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

Customer Services
Executive Director: Douglas Hendry



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26 January 2011

NOTICE OF MEETING

A meeting of the **MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE** will be held in the **COUNCIL CHAMBERS, TOWN HALL, CAMPBELTOWN** on **WEDNESDAY, 9 FEBRUARY 2011** at **9:30 AM**, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES FROM THE PREVIOUS MEETING HELD ON 1 DECEMBER 2010**
(Pages 1 - 8)
- 4. PROPOSED MEETINGS IN 2011** (Pages 9 - 12)
- 5. NHS - METHADONE CLINIC IN CAMPBELTOWN**
A report by Alison Younger, Area Customer Services Manager. (Pages 13 - 14)
- 6. ROAD ISSUES**
A report by Julian Green, Technical Officer. (Pages 15 - 16)
- 7. THE TALL SHIPS RACES 2011 - CRUISE IN COMPANY**
A report by Martin Gorringer, Operations Manager. (Pages 17 - 18)
- E1 8. GARDENS, DELL ROAD, CAMPBELTOWN**
A report by Caroline Sheen, Estates Surveyor. (Pages 19 - 22)
- E1 9. LAND AT ST CLAIR ROAD, ARDRISHAIG**
A report by Roy Alexander, Estates Surveyor. (Pages 23 - 26)
- E1 10. MAKI SURPLUS PROPERTY**

A report by Hugh Blake, Senior Estates Surveyor. (Pages 27 - 30)

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

The appropriate paragraph is:-

Paragraph 9

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

MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE

Councillor Rory Colville	Councillor Robin Currie	Councillor Alison Hay
Councillor Anne Horn	Councillor Donald Kelly	Councillor Donald MacMillan (Chair)
Councillor John McAlpine	Councillor Douglas Philand	Councillor John Semple

Contact: Theresa McLetchie - Tel: 01546 604511

**MINUTES of MEETING of MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE held in
the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD, PA31 8RT
on WEDNESDAY, 1 DECEMBER 2010**

Present: Councillor Donald MacMillan (Chair)

Councillor Rory Colville
Councillor Robin Currie
Councillor Anne Horn
Councillor John Semple

Councillor Donald Kelly
Councillor Alison Hay
Councillor Douglas Philand

Alison Younger
Tony Lambert
Julian Green
Hugh Blake
Fergus Murray
Adrian Jackson-Stark
Inspector Neil Wallace
Sgt Cammy Rae

Argyll and Bute Council
Argyll and Bute Council
Argyll and Bute Council
Argyll and Bute Council
Argyll and Bute Council
Argyll and Bute Council
Strathclyde Police
Strathclyde Police

1. APOLOGIES

Apologies were intimated from Chief Inspector Baillie and Garry Fraser.

2. MINUTES OF PREVIOUS MEETING - 3 NOVEMBER 2010

The Minutes of the previous meeting held on 3 November were approved as a true record.

3. DECLARATIONS OF INTEREST

As Chair of the Mid Argyll Youth Project, which was referred to within the report at Item 11, Councillor Douglas Philand declared a non-financial interest in relation to Workshop, Manse Brae, Lochgilphead. He left the room and took no part in the discussion which is dealt with at Item 11 of this Minute.

4. PUBLIC AND COUNCILLORS QUESTION TIME

A member of the public was in attendance at the meeting who had a question relating to the South Kintyre Landscape Capacity Study. He queried the description within the report of land at High Ugadale (SK18). In his opinion, the characteristics of the orange area did not distinguish it from the adjacent red area.

Fergus Murray replied that any inaccuracies within the report would be addressed by the specialist consultant who had undertaken the work and arranged to meet with the member of the public following the meeting to discuss in more detail.

Councillor Kelly raised a further question concerning the proposal by the Health Board and the CHP for a methadone clinic to be opened in Campbeltown.

Inspector Wallace advised Members that Strathclyde Police would support this programme. Statistics in the MAKI area were not indicative that drug taking led to a significant increase in local crime levels.

Action: Alison Younger would liaise with the local Health Board on this issue with a view to an item being taken to the forthcoming LACPG on 12 January 2011.

