17. No symbols, signs, logos or other lettering shall be displayed on any part of the turbines nor any other buildings or structures without the written consent of the Planning Authority.

Reason: To protect the upland rural character of the area in the interests of visual amenity.

18. The control building shall be faced in natural stone/smooth cement or wet dash render painted a recessive colour (or other natural/recessive finish as agreed in writing by the Planning Authority) with the roof finished in natural slate or a good quality slate substitute, samples or full details of which shall be submitted for the prior written approval of the Planning Authority prior to building works commencing.

Reason: In order to secure an appropriate appearance in the interests of amenity and to help assimilate the building into its landscape setting.

19. Prior to the commencement of development, details of materials, external finishes and colours for all ancillary elements, including transformers, switchgear/metering building, compound, and fencing shall be submitted to and approved by the Council as Planning Authority. The development shall be implemented in accordance with the duly approved details.

Reason: In order to secure an appropriate appearance in the interests of amenity and to help assimilate the building into its landscape setting.

20. Prior to the commencement of development, or the delivery of materials to the site, the existing junction between the forestry road and the A83 public road shall be provided with visibility splays of 215m x 2.5m in either direction. The area of land contained by the visibility splay lines and the nearside edge of the carriageway shall be cleared of all obstructions in excess of 1.05m in height and shall be kept clear of all such obstructions thereafter.

Reason: In the interests of road safety.

21. The wind farm hereby approved shall not come into commission until such time as a bird monitoring programme (as stipulated in sections 910 and 9.12.9 of the Environmental Statement) has been submitted to, and approved in writing by, the Planning Authority, in consultation with Scottish Natural Heritage. The developer shall implement the agreed monitoring programme within the relevant timescales and shall provide detailed findings annually, along with mitigation measures required, to the Council as Planning Authority and Scottish Natural Heritage for the length of the monitoring period.

Reason: In the interests of nature conservation.

22. The noise associated with the operation of the windfarm, including the turbines and generators in the nacelle, shall not result in an increase of 5 dB(A) above background noise levels (the $L_{(90)(A)}/5$ minutes) at the nearest noise sensitive properties, including 'Ifferdale Cottage', at windspeeds where the background noise level is below 30 dB(A). Where the background noise levels are greater than 30 dB(A), the 40 dB(A) absolute noise criterion applies as specified in the ERSU guidance, "The Assessment and Rating of Noise from Windfarms".

Reason : To protect residents from the impact of noise from the development.

23. The noise associated with the operation of the windfarm, including generator, shall not be irregular and shall not contain distinguishable, continuous or impulse or tonal characteristics as massed externally at the noise sensitive properties.

All measurements to be taken in accordance with the measurement techniques agreed with the Planning Authority, having regard to the publication, ETSU-R-97, "The Assessment and Rating of Noise from Windfarms". Background noise levels (the $L_{90}(A)$) includes the noise arising from the windfarm at Beinn an Tuirc.

Reason : To protect residents from the impact of noise from the development.

24. Prior to the operation of the windfarm and in the commissioning phase, full details of the noise management plan for the windfarm shall be submitted to, and approved in writing with, the Planning Authority. The management plan shall include full details of :

- i) Assessments to demonstrate compliance with Conditions 22 and 23 above;
- ii) Noise monitoring plans, including equipment, measurement techniques, protocols, monitoring locations etc, frequency and competency of persons carrying out the monitoring;
- iii) A means of recording measurement results and corrective actions, and reporting to the Planning Authority;
- iv) Procedures for the investigation of noise complaints arising from the windfarm and notification arrangements to the Planning Authority;
- v) A mechanism for reviewing the plan.

Reason : To protect residents from the impact of noise from the development

25. Prior to commencement of any works, a full environmental dust management plan shall be submitted in writing to, and approved by, the Planning Authority. This shall include details relating to:

- i) Mitigation measures to control dust arising from the borrow pits, construction activities and development of the wind turbines.
- ii) Monitoring arrangements.
- iii) Procedures for the investigation of problems and complaints.

Reason : To protect residents and users from excess dust emissions.

26. No development shall be commenced until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the developer, agreed by the West of Scotland Archaeology Service and approved in writing by the Council as Planning Authority.

Reason: To enable the opportunity to identify and examine any items of archaeological interest which may be found on the site, and to allow any action required for the protection, preservation or recording of such remains.

27. Prior to commencement of works an agreed timetable for construction, which takes account of the need to protect geese using Lussa Loch from disturbance during building works, shall be submitted in writing and approved by the Council as Planning Authority in consultation with Scottish Natural Heritage. The duly approved timetable shall be adhered to by contractors for the duration of the construction period.

Reason: In order to prevent disturbance to roosting Greenland white-fronted geese, a protected species, in the interests of nature conservation.

28. Any construction works, vehicular traffic or other activity within 500m of Lussa Loch shall be confined to the period between 1 hour after sunrise to 1 hour before sunset during the period 30 September – 30 April inclusive, during any year, unless any exception thereto is agreed in writing by the Council as Planning Authority in consultation with Scottish Natural Heritage.

Reason: In order to prevent disturbance to roosting Greenland white-fronted geese, a protected species, in the interests of nature conservation.

29. No part of the storage compound, or any area within 500m of Lussa Loch, shall be illuminated by lighting, including vehicular lights, during the period between 1 hour before sunset to 1 hour after sunrise during the period 30 September – 30 April inclusive, during any year.

Reason: In order to prevent disturbance to roosting Greenland white-fronted geese, a protected species, in the interests of nature conservation.

30. Any blasting activity within 2km of Lussa Loch shall be confined to the period between 1 hour after sunrise to 1 hour before sunset during the period 30 September – 30 April inclusive, during any year.

Reason: In order to prevent disturbance to roosting Greenland white-fronted geese, a protected species, in the interests of nature conservation.

31. Throughout the construction and commissioning stages of the development, and during decommissioning, an appropriately qualified 'Ecological Clerk of Works' shall be available to direct the micro-siting of turbines, borrow pits, culverts, compounds and access tracks, to ensure that sensitive features are avoided, and that habitat enhancement works and all mitigation and restoration measures are fully implemented. The role of the ECOW should be clearly conveyed to all personnel prior to their commencement of work on the site.

Reason: In the interests of nature conservation.

32. Prior to the commencement of construction work a suitably qualified surveyor should survey 100 metres upstream and downstream of all watercourses, where they are to be crossed by new or upgraded access tracks, for the presence of otters, including holts, couches and pathways. In addition, where turbine bases, construction compounds and borrow pits are to be located within 200 meters of freshwater environments, the developer should undertake survey work to identify any otter holts, couches or pathways within a 100 metre radius. Where otter are recorded by the survey, and disturbance to this species is concluded to be likely, the developer must identify appropriate mitigation where practicable, or seek a licence to disturb otters from the Scottish Executive in order to be able to undertake operations within affected areas.

Reason: In order to avoid disturbance to protected species in the interests of nature conservation.

33. Bird diverters shall be attached to the outer guy wires of the meteorological masts, at 2.5m intervals, prior to raising the masts, and maintained for the life of the masts.

Reason: In the interests of nature conservation.

34. Access tracks should be formed with cut turfs being relocated to exposed batters immediately after each section is complete, with turf, top soil and subsoil being re-laid in the same horizons as those occurring naturally. Where turfs are to be stored for long periods they should be watered frequently during any periods of dry weather. Track running surfaces shall be blinded with fines to fill voids and shall be left to encourage native vegetation establishment.

Reason: To maximise the success of vegetation restoration.

35. Prior to the commencement of turbine tower erection, a baseline TV reception study shall be undertaken and submitted to the Council as Planning Authority. Within 12 months of the final commissioning of the windfarm, any claim by any person for TV picture loss or interference at their household, office, shop or other building shall be investigated by a qualified television engineer and the results submitted to the Council as Planning Authority. Should any impairment to the TV reception be attributable to the windfarm, such impairment shall be improved to an acceptable standard of TV reception, such that the standard at the household, office, shop or other building at the time of the baseline reception study is maintained

Reason: In order to avoid interference with television reception as a result of the operation of the windfarm.

Note to applicant relative to application 05/01397/DET:

- Defence Estates have indicated that the following details should be supplied to them in the event of the permission being implemented:
 - a. Date of commencement of construction;
 - b. Date of completion of construction;
 - c. Height above ground level of the tallest structure;
 - d. Maximum extension height of any construction equipment;
 - e. Mast positions in latitude and longitude;
 - f. Any site lighting details.

Defence Estates
DE Operations North
Safeguarding Renewable Energy
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

- The Scottish Executive Trunk Roads Authority have indicated that in view of abnormal load dimensions, contact should be made with the following about transportation arrangements to the site:

Scottish Executive
Trunk Roads Network Management Division
Bridges Branch
Victoria Quay
Edinburgh

0131 244 4363

- The Council's Area Roads Engineer indicates that a sign relating to Beinn an Turic 1 windfarm is located within the visibility splay line at the site access from the A83, relating to both the consent and the extended visibility splay required by this permission. Steps should be taken to reposition this clear of the land bounded by the visibility splays.
- SEPA have indicated that an on-site crushing plant or concrete batching plant is likely to require a Part B COPA authorisation and that this should be discussed at an early stage.

Scottish Environment Protection Agency
Greyhope House
Greyhope Road
Torry
Aberdeen
AB11 9RD

- Scottish Natural Heritage advise that vehicles entering the site should be allocated a spill kit and the driver instructed in pollution prevention methods. Spill kits should also be located at bridges and culverts. This practice has proved invaluable at other windfarm sites.

It is also recommended that consideration be given to the rationalisation of the oval track layout within the windfarm in order to minimise the length of track formation and to reduce the requirement for extraction of stone from borrow pits.

- The Council's Chief Protective Services Officer has indicated that details of proposed noise mitigation plans should be submitted prior to the commencement of construction works in accordance with the Control of Pollution Act 1974, with regard being had to BS 5228:1982. (Contact: Alan Morrison, Protective Services, Kilmory, Lochgilphead, PA31 8RT – 01546 604292)

APPENDIX RELATIVE TO APPLICATION 05/01397/DET

A. POLICY OVERVIEW

Government guidance

National Planning Policy Guideline 6 (2000) 'Renewable Energy Developments'
Planning Advice Note 45 (2002) 'Renewable Energy Technologies'

The promotion of renewable sources of electricity generation is a key element in the government's commitment to addressing the causes of climate change. The policy is for renewables to make a steadily increasing contribution to secure, diverse and sustainable energy supplies, as electricity consumption increases, existing generating capacity is retired and climate change reduces the incentive to generate electricity by burning fossil fuels.

The Scottish Executive is committed to increasing the amount of renewable energy used in Scotland and to meeting UK international commitments. The Scottish Ministers expect planning authorities to facilitate and guide renewable energy developments in development plans, to ensure that development control decisions are taken consistent with national and international climate change policy commitments and obligations and to prevent unnecessary sterilisation of renewable energy resources; whilst respecting statutory designations affecting historic and natural heritage interests and minimising the effects on local communities.

Other relevant national planning policy guidance includes:

NPPG1: 'The Planning System'
NPPG 14: 'Natural Heritage'
NPPG 15: 'Rural Development'
NPPG 18: 'Planning and the Historic Environment'
SOED Circular 6/95 (as revised June 2000): 'Habitats Directive'.

'Argyll and Bute Structure Plan' 2002

Policy STRAT SI 1 – Sustainable Development.

Argyll and Bute Council shall adhere to the following principles in considering development proposals, and in its policies, proposals and land allocations in Local Plans. It will seek to:-

- a) maximise the opportunity for local community benefit;
- b) make efficient use of vacant and/or brownfield land;
- c) support existing communities and maximise the use of existing service infrastructure;
- d) maximise the opportunities for sustainable forms of design, including energy efficiency;
- e) avoid the use of prime quality or locally important good quality agricultural land;
- f) use public transport routes fully and increase walking and cycling networks;
- g) avoid the loss of recreational and amenity open space;
- h) conserve the natural and built environment and avoid significant adverse impacts on biodiversity, natural and built heritage resources;
- i) respect the landscape character of an area and the setting and character of settlements;
- j) avoid places where there is a significant risk of flooding, tidal inundation, coastal erosion or ground instability and
- k) avoid having an adverse effect on land, air and water quality.

Policy STRAT DC 7 – Nature Conservation and Development Control

- A) Development likely to have a significant effect on a Natura Site will be subject to an appropriate assessment. The development will only be permitted where the assessment indicates that it will not adversely affect the integrity of the site, or, there are no alternative solutions and there are imperative reasons of overriding public interest.

- B) On sites of national importance, SSSIs and NNRs, development will only be permitted where it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or where any adverse impacts are clearly outweighed by social or economic benefits of national importance.
- C) Development which impacts on Local Wildlife Sites or other nature conservation interest, including sites, habitats or species at risk as identified in the Local Biodiversity Action Plan, shall be assessed carefully to determine its acceptability balance along with national – or local – social or economic considerations.
- D) Enhancement to nature conservation interest will also be encouraged in association with development and land use proposals.

Policy STRAT DC 8 – Landscape and Development Control

- 1. 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 or vulnerable landscapes in Argyll and Bute are those associated with:
 - a) National Scenic Areas
 - b) Historic landscapes and their settings with close links with archaeology and built heritable and/or historic gardens and designed landscapes.
 - c) Landward and coastal areas with semi-wilderness or isolated or panoramic quality.
- 2. Protection, conservation and enhancement to landscape will also be encouraged in association with development and land use proposals.

Policy STRAT DC 9 – Historic Environmental and Development Control

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

Policy STRAT RE 1 – Wind Farm/Wind Turbine Development

- A) Wind farm development is encouraged where it is consistent with STRAT DC 7, 8 and 9. Proposals shall be supported where it can be demonstrated there is no significant adverse effect on:
 - Local communities.
 - Natural environment.
 - Landscape character and visual amenity.
 - Historic environment.
 - Telecommunications, transmitting or receiving systems and
- B) The Council will identify, with appropriate justification in the Local Plan, broad areas of search or, where appropriate, specific sites where wind energy development may be permitted. The Council will also indicate sensitive areas or sites which it is adjudged that for overriding environmental reasons, proposals for wind farm development would only be considered in exceptional circumstances in line with the criteria set out above. Issues associated with the cumulative impact of wind farm and wind turbine developments will be addressed. This will be done in partnership with the industry and other interested parties including local communities.

'Kintyre Local Plan' 1984 & First Review 1988

Policy 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 within these areas will resist prominent or sporadic development which would have an adverse environmental impact:

- a) not relevant;
- b) Regional Scenic Coasts: West Kintyre;
- c) Areas of local landscape significance: (i) Carradale/Saddell; (ii) Gigha; (iii) Other Kintyre Coasts.

Policy RUR 2 - Proposals for development in or affecting Regional Scenic Areas and Coasts or areas of local landscape significance will be required to be assessed against the following criteria:

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

RUR 3 – The Council will resist development with adverse impact on features of wildlife/scientific value, particularly in designated areas such as SSSI's

'Argyll and Bute Local Plan' (Finalised Plan 2005)

The Finalised Plan is not a significant material consideration at the present time, as representations have been made in respect of policies relating to windfarm development following the deposit period for consultation on the Finalised Plan earlier in the year. As these representations will have to be addressed at the forthcoming Public Local Inquiry into the plan, the Council is unable to give this element of the emerging plan any weight in the determination of this application, as to do so would be both premature and prejudicial to the local plan process.

Argyll & Bute 'Wind Farm Policy' 1995

The Council's 'Wind Farm Policy 1995' arose from the need to address the complex issues regarding the impact of wind power developments, given the absence of appropriate policies in the adopted local plan, and to assist developers in site selection and to indicate the type of information required. This remains relevant and in the context of this planning application relevant policies include:

Policy WF1 states that the Council will support wind farms which are consistent with existing development plan policies and of a high quality of design but will resist developments which either cumulatively or individually, would have an adverse impact on the environment by virtue of scale, location, setting or design.

Policies WF6 and WF7 seek to resist wind farms within 300m of residential properties or which are likely to result in shadow flicker on occupied premises or be a potential distraction to drivers.

Policy WF8 states that developments which would have an adverse affect on telecommunications, will be resisted.

Policy WF9 states that the Council will protect bird species covered by EC Directives by resisting wind farms which are likely to affect the breeding, feeding, roosting and flight areas (ie., areas of caution) of specially protected bird species.

Policy WF11 seeks to minimise long term visual and ecological impact and seeks the developer to enter into a legal agreement and financial bond to secure the highest quality of re-instatement.

Policy WF12 states that wind farms should normally be operational within two years of approval.

Policy WF13 recognises that wind farms are essentially temporary structures and states that the Council will:

- impose conditions of permission to ensure that such sites are fully restored upon the expiry of consent;
- seek legal agreements to secure a financial bond to cover such costs;
- normally grant permission for an initial period of 20 years.

B. OTHER MATERIAL CONSIDERATIONS

(i) Site History

There is no history associated with the current site other than for the fact that it shares a vehicular access from the A83 with the existing Beinn an Tuirc windfarm which was granted in 2000 (98/00597/DET)

(ii) Consultations

Scottish Natural Heritage (response dated 22.11.05) – does not object to the proposed development provided that it is made subject to appropriate legal agreements and conditions, to overcome identified concerns. In the event that such requirements are not imposed their response should be considered as an objection. The development site adjoins habitat designated for Greenland white fronted geese (Kintyre Goose Roosts Special Protection Area, Kintyre Goose Roosts Ramsar site and Kintyre Goose Lochs Site of Special Scientific Interest). The site is frequented by species listed on in Schedule 1 of the Wildlife and Countryside Act 1981, namely golden eagle, hen harrier and merlin. A fragile population of black grouse, a 'Priority' species within the UK Biodiversity Action Plan (UKBAP), is also located within the site. In addition, habitats recorded on the site include blanket bog, listed on Annex 1 of the EU Habitats Directive 1992 and the UKBAP, as a 'Priority' habitat. Otter, which are 'European Protected Species' under the Conservation Regulations (Habitats & c.) 1994 are recorded within the site. Conditions and a legal agreement are required in mitigation for identified effects on these habitats and species.

SNH considers that following the deletion of turbine 5, the landscape can accommodate the amended design proposed, as the site is visually associated with a dip in the landscape, is associated with the wooded interior, and the turbines do not encroach on sensitive coastal landscapes. It is, however, considered that the cumulative impact of the proposal with existing windfarms in Kintyre is becoming significant in terms of views from the west coast of Arran, and that it will be important to safeguard the integrity of remaining skylines from further windfarm development.

Scottish Executive (Environment Group) (response dated 4.8.05) – no objection.

Scottish Executive (Trunk Roads) (response dated 22.8.05) – no objection subject to note to applicant.

Historic Scotland (letters dated 3.10.05 and 31.10.05) – no objection following the deletion of turbine No. 21.

SEPA (response dated 3.8.05 and 29.9.05) – no objections subject to conditions regarding drainage and culverting arrangements, and the submission of a construction method statement.

Area Roads Manager (response dated 5.9.05) - no objection subject to condition regarding junction visibility.

Head of Public Protection (response dated 23.11.05) – no objection subject to conditions regarding operational noise and dust management.

Defence Estates (response dated 19.7.05) – no objection subject to note to applicant.

Health & Safety Executive (response dated 27.7.05) – no objection.

