

# 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*

1 June 2005

### **NOTICE OF MEETING**

A meeting of the **MID ARGYLL KINTYRE & ISLAY AREA COMMITTEE** will be held in the **TOWN HALL, CAMPBELTOWN** on **WEDNESDAY, 8 JUNE 2005** at **10:30 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 4 MAY 2005** (Pages 1 - 8)

#### **AT 10:30 A.M.**

4. **PRESENTATION BY RNLI**
5. **PUBLIC QUESTION TIME**
6. **PLANNING APPLICATIONS** (Pages 9 - 30)
7. **ENFORCEMENT 01/00079/ENFOTH** (Pages 31 - 34)
8. **DELEGATED DECISIONS** (Pages 35 - 44)
9. **PIERS, HARBOURS AND FERRIES REVIEW** (Pages 45 - 70)
10. **CAPITAL BUDGET INFRASTRUCTURE IMPROVEMENTS ALL AREAS** (Pages 71 - 72)
11. **PLAY AREA IMPROVEMENT** (Pages 73 - 76)

12. **SOCIAL WELFARE GRANTS** (Pages 77 - 102)
13. **EDUCATION AND LEISURE DEVELOPMENT GRANTS**
14. **MINUTES OF MID ARGYLL PARTNERSHIP DATED 21 FEBRUARY 2005** (Pages 103 - 108)
15. **MINUTES OF KINTYRE INITIATIVE WORKING GROUN DATED 18 APRIL 2005** (Pages 109 - 114)

**AT 2:00 P.M.**

16. **PRESENTATION BY YELLOW BOOK**

## **MID ARGYLL, KINTYRE & ISLAY AREA COMMITTEE**

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

Contact: DEIRDRE FORSYTH

**MINUTES of MEETING of MID ARGYLL KINTYRE & ISLAY AREA COMMITTEE held in the  
CYBER CAFE, PORT ELLEN, ISLAY.  
on WEDNESDAY, 4 MAY 2005**

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

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

**Attending:** Deirdre Forsyth, Area Corporate Services Manager  
Donnie McLeod, Roads and Amenity Services Manager  
Richard Kerr, Senior Development Control Officer  
Yvonne Willan, Area Housing Manager  
Felicity Kelly, Community Education  
Angus Smith, Service Manager  
Sharon Hoverty, Community Education  
Christine Menhennet, Employability Manager

**1. APOLOGIES**

Apologies for absence were received from Councillor John Findlay.

**2. CHAIRMAN'S REMARKS**

Councillor Alastair McKinlay and all the Members wished Councillor John Findlay a speedy recovery.

**3. DECLARATIONS OF INTEREST**

There were declarations of interest by Councillor Colville for Scottish Sheepdog Trials, and Councillor Currie for the Columba Centre, Islay also Item 11 grants.

**4. MINUTES OF MEETING OF 4 APRIL 2005**

The minutes of 4 April 2005 were approved.

**5. MINUTES OF SITE INSPECTION DATED 7 APRIL 2005**

The Minutes of Site Inspection dated 7 April 2005 were approved. It was noted that apologies were received from Councillors Currie, Hay, Kelly and McKinlay.

## **6. EMPLOYABILITY TEAM PRESENTATION**

Christine Menhennet gave an interesting and informative talk regarding the role of employability team within Argyll and Bute and an update on the proposed Mid Argyll Construction Training Centre and Campus.

### **Decision**

1. It was agreed to include the Lochgilphead Construction Campus in the Area Strategy and Action Plan.
2. It was agreed to request the SPC to financially support the construction campus when next considering the capital budget.

## **7. CAPITAL RECEIPTS**

Letter received from Head Of Strategic Finance regarding usable capital receipts for Area Committees.

Capital receipts amounting to the sum of £47,110.58 is available to be split between the four area Committees. The amount available to Mid Argyll, Kintyre and Islay is £9,422.12.

The Committees was required to identify capital projects to utilise the additional resources available and also ensure that the projects identified meet with the agreed capital criteria.

### **Decision**

It was agreed to investigate allocating this sum to the Employability Team towards match funding any contribution they may make to the Construction Campus referred to at Item 6.

(Reference – Letter by Head of Strategic Finance dated 1 April 2005)

## **8. PUBLIC QUESTION TIME**

1. Wheels to Work Project. It was noted that the Princes Trust may have contributed to this in other areas, and that the Employability Team should discuss this with them.
2. It was suggested that the Careers Service work more with trades people to encourage school leavers to consider this option.
3. Construction Campus. It was suggested that a suitable winter ferry service to Islay would be required to enable young people to take part in this proposal.

4. A question was raised about the cost of removing a disused car from Islay. It was agreed to investigate charges by Western Isles Council to see if there was any possibility of reaching an agreement with Caledonian MacBrayne which would enable the costs to be reduced.
5. A question was raised about skips. It was noted that funding was being sought for these to be replaced on Islay working through Re-Jig.
6. It was noted that the correct name for the Port Ellen Polling Station is RAMSAY MEMORIAL HALL.
7. A question was raised about the environmental wardens. It was agreed to suggest they work in pairs and take work strategically throughout Argyll & Bute. It was also agreed to pursue further the penalties imposed on offenders with the Scottish Executive.
8. The costs of collection of rubbish from business premises was raised. It was agreed to ask the Finance Department why a self catering business was charged for every house instead of as a single business.
9. A question was asked about the provision of disabled parking spaces in Port Ellen. It was noted that these would be marked out as soon as the white lining equipment was available on Islay.

## 9. PLANNING APPLICATIONS

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

1. **04/01386/OUT**  
Mr & Mrs Joachim Brolly. Outline. Residential development. Land at Torran Farm (north of the farm bungalow), Torran, Ford.

### **Decision**

Members resolved to grant planning permission as a 'minor departure' to adopted Development Plan policy, subject to:

- 1) the standard outline conditions and reasons:
- 2) the conditions and reasons set out in the report by Head of Planning dated 18 April, 2005.

2. **05/00058/OUT**

E.A.G. Turner. Outline Planning Permission. Site for the erection of three single storey dwellinghouses, Land at Upper Killeyan, The Oa, Port Ellen, Isle of Islay.

**Decision**

- 1) Members agreed that planning permission be granted subject to the standard outline planning conditions and reasons and the conditions and reasons contained in the report by Head of Planning dated 4 May 2005, subject to the prior receipt of confirmation from SEPA of their satisfaction that the applicant has successfully demonstrated that ground conditions are suitable for the foul drainage system for the development to be served by means of a total soakaway, or such other arrangement as may be acceptable to SEPA;
- 2) In the event that the application proves acceptable to SEPA in its current form, the Head of Planning be authorised to issue the decision notice;
- 3) In any other circumstance, the application be remitted to Committee for further consideration.

3. **96/01293/DET**

Proposed Variation of Section 50 Agreement. Planning permission 96/01293/DET – Erection of Dwellinghouse, Coultorsay, Bruichladdich, Isle of Islay.

**Decision**

Members agreed that Consent be given for the original Agreement under Section 50 of the Town and Country Planning (Scotland) Act 1972, as superseded by Section 75 of the Town and Country Planning (Scotland) Act 1997, to be amended as requested by the current landowner, to delete 1.3 acres of land in order to allow the sale of land for which planning permission has previously been granted.

**10. DELEGATED DECISIONS**

The Committee noted the decisions issued by the Director of Development Services dated 13 April 2005.

**11. GRANTS TO VOLUNTARY ORGANISATIONS**

The allocation for Education Development grants for this financial year for Mid Argyll, Kintyre & Islay is £23,642. The allocation for Leisure Development grants is £21,257.

**Decision**

The following grants were agreed on the usual terms and conditions.

Organisation	Total Project Cost	Amount of Grant	
		Education	Leisure
Total allocation		23,642	21,257
ABREEF	13,000		700
Campbeltown Brass	25,000	422	1,500
Columba Centre Islay (2)	4,000		850
Dalintober Millknowe Playscheme	3,900	1,300	
Dochas Fund (2)	1,024		500
Dunadd Camanachd	1,610		800
Elemental Arts	14,154		1,050
Finlaggan Trust	122,000	1,000	
Islay Arts Association	21,750		1,100
Islay and Jura Dolphins	5,000		730
Islay Master Swimmers Club	812		400
Islay Canoe Club	9,548		900
Isle of Jura Music Festival	11,000	500	500
Mid Argyll Round Table	3300	1300	500
Kilmartin House Museum (2 applications)	21,344	1,500	1,100
Kintyre Music Club	500		250
Kintyre Sheep Dog Trials	6,960		980
Kintyre Youth Enquiry Service	105,862	5,000	
Lanterns @ 10	13,190	1,046	520
Mid Argyll Music Festival	9,000		1,000
Mid Argyll Pipe Band	1,503	680	
Mid Argyll University of the Third Age	2,408	680	
Mid Argyll Youth Project	12,100	5,000	
Mull of Kintyre Music and Arts Association	69,870		2,750
Scottish Community Drama Association Kintyre District (1)	999		420

Scottish Community Drama Association Kintyre Argyll District	480		220
Special Educational Needs Parents Support Group	6,198	1,200	
Special Needs Support Group	5,835	1,200	
Tarbert Junior Gaelic Choir	5,410		750
Tarbert Lochfyne Yacht Club	3,000		690
Tarbert Music Festival Association	18,000		1,050
Tarbert Seafood Festival	9,400		1,050
Tayvallich Village Hall	17,096	750	
Totals	545,253	21,578	20,310

## Awaiting confirmation of POCSA compliance

Organisation	Total Project Cost	Total Requested 2004/2005	Recommendation	
Islay Natural History Trust	16,640	2,500	Awaiting confirmation of POCSA compliance	
Mid Argyll Cricket Club	2,500	1,500	Awaiting confirmation Of POCSA compliance	



## Referred or Refused Grants

Organisation	Total Project Cost	Total Requested 2004/2005	Recommendation	
			Education	Leisure
Islay Toy Library			Referred to	Childcare Partnership
Bruichladdich Village Hall			Referred to	Capital Grants
Bowmore Harbour Improvement Association	10,900	4,000	Referred to	Economic Development
Columba Centre Islay	6,000	3,000	Referred to	Childcare Partnership
Dalintober Millknowe Community Flat	16,277	2,000	Referred to	Social Welfare
Dunchologan Playgroup	4,000	2,000	Referred to	Childcare Partnership
Dochus Fund (1)	11,060	2,310	Refuse	
Third Age Group	6,800	3,400	Referred to	Social Welfare
Woodlands Centre Social Fund (1)	3,580	1,350	Referred to	Social Work
Woodlands Centre Social Fund (2)			Referred to	Social Work
<b>Total</b>	<b>58,617</b>	<b>18,060</b>		

(Reference – Report by Director of Community Services dated 4 May 2005)

**EXEMPT SECTION**

The Committee resolved in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the 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 13 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

**12. ENFORCEMENT 04/00167/ENFOTH**

This enforcement report relates to the unlawful display of a large, non-illuminated shop fascia advertisement across the front elevation of the 'Nickel & Dime Store', Kinloch Road, Campbeltown. This report addresses the issues raised, considers the proprietor's proposals for a smaller advertisement to replace the existing sign, and considers the enforcement implications of this breach of planning control.

**Decision**

- 1) It was agreed to authorise the service of an Enforcement Notice under Regulation 24 of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, requiring the removal of the sign with 28 days of the date when the notice takes effect, (which will be 28 days after the date of the service of the notice);
- 2) In the event of failure to comply with the requirements of the Notice, to authorise either direct action under Regulations 1984 to secure removal of the sign and the recovery of costs, or to refer the matter to the Procurator Fiscal as a prospective prosecution under Section 187(3) of the Town and Country Planning (Scotland) Act 1997.

(Reference – Report by Head of Planning dated 4 May 2005)

**ARGYLL AND BUTE COUNCIL****TOWN AND COUNTRY PLANNING****APPLICATION TO BE CONSIDERED BY THE MID ARGYLL, KINTYRE & ISLAY  
AREA COMMITTEE AT THEIR MEETING ON 8 JUNE 2005**

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

**Recommendation**

That planning permission be granted subject to the standard time limit condition and reason and the conditions and reasons contained in the report by Head of Planning dated 13 May, 2005.

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

**Recommendation**

That planning permission be granted subject to the standard time limit condition and the conditions and reasons specified in the report by Head of Planning dated 13 May, 2005.

This page is intentionally left blank

DEVELOPMENT SERVICES  
PLANNING APPLICATION REPORT  
MID ARGYLL, KINTYRE AND ISLAY

Local Member - Cllr. Alison Hay  
Date of Validity - 28.02.05  
Committee Date - 08.06.05

---

**Reference Number:** 05/00233/DET  
**Applicants Name:** Mr. G.W. Bruce  
**Application Type:** Detailed  
**Application Description:** Erection of Detached Dwellinghouse  
**Location:** Land between Village Shop/Post Office and O'Fish Shell, Ardfern

---

## (A) THE APPLICATION

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

- Erection of 4 bedroom detached dwellinghouse;
- Alteration and improvement of existing vehicular access.

### (ii) Other Aspects of Development

- Connection to public foul sewer;
  - Connection to public water main.
- 

## (B) RECOMMENDATION

It is recommended that planning permission be granted subject to the standard time limit condition and reason and the conditions and reasons attached.

---

## (C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This application relates to a plot between the B8002 and the shore in Ardfern, adjoined by the village shop/dwelling on one side and an industrial type building and yard occupied by a shellfish business on the other. There are dwellings on the opposite side of the road. The site also contains, by the shore, community septic tanks which serve the public sewerage system in Ardfern.

Planning permission was granted in 1996 for a dwelling on the site. Although this was not constructed, access and infrastructure works were carried out which constituted a meaningful start on the development thereby keeping the permission alive, and entitling the completion of the development without the need for a further permission. This is an application for an alternative house type on the same site. One objection has been received from the Craignish Community Council on the grounds that the design of the dwelling now proposed is inappropriate for the site.

The principle of the development of the site is in conformity with adopted and emergent local plan policy, and has been accepted by virtue of the previous permission, which remains capable of implementation. The sole consideration to address is whether the position and design of building is appropriate. The dwelling is a 1½ storey design, as previously, although it incorporates three wall head dormers on the front elevation rather than the two small dormers positioned on the roof in the previous approval. The overall ridge height of the dwelling increases by approximately a metre, although the dwelling now proposed has a reduced frontage width and is of similar footprint area to the original. Given the nature of its surroundings with an industrial building adjacent, and two storey wooden houses nearby on the other side of the road, given that the building exhibits traditional design characteristics in accordance with the Council's published design guide, I do not consider that the size and style of dwelling proposed is inappropriate to this village infill site.

*Angus J. Gilmour.*

Angus J Gilmour  
Head of Planning  
13.05.2005

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

**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 05/00233/DET**

2. The proposed access shall be formed in accordance with the Council's Highway Drawing No. G300 and shall have visibility splays of 90 metres in each direction from the centre line of the proposed access from a set back distance of 2.5 metres. Prior to work starting on site, these visibility splays shall be cleared of all obstructions over one metre in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over one metre in height to the satisfaction of the Planning Authority.

*Reason: In the interests of road safety.*

3. Prior to work starting on site, the details of the driveway and vehicle turning facility (to serve not only the dwelling but also tanker vehicles in servicing the community septic tanks within the curtilage of the site), shall be submitted to and approved in writing by the Planning Authority in consultation with Scottish Water. The details shall include dimensions, gradient, radii, sub-surface and surfacing materials of the access and turning facility, which shall be implemented in full in accordance with the duly approved details prior to the first occupation of the dwelling, and shall be retained in perpetuity without being gated or subject to other obstruction.

*Reason: In the interest of securing the proper servicing of the community septic tanks in the interest of public health and in the interests of road safety.*

4. Prior to the construction of the dwelling hereby approved, the height of the proposed ground floor level, relative to a fixed datum outside the application site, and details of existing and proposed levels in the form of contours at 0.5 metre vertical intervals, shall be submitted to and approved in writing by the Planning Authority. The development shall only proceed in accordance with the duly approved details.

*Reason: To ensure a minimum amount of under-building in the interest of visual amenity.*

5. The dwelling hereby approved shall be finished externally in a white wet dash render with a natural slate roof in accordance with the application details unless any variation thereof is agreed in writing in advance with the Council as Planning Authority.

*Reason: In order to secure an appropriate appearance in the interests of visual amenity.*

6. Development shall not be commenced until details of the scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
  - i) existing landscaping features and vegetation to be retained;
  - ii) location and design, including materials, of walls and fences;
  - iii) soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub, (which shall avoid planting over the length of the public sewer or the corridor required for the servicing of the community septic tanks).

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

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

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order(s) 1992, (or any Order revoking and re-enacting that Order(s) with or without modifications) no window or door or ventilation opening shall be inserted in the main south-western gable elevation of the dwelling.

