

National Park Authority Planning & Access Committee Meeting



Draft Minutes of Meeting held on 28th September 2015, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Petra Biberbach (PB) – Chair
George Freeman – Depute Chair
Colin Bayes (CB)
David McKenzie (DMcK)
David Warnock (DW)
Willie Nisbet (WN)
Hazel Sorrell (HS)

In Attendance: Park Authority Staff
Stuart Mearns, Head of Planning & Rural Development (SM)
Bob Cook, Development & Implementation Manager (BC)
Vivien Emery, Development Management Planner (VE)
Craig Jardine, Development Management Planner (CJ)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speakers
Ian Allison (IA)
Simon Williams (SW)
Adrian McNally (AM)

Apologies: Angus Allan (AA), David McCowan (DMcC), Fergus Wood (FW)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting. The Chair explained that during this meeting in public the case officers and speakers will present although other members of the public are unable to speak during the meeting. The Chair invited the committee and officers to introduce themselves.</p> <p>SMcl advised that apologies had been received from AA, DMcC and FW.</p>	
2	<p>Declarations of Interest</p> <p>No declarations of interest were made.</p>	
3	<p>Draft minutes of meeting held on Monday 31st August 2015</p> <p>The minute was proposed by DMcK and seconded by CB.</p>	
4	<p>Matters Arising</p> <p>The Chair noted one open action remains on the matters arising, in relation to commuted sums, from the Monday 27th July Planning & Access</p>	

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	<p>Committee meeting. SM confirmed that this is an ongoing action. GF advised that he has provided the information required from Argyll and Bute Council.</p>	
5	<p>2015/0250/DET - Rowardennan Hotel, Rowardennan Erection of 5 lodges</p> <p>The Chair advised that for this agenda item there was one speaker in support of the application IA. The Chair informed members that a request to speak in objection to the application had been received this morning from SW and AM.</p> <p>The Chair noted that in accordance with standing order nine of the Planning & Access Committee, any requests received after the public participation form deadline will only be considered in exceptional circumstances and at the discretion of the Committee. AAik advised the committee of standing order nine. The Chair asked officers if they were aware of any exceptional circumstances in relation to this application to speak. SMcl advised that no circumstances were advised by the speakers. AAik, BC and SM noted that it should be taken into consideration that these properties are not permanent residential addresses therefore this could have been an issue. The Chair asked the committee to confirm if they wished to hear from SW and AM. The committee confirmed that they wished to proceed with hearing from SW and AM.</p> <p>The Chair invited VE to introduce the application. VE advised that this application is to erect five timber chalets within an existing chalet park at Rowardennan. VE informed members that this application is being presented to Committee because an objection has been received from Buchanan Community Council and a significant number of objections have been received. VE advised that two further objections had been received following this report being issued although the points raised in these further objections are already responded to in section four of the report.</p> <p>VE advised that this site was previously presented to committee in 2013 when members refused an application for the erection of six timber chalets following a site visit. This application was refused on the basis that it would have resulted in over-development of the site and loss of amenity. VE informed members that the only change from the application before members today and the previous application is that one lodge has been removed from the application.</p> <p>VE provided information on the location of the site and the proposed development through a series of maps and photographs. VE advised that it is proposed that one chalet would be positioned on the north eastern shore and will replace an existing boathouse/store building. The remaining four chalets would be positioned within an existing boat storage area. VE advised that it is</p>	

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	<p>proposed to re-locate the storage of boats to another area within the wider site.</p> <p>VE highlighted that there had been enforcement issues at the proposed site of chalet one and the boat storage area in relation to the storage of materials, container buildings and caravans in 2013. VE informed members that these sites have since been substantially cleared.</p> <p>VE concluded the presentation outlining that the officer recommendation was to approve the application subject to the imposition of the conditions set out in appendix one of the report.</p> <p>The Chair invited discussion by Members.</p> <p>Members requested clarification of the number of units on the site. VE confirmed that the chalet park comprises of 38 lodges.</p> <p>Members requested clarification on the flood advice given by Stirling Council in relation to the proposed positioning of chalet one. VE informed members that Stirling Council Flooding Authority had not been consulted again following the advice given for the original planning application for six chalets in 2013. VE informed members that there is a substantial difference in levels between the loch and the site. VE reconfirmed that SEPA has indicated that the potential flood risk to the site from Loch Lomond is low given the difference in levels.</p> <p>Members queried the sewage facilities that would be used for these additional chalets. VE advised that an existing sewerage treatment plant will be used.</p> <p>Following discussion by Members, the Chair invited IA to speak and he outlined the following points:</p> <ul style="list-style-type: none"> - Acknowledged concerns in relation to the road infrastructure to the site and advised that the addition of these five proposed chalets is not expected to greatly intensify activity to this site. - Advised that the sewage facilities currently onsite service the existing chalets and the hotel and are able to cater for the five chalets proposed. - Noted the concerns raised in relation to the relocation of the boat storage area as a result of the proposed development of chalets two to five. - Advised that over the summer period a maximum of five owners had stored their boats in this area and that over the winter period this had reduced to two owners. 	