Scottish Water (response dated 22.7.05) – no objection.

Ofcom (response dated 26.7.05) – no objection.

Highlands and Islands Airports (response dated 18.7.05) – no objection.

NATS (response dated 25.7.05) – no objection.

Prestwick Airport (response dated 20.10.05) – no objection.

RSPB (response dated 14.11.05) – no objection subject to implementation of mitigation measures identified in the Environmental Statement.

North Ayrshire Council (response dated 7.11.05) – expresses the need for the development to be assessed in terms of its impact on upland and west coast Arran, but does not express any views on the acceptability of the submitted proposals.

Tarbert & Skipness Community Council (letter dated 26.8.05) – no objection.

East Kintyre Community Council (letter dated 4.11.05) – express support for the proposal.

(iii) Publicity

The application has been advertised in the local newspaper under Section 34 and Article 9, and also under Regulation 13 of the Environmental Impact Assessment (Scotland) Regulations 1999. The period for representations expired on 12th August 2005.

Letters of objection have been received from the Kintyre Civic Society (letter dated 4.8.05), and from Mr J Small, Crockness, Brackley Park, Ardrihaig (letter dated 10.8.05). The grounds of objection may be summarised as follows:

- There has been a proliferation of windfarm developments in Kintyre and the concentration of sites is already at the limits of acceptability;
- The height of the turbines proposed will contribute to an impression of industrialisation;
- The coalescence of Tangy and Beinn an Turic windfarms in views from the south of Campbeltown is unsuited to the areas natural attraction and could have a depressive effect upon tourism;

Comment: The Environmental Statement accompanying the application has assessed 20 representative viewpoints, and has assessed impact on landscape character and the cumulative visual and landscape consequences of the proposal relative to other operational and proposed sites. It has concluded that the Kintyre landscape has the capacity to absorb the development without unacceptable impacts on key views and without undermining the landscape character of the area. This view has been endorsed by Scottish Natural Heritage's landscape advisors and is accepted by officers. Research conducted by Visit Scotland on visitor perception of windfarms indicates that tourists may not be as sensitive to the presence of windfarms as might be expected, and that indeed windfarms in Scotland can be regarded as an asset by those persons claiming 'green' credentials.

- In the event that permission is granted, the grid connection to Carradale should be required to be underground;

Comment: The electricity connection to link the proposed development to the grid would be the subject of a further application under the provisions of the Electricity Act, upon which the Council will be consulted separately.

- The application represents an undesirable expansion of an existing windfarm site and represents creeping incrementalism. Applicants should be required to propose a complete and final number of towers on any site in one application.

Comment: It is not appropriate to seek to bind developers to a particular scale of development, as it open to them to make subsequent applications for further development, in which case the Council is able to consider these on their merits in the light of policy considerations and other circumstances prevailing at the time.

Letters of support have been received from Andrew Gemmill, Ifferdale Farm, Saddell – the closest residential property to the site – (letter dated 24.7.05) and from Mr K Abernethy, Pier House, Skipness (letter dated 3.11.05). The points raised are as follows:

- Renewable energy initiatives should be supported, particularly where they help to diversify existing farms and sustain the local population;
- Existing turbines in Kintyre are not offensive and do not diminish the quality of the environment. Benefits accruing to the area easily outweigh any perceived loss to amenity.

C. ASSESSMENT

The proposal

The application relates to an upland area around 400m AOD in the vicinity of Braid Hill and Bord Mor, to the south of the existing Beinn an Tuirc windfarm. The site lies 10km north of Campbeltown and 7km from Carradale, and some 4km from the east coast and 6km from the west coast of Kintyre. Most of the site, with the exception of moorland/bog areas around the summits, consists of commercial forestry plantation, with most coupes + 25years in age, and subject to a Forest Design Plan produced in 1999.

The existing windfarm at Beinn an Tuirc comprises 46 turbines (64m to blade tip) with an installed capacity of 30MW. It was granted planning consent in 2000 and has been operational since 2002. It is subject to a Section 75 agreement relating to habitat management in the interests of ornithology. The Central Kintyre Habitat Management Committee now has several years experience in the management of off-site land associated with Deucheran Hill and Beinn an Tuirc windfarms, which has had success in the creation of new habitat suited to particular bird species, in mitigation for the presence of wind turbines in upland Kintyre.

The proposal is to install 19 (originally 21) additional turbines to the south of the existing site. These would be larger than the existing turbines, at 60 metres to hub height, 100 metres to blade tip, and with a 60 metre rotor diameter and a generating capacity of 2MW per turbine. The development would have a construction period of 15 months and an operational life of 25 years, following which it would be decommissioned, or consent would be sought for its retention for an additional period. The development would entail the felling of 450 hectares of forestry plantation in order to provide the windfarm site, and additionally, to create new habitat suited to bird species likely to be displaced by, or at risk from, the presence of the windfarm.

Vehicular access to the site would be from the A83 via a minor upgrading of the access serving the existing windfarm at Beinn an Tuirc. The development would involve the laying of access tracks to link the turbines, the construction of a control room and transformer compound. The formation of borrow pits to provide aggregate for construction would be the subject of separate mineral planning consent applications. Cabling on the site would be underground. The construction of a grid connection to the Carradale sub-station would be the subject of a separate application.

Renewable energy policy

In considering this proposal, in addition to having regard to local environmental issues, it is necessary to have regard to those macro-environmental factors which are material considerations in assessing the acceptability of renewable energy developments. UK energy policy has its most up to date expression in the Energy White Paper 2003, which sets a long term goal of reducing UK CO₂ emissions by 60% by 2050, in order to address global warming and climate change. In Scotland, the Renewable Obligation (Scotland) Order 2005 requires electricity suppliers to provide 18% of their electricity from renewable sources by 2010, with an aspirational target of 40% by 2020.

In terms of planning policy, NPPG 6 identifies the importance of Scotland's renewable resource to the UK as a whole, and acknowledges that despite developmental work in other areas, most new capacity will be expected to come from commercial windfarms. There is therefore a presumption that where renewable energy can be exploited without significant adverse implications for the local environment, wind power development should be considered favourably. Only in circumstances where there is clear evidence that developments would impinge to an unacceptable degree on the historic environment or natural heritage assets, or would have unacceptable consequences for local communities or other matters of importance, should local considerations outweigh the need to address national and international climate change policy commitments and obligations.

In terms of Development Plan policy, the adopted Kintyre Local Plan was produced in advance of the development of commercial windfarms, and therefore it does not have policies relating specifically to them. It does, however, through policies RUR 1 and 2 exert influence over developments which would have undesirable effects on scenic areas, including the Kintyre Coasts.

The adopted Structure Plan, through Policy STRAT RE 1, reflects government policy in expressing support for the development of windfarms provided that they do not have adverse consequences for landscape assets, the historic environment, nature conservation interests, local communities or telecommunications installations. In addition to statutory policy, the Council's 1995 Windfarm Policy still remains relevant and may be considered in conjunction with the more recently adopted structure plan policies.

The structure plan indicates that through the local plan process, the Council will seek to identify specific areas of search for future windpower developments. Whilst the Finalised Draft of the 'Argyll and Bute Local Plan' introduces sensitive areas for windfarms which are defined spatially, representations lodged in respect of the windfarm policies of the plan mean that they cannot be accorded weight in the determination of this application, as the policies will require to be reviewed at the forthcoming public local inquiry into the plan, and may therefore be subject to change. To consider them as material considerations at the present time would be premature and prejudicial to the local plan process.

The Environmental Statement

The application is accompanied by an Environmental Statement submitted as part of the original application, which has been supplemented by an Environmental Statement Addendum, which takes account of the deletion of two turbines during the consideration of the application. The Environmental Statement was the subject of 'scoping' with the Council and consultees prior to preparation, in order to ensure that all relevant issues were examined as part of the application process. The purpose of the Environmental Statement is to identify any significant effects on the environment arising from the development proposed, to assess the magnitude of those effects, and the extent to which they can be avoided or mitigated as part of the design and implementation process. The key issues arising from this process are summarised below and form the structure of the assessment of the environmental aspects of the proposal:

A) Landscape and visual considerations

The site lies adjacent to an operational windfarm, and therefore from most viewpoints the development will be visible in the context of existing wind turbines, with the addition of larger slower moving turbines in a more widely spaced layout to that found at Beinn an Tuirc 1. The visual assessment has extended to 30km from the site, with effects being considered in terms of both landscape character and key viewpoints. Cumulative assessment has addressed operational sites in Kintyre, Gigha and Ardrossan, as well as other proposals at application stage.

The site is situated on an upland plateau characterised by open moorland and commercial forestry, and incised by narrow glens leading to the coastal fringes to the east and west, where road links and most settlement are to be found. The attractiveness of the coastal areas is recognised in scenic designations accorded by the Kintyre Local Plan to the east and west coasts, and the Carradale and Saddle Glen areas. It should be noted that the site lies 12.5 km from the National Scenic Area covering the northern part of Arran. The application site itself is not subject to any scenic designation. Most of the site is forested commercially and loss of this tree cover as part of the development is likely to be beneficial, as much of the planting has been harmful to maintenance of landscape character.

The upland spine of Kintyre is already affected by the presence of three windfarms; Deucheran Hill 9km to the north, Tangy 6km to the south and the adjacent Beinn an Tuirc 1. There is also a small community windfarm on the Isle of Gigha. The Environmental Statement concludes that the magnitude of change as a result of the development will be high locally, but generally low elsewhere. Due to the proposed siting of turbines to avoid the highest area of ground, the deletion of turbine 5 and the effect of the landform, the consequences for the Carradale and Saddell 'hidden glens' will be of low magnitude. The site will be visible from upland Arran and the west Arran coast, but the visual impact is considered to be low due to the fact that the additional turbines will be viewed at a distance, and in the

landscape context of the existing windfarm. The turbines will be visible in intermittent views from the B842 Carradale Road, but these will only be partial when travelling south and will not be significant. Access to the upland parts of the Kintyre spine is relatively limited, although use of the footpath forming the Kintyre Way is being encouraged. The magnitude of the impact of the development on this route is however generally low given the extent of forestry cover. The only recorded 'significant' impact of the development visually is a localised one upon the area around Lussa Loch to the south.

Members will be aware that the overall visual influence of Beinn an Tuirc 1 tends not to be significant due to the topography of Kintyre, and the extent to which it shields the settled margins of the peninsula from the sight of the windfarm. The existing site is therefore most visible in longer distance views from Arran, Gigha and the sea, where it is a visible element in sweeping horizontal vistas, but where it does not dominate to the detriment of landscape character. The design of the current proposal aims to replicate the success of the original windfarm by being largely concealed from public viewpoints along the coast. The proposal has been assessed from 20 representative viewpoints agreed by the Council and Scottish Natural Heritage. Of these, the impact of the development has been assessed in terms of recognised landscape methodologies as being 'not significant' in all cases, other than that of Lussa Loch, where the impact is assessed as being 'significant'. Where the windfarm will be visible will be at close quarters where public access is not widespread and habitation is generally absent, or in long distance views where it will appear an extension of the established windfarm rather than an additional element in the landscape.

In terms of cumulative impact, simultaneous, successive and sequential visibility has been assessed in the light of other operational and proposed windfarm sites. Many of the areas which could be affected by both the proposal and other windfarm sites currently have visibility of the existing Beinn an Tuirc 1 windfarm, which means that there will be a low magnitude of change and cumulative effects will not be significant. The road routes along the east and west Kintyre coasts are largely screened from the upland areas by intervening hills, thereby limiting the prospect of sequential views to travellers. The extent of visible windfarm development on the skyline of Kintyre would increase in views from Arran, but at such a distance and in such a panoramic landscape, so as not to have significantly adverse cumulative impact.

The Environmental Statement concludes that the proposal is acceptable in terms of its landscape and visual effects, and in terms of its cumulative impact with other windfarm developments and proposals. Scottish Natural Heritage's landscape advisers and Council officers generally concur with the conclusions reached in the statement, but had expressed concern at the siting of turbine 5 in the original layout, which had a disproportionate adverse influence on the visual impact of the development; particularly given its visibility from Saddell Glen and from Carradale Point. It was considered particularly important to remove visibility of any new turbines from the east Kintyre 'hidden glens' in the interests of maintaining landscape character. As a consequence, turbine 5 has been deleted from the scheme by the applicants, and the revised layout is now considered acceptable in terms of Structure Plan Policies RE 1 and DC 8.

B) Ecology

The existing site habitat is largely commercial forestry with an element of rough grazing on the higher land which has not been planted. There are no nature conservation designations affecting the site. The Environmental Statement concludes that the impact upon terrestrial ecology will be minor, such as the loss of small areas of blanket bog and limited construction disturbance (to otter and salmonoids, for example). There will, however, be positive benefits to ecology from the felling of forestry beyond the windfarm site associated with habitat management in the interests of ornithology, which will involve the restoration of land to blanket bog following tree felling. Scottish Natural Heritage accepts that there are not likely to be significant effects upon ecology, subject to the implementation of the mitigation measures detailed in the Environmental Statement. In the absence of concerns in this regard, the proposal complies with Structure Plan Policy STRAT DC7 and NPPG 14 'Natural Heritage'.

C) Ornithology

There are no ornithological designations affecting the site, although the Kintyre Goose Roosts Special Protection Area for Birds (SPA), covering Lussa and Tangy Lochs, lies to the south of the site. The proximity of the SPA therefore places a statutory duty on the Council to determine whether the

proposal will have an adverse impact on the integrity of the designated area in respect of wintering Greenland white fronted geese. That assessment can be found at the end of this section.

Survey findings indicate that the site has supported past breeding attempts by red-throated diver, supports a current breeding population of black grouse, skylark and song thrush, and has been occasionally frequented by golden eagles. The Environmental Statement concludes that the site is not important for breeding, migrating or wintering bird populations. The development is not expected to cause widespread disturbance to bird populations during construction, as it is expected only to affect a single bird breeding season, and construction activities would be specifically timed to avoid disturbance to black grouse leks or roosting geese. Golden eagle collision risk has been modelled and assessed in the light of the eight years ranging behaviour data collected in association with Beinn an Tuirc 1, which suggests that eagle activity has been displaced north by the existing windfarm, and which indicates a lack of movements over the current application site. It is concluded that the collision risk to eagles is negligible.

In terms of operation, likely effects are only recorded as 'significant' in respect of hen harrier and black grouse, as a result of potential collision risk. Mitigation is proposed by means of habitat creation of equivalent value on land adjoining the windfarm which is contiguous with existing undisturbed and suitable habitat. Swiping of heather in the vicinity of the windfarm is proposed so as to act as a deterrent to nesting and foraging birds. It is proposed to create 150 hectares of suitable hen harrier habitat off-site as a result of forest clearance, and 50 hectares of feeding opportunities and lek sites for grouse at Bord Mor. The long-term management of these sites would be brought under the auspices of the Central Kintyre Habitat Management Committee, which is already established, and which oversees habitat created in association with Deucheran Hill and Beinn an Tuirc 1 windfarms. The provision and management of compensatory habitat can be achieved by means of a section 75 agreement between the developer, landowners and the Council. Following mitigation, the residual impact of the development on birds frequenting the site is assessed as being 'low to negligible'.

As mentioned above, given the proximity of an SPA, and the extent of usage of Lussa Loch by large goose populations, the Habitats Regulations require the Council to undertake an 'appropriate assessment' as to whether the integrity of the designated goose roosting areas is threatened by the proposal. Nearby Lussa Loch is an established roost site for wintering geese. Defined flight lines link it to the feeding grounds of the Laggan to the south, and there are only limited movements to the north in the direction of the proposed windfarm. The primary risk to geese would be from collision. From observation, likely avoidance rates are considered high, although there is no reliable evidence to support this, and poor weather conditions could have a disrupting influence on normal behaviour. Collision modelling has been carried out which indicates that in this particular case risk of mortality is likely to be very low, and would not be sufficient to threaten viability of the SPA population, either individually or cumulatively with other Kintyre windfarms. It is, however, proposed to undertake long-term monitoring of the use of Lussa Loch to assess the impact of the development upon goose behaviour.

Scottish Natural Heritage have accepted the ornithological findings of the Environmental Statement and do not consider that it will pose a threat to the integrity of the SPA. It is recommended that the conclusions of the statement and the view expressed by Scottish Natural Heritage be endorsed as the Council's 'appropriate assessment' in terms of the requirements of the Habitats Regulations.

There are no ornithological issues relating to this proposal which would prevent permission being granted, and therefore the proposal complies with Structure Plan Policy STRAT DC7 and NPPG 14 'Natural Heritage'. A Section 75 Agreement will be required to ensure provision of a suitable alternative habitat area for that to be lost due to displacement, and in order to develop preferential habitat to dissuade birds from frequenting the vicinity of the windfarm in the interests of minimising collision risk.

D) Hydrology and Hydrogeology

No significant effects are identified, subject to prudent construction practice and appropriate mitigation measures being employed, as identified in the Environmental Statement.

E) Cultural Heritage

Eleven historic sites have been identified within or close to the site, but only one of these is scheduled as an Ancient Monument (standing stone). The Environmental Statement identifies potentially significant effects upon three sites of archaeological interest (sheilings), but mitigation is proposed due to avoidance of damage during forestry operations and a programme of archaeological works. The residual impacts after mitigation are not considered to be significant.

The scheduled stone is currently enclosed by forestry although its setting will be opened up following felling. Historic Scotland have expressed the view that the location of turbine 21 is such as to adversely affect the setting of the stone, and as a consequence the applicants have elected to delete turbine 21 from the application. Historic Scotland have indicated that they are content with the remainder of the development.

The windfarm is not considered to have any significant off-site impacts on other monuments, listed buildings, designed landscapes or archaeological sites.

There are no unacceptable historic environment issues associated with the proposal which complies with Structure Plan Policy STRAT DC9 and NPPG 18.

F) Noise and Shadow Flicker

Noise associated with the construction and decommissioning of the windfarm has been assessed in terms of BS 5228 and other relevant government guidance. This has concluded that effects at the nearest sensitive receptor (Ifferdale Farm +1,500m) will be well within acceptable limits.

Operational noise has been assessed using DTI/ETSU guidance, and has been calculated cumulatively with the operation of Beinn an Tuirc 1. This has concluded that operational noise will be well within acceptable limits during both quiet day time and night time conditions.

The Head of Public Protection has reviewed the methodology and findings of the noise report and agrees that the development will not give rise to significant adverse effects, subject to the mitigation measures proposed during the construction period to minimise noise emission.

In this case, given the distance to the nearest occupied properties, the issue of shadow flicker is not considered to pose a risk to residential amenity as a result of the operation of this site.

The proposal complies with Structure Plan Policy RE 1 and the advice given in PAN 45.

G) Traffic

Delivery of turbines to the site is assumed to be via the A83 from the Campbeltown direction (by sea or from Vestas) and thence via a minor upgrade of the existing access serving Beinn an Tuirc 1 and forestry operations. At the access point from the public road HGV traffic is estimated to increase between + 7% and + 51% during the 15 month construction period. This increase is considered within acceptable limits, as its apparent significance is in part due to the low levels of traffic on the A83. In mitigation, it is proposed that a transport management plan be agreed with the Council's roads engineers, stone will be sourced on site rather than being imported, concrete batching will take place on site, and most felled timber will be mulched on site rather than being exported. Operational traffic is expected to be insignificant.

