

National Park Authority

Planning & Access Committee Meeting



Final Minutes of Meeting held on 29th September 2014
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Owen McKee (Chair)
 Petra Biberbach (Deputy Chair)
 George Freeman (GF)
 David McCowan (DMcC)
 David McKenzie (DMcK)
 David Warnock (DW)

In Attendance: Bob Cook, Development & Implementation Manager (BC)
 Catherine Stewart, Development Management Planner (CS)
 Thomas Ledingham, Forward Planning Assistant (TL)
 Fiona Stewart, Natural Heritage Planning Officer (FS)
 Tony McInnes, Head of Commercial Development (TM)
 Sandra Dalziel, Governance Manager (SD)
 Sharon McIntyre, Committee Officer (Clerk) (SM)

Apologies: Fergus Wood (FW)
 Willie Nisbet (WN)
 Kate Sankey (KS)
 Colin Bayes (CB)

Contributors: Alan Couper, Alan Couper Consulting (AC)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting. SM advised that apologies had been received from FW, WN and KS.</p>	
2	<p>Declarations of Interest</p> <p>GF declared an interest in relation to agenda item 7 as this item is also to be considered by Argyll & Bute Planning Committee, of which he is a member. It was agreed with the Chair that GF would leave the room for agenda item 7.</p>	
3	<p>Draft minutes of meeting held on Monday 25th August 2014</p> <p>DMcK highlighted that KS did not attend the meeting.</p> <p>DMcK advised that he would like the wording under item 5 of the minute to be clarified, in the "Fourth Contributor" section. DMcK advised that he would like the minute to clarify that a letter in support of the proposed development was submitted by the Community Council.</p>	

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	<p>Subject to the proposed amendments, the minutes were agreed as an accurate record of the meeting and were proposed by PB and seconded by DMcK.</p> <p>ACTION: Minute to be updated to reflect that KS did not attend the meeting.</p>	SM
4	<p>Matters Arising - NPA/PC/05/2014/01</p> <p>It was noted that all items detailed in the matters arising document were closed.</p>	
5	<p>2014/0211/DET - Loch Lomond Shores Installation of navigation buoys (retrospective)</p> <p>The Chair introduced this report advising that LLTNPA was the applicant in this case.</p> <p>BC advised that TM, the project manager for this project, was present at the meeting to respond to any questions the Committee may have.</p> <p>CS provided a summary of the retrospective application for the installation of navigation buoys in Drumkinnon Bay, advising that the recommendation for the Committee is to approve the application subject to the conditions noted in appendix one. CS highlighted that the installation of the buoys has not resulted in significant landscape or visual impact. There is also no concern regarding the impact the buoys would have on the ecology of the loch.</p> <p>Following the presentation by CS, the Committee discussed the colour and style of the buoys used. TM and CS confirmed that these were as per the legal requirements.</p> <p>DMcK raised concern that this was a retrospective application. TM advised that this was the result of an error in the project management of this project, as this project was initiated by Scottish Enterprise and it was only as the project progressed that it was established that the navigation buoys would be required.</p> <p>DECISION: Members approved the application, subject to the conditions contained in appendix one of the report.</p> <p>TM left the meeting.</p>	

