

**TOWN AND COUNTRY PLANNING
DELEGATED DECISIONS MADE IN THE LAST MONTH**

Delegated Decisions Report

Application / Case Types

ADV - Application for Advertisement Consent
AMSC - Approval of Matters in Conditions
CAAD - Certificate Appropriate Alternative Development
CLAWU - Application for Certificate of Lawful Use/Development (Existing)
CLWP - Application for Certificate of Lawful Use/Development (Proposed)
CONAC - Application for Conservation Area Consent
CPD - Council Permitted Dev Consultation
ELCNOT - Electricity Provider Notification
FDP - Forest Design Plan Consultation
FELLIC - Felling Licence Consultation
FGS - Forest Grant Scheme Consultation
HH - Application for High Hedge Notice
HSZCON - Application for Hazardous Substances Consent
LIB - Application for Listed Building Consent
MFF - Marine Fish Farm Application
MIN - Application for Mineral Consent
MPLAN - Masterplan
NMA - Application for Non Material Amendment (sec 64)
PAC - Pre Application Consultation
PACSCR - PAC Screening
PP - Planning Permission
PPP - Planning Permission in Principle
RDCRP - Rural Development Contract Consultation
S37 - Section 37 Consultation by the Scottish Government Energy Consents Unit
TELNOT - Telecommunications Provider Notification
TPO - Application for tree works in a Tree Preservation Order area

Prior Notifications and Prior Approvals (General Permitted Development Order)

PNAGRI / PAAGRI - Prior Notification / Approval of Agricultural Works
PNCOUA / PACOUA - Prior Notification / Approval of Change of Use from Agricultural building to Flexible Commercial or Residential
PNCOUF / PNCOUF - Prior Notification / Approval of Change of Use from Forestry building to Flexible Commercial or Residential
PNDEM / PADEM - Prior Notification / Approval of Demolition works
PNELEC / PAELEC - Prior Notification / Approval of Electricity works
PNFOR / PAFOR - Prior Notification / Approval of Forestry Works
PNMFF / PAMFF - Prior Notification / Approval of Marine Fish Farm
PNPEAT / PAPEAT - Prior Notification / Approval of Peatland Restoration
PNRAIL / PARAIL - Prior Notification / Approval of Railway works
PNTEL / PATEL - Prior Notification / Approval by an Electronic Communications Code Operator
PNWAY / PAWAY - Prior Notification / Approval of an Agricultural or Forestry Private Way

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Decision / Status Codes

AGRANT - Prior Approval is GRANTED (GPDO)

AIS - Prior Approval IS Required (GPDO)

ANOT - Prior Approval is NOT Required (GPDO)

AREFUS - Prior Approval is REFUSED (GPDO)

CLO - Case Closed

COMMNT - LPA response to Notification - Comments

HHDISM - High Hedge Application Dismissed

NONDET - Not Determined within timescale (GPDO)

