

Final minute

**MINUTE OF MEETING 01/2014
OF THE PLANNING & ACCESS COMMITTEE
HELD ON MONDAY 27th JANUARY 2014 AT 1PM
JOHN MUIR SUITE, CARROCHAN, CARROCHAN ROAD, BALLOCH**

Present: Owen McKee (Chairman)
David McCowan
Willie Nisbet
David Warnock
Colin Bayes
David McKenzie
George Freeman

In Attendance: Iain Nicolson, Head of Planning
Bob Cook, Development and Implementation Manager
Diana Worthy, Planning Officer
Nicola Arnott, Committee Officer
Darran Crawford, Countryside Project Officer
Michelle Lynn, Tourism Advisor

The Chairman opened the meeting and welcomed those present at the meeting.

1. Apologies

Apologies were received from Petra Biberbach, Kate Sankey and Fergus Wood.

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2. Minutes of previous meetings

The minutes of the meeting on 16th December were agreed as an accurate record of the meeting. They were proposed by Colin Bayes and seconded by George Freeman.

David McKenzie referred to page 3 of the minutes regarding public consultation for application 2013/0244/DET and questioned why there had been dissatisfaction from some members of the public that they were not entitled to make verbal representation at the meeting. Bob Cook confirmed that procedure had been followed and that the individuals had not made written representations during the public consultation period, therefore they were not entitled to make verbal representations to the committee.

3. Matters arising

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Iain Nicolson gave an update on the action regarding Community Councils. He confirmed that Stirling Council is actively working to support Community Councils in Drymen and Killin and that elections will be held in February/March.

Bob Cook gave an update on the action regarding enforcement issues at the Rowardennan Hotel and confirmed that the Authority is working with the applicant on a new application and issues are being addressed as part of that process. A report will be presented to the Planning and Access Committee in due course.

Colin Bayes advised that he has been in touch with SEPA regarding the process for obtaining CAR licences and how this integrates with the Planning process. He stated that this will be followed up by a meeting.

4. **Declarations of interest**

None

5. **NPA/PC/01/2014/02– 2013/0307/DET – Inveruglas Viewpoint, Inveruglas Installation of a viewing structure, footpath and associated landscaping**

Diana Worthy introduced the report and gave an overview of the Scenic Routes Project. She advised that the pilot project has involved a nationwide design competition which sought proposals for viewing platforms and viewpoints. She added that the project is based on the Norwegian Scenic Routes project. She gave a presentation of slides which illustrated the site location and cross sections of the design. She gave an outline of the report and explained that the intention of the application is to improve the visitor experience and opportunities to view the landscape. She advised that a Landscape and Visual Impact Assessment was conducted which states that due to the expansive landscape features the proposal has a very restricted 'zone of visibility'. She added that the proposal is considered to be sympathetic to the landscape. She advised that the application is recommended for approval. She invited questions and comments from Members.

Members questions included the following:

- Whether the proposal meets with equalities legislation in terms of All Abilities access. Darran Crawford advised that an All Abilities path leads to the main structure and that the Rural Access Code is being used in lieu of building regulations.
- Whether there will be advanced signage to promote the viewing structure. Darran Crawford advised that Transport Scotland will be responsible for all signage relating to the project.
- The adequacy of the existing volume of parking facilities was discussed as Members felt it was likely that the structure would generate higher visitor numbers. Diana Worthy advised that the applicant's supporting statement refers to the existing visitor facilities including visitor centre, natural viewpoint and piers which are regarded as the main attractions to visitors. She stated that it is not anticipated that the viewing structure will generate a significant number of additional visitors to the site.

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Members noted that Transport Scotland were on the project team but questioned whether they commented on car parking capacity. Bob Cook advised that Transport Scotland were not formally consulted as there is an element of discretion regarding which consultees require to be consulted. He explained that for this application, a judgement was made that the site has an existing high visitor draw and that this proposal will not in itself significantly add to visitor numbers.

- The increase in visitor numbers in Norway at scenic routes viewpoints was questioned. Darran Crawford advised that Scottish Government have conducted research into visitor numbers and due to as the Scottish Scenic Routes Project being a pilot, people counters will be installed to measure visitor numbers.

DECISION: Members **approved** the application subject to the imposition of conditions as set out in Appendix 1 of the report.

6. A.O. B.

Members asked for an update on the works which are underway at Pulpit Rock and Diana Worthy advised that a paper has been drafted on different roads projects within the National Park and will be posted on the Board microsite. Iain Nicolson added that works have commenced in Ancaster Square, Callander and that notices have been published in the local press regarding the change of location of the bus stop. He advised that he has requested a schedule of works from Transport Scotland.

Action: Paper on Roads projects within the National Park to be posted on Board microsite.

7. Date of next meeting: 24th February

None

Signed _____

O. McKee, Chairman