Councillor Kelly enquired if the effects of the Service Review would be known at local levels. Alison Younger replied that the forthcoming meeting on 6 December would outline Service Review proposals to Members. These could potentially be discussed at the MAKI Area Committee meeting scheduled for 2 February 2011. However, it was noted that the final budget papers would likely not have been issued at this point for the Council Budget meeting scheduled for 11 February 2011.

Action: The Chair advised that a letter would be sent from the Area Committee to the Council Leader asking that the area implications of budget proposals would be clearly communicated to Members.

Councillor Kelly raised a question on behalf of Southend Parent Council asking which Members were in support of the retention of Southend Primary School. Councillors Semple, Horn, Philand and Kelly all noted their support for the retention of the school. The Chair noted that he wished to await the full report from the scheduled consultation exercise before reaching a final view. This would ensure proper consideration would be given to all schools.

5. SCOTTISH AMBULANCE SERVICE - UPDATE ON STRATEGIC PLAN

Garry Fraser had intimated his apologies and a written report was read by Alison Younger to update Members.

1. The new ambulance station refurbishment had been carried out in Campbeltown.
2. There had been a reduction of on call in Campbeltown station which now provides a live shift during the night 3 nights out of seven. Previously the night shift was on call.
3. There had been an introduction of a helicopter night landing site on Luing with similar night sights coming on line to the islands of Lismore, Coll, Colonsay, Jura and Gigha.

Councillor Kelly noted that the new shift pattern in Campbeltown had been very well received by staff and the community.

6. FORMAL AGREEMENT OF MEETING DATES FOR 2011

Members considered the proposed dates for both Mid Argyll, Kintyre and the Islands Area Committee and the Local Area Community Planning Group meetings for 2011.

Decision:

The Committee agreed on the dates for 2011.

In regards to the meeting to be held in June, Members agreed that the venue for

this would be Islay. The October meeting would be held on Gigha.

7. APPLICATION OF THE LANDSCAPE CAPACITY STUDIES REPORT ON PLANNING APPLICATIONS

The Committee considered a report detailing the impact of the Landscape Capacity Studies (LCS) on Planning Applications within the MAKI area.

Discussion followed in regards to a capacity threshold in certain areas. Adrian Jackson-Stark reported that there would be a review in 5 years time and the LCS could be changed to reflect this. The LCS was a tool to allow future development which was vitally important in the provision of rural housing. Queries were raised on a number of individual cases. Adrian stated that the local planning team made decisions based on general policy frameworks. However, these were dependent on local individual circumstances and he was not in a position to comment directly on them.

Fergus Murray advised Members that the Head of Planning would be issuing a procedural note in the New Year to guide Members on planning issues relating to the application of Landscape Capacity Studies.

Decision:

The Committee agreed to note the impact the LCS has had upon planning applications with the MAKI area.

(Ref: A report by Fergus Murray, dated 1 December 2010, submitted).

8. ROADS ISSUES

The Committee considered a report updating on outstanding roads-related issues in Mid Argyll, Kintyre and the Islands.

Councillor Hay relayed a complaint regarding the lack of gritting at Kilmichael Glen. Julian reported that the gritting should now have been undertaken. Councillor Hay requested that a listing detailing the road gritting priorities be sent to Community Councils.

Action: Julian Green to provide this list to Community Councils.

Julian advised Members of the forthcoming delivery of 2 jet patchers. These would be integrated into the Asset Management Plan for Roads. He detailed how he envisaged they would contribute to road maintenance, and, as such, would be preventative. They would be mainly utilised in repairing smaller potholes on weaker, more rural roads. There would be a general programme of maintenance, however this would be flexible.

Councillor Kelly expressed concerns regarding the level of workmanship on the Campbeltown Infrastructure Improvements. Julian stated that he was aware of issues on the road and was involved in discussion with the contractor to ensure

remedial work was undertaken and minimise the liability for Argyll and Bute Council.

