

# National Park Authority

## Planning & Access Committee Meeting



**Draft minutes of Meeting held on 30<sup>th</sup> June 2014**  
**John Muir Suite, Carrochan, Carrochan Road, Balloch**

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

In Attendance: Gordon Watson, Director of Operations, NPA  
 Iain Nicolson, Head of Planning & Rural Development, NPA  
 Bob Cook, Development Management Manager, NPA  
 Stuart Mearns, Forward Planning Manager, NPA  
 Claire Travis, Recreation Manager, NPA  
 Peter Stevenson, Governance Manager, NPA

Item	Title / Discussion	Action by
1	<b>Welcome and Apologies</b>  The Chair welcomed those present to the meeting. Peter Stevenson advised that apologies had been received from Petra Biberbach, Kate Sankey and David Warnock.	
2	<b>Declarations of Interest</b>  There were no declarations of interest.	
3	<b>Minute of previous meeting held on 26<sup>th</sup> May 2014</b>  The minutes were agreed as an accurate record of the meeting and were proposed by David McCowan and seconded by David McKenzie.	
4	<b>Matters Arising</b>  Iain Nicolson confirmed that the presentations by Transport Scotland and Digital Scotland/BT would be arranged for later in the year. He advised that these actions would be allocated to another member of staff following his retirement.  George Freeman entered the room.  Colin Bayes updated the Committee on a meeting that he and Iain Nicolson had attended with planning managers at SEPA to ensure that public bodies act in a coordinated manner when dealing with hydrological issues. He confirmed that further meetings would take place and that he and Bob Cook would take this forward.	

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	<p><b>ACTION: Colin Bayes and Bob Cook to take forward further meetings with SEPA on hydrological issues.</b></p> <p>David McKenzie noted recent occasions where advice from Flooding Authorities and SEPA had been contradictory, and asked if this could be taken into account in future discussions. Iain Nicolson confirmed that this specific point had not been part of discussions to date.</p> <p><b>DECISION: Members noted the report.</b></p>	CB / BC
5.	<p><b>2014/0095/DET – Old Telephone Exchange, Station Road, Callander</b></p> <p>Bob Cook outlined the application. He confirmed that the development was for a block of 23 flats adjacent to the car park at Station Road, Callander. He confirmed that the development would have a traditional design with a varied roofline. He confirmed that at least 50% of the development would be classed as Affordable Housing and rented through Steadfast Homes.</p> <p>Members compared the development to a previous proposal approved in 2010. Bob Cook clarified that the flats approved in 2010 were larger and so had resulted in a smaller number of residences within the development.</p> <p>Members queried whether the development would be compliant with the second condition requiring the affordable housing to be operated by a Registered Social Landlord. Bob Cook confirmed that the proposed condition allowed a “suitable equivalent” to operate the scheme.</p> <p>Members asked whether the development was likely to go ahead if approved. Bob Cook noted that assurances couldn’t be given. Iain Nicolson confirmed that there was reduced risk that the development would stall as Stirling Council had already sought buy-back of 50% of the properties.</p> <p>Fergus Wood commented that the development would be a welcome addition to the housing stock in Callander.</p> <p><b>DECISION: Members approved the application subject to the conditions outlined in Appendix 1 of the report.</b></p>	
6.	<p><b>Core Path Diversion – Land to East of Ardvreck, Arrochar</b></p> <p>Claire Travis introduced the report, noting that this was the first time a request had come to the Planning &amp; Access Committee to relocate a core path. She confirmed that the request had arisen as a result of a planning</p>	

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	<p>application for a house in the vicinity, which is being handled under delegated authority. She outlined that the section of core path in question appeared to be rarely used by the local community and that the proposed alternative route was more commonly used. She advised that the proposed alternative route was of sufficient width and standard to be considered a core path and that the Community Council supported the proposal. She confirmed that the Committee were being asked to approve a wider consultation on the proposal.</p> <p>Members queried whether there would be road safety issues with re-locating the section of core path onto an access road and which also requires crossing of the public road. Claire Travis confirmed that the access road and crossing was currently used by members of the community without issue and that the Council, as Roads Authority would be further consulted as part of the formal consultation process.</p> <p>Members noted that the owners of the Claymore had objected to the proposal. Claire Travis confirmed that they could raise a formal objection through the consultation process; however the Access team would seek to resolve any concerns that the landowner had about moving the core path. She noted that it would be possible to serve a path order but this would not be the preferred option. She advised that there was a right of appeal to the Scottish Ministers.</p> <p><b>DECISION: Members approved for consultation the proposed Core Path Diversion. Members noted that a further report with a final recommendation would be presented to Members at a subsequent Committee meeting.</b></p>	
7.	<p><b>AOB</b></p> <p><b>Braeval Site</b> Stuart Mearns confirmed that content would be provided to Stirling Observer for publication this week.</p> <p><b>Scottish Planning Policy / National Planning Framework 3</b> Stuart Mearns confirmed SPP / NPF3 had been published and outlined the key points for Members attention. He advised that wind farms would not be permitted within National Parks, and neighbouring authorities had to consider the 'setting' of National Parks when deciding whether to approve wind farm developments. He confirmed that the S.P.P reinforced the positions that applications could be refused on design grounds. He advised that it also sets the benchmark that no more than 25% of housing in a development should be Affordable Housing unless the development is within 'under-pressure areas'. He asked Members to note that the policy also</p>	

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	<p>placed emphasis on digital connectivity and path networks.</p> <p><b>Community Councils</b> David McKenzie queried whether Community Councils had the ability to request an extension to the response deadline for planning applications. The Chairman confirmed this was possible if the Community Council contacted the planning officer.</p> <p><b>RTPI Best Places Awards</b> Gordon Watson advised that the National Park and West Highland Way had come second and third respectively in the RTPIs Best Places competition. Members suggested that the West Highland Way award be hung in Balmaha Visitor Centre.</p> <p><b>Local Member Elections</b> The Chairman advised that elections for Local Members would take place on 3<sup>rd</sup> July. He advised that this may change the membership of the Committee. He outlined that although training would take place, existing Committee Members should support any new members in their development. Iain Nicolson reminded Members to call officers if they have any queries over Committee papers or legal issues related to applications.</p> <p><b>Iain Nicolson</b> The Chairman noted that Iain Nicolson was retiring on Friday 4<sup>th</sup> July and thanked him for his support over the past six years.</p>	
8.	<p><b>DONM</b></p> <p>The next meeting of the Planning &amp; Access Committee will take place on Monday 25<sup>th</sup> August 2014.</p>	

Signed \_\_\_\_\_  
**O. McKee, Chairman**