*Reason : To protect the occupants of the dwelling from nuisance that could arise from the neighbouring business operations to the south west of the site.*

## **NOTE TO APPLICANT RELATIVE TO APPLICATION 05/00233/DET**

- Regard should be had to the consultation response from Scottish Water dated 06.04.05 (copy enclosed).
- You are advised to liaise with Scottish Water concerning their access requirements for tanker access for the purposes of community septic tank emptying, prior to the submission of details pursuant to the requirements of condition 3 attached to this consent.
- Foul drainage of the site shall be by means of separate systems for the disposal of foul and surface water.



**APPENDIX RELATIVE TO APPLICATION: 05/00233/DET**

**A. POLICY OVERVIEW**

Mid Argyll Local Plan (2<sup>nd</sup> Alteration) 1993

Policy HO 11: "The settlement of Ardfern is considered to be sensitive, where large scale or unsympathetic infill developments could have a detrimental effect on the existing landscape and servicing.

The Council has accordingly restricted new housing development to areas identified on the inset maps (*and this site lies within one of the identified areas for housing*) ... . Regard will be had to the principles set out in the Government's Planning Advice Note 36 when assessing all proposals within sensitive settlements."

Argyll & Bute Structure Plan 2002

Policy STRAT DC 1: "Development Within The Settlements – Encouragement shall be given, subject to capacity assessments, to development in the settlements as follows:

- A) – n/a
- B) – Within the Small Towns and Villages (*including Ardfern*) to development serving a local community of interest, up to and including medium scale development, on appropriate infill, rounding-off and redevelopment ....
- C) – n/a
- D) – Developments which do not accord with this policy are those outwith the above categories and urban bad neighbour developments which are essentially incompatible with the close configuration of other land uses found in settlements, or development which results in excessively high densities , settlement cramming ... ."

**B. OTHER MATERIAL CONSIDERATIONS**

**Site History**

In 1996, planning permission was granted for one dwellinghouse on this site under reference 95/05221/DET. Whilst this dwelling has not been constructed, work pursuant to the permission has been commenced (through the installation of services i.e. the foul drainage for the property and the formation of the means of access). The Council has previously accepted in writing that a meaningful start has been made, thereby implementing that permission and enabling the dwelling approved in 1996 to be completed at anytime.

A caravan, without consent, is situated on the site and is connected to the foul drainage system. It is assumed the caravan was placed to enable the permitted construction works to take place. However, as no building works are presently progressing, and on the assumption that it has been there for less than 10 years, it remains unauthorised.

The permitted dwelling is a 1½ storey detached gabled property which measures 11.3m x 7.7m and which is similar in proportion and design to the neighbouring village shop/dwelling. Its position is at an oblique angle to the road, with corners set back at 8 and 12m from the frontage of the site approximating to the same set back position as the neighbouring shop/dwelling. If completed it would involve a driveway width of about 3.5m within a gap of 5.5m between the dwelling and the boundary with the neighbouring shellfish business (O'Fish Shell), which was presumed to be sufficient for Scottish Water tanker vehicles to access the community septic tank near the shore which is situated within this plot.

The current application positions the house approximately the same set back distance from the road, although the oblique angle is less and it has a central forward projection set back 6m from the site frontage. If permitted this dwelling would be an alternative to the live 1996 permission. It would not be possible to build both given the similarity of their positions. The current application presently offers a 3m wide driveway within a 6m wide gap to the side of the dwelling.

**(i) Consultations**

- Area Environmental Health Manager (reports dated 04.04.05 and 14.03.05) – no objections subject to a condition to prevent any wall openings (windows, doors, or ventilation openings) on the gable wall of the house facing the shellfish business to protect the occupiers of the dwellinghouse from noise from the adjacent commercial premises.

*The earlier report expressed concerns about this proposal because of the relationship of the development to the business of O'Fish Shell and to the community septic tanks within the plot, both of which were recognised as "bad neighbours" in terms of noise (fixed refrigeration plant, other plant and vehicles) and community septic tank odours. It is mentioned that there is no specific protection in law against an action for nuisance simply by virtue of the fact of having been there first. These concerns have been discounted in view of the fact that the previously approved dwelling could be completed, and in essence this proposal is for an alternative version of the same.*

- Area Roads Manager (report dated 24.03.05) – no objections subject to an access condition.
- Scottish Water (letter dated 06.04.05) - In terms of connections to the public water mains and public sewage system Scottish Water do not object provided there are totally separate foul and surface water sewers. Both the applicants and Scottish Water are aware of the community septic tanks within the site, access to which is essentially a legal issue. It is however considered prudent to attach a condition requiring access to the site to be capable of taking a tanker in the interests of road safety.
- Scottish Environment Protection Agency (letter dated 20.04.05) – no objections provided foul drainage is connected to the public sewer.
- Craginish Community Council (letter dated 11.04.05) – states the Community Council unanimously expresses its reservations about this proposal considering the house :
  - to be too big for the plot;
  - the roofline too high;
  - the design not in keeping with the surrounding area;They also mention that access for Scottish Water tankers to service the village septic should be considered. They never-the-less do accept the principle of a house on this plot.

**(iii) Publicity**

The application has been advertised in the local press, and the period for representation expired on the 01.04.05. No representations have been received other than that from the Community Council.

**(iv) Further Information From the Applicant in response to the Community Council's objection.**

*Response to the house being too large:*

Currently there is a live consent for a dwelling with a footprint of 11.3m x 7.7m giving a footprint area of 87.01 sq m. The current proposal has a main footprint of 10.8m x 6.7m and a forward projection of 3.6m x 4m giving a total footprint area of 86.8 sq. m. – which is no larger. Importantly the width of the proposed house is 1m less than the approved house. The impact from the main road is less than approved dwelling and the shorter length must surely improve access to the community septic tank.

*Response to the house design not reflecting the surrounding architecture of its neighbours:*

With due respect there is little architectural merit in the buildings adjacent to the site. They comprise 1950's/60's Council style terraced housing (with UPVC windows), some of wooden

appearance; the O'Fish Shell two storey grey asbestos sheeted building; and the adjacent shop/dwelling, which is to a standard design white render and concrete roof tiles and large pivot style windows.

We have incorporated the more traditional architectural features of the rural surroundings by introducing a slate roof, white wet dash render and traditional timber windows. Our design is more in keeping with 'Eiridh-Na-Greine' located to the north, and also accords with designs contained in more recent permissions.

*Response to the concern over future access to the community septic tank:*

As previously advised this matter will be agreed with Scottish Water during the course of our application for drainage consent. There is no intention to obstruct access and the application allows for such access within the curtilage of the dwelling.

## (v) **Assessment**

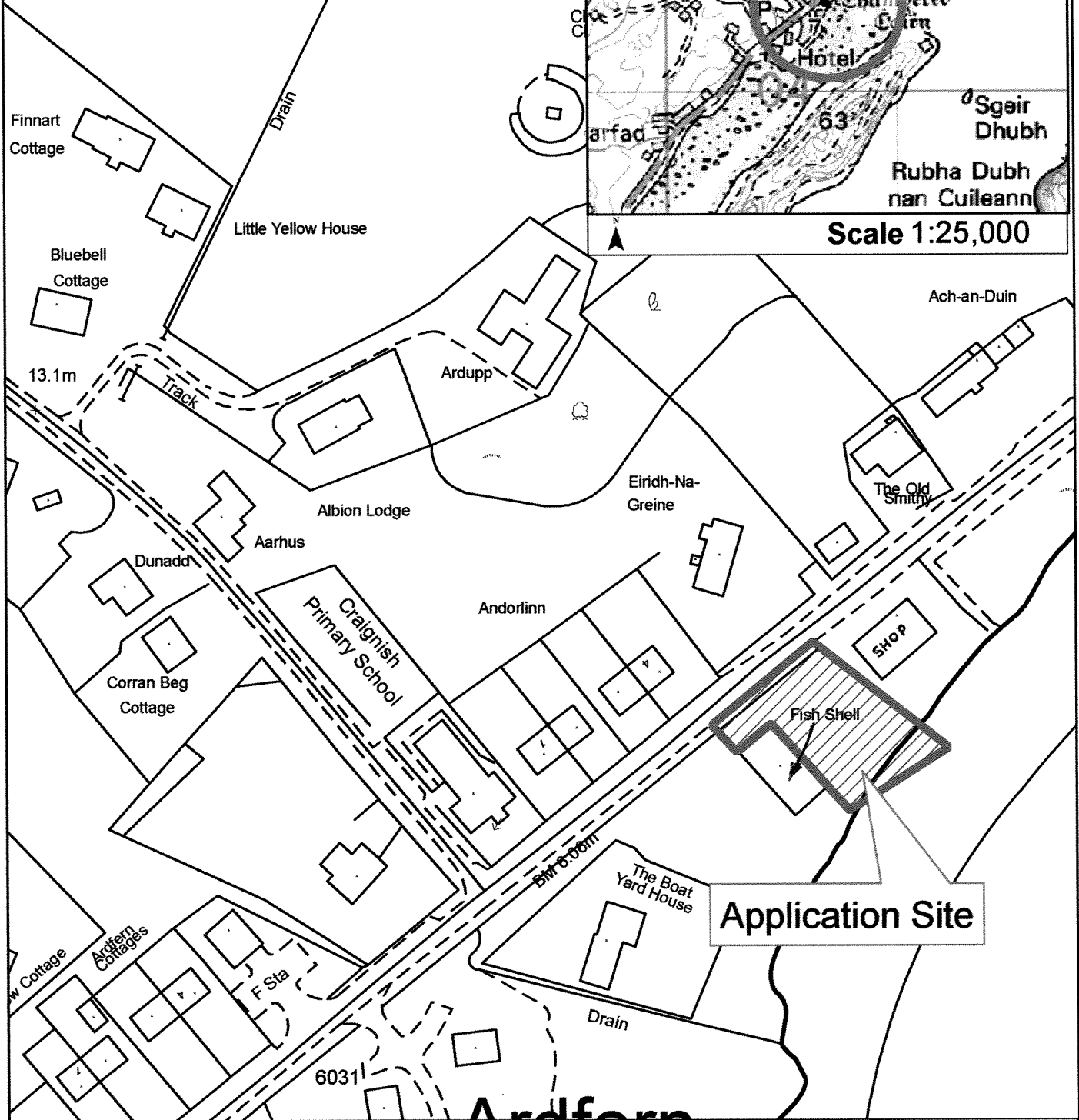
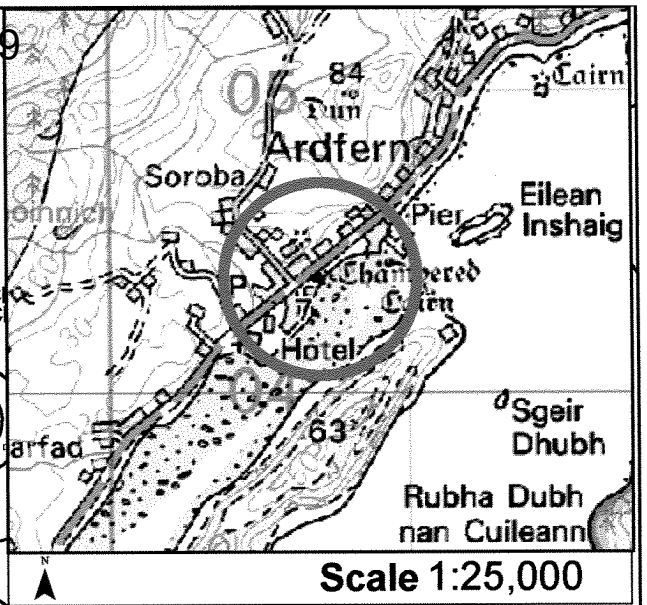
The comments about footprint size, mentioned above by the applicant, are correct. For the record however, they have omitted to mention that this proposal is for a 1½ storey dwelling with an eaves height of 4.1m and a ridge height of 8.0 m, which would be approximately a metre taller than the dwelling previously approved. Because of this greater height, despite being narrower, the dwelling will present a greater mass than the dwelling previously approved; the forward stairwell projection also contributes to this. In addition, as the dwelling has wall head dormers rather than dormers set into the roof slope as previously approved, the style of the dwelling is such that it has the appearance of being taller than the original, despite the fact that the difference in ridge height is actually not that great.

However, the scale of the proposed dwelling is less than the 2 storey wooden houses obliquely opposite, which by comparison on their slightly raised site, are dominant features in this part of Ardfern. In the context of this, and given the scale and appearance of the neighbouring O'Fish Shell large industrial style shed, I find the size of the property acceptable. Given that it is virtually in alignment with the side of the lower but large village shop/dwelling, its height has no adverse impact on the amenities of that dwelling. The plot is of sufficient size to provide adequate access turning, parking and private amenity space within the site.

When the application was first received, it included a row of three sets of French Doors on the ground floor loch-side elevation, and a full height external gable chimney stack; neither of which are traditional to this part of Scotland. The design has now been amended to exclude two sets of the French Doors and to have a gable mounted chimney with an internal flue. In addition, windows have been inserted into the side walls of the forward stairwell projection, satisfactorily breaking up the mass of those walls. Given the vertically emphasised timber windows with astragals, the barge boards, slate roof and white wet dash render, in conjunction with an overall design with a high pitched roof, with dormers, and gabled treatment, I now find the design to be appropriate.

It is essential for Scottish Water to be able to continue to service the community septic tanks, beside the shore within the curtilage of this plot. As these tanks are 29m from the site frontage (and the length of hose which the tankers have is only 30m) there is a need for the Scottish Water vehicles to enter and manoeuvre within the site. Whilst the safeguarding of access arrangements on private land are a matter between the sewerage authority and the owner, given the road safety benefits of enabling tank emptying to take place with the tanker of the highway, a condition requiring the site access to be constructed to a standard beyond normal domestic use is appropriate in this case.

This page is intentionally left blank



**Location Plan relevant to  
Application No 05/00233/DET**



N

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Argyll and Bute Council, License Number 100023388, 2005.



Date 18.05.05

Drawn by SG



Scale 1:1,250

This page is intentionally left blank

**Reference Number:** 05/00276/DET  
**Applicants Name:** Mr. Rory Day  
**Application Type:** Detailed  
**Application Description:** Use of land for Seasonal Tee Pee Campsite (involving erection of 3 Tee Pees and extension of existing building to provide associated office/toilets).  
**Location:** High Corranbeg, Ardfern

---

## (A) THE APPLICATION

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

- Use of land as a seasonal tee pee campsite (for the seasonal erection of 3 Tee Pees at any one time, involving a rotational use of 4 Tee Pee plots)
- Alterations to existing building involving an extension to it for associated office/toilets, and re-roofing.
- Installation of septic tank and soakaway.
- Upgrading of existing access, improvements to vehicular bridge (as necessary) and formation of parking and turning facilities within 2 locations within the site.

### (ii) Other Aspects Of Development

- Connection to private water supply.
  - Minor railway sleeper pedestrian bridge to one Tee Pee plot site
  - Minor works (infilling of pot holes and improvements to the drainage) of the private road access to the site.
- 

## (B) RECOMMENDATION

It is recommended that planning permission be granted subject to the standard time limit condition and the conditions and reasons specified in the report.

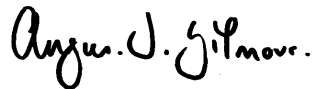
---

## (C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This application relates to part of a smallholding to the north of Corranbeg, Ardfern. The site currently contains a wooden bothy/store which is to become the focus of a low intensity seasonal campsite comprising three traditional North American tee pees, which are to be sited in a dispersed woodland setting. The location of the three tee pees will rotate through four defined plots and none will be erected out of season. The proposal also involves the provision of office and toilet/shower facilities for the business; this is to be provided in a 4.9m deep lean-to extension to the existing building.

The use of the land as proposed will not have an adverse impact locally nor on the landscape setting of Ardfern, and can be accepted in terms of current local plan policy. There are no objections to the application from consultees. One local resident and the Community Council have objected to the proposal, primarily on grounds of inadequate access and the need to consider the future of land on a more comprehensive basis. The Argyll and Bute Finalised Draft Local Plan 2005 includes most of the site in the proposed settlement boundary and within a Potential Development Area. The plan cannot however be accorded much weight at this point in the plan preparation process, as it is currently undergoing its final deposit period for public consultation purposes.

I do not consider that the nature of this development, by virtue of its seasonal low intensity use, not involving any significant permanent structures or infrastructure, should be considered prejudicial to the forthcoming plan or the future use or development of either this site or other adjoining land.



Angus J Gilmour  
Head of Development & Building Control  
13.05.05

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



**CONDITIONS AND REASONS RELATIVE TO APPLICATION: 05/00276/DET**

2. Prior to the use commencing, the private access within the application site and the land edged in blue on the application plan shall be constructed in accordance with a plan to be submitted to and agreed in writing in advance by the Council as Planning Authority in consultation with the Area Roads Manager.

*Reason: In the interests of highway safety.*

3. No development shall be commenced until the section of private road between its junction with the B8002 and the application site has been improved by means of infilling of pot holes and localised drainage works within the limits of the highway, in accordance with a plan to be submitted to and agreed in writing in advance by the Council as Planning Authority in consultation with the Area Roads Manager.

