



PLANNING AND ACCESS COMMITTEE

MEETING: Monday 18th December 2017

SUBMITTED BY:	Director of Rural Development and Planning
APPLICATION NUMBER:	2016/0399/DET
APPLICANT:	Rural Stirling Housing Association Ltd
LOCATION:	Land to East of Montrose House Balmaha
PROPOSAL:	20 unit affordable housing development (comprising 12no. houses and 8no. flats), formation of 2 housing plots, access road and associated infrastructure

NATIONAL PARK WARD:	7
COMMUNITY COUNCIL AREA:	Buchanan Community Council
CASE OFFICER:	Name: Erin Goldie Tel: 01389 722137 E-mail: erin.goldie@lochlomond-trossachs.org

1. SUMMARY AND REASON FOR PRESENTATION

- 1.1 The National Park Authority's Scheme of Delegation relative to planning requires applications subject to a significant level of representation to be referred to the Planning and Access Committee.
- 1.2 The sole purpose of this paper is to agree the process to be followed by the Committee to determine the above application; to seek agreement from the Committee for a further meeting in the form of a hearing given the level of public interest in the development proposal. **No consideration of the merits of this case can take place at this time.** The remaining content of this paper simply seeks to set out the context of the development proposal, the current status of the application and the next steps for a decision to be taken.
- 1.3 Hearings are aimed at making the planning system more inclusive as there is an opportunity for applicants and those who submitted representation to request to be heard before a planning decision is taken. A site visit is a matter of course in the case of a hearing and would provide the best opportunity for members to fully understand the context and characteristics of the site. This would take place before the hearing.

2. RECOMMENDATION

That Members:

Agree that a special meeting of the Planning and Access Committee be convened to consider the application comprising a site visit followed by a planning hearing, and that this should be held on Monday 26th February 2017 (to be confirmed).

3. CONTEXT OF PROPOSAL

3.1 Planning Permission is sought by Rural Stirling Housing Association for a 20 unit affordable housing development comprising 12 houses and 8 flats, the formation of 2 house plots, access road and associated infrastructure.

3.2 The application site is allocated for housing in the Adopted Local Development Plan 2017 – 2021 and is an undeveloped area (3.4 ha) of re-establishing native woodland (following the clear felling of conifers approximately 20 years ago). It is located to the north side of the B837 public road on the eastern approach to Balmaha. There is a moderate slope across the site with the lowest ground being at the southern boundary, rising to the north of the site and the base of Conic Hill beyond. A small watercourse traverses the eastern boundary of the site before it is culverted under the public road. Beyond this boundary is a residential property. To the south, at the opposite side of the public road are the Loch Lomond Waterfront holiday accommodation units. To the immediate west is further re-establishing woodland.

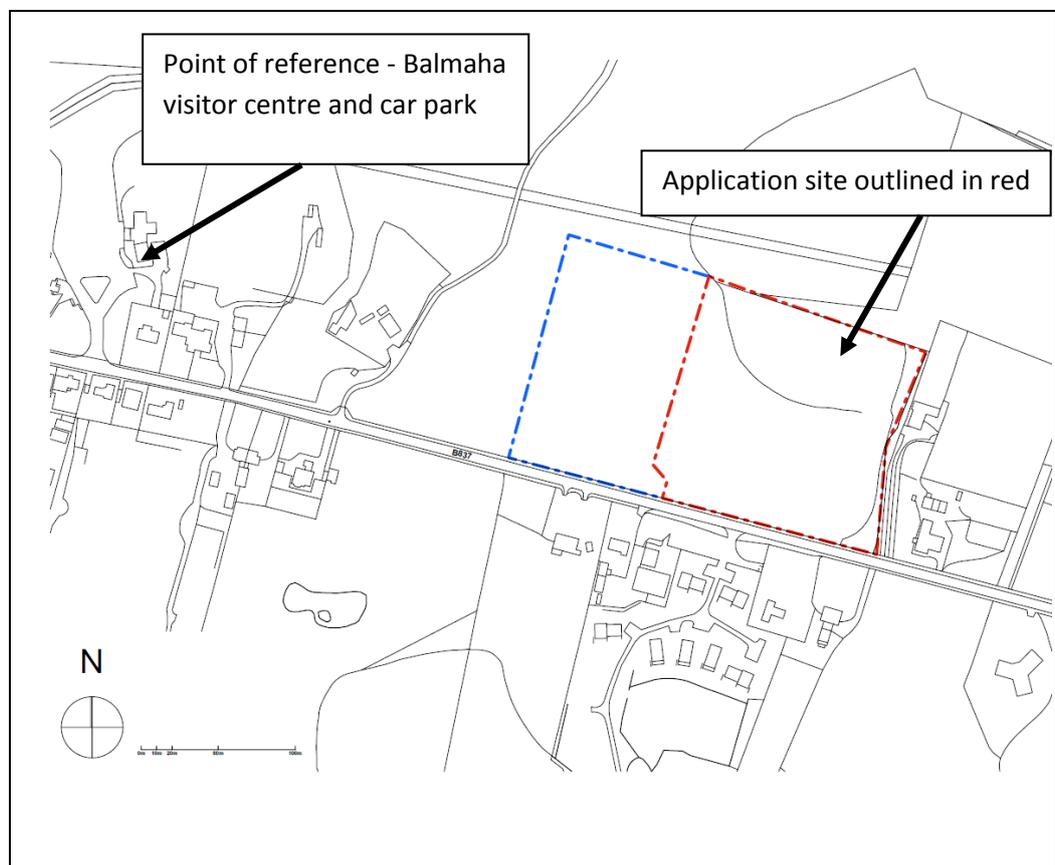


Fig.1. Extent of application site outlined in red. Other land under the control of the applicant is outlined in blue.

Key Planning Considerations

- 3.3 In accordance with section 25 of the Town and Country Planning (Scotland) Act 1997 as amended, the decision on the application must be made in accordance with the Adopted Local Development Plan unless material considerations indicate otherwise. It will therefore be for Members to consider the proposal against the range of policies contained within the Plan and then in terms of material considerations when determining this application at the proposed special meeting.
- 3.4 The range of considerations which might be considered 'material' in planning terms is very wide but can be determined in the context of the case, and so, material considerations in this case may include, but are not limited to:
- Proposed Local Development Plan
 - Views of statutory and other consultees
 - Legitimate public concern and support expressed on relevant planning matters
 - Vehicular and pedestrian access and provision of infrastructure
 - Landscape capacity and impact, and,
 - Environmental impacts including impact on woodland and flooding

4. REPRESENTATIONS

- 4.1 115 representations comprising 59 in support and 56 in objection to the application have been received to date. These figures are subject to change as any further representations will be accepted and considered up until the recommendation report is being prepared by the case officer in accordance with our adopted practice. The Committee members will be provided with an update on the final number of representations on the date of the special meeting.
- 4.2 Members are reminded that anyone can comment on an application for planning permission. This not only means neighbours and people who may be most directly affected by a proposal, but also the wider community and even those who may not be directly affected but have views on a proposal which might constitute a material consideration.

Recommendation

- 4.3 Considering the public interest in this case, it is recommended that members agree that a special meeting of the Planning and Access Committee be convened to consider the application and that this should be held on Monday 26th February 2017 (to be confirmed) comprising a site visit followed by a planning hearing.

For the avoidance of doubt, the hearing would be constituted to enable a decision to be taken at that time.