NOTGPD - Application not covered under GPDO Regulations

NOTPDY - LPA response to Notification – Not Permitted Development At This Stage

OKNOT - LPA response to Notification - No Comments

OPI - Opinion Issued

PDD - Permitted Development

PER - Application Approved

REF - Application Refused

S36NOB - S36/S37 consultation response: No Objection

S36OBJ - S36/S37 consultation response: Objection

SEC39 - Section 39 Decline to Determine

VREVOC - Voluntary Revocation

WDN - Application Withdrawn

TOWN AND COUNTRY PLANNING DELEGATED DECISIONS SINCE LAST COMMITTEE

Bute and Cowal

App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/01415/NMA	Mr Ross Carmichael Land South Of Leachd Strathlachlan Argyll And Bute Non material amendment to planning permission (20/01708/PP Erection of dwellinghouse, formation of vehicular access and installation of private sewage treatment system) The proposed dwelling has been significantly reduced in size for cost purposes. It occupies the same footprint, is the same outline/silhouette/massing. The materials are the same as is the general plan layout. The site plan is unchanged, as is the access, drainage and landscaping details.	31/07/2024	19/08/2024	PER
24/01369/CLWP	Mr Graham Dickinson Seafield Kilchattan Bay Isle Of Bute Argyll And Bute PA20 9NW Demolition of existing conservatory and erection of extension	26/07/2024	19/08/2024	PER
24/01355/NMA	Clydeview (Scotland) Ltd Land North East Of Hollybush Cottage East St Catherines Cairndow Argyll And Bute Non material Amendment to (22/01588/PP Erection of 3 dwellinghouses and 3 summerhouses, installation of 3 sewage treatment tanks and formation of vehicular access) Red boundary site amended the private internal road increased to 5.5 m wide, passing place included into the internal private road. Condition 14 - electric charging point is added to site plan re-wording of "Pedestrian Path" to "Existing Pedestrian Path" for clarity	19/07/2024	29/08/2024	WDN
24/01349/FGS	Scottish Forestry Dunans Castle Native Woodland Glendaruel Argyll And Bute Woodland creation scheme	18/07/2024	20/08/2024	OKNOT

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App No	Applicant name, address and proposal	Valid date	Decision date	Decision
24/01257/PP	S Kiehlmann 39 Cromwell Street Dunoon Argyll And Bute PA23 7AX Alteration of window to form doorway (retrospective)	04/07/2024	07/08/2024	PER
24/01187/PP	Mr Marc Keenan 2 Hydro Houses Cairndow Argyll And Bute PA26 8BN Erection of single storey side extension, including relocation of existing LPG gas tank and formation of new decked area	25/06/2024	21/08/2024	PER
24/01163/PP	Mr Jason Coles Flat 2/1 1 Broughallan Gardens Kilm Dunoon Argyll And Bute PA23 8HH Formation of new single window opening in northside gable of top floor flat, to improve ventilation and natural daylight to the bathroom	27/06/2024	07/08/2024	PER
24/01161/PP	Mr Alan McNee 19 Wellington Street Dunoon Argyll And Bute PA23 7LA Proposed alterations and attic conversion to dwellinghouse to form additional bedroom, en-suite and snug	21/06/2024	23/08/2024	PER

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24/01159/ADV	Zarabelle 88 Montague Street Rothesay Isle Of Bute Argyll And Bute PA20 0HJ Erection of 1 projecting sign and 1 fascia sign	27/06/2024	09/08/2024	PER
24/01131/LIB	Argyll And Bute Council Former Rothesay Academy Academy Road Rothesay Isle Of Bute Argyll And Bute PA20 0BG Proposed demolition of building	02/07/2024	20/08/2024	PER
24/01104/PP	Mr Coby Burns 2 Victoria Terrace 81 Alexandra Parade Dunoon Argyll And Bute PA23 8AQ Erection of summerhouse and shed	24/06/2024	19/08/2024	PER
24/01031/PP	Stag Fitness 8 Bridgend Street Rothesay Isle Of Bute Argyll And Bute PA20 0HU Change the use of a laundrette to form a small private studio gym (part retrospective)	20/06/2024	08/08/2024	PER

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24/01024/PP	Mr Thomas Goodwin Garden Cottage PO Buildings Kilchattan Bay Isle Of Bute Argyll And Bute PA20 9NG Alterations to cottage to incorporate a new door position and two new windows	07/06/2024	05/08/2024	PDD
24/00988/PP	Mrs Rachel Zar Burnside Newton Strathlachlan Cairndow Argyll And Bute PA27 8DB Change of use of adjacent vacant land to form extension to garden ground	13/06/2024	31/07/2024	WDN
24/00970/PP	Mr Ian Dickson Scalpie Farm Pods Rothesay Isle Of Bute Argyll And Bute PA20 0QA Change of use of land for the siting of 3 camping pods and associated works (part retrospective)	06/06/2024	13/08/2024	PER
24/00890/PP	Tide And Thyme Café Battlefield Buildings Kames Tighnabruaich Argyll And Bute PA21 2AB Alterations to shopfront and roof and installation of ventilation Equipment	21/05/2024	21/08/2024	PER