*Reason: In the interests of highway safety.*

4. Prior to the use commencing the details of the surface treatment of the means of access, parking and turning areas within the application site shall be submitted to and approved in writing by the Planning Authority. The means of access, parking and turning areas together with the bridging of the burn shall all be carried out in accordance with the approved drawings and these duly authorised details to the satisfaction of the Planning Authority.

*Reason : In the interests of highway safety and visual amenity.*

5. The use of the site shall be limited to three tee pees providing holiday accommodation and the occupation of the existing building as a bothy/store and for the provision of toilet/shower facilities. The tee pees shall be sited in accordance with the positions shown on the approved drawings.

*Reason: To accord with the application as submitted and in the interest both public health (in the context of the adequacy of the foul drainage arrangement) and visual amenity.*

6. No trees and shrubs within or overhanging the application site shall be lopped, topped, felled, lifted or removed without the prior written consent of the Planning Authority.

*Reason: To ensure the retention of the existing trees and shrubs in the interests of assimilating the development into its surroundings.*

7. The use hereby approved shall not commence until the operational campsite toilet/shower facilities, and associated foul drainage arrangements as required by condition 2 above, and an adequate drinking water supply have been brought into use to the satisfaction of the Council as Planning Authority.

*Reason: In the interest of public health and amenity.*

9. There shall be no occupancy of any tent/tee pee, or overnight occupation of the bothy on the site, at any time during the period 1<sup>st</sup> November in any one year through to the 31<sup>st</sup> March in the subsequent year, and no individual shall occupy the site for any continuous period of more than three calendar months. A register of persons using the site, showing dates of arrivals and departures shall be maintained by the Site Operator and shall be available at all reasonable times for inspection by officers of the Planning Authority. The tee pees shall be dismantled and stored within the bothy or off-site during the period in which occupation is precluded by virtue of this condition.

*Reason: To ensure the site is occupied in accordance with the consent and in order to preserve the amenity of the area.*

**Advice Notes:**

1. Prior to the operation of the Tee Pee Campsite, a separate Site Licence shall be obtained from the Council's Protective Services (contact 01546 604780). continued.....

2. Attention is drawn to the attached copy letter from Scottish Water dated 22.10.04 particularly concerning connection to the public water main.

**APPENDIX RELATIVE TO APPLICATION: 05/00276/DET**

**A. POLICY OVERVIEW**

Mid Argyll Local Plan 1985 (1st Alt. 1989)

Policy RUR 1

The Council will seek to maintain and where possible to enhance the landscape quality of Scenic Areas and within these areas will resist prominent or sporadic development which would have an adverse environmental impact.

## Policy RUR 2

Proposals for development in or affecting the Scenic Areas will require to be justified against the following criteria :

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

Policy TOUR 9A expresses the Council's commitment to investigate and identify opportunities within Ardfern for "tourism development and for conservation of the area's landscape and heritage resources."

## Argyll and Bute Structure Plan 2002

### "STRAT DC 1 – Development Within the Settlements

Encouragement shall be given, subject to capacity assessments, to development in the settlements as follows:

- A) – *irrelevant*
- B) Within the Small Towns and Villages (*this includes Ardfern*) to development serving a local community of interest, up to and including medium scale development, on appropriate infill, rounding-off and redevelopment sites; in exceptional cases large scale development may be supported.
- C) – *irrelevant*
- D) Developments which do not accord with this policy are those outwith A), B),and C) above and urban bad neighbour developments which are essentially incompatible with the close configuration of land uses found in settlements e.g. mineral extraction development or development which results in excessively high development densities, settlement cramming or inappropriate rounding-off on the edge of settlements.
- E) Developments in settlements are also subject to consistency with the other policies of the Structure/Local Plan."

### "STRAT DC 2 – Development within the Countryside around Settlements

- A) Within the Countryside Around Settlements encouragement shall be given to developments which accords with the settlement plan for the area; this includes appropriate small scale infill, rounding-off, redevelopment, change of use of building development .... In special cases, a locational need or exceptional circumstance may justify a development.
- B) Developments which do not accord with this policy are those outwith category A) above and development which will erode the setting of settlements or result in undesirable forms of ribbon development or settlement coalescence .....
- C) Developments are also subject to consistency with the other policies of *the Structure/Local Plan.*"

## **B. OTHER MATERIAL CONSIDERATIONS**

### **(i) Site History**

In January 1999 the Council raised no objections to an agricultural prior notification application (ref. 98/01828/PNAGRI) for a timber building, to be used as a storage shed and workshop in connection with the horticultural and agricultural activities undertaken within this registered agricultural unit.

In September 2004 the Council received a Change of Use Application 04/01880/COU which was withdrawn on the 17/02/05. The application was for the use of the land as a seasonal Tee Pee campsite (then for 4 Tee Pees). It was withdrawn to enable details of the proposed bothy extension to be included in the current application.

## (ii) Consultations

- Development Plans Officer (report dated 06.04.05) : The PDA remains in the Finalised Plan. The brief for it is for mixed density housing (predominantly low density) with provision for affordable housing. However, the use of this upper part of the PDA for a tourism related use on a seasonal basis is unlikely to conflict with the aims of the Finalised Local Plan as the upper area is considered less suitable for built development. The plans for a small scale tourist related facility would also appear consistent with the tourism policies of the adopted Mid Argyll Local Plan.
- Area Roads Manager: (report dated 01.03.05) : no objections subject to conditions ensuring that the private access road, from the B8002, be made safe i.e. pot holes, patching and minor drainage works to be carried out. It has been confirmed that these minor works can be undertaken within the limits of the existing private road. The applicants solicitor (Stevenson Kennedy Solicitors) in a letter dated 16.02.05 has stated "our client has no problems from a legal point of view in what he is proposing with regard to access maintenance".
- Head of Protective Services: no objections, but notes that a separate site licence will be required prior to the operation of the site.
- Scottish Water: no objections - advisory comments concerning connection to public water main.
- Scottish Environment Protection Agency (SEPA) (letter dated 21.03.05):
  - (a) Foul drainage. Their response recognised that the development which was originally for 4 Tee Pees was for a population equivalent greater than 15 which consequently required prior drainage investigative works before an opinion could be expressed. These have now taken place. *The results of the percolation test were poorer than hoped, but given that the population equivalent is now less with the number of Tee Pees down to 3, SEPA have advised that a Septic Tank solution with either secondary treatment or a mound soakaway would offer adequate protection.*
  - (b) Surface Water drainage. This should be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000.
  - (c) Crossing of watercourses. Avoidance of culverting necessary and details of bridging to be submitted. *The crossing of the burn has recently been submitted in the form of simple bridging, confirmed verbally by SEPA as being acceptable..*
- Cragnish Community Council (letter dated 05.04.05): "the Community Council has some concern over the granting of permission to make permanent, if only seasonal, this campsite which has been used unofficially without complaint for some years. Consideration should only be given in conjunction within the over all consultation on the PDA 12/15 and the AFA 12/10 in the Local Plan, and not granted in isolation."

*Comment : These Community Council comments centre upon the very issues of the planning assessment and are covered below in the Assessment Section (iv).*

## (iii) Publicity

A Section 34 and Article 9 (Vacant Land) Advert was placed on the 25.02.05; the publicity period expired on the 11.03.05. One additional letter of objection has been received in addition to that from the Community Council from Ms. Caroline R. Champion of Tigh-Na-Timbacardia, Ardfern (dated 06.04.05). Her points of objection are:

- The proposal will detract from the overall value of the place and my home.

*Comment: Value of property is not a material planning consideration.*

- The proposal will detract from the location's quiet rural tranquillity and environment.

*Comment: The proposal is for a limited specialist type of low-key camp-site which will not alter the overall character of the area to a degree which would warrant its refusal.*

- The Corranbeg track is not suitable for the additional traffic. There has already been a two vehicle accident in 2004 and the potential for further incidents will be greatly increased. Of more importance, the track is used regularly by children and animals placing them at a higher risk of injury or death. The track is unsuitable for volumes of traffic and the junction with the road through the village is dangerous and not easily improved.

*Comment : The Area Roads Manager has considered the highway implications and has no objections to this low intensity use .*

- Any permanent improvement to the surface of the Corranbeg track would be counter productive as it would remove an obstacle to further piece-meal development served by this private road.

*Comment: The Area Roads Manager has not required that the access to the site be surfaced as a consequence of this proposal.*

- This proposal will encourage further piece-meal development of little economic value, totally destroying the area's special atmosphere.

*Comment: This application has to be assessed on its own merits. It is a seasonal low intensity use compatible with its surroundings. Any other future developments would need to be considered separately in the light of the circumstances prevailing at the time.*

### **(iv) Assessment**

The proposal seeks to change the use of part of a registered agricultural small-holding (the relatively higher more northern part with overall measurements of 130 x 135 metres) into a specialist seasonal tee pee campsite. The area is extensive and covered, although not intensely, with broadleaf trees which contribute to the over-all character of the area. The higher area still, above the application site, was the subject of a Woodland Grant scheme many years ago.

This proposal specifies 3 scattered tee pees (reduced from 4 in the previous withdrawn application) in a wooded context which will not require the felling of any tree within the dispersed woodland within the site. The tee pees will be removed out of season, and will be rotated through 4 specified plots. Because of the existence of the trees and the carefully chosen locations of the 3 tee pees, the development will not be prominent from outside the application site, and the visual character of this wooded hill will not therefore be adversely affected.

The proposal has to be assessed in terms of its environmental impact in terms of the current policy context in the Mid Argyll Local Plan. Given that the proposal is for a small number of tee pees to be occupied on a seasonal basis only, and sited carefully so as to be scattered within the dispersed woodland, I consider that the proposal will not impinge on the overall visual characteristics of the area. The proposal entails two small parking areas (one next to the building for one car and the other beyond the burn concealed within the dispersed woodland for 4 cars). The tee pee plots themselves will be reached by footpath. I do not consider that the visual impact of either the tee pees, the minor car parking areas or the means of access will have an adverse impact on the locality.

The proposal seeks to diversify the operation of the small holding without any detriment to its existing uses. There is a small orchard (about ½ acre) within the remaining land, whilst the rest is pasture which has been given over to sheep grazing until recently. In terms of locational/operational need, the proposal assists in the diversification of this registered small

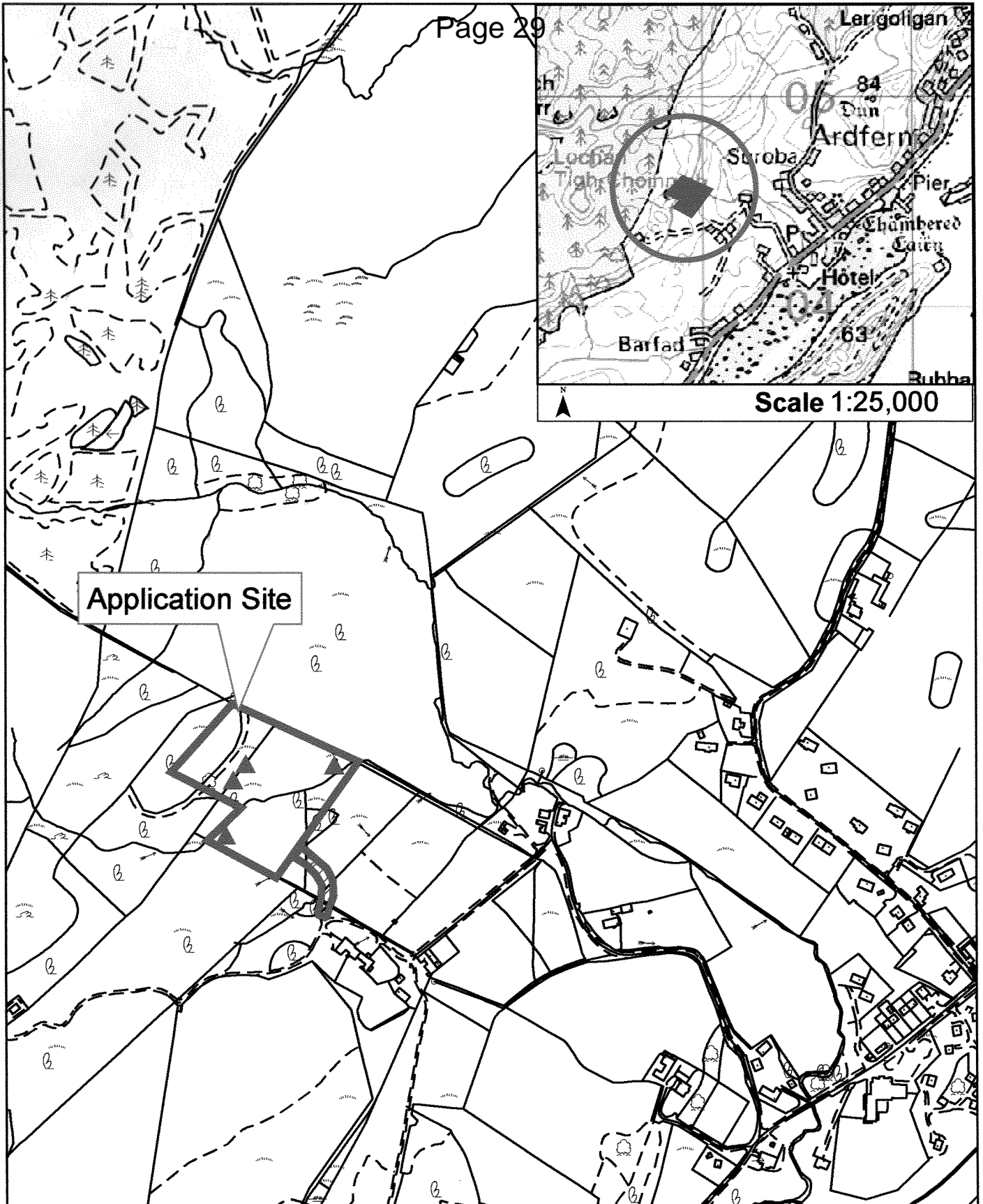
holdings in an acceptable manner. There will only be marginal economic benefit from this proposal to the local rural economy, but this benefit never-the-less accords with tourism policy TOUR 9A.

In conclusion, I find the proposal can be accepted against policies RUR 1 & RUR 2 of the adopted Local Plan.

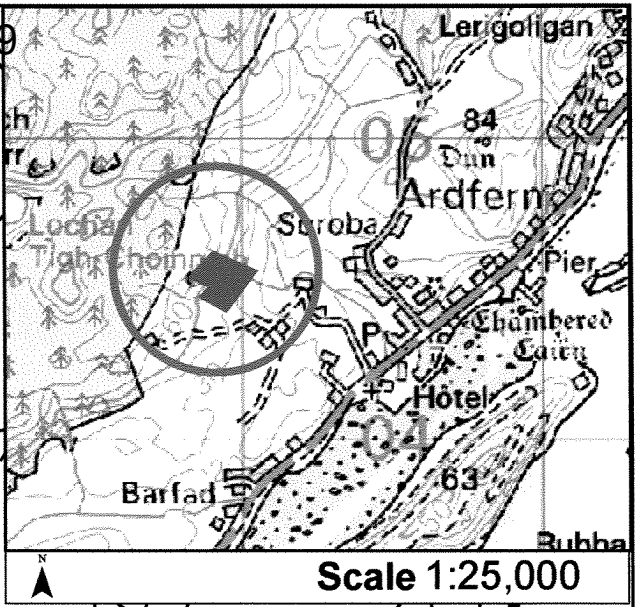
The draft Argyll and Bute Local Plan includes the bulk of the site within the proposed expanded settlement boundary for Ardfern, although the plan can only be accorded very limited weight as emergent policy as it is currently undergoing its final deposit period for public consultation purposes. The Community Council have commented upon the location of the site within a proposed Potential Development Area (PDA 12/15) and Area For Action (AFA 12/10). These designations are designed to ensure that any development of the said area is well organised, served and developed in an appropriate comprehensive manner appropriate to the area, should the need/demand arise.

Given that this proposal is (a) for the extreme northern part of the PDA/AFA area, furthest removed from the means of access and existing settlement, its use in the manner applied for will not adversely limit the ability to develop the remainder of the area; and (b) given that the development is primarily for a use involving temporary structures rather than permanent buildings, it is equally considered that the development does not prejudice the application site from being developed in the future in some other manner, either on its own or in conjunction with adjoining land within the PDA. I accordingly consider that the proposal would not prejudice the future development of land as envisaged by the designation in the emergent local plan.

In relation to both plans, there is an existing timber bothy/store within the wooded area which is to be retained and extended in a modest way by 8 x 5m. This aspect of the proposal is acceptable and will have no visual implications outside of the site. The details of the secondary treatment or mounded soakaway to a proposed septic tank will equally have no environmental impact and can be resolved by condition.



Application Site



Scale 1:25,000

### Location Plan relevant to Application No 04/01880/COU



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Argyll and Bute Council, License Number 100023368, 2005.

Date 23.03.05

Drawn by SG



Scale 1:5,000

This page is intentionally left blank



---

**ENFORCEMENT NOTICE APPEAL 01/00079/ENFOTH  
UNAUTHORISED DWELLING  
'THE ROCK', LUNGA, ARDFERN**

---

**(A) INTRODUCTION**

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

**(B) BACKGROUND**

In September 2001, following a deemed assessment of unauthorised development, the Council served an Enforcement Notice in respect of a dwelling constructed without planning permission on elevated ground above Lunga House, Ardfern. This notice required the demolition of the structure within 6 months, and the removal of the access and reinstatement of the land within 8 months of the Notice taking effect.