The Area Roads Engineer is satisfied with the access arrangements proposed, subject to a minor upgrading of the junction with the A83. There are no road safety issues and the proposal is consistent with Structure Plan and Roads Policy.

H) Tourism and Socio-Economic Effects

There will be no physical effects upon the national cycle route, the Kintyre Way footpath or other forest access tracks. There may be some disturbance to the amenity of these routes during construction activities, although these will only be temporary. Research into public attitudes to operational

windfarms indicates that the public are polarised in their response to the presence of wind turbines in the landscape, and that windfarms can act as an attraction as well as a deterrent to visitors. Given the presence of the existing windfarm, the addition of the turbines proposed is not likely to devalue Kintyre to such a point that it becomes unattractive to tourism. There will be significant employment benefits during construction and some during operation.

I) Telecommunication and Aviation Interests

No adverse impacts are identified and no objections have been raised by Ofcom or by military or civilian aviation interests. The developers have indicated their willingness to rectify any television interference attributable to the development.

Conclusion

The upland area of Kintyre has already demonstrated its ability to absorb windfarm development without it impinging unacceptably on settlements or transport routes, which are largely confined to the coasts, and which are shielded from views of the windfarms by intervening topography. The enlargement of an established site will have some visual consequences locally, but these areas are not accessed by many people, and visibility will not extend to vulnerable landscapes such as the 'hidden glens' of east Kintyre. The extent of visible windfarm development on the skyline of Kintyre will increase in long-distance views, notably from Arran, but at such a distance and in such a panoramic landscape so as not to have a significantly adverse impact. It is therefore concluded that the scale of development proposed can be assimilated into the Kintyre landscape without significant visual, landscape or cumulative effects.

It should be noted that Scottish Natural Heritage has indicated that windfarms in Kintyre are becoming significant in terms of views from the west coast of Arran, and that it will be important to safeguard the integrity of remaining skylines from further windfarm development. That view is also endorsed by officers.

A principal issue in this case, is the safeguarding of ornithological interests, both on and adjoining the site. These have been surveyed and documented at length, and the findings have been reviewed by Scottish Natural Heritage. It is concluded that the proposal will not affect the integrity of the Kintyre Goose Roost SPA and that the interests of other birds can be addressed by means of a habitat management plan aimed at replacing off-site forestry with suitable foraging and breeding habitat.

There are no other issues which would weigh against the granting of planning permission in this case.

D. HEADS OF SECTION 75 AGREEMENT

The proposal will result in some habitat loss and will present a risk of disturbance to birds, and possible mortality as a result of collisions. Scottish Natural Heritage have required mitigation by way of measures to be guaranteed by agreement. The developers have indicated their willingness to enter into a legal agreement to mitigate any such adverse effects. To satisfy Scottish Natural Heritage's concerns the agreement should address:

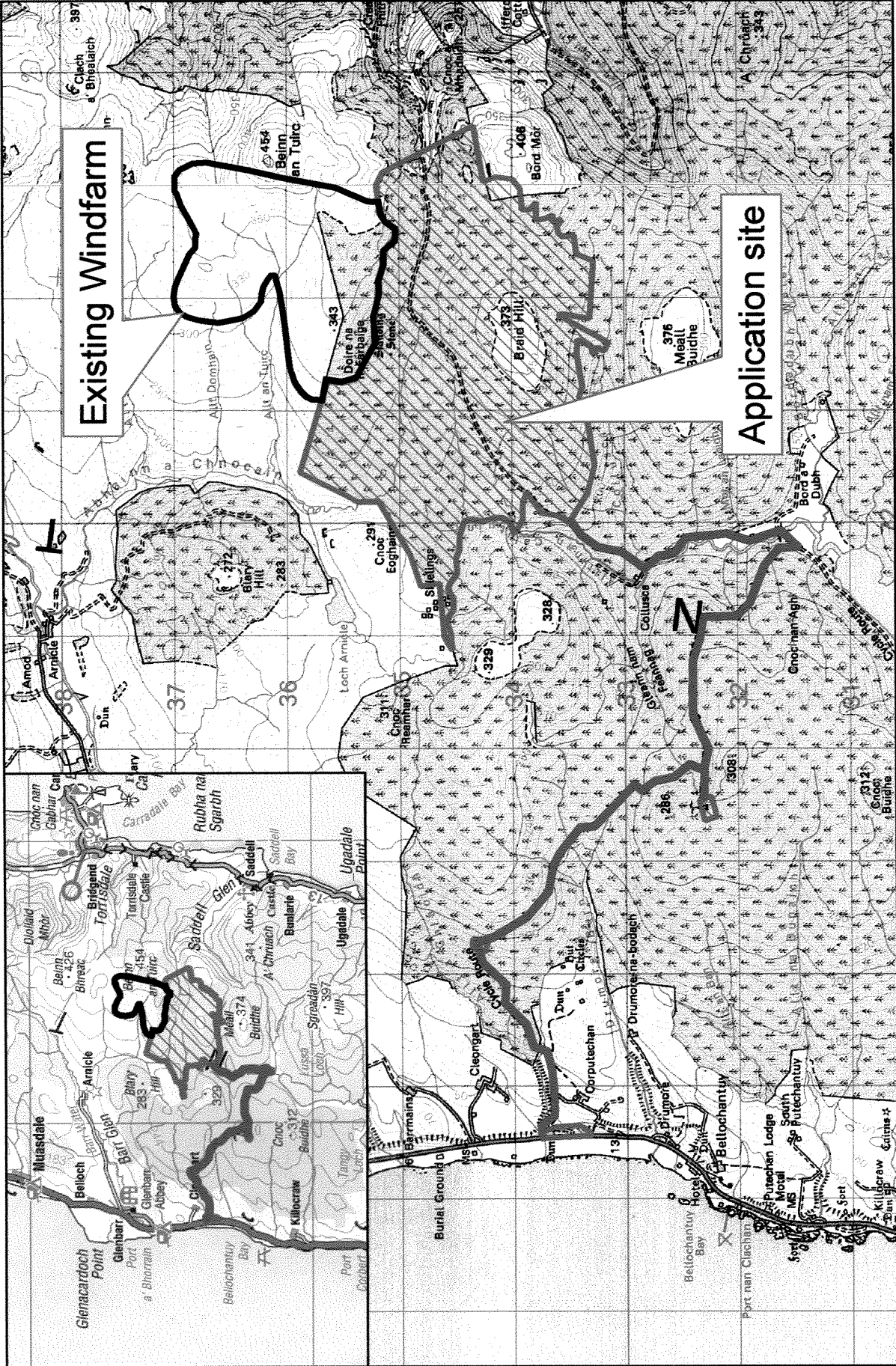
- The production of a habitat management plan for agreement by the Council in consultation with Scottish Natural Heritage to define appropriate habitat mitigation and enhancement measures to be implemented under the review and guidance of the established Central Kintyre Habitat Management Committee. This should detail management practices, techniques, timings, monitoring protocols and defined management compartments. Survey monitoring and assessment of habitat measures are to be undertaken by a suitably qualified ecologist;
- Long-term bird monitoring in terms of the use of Lussa Loch and bird strikes within the windfarm, with the production of annual findings and mitigation measures;
- The provision of an index linked restoration bond to cover decommissioning and site restoration costs (calculated by the applicants to be £1,014,000 based on 2005 prices)

E. REASONS FOR REFUSAL IN THE EVENT THAT SECTION 75 AGREEMENT IS NOT CONCLUDED

The proposal relates to an upland area of Kintyre which provides habitat for a number of bird species of conservation importance. The development of the site as a windfarm will have adverse consequences for the loss of habitat arising from construction, and the displacement of birdlife as a result of the presence and operation of the turbines. The presence of the turbines and rotation of the rotor blades will also present a risk of mortality as a result of collisions. In the absence of appropriate mitigation measures to offset the adverse consequences for ornithological interests identified in the Environmental Statement accompanying the application, the proposal will have unacceptable implications for nature conservation interests of acknowledged importance, contrary to Argyll and Bute Structure Plan Policies RE 1 and STRAT DC 7, Kintyre Local Plan Policy RUR 3, Policies WF9 and WF13 of the Council's 'Wind Farm Policy 1995' and to the advice given in NPPG 6 and PAN 45 relating to renewable energy developments.

The development of the site for a temporary period without financial guarantee as to the decommissioning and restoration of the site would be contrary to Policy WF 13 of the Council's 'Wind Farm Policy 1995' and the advice given in PAN 45, in that it would lead to the possibility of redundant equipment being retained on the site beyond the operational life of the windfarm, to the long term detriment of visual amenity, landscape character and nature conservation interests.

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Location Plan relevant to application no 05/01397/DET

Scale 1:50,000



Drawn by SG

Date 23.11.05

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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*

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
05/02280/DET	Michael Robert Denton Sandgate Kilmichael Glassary Lochgilphead Argyll PA31 8QL Erection of stables and storage within cutilage of dwelling	07/11/2005	11/11/2005	PDD
05/02238/NMA	R.A Gilmour Plot E Soroba Road Ardforn Lochgilphead Argyll Amendment to fenestatration details and timber decking on South East elevation relative to Planning Consent 04/02107/DET - Erection of new dwelling house	03/11/2005	11/11/2005	NOO
05/02140/NMA	Mr And Mrs J Black Land South Of Achadh Beithe Calliburn Campbeltown Argyll Non Material amendment relative to 05/01525/DET - additon of a chimney stack	13/10/2005	04/11/2005	NOO
05/02127/DET	Mr And Mrs MacCrae Auchnagoul Cottage 1 Inveraray Argyll PA32 8XT Demolition of lean to and erection of extension and car port	19/10/2005	09/11/2005	PER
05/02094/DET	Drs J And M Finlayson Suilven Southend Campbeltown Argyll PA28 6RF Extension and alterations to dwellinghouse	13/10/2005	10/11/2005	PER
05/02086/DET	Mr And Mrs J Patty Keillbeg Farm Tayvallich Lochgilphead Argyll Demolition of sheep house and erection of dwellinghouse	12/10/2005	08/11/2005	PER
05/02047/FELLIC	Forestry Commission Scotland Sannaig Woodland Craighouse Isle Of Jura Application for felling licence	06/10/2005	04/11/2005	NOO
05/02038/NMA	Mr And Mrs David Ferguson 6 Fernoch Crescent Lochgilphead Argyll PA31 8AE Addition of decking as non material amendment to erection of extension 05/00365/DET	06/10/2005	13/10/2005	NOO

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05/02012/NMA	Prof P And Dr K Barrar Old Lodge, Claonaig Skipness Tarbert Argyll Non material amendment - siting of dwelling - relative to 05/00466/DET	04/10/2005	13/10/2005	NOO
05/02002/DET	John Vallis Building To Rear Of Dewars Store Main Street East Inveraray Argyll Change of use and alteration of shop to form dwelling house	12/10/2005	11/11/2005	PER
05/02001/DET	Alan Sinclair Westwinds Kilmory Road Lochgilphead Argyll PA31 8SZ Erection of garage and workshop	30/09/2005	28/10/2005	PER
05/02000/DET	J W Beveridge Tighchromain Cottage Tayinloan Tarbert Argyll PA29 6XF Erection of extension to dwellinghouse	30/09/2005	28/10/2005	PER
05/01991/DET	M And K MacLeod Ltd The Cut Quarry Achnaba Lochgilphead Argyll Formation of alternative agricultural access using waste infill sourced outwith the holding	29/09/2005	09/11/2005	PER
05/01989/PNAGRI	Iain MacPherson And Sons Land North Of Bealach Dearg, Conisby Bruichladdich Isle Of Islay PA49 7UN Erection of agricultural shed	29/09/2005	02/11/2005	NOO
05/01985/PNELEC	SSE Power Distribution Cairnbaan Hotel 11kv Line Installation of additional pole for switchgear to overhead 11kv line	28/09/2005	19/10/2005	NOO
05/01980/LIB	Duncan Byatt Carse House Carse Tarbert Argyll PA29 6YB Internal and external alterations and installation of new windows	28/09/2005	28/10/2005	PER

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05/01971/DET	Mr And Mrs A. Geddes 11 Duntrune Place Kilmory Lochgilphead Argyll PA31 8TT Extension to dwelling house	12/10/2005	09/11/2005	PER
05/01941/DET	David Graham Barfad Ardforn Lochgilphead Argyll PA31 8QN Erection of shed incorporating existing portacabin	20/09/2005	19/10/2005	PER
05/01937/DET	M And K Macleod Ltd Land North Of Village Hall Furnace Inveraray Argyll Four terraced dwellings including formation of access	20/09/2005	03/11/2005	PER
05/01925/DET	Mr And Mrs R. White Plot 1 North Of Springfield Muasdale Tarbert Argyll Erection of a one and a half storey dwelling house	19/09/2005	19/10/2005	PER
05/01913/DET	Paul Hutchenson Ferry Cottage Ferry Road Tayinloan Tarbert Argyll PA29 6XQ Alterations to roof to form dormer window	16/09/2005	02/11/2005	PER
05/01897/DET	Mr And Mrs R Tanner Raslie House Slockavullin Kilmartin Lochgilphead Argyll PA31 8QG Alterations and extension to dwellinghouse	14/09/2005	14/10/2005	PER
05/01869/DET	Martyn Webster Lower Lunga Park Ardforn Lochgilphead Argyll Erection of a dwelling house and garage	12/09/2005	28/10/2005	PER
05/01862/PNAGRI	Rhona Anne Grant Homefield Isle Of Colonsay PA61 7YR Erection of agricultural shed	12/09/2005	02/11/2005	NOO

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05/01859/DET	Alan Gemmell Low Peninver Farm Peninver Campbeltown Argyll PA28 6QP Erection of dwelling house and garage	12/09/2005	19/10/2005	PER
05/01854/OUT	Dugald Graham Land Adjacent To Low Smerby Farm Peninver Campbeltown Argyll Sites for 2 dwelling houses (amended application with shared septic tank)	19/09/2005	27/10/2005	PER
05/01824/DET	P And D Mather 33 Main Street Port Charlotte Isle Of Islay Two storey extension to rear of dwellinghouse	13/09/2005	14/11/2005	PER
05/01711/VARCON	An Suidhe Wind Farm Limited An Suidhe Windfarm Dalmally Argyll Variation of Condition 1 to allow wind farm to be operational by 31st March 2009 relative to consent 01/01318/DET-Windfarm comprising 24 (80m high) turbines, new and	22/08/2005	21/10/2005	PER
05/01632/DET	Mr And Mrs R. Graham Site Adjacent To Tigh A Claddich Castleton Lochgilphead Argyll PA31 8RX Erection of dwelling house and siting of 3800 litre septic tank	10/08/2005	13/10/2005	PER
05/01588/DET	Paul Brookes Architects Land East Of Brookfield Tayinloan Tarbert Argyll Erection of three detached houses and associated site works	03/08/2005	08/11/2005	PER
05/01556/REM	Iain T Johnston Land Adjacent To Alistair Annies Cottage Isle Of Colonsay Erection of single storey dwelling	01/08/2005	02/11/2005	PER
05/01471/OUT	Trish Campbell-Jackson Land North East Of Mulldubh Isle Of Colonsay Erection of dwelling house	18/07/2005	12/10/2005	PER

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05/01443/DET	Kenneth Scott And Angela Yodice Land South West Of North Druimachro Isle Of Gigha Erection of shed for use as smokehouse, erection of workshop/storage shed, siting of mobile home to provide temporary living accommodation and installation of septic	14/07/2005	31/10/2005	PER
05/01420/DET	Mr And Mrs Young Land South West Of Dunrostan Cottage Achnamara Lochgilphead Argyll PA31 8PT Erection of dwelling house and siting 4500 litre septic tank	11/07/2005	08/11/2005	PER
05/01354/DET	Scottish Water Land South Of Bayview Street And Shore Street Port Wemyss Portnahaven Isle Of Islay Ground reprofiling to accommodate a buried pumping station and ancillary development including a control kiosk, layby and car parking	12/07/2005	27/10/2005	PER
05/01305/DET	Lepenstrath Farm Kilbllaan Farm Southend Campbeltown Argyll PA28 6RQ Erection of general purpose agricultural shed	27/06/2005	27/10/2005	PER
05/01190/DET	Scottish Water Land South West Of Bowmore Primary School Bowmore Isle Of Islay Installation of a waste water treatment works	15/06/2005	07/11/2005	PER

**BUILDING CONTROL
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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED DATE	VETTED DATE	DECISION	DECISION
02/00768/ERD/A	Mr Nigel Grant Port Nan Fluichar Isle Of Colonsay Erection of dwellinghouse and installation of septic tank - amendment to warrant 02/00768/ERD granted 9th October 2002 - layout as built on site	06/10/2005	10/10/2005	14/10/2005	WARAPP
02/01530/COU/A	Mrs Patricia Williams 73 Longrow Campbeltown Argyll PA28 6ER Change of use from office to dwelling - amendment to warrant 02/01530/COU granted 9th October 2002 - minor alterations to internal layout tapered read stair omitted and replaced with a spiral stair/utility room	10/10/2005	24/10/2005	01/11/2005	WARAPP
03/01675/ERD	Christina Askew And Alex Jordan Old Church Skipness Tarbert Argyll PA29 6YG Change of use of existing church to provide residential accommodation - Stage 1 - installation of Velux rooflights, external drainage including septic tank and soakaway.	12/09/2003	18/09/2003	09/11/2005	WARAPP
03/01823/ERD/A	I C Wilson Land At Leim Farm Road Isle Of Gigha Erection of a 6 apt traditional built one and a half storey dwelling house with integral garage - Amendment to warrant 03/01823/ERD granted 20/11/03	20/09/2005	22/09/2005	19/10/2005	WARAPP
03/02257/ERC/A	Community Services New Achahoish Primary School Achahoish Lochgilphead Argyll Erection of a single storey timber framed primary school building - amendment to warrant reference 03/02257/ERC granted 20.12.05 - revised external drainage layout	19/10/2005	28/10/2005	28/10/2005	WARAPP
04/00211/ALT/A	The Church Of Scotland Board Of Social Responsibility Auchinlee Eventide Home Askomil Road Campbeltown Argyll PA28 6EN Internal alterations- amendment to warrant 04/00211/ALT granted 6th April 2004 - adjustment to layout of second (first floor) hoist area	21/06/2005	11/07/2005	13/10/2005	WARAPP

