

National Park Authority

Planning & Access Committee Meeting



Approved Minutes of Meeting held on 29th October 2018, 13:00
Callander Youth Project, Callander Hostel, 6 Bridgend, Callander

Present: Graham Lambie (GL) – Acting Chair
Ellen Morton (EM)
David McCowan (DMcC)
Diane Docherty (DD)
Billy Ronald (BR)
Bob Darracott (BD)
Martin Earl (ME)

In Attendance: Park Authority Staff
Stuart Mearns, Director of Rural Development and Planning (SM)
Bob Cook, Development & Implementation Manager (BC)
Catherine Stewart, Development Management Manager (Performance and Support) (CS)
Nicola Arnott, Development Management Planning Assistant (NA)
Amy Unitt, Development Management Planning Assistant (AU)
Vivien Emery, Development Management Planner (VE)
Graeme Heenan, Ecologist (GH)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Alastair McKie, Legal Clerk, Anderson Strathern LLP (AM)

Apologies: Willie Nisbet (WN)
Murray Lyle (ML)

Speaker: Mr Ronald Robeers (RR)

Item	Title / Discussion	Action by
1	Welcome and Apologies The Chair welcomed those present to the meeting and advised that apologies had been received from WN and ML.	
2	Declarations of Interest DMcC advised in relation to items 5 and 7 that he owns and operates a holiday letting business, however on advice from the Legal Clerk it was considered acceptable for him to participate in the decision making on these items.	
3	Draft minute of meeting held on 27th August 2018 The minute was proposed for approval by DMcC and seconded by EM. The minute was thus approved by the Committee.	

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4	<p>Matters Arising</p> <p>Members noted the Report confirming that Gartmore Conservation Area was designated as a conservation area in 1976.</p>	
5	<p>2018/0099/DET - Land East Of Grianan, Balquhidder, Stirling</p> <p>Consideration of Item</p> <p>Planning Assistant (NA) and Planning Manager (CS) presented the planning application and put forward the recommendation of the Director of Rural Development and Planning, to approve the application subject to the imposition of the conditions set out in Appendix 1 of the Report. In view of the fact that the proposal, if approved may not be commenced immediately an additional condition was tabled by CS in the following terms to protect otters:-</p> <p>“16. Protected Species: Prior to the commencement of the development hereby authorised a detailed survey for otters shall be undertaken and the results, together with a scheme of mitigation measures shall be submitted to and approved in writing by, the Planning Authority. The survey methodology shall be submitted to and approved in writing by the Planning Authority before the survey commences. The scheme of measures shall be implemented in full in accordance with a time-scale to be agreed in writing with the Planning Authority.</p> <p>REASON: To safeguard protected species and nature conservation interest and to accord with the first statutory aim of the National Park “to conserve and enhance the natural heritage of the area.”</p> <p>SPEAKER: Mr Ronald Robeers who was speaking for himself was then invited to address the Committee. He did so in opposition to the proposal.</p> <p>In response to Members concerns regarding the noise that might be generated by the air source heat pump it was considered that this could be controlled by a further planning condition, the detail of which could be delegated to SM and the Chair in consultation with environmental health officers of Stirling Council.</p> <p>In response to Members concerns regarding the potential impacts on water voles it was considered that the Condition 16 on Protected Species should be amended to include both otters and water voles.</p> <p>MOTION: DD, seconded by DMcC proposed that the application be approved subject to the planning conditions as set out in Appendix 1 of the</p>	

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	<p>Report but also with the following two planning conditions:</p> <ul style="list-style-type: none"> “16. Protected Species: Prior to the commencement of the development hereby authorised a repeat survey for otters and a survey for water voles shall be undertaken and the results, together with a scheme of mitigation measures shall be submitted to and approved in writing by, the Planning Authority. The survey methodologies shall be submitted to and approved in writing by the Planning Authority before the surveys commence. The scheme of measures shall be implemented in full in accordance with time-scales to be agreed in writing with the Planning Authority. <p>REASON: To safeguard protected species and nature conservation interest and to accord with the first statutory aim of the National Park to conserve and enhance the natural heritage of the area.”</p> <ul style="list-style-type: none"> A further condition to be imposed acceptably limiting the noise from the air source heat pump to be prepared by SM and the Chair in consultation with environmental health officers of Stirling Council. This condition was to ensure that there were no unacceptable noise impacts on the neighbouring properties from the air source heat pump comprised in the proposal. <p>DECISION: As no competent amendment was tabled, the above motion became the decision of the Committee and the application was approved subject to (1) the planning conditions set out in Appendix 1 of the Report and (2) the two additional planning conditions as set out above.</p>	
6	<p>2018/0211/DET - Verge Opposite The Telephone Exchange Main Street, Strathyre</p> <p>Planning Assistant (AU) and Planning Manager (CS) presented the planning application and put forward the recommendation of the Director of Rural Development and Planning, to approve the application subject to the imposition of the conditions set out in Appendix 1 of the Report.</p> <p>At the meeting members of the public, during the consideration of this item, indicated that they had not received notice of their entitlement to speak at the meeting.</p> <p>AM confirmed that only those members of the public who had made representations and had made a timely request to speak at the meeting could be heard unless the Committee allowed this in exceptional circumstances. Whilst the Committee was so minded to allow members of the public to speak (provided they had made representations) those</p>	

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	<p>members of the public considered that they would need time to prepare to speak.</p> <p>DECISION: Accordingly, Members unanimously agreed to defer consideration of this application to a later committee and further notice of that committee meeting would be given in accordance with established procedures.</p>	
7	<p>2016/0155/DET – Land Adjacent To Gart Lodge, Callander</p> <p>The Planning Officer (VE) presented the planning application and put forward the recommendation of the Director of Rural Development and Planning, to approve the application subject to the imposition of the conditions set out in Appendix 1 of the Report. VE clarified that the applicant was Ms Angela Ward. The Members discussed the application and asked questions of VE who provided further information.</p> <p>MOTION: DMcC, seconded by BR proposed that the application be approved subject to the planning conditions as set out in Appendix 1 of the Report.</p> <p>ME Proposed an amendment to the recommendation, to refuse the application on the grounds of road safety as the first 10m of the access road would not be widened to 5.5m. No seconder for this amendment was received. ME requested his dissent to be noted.</p> <p>DECISION: As no competent amendment was tabled, the above motion became the decision of the Committee and the application was approved subject to the planning conditions set out in Appendix 1 of the Report, with ME dissenting.</p>	
8	<p>Planning Performance Framework 2017/18 Submission</p> <p>CS presented the Report and Planning Performance Framework.</p> <p>The Report and Planning Performance Framework were discussed and welcomed by Members.</p> <p>MOTION: DD, seconded by BD proposed that the Report and the Planning Performance Framework be noted.</p> <p>DECISION: As no competent amendment was tabled, the above motion became the decision of the Committee.</p>	

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9	<p>Enforcement & Monitoring Activity Update</p> <p>BC presented the Report and updated Enforcement Charter.</p> <p>The Report and Enforcement Charter were discussed and welcomed by Members.</p> <p>MOTION: ME, seconded by BD proposed that the Report be noted and the Enforcement Charter update approved</p> <p>DECISION: As no competent amendment was tabled, the above motion became the decision of the Committee.</p>	
11	<p>Any Other Business</p> <p>None.</p>	
12	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on 26th November 2018.</p>	

Signed _____
Graham Lambie, Chair