In the event, the owner/occupiers of the property lodged an appeal against the Notice on the grounds firstly, that permission ought to be granted, and secondly, that the period for compliance was unreasonable. Following notification by the Scottish Executive of their intention to hold a public local inquiry into the circumstances of the case, the appellants sought agreement for the appeal proceedings to be sisted in order to allow them an opportunity to relocate and to comply voluntarily with the terms of the Notice. Despite several successive periods of sist being allowed by the Scottish Executive between 2002 and 2005, ultimately, in the absence of any tangible progress being made by the appellants, the matter was brought to a conclusion by means of a public local inquiry held in March 2005.

**(C) THE APPEAL DECISION**

The Scottish Executive's appeal decision was issued on 4<sup>th</sup> May 2005. In summary, whilst the requirements of the Notice for the dwelling to be demolished, the access to be removed and the land to be reinstated has been upheld. However, the period for compliance with the Notice has been varied by the Reporter, in order to allow a further 3 years in which to effect compliance.

It is appropriate to have regard to key points raised in the Reporter's decision in this case, as these have implications for the future steps the Council ought to consider in its response to unauthorised development elsewhere on the Lunga Estate. Those points are as follows:

- The development was found to be contrary to adopted Structure Plan Policy DC 8 in that it had damaging consequences for the scenic features of an important coastal landscape.
- The development was found to be contrary to adopted Local Plan Policies RUR 1/RUR 2 in that it had an adverse environmental effect upon the designated Knapdale/Melfort Regional Scenic Area. It was also found to be deficient in terms of access and servicing.
- There was no justifiable locational/operational need which might merit an exception being made to normal policy considerations. Regardless of social/employment connections which the appellants had with the locality, there was no need to reside on this particular site. Similarly, although an acknowledged problem locally, the lack of affordable housing could not amount to a locational need in support of the application.

- There was no economic reason for supporting an exception to normal policy considerations. Although the appellants were employed locally, working in an environmentally sensitive area is not generally seen as producing economic benefit on such a scale as to justify building a house in that area.
- The development is not supported by the draft local plan. Although it can only be accorded limited weight as an emerging expression of policy, this indicates that there is potential for further development at Lunga, but that it should avoid the sensitive coastal strip and higher land.
- The government's Planning Advice Note 72 sets out relevant design principles. It was concluded that the site was too prominent in the landscape, and that the design and finishes of the building were of too low quality to accord with this advice.
- It is evident that there are many other unauthorised developments at Lunga, and that this is the first enforcement case. However, as the building is the most elevated and prominent, and has a more permanent appearance than most of the others, the actions of the Council should not be fettered by its previous inaction in respect of those other sites.
- The retention of the appeal property would set an undesirable precedent which could encourage others to carry out similar unauthorised development, which if in inappropriate locations, would cumulatively have a severe landscape impact.
- The possibility of a conditional consent requiring improvements to the appearance of the structure was considered but was not deemed appropriate in view of the landscape impact of the site. Similarly, the option of a personal permission was discounted, since other people in similar circumstances could then be in a position to argue for similar conditional consents.
- In terms of Human Rights, it was noted that the Council had been patient in agreeing to a long delay in enforcement proceedings, that the action taken was not disproportionate, and that there had not been unreasonable interference with the right for respect to a home.

In dismissing the appeal, the Reporter elected, however, to vary the notice in terms of its compliance period extending it from 6-8 months to 3 years. The reasoning behind this repays careful consideration, and is reproduced in full below:

*"I have noted your evidence about being unable to raise funds to remove the house within the period stipulated in the notice. Extending the compliance period would have other benefits. It would provide more time for you to explore alternative housing options, for the landowner to consider how the estate might be developed, and for the council to make important decisions on its attitude to unauthorised development at Lunga, and affordable housing in the Craignish peninsula and elsewhere. In my opinion a period of three years should allow all parties sufficient time to deal with these matters. It is uncommon to allow a period as long as this for compliance with an enforcement notice. However, the circumstances of the case are unusual and I am satisfied that a 3 year period is justified in this instance".*

#### **(D) FURTHER ACTION**

As acknowledged by the Reporter, there has been a long history of unauthorised habitation in makeshift accommodation at Lunga over the past 30 years or so. With the exception of the current case there has not been enforcement action taken by the Council, which has firstly, allowed some of the older developments to become lawful by virtue of the passage of time, and which secondly, has encouraged would-be developers to become bolder in their selection of sites and the permanence of their constructions. One of the reasons given by the Reporter in allowing three years for compliance is to afford the Council an opportunity to decide how to respond to other unauthorised developments on the Estate, and it is now incumbent on the Council to review its stance in this regard.

From information previously supplied by the landowner, it is evident that there are around fifty sites on the Lunga Estate which are occupied by caravans, chalets or a combination of the two. Of these, some will have become lawful by virtue of the fact that sites have been occupied without challenge for a period of in excess of ten years, due to the effect of Section 124 of the Town and Country Planning (Scotland) Act 1997 1990, which imposes a statutory time limit on enforcement proceedings; whilst

other sites will remain actionable. Of the latter, some sites may be suitable for replacement by legitimate dwellings of appropriate design, subject to infrastructure and access arrangements being suitable. However, the short-term tenancies on offer do not encourage occupiers to consider making their sites more permanent, due to the inability to raise mortgage finance in these circumstances. Other sites are unacceptable in landscape or environmental terms, and would merit caravans/chalets being removed, or perhaps relocated to more appropriate locations. There is therefore a need to establish a co-ordinated strategy which will identify those sites which are potentially actionable, which will determine an appropriate response to such sites, and which will lead to enforcement action in those cases where this is the appropriate remedy.

It is clear that such a concerted approach would be very resource intensive, particularly given that any enforcements would be likely to be contested on appeal, which would result in further public inquiries; each of which would be a time consuming case. Given the existing planning workload being handled by the Mid Argyll, Kintyre and Islay Area Office, it is clear that sufficient resources could not be brought to bear to address this complicated issue, without serious consequences for the effectiveness of the remainder of the planning service. Indeed, the scale of the problem has probably one of the main reasons why the ongoing breaches of planning control on the Estate have never been adequately addressed in the past.

Having regard to the Reporter's comments, I consider that the outcome of this appeal should now prompt the Council to establish a firm response to unauthorised development on the Estate. Failure to do so will only perpetuate the uncertainty affecting many of the occupants, and will encourage uncontrolled development to continue unchecked. Having regard to available resources, the most appropriate approach would be to seek to employ consultants to work with the Area Office staff, the Council's Development Policy team, and housing and roads staff, to devise an enforcement strategy for the Estate within a fixed timescale. In view of the publication of the 'Argyll and Bute Finalised Draft Local Plan 2005', which establishes a development framework for the Estate for the forthcoming years, it would be an appropriate point to seek to engage the landowner in this process so that development opportunities could be addressed, along with opportunities for affordable housing in the Ardfern/Lunga area, at the same time that actionable breaches of control are being remedied.

**(E) RECOMMENDATION**

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

**(F) IMPLICATIONS**

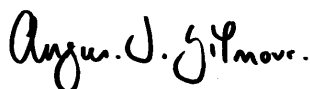
Policy: None

Financial: The employment of consultants would involve expenditure of less than £10,000 which could be met from the Planning Services revenue budget.

Personnel: None

Equal opportunity: None

Legal: None



Angus J Gilmour  
Head of Planning  
12.05.05

**Author and contact officer:** Richard Kerr Area Team Leader – Development Control 01546 604080

**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 Principal,  
PNAGRI Prior Not. Agriculture,  
PNDEM Prior Not. Demolition,  
PNELEC Prior Not. Electricity,  
PNFOR Prior Not. Forestry,  
PNGAS Prior Not. Gas Supplier,  
PREAPP Pre App. Enquiry,  
REM App. of Reserved Matters,  
TELNOT Telecoms Notification,  
TPO Tree Preservation Order,  
VARCON App. for Variation of Condition(s),  
WGS Woodland Grant Scheme Consultation*

*Decision Types*

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

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00819/NMA	Mr And Mrs Robert Black  Ardannach 3 Hutcheon Court Campbeltown Argyll PA28 6TE  Removal of balcony and one window relative to consent 02/00381/DET - Erection of extension	20/04/2005	11/05/2005	NOO
05/00802/NMA	David Eaton  Land West Of Glenramskill Cottages Glenramskill Campbeltown Argyll PA28 6RD Amendment to roof elevations, addition of window on West elevation and addition of car port on South elevation - relative to consent 03/02316/DET - Erection of dwelling house	15/04/2005	05/05/2005	NOO
05/00781/CPD	Argyll And Bute Council  Whitegates School Whitegates Road Lochgilphead Argyll PA31 8SY Installation of oil storage tank	14/04/2005	25/04/2005	PDD
05/00757/DET	Mr And Mrs Hadley  Bruach Slockavullin Kilmartin Lochgilphead Argyll PA31 8QG  Retrospective erection of extension to existing dwelling	13/04/2005	26/04/2005	PER
05/00725/DET	Mrs E. Spanswick  Claddach Portnahaven Isle Of Islay PA47 7SY  Extension to dwellinghouse	06/04/2005	28/04/2005	PER
05/00705/PNELEC	SSE Power Distribution  Overhead Line Port Ban Caravan Site Kilberry Tarbert Argyll  Erection of 11kv overhead line	06/04/2005	22/04/2005	NOO
05/00688/NMA	L And A Mackay Limited  Craigfasgdh Tayvallich Lochgilphead Argyll PA31 8PL  Non-material amendment to location of proposed dwelling house relevant to consent 04/00840/DET - Demolition of existing garage and shed, erection of dwelling house, garage,	04/04/2005	21/04/2005	NOO
05/00686/DET	Per H.B Carstens  Cuildrynoch House Carse Tarbert Argyll PA29 6YB  Extension to dwellinghouse	04/04/2005	12/05/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00642/NMA	Mr And Mrs J Hunt  Dunolla Barmore Road Tarbert Argyll PA29 6TT  Non material amendment to fenestration details relative to consent 03/00844/DET - Erection of conservatory and sunroom	30/03/2005	22/04/2005	NOO
05/00634/DET	Andrew Gemmell  Ifferdale Farm Saddell Campbeltown Argyll PA28 6QZ  Erection of conservatory	01/04/2005	21/04/2005	PER
05/00613/NMA	Scottish Water  The Ard Grazing Ground South Of A846 Port Ellen Isle Of Islay Non material amendment - reprofiling of land and erection of new building to accommodate inlet works and balance tanks relative to consent 04/01282/DET - Construction of waste	29/03/2005	05/05/2005	NOO
05/00589/DET	Mr And Mrs P Holt  Glasvaar Cottage Ford Lochgilphead Argyll PA31 8RJ  Extension to dwelling house	06/04/2005	11/05/2005	PER
05/00584/DET	Qinetiq Ltd (K. Oliver)  Calibration Range MOD Calfac Port Na Chru Skipness Tarbert Argyll PA28 6XG Installation of second calibration equipment cabin to permit parallel running for 6 months	21/03/2005	21/04/2005	PER
05/00566/ADV	L. Stewart  1A Longrow Campbeltown Argyll PA28 6ER  Non illuminated fascia sign	21/03/2005	25/04/2005	PER
05/00546/LIB	Mr And Mrs MacDonald  Flat 00B 11 Union Street Campbeltown Argyll PA28 6HX  Installation of replacement windows	18/03/2005	09/05/2005	PER
05/00510/DET	Mr And Mrs W. Scott  19 Brucehill Tarbert Argyll PA29 6TG  Extension to dwelling house	14/03/2005	22/04/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00505/DET	Mr And Mrs Brian Fox 3 Moy Holding Campbeltown Argyll PA28 6PF Extension to dwellinghouse	14/03/2005	21/04/2005	PER
05/00498/DET	Rebecca Barker 6 Upper Achagoyle Minard Inveraray Argyll PA32 8YF Extension to dwelling house	11/03/2005	06/05/2005	PER
05/00475/DET	M And K MacLeod Plot 10 Barrmor View Kilmartin Lochgilphead Argyll Erection of 2 bedroom detached dwelling	09/03/2005	28/04/2005	WDN
05/00473/DET	Peter Lykke Didichsen Lochorodale Cottage Campbeltown Argyll Extensions to dwelling	09/03/2005	28/04/2005	PER
05/00472/OUT	John MacEachern Land West Of Fire Station Back Road Port Ellen Isle Of Islay Site for the erection of a dwellinghouse	09/03/2005	09/05/2005	PER
05/00470/NMA	P Brown Capstan Achnamara Lochgilphead Argyll PA31 8PT Amendment to fenestration and panel details relative to 04/00836/DET- Demolition of 3 bed holiday chalet and construction of new 3 bed holiday cottage.	09/03/2005	25/04/2005	NOO
05/00466/DET	Prof P And Dr K Barrar Old Lodge, Claonaig Skipness Tarbert Argyll Erection of dwelling house and siting of septic tank	08/03/2005	03/05/2005	PER
05/00460/DET	Malcolm Cook 49 Lime Craigs Road Campbeltown Argyll PA28 6JT Erection of detached garage	08/03/2005	21/04/2005	PER



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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00446/DET	Mrs Irene McMorrin Plot B Land East Of Coultorsay Bruichladdich Isle Of Islay Erection of single storey dwellinghouse	07/03/2005	05/05/2005	PER
05/00445/DET	Ross MacMillan And Shona Ramsay Plot A Land East Of Coultorsay Bruichladdich Isle Of Islay Erection of a single storey dwellinghouse	07/03/2005	05/05/2005	PER
05/00439/DET	Scottish Water Pumping Station 1 Shore Street Port Charlotte Isle Of Islay Construction of a layby to serve proposed permitted pumping station	07/03/2005	25/04/2005	PER
05/00430/COU	L Stewart 1 Longrow Campbeltown Argyll PA28 6ER Change of use from class 1 (retail) to class 2 (office)	04/03/2005	21/04/2005	PER
05/00429/LIB	L Stewart 1 Longrow Campbeltown Argyll PA28 6ER External alterations associated with conversion of shop to office	04/03/2005	21/04/2005	PER
05/00409/DET	Diageo Plc Lagavulin Distillery Lagavulin Port Ellen Isle Of Islay PA42 7DX Provision of disabled access ramp to visitor centre	17/03/2005	03/05/2005	PER
05/00401/OUT	Mr And Mrs Semple Land North East Of Callglen Southend Campbeltown Argyll Erection of a dwellinghouse	02/03/2005	22/04/2005	PER
05/00387/DET	Isle Of Gigha Heritage Trust Isle Of Gigha Post Office Isle Of Gigha PA41 7AA Replacement of existing fuel installation	11/03/2005	10/05/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00380/DET	Mr And Mrs Bell 5 An Creagan Place Port Charlotte Isle Of Islay PA48 7UF Installation of oil tank and boiler	28/02/2005	26/04/2005	PER
05/00371/DET	M And K MacLeod Ltd Plot 5 Achnabreac Lochgilphead Argyll Erection of dwelling house and siting of septic tank	28/02/2005	25/04/2005	PER
05/00370/DET	Ellis McKinnon Plots 1 And 2 Land North Of Low Drumore Bellochantuy Campbeltown Argyll Erection of two attached garages	21/03/2005	25/04/2005	PER
05/00359/DET	D Black 9D Church Terrace Back Road Tarbert Argyll PA29 6UR Siting of 1200 litre gas tank (2m long x 1m wide x 1.1m high)	09/03/2005	22/04/2005	PER
05/00347/DET	The Royal Bank Of Scotland 47 Frederick Crescent Port Ellen Isle Of Islay PA42 7DN Installtion of external task light and form external ramp to give level access to comply with Disability Discrimination Act	24/02/2005	21/04/2005	PER
05/00328/OUT	E P Bowden-Smith Land South East Of Barrichbeyan Ardfern Lochgilphead Argyll Erection of dwelling house and commercial workshop	01/03/2005	29/04/2005	PER
05/00310/DET	Mr And Mrs John Campbell Lagavurich Kilkerran Road Campbeltown Argyll PA28 6RB Proposed extension and alterations to dwelling house including erection of timber decking and garage	01/03/2005	05/05/2005	PER
05/00299/DET	Miss Annie Roddick 55 Lochnell Street Lochgilphead Argyll PA31 8JL Erection of satellite dish	01/03/2005	27/04/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00278/DET	Ms E Baird  Achnaglach Farm Campbeltown Road Tarbert Argyll  Demolition of existing sheds and erection of two dwelling houses	17/02/2005	03/05/2005	PER
05/00271/DET	David Dutton  Land To The East Of Dalsmirren, Glen Breackerie Southend Campbeltown Argyll Erection of a single dwellinghouse	16/02/2005	21/04/2005	PER
05/00248/LIB	Archie MacTaggart  (Mactaggart) Shore Street Port Charlotte Isle Of Islay PA48 7TR Internal alterations to dwelling	14/02/2005	18/04/2005	PER
05/00228/DET	Mrs M McColl  24 Shore Street Bowmore Isle Of Islay PA43 7LB  Window and door replacement	09/02/2005	11/05/2005	PER
05/00223/NMA	NAG Clydesdale Bank  Clydesdale Bank Plc Poltalloch Street Lochgilphead Argyll PA31 8LL Non material amendment relative to 03/02048/DET - repositioning of steps	24/01/2005	22/04/2005	NOO
05/00202/OUT	Archibald Armour  Land South West Of Killarow Farm Kilkenzie Campbeltown Argyll Site for the erection of a dwelling house	24/02/2005	22/04/2005	PER
05/00194/DET	Airwave Mmo2 Ltd  Land At Am Buachille Inveraray Argyll  Extend deployment of temporary telecommunication mast, cabin, antennae and ancillary equipment for additional period	07/03/2005	22/04/2005	PER
05/00152/LIB	HBOS Plc  Bank Of Scotland Church Square Inveraray Argyll PA32 8TZ  Lower ATM, provide handrails, nosings to steps and automatic door to comply with Disability Discrimination Act	28/01/2005	27/04/2005	PER