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24/00869/ADV	<p>Ms Erin Murphy</p> <p>24 East Princes Street Rothesay Isle Of Bute Argyll And Bute PA20 9DL</p> <p>Display of 1 x non-illuminated fascia sign</p>	24/06/2024	09/08/2024	PER
24/00799/PP	<p>Mr Alexander(Alisdair) Johnston</p> <p>Ghillies Croft Cabin Academy Road Rothesay Isle Of Bute Argyll And Bute PA20 0BG</p> <p>Alterations and change of use from office/ancillary building to form short-term-let unit and installation of ground mounted solar panels</p>	07/06/2024	09/08/2024	PER
24/00698/PP	<p>Mrs And Mr Paula And Gerry Jewson</p> <p>Kames Cottage Kames Tighnabruaich Argyll And Bute PA21 2AD</p> <p>Demolition of garage and erection of replacement garage with attic living accommodation and car port building with store and extension of driveway</p>	03/05/2024	12/08/2024	PER
24/00689/PP	<p>Miss Angelique Cochrane</p> <p>12 Battery Place Rothesay Isle Of Bute Argyll And Bute PA20 9DP</p> <p>Change of use of hotel with two private cottages to an apart hotel containing 3 serviced apartments, owners accommodation, ground floor cafe for public use, patio for outdoor cafe seating and retention of two private cottages (part retrospective)</p>	27/05/2024	26/07/2024	PER

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24/00418/NMA	<p>Argyll Community Housing Association</p> <p>2A,2B,2C,2D,2E,2F,2G And 2H Russell Street, 68A, 68B,68C,68D,70A,70B,70C,70D,70E,70F,70G And 70H Rothesay Isle Of Bute Argyll And Bute PA20 9AZ</p> <p>Non Material Amendment to Planning Permission 21/02728/PP - (Alterations to fenestration, installation of wall insulation, replacement rain water goods, re-roofing and associated front and rear landscaping arrangements) - curtain walling to closes removed, french doors and balconies removed, heating building in rear garden and heating service riser pipes on rear elevation</p>	04/03/2024	21/08/2024	PER
24/00329/PP	<p>Scottish Water</p> <p>Rothesay Waste Water Treatment Works Rothesay Isle Of Bute Argyll And Bute</p> <p>Installation of solar photovoltaic (PV) ground and roof mounted panels and associated works</p>	23/02/2024	28/08/2024	PER
24/00143/PP	<p>Shearwater Marine Services Ltd</p> <p>Unit 19 Sandbank Business Park Highland Avenue Sandbank Dunoon Argyll And Bute PA23 8PB</p> <p>Proposed erection of Class 5 industrial units</p>	02/02/2024	09/08/2024	PER
23/02407/PP	<p>Mr G Brown</p> <p>Plot 16 Ferrymans Sandbank Dunoon Argyll And Bute PA23 8RW</p> <p>Erection of dwellinghouse</p>	22/12/2023	22/08/2024	PER

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23/02034/PP	Mr Craig McKittrick 85 Argyll Street Dunoon Argyll And Bute PA23 7DH Change of use of hotel and external areas to form commercial dog hotel with kennels on the second floor of the building only, with staff accommodation and facilities on the first	10/11/2023	01/08/2024	PER
23/01870/PP	Mr A. Edwards 58 Ladeside Street Rothesay Isle Of Bute Argyll And Bute PA20 0DJ Siting of modular building	18/10/2023	22/08/2024	PER
23/01784/PP	Mr Andrew Watson Low Stillaig Millhouse Argyll And Bute Erection of new dwellinghouse, alterations to existing dwellinghouse to create outbuilding to be used for purposes incidental to the new dwellinghouse, installation of sewage treatment plant and formation of vehicular access	11/10/2023	29/08/2024	PER
23/01565/PP	Bonnar Sand And Gravel Ground Eastern Plot Sandbank Business Park Highland Avenue Sandbank Argyll And Bute Formation of contractors yard with aggregate store, onsite parking and erection of storage building	30/08/2023	06/08/2024	PER