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04/00400/ALT/A	Peter Strang 15 Kilmartin Lochgilphead Argyll PA31 8RN Alterations and extension to dwelling house - Amendment to warrant 04/00400/ALT granted 28/04/04 - alter structure of extension, alter kitchen plan and location	29/07/2005	01/08/2005	31/10/2005	WARAPP
04/00439/ERD/A	Mr And Mrs C McDonald Plot North Of Braleckan Furnace Inveraray Argyll Erection of a 1 1/2 storey 8 apt timber framed dwelling house and associated septic tank - amendment to warrant 04/00439/ERD granted 11th May 2004 - change elevations to show dormers with UPVC shiplap cladding	18/10/2005	19/10/2005	20/10/2005	WARAPP
04/00665/ERD/A	John Carter Land Adjacent To Camus Na Gaul Clachan Tarbert Argyll PA29 6XG Erection of a dwelling house - Stage 1: Site works, site entrance and private driveway, wastewater drainage and installation of an LPG tank - amendment to warrant 04/00665/ERD granted 16th April 2004 - omission of LPG tank and additional inspection chamber on	14/10/2005	18/10/2005	18/10/2005	WARAPP
04/00858/MTP/A	Mr And Mrs B. Bell Cleascro Minard Inveraray Argyll PA32 8YF Alterations and extension to dwelling house - amendment to warrant reference number 04/00848/MTP granted 30th March 2005 - external drainage layout and minor electrical fitment changes as built on site	29/04/2005	31/10/2005	31/10/2005	WARAPP
04/00861/ERC/A	Village Hall Committee Ardfern Village Hall Ardfert Lochgilphead Argyll Erection of new village hall - amendment to warrant 04/00861/ERC granted 30th August 2004 - drainage layout and external works and two wash hand basins to backstage as built	04/11/2005	04/11/2005	04/11/2005	WARAPP
04/01082/ERD/E	M And K Macleod Ltd Land North West Of Fernoch Crescent Fernoch Crescent Lochgilphead Argyll Erection of 10 dwelling houses - amendment to warrant 04/01082/ERD granted 20th January 2005 - changes to drainage layout to Plots 3 and 4	18/10/2005	19/10/2005	20/10/2005	WARAPP

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04/01300/ALT/B	Islay Estates Co Islay House Square Bridgend Isle Of Islay Upgrading of former cart shed to provide 2 craft workshops and 2 storage spaces - Amendment to warrant reference 04/01300/ALT granted 13th July 2004 - Change of separating wall construction detail	20/10/2005	25/10/2005	28/10/2005	WARAPP
04/02073/ALT	Mr And Mrs A Stewart The Castle Lochgair Lochgilphead Argyll PA31 8SD Alteration and renovations to existing dwelling to form new bedroom, sitting room and kitchen	20/10/2004	08/12/2004	27/10/2005	WARAPP
04/02437/ALT/A	Mr And Mrs J. Smith 1 Finnish Houses Ford Lochgilphead Argyll PA31 8RH Alteration to dwelling house to form first floor bathroom from bedroom 3 - amendment to warrant 04/02437/ALT granted 15th December 2004 - repositioned bath, sink and light unit as built on site	21/10/2005	24/10/2005	08/11/2005	WARAPP
04/02514/EXT	Argyll And Bute Council Furnace Primary School Furnace Inveraray Argyll Alterations to school to form new disabled persons access and toilet facilities and extension to form foyer	30/12/2004	10/01/2005	07/11/2005	WARAPP
05/00103/ERC/1	Argyll And Bute Council School School Street Port Charlotte Isle Of Islay PA48 7TW Erection of pre-fives unit - Stage 2 - Superstructure	24/05/2005	10/06/2005	24/10/2005	WARAPP
05/00132/MTP/A	Mr Patrick Boase Learigololigan Ardfern Lochgilphead Argyll PA31 8QN Proposed repairs and extension to existing games room - amendment to warrant reference 05/00132/MTP Granted 23 February 2005 - drainage amended, building insulated and heated flues added and minor internal alterations	19/10/2005	20/10/2005	07/11/2005	WARAPP

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CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED DATE	VETTED DATE	DECISION	DECISION
05/00421/ERD/A	M And K MacLeod Plot 10 Barrmor View Kilmartin Lochgilphead Argyll Erection of a three apartment timber framed single storey dwelling house - amendment to warrant 05/00421/ERD granted 22nd March 2005 - position of house and internal layout as built	12/10/2005	12/10/2005	12/10/2005	WARAPP
05/00621/ALT	Mary Joyce Watson Drimdarroch Kilduskland Road Ardrishaig Lochgilphead Argyll PA30 8HE Alterations to flat to form separate bedroom and kitchen from kitchen/living room	14/04/2005	15/04/2005	21/10/2005	WARAPP
05/00757/EXT	Mr And Mrs Willis Taobh Lochan Inverliever Ford Lochgilphead Argyll Proposed erection of conservatory	28/04/2005	06/05/2005	28/10/2005	WARAPP
05/00800/COU	A Birse 46 Main Street Bowmore Isle Of Islay PA43 7JJ Change of use from dwelling to shop	29/04/2005	19/05/2005	20/10/2005	WARAPP
05/00889/INSTAL	Mr And Mrs A Johnson Solheimer Ford Lochgilphead Argyll PA31 8RH Installation of septic tank and construction of soakaway	09/05/2005	11/05/2005	13/10/2005	WARAPP
05/00975/ERECDW	West Highland Housing Association Ltd Land South West Of Burnside Craighouse Isle Of Jura Erection of a day care centre and 6 special needs houses	01/06/2005	29/06/2005	21/10/2005	WARAPP

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05/00987/ERECDW/	Mr And Mrs John Ramsay Plot 3 At Former Babettes Dance Hall High Street Campbeltown Argyll Erection of a 1+1/2 storey timber framed 5 apt dwelling house - Amendment to warrant 05/00987/ERECDW granted 07/07/05 - electric boiler omitted, external oil filled boiler and oil storage tank added, disabled ramped access omitted and stepped access added	27/09/2005	11/10/2005	27/10/2005	WARAPP
05/01055/ERECDW	Mrs MacTaggart Kintra Farm Port Ellen Isle Of Islay PA42 7AT CHange of use from restaurant to 4 apt dwelling house	17/06/2005	21/06/2005	02/11/2005	WARAPP
05/01065/ALTER	Gigha Heritage Trust 1 Burnside Isle Of Gigha PA41 7AD Proposed re-furbishment and alterations	21/06/2005	22/06/2005	20/10/2005	WARAPP
05/01066/ALTER	Gigha Heritage Trust 2 Burnside Isle Of Gigha PA41 7AD Proposed refurbishment/alterations	21/06/2005	22/06/2005	20/10/2005	WARAPP
05/01175/ALTER	Mr And Mrs Griffiths The Folly Clachan Tarbert Argyll PA29 6XL Conversion of existing outbuildings	13/07/2005	19/07/2005	10/11/2005	WARAPP
05/01193/ERECDW	Ms E Baird Plot 1 And Plot 2 At Achnaglach Farm Campbeltown Road Tarbert Argyll Part demolition of existing stores and erection of 2 new dwelling houses	18/07/2005	21/07/2005	14/10/2005	WARAPP

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05/01208/CONV09	J And A Mitchell Eaglesome 30 - 32 Union Street Campbeltown Argyll PA28 6HY Alterations and change of use to distillers office and reception room to form whisky tasting room and reception room for public use, new male WC and store room.	20/07/2005	01/08/2005	31/10/2005	WARAPP
05/01245/ALTEXT	Mr And Mrs J Hutton Karswick House Tayvallich Lochgilphead Argyll PA31 8PN Alteration and extension to existing outbuildings to form new study/playroom and new stores.	29/07/2005	01/08/2005	31/10/2005	WARAPP
05/01284/ALTER	Mr And Mrs R Harvey 172 Ralston Road Campbeltown Argyll PA28 6LQ Attic conversion and provision of staircase	11/08/2005	08/09/2005	25/10/2005	WARAPP
05/01321/ERECDW	M And K MacLeod Ltd Plots 14 And 15 Barrmor View Kilmartin Lochgilphead Argyll Erection of 2, 5 apartment timber framed single storey dwelling houses	23/08/2005	31/08/2005	14/10/2005	WARAPP
05/01348/ERECDW	A Plummer Site South Of Failte Clachan Tarbert Argyll ERection of a single storey dwelling house and installation of 1200 ltr low profile oil tank	29/08/2005	12/09/2005	21/10/2005	WARAPP
05/01392/ERECDW	Mr And Mrs Douglas MacKenzie Land South East Of Ifferdale Lodge Saddell Campbeltown Argyll Erection of a single storey dwelling house and installation of a septic tank	06/09/2005	19/09/2005	14/10/2005	WARAPP

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05/01405/ALTEXT	Andrew And Jilly Wilson Little Keills Tayvallich Lochgilphead Argyll PA31 8PQ Alterations/extension to existing domestic dwelling - Stage 1 - all works excluding soakaway	09/09/2005	14/09/2005	08/11/2005	WARAPP
05/01409/MULTIP	Mr And Mrs W Ralston East Drumlemble Farm Drumlemble Campbeltown Argyll PA28 6PW Installation of new sewage treatment plant (domestic) and alterations to form additional bathroom within house	12/09/2005	21/09/2005	07/11/2005	WARAPP
05/01457/ALTER	James Hutton Karswick House Tayvallich Lochgilphead Argyll PA31 8PN Internal alterations to erect a partition wall in existing bathroom and install a new shower and W.C and create a new door to new room (retrospective)	20/09/2005	29/09/2005	14/10/2005	WARAPP
05/01473/ALTEXT	Louise Wallace 14 Sealand Peninver Campbeltown Argyll PA28 6QP Extension to dwelling house to form extended lounge at ground floor, new bedroom on first floor and alterations to bathrooms to increase size and relocate entrance door	27/09/2005	06/10/2005	03/11/2005	WARAPP
05/01479/ALTER	Mr B McNtyre Achaglachgach House Tarbert Argyll PA29 6XX Alterations to enclose courtyard to form open plan kitchen, dining and family room and block off access to form new dining room	28/09/2005	29/09/2005	02/11/2005	WARAPP
05/01488/DISAB1	Mr And Mrs D Crawford 25 Brodie Crescent Lochgilphead Argyll PA31 8NW Single storey extension to form shower room and halway and alterations to enlarge kitchen doorway	29/09/2005	30/09/2005	20/10/2005	WARAPP

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05/01489/ALTEXT	Mr And Mrs Curtis And Mr And Mrs Adair 7 - 8 Castle Park Kilmartin Lochgilphead Argyll PA31 8RW Single storey rear extension to form dining room to no 7, dining kitchen with utility and WC to no 8 and relocation of no 7 oil tank, with associated internal alterations	29/09/2005	04/10/2005	12/10/2005	WARAPP
05/01493/INSTAL	Alistair Graham Westbacks Farm Campbeltown Argyll PA28 6NT Installation of an underground slurry storage channel	30/09/2005	18/10/2005	01/11/2005	WARAPP
05/01547/ALTER	Fiona McPhail Flat 1 36 Longrow Campbeltown Argyll PA28 6DD Alterations to flat layout to form new kitchen from bedroom, re-align hallway, form wardrobe to bedroom second left and create en-suite shower room to bedroom first left	12/10/2005	14/10/2005	08/11/2005	WARAPP
05/01554/ERECT	Mr Donald Glover Chiskan Steading Southend Campbeltown Argyll Erection of an oil storage tank (retrospective)	13/10/2005	21/10/2005	31/10/2005	WARAPP
05/01563/ALTER	Mr Paul Williams 21 St Clair Way Ardrishaig Lochgilphead Argyll PA30 8FB Installation of LPG stove with balanced flue	14/10/2005	14/10/2005	14/10/2005	WARAPP
05/01573/ALTER	Mr And Mrs S. Hill Rudha-Na-Craige Inveraray Argyll PA32 8XT Internal alterations to form en-suites, alter rear stairs and alter kitchen	18/10/2005	21/10/2005	03/11/2005	WARAPP

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MID ARGYLL, KINTYRE AND ISLAY**

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED DATE	VETTED DATE	DECISION	DECISION
05/01575/CONV01	Mr And Mrs Thomas Minard Post Office Achagoil Minard Inveraray Argyll PA32 8YE Change of use from village store to form additional accommodation for an existing dwelling, adne blocking up of doorway (previous shop entrance)	19/10/2005	19/10/2005	28/10/2005	WARAPP
05/01577/EXTEND	Mr And Mrs P Guthrie Glen Ailsa Campbeltown Argyll PA28 6QR Single storey side extension to form an unheated conservatory with patio door access from kitchen/dining area.	18/10/2005	25/10/2005	07/11/2005	WARAPP
05/01619/ERECDW	Mr And Mrs A.L And J.E Ford Land South Of Pennymore House Furnace Inveraray Argyll Erection of a detached 1+1/2 storey timber framed 7 apartment dwelling - Stage 1 - Substructure only	01/11/2005	04/11/2005	04/11/2005	WARAPP
05/01627/CONV09	Minard Community Trust 6 Lower Achagoyle Minard Inveraray Argyll PA32 8YD Conversion of ground floor flat to shop and post office	02/11/2005	03/11/2005	09/11/2005	WARAPP
05/01638/ERECT	Mr Ben Tustin 40 Macdonald Terrace Lochgilphead Argyll PA31 8TE Installation of an oil storage tank	03/11/2005	04/11/2005	04/11/2005	WARAPP
05/01656/ALTER	Community Services Castlehill Primary School Ralston Road Campbeltown Argyll PA28 6LE Alterations to lesser kitchen to form extended dining area and new door formed from kitchen to new dining	09/11/2005	10/11/2005	10/11/2005	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=Superceded by new Building**

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

CASENO	APPLICANT NAME/PROPOSAL AND SITE ADDRESS	RECEIVED DATE	VETTED DATE	DECISION	DECISION
99/00980/COU/B	Donald Fletcher Unit A, B And C Persabus Port Askaig Isle Of Islay Change of Use of Byre to 3 dwelling houses - amendment to warrant 99/00980/COU granted 2nd September 1999 - 2 external doors and vent pipe relocation	18/10/2005	20/10/2005	20/10/2005	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**

ARGYLL AND BUTE COUNCIL

ALL AREA COMMITTEES

DEVELOPMENT SERVICES

**REPORT ON BUILDING STANDARDS PERFORMANCE MONITORING AND SIX MONTHLY SERVICE PLAN PROGRESS FOR PERIOD ENDING 30/09/2005
COUNCIL WIDE AND DECENTRALISED AREA TEAMS****FROM HEAD OF PLANNING**

1. SUMMARY

- 1.1 This paper outlines Building Standards performance with respect to processing building warrant and completion certificate applications in accordance with the previous requirements of Audit Scotland, which are detailed in Appendix 1. It should however be noted that this performance data is not required this year due to the introduction of new standards from 01/05/2005 and a move towards an improved series of indicators in the form of a Balanced Scorecard, possibly from 2006/7
- 1.2 The paper also compares and contrasts the performance of the four area teams, gives the overall average for the period 1st April to 30th September 2005 (**figures shown in bold**), comparative figures for the three previous years and lists the agreed Council and Audit Scotland targets.
- 1.3 In accordance with the Council's Best Value regime this paper 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.

3. BACKGROUND

- 3.1 Members are aware that performance indicators were first introduced for Building Control in financial year 1997/98.
- 3.2 For financial year 2002/3 Audit Scotland changed the basis of the performance indicators to better reflect percentage achievement within Building Control authorities as set out in Appendix 1 to this report.
- 3.3 The following table compares the workloads and performance of the area teams and the overall council achievement against the Audit Scotland requirements for the issue of Building Warrants and Completion Certificates over the same six-month periods of years 2002, 2003, 2004 and 2005.
- 3.4 Numbers of applications have decreased slightly on the same period last year and it appears likely that applications this financial year will show an overall slight decrease on the 2121 applications lodged during financial year 2004/5.
- 3.5 Despite limited resources, and in particular qualified and experienced building control staff, the devolved nature of the service and an unpredictable pattern of development it can be seen that each area has contributed to a differing degree to the Council's building control performance outcome.

Area	No. of Warrants Rec'd. / Issued		No. of Completions Rec'd. / Issued		% Age response within 15 days	Average response to Completion Certificates	% Age issue within 6 days		% Age issue within 3 days	
Bute & Cowal	184	181	105	105	92%	1.95		82%		80%
	230	188	104	104	81%	2.13		93%		
	244	155	90	90	79%	2.53	74%	59%	57%	66%
	243	164	114	114	72%	2.4 days				66%
Helensburgh & Lomond	210	211	109	107	60%	2.52		73%		93%
	200	157	133	133	72%	3.56		90%		
	292	197	164	164	51%	2.16	80%	59%	89%	85%
	277	190	157	157	20%	4.5 days				85%
Mid Argyll Kintyre/Islay	220	218	185	185	81%	1.44		80%		82%
	266	180	168	168	93%	1.32		95%		
	293	218	133	133	58%	1.58	95%	95%	99%	100%
	265	219	170	170	84%	1.45 days				100%
Oban, Lorn & Isles	241	240	101	101	95%	2.71		95%		96%
	280	206	110	110	87%	4.23		90%		
	315	183	117	117	68%	6.79	72%	83%	83%	86%
	278	209	123	123	41%	5.9 days				86%
All Areas	855	850	500	498	82%	2.16		83%		83%
	976	731	515	515	83%	2.69		92%		
	1144	968	504	504	63%	3.15	81%	75%	85%	86%
	1063	846	564	564	54%	3.4 days				86%
Audit Target					80%	-		80%		80%
Council Target					85%	3 days		85%		85%

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. These figures are however a “snapshot” at that particular moment in time and are affected by any number of variables such as staffing, quality and numbers of applications, complexity or numbers of plots in an application, numbers of inspections required and location of particular sites.

Audit Scotland has not specified a target number of days for a response to a completion certificate preferring to accept the statutory requirement that an application for a completion certificate be determined within 14 days and requiring that 80% be issued within 3 days.

The use of a fixed percentage at a time of increasing or increased application numbers can be misleading but can also be taken as a measure of continuing improvement. The geography of Argyll and Bute is also a major constraint and causes additional expense in achieving statutory requirements with limited resources to produce “best value” The availability of qualified and experienced staff has been a major factor in these results.

3.6.1 **Bute and Cowal** area offices responded to 72% of an almost similar number (243) of applications within 15 days, with numbers of applications for and issue of completion certificates increasing on the same period last year. The estimated costs of works of applications for building warrant during the period were £11.08m with 2 no. projects exceeding £1.0m. The average number of days to respond to an application for Completion Certificate reduced to 2.4 days, within the Council Target. The team results for the final two measured indicators have been affected by long term sickness of administrative staff and the logistics associated with a separate sub-office.

3.6.2 **Helensburgh and Lomond** area office responded to 20% of a reduced number of applications within 15 days, but this is accounted for by the high numbers carried forward from previous years and the high number of multiple plot developments requiring site and completion visits. Other matters which have resulted in the low performance is the number of request to regularise unauthorised works and a lack of pre-emptive management of the warrant processing. Building warrant applications decreased to 277, down 5%, and applications for and issue of completion certificates were also slightly down on the same period last year. The estimated costs of works of applications for building warrant received during the period were £24.29m with 4 projects

exceeding £1.0m. The average number of days to respond to an application for Completion Certificate has increased to 4.5 days. The percentage for issue of warrants within 6 days of all necessary information being received has fallen to 59% and though the issue of completion certificates has also reduced the Council target of 85% has been achieved. Members should note that efforts to improve processing times have involved minimising site visits and concentrating on desk duties (i.e. vetting plans). This is not a sustainable approach in the longer term as quality issues (i.e. compliance of plans during building works) may be affected. It is also intended that proactive management of the technical/administrative warrant processing is again investigated by the area team leader to eliminate delays. It is anticipated that with the new staff resource and the finalisation of the major multi-plot developments the current historical backlog of work will be overcome and with the implementation of the improvement measures the performance will improve.