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
05/00065/LIB	Amanda Ellila  Rosemount Low Askomil Road Campbeltown Argyll PA28 6EP Repair and renew roof and guttering, and paint rendering/windows	16/02/2005	09/05/2005	PER
05/00029/OUT	Patrick Barker  Land South Of Caoruinn High Airs Carradale Campbeltown Argyll Erection of a dwelling	28/01/2005	12/05/2005	PER
04/02546/DET	ATNOP Ltd  Land South Of Nurses Cottage Kilmartin Lochgilphead Argyll  Erection of 4 dwelling houses and service road	14/01/2005	28/04/2005	PER
04/02518/DET	Ms Rosanne Goodwins  Land North West Of Corputechan Farm Bellochantuy By Campbeltown Proposed erection of a dwelling house, installation of a septic tank and siting of a temporary caravan	22/12/2004	12/05/2005	PER
04/02411/DET	Mr And Mrs D. Rees  Land West Of Kilchattan Primary School, Upper Kilchattan Isle Of Colonsay Erection of dwelling house and installation of septic tank	08/12/2004	21/04/2005	PER
04/02331/MFF	The Crown Estate  Lighthouse Of Scotland Strondoir Bay Fish Farm Stronachullin Ardrishaig Lochgilphead Argyll Installation of barge and feed management systems	29/11/2004	11/05/2005	NOO
04/02330/MFF	The Crown Estate  Fish Farm Meall Mhor Tarbert Argyll  Installation of barge and feed management systems	29/11/2004	11/05/2005	NOO
04/02328/MFF	The Crown Estate  Fish Farm Camas Na Ban-Tighearna, Loch Fyne Tarbert Argyll  Installation of barge and feed management system	29/11/2004	11/05/2005	NOO

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

<b>App No</b>	<b>Applicant name, address and proposal</b>	<b>Valid date</b>	<b>Decision date</b>	<b>Decision</b>
04/02127/DET	Scottish Water  Land Opposite Tigh A Chuain West End Port Charlotte Isle Of Islay Re-profiling of land to accommodate sewage treatment works with new access lay-by and ancillary development	26/10/2004	21/04/2005	PER
04/02006/OUT	D J D Dixon And Sons  Land North West Of Barmolloch Farm Kilmichael Glassary Lochgilphead Argyll Erection of a dwelling house	06/10/2004	26/04/2005	PER
04/01612/OUT	J. McCorkindale And Sons  Land North East Of Coledrain Farm Plot 5 Machariorch Hill Southend Campbeltown Argyll Erection of dwelling house, new access and installation of septic tank	22/11/2004	05/05/2005	PER
04/01609/OUT	J. McCorkindale And Sons  Land North West Of Coledrain Machariorch Hill Southend Campbeltown Argyll Erection of one dwelling house and installation of septic tank and soakaway at plots 3 and 4	22/11/2004	05/05/2005	PER
04/01582/DET	B B Timber Ltd  Land East Of Loch Garasdale Tayinloan Tarbert Argyll  Erection of boathouse to provide holiday accommodation for use during summer months only and installation of septic tank and soakaway	10/08/2004	21/04/2005	PER
04/01160/LIB	Alex Jordan And Christina Askews  Old Church Skipness Tarbert Argyll PA29 6YG  Alterations to former church in connection with conversion to dwelling house	18/06/2004	05/05/2005	PER

This page is intentionally left blank

---

**ARGYLL & BUTE COUNCIL****MID ARGYLL, KINTYRE AND ISLAY AREA****OPERATIONAL SERVICES****COMMITTEE****WEDNESDAY 8<sup>th</sup> JUNE 2005**

---

---

**REVIEW OF PIERS, HARBOURS AND FERRIES**

---

**1. PURPOSE**

To inform members of the Review that has been issued for consultation.

**2. RECOMMENDATIONS**

It is recommended that members note the contents of the review and formulate a response to the specific proposals contained within the document. The return date for this response is 30<sup>th</sup> June.

**3. DETAIL**

In April 2004, a paper was submitted to the Strategic Policy Committee outlining the need to review the operation of the Council owned ferry services. This review was undertaken in April and May 2004. At the same time the Value for Money review on Ferries was carried out, it was confirmed that a Strategic Review of the Piers and Harbours should also be undertaken incorporating elements of the previous ferry review. This Review was approved at SPC on 5 May and issued for consultation on 16 May with a return date for responses of 30 June. The responses will be collated and a report submitted to the SPC in late summer/early autumn.

**4. IMPLICATIONS**

- 4.1 Policy – The effect on Policy cannot be determined until the conclusion of this Review.
- 4.2 Financial - None at present.
- 4.3 Personnel – None at present
- 4.4 Equal Opportunities – None
- 4.5 Legal – None at present

For further information, please contact Martin Gorrings (Tel: 01546 604888).

Stewart Turner  
Head of Road and Amenity Services  
8<sup>th</sup> June 2005

This page is intentionally left blank





**Review of Piers, Harbours and Ferries**

## **Executive Summary**

The Review of Piers, Harbours and Ferries has been carried out to ensure that there will be improvements for the benefit of the service and that of its customers.

It is hoped that once the improvement actions and additional consultation has been undertaken that it will establish a piers, harbours and ferry service that provides best value to both the customer and client. Furthermore, the income streams to the Council will be both increased and channelled into the maintenance of our facilities.

The review was undertaken by applying the four key principles of Best Value – Consult, Compare, Challenge and Compete.

Consultation has already been carried out with neighbouring authorities and other relevant bodies to establish their custom and practice in marine issues particularly with regard to the collection of berthing dues and fish landing income.

Additional consultation still needs to be undertaken especially with Caledonian MacBrayne, the Clyde Fishermen's Association, Mallaig and North-West Fisherman's Association, Waverley Excursions, the Ministry of Defence and other relevant bodies.

Comparisons in the collection of berthing dues and fish landing dues have been made with neighbouring authorities and although different strategies were employed they were not significantly more efficient. The mechanism of composite rates is used in the Highland Council and in the Western Isles and whilst the administration charges are substantially reduced they still under recover.

Competition has been considered and this element may be appropriate particularly when applied to the provision of the ferry service.

The principle of challenging our approach has resulted in the consideration being given to the apportionment of costs within the piers and harbours budget and establishing a way forward for the ferry services.

Based on the consultation comparison and challenge aspects of the Review, which have already been undertaken, an appropriate way forward for the marine element of service delivery in Roads and Amenity has been considered. Further consultation is required to allow the relevant stakeholders to comment on the proposed service delivery for marine issues. The marine service consultation document deals in turn with Harbours; Piers/Income generation and then ferries. The Report describes the various major features within each element of the service and then provides the stakeholder with a proposal and various questions on which we seek comments.

An improvement action plan following this consultation will be produced and when these actions are completed then it should be expected that there would be measurable improvements in service delivery within the next few years.

## Index

	Page No.
Executive Summary	2
Introduction	5
Harbours	6
Piers	8
Ferries	12
Appendix A – Location Map and List of Piers, Harbours and slips	21

## **Piers, Harbours and Ferries Review**

### Introduction.

The Council's Transportation Strategy "Access the Future" recognises that in Argyll and Bute that transport plays a key role. It states:

"The importance of transportation to the economic and social life of Argyll and Bute cannot be over emphasised. Without such links, modern living with its interdependence on supplies and services would be impossible; opportunities for employment would disappear and migration of the most economically active sections of the community would be inevitable."

It goes on to assert that:

"...if future generations are to be able to travel with any degree of ease to locations within Argyll and Bute, significant investment is required to maintain and upgrade the existing infrastructure."

The review of the marine operations requires to be strategic which means that it is centred around corporate service delivery. It has been recognised that the way in which this service is delivered may not meet the key objectives of best value.

Accordingly the main strategic issues for this Review are:

- Appropriate maintenance and management techniques for our piers and harbours and how the Council can increase the income for future investment and maintenance work.
- The provision of ferry services and the level to which the Council should be involved in this service delivery.

## **Harbours**

The principal harbours in Argyll and Bute are Campbeltown, Rothesay and Oban. There are also Harbour Orders for Dunoon, Helensburgh and Carradale.

**Campbeltown** has been a harbour since 1787 and remains an important base for the Royal Navy when undertaking naval exercises with our allied partners. It also accommodates vessels from the following sectors: fishing, commercial and leisure. There is a current project that has been recently awarded to enlarge the New Quay which will directly benefit the commercial sector and help sustain the regeneration of the Kintyre economy.

**Carradale** harbour continues to act principally as a fishing port despite the national downturn in the industry. There is renewed interest from the commercial sector with a commitment to use Carradale as a base for cod farming in Kilbrannan Sound in addition to developing the leisure sector.

**Rothesay Harbour** operates as the key link for the Caledonian MacBrayne ferry linking Bute to Wemyss Bay.

It also accommodates a small fishing fleet, pontoons for leisure craft and the occasional cruise ship.

There are plans for modifying the existing pier to include a parallel linkspan. This is as a result of the impending withdrawal of Caledonian MacBrayne's present ferries known as 'Streakers', with a new lower firth vessel that will have bow and stern ramps.

**Oban Harbour** acts as a composite harbour for three separate authorities. Argyll and Bute Council, Caledonian MacBrayne and the Northern Lighthouse Board. The Council's Harbour Master has jurisdiction over the North Pier, the Oban Times slip and Port Beag in addition to a number of slipways throughout Lorn and the Isles. With regard to Port Beag it is recognised that consideration is being given to developing the existing facility to provide additional berthing facilities. Caledonian MacBrayne manage both the Railway Pier that acts as the key berth for the ferry links to Mull and the outer isles and the South pier. The Northern Lighthouse Company manage the berth dedicated for their sole use.

There is a lack of partnership working within the harbour that would allow a coordinated approach to the various issues affecting the users, particularly in respect to berthing space. The Council meeting held on the 6<sup>th</sup> April 2005 agreed funding to carry out a study including the waterfront area in Oban. It is anticipated that consultants should be appointed shortly.

**Dunoon** has traditionally been considered as a pier but a Harbour Order was put in place on 20<sup>th</sup> July 1906. The impact of this is to permit the Authority power to maintain the harbour within the limits of deviation. The harbour currently has a linkspan that accommodates the Caledonian MacBrayne 'Streaker' ferries linking Cowal to Inverclyde. There is a new breakwater and

linkspan under construction that is intended to permit end-loading vessels to berth from Spring 2005. The new facility has also been designed to permit the Waverley paddle steamer to berth during the summer season.

**Helensburgh** is also a harbour although its principal use is to allow the Gourock - **Kilcreggan** - Helensburgh ferry to operate. This service is managed by Clyde Marine Motoring Limited on behalf of Strathclyde Passenger Transport Executive. Its other key function is for leisure and recreation and to this end there has recently been a project to construct a low-level access ramp to allow cyclists to access the Inverclyde cycle network.

All of the Council's piers and harbours are included in their Asset Register. The inspection regime currently in operation identifies maintenance problems and repairs are funded principally from the Revenue budget although some of the larger schemes warrant capital funding.

**The proposal is to continue to maintain these Harbours and maximise their use by all sectors of the market.**

## **Piers**

There are over forty such installations owned by the Council, see Appendix A for a complete listing and description of their type and function. The Council has a responsibility and duty, as part of its commitment to support economic development and to reduce the effects of peripherality, to improve and maintain such assets, which serve transportation and fishing functions.

In order to ensure the continued safe operation of these piers, adequate maintenance of the infrastructure is essential. A regime of inspections has been implemented and these have been designed in a manner to collate information on routine maintenance that can then be funded from the Revenue budget.

The funding for piers and harbours maintenance is inadequate to keep abreast of the ongoing maintenance work. Evidence for this arises from the fact that in past years the allocated maintenance budget has had to be supplemented from other budgets within Operational Services. This highlights an under budgeted element of the service. If consideration is given to the current financial year, in order to address all the maintenance issues would demand an annual budget of approximately £800,000 compared to the existing allocation of approximately £340,000.

There are a number of key installations that serve the transportation network and sustain high usage whilst generating income. However, an option that merits consideration is the reduction in the number of piers that do not generate either income or serve a specific role. Alternatively, consideration may be given to the provision of fixed links to islands where a clear economic case is substantiated through a STAG appraisal assessment.

**The proposal we are making is to reduce the number of piers and slips for which the Council are responsible and to retain those that are regularly used, provide a reasonable level of income and serve a transportation function. Listed below are a number of pier and slipways that could be returned to the ownership of the present landowner or to arrange for the transfer of title to an existing trust authority.**



Ref	Cat	Name	Location	Area	Type	Function
1A	III	Achnacroish Timber Pier	Lismore	OL&I	A	LR
2	IV	Arinagour Mid Pier	Coll	OL&I	D	F/LR
23	III	Old Tayinloan Ferry Slip	Kintyre (West Coast)	MAKI	E	F
35	III	Crinan Ferry Slips	Crinan	MAKI	H	LR
36	III	Crinan Harbour Quay	Crinan	MAKI	D	LR/F
45	III	Otter Ferry	Loch Fyne	MAKI	D	LR
46	III	Port Charlotte	Islay (Loch Indaal)	MAKI	D	F/LR
53	III	Dalintober Jetty	Campbeltown	MAKI	D	LR

## Notes

MAKI:Mid Argyll and Kintyre Islay  
B&C:Bute & Cowal

OL&I: Oban Lorn & the Isles  
H&L:Helensburgh & Lomond

CategoryType of FacilityPrincipal Function

**I** Installations with a transport or fishery function where dues are charged.

**II** Installations with a transport or fishery function where dues are charged and there may be siltation.

**III** Installations with little or no transportation or fishery function and where no dues are charged.

**IV** Installations with a transportation or fishery function where no dues are charged.

**A** Conventional Deep Water Pier or Quay.

**B** As "A" but with RO/RO berth for end loading ships

**C** As "A" but with RO/RO berth for side loading ships

**D** Conventional Shallow water Pier or Quay

**E** Ramp at 1:8 gradient for general purpose bow loading RO/RO vessel.

**F** As "E" but with ramp at other gradient.

**G** Ramp for purpose built RO/RO vessels.

**H** Ramp for beaching small boats.

**TP** Transport on Primary Route.

**TS** Transport on Secondary Route.

**F** Fishing.

**C** Commercial Interest.

**LR** Leisure and Recreation.

## **Income Generation**

A key issue identified throughout this review was the low level of income received by the Council from users of the marine establishments. The income streams from the Caledonian MacBrayne ferry services are both regular and verifiable. The Council does give substantial discounts for berthing in recognition of the lifeline services provided and in support of the Council's policy of supporting economic development. These discounts vary significantly and depend upon whether Council officials catch the ropes from the incoming vessel or CalMac personnel do so.

There is scope to increase the income by decreasing the level of discount offered. It can be argued that because of the regularity of the ferry services the berthing face has to be effectively reserved for them thereby precluding their use by other vessels. It would be proposed that the introduction of the increased dues would be phased, but an initial change to discounting arrangement shall take place with effect from 1<sup>st</sup> April 2006.

Waverley Excursions who are a registered charity operate a large programme of summer sailings from a number of our piers. The present agreement is that they receive substantial discounts and it is proposed to reduce this level of subsidy.

The Council has a Service Level Agreement with the Ministry Of Defence. They have a number of ships that regularly berth at Council installations and the Head of Roads and Amenity Services agrees an annual fee, although in future this will form part of the budget process. Consultation with other authorities suggests that the level of discount offered should be reduced.

The income generated from commercial vessel berthings is largely regulated by our Harbour Masters although the Area Managers agree varying levels of discount. In future it is the intention to have the level of discounts agreed by Council as part of the budget process. The export of timber across our piers does attract significant income. However, the scope for increasing the tariff is not great, since the operation was originally geared towards road transport and it was only through Council intervention and the award of a Freight Facilities Grant that the focus changed to a sea export.

