

National Park Authority Planning & Access Committee Meeting



Final Minutes of Meeting held on 27th July 2015, 14:00hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: George Freeman – Depute Chair
 Colin Bayes (CB)
 Owen McKee (OM)
 David McKenzie (DMcK)
 David Warnock (DW)
 Fergus Wood (FW)
 Willie Nisbet (WN)
 Hazel Sorrell (HS)
 David McCowan (DMcC)

In Attendance: Park Authority Staff
 Stuart Mearns, Head of Planning & Rural Development (SM)
 Bob Cook, Development & Implementation Manager (BC)
 Erin Goldie, Development Management Planner (EG)
 Susan Brooks, Forward Planning Planner (SB)
 Amanda Aikman, Governance & Legal Manager (AAik)
 Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speakers
 Mr Paul Roberts (PR)
 Mrs Jan Young (JY)

Apologies: Petra Biberbach (PB) – Chair
 Angus Allan (AA)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting, the committee and officers introduced themselves. The Chair advised that apologies had been received from PB and AA. SMcl confirmed no further apologies had been received.</p>	
2	<p>Declarations of Interest</p> <p>While not declarations of interest, OM advised that he is the Vice Chair of the Management Committee for Rural Stirling Housing Association and DMcC advised that he owns a holiday let and self-catering business at Arden, Argyll and Bute.</p> <p>The Chair explained that during this public meeting the case officers and speakers will present although other members of the public are unable to speak during the meeting.</p>	

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3	<p>Draft minutes of meeting held on Monday 18th May 2015</p> <p>DMcK and FW advised that it was their understanding that they had proposed an amendment for the application to be refused. The Chair and SM confirmed that the minute was an accurate reflection of events. The Chair requested whether DMcK wished to amend the minute, DMcK advised that this was not necessary.</p> <p>The minute was proposed by the Chair and seconded by OM.</p>	
4	<p>Matters Arising</p> <p>All matters arising are closed.</p>	
5	<p>2015/0134/DET - Stronachlachar Cottage, Stronachlachar Conversion of outbuilding and cottage to form 7 No. dwellinghouses; Erection of 4 No. holiday accommodation units</p> <p>The Chair advised that for this agenda item there were two speakers in objection of the application - Mr Roberts and Mrs Young. The Chair clarified that speakers could only speak on behalf of individuals who have submitted a written representation regarding the planning application. As a result, the Chair clarified that Mr Roberts would speak on behalf of himself, Allan and Rosie Fail, Mike and Britta Pearson, George Stirling, Martin and Catherine Middleton, Richard Willis, Derek and Katrina Smith, Graham McLaren, Simon and Carole Cranefield, Robert and Gill Forrester and Ian and Sheila Gordon. Mrs Young was therefore speaking on behalf of herself and Mr Young.</p> <p>The Chair advised that the case officer would provide a presentation and then take questions from Members. Following on from this we would hear from the two speakers outlined and again questions would be taken from Members.</p> <p>EG outlined that this application was being presented to the Planning & Access Committee as a result of a formal objection submitted by Strathard Community Council in accordance with the Scheme of Delegation. EG provided information on the location of the site and the proposed development through a series of photographs.</p> <p>FW requested clarification on the access rights to the proposed development, the Chair advised that all questions should be taken after the presentation.</p>	

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	<p>EG advised that a viability report was submitted demonstrating that the conversions as a single proposal would not be cost-effective and that enabling development is required to make the conversions financially viable. EG further advised that it has been reasonably demonstrated that an affordable housing contribution, even with the inclusion of 4 holiday units, would render the project unviable to the applicant.</p> <p>EG advised that no objections have been received from Stirling Council Roads, Stirling Council Flood Officer, Scottish Water and Stirling Council Environmental Health.</p> <p>EG also confirmed that Stirling Council Environmental Health has recommended the imposition of a condition with respect to potential noise created by the proposed Air Source Heat Pump and current discussions are taking place with Scottish Water regarding connecting to their infrastructure.</p> <p>EG concluded the presentation outlining that the officer recommendation was to approve the application subject to the imposition of the conditions set out in appendix one of the report.</p> <p>The Chair invited discussion by Members.</p> <p>Members discussed access to the development noting that it was their understanding that it was restricted by a barrier. Members invited the applicant to confirm the position which is that he has inherited the access rights to the location of the proposed development. The applicant confirmed this.</p> <p>There was discussion in relation to the affordable housing need within Stronachlachar from Members. Members also discussed the infrastructure in Stronachlachar including public transport and education facilities. Members enquired into road safety issues in this area and officers confirmed that no objection had been received from Stirling Council Roads.</p> <p>Members discussed the effect of noise from the pump house. EG advised that conditions have been outlined by Stirling Council Environmental Health should the application be approved.</p> <p>Members enquired as to whether Scottish Water had raised any concerns regarding the development considering its proximity to Loch Katrine. EG advised that no objection had been received from Scottish Water and that the Park Authority is in ongoing communication with Scottish Water regarding the final position on connection to the public network for foul drainage.</p>	

