

National Park Authority

Planning & Access Committee Meeting



Draft Minutes of Meeting held on 27th November 2017, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: David McKenzie (DMcK) - Chair
David Warnock (DW)
Willie Nisbet (WN)
David McCowan (DMcC)
Colin Bayes (CB)
Billy Ronald (BR)
Graham Lambie (GL)
Ellen Morton (EM)
Diane Docherty (DD)

In Attendance: Park Authority Staff
Stuart Mearns, Director of Rural Development and Planning (SM)
Bob Cook, Development & Implementation Manager (BC)
Susan Brooks, Development Planning & Communities Manager (SB)
Kirsty Sweeney, Development Management Planner (KS)
Amanda Aikman, Governance & Legal Manager (AA)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Apologies: Petra Biberbach (PB)
Murray Lyle (ML)

Speaker
Gareth Roberts (GR)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>AA as Proper Officer advised that in accordance with our Standing Orders the members present are required to select who will Chair the meeting due to the Chair being unable to attend and a vacant position for the Depute Chair of the committee.</p> <p>AA welcomed those present to the meeting and invited members to introduce themselves and declare any interests.</p>	
2	<p>Declarations of Interest</p> <p>DMcC and WN advised that they had an interest in agenda item 5. AA asked these members not to take part in the process to decide the meeting Chair.</p> <p>DMcK volunteered to Chair the meeting and all remaining members raised their hands in agreement.</p> <p>The Chair welcomed Ellen Morton and Diane Docherty to the committee. SMcl confirmed apologies from PB and ML.</p>	

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3	<p>Draft minute of meeting held on 30th October 2017</p> <p>The Chair proposed an addition to the minute to detail that if a bond was introduced the viability of the company would not be affected. Members were in agreement of this addition to the minute.</p> <p>ACTION: Minute to be updated to detail ‘Members sought clarification that the introduction of a bond would not impact the viability of the company, CS advised that it would not.’</p> <p>The minute was proposed by CB and seconded by DMcC.</p>	SMcl
4	<p>Draft matters arising</p> <p>The Chair advised that the only action was closed.</p> <p>DMcC and WN left the room.</p>	
5	<p>2017/0223/DET – Woodbank Inn, Balloch Road, Balloch</p> <p>The Chair invited BC to introduce the application. BC outlined that the application is for the extension to an existing restaurant and inn, Woodbank Inn.</p> <p>In accordance with the Park Authority’s Scheme of Delegation, this application must be determined by the Planning and Access Committee as the applicant (DMcC) is a member of the Planning & Access Committee.</p> <p>BC provided an update to section 3.5 of the report as the restaurant has 30 covers and not 60/70. BC provided a background to the current application as outlined on page 2 of the report.</p> <p>BC explained through a series of maps, photographs and plans the application site and development proposals.</p> <p>BC advised that there are no objections from statutory consultees following working with West Dunbartonshire Council Roads to resolve a shortfall in parking. BC advised that six representations had been received for this application, five in objection and one in support.</p> <p>The Chair invited questions/discussion from Members.</p> <p>Members discussed the enforceability of the conditions. BC advised that these can be monitored.</p> <p>Members enquired as to whether the Community Council had been advised</p>	

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	<p>of this application. BC informed members that the Community Council would have been advised of this application through the weekly planning list.</p> <p>Members enquired as to whether the number of car parking spaces was influenced by the indication that clientele for the inn would use public transport. BC advised that this assessment was undertaken by West Dunbartonshire Council Roads and a report was submitted by the applicant regarding car parking.</p> <p>The Chair invited GR to speak on behalf of DMcC, the applicant in support of the application. GR outlined a number of points which included:</p> <ul style="list-style-type: none"> - The business is currently not sustainable therefore following refurbishment the four directors in the Woodbank Inn are seeking planning permission for 14 rooms and 4 bunk rooms. - The National Park Tourism Team have provided guidance that there is a demand for this type of accommodation in Balloch and this is supported by Park Authority policy. - Through offering group rooms this development is supportive of individuals using non-car based travel e.g. bus groups. - The design of the extension is forgiving with a ridge level lower than surrounding properties and adequate spacing between the development and nearby properties. - Following the requirement of additional car parking spaces, 17 spaces will now be available. <p>Members discussed the reasoning behind a reduction in the size of the kitchen. GR advised that the size of the new kitchen will be suitable for the current restaurant and that it has too much storage space at present.</p> <p>Members enquired about adequate car parking spaces and whether this allowed for staff working at the venue. GR advised the consultants had taken into consideration the highest possible level of occupancy including staffing in their survey.</p> <p>Following discussion, the Chair asked for a proposer for the motion of the officer's recommendation. BR proposed the officer's recommendation. DW seconded the motion.</p> <p>DECISION: Members approved the application subject to the imposition of conditions as set out in Appendix 1 of the report.</p> <p>Members of the public left the room. DMcC and WN returned to the room.</p>	
6	<p>Local Development Plan: Visitor Experience Planning Guidance</p> <p>The Chair invited KS to introduce the report. KS outlined that this report</p>	