Where the Council are constructing new facilities such as are planned at Campbeltown New Quay to accommodate the needs of Vestas Wind Turbine Company, the business case promoted through Council and agreed in principle with the main users included for substantial increases in berthing dues. This will offset some of the loan charges that the Authority will have to pay during the course of the agreement.

### **Income Recovery**

It has long been acknowledged that the Authority under recovers income from fish landings, particularly at unmanned piers.

The Council has commenced the process of addressing the problem by establishing two posts, one based in Mull and the other in Kintyre. Part of the role of the new appointees is to monitor the fish landings and collect dues from leisure craft. On this basis it would be anticipated that the posts will be self-financing. The facility at Bunessan has recently been extensively refurbished and its use by local fishermen is established. In the past a selling agent would have collected the dues but now the fishermen tend to sell direct in order to save the 2.5% commission. Similarly, the appointee in Kintyre will monitor landings at Carradale, Tayinloan Ferry slip and West Loch Tarbert. The tonnages landed at unmanned piers are generally unknown unless the fishermen choose to declare their catch. It is essential that the issue of increasing our income from this source be addressed.

The basis of closing the gap between expenditure and current income at the piers and harbours is to ensure that there is satisfactory investment in maintenance and repair and also that complementary activities at the piers and harbours can be financed. For example, as the use of our installations by leisure craft increases, there is an ongoing call for better shore-side facilities to be provided.

**The proposal is threefold with the aim of improving the facilities offered.**

- A) To increase the income accrued from berthing dues and re-distributing costs more equitably by decreasing the level of discount offered to some commercial users.**
- B) To increase the fish landing dues by employing additional staff to monitor landings in remote locations where there is neither a pier nor Harbour Master**
- C) To increase the dues from the leisure sector by additional monitoring and provision of better facilities.**

## **Ferries**

The Transportation Strategy for Argyll and Bute, Access the Future, written for the period 2000-2010 states:

“Given its highly indented coastline and that 16% of the population live on islands, many communities within Argyll and Bute are dependent on ferries for their principal link with other areas. This is clearly illustrated by the fact that, of the 26 services listed within the Caledonian MacBrayne timetable, 16 either originate or terminate within Argyll and Bute. In addition, the Council itself operates 4 ferry services with a further three being operated by private contractors”

This same document also states that the Council is committed to the retention and development of ferry services, which provide lifeline services to its islands and peninsulas.

The Council currently runs its four services on a custom and practice basis. Although there is no statutory duty which states that the Council should provide these services it would be remiss of the Council if these services were discontinued. At present, the Council operate and runs three of the four ferry services and act as Client for the remaining one that is run by a private company on our behalf. Changes to this are imminent. Although there is a great deal of expertise within the Council, it cannot match that which is available from marine companies. All four services are supported by the Council (i.e. they run at a loss). It is considered that there may be a benefit if all four services were grouped as a single package or offered as individual routes to the private sector on a tender basis. In order that the Council retains control on fare structure, frequency of service and to overview the Contract, the Council would retain its role as Client.

Through time it is considered that the traditional client role of owning vessels for another party to operate might be subject to change. Although either direct purchase or lease by the Council could remain a valid option for some of the routes, there is a possibility of considering whether a move towards procurement of a ferry service by an operator taking the risk of providing their own vessel would be a valid option.

In terms of past custom and practice, the hours of operation and flexibility offered by the Council have developed incrementally and prior to any re-tendering exercise this review suggests that the fare structure, type of service offered and hours of operation all be considered by the Council in consultation with local users prior to the new tender arrangements being put in place.

The four ferry services provided by the Council are as follows:-

Route	Operator
Ellenabeich - Easdale	Argyll and Bute Council
Cuan - Luing	Argyll and Bute Council
Port Appin – Point Lismore	Argyll and Bute Council
Islay - Jura	ASP Seascot on behalf of A and BC

**Ellenabeich – Easdale**



The operation of this route transferred from the Fell Trustees to Argyll County Council around 1947. There are two vessels that serve this route, the ML Easdale and the ML Fladda. They are classed as fishing boats with a passenger capacity of 12 people. Each vessel operates with a crew of one except when carrying cargo or in the hours of darkness when a crew of two is required. They were constructed in 1993 and do not afford any protection from the elements. The route is 340 metres long and

operates to a timetable although there is a system of lights and a siren in place that allows the ferryman to be called by passengers waiting at Ellenabeich.

The island supports a population of fifty-eight people but no road network, either publicly adopted or otherwise. The ferry slip at Ellenabeich has undergone substantial works to improve both the facilities for waiting passengers and measures to provide a safe means of access and egress to the ferry. The harbour on Easdale has two landing stages to accommodate the significant difference in tidal levels. One of the principal problems associated with the harbour is the degree of siltation that takes place. Fine silt that derives from the old slate workings regularly accumulates within the approach to the harbour and needs to be dredged at least annually and occasionally more often if there are storms, especially from the south west. The storms in January 2005 caused damage to the top of the pier at Ellenabeich and to walling at the rear of the car parking spaces in addition to generating the need for a third dredge of the harbour this year.

Statistics indicate that the route carries approximately 12,000 passengers per annum. The current fare structure indicates that a return costs £1.20 with a five-journey return costing £4.00. For the year ending in April 2004 this generated an income of £12,533 with a corresponding expenditure of

£60,259. In addition to this the Council fund the refuse collection from the island and annual dredging of the harbour which amount to a minimum of £25,000.

The Council's Internal Audit Value for Money Report on the Ferry Service states:

“The level of fares per kilometre is a key indicator for users of the service to evaluate whether they are receiving value for money. Argyll and Bute fares are relatively high, per kilometre, compared to other local authorities examined although they are lower than the non-Council providers examined. This reflects the fact that the Council is unable to use heavy commercial traffic to subsidise the fares of domestic car and foot passengers”

In light of the substantial subsidy offered to the Council ferry service within Argyll and Bute alternative solutions must be considered and provided a robust financial case can be made then it would be appropriate to approach the community. In the case of Easdale, since there are no public roads on the island, a causeway arrangement would not have to sustain vehicular traffic. The capital cost of designing and constructing such a link would have to be compared to that of running a suitable ferry service. It is estimated that the cost of providing a fixed link would be in the order of £850 000 and preliminary financial analysis indicate that when compared to the current level of subsidy offered to the ferry service, this may be a justifiable alternative.

It is understood that there has been a previous referendum on this issue and that there may be complications due to the conservation designation for the area but the proposal merits consideration.

**The proposal for the Easdale Ferry service is to consider the construction of a fixed link, if the economics of so doing show justification. In addition, the proposal is either that fares are pitched at a reasonable level having regard to rurality of the area, the fragility of the community and the cost of providing the service or that the timetable is reconsidered.**

### **Cuan – Luinig**

Argyll County Council acquired the ferry rights from Mr Coll MacFarlane in February 1951. The ferry crosses the Cuan Sound , which is a distance of 265 metres to link Seil to the island of Luinig which supports a population of 212. The MV Belnahua is 33 years old and the increasing annual refit charges confirm that at some stage it is likely that it would be cheaper to purchase or lease a new vessel to save on annual maintenance costs alone.

The vessel provides a partial roll-on /roll-off facility with side loading ramps on the bow starboard quarter and stern port quarter. It was designed to carry 17 tonnes but due to a change in the stability regulations the cargo carrying capacity was reduced to 13 tonnes. It carries 6 cars with a maximum of 40 passengers in summer and up to 33 passengers in winter, with a crew of two. A replacement vessel with a similar carrying capacity for passengers and

vehicles would also be roll on roll off but via the stern and bow of the vessel, but it should be designed to carry 40 tonnes such that it could be utilised elsewhere within the network if required

Additional Sunday and evening sailings are provided with the passenger launch ML Torsa, which is identical to the ML Easdale, affording no protection to passengers from the elements.

The vehicular ferry operates to a timetable providing a service from 0730 hours through to 1815 hrs although this can be extended to 2230 hrs by prior arrangement with the ferryman. The passenger ferry, the ML Torsa, serves the island on Sundays when there is no vehicular ferry but also operates late into the evening throughout the year. In view of the considerable subsidy these arrangements need to be reviewed in order to reduce the financial burden placed upon the Authority.

In the case of emergencies the Council has a pager system in place that allows either ferry to be mobilised at any time, weather permitting.

The current slipways on either side of Cuan Sound are in need of replacement. Funding of £1.65 million has been secured through the Public Transport Fund. At the Council meeting on 10<sup>th</sup> February a decision was taken to proceed with the design and construction of the new slipways, having considered the project in comparison to a fixed link, which was shown at that time not to be viable. It is anticipated that, provided the Council receives co-operation from adjacent landowners and the necessary consents are granted then the construction phase can commence in July 2005.

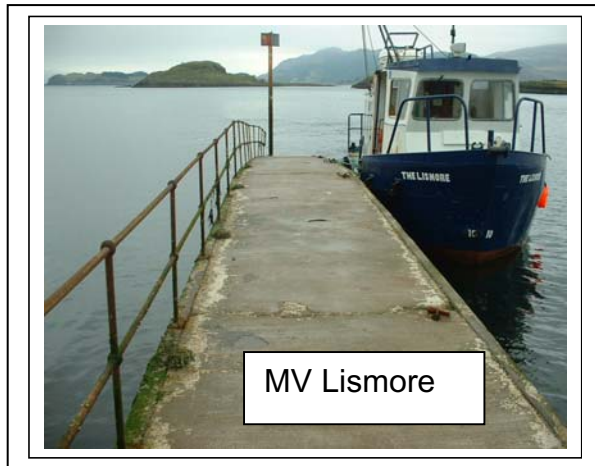
**The proposal is that the Luing Ferry should be retained for the foreseeable future using a replacement vessel. Late night sailings are undertaken at standard fares. In addition, the proposal is either that fares are pitched at a reasonable level having regard to rurality of the area, the fragility of the community and the cost of providing the service or that the timetable is reconsidered.**



M V Belnahua

### Port Appin – Point Lismore

The operation of this route was transferred to Argyll County Council in about 1949. The current vessel the MV Lismore is a purpose built passenger ferry constructed in 1988 that provides an enclosed passenger cabin. It has the capacity to carry 20 passengers with a crew of 2.



This service has recently reverted to being operated by Argyll and Bute Council following a successful period of private sector operation.

The island of Lismore also has a vehicular ferry service provided by Caledonian MacBrayne. This operates from Oban to Achnacroish with a minimum of two sailings per day and a maximum of four sailings on selected weekdays during term time. There is no Sunday service.

The options considered have been as follows :

- Improve the service on the existing route
- A vehicular service from Point Lismore to Port Appin with a subsidised bus service link to Oban
- To swap the ferry services with the vehicular ferry running to Port Appin and the passenger service direct to Oban. (This option has been investigated and evaluated but was considered unsustainable)

The implications of providing a vehicular service to the north of the island are significant since neither the facility at Point Lismore nor Port Appin can accommodate a roll on/roll off ferry. However, there is consultation currently taking place in light of the potential tender process that affects Caledonian MacBrayne and with the provision of a replacement vessel operating from Oban. The outcome of the Scottish Executive consultation process will influence the final location of the vehicular ferry.

**The proposal is that the Appin-Lismore ferry should be retained until any negotiations with Caledonian MacBrayne are concluded. Late night sailings are undertaken at standard fares. In addition, the proposal is either that fares are pitched at a reasonable level having regard to rurality of the area, the fragility of the community and the cost of providing the service or that the timetable is reconsidered.**

### Port Askaig – Feolin

The Council operate this route and have employed the ship management company ASP Seascot to provide the technical expertise to undertake the routine daily maintenance and to crew the vessel.

The MV Eilean Dhiura, built in 1998, is a roll on roll off vehicular ferry that has a load capacity of 40 tonnes and for the year ending in July 2004 the service



carried 64,061 passengers, 21,368 cars and 3,301 commercial vehicles. The route is one kilometre long and crosses the Islay sound, which has a severe tidal current that can, when combined with certain weather and wind conditions lead to wave heights in excess of 1.5 metres. This occasionally impinges on the ability of the vessel to sail because the vessel only holds a class V1A certificate. The classification is issued by the Maritime Coastguard Agency and it is this, in conjunction with the master of the vessel, that determine the conditions in which a vessel can put to sea.

**The proposal is that the Port Askaig – Feolin Ferry should be retained, although it is recognised that the Jura Community council consider that the existing vessel should be replaced. Late night sailings are**



**M V Eilean Dhiura**

**undertaken at standard fares. In addition, the proposal is either that fares are pitched at a reasonable level having regard to rurality of the area, the fragility of the community and the cost of providing the service or that the timetable is reconsidered.**

**Kerrera**

Although the Council has no direct arrangement to provide ongoing revenue subsidies to ferries which operate to Kerrera, in the past, provision has been made for a Rural Transport Grant to one of the operators for both provision and lengthening of a vessel.

Two previous operators have contracts with the Council on behalf of the Education service to transport pupils to and from the Island and one of the operators also transports domestic refuse from the Island to the mainland.

Both operators have both been consulted prior to this review. Mr MacEachen sets the fare structure, which is financially biased towards the islanders. The income is still inadequate to cover the running costs and unless there is some financial intervention he may have to raise the fares by up to 50% for the operation to remain viable. He has responsibility for the upkeep of the slips on either side of the Sound of Kerrera and for ensuring that the vessel complies with the legal requirements set by the MCA. The vessel was lengthened recently to increase the capacity for freight transport and this was funded partly by the owner and with a contribution from the Rural Transport Grant.

The Dunollie Estate is not keen to see large-scale development at the south end of the island, but to leave it as non-intensive leisure area. They are prepared to work both with the Council and others to sustain the island's economy. Improvements to the service can be made provided the ferry retains the capacity to transport freight.

Mr MacEachen has drawn up a draft business plan and discussions centred on the procurement of a new purpose built vessel that could operate a four-point service both quickly and efficiently. Currently, statistics show that there are approximately six thousand visitors using the southern ferry and up to ten thousand using the northern link.

The Kerrera Community Council has met to discuss the issue of constructing a road linking the north to the existing public road in the south. This might represent the most competent solution for the island since it would focus use on one of the available routes. Initial estimates indicate that this could cost approximately £80,000 but it may also be the case that the scheme would attract Community Development Grant.

**The proposal in this Review is not to offer a revenue subsidy to the Kerrera ferry service but work with the local community to progress a link between the north and south end of the island. At present there is no statutory duty for the Council to increase the number of services they operate. Also, if these services were subsidised then this would increase the financial burden on the Council.**

### **Delivery Mechanism**

The above explains why the Council operates ferries and considers an appropriate way forward to delivery these services. It is considered that we have a corporate responsibility to provide lifeline services to the islands within our boundaries. If the Council externalised the ferry service in its entirety, given that the service currently runs at a loss, it is predictable that the new operator would increase fares to maintain commercial viability. The Council may, however, in any review of the way in which services are tendered, look at the options which shift the ownership burden of the vessel to the operator. If looking to such an arrangement, the length of the contract would require to reflect sufficient time for the necessary capital investment and or maintenance regime to be repaid from a mix of fares and subsidy. It is also possible that the Council could transfer some of the operating risk to local communities but continue to subsidise the routes in order to maintain a reasonable fare structure.

**The proposal is to retain a Client role but within the next two years consider tendering all four existing services as a package or as individual routes. Such tendering would be preceded by a review of the routes with regard to fare structures and hours of operation**

## **Consultation Process and Timing**

Written responses to this document and in particular, the proposals raised and comments you may have on these are invited by Thursday 30 June 2005.

In order to inform the debate on the issues covered by this consultation, the Council intends to make the responses received public, in accordance with the Freedom of Information Act. We will therefore assume that responses can be made publicly available unless respondents indicate that they wish their comments to remain confidential. Any such request for confidentiality will be strictly respected.

Responses to the review and requests for further copies of this document should be sent to:

Stewart Turner  
Head of Roads and Amenity Services  
Argyll and Bute Council  
Manse Brae  
Lochgilphead  
Argyll  
PA31 8RD

We are committed to a policy of equal access to information.

If you would like this document in another language or format, or if you require the services of an interpreter, please contact us.

यह दस्तावेज़ यदि आपको किसी अन्य भाषा या अन्य रूप में चाहिये, या आपको आनुवाद-सेवाओं की आवश्यकता हो तो हमसे संपर्क करें

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہئیں تو برائے مہربانی ہم سے رابطہ کیجئے۔

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਜੇ ਤੁਹਾਨੂੰ ਗੱਲਬਾਤ ਸਮਝਾਉਣ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰੈਟਰ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਤੁਸੀਂ ਸਾਨੂੰ ਦੱਸੋ।

本文件可以翻譯為另一語文版本，或製作成另一格式，如有此需要，或需要傳譯員的協助，請與我們聯絡。

本文件可以翻译为另一语文版本，或制作成另一格式，如有此需要，或需要传译员的协助，请与我们联系。

Ma tha sibh ag iarraidh an sgrìobhainn seo ann an cànan no riochd eile, no ma tha sibh a' feumachdainn seirbheis eadar, feuch gun leig sibh fios thugainn.