Discussion continued regarding local traders concerns in Campbeltown on the proposed Scottish Water works in Main Street. This could have a detrimental impact on traders if shoppers were deterred by the road closure. Julian agreed to check on this. Further concerns were raised on the timber haulage trucks passing through Tarbert village. Julian stated that they could not veto the trucks driving through Tarbert from South Kintyre. However, if the trucks were coming from the Kilberry area making a detour through Tarbert, he could address this.

Councillor MacMillan congratulated Julian and the workforce on behalf of the Area Committee in keeping the roads clear in the recent severe weather conditions.

Decision:

The Committee agreed to note the report.

(Ref: A report by Julian Green, Technical Officer, dated 1 December 2010, submitted).

9. SCHOOL HOLIDAYS AND IN SERVICE DAYS 2011/2012

The Committee considered a report which the Executive had agreed the framework of on 23 September 2010.

Decision:

- 1.1 Members agreed to endorse the final patterns of school holidays and in service days for all schools in Mid Argyll, Kintyre and the Islands as outlined in Appendices 1 to 4.
- 1.2 Members agreed that the details of school holidays and in service days for 2011/2011 should now be circulated to schools and relevant organisations.

(Ref: A report by Carol Walker, Head of Pre-School and Primary Education, dated 1 December 2010, submitted).

10. DISBURSEMENT OF TESCO PLANNING GAIN FUNDS

The Committee considered a report detailing the use of the Developer Contribution funds received in respect of the proposed new Campbeltown Tesco development, and to determine an appropriate mechanism to disburse the funds to support the continuing viability and vitality of Campbeltown Town Centre.

Decision:

Members agreed to the following recommendations:

- 1.1 Confirm the use of the Developer Contributions receipt
- 1.2 Grants delegated powers to the Campbeltown CHORD Board to

authorise expenditure associated with the above fund to help maintain the viability and vitality of Campbeltown Town Centre, having fully consulted the local town centre traders and taken their views into account when determining funding support for particular projects.

(Ref: A report by Fergus Murray, dated 1 December 2010, submitted).

Having declared an interest in the next item, Councillor Philand left the room and took no part in the discussion.

11. WORKSHOP, MANSE BRAE. LOCHGILPHEAD

The Committee considered a report advising of an approach made to the Council to acquire the former school meals building at 30D Manse Brae, Lochgilphead.

Members raised concerns on the amount of property, owned by Argyll and Bute, lying dormant. They requested that this Item be discussed at the MAKI Area Committee meeting scheduled for February 2011

Decision:

Members agreed to the recommendation detailed at paragraph 2.1 within the paper. They further requested that Estates prepare a report for the February Committee detailing the current surplus property within the MAKI area, and other property owned by the Council where an interest to purchase may have been expressed.

(Ref: A report by Hugh Blake, Senior Estates Surveyor, dated 1 December 2010, submitted).

Councillor Philand rejoined the meeting.

12. GROUND ADJACENT TO TORRAN HOUSE, FORD - PROPOSED SALE TO PETER DAVIES

The Committee considered a report advising of a request to purchase the half solum of the Allt Garbh burn, in addition to the original ground previously agreed for sale at Torran Mhor, Ford.

Decision:

Members agreed the recommendation within the report.

(Ref: A report by Jennifer Crawford, Estates Surveyor, dated 1 December 2010, submitted).

13. RNLI, PORT ASKAIG PIER

The Committee considered a request from the Royal National Lifeboat Institution

(RNLI) to build a new accommodation building on Port Askaig Pier so the RNLI may remove from the current accommodation building located to the far side of the Port Askaig Hotel.

Discussion followed among Members on the status of parking for visitors to the RNLI and the proposed relocation of the fuel tank onto the pier.

Decision:

Members agreed that

- 1.1 Estates would liaise with Operational Services to ascertain parking facilities for RNLI staff and visitors.
- 1.2 Estates would ascertain the proposed location for the new fuel tank on Port Askaig pier.
- 1.3 A decision would be delegated to the Chair, Vice-Chair and the local Members upon clarification of the above.

(Ref: A report by Hugh Blake, Senior Estates Surveyor, dated 1 December 2010, submitted).

