

National Park Authority Planning & Access Committee Meeting



Final Minutes of Meeting held on 27th October 2014
McLaren Hall, Main Street, Killin

Present: Owen McKee (Chair)
Colin Bayes (CB)
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)
Vivien Emery, Development Management Planner (VE)
Olivia Burns, Water Environment Adviser (OB)
Sharon McIntyre, Committee Officer (Clerk) (SM)

Apologies: Petra Biberbach (Deputy Chair)
Fergus Wood (FW)
Willie Nisbet (WN)

Contributors: Alan Couper, Alan Couper Consulting (AC)
Mrs C Mackenzie (CM)
Charles Grant, Killin Community Council (CG)
Graeme Harley (GH)

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 PB, FW and WN.</p>	
2	<p>Declarations of Interest</p> <p>No declarations of interest were made.</p>	
3	<p>Draft minutes of meeting held on Monday 29th September 2014</p> <p>CB was not present at the meeting, minute to be updated accordingly.</p> <p>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 relative to the consideration of application 2014/0171/DET. Minute to be updated accordingly.</p> <p>Subject to the proposed amendments, the minutes were agreed as an accurate record of the meeting and were proposed by DW and seconded by DMcK.</p> <p>ACTION: Minute to be updated to reflect that CB was not present at the</p>	

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	previous meeting and a letter in support of the proposed development was submitted by the Community Council relative to the consideration of application 2014/0171/DET.	SM
4	<p>Matters Arising - NPA/PC/07/2014/02</p> <p>It was noted that all items detailed in the matters arising document were closed.</p>	
5	<p>2014/0171/DET - Land Adjacent To Riverview, Main Street, Killin</p> <p>Amendment to planning permission 2008/0288/DET for erection of dwellinghouse - revised design</p> <p>The Chair introduced this application advising that this was a re-consideration following a site visit which had taken place prior to the meeting commencing. The Chair advised that the Planning Officer would introduce this report, the two speakers in support of this proposal would then be given the opportunity to speak prior to questions being taken from the committee.</p> <p>CS provided a summary of the proposal 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. This application was previously outlined to the Planning and Access Committee on the 29th September 2014 at which a site visit was requested by the committee.</p> <p>CS advised that since the meeting on Monday 29th September 2014, Killin Community Council have confirmed that they have no objections to the application.</p> <p>CS brought to the attention of the committee the new package of drawings submitted by the applicant which details the proposed dwelling in comparison with the previously approved design.</p> <p>CS advised that the recommendation remains as presented in the original report to the 29th September meeting, subject to the imposition of the conditions noted in appendix one. CS noted that SEPA have objected to the proposed development on the grounds of potential flood risk therefore if Members were minded to approve the application the case would need to be referred to the Scottish Ministers.</p>	

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	<p>Following the presentation by CS, DMcK highlighted that this was one of a number of recent applications where the committee were required to base their decision on differing opinions from the statutory consultees. He requested that this was reported.</p> <p>ACTION: SM to liaise with Chair to resolve how conflicting information from statutory consultees is handled.</p> <p>Members discussed the ground source heat pump proposed and whether this should be sleeved to prevent the bore hole collapsing. CS and BC advised that this was not detailed as part of the planning permission application.</p> <p>DW raised concerns in relation to the site being part of the Killin conservation area. CS advised that the site is not included in this area.</p> <p>GF enquired as to whether the original proposal was also subject to an objection by SEPA. CS confirmed this was the case and the application was approved following referral to Scottish Ministers.</p> <p>The Chair invited CG to speak in support of the application. CG advised that Killin Community Council were not originally notified of this application although having had the chance to discuss it they were in support of the application.</p> <p>Members queried if it was normal practise to receive later representation from the Community Council, following an initial application. BC advised that the Community Council can request information although it is not practise to inform the Community Council on this type of application. Later representations would not be excluded.</p> <p>CG advised that Killin Community Council is in support of the revised plans as the building is reduced in size and is more favourable on this basis.</p> <p>The Chair invited CM to speak. CM advised that it has taken years to reach this point today. She advised that permission was granted for a four bedroom, two storey house although this was too expensive to build therefore they have worked in conjunction with the planning department to design a smaller house and would be pleased, relived and delighted if this was approved by the committee.</p>	<p>SM</p>