- 3.6.3 **Mid Argyll, Kintyre and Islay** offices responded to 84% of a reduced number of applications within 15 days, building warrant applications fell to 265, down 7.8%, with applications for and issue of completion certificates increasing on the same period last year. The estimated costs of the works of applications during the period were £10.23m with 2 projects exceeding £1.0m. The average number of days to respond to an application for Completion Certificate reduced to 1.45 days. Both Council and Audit Scotland targets have been achieved in relation to the 2 final indicators. Overall Building Standards is performing well within this Area Team.
- 3.6.4 **Oban, Lorn and the Isles** area office responded to 41% of a reduced number of applications within 15 days, building warrant applications fell to 278, still above the average for the 4 areas, with applications for and issue of completion certificates increasing on the same period as last year. The estimated costs of the works for applications during the period were £22.2m with 3 no. projects exceeding £1.0m. The average number of days to respond to an application for Completion Certificate fell to 5.9 days and is explained by the increase in workload, non-availability of staff and concentration on applications for Building Warrant. One Council target and two Audit Scotland targets have been achieved, those relating to the issue of a completion certificate within 3 days of final inspection and the issue of a building warrant within 6 days of receiving all necessary information. Members should recall that for the last 6 months of the previous year only 2 members of staff were in post following the departure of the previous senior in September 2004. This led to a carry-forward of applications which did not receive an initial vet within the targeted 15 days. It is likely to be some six months before the new staff members make inroads to the backlog although a number of applications have been vetted by staff from another area.
- 3.6.5 **Argyll and Bute** overall responded to 54% of applications within 15 days, building warrant applications in total fell to 1063, down 7.08%, with applications for and issue of completions up 10.9% on the same period as last year. This has resulted, in the main from staffing difficulties across the various area offices of the Council and the continued high application workload. The total estimated costs of works for the Council area during the period were £86.66million with 11 projects exceeding £1million. The average number of days to respond to an application for completion certificate of 3.46 when rounded to the nearest whole number is 3 days, which meets the Council target. There is no specific Audit Scotland target for this indicator. The percentage of building warrants issued within 6 days of receiving all necessary information fails both Council and Audit Scotland targets. The percentage issue of completion certificates within three days of inspection meets the Audit Scotland target and the Council target of 85%. The percentage of responses within 15 days failed both Audit Scotland and Council targets. It is projected that the numbers of applications this year will be slightly less than last years total of 2121. Improved levels of performance are anticipated over the next six months as new staff develop into the job and historical backloads of outstanding casework are reduced.

4 Exit Questionnaire Results

CUSTOMER SERVICES QUESTIONNAIRE 01.04.05 TO 30.09.05										
	Unacceptable		Poor		Acceptable		Good		Excellent	
	Total	%	Total	%	Total	%	Total	%	Total	%
Q1: Was the manner in which your enquiry/application received.	0	0%	0	0%	8	16%	13	27%	28	57%
Q2: Was the name taken to deal with your enquiry/application	2	4%	3	%	7	14%	10	20%	28	57%
Q3: Was the level and quality of information and advice given.	0	0%	0	0%	8	16%	14	29%	28	57%
Q4: Was the attitude of the case officer who dealt with your enquiry/application	0	0%	0	0%	5	10%	12	24%	33	67%
Q5: Was the overall service	2	4%	0	0%	5	10%	13	27%	29	59%
Total	4		3		33		62		146	

- Small jobs like this one should not take as long as this.
- Building Control Officer very helpful and knowledgeable.
- Excellent service and very helpful.
- None that matters but extra Building Warrant Officers to process applications.

4 SERVICE PLAN PROGRESS AND STAKEHOLDER CONSULTATION

- 4.1 Preparation and submission of quarterly performance and monitoring reports has been accomplished.
- 4.2 The preparation and submission of quarterly Statutory returns to the Scottish Executive has been achieved
- 4.3 The preparation and submission of Section 23 certificates to the Licensing Board has generally been accomplished within required timescales.
- 4.4 Accounts have been rendered to recover dangerous buildings costs and follow-up financial procedures have been unsuccessful in many cases. Lists for charging orders are in preparation. Legal advice on an inability to provide recorded delivery slips accompanying service of the original notices indicates it may be impossible to raise court actions and may even cause difficulty with charging orders. As a result of the recent legislative changes introduced by the Building (Scotland) Act on 01/05/2005 a new procedural document has been prepared and is subject to ongoing discussion with Finance and Legal sections.
- 4.5 No formal seminars or workshops have taken place but prior to resigning from the Council the area team leader in the Dunoon office held a small open meeting for agents from the Cowal area. A series of formal meetings is programmed starting with Mid-Argyll Kintyre and Islay Area in late November, Helensburgh and Lomond in January and Oban Lorn and Isles in March of 2006. If necessary, Bute and Cowal area will be revisited thereafter.
- 4.6 Progress has been made on the commitment to e-planning and information and downloadable forms are available on the Council's web-site and preliminary work is ongoing relative to a new document management project for Building Standards and Development Management
- 4.7 The new members of staff are undertaking training programmes with attendance at university and college as appropriate.

5. CONCLUSION

- 5.1 Applications remain at a high level and although fee income is also higher there are costs associated with the employment of contractors for large projects and structural certification related to legislative requirements under the Building (Scotland) Act 2003.

5.2 Overall the failure to meet targets has been identified and it is intended that greater output will be obtained from the employment of additional staff and reducing historical backlogs of casework.

6. IMPLICATIONS

- Policy In accordance with “Best Value” objectives
- Financial: Additional fee income is necessary to fund service improvements and structural certification compliance
- Personnel: Additional building standards staff appointed under a “grow your own” initiative will improve the service in the future.
- Equal Opportunity: None

**Angus Gilmour
Head of Planning
Development Services**

**18.10.05
ACW/BC**

For further information Contact Gary Wilson Building Standards Manager.

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 days) 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 standards 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, 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 AND BUTE COUNCIL

December 2005

DEVELOPMENT SERVICES – ALL AREA COMMITTEES

**REPORT ON SIX MONTHLY DEVELOPMENT CONTROL PERFORMANCE COUNCIL WIDE
AND DECENTRALISED AREA TEAM.
PERFORMANCE APRIL 2005 TO SEPTEMBER 2005**

REPORT BY HEAD OF PLANNING SERVICES

1. INTRODUCTION

- 1.1 As Members are aware my Department sets Development Control performance standards in consultation with the Area Committees each year in April. As part of the monitoring of these standards a six monthly progress report is presented to each of the Area committees.
- 1.2 This report however, goes further than the normal “monitoring report” by introducing at the six monthly period, suggestions for “efficiency” measures to try and aid performance before setting the annual targets next April.
- 1.3 In addition to a section on efficiency measures, progress on the enforcement function and important service delivery objectives are also addressed together with conclusions.

2. SUMMARY

- 2.1 As detailed in this report, my Department as of 1st October is on target for processing 90% of householder applications within two months, but is 7% behind the 72% target for processing all applications within two months.
- 2.2 In terms of the decentralised areas, the report highlights :
 - Bute and Cowal is 1% below its target of processing 78% of all applications within two months.
 - Helensburgh and Lomond is 4% above its target of processing 80% of all applications within two months.
 - Oban, Lorn and the Isles is 11% behind its target of processing 66% of all applications within two months.
 - Mid Argyll, Kintyre and Islay is 9% behind its target of processing 66% of all applications within two months.
- 2.3 The report also highlights the issues raised in the limited return of exit questionnaires, important enforcement developments and the progress being made towards “on-line” delivery of the Development Control service.

3. RECOMMENDATION

3.1 It is recommended that Members:-

- (a) Note the contents of the report in terms of performance and
- (b) Endorse the “efficiency” measures by making greater use of “blue reports” to reduce the number of Committee reports together with the other proposed measures.

4. COUNCIL WIDE DEVELOPMENT CONTROL PERFORMANCE SET AGAINST COUNCIL PERFORMANCE STANDARDS.

4.1 The Development Control function has recently completed the six months Scottish Executive return for the period 1st April to 30th September 2005. This return shows that the processing of householder applications is on target, with 90.1% being processed within two months, set against a target of 90%. Unfortunately, only 65% of all applications are being processed within two months, set against a target of 72%.

4.2 With respect to the above shortfall in the processing of mainstream applications, this requires to be considered against the continuing increase in the volume of applications received, reducing backlogs and staff changes. During the statistical period over 1,000 applications have been received, which represents a small increase over the previous six months, but continues the upward trend. Oban, Lorn and the Isles continue to reduce the significant backlog and although below performance targets have shown significant improvement over the last three months.

4.3 The new staff structure, together with filling of vacant posts is starting to have effect, particularly over the last three months where there has been marked improvements. In terms of householder applications 91% have been dealt with within two months and 66% of all applications which represents a 2% increase, over the first three months. Unfortunately the Area Team Leader for Bute and Cowal. Mr Philip O’Sullivan left the council to take up a post in Ireland, although this post is currently being occupied by a consultant and a full time replacement Mr David Eaglesham from Falkirk Council is due to start in December. This change over period will inevitably affect performance although this has been kept to a minimum by the Consultant Mr S Campbell and the recently appointed Senior Officer Mr Steven Gove.

4.4 Notwithstanding the above, performance continues to progress in the right direction and a combination of continuing to monitor progress and the introduction of “efficiency” measures should continue to show improvements over the long term.

5. DECENTRALISED DEVELOPMENT CONTROL PERFORMANCE

5.1 Bute and Cowal

As Members will recall a target of processing 78% of all applications within two months was agreed for Bute and Cowal.

5.2 In this regard the Bute and Cowal Area Team has:

- Processed 192 applications in the last six months, which represents an increase of 24 (13%) applications over the previous six months.

- Processed 148 of these applications within two months. Whilst this performance is 1% below the target of 78% this should be set against an increase in workload and change in staff.
- Unfortunately over the last three months performance has dropped to 73%, which is reflective in changes of staff.
- It should however be noted that Bute and Cowal have processed 94% of householder applications within two months which exceeds both the Council and Scottish Executive target of 90%.

5.3 Whilst the employment of a Technician within the Area Team will have long term benefits, the loss of the Area Team Leader over this period has had an effect particularly on mainstream applications. The effect on performance has been kept to a minimum by introducing a Senior Planning Officer, and employing a consultant. The change in staff again highlights stability as a key to performance, particularly in a decentralised environment.

5.4 Helensburgh and Lomond

As Members will recall a target of processing 80% of all applications within two months was agreed for Helensburgh and Lomond.

5.5 In this regard the Helensburgh and Lomond Team has:

- Processed 176 applications in the last six months, which represents an increase of 43 (24%) applications over the previous six months.
- Processed 147 of these applications within two months, which translates to performance being 4% above the target of 80%.
- It should also be noted that the Helensburgh and Lomond Area Team have processed 93% of householder applications within two months, over the last six months period.

5.6 The Helensburgh and Lomond area team has also had the benefit of employing a planning technician which is helping to consolidate performance by removing routine tasks from the Planning Officers and will also have a greater involvement in Enforcement, particularly in terms of monitoring.

5.7 Oban, Lorn and the Isles

As Members will recall a target of processing 66% of all applications within two months was agreed for Oban, Lorn and the Isles.

5.8 In this regard the Oban, Lorn and the Isles Team has:

- Processed 317 applications in the last six months which represents a significant increase of 61 (19%) applications over the previous six months.
- Processed 174 of these applications within two months. Whilst this performance is 11% below the target of 66%, this should be set against a significant inroad being made into the backlog of applications, significant increases in the number of applications processed together with the bedding in of a new staff structure and essentially the building of a new area team over the last year.
- In terms of the above, significant improvements have been made over the last three months whereby 60% of all applications have been processed within two months. This figure shows significant improvements are being made towards the target of 66% even against the increased number of applications processed. This level of performance is the third highest since 1996 and is coming close to the highs of 64% achieved in 00/01 and 01/02.

- Notably Oban, Lorn and the Isles has processed 90% of householder applications within two months, over the last three month period, which represent a 3% increase. Oban, Lorn and the Isles is therefore meeting the Scottish Executive target of processing 90% of all householder applications within two months for the first time since 2001.

5.9 The introduction of the new staff structure in Oban, Lorn and the Isles, together with concentrating resources on householder applications, is beginning to show dividends. The essential change over in professional staff over the last year is also starting to show dividends although the extent of the changeover in Oban, Lorn and the Isles is difficult for the replacement staff. This is particularly true in relation to picking up other officers outstanding workload, becoming familiar with planning histories together with being introduced to new procedures and policies. The area team has done exceedingly well given these hurdles particularly as it remains the busiest area but importantly service delivery is showing significant improvements.

5.10 Mid Argyll, Kintyre and Islay

As Members will recall a target of processing 66% of all applications within two months was agreed for the Mid Argyll, Kintyre and Islay Area Team.

5.11 In this regard the Mid Argyll, Kintyre and Islay Area Team has:

- Processed 274 applications within the last six months, which represents a significant increase of 38 (14%) applications over the previous six months.
- Processed 155 of these applications within two months. Whilst this performance is 9% below the target of 66%, this needs to be set against a continuing increased workload and a significant period of staff illness. During and after this period of staff illness the Area Team Leader has personally processed a significant number of applications which has kept the downturn from being significantly greater.
- Unfortunately due to a combination of factors the Mid Argyll, Kintyre and Islay Area Team have slipped below the 90% target for householder applications. The Mid Argyll, Kintyre and Islay Area Team whilst processing 86% within two months, a shortfall of 4%, it does represent an increase of 9% over the last six months and should therefore be seen in the context of this background.

5.12 There is now a full staff compliment in the Mid Argyll, Kintyre and Islay Area Office for the first time for a considerable period, which is again showing through in the last three months, whereby 62% of mainstream applications have been dealt with within two months which is an increase of 5% over the previous three months. Like the Oban, Lorn and the Isles area, the Mid Argyll, Kintyre and Islay area continues to have a large workload, which has major economic benefit to the Council Area. This does however stretch staff and any illness or absence does have an impact on service delivery. This said hopefully continued improvement can be made over the next six months by concentrating on householder applications which should also show overall improvements to all application processing.

6. ENFORCEMENT ACTIVITY

6.1 Bute and Cowal

The move towards a more proactive enforcement regime is reflected in the number of cases being successfully resolved by the department. In this last six months 26 new enforcement cases have been investigated resulting in the submission of 8 retrospective planning applications, the current caseload stands at 61 live cases. In some instances it has been necessary to serve a formal notice, in other cases successful results have been achieved through constructive discussions and negotiations with interested parties. This has included the serving of a Stop Notice in conjunction with an Enforcement Notice to cease the unauthorised use of land at Pilot Street, Dunoon as a site compound by Scottish Water and Bi-Water Leslie, indeed this is the first time the Council has served a Stop Notice. The serving of such a notice should be considered in the future at other sites where amenity is being seriously compromised. In total three Enforcement Notices, one Breach of Condition Notice and a Planning Contravention Notice have been served over the last six months. However the department has achieved marked successes without taking formal action, indeed a gap site in John Street, Dunoon that has been cleared of all waste materials and a derelict van following constructive negotiations with the owner.

6.2 In addition an improved strategic monitoring programme throughout the area has reduced the number of developments that have commenced in breach of suspensive conditions and this is reflected in the number of Breach of Condition Notices served, such notices should only be served as a last resort. One such notice has been served in the last six months compared to five during the previous twelve months.

6.3 Helensburgh and Lomond

Enforcement activity over the last six months has been busy in terms of the overall number of cases looked at and resolved, although light in terms of the number of actual formal notices served (apart from Planning Contravention Notices). This reflects the general approach of attempting to resolve matters before taking formal action. Emphasis is also placed upon visiting sites as quickly as possible to signal the Council's ability to respond to complaints and "nip problems in the bud". Works on sites where allegations occur are monitored closely thereafter. Proactive monitoring also takes place to ensure that conditions are discharged properly.

6.4 Failure to comply with Planning Conditions has indeed been the dominant issue arising from Enforcement in this area over the last six months, if not longer. For example, earlier this year a Breach of Condition Notice was served on a hot food takeaway ("Chipuccino") operating outside of the conditioned hours. Complaints were received in the summer of a failure to comply with the requirements of the Breach of Condition Notice. A Planning Contravention Notice confirmed that there had been a breach, and that thereafter the owner would comply with the conditions to stave off the possibility of legal action. The problem has not returned but clearly this is a business that will require occasional monitoring. Scottish Water's failure to comply with a condition to provide an upgraded automatic rail crossing at the Waste Water Treatment Works south of Ardmore has been reported to Committee twice and has been the key "strategic" issue. A Breach of Condition Notice has been drafted in conjunction with Legal and Protective Services and this is in the process of being served.

6.5 The workload has also increased through the submission of retrospective applications – many of which need to be reported to Committee due to their contentious nature. This has taken time away from enforcement activity although obviously it is a necessary part of the overall process. Currently there are about 80 "live" enforcement files on specific cases.

6.6 Oban, Lorn and the Isles

Following the appointment of a new Enforcement Officer on 4th July 2005, enforcement activity in the Oban area has increased significantly. Rather than being simply reactive and sporadic, a new system for dealing with complaints and monitoring conditions, as well as an element of proactive monitoring, has been set in place. It is in its early stages, but results to-date are promising and retrospective applications have increased significantly.

6.7 In terms of the workload, there have been approximately 40 new enforcement cases opened since the arrival of our new officer – the vast majority of which have been in response to complaints from Members of the public. It was deemed important to respond to all valid complaints, register them on the Uniform system, and make site visits early on in the investigation process to provide the public with a visible sign that Enforcement was being addressed and instil confidence.

6.8 These 40 new cases are in addition to open-on-going investigations which currently number approximately 55. The Enforcement Officer's immediate task on arrival was to rein in the backlog to a manageable size and close cases that remained open unnecessarily. Existing cases were visited, assessed, and where necessary closed. To-date approximately 45/50 cases have been progressed to a stage where they can be closed.

6.9 A sizable number of open cases remain unattended due to the sheer number of investigations caught up in the backlog, however these are steadily being dealt with and that is hoped to have those cleared by February/March 2006.

6.10 The sheer size of the caseload (currently in the region of 95), even with half of the backlog having been addressed, is of concern. However, it is vital that alternative ways of coping in the future must be considered so as to avoid similar repeat situations. Enforcement and Monitoring are key components in the Development Control process and their success ensures conditions are met and development managed.

6.11 Monitoring responsibility has now been divided between the Enforcement Officer and the two Technicians. This will not only ensure conditions are monitored regularly, but free up capacity for the Enforcement Officer to address other parts of his portfolio.

6.12 Key issues have included addressing residential caravans as a particular priority, and success achieved in a number of cases through the service of enforcement notices; 2 caravans being removed on Tiree at Crossapol, 1 caravan removed in Oban and are hopeful of success with an appeal at Kilmelford Yacht Haven.

6.13 Additionally, following a number of complaints a survey/review of all residential caravans on the Isle of Tiree has been undertaken to establish which caravans have permission and which are in breach planning control. This will enable a scheme to monitor further caravans on the island to be put in place and deal with any currently in breach. All caravan locations have been plotted.

6.14 There has also been a growing number of complaints relating to decking and similar structures. Guidelines for dealing with decking enquiries have been drawn up for use.

6.15 Perhaps the biggest responsibility is the strategic monitoring of quarries and wind farms. The Enforcement Officer has now examined the consent files for all of the

main quarries and is developing a strategy for future monitoring. This will include environmental monitoring, tonnage/extraction figures monitoring and liaison with other agencies and consultants.