## Appendix A

### Location Map and List of Piers, Harbours and Slipways



Ref	Cat	Name	Location	Area	Type	Function
1A	I	Achnacroish Pier	Lismore	OL&I	A	TP
1B	I	Achnacroish Ferry Slip	Lismore	OL&I	E	TP
2	IV	Arinagour Old Pier	Coll	OL&I	D	F/LR
3	I	Bruichladdich Pier	Islay	MAKI	A	C
32	III	Bunessan	Mull (South West	OL&I	D	F/LR
25	II	Campbeltown Harbour	Kintyre (South)	MAKI	A/H	F/C
26	II	Carradale Harbour	Kintyre (East Coast)	MAKI	A/H	F/LR
4	III	Craighouse Pier	Jura (East Coast)	MAKI	A	C/LR
5	I	Craignure Pier	Mull (East End)	OL&I	B	TP
35	III	Crinan Ferry Slips	Crinan	MAKI	H	LR
36	III	Crinan Harbour Quay	Crinan	MAKI	D	LR/F
6	I	Cuan Ferry Slip	Luing	OL&I	G	TS
7	I	Cuan Ferry Slip	Seil	OL&I	G	TS
53	III	Dalintober Jetty	Campbeltown	MAKI	D	LR
52	III	Dunoon Harbour Jetty	Dunoon	B&C	A	LR
8	I	Dunoon Pier	Dunoon	B&C	C	TP
9	I	Ellenabeich Pier	Seil	OL&I	D	TS
38	III	Feolin Ferry Slip	Jura (Sound of Islay)	MAKI	E	TP
10	I	Fionnphort Ferry Slip	Mull (South West)	OL&I	E	TP
11	I	Gigha Ferry Slip	Gigha	MAKI	E	TP
12	I	Gigha South Pier	Gigha	MAKI	A	F
14	II	Helensburgh Pier	Helensburgh	H&L	A/H	TS
15	I	Iona Ferry Slip	Iona	OL&I	E	TP
39	I	Keills	Mainland Sound of Jura	MAKI	D	LR
16	I	Kilcreggan Pier	Kilcreggan	H&L	A	TS
41	III	Lagg	Jura (Sound of Jura)	MAKI	D	LR
17	I	Lismore Point	Lismore (North)	OL&I	D	TS
19	I	Oban North Pier	Oban	OL&I	A	TS
57	III	Oban Times Slip	Oban	OL&I	D	LR
45	III	Otter Ferry	Loch Fyne	MAKI	D	LR
20	I	Port Appin	Port Appin	OL&I	D	TS
21	I	Port Askaig Pier	Islay	MAKI	B	TP
58	III	Port Beag Slip	Oban	OL&I	H	LR
46	III	Port Charlotte	Islay (Loch Indaal)	MAKI	D	F/LR
54	II	Rothesay Harbour	Bute	B&C	C	TP/F/C
47	III	St. Catherine's Slip	Upper Loch Fyne	B&C	D	LR
23	I	Tayinloan Ferry Slip	Kintyre (West Coast)	MAKI	E	TP
50	I	Tighnabraich Pier	Kyles of Bute	B&C	A	LR/C
55	I	West Loch Tarbert	Kintyre (North)	MAKI	A	F

## Notes

MAKI:Mid Argyll & Kintyre Islay  
B&C:Bute & Cowal

OL&I: Oban Lorn & the Isles  
H&L:Helensburgh & Lomond

CategoryType of FacilityPrincipal Function

**I** Installations with a transport or fishery function where dues are charged.

**II** Installations with a transport or fishery function where dues are charged and there may be siltation.

**III** Installations with little or no transportation or fishery function and where no dues are charged.

**IV** Installations with a transportation or fishery function where no dues are charged.

**A** Conventional Deep Water Pier or Quay.  
**B** As "A" but with RO/RO berth for end loading ships  
**C** As "A" but with RO/RO berth for side loading ships  
**D** Conventional Shallow water Pier or Quay  
**E** Ramp at 1:8 gradient for general purpose bow loading RO/RO vessel.  
**F** As "E" but with ramp at other gradient.  
**G** Ramp for purpose built RO/RO vessels.  
**H** Ramp for beaching small boats.

**TP** Transport on Primary Route.

**TS** Transport on Secondary Route.

**F** Fishing.

**C** Commercial Interest.

**LR** Leisure & Recreation.

This page is intentionally left blank



---

**ARGYLL & BUTE COUNCIL****MID ARGYLL, KINTYRE AND ISLAY AREA****OPERATIONAL SERVICES****COMMITTEE  
WEDNESDAY 8<sup>th</sup> JUNE 2005**

---

---

**CAPITAL BUDGET INFRASTRUCTURE IMPROVEMENTS ALL AREAS**

---

**1. PURPOSE**

To inform members of the opportunity to secure up to £75,000 for carrying out repairs to the Esplanade in Campbeltown from the Capital budget Infrastructure Improvements all Areas.

**2. RECOMMENDATIONS**

It is recommended that members agree to the proposal to allocate this funding to the Esplanade improvements, Campbeltown and for the Roads and Amenity Area Manager to seek a way of accelerating this funding to allow all the work to be completed at one time.

**3. DETAIL**

A total of £300,000 Capital Funding is allocated over the next three years from the "Infrastructure Improvements All Areas" budget as follows: -

**2006 – 2007 £50,000**

**2007 – 2008 £100,000**

**2008 – 2009 £150,000**

The allocation to Mid Argyll, Kintyre and Islay will be £75,000. It may be possible, under Prudential borrowing that this funding can be accelerated into one or perhaps two years.

This allocation could be used to replace the existing footway from Hall Street to Kilkerran. The existing concrete slabs have reached the end of their useful life and should be replaced with a bituminous footway.

**4. IMPLICATIONS**

4.1 Policy – To improve the streetscene and promote tourism.

4.2 Financial - Capital funds.

4.3 Personnel – None

4.4 Equal Opportunities – None

4.5 Legal – None

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

Stewart Turner  
Head of Road and Amenity Services  
8<sup>th</sup> June 2005

ARGYLL AND BUTE COUNCIL

MID ARGYLL KINTYRE AND  
ISLAY AREA COMMITTEE

OPERATIONAL SERVICES

8 JUNE 2005

---

**ISLAY AREA IMPROVEMENT**

---

**SUMMARY**

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

**RECOMMENDATIONS**

- 2.1 Members support the proposed wheel park development in Campbeltown as detailed in 3.4
- 2.2 Members support the proposed wheel park development in Ardrishaig as detailed in 3.5
- 2.3 Members support the formation of a partnership group for Upper Rioachan in Inveraray as detailed in 3.6.

**DETAIL**

- 3.1 Over two years a number of play areas have been improved using a mixture of revenue and capital spend, this years spend is phase three of the project.
- 3.2 Discussions are due to take place on the handover of some play areas to the Argyll Community Housing Association.
- 3.3 Health and safety matters must have priority in the provision of play areas.
- 3.4 The Founders group have raised a considerable sum of money towards the construction of a wheel park in Campbeltown. They have a further application to Rural Challenge for funding and a positive decision from this Area Committee will allow this application to progress.

In order to support this project a request has been made by the Founders group to Argyll and Bute Council to provide insurance, maintenance and inspection of the site.

Members will recall the policy set by the Council in June 2004. This policy allows for the adoption by the Council of new play areas developed by community groups on sites not previously defined as equipped play space only on condition that a Council run site considered surplus to requirement after assessment and/or so rundown as to require complete

refurbishment and/or located in an unsuitable location is closed and the maintenance and inspection resource is then transferred.

This assumes that land can be transferred to Argyll and Bute Council ownership at no cost to the Council.

In order that Council resources are available then Ardpatrik Place, Lochgilphead or Dewar avenue ,Lochgilphead or Kinloch Green,Campbeltown (small site with swing and climber only) must be closed down.

### 3.5

The Adrishaig Skateboard Development Group should be invited to form a partnership with council to develop a site at King George the Fifth playing field in Ardrishaig. The play equipment currently on this site is reaching the end of its useful and therefore safe life.

This site offers a space for a wheel park which is easily accessible by children and far enough from the residential area so as not to be a nuisance. As an existing play area the resource for inspection, maintenance and insurance would transfer to the new equipment without the need to identify closure of another site.

Whilst the community will lead this project they will be able to call on the Council for practical help and support and at conclusion of the project, not be liable for the upkeep of the site.

### 3.6

The existing play area in Inveraray at Upper Riochan has for a number of years been the subject of requests for redevelopment by the community. Resources are now available to start a partnership project.

Work has been done to successfully extend the lease on the area from one year to a longer period to meet external funding criteria.

A partnership group should be set up to develop this site, led by the community but able to call on the Council for practical help and support. As this is an existing site the group will not be liable for the upkeep of the site. Council funding can be allocated to provide seedcorn funding for this project.

## SUMMARY

Play areas that provide a wide range of challenging and innovative play opportunities for children continue to be important to communities. By ensuring that sites come up to standard and continue to be redeveloped, as funds allow, this aspiration is being met.

**IMPLICATIONS**

Policy	Implementation of SPC Policy 2004
Financial	Transfer of resources as per policy
Legal	Check partnering agreements and land transfer
Personnel	None
Equal Opportunities	None

For further information please contact Alison M McIlroy (TEL: 01546 604893)

Stewart A Turner  
Head of Roads and Amenity  
June 2005

This page is intentionally left blank

---

**ARGYLL & BUTE COUNCIL**
**MID ARGYLL, KINTYRE  
& ISLAY**
**AREA COMMITTEE  
8<sup>th</sup> June 2005**


---

**SOCIAL WELFARE GRANT SCHEME**

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

**1. BACKGROUND**

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

**2. RECOMMENDATION**

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

The Area Committee is asked to consider the applications for grant funding submitted to the Social Welfare Grant scheme, to note the levels of funding recommended and to agree the amount of grant to be made.

**3. DETAILS OF GRANT APPLICATIONS 2004/2005**

Organisations previously funded through the Social Welfare Grant Scheme were contacted at the start of the year and asked to submit applications if they continued to require support funding for their services.

Applications were received from the following organisations and met the criteria for Social Welfare Grant support.

	<b>ORGANISATION</b>	<b>TOTAL PROJECT COST</b>	<b>TOTAL REQUESTED</b>	<b>RECOMMENDATION</b>
1	Jura Care Centre	850	400	400
2	Mid-Argyll Transport Volunteers	13,564	2,000	1,500
3	Islay and Jura Advice Centre	2,400	2,400	1,200
4	KADAS	28,500	8,500	2,000

	<b>ORGANISATION</b>	<b>TOTAL PROJECT COST</b>	<b>TOTAL REQUESTED</b>	<b>RECOMMENDATION</b>
5	Mid-Argyll Friends of ARMS	70,000	2,180	1,000
6	Special Needs Support Group (Mid-Argyll)	5,835	4,835	1,200
7	S.E.N. Group Kintyre	8,105	5,000	1,200
8	Kintyre 6 Circle Group	7,020	11,500	1,500
9	Dalintober/Millknowe Community Flat	4,790	1,290	1,000
10	South Kintyre Senior Citizens Committee	1,815	1,000	1,000
11	Springbank Evangelical Church Recycling Project	11,700	2,000	1,500
12	Homestart	4,500	1,500	1,500
	<b>TOTAL</b>	<b>£159,079</b>	<b>£42,605</b>	<b>£15,000</b>

### **IMPLICATIONS**

Legal: None

Policy: None

Financial: Costs contained within grant allocation.

Personnel: None

Angus Smith  
Service Manager  
Mid-Argyll, Kintyre & Islay

**FOR FURTHER INFORMATION CONTACT MR ANGUS SMITH, SERVICE MANAGER,  
SOCIAL WORK, OLD QUAY HEAD, CAMPBELTOWN  
TEL: 01586 552659**



2005-06

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Jura Care Centre	Scheme:	<b>Social Welfare Grants</b>
Project:	Care Centre for Older People	Cost:	<b>£850</b>
		Amount Requested:	<b>£400</b>
		Grant Recommended:	£400
		Other Funding in Place:	yes

### General Criteria

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

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

### Financial Check

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

### Project funding

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

### Child Protection

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

**Additional Information**

Information regarding year ending accounts February 2004 show balance of £15,336.03 in their Reserve Account. The group argue that this should not be taken into consideration when considering this application. The balance for their Business Current account as of 9<sup>th</sup> March 2005 is £122.35.

Jura Care Centre is a signatory to a Partnership Agreement with statutory bodies i.e. Argyll and Bute Council, Health Board. The partnership will have in place all policies and procedures relevant for the appropriate running of the Care Centre in accordance with the Care Commission requirements.

**Specific Criteria**

Jura Care Centre have demonstrated that they meet the specific criteria for a Social Welfare Grant. They have stated that the main activity of the group is to bring about the building, development and management of a care centre for older and disabled people in the local community. This would incorporate very sheltered progressive care housing units combined with day facilities/social area both for tenants and the wider community.

Signed: Julie Murphy

**Assessment Officer**

Date: 23/05/05

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Morag Robbins (Treasurer)	Scheme:	Transportation of elderly/disabled clients in a rural area.
Project:	Mid-Argyll Transport Volunteers	Cost:	£13,564.30 PA
		Amount Requested:	£2,000.00
		Grant Recommended:	£1,500.00
		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	
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	

### Financial Check

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

### Project funding

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

### Child Protection

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

**Additional Information**

Mid Argyll Transport Volunteers is a valuable asset to our local community and I recommend that their application is granted.

**Specific Criteria**

- It would be my recommendation that the organisation voluntary staff are registered with Disclosure Scotland. Although clients are mainly elderly, some are vulnerable with physical disabilities and children in their family/home.
- I would also recommend that the organisation arranges to set a 'Code of Conduct' which set out a list of acceptable/unacceptable behaviour in order to safeguard themselves.

Signed:  
Officer

**Annea Wilson**

Assessment

Date:

20 05 05

Team Leader: Community Care

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Argyll and Bute Citizens Advice Bureau	Scheme:	<b>Social Welfare Grants</b>
Project:	Islay and Jura Advice Service	Cost:	<b>£2,400.00</b>
		Amount Requested:	<b>£2,400.00</b>
		Grant Recommended:	£1,200.00
		Other Funding in Place:	None

### General Criteria

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

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

### Financial Check

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

### Project funding

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

### Child Protection

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

**Additional Information**

The people on Islay and Jura have been served for over seven years by the Islay and Jura Advice Centre. A management crisis and funding shortfall have recently forced this service to close. The Argyll and Bute CAB have been asked to take over this service. Volunteers from CAB would like to offer weekly outreach service on Islay, and monthly on Jura. This would allow the continued promotion of social welfare and help to prevent social deprivation on the islands.

The funding for this project has always been problematic and this grant would allow a “breathing space” and opportunity for other grants, trusts and other funding bodies to be approached to enable the longer-term future of this project to be secured.

**Specific Criteria**

Islay and Jura advice centre will deliberately target socially excluded groups, the very nature of the service they offer attracts clients on low incomes, those on benefits or those in the community who have long term social welfare issues.

Signed: Julie Murphy

**Assessment Officer**

Date: 23/05/05

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Nona Ruesgen	Scheme:	To provide support to people with drug or alcohol problems.
Project:	KADAS	Cost:	£28,500
		Amount Requested:	£ 8,500
		Grant Recommended:	£ 2,000
		Other Funding in Place:	

### 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	N/A
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	Y

### Financial Check

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

### 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	N/a
Publicity plans for A&B inclusion checked	Y

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland?</u></b>	
Have you checked that the organization is registered with the <b><u>Care Commission?</u></b> (If applicable)	
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	N/A
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





## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Karen McCurry Centre Manager	Scheme:	M17 2005/2006/SW
Project:	Mid Argyll Friends of Arms Limited MS Therapy Centres Scotland	Cost:	£70K approx
		Amount Requested:	£2,180.00
		Grant Recommended:	£1,000.00
		Other Funding in Place:	Y

### 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	Y

### Financial Check

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

### Project funding

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

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland</u></b> ?	Y In progress
Have you checked that the organization is registered with the <b><u>Care Commission</u></b> ? (If applicable)	N/A
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	N/A
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?	N/A
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**

**Mid Argyll Friends of Arms**

- Further information not included on application form – a Steering Group for a disability forum has now formed and meets weekly.
- Mid Argyll Friends of Arms work to the Vulnerable People Policy
- The organisation does not work with children
- The organisation is waiting on a response from Disclosure Scotland.