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	<p>Members discussed the works taking place on the West Highland Way. IA advised that this is on-going and the team and their tools are currently located onsite.</p> <p>Members discussed the applicant's ownership at the proposed development site. IA advised that he owns the land where these developments are proposed and three chalets. All other chalets are privately owned although IA owns the land on which they are located.</p> <p>Members discussed again the foul drainage system for the proposed development. IA confirmed that this would be served by the existing sewage treatment facility located within the site which is capable of serving the proposed development.</p> <p>Members queried the parking facilities available at the site. IA informed members that all of the chalets have one or two spaces.</p> <p>Following discussion by Members, the Chair invited SW to speak and he outlined the following points:</p> <ul style="list-style-type: none"> - Thanked the committee for allowing him to speak at the meeting. - Raised concerns in relation to the road access to the site advising that this is already not well maintained and is overgrown. - Noted that the lpg tanks have been moved although is unaware of where these have been moved to on the site. - Expressed concerns regarding the proposed development affecting the space and the natural rural feeling of the site. - Informed the committee that lodge twenty-nine has not been consulted on the proposed parking facilities of chalet five. - Noted that the report references conserving and enhancing the proposed site and enquired as to how this would be achieved. - Noted that other lodges on the site have side decking although advised that there does not appear to be enough space for this at the proposed sites. - Informed the committee that the initial development suggested to them was for three lodges not five. - Raised again the impact of an increase in properties at this site. <p>Members discussed that this proposed development would contribute to improving the overall appearance of the site. SW advised that this was previously a freeform site and is now developing into rows and rows of chalets.</p> <p>Members discussed the parking issues raised in relation to lodge twenty-nine. VE advised that the condition imposed in relation to lodge five will ensure that there will be no impact on lodge twenty-nine and no parking will be relocated.</p>	

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	<p>Following discussion by Members, the Chair invited AM to speak and he outlined the following points:</p> <ul style="list-style-type: none"> - Advised that he has been a lodge owner for twenty-two years and has not been in objection to previous developments. - Brought to members' attention the number of objections received for this application. - Advised that neighbour notifications were not received. - Raised the issues of access to the proposed boat storage area. - Noted that this is a gated community which provides a secure and private environment and that by increasing the size of the development and creating a viewpoint this position would be jeopardised. - Brought to members' attention the property owner's legal right to all common ground. - Highlighted that the original proposal was for less than five lodges. <p>The Chair invited discussion from Members.</p> <p>Members discussed the point raised by AM in relation to his legal right to all common ground. GF and SM informed the committee that this was a civil matter and does not preclude the granting of planning permission.</p> <p>The Chair enquired as to the neighbour notification process. VE advised that this had been duly followed. BC advised that notification had been made through the residents association given previous concerns regarding issuing mail to properties that are not permanent addresses.</p> <p>DECISION: Members approved the application subject to the imposition of the conditions set out in Appendix 1 of the report.</p> <p>The Chair asked the speakers to confirm if they had received a fair hearing. IA, SW and AM confirmed that they had. SW stated however that he did not think four minutes to make his representation was long enough.</p> <p><i>Members of the public and VE left the meeting at this point.</i></p>	
6	<p>2015/0204/DET - Auchendennan Farm, Arden Erection of storage shed and formation of turning area</p> <p>CJ introduced this report, advising that in accordance with the agreed Scheme of Delegation this application is being presented to the committee due to being submitted by a Board Member on the Planning & Access Committee, DMcC.</p> <p>CJ informed members that the purpose of the storage building is to</p>	

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	<p>accommodate a woodchip drying floor, a dried woodchip storage area and a boiler room with hopper store (which will fuel the drying floor fans). This new facility would enable the processing and storing of woodchip to be carried out on-site. This would enable a constant supply of woodchip for Auchendennan Farm. It is intended that this building will service the site and that it will not be used for any commercial purpose.</p> <p>CJ provided information on the location of the site and the proposed development through a series of photographs.</p> <p>Members sought confirmation from CJ that if this application had not been submitted by a Board member this would have been approved under delegated powers. CJ confirmed that this was correct.</p> <p>Members enquired as to whether samples of the materials to be used will be provided by the applicant. CJ confirmed that this would be the case.</p> <p>Members welcomed that this facility will allow for a sustainable source of biomass fuel to be produced onsite.</p> <p>DECISION: Members approved the application subject to the imposition of the conditions set out in Appendix 1 of the report.</p>	
7	<p>Any Other Business</p> <p>No business was proposed.</p>	
8	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Tuesday 27th October 2015 due to the Board meeting taking place on Monday 26th October 2015.</p>	

Signed _____
Petra Biberbach, Chair