14. LAND AT ST CLAIR ROAD, ARDRISHAIG

The Committee considered a report advising Members of an expression of interest in respect of an area of Council owned ground at St. Clair Road, Ardrishaig.

Decision:

Members agreed to continue this Item to the next Mid Argyll, Kintyre and the Islands meeting to held in February 2011.

(Ref: A report by Roy Alexander, Estates Surveyor, dated 1 December 2010, submitted).

15. CAMPBELTOWN AND DISTRICT JUVENILE FOOTBALL ASSOCIATION - LEASE OF PITCH

The Committee considered a report advising Members of a request from Campbeltown & Juvenile District Football Association for a long term lease of the eastern football pitch at the Meadows in Campbeltown on the basis of a nominal rental.

Decision:

Members agreed to authorise the Executive Director of Customer Services to negotiate and conclude suitable terms and conditions with the Campbeltown & Juvenile District Football Association in respect of a lease for a period of up to 20 years on the basis of a nominal rental.

(Ref: A report by Roy Alexander, Estates Surveyor, dated 1 December 2010, submitted).

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TIMETABLE - 2011
MID ARGYLL, KINTYRE AND THE ISLANDS MEETING DATES

Papers to CS for Pre-Agenda	CS to issue Pre-Agenda	Pre-Agenda	Revised Papers to CS	CS to issue Agenda	Committee
Tuesday 11.01.11	Wednesday 12.1.11	Wednesday 19.1.11	Monday 24.1.11	LACPG - Wednesday 15.12.10 BD Wednesday 05.01.11 Wednesday 26.1.11	<u>Wednesday 12.01.11</u> <u>LACPG 10.30a.m.</u> <u>Bus.Day 2.00p.m.</u> <u>Venue: Campbeltown</u> <u>Wednesday 02.2.11</u> <u>Area C'ttee 10.30am</u> <u>Venue: Campbeltown</u>
Tuesday 08.3.11	Wednesday 9.3.11	Wednesday 16.3.11	Monday 28.3.11	LACPG - Wednesday 2.2.11 BD Wednesday 23.2.11 Wednesday 30.3.11	<u>Wednesday 02.03.11</u> <u>LACPG 10.00am</u> <u>Bus. Day 2.00pm</u> <u>Venue: Lochgilphead</u> <u>Council Chambers</u> <u>Wednesday 06.4.11</u> <u>Area C'ttee 10.00am</u> <u>Venue: Lochgilphead</u> <u>Members Room</u>
Tuesday 10.5.11	Wednesday 11.5.11	Wednesday 18.5.11	Monday 23.5.11	LACPG - Wednesday 4.5.11 BD - Wednesday 4.5.11 Wednesday 1.6.11	<u>Wednesday 11.5.11</u> <u>LACPG 10.00am</u> <u>Bus.Day 2.00pm</u> <u>Venue: Colonsay</u> <u>Wednesday 08.6.11</u> <u>Area C'ttee 10.00am</u> <u>Venue:Islay</u>

Tuesday 12.7.11	Wednesday 13.7.11	Wednesday 20.7.11	Monday 25.7.11	Wednesday 27.7.11	<u>Wednesday 03.8.11</u> <u>Area C'tee 10.00am</u> <u>Venue: Campbeltown</u>
				LACPG - Wednesday 10.8.11 BD - Wednesday 31.8.11	<u>Wednesday 07.9.11</u> <u>LACPG 10.00am</u> <u>Bus. Day 2.00pm</u> <u>Venue: Lochgilphead</u> <u>Council Chambers</u>
Tuesday 13.9.11	Wednesday 14.9.11	Wednesday 21.9.11	Monday 26.9.11	Wednesday 28.9.11	<u>Wednesday 05.10.11</u> <u>Area C'tee 10.00am</u> <u>Venue: Gigha</u>
				LACPG - Wednesday 05.10.11 BD - Wednesday 26.10.11	<u>Wednesday 02.11.11</u> <u>LACPG 10.00am</u> <u>Bus. Day 2.00pm</u> <u>Venue: Campbeltown</u>
Tuesday 08.11.11	Wednesday 09.11.11	Wednesday 16.11.11	Monday 21.11.11	Wednesday 30.11.11	<u>Wednesday 07.12.11</u> <u>Area C'tee 10.30am</u> <u>Venue: Campbeltown</u>

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ARGYLL & BUTE COUNCIL**MID ARGYLL, KINTYRE AND THE
ISLANDS AREA COMMITTEE**

**NHS Campbeltown Methadone Clinic
Campbeltown****9 February 2011**

1. SUMMARY

A short life working group is being put in place by NHS Highland to consider proposals for a Methadone Clinic to be based in Campbeltown. The Area Committee are invited to nominate a member to participate in the working group.