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6.	<p>2014/0171/DET - Land Adjacent To Riverview, Main Street, Killin Amendment to planning permission 2008/0288/DET for erection of dwellinghouse - revised design</p> <p>The Chair advised that a presentation would be delivered by the planning officer, CS. The Chair noted that Alan Couper (AC), who is representing the applicant in support of the proposal, would then be available for questions.</p> <p>CS outlined that the proposal is for a new house (revised design from previous permission) on the site associated with an existing timber chalet to the north of the Bridge of Dochart in Killin. In July 2009 permission was granted for a two storey house on this site. A revised design is now proposed by the applicant. CS highlighted that this site is located within the 1:200 year flood risk zone and has received a formal objection from SEPA.</p> <p>CS advised that the recommendation is to approve the application, subject to the conditions noted in appendix one. CS noted that SEPA have objected to the proposed development on the grounds of potential flood risk, so if the application was approved the case would need to be referred to the Scottish Ministers.</p> <p>CS advised that although several trees are planned to be removed during the building process, this was the case with the previously approved application. CS also advised that compensatory planting and landscaping scheme is detailed as part of the conditions in appendix one.</p> <p>DW queries whether there had been any representations from the Community Council, it was confirmed that a letter in support of the proposed development was submitted by the Community Council relative to the application.</p> <p>The Chair then asked the Committee if they had any questions for AC. The Committee asked AC whether the applicant was happy to build on land at risk of flooding.</p> <p>AC advised that the applicant had received proposals from insurance brokers willing to insure the proposed property and the applicant fully accepted the risk of building on this land.</p> <p>The Committee discussed local knowledge of this area and the pattern of the flood risk at the proposed site.</p> <p>The difficulty of access to the site was highlighted by the Committee. AC advised that a plan for the different stages of construction had been submitted with their plans.</p>	

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	<p>The Committee queried the visual impact of the proposed development from street level based on the photomontages, as the site is a popular viewpoint. In particular, the roof height shown in the photomontages was queried.</p> <p>GF emphasised the prominence of this location within Killin.</p> <p>CS advised that more detailed plans have been submitted and confirmed that the photomontages could be regarded as indicative only.</p> <p>The Chair advised the Committee there was the option of a site visit, to allow them to make an informed decision based on viewing the site first hand. The Chair requested a show of hands in favour of a site visit and this was approved by the majority.</p> <p>DECISION: Members deferred the determination of the application pending a site visit by the Committee to be arranged at a future date.</p>	
7.	<p>Proposed Helensburgh Windfarm Consultation Report</p> <p><i>GF left the room for this agenda item.</i></p>	
	<p>TL advised that this proposal is being brought to the Committee as this relates to the consultation by a neighbouring authority.</p> <p>TL presented the proposal for the erection of five 800kW wind turbines (86.5 metres high to blade tip), formation of new vehicular access, crane hardstandings and erection of substation and temporary works compound.</p> <p>TL advised that the recommendation to Members is to object to the planning application as this development would have a significant adverse impact on the landscape setting in South Loch Lomond, visitor experience and landscape setting at Glen Fruin.</p> <p>TL brought to the attention of the Committee the National Park's previous objection to the Merkins Windfarm and the Cove Community Windfarm in 2012 and 2013 respectfully.</p> <p>FS also presented the visual impact of the proposed site from various viewpoints within the Loch Lomond and the Trossachs National Park.</p> <p>The Committee discussed the visual impact of this development from the viewpoints provided as appendices.</p> <p>DECISION: Members approved the recommendation to object to the</p>	

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	<p>planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed development will have a significant adverse impact on landscape setting in South Loch Lomond and the visitor experience; and 2. The proposed development will have a significant adverse impact on landscape setting at Glen. <p><i>GF returned to the room after this agenda item.</i></p>	
8.	<p>Any Other Business</p> <p>Local Review Body Membership SD informed the Committee that we require a new member for the Local Review Body panel as KS's term of office would end on 30 September. SD invited applications for this position from members of the Committee.</p> <p>Kate Sankey The Chair acknowledged the outstanding contribution made by KS to the Planning and Access Committee.</p> <p>Callander Supermarket DW requested an update on older planning applications which had been brought to the Committee such as the supermarket at Callander. BC advised that the legal agreement for this case had recently been signed off, and consequently a planning permission had been issued.</p>	
9.	<p>Date of Next Meeting</p> <p>The next meeting of the Committee will take place on Monday 27th October 2014. It was agreed that the meeting of the Committee would take place in Killin, after the site visit.</p>	

Signed _____
Owen McKee, Chair