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	<p>provides members with the proposed amendments to the Draft Planning Guidance on Visitor Experience, which was issued for consultation in 2015 with the Proposed Local Development Plan. The comments received are appended for information.</p> <p>Members highlighted the following points and amendments to the Visitor Experience Planning Guidance:</p> <ul style="list-style-type: none"> - Page 8 – strengthen reference to the need for proposals to be compliant with overarching policies, which include natural heritage considerations. - Page 16 – ‘Slipways that allow kayakers and canoeists to access water are supported by the Park’s Outdoor Recreation Plan which aims to encourage more infrastructure including slipways on lochs across the Park and at access points on some rivers.’ to be updated to detail ‘Slipways that allow a variety of users to access the water are supported by the Park’s Outdoor Recreation Plan which aims to encourage more infrastructure including slipways on lochs across the Park and at access points on some rivers.’ - Page 5 – Members were supportive of safeguarding existing tourism sites. - Page 12 – Under the section ‘Hotels/Guest Houses/ Bunkhouses/ Hostels – Members sought further clarification on the paragraph about parking requirements. - Page 12 - Under the section ‘Houseboats’ – ‘There may be a requirement for on-shore parking, road access and sewerage disposal facilities all of which would have to be outwith any flood zone. Safe access and egress to the houseboats would also need to be considered.’ to be updated to detail ‘There may be a requirement for on-shore parking, road access and sewage disposal facilities all of which would have to be outwith any flood zone. Safe access and egress to the houseboats would also need to be considered.’ - Page 13 – ‘There are some circumstances where land can be used for touring caravans without the need for planning permission or a site licence such as where a small site is certified by the Caravan Club reserved for members only.’ to be updated to reflect that this is not exclusive to the Caravan Club. - Page 14 – ‘Touring Caravans and Motorhomes are individual units towed or driven onto a site and usually require only a hook-up to an electricity supply and access to a facility to dispose of foul drainage.’ to be updated to ‘Touring Caravans and Motorhomes are individual units towed or driven onto a site and usually require only a hook-up to an electricity supply, access to a facility to dispose of foul drainage and access to a useful water top up point.’ - Members sought clarification that the removal of the text outlining that 	

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	<p>campsites are available from the 1st March to 31st October was due to caravans being able to be used all year. KS clarified this was correct.</p> <ul style="list-style-type: none"> - Page 14 - Members wished to include text that encouraged the consideration of stopovers using the car parks of commercial facilities for touring caravans and motorhomes. SB advised that text will be added on this page to refer to innovative solutions as the policy itself cannot be updated. - Page 8 - SG box - All proposals are assessed on an individual basis to ensure site by site design issues and constraints such as flooding, access, proximity to neighbours, etc are considered.' to be updated to 'SG box - All proposals must comply with the overarching policies in the Local Development Plan and will be assessed on an individual basis to ensure site by site design issues and constraints such as flooding, access, proximity to neighbours, and etc are considered.' - Members sought clarification around the typo in the verbatim comments. KS advised that this is how the comment was entered. <p>The Chair noted that toilet provision and charging points for electric cars within the National Park are areas for consideration in the future.</p> <p>Following discussion, the Chair asked for a proposer for the motion of the officer's recommendation. EM proposed the officer's recommendation. DMcC seconded the motion.</p> <p>DECISION: Members:</p> <ul style="list-style-type: none"> a) Approved the amended Planning Guidance on Visitor Experience (Appendix 1). b) Agreed to delegate responsibility to the Director of Rural Development and Planning for approving any final design and minor editorial amendments to the Visitor Experience Planning Guidance. 	
7	<p>Any Other Business</p> <p>Members discussed the provision for electric cars within the National Park in the future.</p> <p>BC provided an update to members on 2016/0228/DET – Land Rear of Village Store, St Fillans - Removal of double garage and erection of holiday let unit, advising that this committee decision had been overturned by Scottish Ministers and planning permission is refused.</p>	
8	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 18th December 2017.</p>	

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Signed _____
David McKenzie, Chair