2. RECOMMENDATION

That the Committee consider making a short term appointment to the working group.

3. BACKGROUND

Locality Manager, John Dreghorn, NHS Highland has written to confirm that they intend to form a short life working group to consider proposals for a Campbeltown based methadone clinic. Given the broad public interest in this matter he has invited the area committee to consider whether they wish to have a representative included within the working group.

For more information please contact:

Alison Younger
Area Customer Services Manager
Argyll and Bute Council
01546 604558
Alison.younger@argyll-bute.gov.uk

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ARGYLL & BUTE COUNCIL
OPERATIONAL SERVICES

MID ARGYLL, KINTYRE & THE ISLANDS AREA
COMMITTEE
WEDNESDAY 9th February 2011

TITLE: ROADS ISSUES

1. SUMMARY

1.1 This report provides an update on outstanding roads-related issues in Mid Argyll, Kintyre & Islay.

2. RECOMMENDATIONS

2.1 It is recommended that Members note this report.

3. DETAIL

3.1 General revenue works –

Winter maintenance works have been almost continual since the start of November. This has already caused significant damage to the network. The damage is being assessed & repair works prioritised. General safety-related works (ditching, patching and potholing) is ongoing whenever weather permits.

3.2 Islay – Port Ellen to Ardbeg Road

A meeting has been arranged to discuss the proposals with the Main users of this section of road.

3.3 Slip Site – B842 Conie Glen

Land entry has been agreed & works are expected to start at the end of January. Verbal report available at the meeting.

3.4 A83 Road Works in Lochgilphead –

Scotland Transerv work on Loch Nell Street in Lochgilphead has been delayed due to the severe winter weather. Works are expected to be complete by the end of January, weather permitting.

3.5 Scottish Water works in Campbeltown

Revised start date of 17th January 2011.

- 4. Policy:** The road network will be maintained in line with the 'Road Maintenance & Asset Management Plan' as closely as the available roads maintenance budget will allow.
- 5. Financial:** Expenditure of revenue and capital budget to maintain the network.
- 6. Personnel:** Nil

For further information, please contact:

Julian Green, Technical Officer – Mid Argyll & Kintyre (Tel: 01546 604892)

Graham Brown
Operations Manager
17th November 2010

THE TALL SHIPS RACES 2011 – CRUISE IN COMPANY**1. SUMMARY**

- 1.1 This paper is intended to brief the Area Committee on The Tall Ships Races 2011, which will incorporate Campbeltown and Oban as guest ports, throughout July 2011.

2. RECOMMENDATIONS

- 2.1 The Area Committee are asked to note the contents of this report.

3. BACKGROUND

- 3.1 The Tall Ships Races, organised by Sail Training International, are held every summer in European Waters, intended as a sail training experience primarily for young people aged 15-25. The event typically attracts between 70 and 100 ships, from 15-20 countries, crewed by approximately 3,000 young people.
- 3.2 The Tall Ships Races 2011 has been in the planning phase since May 2009. At inception the Council offered as guest ports, Campbeltown and Oban. Each was subsequently confirmed, and is now incorporated in the 'Cruise in Company' leg of the Races.
- 3.3 In 2011 the Races will commence in Waterford, Ireland on the 30th June, sailing to Greenock. From here ships will leave for the 'Cruise in Company', sailing up the West Coast of Scotland to Lerwick, from the 12th to the 21st July. This is not a competitive leg, but an opportunity for ships to choose from a variety of unique ports to visit. The Cruise in Company therefore provides guest ports with an opportunity to promote their area, as part of this international event.
- 3.4 Shetland Tall Ships Ltd is coordinating the efforts of guest ports in the Cruise in Company. As a guide they have indicated the following dates when Campbeltown and Oban should anticipate visiting ships:

Campbeltown

Pre Cruise in Company (on route to Greenock)	5 th - 8 th July 2011
Cruise in Company	12 th - 14 th July 2011

Oban

Cruise in Company	13 th - 16 th July 2011
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4. DETAIL

- 4.1 Ships intending to participate in The Tall Ships Races must submit an application by the 1st May 2011. When doing so they are asked to advise their intention to participate in the Cruise in Company, however are not required to specify which guest ports they intend to visit. Receiving confirmation of finalised plans from ships may be difficult until a later date in 2011, in some circumstances ships may wait until their arrival in Greenock, immediately prior to the Cruise in Company, before confirming their route.
- 4.2 Direct communication with ships has been ongoing since August 2010, and will continue in order to seek ships intentions to visit guest ports, promote each port and to inform the scale of activities on offer.
- 4.3 To date responses have been received from 12 ships, with 8, varying from Class A to C, indicating an interest in visiting Argyll and Bute ports at this stage.

4.3 Sail Training

Young people aged 15-25 have the opportunity to participate in any leg of the Races as a Sail Trainee.

Exceptions can be made for those aged over 25 - however a key prerequisite for the event is that 50% of crews must be aged 15-25.

Trainees are required to pay a fee, with costs varying by class of ship, typically ranging from €600-€1200. In order to reduce financial constraints, funds from the revenue Piers and Harbour budget have been identified to cover up to 50% of trainee costs, for a maximum of ten trainees from across Argyll and Bute.

Promotion of sail training has begun and will be ongoing to ensure young people are aware of this opportunity. The Council are working with 'At Sea Sail Training', a company experienced in sourcing and booking trips for trainees. To date one sail trainee from Argyll and Bute has confirmed a place onboard The Wylde Swan, taking part in an EU Exchange in both Race 2 from Lerwick to Stavanger, and Race 3 continuing onto Halmstad.

4.4 Corporate Hospitality

Many larger Class A and B ships offer the option to book vessels for corporate events, or sailing trips. Prices for in-port corporate hospitality vary between ships, typically cited at approximately €1000 per hour for deck hire, and €3-5000 for day sailing for host ports. However it is anticipated that prices for guest ports in the Cruise in Company may be negotiable.

It is intended to contact a number of businesses throughout guest port areas, outlining this opportunity. If expressions of interest are received, fuller communication with ships offering corporate hospitality will begin. Although the event is not scheduled until July 2011, arrangements are currently being made throughout guest ports, and firm bookings would guarantee ships visit our ports.

4.5 Port-side entertainment

Options of port-side entertainment and activities on offer for visiting crews and trainees are currently being sought, for example linking with businesses, such as local distilleries to provide tours and outlining sporting activities for trainees.

It is advised, that for the eventuality that ships are unable to fulfil their commitment to guest harbours, the option to link with local events, throughout July 2011, should be considered. Discussions have already begun with members of the Oban Bicentenary Committee, to link with the '10 days in July, Oban 200' festival celebrations. At present limited opportunities to link with local events are available in Campbeltown during this period.

5. Risks

Guest ports are asked to be mindful that ships may change their plans last minute (e.g. due to unfavourable weather conditions). In addition a lack of commitment from ships provides difficulties in gauging the scale of events to plan, and with no guarantee of arrival, this may provide limited opportunities to plan and promote events.

In addition limited uptake from Sail Trainees, a lack of communication with ships and failure to undertake and manage partnership working, may further reduce the opportunity to provide and promote events.

6. IMPLICATIONS

Policy:	None
Financial:	£20,000 allocated from the revenue Piers and Harbour budget, primarily to cover funds for sail trainees, in addition to security and event costs.
Legal:	None
Personnel:	None
Equal Opportunity:	None

For further information please contact:
Martin Gorringer
Operations Manager (Marine & Airports)
01546 604656

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