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23/01301/PP	<p>Mount Stuart Trust</p> <p>Former Straad Hall Straad Rothesay Isle Of Bute Argyll And Bute</p> <p>Demolition of village hall and erection of replacement dwellinghouse, installation of sewage treatment plant and air source heat pump</p>	09/08/2023	28/08/2024	PER
23/00884/LIB	<p>Ms Gaby Porter</p> <p>26 And 27 Shore Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LQ</p> <p>Installation of replacement fascias, bargeboards and rainwater goods</p>	03/05/2023	09/08/2024	PER
23/00883/PP	<p>Ms Gaby Porter</p> <p>26 And 27 Shore Road Port Bannatyne Isle Of Bute Argyll And Bute PA20 0LQ</p> <p>Installation of replacement fascias, bargeboards and rainwater goods</p>	10/05/2023	09/08/2024	PER
23/00737/PP	<p>Mr Kenneth Mailer</p> <p>Plot 1 Gerhallow Dunoon Argyll And Bute</p> <p>Erection of dwellinghouse and siting of temporary caravan</p>	05/02/2024	21/08/2024	PER

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23/00294/PP	Mr Jack Xu Lanerly Garth Caravan Park Serpentine Road Rothesay Isle Of Bute Argyll And Bute PA20 9EH Increase in number of static caravan pitches from 9 to 11	09/03/2023	12/08/2024	PER
22/02600/PP	Ms K Dingwall 79 Hunter Street Kilm Dunoon Argyll And Bute PA23 8JR Formation of vehicular access (part retrospective)	18/01/2023	05/08/2024	PER
22/00394/PP	Mr Charles Dixon-Spain Dunans Castle Glendaruel Colintrave Argyll And Bute PA22 3AD Erection of welfare utility building including kitchen and toilet/shower (retrospective)	31/03/2022	15/08/2024	PER
22/00177/PPP	Mr George MacEachran The Old Man's Club 18 Mearthar Street Dunoon Argyll And Bute PA23 7RA Demolition of former saddlery and site for the erection of Dwellinghouse	31/01/2022	22/08/2024	PER

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22/00176/PP	Mr Charles Dixon-Spain Walled Garden South West Of Dunans Castle Glendaruel Colintraive Argyll And Bute Retention of shepherd's hut for use as home office	01/03/2022	12/08/2024	PER
22/00175/PP	Mr Charles Dixon-Spain Dunans House Dunans Castle Glendaruel Colintraive Argyll And Bute PA22 3AD Erection of conservatory extension and garden pergola (part retrospective)	16/02/2022	07/08/2024	PER
22/00174/LIB	Mr Charles Dixon-Spain Dunans House Dunans Castle Glendaruel Colintraive Argyll And Bute PA22 3AD Erection of conservatory extension (retrospective)	31/01/2022	07/08/2024	PER
22/00123/LIB	Mr Charles Dixon-Spain Dunans Castle Glendaruel Colintraive Argyll And Bute PA22 3AD Alterations to garden room/summerhouse (retrospective)	08/02/2022	15/08/2024	PER

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21/02405/PP	Mr Charles Dixon-Spain Chalet North East Of Dunans Castle Glendaruel Colintrave Argyll And Bute Continued use of chalet as residential annex	12/11/2021	20/08/2024	PER
21/01992/PP	Mr Charles Dixon-Spain Dunans Castle Glendaruel Colintrave Argyll And Bute PA22 3AD Retention of timber office building on a permanent basis	21/10/2021	05/08/2024	PER
20/01924/PP	Mrs Sylvia Potter Garden Ground Of 23 Craigmores Road Rothesay Isle Of Bute Argyll And Bute PA20 9LB Erection of dwellinghouse	25/11/2020	29/08/2024	REF