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	<p>Following discussion by Members, the Chair invited PR to speak in relation to their objections to the application. PR raised concerns in relation to the size of this development in such a small community. PR highlighted that there is no demand for this development in this area and that it is more than likely that these houses and holiday lets will remain empty. PR advised that there is no infrastructure to support this development and raised concerns relating to road safety. PR encouraged the Committee to visit the site of the proposed development site.</p> <p>Members discussed the declining size of rural communities and PR provided further information on the size of the current community at Stronachlachar.</p> <p>Following discussion by Members, the Chair invited JY to speak in relation to their objections to the application. JY raised concerns in relation to the road infrastructure in this area supporting the additional traffic that would result from this proposed development. JY noted that increased traffic in this area would result in road safety issues, particularly with regard to restricted visibility at the north east corner of the site. JY again highlighted the issue of restricted access to proposed site. JY continued that her concern is that there is no market interest for this proposed development.</p> <p>Members sought further clarification regarding access to the site and the ability for prospective users of the development accessing the north road round Loch Katrine. The applicant confirmed that there are two restricted access points to the site.</p> <p>Members discussed the road safety concerns raised by JY. BC clarified that even though this is a private road Stirling Council Roads have reviewed this site and have no objections.</p> <p>Following discussions, the Chair asked Members if they agreed with the officer recommendation to approve the application subject to the imposition of the conditions set out in appendix one of the report.</p> <p>FW proposed an amendment, that a site visit was required to Stronachlachar Cottage, Stronachlachar. OM seconded the amendment.</p> <p>The Chair then invited members to vote for either the motion, to approve the application subject to the imposition of the conditions set out in appendix one of the report or the amendment, that a site visit is required to the application site at Stronachlachar Cottage, Stronachlachar.</p>	

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	<p>The Chair, DMcK and DMcC voted in support of the motion, all other members were in support of the amendment.</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> <p><i>A comfort break took place at 15:25pm the meeting resumed at 15:30pm. Members of the public left the meeting at this point.</i></p>	
6	<p>Affordable Housing: Reinvestment of Commuted Sums</p> <p>SB introduced this report outlining that the current local plan requires a proportion of all housing on sites within towns and villages of four or more units to be affordable. Should onsite delivery not be possible, a commuted sum will be required.</p> <p>SB noted that at present there is a legal agreement in place between the Park Authority and Stirling Council which requires that the commuted sums generated from within the Stirling Council part of the National Park are re-invested within this same area.</p> <p>SB outlined to members through her presentation the mapped areas where the Park Authority is proposing that further legal agreements are required to ensure that commuted sums generated in other areas of the Park Authority are reinvested back into affordable housing within the Housing Market Areas that cover the National Park. The proposed Housing Market Areas are:</p> <ul style="list-style-type: none"> a) Within the Perth and Kinross area of the National Park, the ‘Strathearn’ Housing Market Area (as shown on map extract from Perth and Kinross Local Housing Strategy in appendix one) of the report. b) Within the Argyll and Bute area of the National Park, the respective ‘Helensburgh and Lomond’ and ‘Cowal’ Housing Market Areas (as shown on map extract from Argyll and Bute Local Housing Strategy in appendix one) of the report. c) Within the West Dunbartonshire area of the National Park, the Vale of Leven Housing Market Area (not mapped in the West Dunbartonshire Council Local Housing Strategy but comprising the Dumbarton and the River Leven corridor up to and including West Dunbartonshire 	

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	<p>Council area of the National Park).</p> <p>Members discussed that they would welcome an update on the total amount of the commuted sums generated over that last five years within the Park Authority by each local authority and also what affordable housing has then been provided by each local authority.</p> <p>ACTION: SM to provide Members with information on the total amount of the commuted sums generated over the last five years within the Park Authority by each local authority and also what affordable housing has then been provided by each local authority.</p> <p>The Chair invited Members to advise if they agreed, as per the officer recommendation, to the proposed protocol arrangements as described in paragraph 3.7 of the report and delegated authority to the Head of Planning and Rural Development to progress these protocols to formal legal agreements with Argyll and Bute Council, Perth and Kinross Council and West Dunbartonshire Council.</p> <p>DECISION: Members agreed to the proposed protocol arrangements as described in paragraph 3.7 of the report and delegated authority to the Head of Planning and Rural Development to progress these protocols to formal legal agreements with Argyll and Bute Council, Perth and Kinross Council and West Dunbartonshire Council.</p>	<p>SM</p>
<p>7</p>	<p>Any Other Business</p> <p>No business was proposed.</p>	
<p>8</p>	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 31st August 2015.</p>	

Signed _____
George Freeman, Depute Chair