**Specific Criteria**

Signed:           **Annea Wilson**          

**Assessment Officer**

Date:           20 05 05          

Team Leader: Community Care

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Mrs Sally Wilkin	Scheme:	M11/2005/2006/EP & SW
Project:	Special Needs Support Group	Cost:	£5,835.00
		Amount Requested:	£4,835.00
		Grant Recommended:	£1,200.00
		Other Funding in Place:	Y

### 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	Y

### Financial Check

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

### Project funding

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

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland?</u></b>	Y Not registered
Have you checked that the organization is registered with the <b><u>Care Commission?</u></b> (If applicable)	Y Not registered
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	N
Does the organization have comprehensive recording procedures in place for all workers? (Voluntary and Statutory)	N
Does the organization have a clear understanding of what is meant by harm and risk of harm to children and young people?	N
Does the organization have a code of conduct, which sets out a list of acceptable and unacceptable behaviour?	N
Does the organization have procedures for reporting a grievance and concerns made by and issues raised by workers, parents, carers, children and young people?	N
Does the organization have arrangements for regular support, which allows for any emerging concerns about workers behaviour to be discussed and addressed?	N
Does the organization have a good practice guide?	N
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?	N
Does the organization have procedures for managing confidential information?	N

**Additional Information**

**Special Needs Support Group**

- The After-School Club is registered by the Care Commission but the Special Needs Support Group which is a part of this club has not been registered with the Care Commission.
- This is an invaluable scheme in our community which gives support to children with special needs and their parents.

**Specific Criteria**

- I would recommend that all workers are registered with Disclosure Scotland.
- I would recommend that policies and procedures are put in place as listed on the Assessment form.
- I would recommend that a grant is allocated to this organisation as support for children with special needs and their parents requires development in Mid-Argyll.

Signed:  
Officer

**Annea Wilson**

Assessment

Date:

20 05 05

Team Leader: Community Care

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Mrs C. Fee	Scheme:	Playscheme/Holiday Activities
Project:	SEN Parents Support Group	Cost:	£8,105
		Amount Requested:	£5,000
		Grant Recommended:	£1,200
		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	N/A
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

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

### Project funding

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

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland</u></b> ?	Y
Have you checked that the organization is registered with the <b><u>Care Commission</u></b> ? (If applicable)	Y
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	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**

The Group provides information and support to parents of children with special needs. They also provide activities for the children. They support 24 families and 31 children and provide a valuable support network for children with special needs and their parents. They are a well established group with a positive community profile.

**Specific Criteria**

Support, advice, information and activities for families and parents, children with special needs and siblings.

Signed: Ann Muir

**Assessment Officer**

Date: 20/05/2005

## ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Jane Cowan	Scheme:	Activities, residential & transport
Project:	Kintyre Six Circle Group	Cost:	£7020.00
		Amount Requested:	£1500.00
		Grant Recommended:	£1,500.00
		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

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

### 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	N/a
Publicity plans for A&B inclusion checked	Y

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland</u></b> ?	Y
Have you checked that the organization is registered with the <b><u>Care Commission</u></b> ? (If applicable)	Y
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	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**

A local group affiliated to Six Circle nationally. The Group provides social contact and support to a range of people who may be marginalized by special needs or disability. The Group aims to integrate a range of people to support each other through planned activities and a practical philosophy. A strength of the Group is the mixture of age ranges, needs and abilities which promote social inclusion and mutual support.

**Specific Criteria**

Membership is open and granted through an assessment process which aims to promote a mixture of skills, ages and abilities to provide opportunities for activity and support to individuals who may otherwise experience social exclusion or marginalisation.

Signed: Ann Muir

**Assessment Officer**

Date: 20.05.2005



# ASSISTANCE TO VOLUNTARY ORGANISATIONS

## ASSESSMENT FORM

Applicant:	Julie Fusco	Scheme:	Provide a resource and meeting place for the local community
Project:	Dalintober/Millknowe Community Flat	Cost:	£4,790
		Amount Requested:	£1,290
		Grant Recommended:	£1,000
		Other Funding in Place:	£3500

### 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	N
Bank accounts & reserves checked	Y
Open membership demonstrated	Y
Sponsorship agreements checked	Y

### Financial Check

<b><u>Leisure &amp; Education Development Grants</u></b> If over £2,000 have you sent this grant to finance?	
<b><u>Social Welfare Grants.</u></b> 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	Y
Provision for on-going running & maintenance checked	Y
Publicity plans for A&B inclusion checked	Y

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland?</u></b>	Y
Have you checked that the organization is registered with the <b><u>Care Commission?</u></b> (If applicable)	Y
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	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**

The community flat is an important resource for the local community. It provides a safe environment for parents to take their children and to socialize in an appropriate and non-expensive way. It has in the past been the catalyst for change within the area. The fathers group started from there, which went on to redevelop the Dalintober beach area of Campbeltown.

**Specific Criteria**

The group want to provide low cost childcare for up to 10 children. They also wish to have two places for emergency respite. The centre will also provide a once a week facility for parents to drop in and meet other parents.

Signed:           Dominic Belli          

**Assessment Officer**

Date:           20<sup>th</sup> May 2005

## **ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM**

Applicant:	M. McIvor/Mrs Turner	Scheme:	Senior Citizens' Week
Project:	South Kintyre Senior Citizens' Committee	Cost:	£1,815
		Amount Requested:	£1,000
		Grant Recommended:	£1,000
		Other Funding in Place:	Yes

### **General Criteria**

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

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

### **Financial Check**

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

### **Project funding**

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

### **Child Protection**

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

**Additional Information**

This is a well established group who provide a week of activities annually for older people. They work jointly with other groups in the area, e.g. the Red Cross Group and the Rotary Club to provide social opportunities and transport during Senior Citizens' Week. Attendance can be as high as two hundred plus at some of the evening activities which are enjoyed by a wide range of older people.

**Specific Criteria**

Any older person living in South Kintyre. There are no other membership restrictions. The applicant acknowledged the need for organisational criteria and has plans to address these issues with the Committee, in the next few months.

Signed: Ann Muir

**Assessment Officer**

Date: 20/05/2005

# ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM

Applicant:	Mrs Janet Scott-Dodd	Scheme:	To provide reconstructed furniture & appliances to those in need.
Project:	Springbank Recycling Project	Cost:	£11,700
		Amount Requested:	£2,000
		Grant Recommended:	£1,500
		Other Funding in Place:	£9,700

### 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	N/A
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	Y

### Financial Check

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

### 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	N/a
Publicity plans for A&B inclusion checked	Y

### Child Protection

Have you checked that the organization is registered with <b><u>Disclosure Scotland</u></b> ?	N/A
Have you checked that the organization is registered with the <b><u>Care Commission</u></b> ? (If applicable)	N/A
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b> ?	N/A
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**

Springbank Recycling supplies furniture and other household goods to people in need. It does not charge for the service. It takes referrals direct from the public or social work. There is also no charge for delivery.

**Specific Criteria**

There is no provision in the area for people on a low income to furnish property with second-hand items. Young families can often not afford to buy new furnishings and this project has helped a lot of social work clients, especially children.

Signed:                     D Belli                    

**Assessment Officer**

Date:           20/5/05

## **ASSISTANCE TO VOLUNTARY ORGANISATIONS ASSESSMENT FORM**

Applicant:	Jackie Fulton	Scheme:	Providing support to families with a child under 5 years old.
Project:	Homestart	Cost:	£4500
		Amount Requested:	£1500
		Grant Recommended:	£1500
		Other Funding in Place:	£3000

### **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	Y

### **Financial Check**

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

### **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**

Have you checked that the organization is registered with <b><u>Disclosure Scotland?</u></b>	Y
Have you checked that the organization is registered with the <b><u>Care Commission?</u></b> (If applicable)	Y
Does the organization comply with the <b><u>Children's Scotland Act (2003)</u></b>	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





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

**1 WELCOME and APOLOGIES**

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

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

**2 MINUTES OF MEETING OF 14 SEPTEMBER 2005**

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

**3 MATTERS ARISING**

Car Parking in Tarbert, Lochgilphead and Bowmore

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

**4 FORESTRY COMMISSION**

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

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

Dalriada Project

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

**5a Ardrishaig Community Council – No report**

**5b Dunadd Community Council –**

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

**5c Inveraray Community Council – No report**

**5d Lochgilhead Community Council – No report**

**5e South Knapdale Community Council –**

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

**5f West Lochfyne Community Council –**

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

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

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

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

**5g Craignish Community Council – No report**

**5h Furnace Community Council - see attached report**

**5i Tarbert & Skipness Community Council –**

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

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

Phone Box Consultation

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

**5j North Knapdale Community Council – No report**

**6 STRATHCLYDE POLICE –**

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

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

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

**7 BRITISH WATERWAYS BOARD –**

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

**8 COMMUNITY CENTRE COUNCIL –**

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

**9 CHAMBER OF COMMERCE –**

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

**10 COUNCIL REPORTS – No reports**

**(a) Roads**

**(b) Environmental Services**

**(c) Education**

**(d) Housing & Social Work**

**11 SCOTTISH WATER –**

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

**12 BEAR –**

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

**13 BLARBUIE WOODLANDS -**

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

**14 ANY OTHER BUSINESS**

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

**15 NEXT MEETING**

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

The meetings thereafter will be the 29<sup>th</sup> August and the 21<sup>st</sup> November 2005

**SEDERUNT SHEET**  
**MID ARGYLL PARTNERSHIP**  
**21 FEBRUARY 2005**

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

This page is intentionally left blank

Councillor Donald Kelly opened the meeting by welcoming and thanking everyone for attending.

## **1. APOLOGIES**

Apologies for absence were received from Eleanor Scott, Sheena McAlister, Peter Peacock, Jim Martin, Ivor Robertson, Joan Inglis, Alan Reid, Douglas Robertson, Defence Estates, Christine Mehennet and George Lyon.

Deirdre Forsyth advised the Group that East Kintyre Community Council have only had their first meeting and a decision on who will attend the KIWG had not been made.

## **2. MINUTES**

The minutes of the meeting held on 7<sup>th</sup> February 2005 were approved.

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

Kite Fliers – Deirdre Forsyth advised that Jim Martin, Kintyre and Argyll Events has applied for financial assistance for this event. The Victoria Hall has been booked for exhibitions etc. on the Saturday and Sunday. The event has also been published in specialist kite magazines. It was agreed that marketing and leaflets for the event would be very important with Schools receiving flyers before the summer holidays.

Sheepdog Trials – Councillor Rory Colville advised the Group that everything was progressing well with the main issue being funding. It is hoped that there will be as many as 50 competitors per day over the 3 day event. The AA will provide signs to inform tourists of the location.

Dunfermline Car Club – Councillor Donald Kelly informed the Group that Dunfermline Car Club were still actively pursuing an event in the area. He advised that Angela Luke would attend a future meeting with an update.

Surfing - Councillor Rory Colville intimated that SNH, Landowners and the Council were looking at costing for changing rooms, shower rooms etc. SSSI was discussed also.

Motocross – Aileen Brown advised the Group that there has been not much activity at the motocross track due to the weather.

## **4. UPDATE/REPORT ON NEW GOLF COURSE**

Brian Keating gave an interesting update of his future developments for the Golf Course and Royal Hotel. He advised the Group that work should commence on the Golf Course in June 2005 and be completed by September 2006. A meeting will be held on Friday 22<sup>nd</sup> April at Rosyth with Defence Estates to discuss the future of Site 1 at R.A.F. Machrihanish.

Royal Hotel – Intensification of improvements have begun on the Royal Hotel. It is hoped the Restaurant will be open in a months time with the main hotel being functional by the Music Festival in August.

Call Centre – Mr. Flynn hopes to have everything signed with AIE concerning the call centre by the end of the month. This should create approximately 100 jobs.

Councillor Kelly thanked Brian for the very informative update.

## **5. SCOTTISH WATER REPORT**

Deirdre Forsyth stated that Stephen Greenhill has now left Scottish Water. Councillor Donald Kelly advised the Brian McInally was now his replacement. It was agreed to write to Brian and invite him to a future meeting for an update. A public meeting is due to take place in Campbeltown on 10<sup>th</sup> May.

## **6. TOURISM/LEISURE INITIATIVES**

Merger with Visitscotland

It was reported that the former ALLST Tourist Board merged with Visitscotland on 1<sup>st</sup> April and there is now one national board where there were formerly 14 area tourist boards. This has been a huge task, which will be ongoing for some time, and are still in a period of transition. All Tourist Information Centre staff have been transferred to the new organisation therefore jobs are safe in the medium term. Administration staff will either be matched with new posts or will interview for posts available which will take some time.

Tourist Season to Date

It was reported that Kintyre has had a good start to the season, although the Easter weekend was slightly down on last year. It was very early and the two weeks of the school holidays have been good with business up on the same period last year. Operators are also reporting good levels of forward bookings.

The Long Distance Footpath was discussed and the suitability of the route. It was agreed after discussion to invite Forest Enterprise along to a future meeting.

## **7. VESTAS REPORT/INITIATIVES**

Les Howarth advised that Tom Pedersen had advised him that there were no plans for more redundancies at present but employment levels are always linked to the number of orders received. Les intimated that there were 2 shifts operating per day employing 170-175 people being employed.

## **8. FERRY INITIATIVES**

Councillor Donald Kelly thanked John Semple, Les Oman and DBAG for their recent work on the Ballycastle to Campbeltown Ferry. John Semple intimated that the route will be out to tender by the end of the month. The Group agreed it was vital to keep pressure of our MSP's.

## **9. AIRSHOW 2005**

Derrick Lang regrettably reported that the Airshow for this year has had to be cancelled. This is mainly due to the Red Arrows being unable to attend and also lack of time to organise the event. After discussion it was agreed that a formal committee would need to take next years Airshow forward due to the amount of the work needed in organising the event



**10. TRAFFIC CALMING MEASURES, TARBERT**

Councillor John McAlpine intimated his frustration at the lack of progress on a pedestrian crossing at Tarbert. It was agreed to write to George Lyon MSP for a progress report. Councillor Donald Kelly stated that it was important that this issue was dealt with as a matter of urgency.

**11. FARMING REPORT/INITIATIVES**

It was agreed to write to Morna Paterson at N.F.U. to establish who was the Chairman of the Kintyre Branch and invite him to future meetings. Councillor Rory Colville stated that Colin Cameron from Strachur has been employed as the Rural Business Manager and some of the teething problems were being sorted out.

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

Council Services – Dawn Byrne, Employability Team advised that there are a lot of projects being done mainly in Mid Argyll and Helensburgh. Various employment opportunities for the Team have been advertised.

Jobcentre Plus – Anne Howell intimated that unemployment figures for area were 201 – 150 male and 51 female. Job vacancies for the Call Centre should create 100 jobs.

Argyll College – No report available.

James Watt College – Councillor Donald Kelly intimated that he had written to James Watt College enquiring about the hours and courses available also about the long-term future of the College. He asked the College for more flexibility regarding class sizes in rural areas and when he receives a response he will make it available to the Group.

A.I.E.- No report available.

**13. CAMPBELTOWN AIRPORT CONSULTATIVE ITEMS**

a) Loganair Ltd – No report available.

b) Highlands and Islands Airports Ltd – Derrick Lang circulated figures to the Group a copy of which is attached to this minute for information. He advised that figures were up by 10% on last year's figures due to mainly an exercise, which had been held for Air Cadets aged 13 – 21. Derrick intimated that Avgas fuel was now on site and after training should be up and running on 1<sup>st</sup> May 2005, this service has been advertised in aviation magazines. The instrument of reports procedure was discussed which had been designed and operated by Loganair. Derrick advised the HIAL wants to take over these documents but this requires to undergo a public consultation. It was agreed that Deirdre Forsyth would organise a meeting between H.I.A.L., A.I.E., Defence Estates and Argyll and Bute Council.

Derrick intimated to the Group the sadness of the recent air ambulance tragedy. He stated that everything possible had been done on the evening and done correctly and that the investigation was still on going.

**14. INITIATIVES/PRIORITIES AND THEMES FOR FUTURE MEETINGS.**

None at present.

**15. A.O.C.B.**

Maryanne Stewart raised the concerns of a resident who could not push a wheelchair on the pavement from Crosshill Avenue to Woodlands due to the state of it. It was agreed to take this up with the Roads Department.

Derrick Lang questioned where people were going to launch their boats due to the slipway being closed at the New Quay. After discussion it was agreed that the Group would write to the Sailing Club to ask if their slip could be used. It was decided to contact the Harbour Master to ascertain which slipways could be used in the interim period while work is completed at the New Quay.

**16. DATE OF NEXT MEETING – Monday 6<sup>th</sup> June 2005 at 10.00 a.m. in the Town Hall, Main Street, Campbeltown.**

## SEDERUNT SHEET

## KINTYRE INITIATIVE WORKING WORKING GROUP

18 APRIL 2005

Name	Organisation
Paul Convery	Argyll & Bute Council
John Semple	DBAG
Michael Taylor	Mull of Kintyre Seatours
John McAlpine	Councillor – Argyll & Bute Council
John Paton	West Kintyre Community Council
Derrick Lang	H.I.A.L.
Aileen Brown	Campbeltown Courier
Dawn Byrne	Argyll & Bute Council
MA Stewart	ACVS
Ian Macintyre	Tarbert Harbour Authority
Rory Colville	Councillor – Argyll & Bute Council
Alastair McKinlay	Councillor – Argyll & Bute Council
Maureen Macmillan	MSP
Donald Kelly	Councillor – Argyll & Bute Council & Chairman
Deirdre Forsyth	Argyll & Bute Council
Lindsay MacPhail	Argyll & Bute Council
Les Howarth	Vestas Celtic
Brian Keating	Brightside Leisure
A Howell	Jobcentre Plus

This page is intentionally left blank