6.16 Mid Argyll, Kintyre and Islay

Most enforcement cases within the Mid Argyll, Kintyre and Islay area can be considered routine and relatively minor in nature, with no pattern of any particular type of breach being apparent. A significant proportion of these have arisen as a result of development monitoring (which has been stepped-up of late), rather than as a consequence of complaints received from the public. The single issue of importance remains the extent of unauthorised habitation on the Lunga Estate at Ardfern. Following the outcome of an enforcement notice appeal earlier in the year, the Area Committee has agreed that the wider issue should be addressed by means of a study to be undertaken by consultants to determine the extent to which development has become lawful by virtue of the passage of time, the extent to which sites remain actionable, and the extent to which acceptable development opportunities may be identified on the estate to meet local housing needs. Consultants have recently been appointed and their study is due to be completed in March 2006.

6.17 Enforcement Activity/Procedures

6.18 The production of three monthly enforcement update reports for Members is beginning to show dividends by producing a clear work programme relative to enforcement. It is proposed to introduce a similar reporting tool for monitoring, although this may require further work to the current computer system.

6.19 The Enforcement Computer system is seen as a key element in the Council's service, although is currently underutilised and requires greater development.

6.20 Similarly it is intended to develop regular meetings between Enforcement Officers to develop an Enforcement Strategy, Enforcement handbook and public guidance notes, although this has been delayed due to other Strategic pressures on the Development Control Manager.

7. EXIT QUESTIONNAIRES

The exit questionnaire continues to provide a limited (due to small returns) snapshot of public opinion on how we deliver the Development Control Service. During the last six months only 59 exit questionnaires were returned out of 960 decision notices, representing 6.1% of the feedback.

7.1 Of the results returned these were generally favourable with the following key concerns being raised.

- Concern over time taken to process applications.
- Perceived lack of staff to deal with applications effectively.
- Timescale for responding to queries with applications should be faster.
- Concern that objectors to applications slow the process down.
- Concern over the quality of the information provided by Area Staff.

7.2 In addition to the above there was also praise for the service and recognition that service delivery was improving.

- 7.3 There was no specific area identified which is not covered by existing procedures. As such no new service delivery initiative has been identified.

8. SERVICE PLAN PROGRESS

- 8.0 The most significant step forward for the Development Control Service delivery is currently well underway by implementing a document management system and allowing applicants/agents/the public on-line access to track the progress of planning applications.
- 8.1 This initiative will have significant benefits to a rural population such as Argyll and Bute and in particular to Island populations. The Document Management system, will result in each application, consultation, representation and letter being scanned and flagged against its application including the relevant plans. This will mean that within the current computer application system it will be possible to view plans, application documents and letters etc. This document management system is due to be put in place early in the new year, although some accommodation issues may delay final implementation across the four decentralised areas.
- 8.2 Thereafter, it is intended to allow the “on-line” viewing of each application and plans through “public access” software. This will allow any member of the public to view the progress of any application including viewing the plans on-line via the Council web site. This will have significant benefits to the more remote population by avoiding the need for long journeys to view plans. It will effectively turn the current computer system from a “back office” recording system to a “front office” fully accessible system for the general public. In effect the progress of any application made, representations received will become fully transparent and accessible via the Council Web Site. It will also mean that any plans or representations as well as decisions can be immediately downloaded. It is anticipated that on-line viewing will be a place within a few months of the start of the next financial year.
- 8.3 This transition to document management and online viewing of applications is seen as a significant and important step in service delivery. Ultimately it is anticipated that applications will be able to be submitted on-line through a National “planning portal”. This final step towards on-line submission is currently a few years away and the subject of a Scottish Executive bid as part of modernising government.

9. EFFICIENCY MEASURES

- 9.0 As can be seen from the report, each area office continues to improve performance whilst dealing with a continued increase in applications. Application numbers have effectively increased by 50% since 2000. Whilst this has considerable economic benefit it does put pressure on the staff and systems.
- 9.1 In this regard new staff have been employed and staff structures altered in response to these changes and pressures. However, a number of “efficiency measures” can be put in place to reduce burdens on both Staff and Members of the Area Committees, resulting in better service delivery, improved performance and less valuable Officer time being spent on Committee report writing.
- 9.2 In this regard it is suggested that the following initiatives and targets be considered.
- Greater use of “blue reports” to speed up decision making, improve performance, reduce valuable Committee time being spent on applications, reduction of staff time spent on report writing. This would require a speedy turn round by Members with requests for applications to go to Committee being kept to an absolute minimum and only in “exceptional” cases.

- A consequent reduction on items presented to Committee with a target reduction of 33% of planning applications being presented to each Area Committee between January and April 2006.
- The possible inclusion of a standard agenda item for “business days” to address and identify outstanding “blue-reports” to monitor progress towards reducing the Committee burden.
- A revised Committee report format that aims to reduce the content of reports by up to 50%, particularly for mainstream householder applications.
- Greater use of the current computer system for all types of report writing, including access to “standard conditions”.
- Streamlined procedures for dealing with late representations.

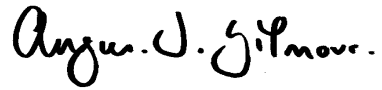
10. CONCLUSION AND KEY ISSUES

- 10.1 Overall performance continues to improve, particularly over the last three months. Whilst it is difficult to predict performance over the next three months due to a great number of unknown variables, performance continues towards the various targets.
- 10.2 Continued concentration on householder applications will result in improvements overall as evidenced by the Oban, Lorn and the Isles recent improvements. Overall, the new staff structures will help speed the decision making process and allow the Development Control Manager to spend greater time and effort on strategic issues such as document management, on-line delivery of the service, improvements to the computer service, developing enforcement procedures, improving the consultation regime and streamlining procedures.
- 10.3 In terms of enforcement, the service is slowly turning from reactive to proactive with the introduction of monitoring. A number of key milestones have also been reached over the last six months by addressing the issues at Lunga, serving Stop Notices and proactive monitoring. In this regard it is proposed to introduce application monitoring reports on the back of the enforcement monitoring reports, but also to start up regular enforcement officer meetings.
- 10.4 Document Management and on-line viewing of applications will be a significant step forward in service delivery with the application process being fully transparent.
- 10.5 It is hoped that the introduction of various “efficiency measures” will improve service delivery and save both staff and Member time resulting in improved performance.

11. IMPLICATIONS

- Policy: Continued monitoring and aiming towards improved levels and consolidation of performance is consistent with “best value” principals. The inclusion of “efficiency measures” and “continued improvement” objectives and “service plan” monitoring also emphasises the services positive response to “best value” principals.
- Financial: The inclusion of efficiency measures that can be met from within budget, the existing staff resources and potentially save both Officer and Member time, meets Council objectives.
- Personnel: Again the stability of staff resource and staff retention is critical to the improvement of the service and the maintenance of service delivery arrangements, particularly as application numbers continue to rise. Decentralisation is especially vulnerable to staff change and turnover.

Equal Opportunity None

A handwritten signature in black ink that reads "Angus J. Gilmour". The signature is written in a cursive style with a period at the end.

Angus J Gilmour
Head of Planning

Contact: Mr Neil McKay, Development Control Manager (01546) 604172

ARGYLL AND BUTE COUNCIL

December 2005

DEVELOPMENT SERVICES – ALL AREA COMMITTEES

REPORT ON “LATE” LETTERS OF REPRESENTATION TO AREA COMMITTEES

REPORT BY HEAD OF PLANNING SERVICES

1. INTRODUCTION

- 1.1 As Members are aware, letters of representation are made on planning applications quite literally up to the day of the Committee. This has caused concern to Members and Officials alike as there has been no set procedure to deal with these last minute representations.
- 1.2 Legitimate public concern on a planning application is a material planning consideration, although many points stated by the public raise “non-material” issues such as loss of view or property values or simply contain the applicants or agents view on the planning report. Dealing with representations late in the process can be both expensive and time consuming.
- 1.3 This report is intended to set out a procedure to deal with “late” representations, and the procedure has been agreed with the Director of Democratic and Legal Services.

2. RECOMMENDATION

- 2.1 It is recommended that Members agree:
 - (i) The “cut off” date for dealing with “late” letters of representation be the pre-agenda date that the application is initially accepted onto the agenda and
 - (ii) The procedure for dealing with “late” representations after the pre-agenda date be dealt with in paragraphs 3.2 to 3.4 below.

3. DETAIL

- 3.1 The following procedure should be adopted for dealing with any written or electronic representation on any planning or related application received between the relevant pre-agenda date and the date of the Committee deciding the application.
- 3.2 If in the opinion of the Planning Officer the representation raises no new planning issue, these will be collated and passed to the relevant Area Corporate Services Manager four days before the Committee. The Area Corporate Services Manager will issue on the 4th day before Committee a copy of the letters with an appropriate cover sheet to each Local Member by electronic/paper means. These letters will be subsequently noted in the Committee minute against each of the relevant application references.
- 3.3 For those representations that raise no new planning issues, in the opinion of the Planning Officer, which are received within four days of the Committee, will be collated and passed to the Area Corporate Services Manager on the morning of the

Area Committee. The Area Corporate Services Manager will copy these letters and distribute to Members on the day of the Committees. These letters will also be noted in the minutes and attached to the modern government version of the agenda after the meeting.

- 3.4 In the case of those representations that raise new planning issues, in the opinion of the Planning Officer, these will be the subject of supplementary reports, issued between the pre-agenda date and the Committee or at Committee if no time is available to write the report and distribute to members in time for the Committee meeting.

4. CONCLUSION

- 4.1 In order to avoid confusion and introduce consistency in dealing with "late" representations it has been considered necessary to introduce written procedures. Whilst these procedures will save resources both financial and manpower, they do not dilute in any way the importance or consideration of letters of representation, but simply allow the representations received late in the process to be dealt with in a consistent fashion.

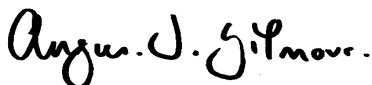
5. IMPLICATIONS

Policy: Continued monitoring of the Development Control process to provide "best value" whilst considering material planning considerations.

Financial: The procedure will result in small savings by virtue of copying rather than reporting on some representations.

Personnel: Some small savings in relation to report writing.

Equal Opportunity: None.



Angus J Gilmour
Head of Planning

Contact: Mr Neil McKay, Development Control Manager (01546) 604172

Agenda Item No.

**ARGYLL & BUTE COUNCIL
COMMUNITY SERVICES**

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

7 December 2005

**APPLICATIONS BY VOLUNTARY ORGANISATIONS FOR
VOLUNTARY SECTOR GRANT 2005/2006**

1. BACKGROUND

1. The allocation for Education Development grants for this financial year for Mid Argyll, Kintyre & Islay was £23,642 which was fully committed. However, one of the applicant organisations has disbanded and as a result £1200 has been returned to be redistributed.

2. RECOMMENDATION

- 2.1 The Area Committee is asked to consider the three grant applications submitted, to note the levels of funding recommended and to agree the amount of grant to be made from the Education Development budget.
- 2.2 The Area Committee is asked to agree to grant additional funding to groups from the MAKI Area committee in June when funding recommendations were decreased.

3. DETAILS OF GRANT APPLICATIONS

Organisation	Project	Total Requested	Re - commendation
			Education
Mid Argyll Cricket Club	Assistance with purchase of equipment	£1500	£500
Lochgilphead Girl Guides	Purchase of equipment	£200	£200
Girl Guiding Argyll	Training costs	£1380	£200
Islay Pipe Band			£50
Islay Natural History Trust			£50
Rhinns Playground Association			£50
Bowmore Harbour Improvement Association			£50
Bruichladdich Hall Committee			£50
Campbeltown Playground			£50
Total			£1200

4 IMPLICATIONS

Policy: The recommendations within this report reflect the Council's commitment to the support of work with young people and the support of the voluntary sector in Argyll and Bute.

Financial: Grants awarded will be met from the relevant allocation within the education development revenue budget and the leisure development budget for 2005/2006

Personnel: None

Equal Opportunities: None

Legal: Grants with recommendations of over £2000 have been checked by Finance Section.

Douglas Hendry
Director of Community Services
November 2005

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

ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Mid Argyll Cricket Club	Scheme:	Education Dev
Project:	Assistance toward the cost of equipment and upkeep of playing area	Cost:	£2500
		Amount Requested:	£1500
		Grant Recommended:	£500
		Other Funding in Place:	Yes

General Criteria

Y – yes; N – No; N/A – not applicable)

S.M.A.R.T. Objectives demonstrated	Y
Applicant's expertise & resources adequate for project	Y
Work has not started	Y
Non political activity	Y
Volunteer training demonstrated	Y
Project Consistent with Council priorities	Y
Constitution/non-profit making status checked	Y
Fundraising/contribution to the project	Y
Signed Audited Accounts checked	Y
Bank accounts & reserves checked	Y
Open membership demonstrated	Y
Sponsorship agreements checked	N/A

Financial Check

<u>Leisure & Education Development Grants</u> If over £2,000 have you sent this grant to finance?	N/a
<u>Social Welfare Grants.</u> Has it been registered with the Lochgilphead central support team, who will send it to finance. (All SWG go to finance for checking)	

Project funding

Application within 50% of total costs	Y
Statutory permissions obtained	N/a
Three written estimates submitted	N/a
Ownership/leasehold checked	N/a
Provision for on-going running & maintenance checked	Y
Publicity plans for A&B inclusion checked	Y

Child Protection Policies Not in place

Have you checked that the organization is registered with <u>Disclosure Scotland?</u>	Y
Have you checked that the organization is registered with the <u>Care Commission?</u> (If applicable)	N/A
Does the organization comply with the <u>Children's Scotland Act (2003)</u>	Y
Does the organization have comprehensive recording procedures in place for all workers? (Voluntary and Statutory)	Y
Does the organization have a clear understanding of what is meant by harm and risk of harm to children and young people?	Y
Does the organization have a code of conduct, which sets out a list of acceptable and unacceptable behaviour?	Y
Does the organization have procedures for reporting a grievance and concerns made by and issues raised by workers, parents, carers, children and young people?	Y
Does the organization have arrangements for regular support, which allows for any emerging concerns about workers behaviour to be discussed and addressed?	Y
Does the organization have a good practice guide?	Y
Does the organization have an equal opportunity policy?	Y
Does the organization have disciplinary procedures for dealing with continuing serious concerns about a workers conduct?	Y
Does the organization have procedures for managing confidential information?	Y

Additional Information

This group has not been supported by the Grants to Voluntary Organisations in the past.

The Group has now received confirmation of registration with Central Registered Body of Scotland and is fully compliant with the Protection of Children (Scotland) Act 2003.

The group is staffed by volunteers and offers the only opportunity for young people to take part in cricket in the Mid Argyll area.

Specific Criteria

This application meets the following criteria:

Supporting learning opportunities

Meets a gap in provision

The group is registered with Central Registered Body in Scotland and is PoCSA compliant.

Signed: Felicity Kelly Assessment Officer

Date: 23 November 2005

ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Mid Argyll Cricket Club	Scheme:	Education Dev
Project:	Assistance toward the cost of equipment and upkeep of playing area	Cost:	£2500
		Amount Requested:	£1500
		Grant Recommended:	£500
		Other Funding in Place:	Yes

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Y – yes; N – No; N/A – not applicable)

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Applicant's expertise & resources adequate for project	Y
Work has not started	Y
Non political activity	Y
Volunteer training demonstrated	Y
Project Consistent with Council priorities	Y
Constitution/non-profit making status checked	Y
Fundraising/contribution to the project	Y
Signed Audited Accounts checked	Y
Bank accounts & reserves checked	Y
Open membership demonstrated	Y
Sponsorship agreements checked	N/A

Financial Check

<u>Leisure & Education Development Grants</u> If over £2,000 have you sent this grant to finance?	N/a
<u>Social Welfare Grants.</u> Has it been registered with the Lochgilphead central support team, who will send it to finance. (All SWG go to finance for checking)	

Project funding

Application within 50% of total costs	Y
Statutory permissions obtained	N/a
Three written estimates submitted	N/a
Ownership/leasehold checked	N/a
Provision for on-going running & maintenance checked	Y
Publicity plans for A&B inclusion checked	Y

Child Protection Policies Not in place

Have you checked that the organization is registered with <u>Disclosure Scotland?</u>	Y
Have you checked that the organization is registered with the <u>Care Commission?</u> (If applicable)	N/A
Does the organization comply with the <u>Children's Scotland Act (2003)</u>	Y
Does the organization have comprehensive recording procedures in place for all workers? (Voluntary and Statutory)	Y
Does the organization have a clear understanding of what is meant by harm and risk of harm to children and young people?	Y
Does the organization have a code of conduct, which sets out a list of acceptable and unacceptable behaviour?	Y
Does the organization have procedures for reporting a grievance and concerns made by and issues raised by workers, parents, carers, children and young people?	Y
Does the organization have arrangements for regular support, which allows for any emerging concerns about workers behaviour to be discussed and addressed?	Y
Does the organization have a good practice guide?	Y
Does the organization have an equal opportunity policy?	Y
Does the organization have disciplinary procedures for dealing with continuing serious concerns about a workers conduct?	Y
Does the organization have procedures for managing confidential information?	Y

Additional Information

This group has not been supported by the Grants to Voluntary Organisations in the past.
The Group has now received confirmation of registration with Central Registered Body of Scotland and is fully compliant with the Protection of Children (Scotland) Act 2003.
The group is staffed by volunteers and offers the only opportunity for young people to take part in cricket in the Mid Argyll area.

Specific Criteria

This application meets the following criteria:

Supporting learning opportunities

Meets a gap in provision

The group is registered with Central Registered Body in Scotland and is PoCSA compliant.

Signed: Felicity Kelly Assessment Officer

Date: 23 November 2005

ARGYLL AND BUTE COUNCIL
COMMUNITY SERVICES: EDUCATION

MID ARGYLL, KINTYRE AND ISLAY
AREA COMMITTEE
7 December 2005

SCHOOL HOLIDAYS AND IN SERVICE DAYS: 2006/2007

1. SUMMARY

- 1.1 The Strategic Policy Committee at its meeting on 5 May 2005 agreed the framework of main holiday dates for schools in 2006/2007.
- 1.2 These dates were then circulated to schools and school boards who were consulted about the inservice days and occasional day holidays to be incorporated into the agreed framework.
- 1.3 The final patterns of inservice days and school holidays have now been identified for all schools in Mid Argyll, Kintyre and Islay and these are outlined in appendices 1, 2, 3, 4 and 5 to this paper.

2. RECOMMENDATIONS

- 2.1 Members are asked to endorse the final patterns of school holidays and inservice days for all schools in Mid Argyll, Kintyre and Islay as outlined in appendices 1, 2, 3, 4 and 5.
- 2.2 Members are asked to agree that the details of schools holidays and inservice days for 2006/2007 should now be circulated to schools and all relevant organisations.

3. DETAIL

- 3.1 The Strategic Policy Committee at its meeting on 5 May 2005 agreed the main framework of school holiday dates for Session 2006/2007.
- 3.2 This framework was circulated to all schools and school boards. Head Teachers were consulted about the five inservice days and school boards about the five occasional day holidays which were to be incorporated into the agreed framework of holiday dates.