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	<p>Members returned to the discussion regarding the ground source heat pump. BC and OM highlighted that the type of heating used was not appropriate to be detailed as condition to any approval of planning.</p> <p>DECISION: Members approved the application, subject to the conditions contained in appendix one of the report.</p>	
6	<p>2012/0064/DET – Former Scout Hut, Buchanan Place, Callander. Proposed erection of 4 flatted dwellings.</p> <p>The Chair advised that the Planning Officer would introduce this report, one speaker in support of this proposal would then be given the opportunity to speak prior to questions being taken from the committee.</p> <p>VE introduced the report for the redevelopment of the site of the former Scout Hall at Buchanan Place, Callander. The site is situated immediately adjacent to the north bank of the River Teith. The Scout Hall has not been used for a number of years and the building is deteriorating. It is proposed to demolish the building (subject to a separate application) and erect one block of four two bedroom flats.</p> <p>VE advised that SEPA has objected to the application on flood risk grounds, therefore if approved the application will require to be referred to Scottish Ministers. SEPA objected to the principle of the development within an area of flood risk and to the stilt design. Stirling Council has now removed their objection to the application subject to a number of conditions detailed in the report.</p> <p>VE highlighted that it is also proposed that this site is linked by means of a legal agreement to another site also in the ownership of the applicant at the Old Telephone Exchange in Callander. The applicant has requested that any requirement to provide affordable housing on the Scout Hall site is waived as the development at the Old Telephone Exchange site will secure one hundred percent affordable housing.</p> <p>VE advised that this would require the preparation of a Section 75 Legal agreement detailing that the development of this site would be undertaken by the same developer and that the development of the Scout Hall would not proceed until at least fifty percent of the total number of units for both sites has been constructed at the Old Telephone Exchange site. A contract will also require to be in place regarding the use of these units for affordable housing.</p> <p>Members again highlighted that this development would go against the recommendation from SEPA but noted the local circumstances particular to</p>	

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	<p>this development and the fact that there was no objection from Stirling Council.</p> <p>Members discussed the proposal in terms of the flooding risk, noting that the site is surrounded by existing developments which do not appear to have been affected previously by flooding.</p> <p>Members discussed the proposition in terms of affordable housing to fully understand the arrangement being proposed. VE confirmed that the four units at the Scout Hall will be mainstream housing for sale and that fourteen units would require to be constructed at the Old Telephone Exchange site prior to construction commencing at the Scout Hall site.</p> <p>GF enquired if this could be secured by a condition instead of a legal agreement. BC advised that this required to be a legal agreement in order to link the development of both sites.</p> <p>Members were in agreement that looking holistically at development opportunities in the National Park was key and that this type of approach to secure affordable housing should be encouraged and that it is beneficial to link sites together.</p> <p>DECISION: Members approve the recommendation to indicate to Scottish Ministers that the Authority is minded to approve the proposed development, subject to the imposition of the conditions contained in Appendix 1 of the report and the legal agreement set out in Appendix 2 of the report.</p>	
8.	<p>Any Other Business</p> <p>Confidential Minute and Matters Arising The confidential minute and matters arising were agreed as an accurate record of the meeting and were proposed by CB and seconded by DMcC.</p> <p>Local Review Body Member The Chair highlighted that a new member is still to be arranged for the Local Review Body and that there are a number of cases at this time to be processed.</p> <p>DMcK requested that as much notice as possible was provided regarding the dates of future local review body meetings.</p> <p>ACTION: Advance notice of local review body meetings to be provided.</p>	SM
9.	<p>Date of Next Meeting</p>	

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	The next meeting of the Committee will take place on Monday 24 th November 2014.	

Signed _____
Owen McKee, Chair