

National Park Authority Planning & Access Committee Meeting



Minutes of Meeting held on 26th January 2015
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Petra Biberbach (PB) – Chair
Colin Bayes (CB)
Owen McKee (OM)
George Freeman (GF)
David McKenzie (DMcK)
David Warnock (DW)
Willie Nisbet (WN)
Fergus Wood (FW)

In Attendance: Park Authority Staff
Stuart Mearns, Head of Rural Development & Planning (SM)
Bob Cook, Development & Implementation Manager (BC)
Martin Brown, Development Management Planning Assistant (MB)
Kenny Auld, Recreation and Access Adviser (KA)
Sandra Dalziel, Governance & Legal Manager (SD)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Stirling Council Roads
Jonathan Padmore

Apologies: David McCowan (DMcC)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting, including Jonathan Padmore, Stirling Council Team Leader for the Aberfoyle area from Stirling Council Roads Authority who is available for questions in relation to the agenda item. SMcl advised that apologies had been received from DMcC.</p>	
2	<p>Declarations of Interest</p> <p>In the interests of transparency, FW advised that he is a local councillor for the Ward in which the application on the agenda is for and is a local land owner. SD advised through the Chair that this was not a direct interest that warranted exclusion.</p>	
3	<p>Draft minutes of meeting held on Monday 15th December 2014</p> <p>DMcK advised that on page five of the minutes, he had left the meeting by this point therefore this comment was made by DMcC. Minutes to be updated to reflect this.</p> <p>Subject to the proposed amendments, the minutes were agreed as an accurate record of the meeting and were proposed by WN and seconded by DW.</p>	

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	<p>ACTION: SMcl to update minute to reflect requested amendment.</p>	<p>SMcl</p>
<p>4</p>	<p>Matters Arising</p> <p>CB advised that, in relation to the matters arising, agenda item 3, regarding how conflicting information from statutory consultees is handled, he had spoken with James Curran the Chief Executive of SEPA. James Curran had advised that he would welcome presenting to Planning & Access Committee members on SEPA's technical and policy position on flooding.</p> <p>ACTION: CB to contact James Curran, Chief Executive of SEPA to arrange meeting with Planning & Access Committee members regarding SEPA's technical and policy position on flooding.</p> <p>The Chair requested an update on the matters arising agenda item 6, as to whether the statistic of 31 enforcement breaches in 2013-2014 detailed on page 2 of the Planning Performance Framework 3 2013/2014 document includes the 21 enforcement breaches from the previous year. BC advised that he would provide an update on this item at the end of the meeting.</p> <p>The Chair requested an update on the second matters arising point in relation to agenda item 6, to confirm the completion rate from housing applications. SM advised that the housing and population background paper had been posted on the Board microsite for Planning & Access Committee members' attention. This report is also available publically on the Park Authority's website, the pages of interest are from page 21 onwards.</p> <p>It was noted that the other actions detailed in the matters arising document were closed.</p>	<p>CB</p>
<p>5</p>	<p>2014/0235/DET – Craigmore Centre, Aberfoyle</p> <p>MB provided a summary of the proposal for a change of use from a Class 10 (Non Residential Institution) to a Class 9 dwellinghouse, and the formation of a single off street parking space adjacent to the pedestrian footpath. MB referred to photographs of the site to advise that the proposal would also include the formation of a single off street parking space located immediately adjacent to the public footpath.</p> <p>MB advised that there is pedestrian access to the site, and the conditions outlined seek to ensure that this will remain on the site.</p>	

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	<p>There will be no internal changes to the building, although the existing windows and doors will be relocated due to the stair access to the building being moved further along the south elevation of the building.</p> <p>MB informed members they are recommended to approve the application subject to the imposition of the conditions set out in appendix 1 of the report.</p> <p>Following the presentation by MB, members discussed the location of the proposed parking space at the property in relation to road and pedestrian safety issues.</p> <p>A range of issues were covered including the lack of a turning area and restricted sightlines. Highlighting that this is a busy street given the close proximity to the local Primary School and Aberfoyle Parish Church. JP noted that on the street other road users do tend to leave entrances open although road markings may assist with ensuring clear sightlines.</p> <p>Members enquired as to the possibility of extension of the site itself to accommodate a greater parking area. MB advised that unfortunately gaining further access to the grounds via Aberfoyle Parish Church was withdrawn after lengthy discussions.</p> <p>BC advised that a condition requiring road markings could not reasonably be imposed by the National Park as the Planning & Access Authority. JP advised that formal demarcation would require a consultation by the Council. Members agreed that an advisory note should be included on any permission for the inclusion of road lining.</p> <p>BC confirmed that the proposed conditions will ensure that any fencing or hedging is restricted to one metre in height.</p> <p>Members enquired as to the status of the Right of Way through the site. KA advised that this was currently in progress and the outcome of this could not be prejudged at this stage. BC noted that the proposed condition detailed in the report requires the applicant to produce appropriate signage should this be confirmed as a Right of Way.</p> <p>Following discussions the Chair asked members if they agreed with the recommendation to approve the application subject to the imposition of the conditions set out in appendix one of the report.</p> <p>FW abstained from voting. All other members voted to approve the application subject to the imposition of the conditions set out in appendix one of the report and with the additional inclusion of the advisory point requesting agreement of road lining.</p>	

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	<p>DECISION: Members approved the application subject to the imposition of the conditions set out in appendix one of the report and with the additional inclusion of the advisory point on agreement of road lining.</p>	
6.	<p>Any Other Business</p> <p>Members requested an update on the Ben Arthur planning application. BC advised that he had no further update since the last Planning & Access Committee meeting whereby prior to any work commencing a number of planning conditions require to be met. GF advised that this topic was raised at a community council meeting and he had contacted the developer directly. The developer advised that this is a confidential matter although offered reassurance that this was progressing.</p> <p>The Chair returned to BCs action from the matters arising document at the start of the meeting. BC confirmed that the figure of 31 enforcement breaches this year was not inclusive of the 21 enforcement breaches from the previous year. BC also explained how changes in statistical recording had applied over the period.</p>	
7.	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 2nd March 2015.</p>	

Signed _____
Petra Biberbach, Chair