- 3.3 As part of the process Head Teachers and school boards were asked to consult with other schools and school boards with the aim of achieving a consistent pattern of inservice days and occasional holidays in their area.
- 3.4 Following this consultation, responses from Head Teachers and school boards were submitted to Argyll House and the final patterns of inservice days and holidays were collated for consideration and endorsement by local committees.
- 3.5 The patterns of inservice days and holidays for all schools in Mid Argyll, Kintyre and Islay for school session 2006/2007 are outlined in appendices 1, 2, 3, 4 and 5 which are attached to this paper.

4. CONCLUSION

- 4.1 Following consultation with Head Teachers and school boards about the incorporation of inservice days and occasional day holidays into the framework of main holiday dates agreed by Strategic Policy Committee, the pattern of school holidays for 2006/2007 has now been identified.

5. IMPLICATIONS

Policy:	None
Financial:	None
Personnel:	None
Equal Opportunity:	None
Legal:	None

Douglas Hendry
Director of Community Services
3 November 2005

For further information contact: Carol Walker, Head of Pre School and Primary Education, Drummore Education Centre, Soroba Road, Oban, Argyll PA34 4SB.
Tel: 01631 564908

**COMMUNITY SERVICES: EDUCATION
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2006/2007**

MAKI (Mid Argyll)

**Lochgilphead High School
Achahoish Primary School
Ardrishaig Primary School
Ashfield Primary School
Craignish Primary School
Furnace Primary School**

**Glassary Primary School
Inveraray Primary School
Kilmartin Primary School
Lochgilphead Primary School
Minard Primary School
Tayvallich Primary School
White Gates School**

TERM 1	
17 & 18 August 2006	In-service days
21 August 2006	Pupils return
22 September 2006	School closes
26 September 2006	School re-opens
13 October 2006	School closes
25 October 2006	School re-opens
22 November 2006	School closes
23 & 24 November 2006	In-service days
28 November 2006	School re-opens
22 December 2006	School closes

TERM 2	
08 January 2007	School re-opens
14 February 2007	School closes
15 February 2007	In-service day
20 February 2007	School re-opens
30 March 2007	School closes

TERM 3	
16 April 2007	School re-opens
04 May 2007	School closes
08 May 2007	School re-opens
29 June 2007	School closes

APPENDIX 2

**COMMUNITY SERVICES: EDUCATION
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2006/2007**

MAKI (North Kintyre)

**Tarbert Academy
Clachan Primary**

Skipness Primary

TERM 1	
17 August 2006	In-service day
18 August 2006	Pupils return
06 October 2006	School closes
23 October 2006	School re-opens
16 November 2006	School closes
17 November 2006	In-service day
20 November 2006	School opens
22 December 2006	School closes

TERM 2	
08 January 2007	School re-opens
16 February 2007	School closes
20 & 21 February 2007	In-service days
22 February 2007	School re-opens
30 March 2007	School closes

TERM 3	
16 April 2007	School re-opens
04 May 2007	School closes
08 May 2007	School re-opens
25 May 2007	School closes
28 May 2007	In-service day
29 May 2007	School re-opens
29 June 2007	School closes

**COMMUNITY SERVICES: EDUCATION
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2006/2007**

MAKI (South Kintyre)

**Campbeltown Grammar
Carradale Primary
Castlehill Primary
Glenbarr Primary
Gigha Primary**

**Dalintober Primary
Drumlemble Primary
Rhunahaorine Primary
St Kieran's Primary
Southend Primary**

TERM 1	
17 & 18 August 2006	In-service days
21 August 2006	Pupils return
12 October 2006	School closes
24 October 2006	School re-opens
16 November 2006	School closes
17 November 2006	In-service day
21 November 2006	School re-opens
22 December 2006	School closes

TERM 2	
08 January 2007	School re-opens
16 February 2007	School closes
22 & 23 February 2007	In-service days
26 February 2007	School re-opens
30 March 2007	School closes

TERM 3	
16 April 2007	School re-opens
04 May 2007	School closes
08 May 2007	School re-opens
29 June 2007	School closes

**COMMUNITY SERVICES: EDUCATION
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2006/2007**

MAKI (Islay & Jura)

**Islay High School
Bowmore Primary
Keills Primary**

**Port Charlotte Primary
Port Ellen Primary
Small Isles Primary**

TERM 1	
17 & 18 August 2006	In-service days
21 August 2006	Pupils return
13 October 2006	School closes
24 October 2006	School re-opens
23 November 2006	School closes
24 November 2006	In-service day
27 November 2006	School re-opens
22 December 2006	School closes

TERM 2	
08 January 2007	School re-opens
15 February 2007	School closes
16 February 2007	In-service day
26 February 2007	School re-opens
30 March 2007	School closes

TERM 3	
16 April 2007	School re-opens
04 May 2007	School closes
08 May 2007	School re-opens
07 June 2007	School closes
08 June 2007	In-service day
11 June 2007	School re-opens
29 June 2007	School closes

**COMMUNITY SERVICES: EDUCATION
SCHOOL HOLIDAYS AND IN SERVICE DAYS 2006/2007**

MAKI (Kilchattan - Colonsay)

TERM 1	
17 & 18 August 2006	In-service days
21 August 2006	Pupils return
13 October 2006	School closes
30 October 2006	School re-opens
23 November 2006	School Closes
24 November 2006	In-service day
27 November 2006	School re-opens
22 December 2006	School closes

TERM 2	
08 January 2007	School re-opens
14 February 2007	School closes
15 & 16 February 2007	In-service days
20 February 2007	School re-opens
30 March 2007	School closes

TERM 3	
16 April 2007	School re-opens
04 May 2007	School closes
08 May 2007	School re-opens
29 June 2007	School closes

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND ISLAY AREA****OPERATIONAL SERVICES****COMMITTEE****WEDNESDAY 7TH DECEMBER 2005**

IMPACT OF ADDITIONAL REVENUE FUNDING FOR 2006/ 2007

1. PURPOSE

To inform members of where the additional Grant Aided expenditure proposed for 2006/ 2007 could be used to better maintain the road network in Mid Argyll, Kintyre and Islay

2. RECOMMENDATIONS

I would recommend that Members note these proposals and would welcome any comments and suggestions.

3. DETAIL

3.1 I refer members to the paper presented to the Strategic Policy Committee on 3rd November 2005 titled Maintaining Scotland's Roads – 2005 update.

3.2 The paper noted that the Scottish executive had recognised that road maintenance is underfunded and from financial year 2006/ 2007 an additional £60 million has been awarded to Scotland's Local Authorities through additional Grant Aided expenditure (GAE) contribution. The portion of funding for Mid Argyll, Kintyre and Islay would be £310,800 once an allowance has been made for potential necessary savings to the budget for 2006 - 2007.

3.3 I have attached a works programme for 2006/ 2007, appendix A, that reflects the effect the additional grant funding would have on the area budget. The appendix also indicates the current budget shortfall and the closure of that shortfall should the share of this additional allocation be put to the road network.

4. SUMMARY

This additional funding will help to close the existing funding gap for necessary routine road maintenance work for the financial year 2006/ 2007. In particular the additional funding will be put to Footway repairs, drainage and scrub cutting.

5. IMPLICATIONS

5.1 Policy - To maintain the road network.

5.2 Financial – The additional funding should be targeted at road maintenance.

5.3 Personnel – None.

5.4 Equal Opportunities – None

5.5 Legal - None

For further information, please contact Donnie McLeod (Tel: 01546 604671).

Stewart Turner
Head of Road and Amenity Services
7th December 2005

APPENDIX A

REVENUE BUDGET MID ARGYLL 2006/2007

Col No.	1	2	3	4	5	6	7
	Act Code	Desc	Rev	Add Rev	Total	Required	Shortfall
	4.01	resurfacing	0	160,800	160800	1160000	999200
	5.01	Patch	231250	0	231250	231250	0
	5.02	Pot	260843	20250	281093	300000	18907
	1002	Footway	12000	46000	58000	58000	0
	1402	Ditch	195000	35000	230000	230000	0
	1501	grass cut	95000	0	95000	95000	0
	16.01	scrub	20000	10000	30000	30000	0
	15.03	weeds	4600	0	4600	4600	0
	18.01	gullies	30000	0	30000	30000	0
	14.01	drainage	205750	36250	242000	242000	0
	26.01	Winter	415335	0	415335	450000	34665
	32.01	Emergency	16000	0	16000	16000	0
	21.01	TM ped guardrail	1000	0	1000	2000	1000
	24.01	TM veh safe fence	6000	0	6000	6000	0
	17.02	TM white lines	29500	2500	32000	32000	0
	23.02	TM signs	3000	0	3000	3000	0
	23.12	Street signs	1500	0	1500	1500	0
			1526778	310800	1837578		1053772

Col 1 Indicates the activity code

Col.2 indicates a description of the work carried out

Col. 3 indicates the amount of revenue funding allocated based on 2005/2006

Col. 4 indicates the amount of additional revenue funding allocated for 2006/ 2007

Col 5 indicates the total of revenue for 2006/ 2007 including additional revenue

Col 6 indicates the required funding for routine maintenance workbased on the Asset Management Plan for the Road Network.

Col 7 indicates the funding gap for road maintenance.

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND ISLAY AREA
COMMITTEE****OPERATIONAL SERVICES****WEDNESDAY 7TH DECEMBER 2005**

FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997

1. SUMMARY

At the Strategic Policy Committee of 3rd November 2005 it was agreed that the Biennial report is to be presented to the Local Area Committees for the four areas to allow members to consider whether the flooding incidents reported properly reflect the situation over the past two years.

2. RECOMMENDATIONS

Members to consider and comment on this report in terms of the report properly reflecting the incidence of flooding within Mid Argyll, Kintyre and Islay.

3. DETAIL

This report is based on the requirements of the Flood Prevention and Land Drainage (Scotland) 1997. This Act is concerned with flooding of non-agricultural land with two or more dwellings affected.

See appendix A for details

4. RECOMMENDATIONS

It is recommended that members should comment on the appropriateness of this report in terms of flooding related to the above Act and recommends any additions that are not represented.

5. IMPLICATIONS

- 5.1 Policy – To note and take appropriate measures to reduce the incidence of flooding in Argyll and Bute.
- 5.2 Financial –Capital funding required from Argyll and Bute Council with the balance being secured from the Scottish Executive through up to 80% grant funding.
- 5.3 Personnel – None.
- 5.4 Equal Opportunities – None
- 5.5 Legal - None

For further information, please contact Donnie McLeod (Tel: 01546 604671).

Stewart Turner
Head of Road and Amenity Services
7th December 2005

DATE	LOCATION	PROBLEM	ACTION	SOLUTION
31st Dec 2003	Dalaruan/Milknoe, Campbeltown	Burn overflowing into Dalaruan and backing up Milknoe burn	Clear culvert grills	Improve culvert grills and provide larger culvert
30th June 2004	Dalaruan/Milknoe, Campbeltown	Evidence of flooding onto street but not witnessed		Larger culvert
26th September 2004	Flooding in Campbeltown * Longrow/ Bolgarm Street	Sewerage system inadequate	Provide assistance to Scottish water. Sand bag properties	Scottish Water to improve system
24th October 2004	Flooding in campbeltown * Longrow/ Bolgarm Street	Sewerage system inadequate	Provide assistance to Scottish water Sand bag properties	Scottish water to improve system
31st October 2005	Dalaruan/Milknoe, Campbeltown	Burn overflowing into Dalaruan and backing up Milknoe Burn	Clear culvert grills	Improve culvert grills and provide larger culvert
7th November 2005	Flooding in Campbeltown *	Sewerage system inadequate	Provide assistance to Scottish Water Sand bag properties	Scottish Water to improve system
		* indicates that roads personnel were clearing the grill at the Ballegregan burn adjacent to Dalaruan to prevent flooding in Dalaruan and Saddell Street.		
Aug-04	West Bank Road, Ardriштаig	Grill blocked and causing flooding of two properties	Clear culvert grills	Provide primary grill upstream of existing grill. Survey of pipeline under road and canal required
	Junction of A83 and B8001	Under capacity of road bridge floods four properties	Clear local ditches	Provide new culvert under A83
9th August 2004	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
18th August 2004	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
6th October 2004	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
21st October 2004	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
12th January 2005	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
18th April 2005	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
2nd September 2005	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
24th October 2005	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
7th November 2005	Antrim View, Port Ellen	Flooding of residential and commercial properties	Clear grills and ditches	New grill and culvert required
6th October 2004	Frederick Crescent, Port Ellen	Tidal flooding	Sand bag properties	Sea defence required
24th October 2005	Frederick Crescent, Port Ellen	Tidal flooding	Sand bag properties	Sea defence required
7th November 2005	Frederick Crescent, Port Ellen	Tidal flooding	Sand bag properties	Sea defence required
6th October 2004	Port Askaig	Tidal flooding	Sand bag properties	Sea defence required
24th October 2005	Port Askaig	Tidal flooding	Sand bag properties	Sea defence required
7th November 2005	Port Askaig	Tidal flooding	Sand bag properties	Sea defence required
6th October 2004	School Street, Bowmore	Burn overflowing	Clear culvert ends	Maintain culvert ends in times of wet weather

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ARGYLL & BUTE COUNCIL

MID ARGYLL, KINTYRE &
ISLAY AREA COMMITTEE

CORPORATE SERVICES

7 DECEMBER 2005

EXTRACT OF MINUTE OF STRATEGIC POLICY COMMITTEE 4 NOVEMBER 2005

FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997: BIENNIAL REPORT - NOVEMBER 2005

A report updating the Strategic Policy Committee on the current measures which have been identified and are being undertaken to mitigate the effects on flooding within the Council's area was considered.

Decision

1. To note the progress to date;
2. To submit Table 1 in the report as a draft biennial report to the Scottish Executive by 30 November 2005;
3. That this report be submitted to each Area Committee at their December meeting so that they can look at updating the information contained within Table 2 of the report with a report back to Strategic Policy Committee in December;
4. That this report should include how and when funding will be identified for each project; and
5. That following the Strategic Policy Committee meeting a finalised biennial report be forwarded to the Scottish Executive.

(Reference: Report by Head of Transportation and Infrastructure dated 13 October 2005, submitted)

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ARGYLL AND BUTE COUNCIL

STRATEGIC POLICY COMMITTEE

DEVELOPMENT SERVICES

3rd NOVEMBER 2005

**FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997
BIENNIAL REPORT – NOVEMBER 2005**

1. SUMMARY

- 1.1 The purpose of this report is to update the Committee on the current measures which have been identified and are being undertaken to mitigate the effects of flooding within the Council's area.

2. RECOMMENDATION

- 2.1 The Committee is asked to note the progress to date and to approve the current proposals to deal with the problems identified, within the powers of the Council.

3. BACKGROUND

- 3.1 Funding has been allocated for flood prevention works from the Miscellaneous section of the Capital Budget since 1999/2000. Over the financial years covered by this report the funding has been £318,000 for 2003/04, £433,000 for 2004/05 and £316,000 for 2005/06.
- 3.2 There is also an allocation of £25,000 each year from the Revenue Budget for maintenance works in each of the four Council areas.
- 3.3 Table 1, enclosed with this report, details progress on the various schemes over the last two years since the last biennial report in November 2003.
- 3.4 Table 2 details flooding incidents which have been reported by Area Managers since November 2003. The table indicates that the period with the worst flooding incidents over the last two years was August 2004 when exceptional periods of rainfall occurred. Between 1999 and 2005, the Council has invested nearly £1.8m for the construction of drainage improvement schemes at locations throughout the Council area and this has helped to reduce the number of regular flooding incidents reported.
- 3.5 The construction of the Rothesay Flood Prevention Scheme was successfully completed in September 2004 and was officially opened by Ross Finnie, the Minister for the Environment and Rural Development in January 2005.
- 3.7 The consultation processes for both the Kilbride Road / Milton Burn schemes in Dunoon have taken much longer than expected. It is hoped to have the Kilbride Road scheme confirmed during this financial year with Milton Burn following early in 2006/07.

- 3.8 With the introduction of prudential borrowing in April 2004, the Council is no longer granted additional borrowing consent by the Executive to cover its contribution to the cost of flood prevention schemes. However, in early 2005, the Executive announced that the level of grant aid was to be raised to 80% with the Council now only needing to contribute 20% of the project cost of major schemes via their Capital Budget.
- 3.9 Only minor progress has been made in the preparation of a watercourse register since the last report due to the commitment of staff resources to the progression of both major and minor schemes on the ground. However, it is intended to address this situation at the start of 2006/07.
- 3.10 We are currently in the last year of the approved three programme of flood prevention works and have asked Area Managers to update their priorities for schemes over the next few years. A further report will be brought to the Committee in early 2006 to seek approval for future schemes and confirm the Council's continuing commitment to investment in flood prevention projects.

4. **IMPLICATIONS**

- 4.1 Policy – None
- 4.2 Financial – Grant of up to 80% is available for suitable large scale flood prevention schemes.
- 4.3 Personnel – None
- 4.4 Equal Opportunities – None
- 4.5 Legal - The Council has discretionary powers under the Flood Prevention (Scotland) Act 1961 to undertake capital works necessary to mitigate the effect of flooding on non-agricultural land.

The Council has a duty to maintain and assess watercourses under the Flood Prevention and Land Drainage (Scotland) Act 1997 and to report its findings.

For further information, please contact Craig Moir, Development Services, Transportation and Infrastructure, Helensburgh (01436 658850).

Dave Duthie
Head of Transportation & Infrastructure
13 October 2005

TABLE 1**FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997****Flood Prevention Schemes – November 2003 to November 2005**

<u>Scheme</u>	<u>Flooding Problem</u>	<u>Cost</u>	<u>Proposed Start</u>	<u>Comments</u>
CAPITAL BUDGET	Major Schemes			
Rothesay Town Centre	Major flooding of commercial & residential properties	£1,770,000	Sept 2003	Works completed September 2004.
Kilbride Road, Dunoon	Regular flooding of commercial & residential properties	£600,000	2005/06	It is hoped to have this scheme confirmed in 2005/06 with a start to construction in 2006.
Milton Burn, Dunoon	Regular flooding of commercial & residential properties	£2,000,000	2006/07	Consultation process has taken much longer than expected. Confirmation likely in 2006.
CAPITAL BUDGET	Minor Schemes (Drainage Improvement Schemes)			
Schemes completed during 2003/04				
Sommerville Place, Sandbank	Flooding of residential properties	£115,000		Phase 2 of a previous scheme involving replacement of culvert downstream of Sommerville Place
Alexander Street, Dunoon	Flooding of residential properties	£25,000		Overtopping of watercourse and inadequate intake to piped culvert
Duncan Cottages, Kilmun	Flooding of residential properties	£40,000		Inadequate inlet and suspect piped systems.
Schemes completed in 2004/05				
Cragowlet, Cove	Flooding of residential properties	£35,000		Flooding caused by overloading of existing inadequate pipework.
Dalintart, Oban	Flooding of residential properties and gardens	£115,000		Flooding of residential properties and gardens due to inadequate surface water drainage.
Hillview Drive, Helensburgh	Flooding of residential property	£20,000		Inadequate inlet and suspect piped systems.
Schemes being progressed in 2005/06				
Sandhaven, Sandbank	Flooding of residential properties	£55,000	2005/06	High volumes of surface water runoff from adjacent fields. Works due for completion November 2005.
Antrim View, Port Ellen	Flooding of commercial & residential properties	£100,000	2005/06	Scheme has been delayed because of land negotiation problems. Design to be progressed 2005/06.
Carman Road, Cardross	Flooding of residential properties	£50,000	2005/06	Inadequate inlet and suspect piped systems.
Redhouse, Kintyre	Flooding of residential properties	£20,000	2005/06	

Table 2**FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997****Flooding Incidents – November 2003 to November 2005**

Bute & Cowal					
Date	Location	Problem	Action	Solution	
09/08/2004	121, 160, 157 Alexander St, Dunoon	Partial blockage of culvert, drains not coping with rainfall intensity resulting in carriageway flooding	Debris removed A.M.	Flood prevention Scheme, improved header wall at top of John st now complete	
09/08/2004	6 Arran Park, Innellan	Burn overflowing, flooding adjacent ground			
09/08/2004	A815 St Catherines Road Depot	Landslide reported at 9:15am by police	Crews in attendance, removing debris etc by 10am		
09/08/2004	C9 Lairds Grave, Ardentinny	Police report of mud slide, trees down	Crews in attendance, removing debris etc by 10:30am		
09/08/2004	A815, Invernoaden	Severe carriageway flooding, road open to HGV'S only at 10:20am		Capital reconstruction project 2005	
09/08/2004	A815, Robertson's Yard, Sandbank	Carriageway flooding due to partial blocked culvert, down to one lane by 10:30am	Road services have been in attendance on more than one occasion	Better maintenance by landowner of burn leading to culvert	
09/08/2004	B836, Dalinlongart to Glen Lean Farm	Carriageway flooding reported	Crews in attendance when resources become available		
09/08/2004	Royal Brae, Innellan	Culvert blocked, carriageway flooding threatening buildings.	Crew in attendance 10:45am	Better maintenance by landowner of burn leading to culvert	

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Bute & Cowal (cont)					
Date	Location	Problem	Action	Solution	
09/08/2004	Bullwood Road, Dunoon to Innellan	Carriageway flooding due to drainage unable to cope with rainfall intensity	Amenity services staff drafted in to clear side entry gullies from 11:15am		
09/08/2004	Sandhaven, Sandbank	Carriageway flooding, watercourses blocked, properties threatened by 11:30am	No resources available at this time, 11:30am	Flood prevention Scheme Autumn 2005	
09/08/2004	Cowal Place, Dunoon	Culvert blocked, carriageway flooding to Alexander St, Alfred St, John St.		Flood prevention Scheme, improved header wall at top of John st now complete	
09/08/2004	1, 2 Deer Park, Glen Masson	Flooding to properties due to suspected blockage of culvert bridge.			
09/08/2004		Stories Argyll Ltd drafted in to help distribute sandbags and supply of JCB and operator to assist in clearing landslides etc, 11:50am			
09/08/2004	C9, Gainletter cottage	Blocked culvert resulting in driveway being washed away			
09/08/2004	A880, Midge Lane, Strone	Culvert Inlets blocked, flooding into grounds of lochside properties			
09/08/2004	A815, South of junction with A83	Landslide, road blocked.	Storie JCB en route 12:25pm		
09/08/2004	Mona Cottage, North Campbell Road, Innellan	Flooding to garden grounds threatening property	P. Farrell to check attend 12:45pm		

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Bute & Cowal (cont)				
Date	Location	Problem	Action	Solution
09/08/2004		John Brown Strone drafted in to help out - attending problems Midge lane, Strone and Stronachullin Farm C9		
09/08/2004	Eton Ave, Dunoon	Reports of severe flooding to ground adjacent to Glebe Burn, rupture of walls	Sandbags available from 12:15pm	
09/08/2004	A815, Clashmore, Toward Straight	Flooding to grounds of properties caused by capacity problems.	N. Potts checking Innellan areas, crews heading south on Bullwood rd, 10:30am	New culvert needed?
09/08/2004	Ashton View, Alfred St, Dunoon	Garden grounds flooded, properties threatened.	related to culverts in Alexander St and Cowal Place.	Flood prevention Scheme, improved header wall at top of John st now complete
09/08/2004	A885, Sommerville Place, Main Road etc	Flooding to church grounds, smiddy, etc		
09/08/2004	A815, Eckford Cottages, Benmore	Flooding to adjacent grounds, drainage unable to cope.		
09/08/2004	Elizabeth Ave, Dunoon	Flooding to paved area around shop, gullies unable to cope		
09/08/2004	12 Newton Park, Innellan	Partial blockage of culvert.	P. Farrell and Amenity operatives 1:00pm	
09/08/2004	A815 straights between Strachur and St Catherines	Blocked culverts resulting in carriageway flooding, 12:35pm		

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Bute & Cowal (cont)					
Date	Location	Problem	Action	Solution	
09/08/2004	A815, Cothouse Caravan park	River Echaig has burst its banks, flooding across park			
09/08/2004	B839 Moses Well	Landslip has blocked road	Drymsynie contacted and have machine en route		
10/08/2004	Phase 2, Sandhaven, Sandbank	Mud -debris on carriageway - blocked drains - site visit am, residents advised of our situation	1:30pm result of further heavy rain occupying all resources on main routes	Flood prevention Scheme Autumn 2005	
10/08/2004	Deer Park, Glen Masson	Reports of large logs jammed under bridge, blocking watercourses.	Have to wait until water level subsided to clear blockage	Repeated problem in 2005, watercourse assessment required	
10/08/2004	C57, Old Glenbranter road	Bridge partially blocked with logs etc			
10/08/2004	A815, Lochend House, Sandbank	Blocked culvert, flooding to grounds, threatening low lying gate house.			
10/08/2004	C9, Craigholye, Ardentinnny	Hole appeared in road due to watercourse scouring.			
10/08/2004	23, 25 Kilbride road, Dunoon	Stone Cundy broken, water coming over wall, no apparent blockage.			
10/08/2004	Arran park, Innellan	Culvert partially blocked	JCB required to remove 3 - 4 tonnes material		

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Bute & Cowal (cont)				
Date	Location	Problem	Action	Solution
10/08/2004	Hall road, Lochgoilhead	Problems at newly piped section - water blowing off manhole covers etc. Capacity rather than blockage problem.		
10/08/2004	A815, Clashmore, Toward Straight	Further reports of carriageway flooding and footway flooding. Drainage unable to cope.	Crews to attend when available	
11/08/2004	A815, UC 71, Eckford Cottages, Benmore	Kerb offlets blocked and silted up, possible culvert blockage. 2:10pm		
11/08/2004	Lillyoak, Park Rd, Dunoon	Gullies in car park blocked. 2:120pm		
11/08/2004	C6, Auchengoil	Verge pushed into ditch by traffic, water then running into garden and depositing silt. 2:15pm		
11/08/2004	B8000, 6 miles north of Tighnabrauaich	Police report of road flooded. 2:40pm		
11/08/2004	A880, Midge Lane, Strone	Ditch about to flood behind Cllr Marshall's house. 2:30pm		
11/08/2004	UC 19, Couston Rd, Colintraive	Culvert Blocked, road surface lifting	B. Fitzpatrick investigating 3:10pm	
11/08/2004	94, 114 Sandhaven, Sandbank	999 Emergence response. Houses being flooded out	Amenity helping deploy sandbags, 3:15pm	Flood prevention Scheme Autumn 2005
11/08/2004	A815, Sandbank road	Severe carriageway flooding between Broxwood and post office.		

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Bute & Cowal (cont)					
Date	Location	Problem	Action	Solution	
11/08/2004	UC 19, Couston Rd, Colintraive	Road passable with extreme care at Alt-Na-Caig. Update from B. Fitzpatrick. 3:40pm			
11/08/2004	A815, Clashmore, Toward Straight	Severe carriageway flooding, request for flooding signs.	Crews and signs will be deployed when they become available		
11/08/2004	A815, Sandbank	Culverts blocked at Robertsons Yard and Holy Loch Inn. G. Craig advising from site 3:30pm	Culvert partially cleared by 3:55pm, flooding subsiding	Better maintenance by landowner of burn leading to culvert	
11/08/2004	A880, Midge Lane, Strone	P. Bryce advises that crew and machine en route 3:45pm, crew on site 4:00pm			
11/08/2004	A815, Bridgend Cottage, Glenbranter.	Drains around property blocked with rising water threatening property			
11/08/2004	C9, Lairds grave, Ardentinnay	Road passable with extreme care 4-5" water running over surface.			
11/08/2004	White's Brae, Blairmore	Report of blocked culvert resulting in flooding to properties at Portanstuck			
11/08/2004	A880, Rhubeg, Midge Lane, Strone	4:15pm, resident reporting blocked culvert.	Advised that crew are working at other end of midge lane and will attend when clear		

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Bute & Cowal (cont)					
Date	Location	Problem	Action	Solution	
11/08/2004	A815, Shore Rd, Innellan	Debris on road at Matheson Lane	Cleared once resources become available		
01/10/2004	Sandhaven, Sandbank	Ralf report at 18:34 of flooding at 54, 78, 103, 104	Road men in attendance	Flood prevention Scheme Autumn 2005	
01/10/2004	Hall road, Lochgoilhead	Ralf report at 18:34 of flooding at new bungalows	Road men in attendance		
01/10/2004	B839	Report of flooding along road at various locations, passable with care.	Road men in attendance		
01/10/2004	A880, Kilmun	19:30 Report of flooding at forestry access.	Road men in attendance		
02/10/2004	6 Newton Park, Innellan	Report of large cover missing on grass verge and small burn flowing into culvert with unprotected sides.	Complainant met and advised that problem would be looked at		

Note:

Most of the flooding problems where due the exceptionally intense rainfall we had over 8th and 9th August 2004 and the fact that the existing drainage could not cope with the volume of water produced. The bulk of the drainage does cope with normal rainfall and is only a problem when we get exceptional rainfall.

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Helensburgh & Lomond					
Date	Location	Problem	Action	Solution	
Dec-03	Old School House, Garelochhead	Flooding to property from carriageway	Culvert cleared	Channel block required	
Dec-03	Argyll Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Joint to be replaced	
Dec-03	Tigh Dearg Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Pipe to be replaced	
Jan-04	Tigh Dearg Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Pipe to be replaced	
Mar-04	Argyll Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Joint to be replaced	
Mar-04	Tigh Dearg Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Pipe to be replaced	
Mar-04	Back Road, Clynder	Pipe outlet blocked causing flooding to property	Pipe cleared	Further investigation?	
Apr-04	Old School House, Garelochhead	Flooding to property from carriageway	Culvert cleared	Channel block required	
Apr-04	B833 Kilcreggan at Barbour Road	Flooding to garden due to inadequate ditching and run-off from farmland	Ditching	Rock excavation required	
Jun-04	Muirend Road	Flooding of garage due to blockage in outlet of pipe	Pipe jetted	Outlet to be repiped	
Aug-04	B833, Kilcreggan	Garden and road flooded due to blocked culvert	Cleared	n/a	
Aug-04	Brookvale B833, Kilcreggan	Garden and road flooded due to blocked culvert	Culvert replaced with new pipe	n/a	

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Helensburgh & Lomond (cont)				
Date	Location	Problem	Action	Solution
Nov-04	Back Road, Clynder	Pipe outlet blocked causing flooding to property	Pipe cleared	Further investigation?
Jan-05	Argyll Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Joint to be replaced
Jan-05	122 West Clyde Street, Helensburgh	Flooding to garden due to blocked pipe at access	Pipe cleared	Private verge
Jan-05	Tigh Dearg Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	Pipe to be replaced
Jan-05	B833 Kilcreggan at Barbour Road	Flooding to garden due to inadequate ditching and run-off from farmland	Ditching	Rock excavation required
Jan-05	Old School House, Garelochhead	Flooding to property from carriageway	Culvert cleared	Channel block required
Jan-05	Muirend Road, Cardross	Flooding of garage due to blockage in outlet of pipe	Pipe jettied	Outlet to be repiped
Feb-05	Main Road, Cardross	Garage flooding due to lack of outlet to channel blocks	Sandbags provided	Installation of new outlet
Feb-05	122 East Clyde Street	Flooding to garden due to blocked pipe at access	Pipe cleared	Private verge
Mar-05	B833 Kilcreggan at Barbour Road	Flooding to garden due to inadequate ditching and run-off from farmland	Ditching	Rock excavation required
Mar-05	Argyll Road, Kilcreggan	Flooding to property due to run-off from farmland	Pipe cleared	joint to be replaced
Apr-05	Golfhill Drive, Helensburgh	Blocked piped culvert causing flooding to property and playing field	Cleared	Grills to be installed?

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Helensburgh & Lomond (cont)					
Date	Location	Problem	Action	Solution	
Jun-05	Main Road, Cardross	Garage flooding due to lack of outlet to channel blocks	Sandbags provided	Installation of new outlet	
Jun-05	Muirend Road, Cardross	Flooding of garage due to blockage in outlet of pipe	Pipe jetted	Outlet to be repiped	
Jun-05	Cedarwood Court, Cardross	Flooding of car park due to blockage in pipe	Roots cut in pipe	Excavation required	
Jul-05	Henry Bell Street Helensburgh	Blockage of culvert due to garden debris	Culvert cleared	Grid to be installed	
Jul-05	East King Street, Helensburgh	Properties flooded due to excess run-off from blockage at Henry Bell Street	Sandbags provided	Gully outlet to be investigated	
Sep-05	Near Dunavard Road Garelochhead	Blocked inlet to pipe in private land	Cleared by resident	Survey required	
Sep-05	Chapelburn, Shandon	Blocked inlet to culvert	Cleared	n/a	
Sep-05	Main Road Cardross	Garage flooded due to leaves covering gullies	Cleared	n/a	
Sep-05	Main Road Cardross	Garage flooding due to lack of outlet to channel blocks	Sandbags provided	Installation of new outlet	
Sep-05	Back Road, Clynder	Property flooding due to lack of kerb upstand	Sandbags provided	Raise kerbs	

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Mid-Argyll, Kintyre and Islay					
Date	Location	Problem	Action	Solution	
Aug / Oct 2004	West Bank Road, Ardrishaig (Lock 4)	Debris blocking grilled inlet to culvert causing flooding of properties and roads	Debris cleared	New culvert required	
Aug / Oct 2004	Redhouse, Kintyre Junction of B8001/ A83	Under-capacity road bridge causes flooding of roads and four properties		Additional culvert proposed. Drainage improvement scheme programmed for 2005/06	
	Milknowe, Campbelltown	Problems associated with Sewerage scheme and removal of surface water from combined system. Substantial flooding to properties in Milknowe	Scottish Water have prepared preliminary design.	Additional outfall to sea required along Dalaruan Street and High Street.	
Aug / Oct 2004	Antrim View, Port Ellen, Islay	Flooding of commercial and residential properties including distillery	Additional outfall to sea required	Drainage improvement scheme programmed for 2005/06	
August 2004	A816 North of Lochgilphead	Serious flooding of carriageway with road closed to traffic on a number of occasions.	Clearance of drainage ditch adjacent to road	Regular maintenance of drainage ditch to avoid recurrence.	

Table 2 (cont)FLOOD PREVENTION AND LAND DRAINAGE (SCOTLAND) ACT 1997Flooding Incidents – November 2003 to November 2005

Oban, Lorn and The Isles					
Date	Location	Problem	Action	Solution	
Various	Dalintart, Oban	Flooding of roads and properties	Drainage improvement works being carried out in 2005.	Effectiveness to be assessed on completion.	
Nov / Dec 2003	Branksome Park, Oban	Watercourse close to overtopping	Owners instructed to remove sleeper bridges which were obstructing flow		
09/08/2004	Erray Road, Tobermory	Debris washed downstream and blocked culvert. Considerable flow of water flooded several houses	Improved intake screen installed		
11, 12/01/2005	Stephenson Street, Ganavan Road and Esplanade, Oban	Roads closed due to flooding caused by tidal surge and strong winds	Emergency services in attendance and sandbags supplied to properties	Weather conditions were exceptional.	
11, 12/01/2005	A848 Tobermory Main Street	Roads and adjacent buildings flooded due to tidal surge and strong winds	Emergency services in attendance and sandbags supplied to properties	Weather conditions were exceptional. Investigate raising level of seawall.	

ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND ISLAY AREA
COMMITTEE****OPERATIONAL SERVICES****WEDNESDAY 7TH DECEMBER 2005**

**FLOODING PROBLEMS ASSOCIATED WITH FLOODING AT MILLDAM AND
DALARUAN BURN, CAMPBELTOWN**

1. PURPOSE

To inform members of the proposals necessary to substantially reduce the risk of flooding at the inlet of the Dalaruan Burn culvert.

2. RECOMMENDATIONS

Members should note the works that are currently ongoing and the proposed funding necessary for further works required to reduce the flooding risk to an acceptable level.

3. DETAIL

- 3.1 The records for flooding over the past two years, as a result of the grill being blocked by debris, indicate that flooding occurred on 31st December 2003, 30th June 2004 and most recently 31st October 2005.
- 3.2 Flooding was also noted within Campbeltown on the 20th January 2003, 30th June 2004, 26th September 2004, 24th October 2004 and 7th November 2005 but the Dalaruan Burn did not overflow during these floods. Operational Services operatives attended the grill at Dalaruan during these floods to ensure that the grill was kept clear.
- 3.3 A contributory factor has been the relatively narrow spacing of the bars in the grill protecting the culvert. Some investigation has been carried out by Scottish Water to establish the capacity of the Dalaruan burn culvert from the entry of the Ballegregan burn to the outlet to the sea at Low Askomil.
- 3.4 The bar spacing has been increased as an interim measure and a full close circuit television (cctv) survey will be carried out from the Mill dam entrance to the outfall at Low Askomil.
- 3.5 The cctv survey will indicate if the pipe is clear and in good order or is in need of cleaning or repair.
- 3.6 A new grill of a better design has been ordered and will be installed within the next few weeks once it is delivered. The new grill will have a sloping face and sides to allow more efficient cleaning.

- 3.7 These measures should ensure that the existing pipe will work efficiently and that the grill can be cleared more easily.
- 3.8 In the longer term the design calculations from Scottish water have indicated that the existing pipe capacity will cater for a one in 25 year storm. Current Scottish Executive design advice is to design culverts for a one in two hundred year storms.
- 3.9 In order that the culvert can carry water generated from a one in two hundred year storm then a larger pipe will be required. The cost of the provision of a larger pipe will be approximately £1,000,000. Flood prevention schemes can secure up to 80% grant from the Executive.

4. RECOMMENDATIONS

I would recommend that the Area Committee agree to include a flood prevention scheme in the Area Plan to reduce the incidence of flooding at Millknowe, Dalaruan and Saddell Street. Capital funding will be required to construct a larger diameter culvert along Dalaruan and High Street, Campbeltown and this should be referred to the Strategic Policy Committee at their meeting on 8th December 2005 in order that this scheme can be included in the Council's Capital budget.

5. IMPLICATIONS

- 5.1 Policy – To reduce the incidence of flooding in Argyll and Bute.
- 5.2 Financial – Capital funding required from Argyll and Bute Council with the balance of up to 80% being secured from the Scottish Executive through grant funding. The approximate cost for this scheme will be £1,000,000.
- 5.3 Personnel – Design work for Development Services Design team.
- 5.4 Equal Opportunities – None
- 5.5 Legal - None

For further information, please contact Donnie McLeod (Tel: 01546 604671).

Stewart Turner
Head of Road and Amenity Services
7th December 2005

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