

National Park Authority

Planning & Access Committee Meeting



Draft Minutes of Meeting held on 25th January 2016, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: George Freeman – Depute Chair
David Warnock (DW)
Willie Nisbet (WN)
Angus Allan (AA)
David McCowan (DMcC)
Fergus Wood (FW)
Hazel Sorrell (HS)
Billy Ronald (BR) - Observing

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)
Martin Brown, Development Management Planner (MB)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speakers
Mr Murdoch Cameron (MC)
Mrs Irene Lundie (IL)

Apologies: Petra Biberbach (PB) – Chair, David McKenzie (DMcK) and Colin Bayes (CB)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Depute Chair welcomed those present to the meeting. The Depute Chair advised that as a result of the Chair, PB, being absent, he would be chairing this meeting.</p> <p>SMcl advised that apologies had been received from PB, DMcK and CB.</p> <p>The Depute Chair explained that during this meeting in public, the planning case officers and pre-confirmed speakers will present but that other members of the public are unable to contribute.</p> <p>The Depute Chair advised that no recording devices are permitted.</p> <p>The Depute Chair advised that BR would be sitting in on this meeting as part of his induction training and as observer of the Planning & Access Committee and will in due course be a member of the committee.</p> <p>The Depute Chair, the Planning & Access Committee and officers introduced themselves.</p>	

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2	<p>Declarations of Interest</p> <p>HS as Councillor for West Dunbartonshire Council (Lomond Ward) declared an interest in agenda item 6. The Depute Chair advised that HS would leave the meeting during this agenda item.</p>	
3	<p>Draft minute of meeting held on 23rd November 2015</p> <p>The minute was proposed by GF and seconded by DMcC.</p>	
4	<p>Draft minute of hearing held on 2nd December 2015</p> <p>The minute was proposed by WN and seconded by HS.</p>	
5	<p>Matters Arising</p> <p>The Depute Chair advised that there are no open actions and therefore no matters arising.</p>	
6	<p>2015/0075/PPP – Carrochan Road Housing Site, Balloch</p> <p><i>HS left the meeting.</i></p> <p>The Depute Chair confirmed that speakers will be allowed four minutes to speak as outlined in the standing orders and that the speakers for this agenda item will be MC and IL. Late representations had been received in relation to this agenda item and these will be covered by the officer.</p> <p>The Depute Chair invited EG to introduce the application. EG provided a summary of the points raised in correspondence received subsequent to the issuing of committee papers.</p> <ul style="list-style-type: none"> - The Balloch and Haldane Community Council requested that the application is not heard at the Planning & Access Committee today and is postponed as an agenda item until after the Balloch charrette. A 120 page document comprising of the West Dunbartonshire Housing & Communities Committee minutes and reports in relation to commuted sums was submitted last night. There has been no reasonable opportunity to review this documentation. - Thomas Macdonald noted that there is no need for housing and the proposed housing will overlook current housing on Drymen Road and Gallacher Crescent. This is valuable green space, housing will lead to further congestion within Balloch and there is already sufficient car parking available within Balloch. - Nadia Savage noted that the wider community should have been 	

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	<p>notified in relation to this application, that this area of land is an asset to the local community, this development will result in road safety issues, that this application should be delayed until after the Balloch charrette and there is no provision for coaches.</p> <ul style="list-style-type: none"> - Jackie Baillie MSP, has submitted a letter noting the concerns of the Community Council that it was considered that further parking provision was required within this proposed development. <p>EG outlined that this application is from West Dunbartonshire Council for Planning Permission in Principle for a housing development, formation of an access road and public car parking provision. This application is being presented to the Planning & Access Committee as a result of a formal objection being submitted by the Balloch and Haldane Community Council.</p> <p>EG advised that an indicative site layout for 23 residential units and public car parking provision has been submitted. Planning permission was previously granted on this site in October 2010 for a residential development although this permission has since expired. The proposed development is in accordance with the Adopted Local Plan and the proposed Local Development Plan. The history of the site is unambiguous and it would therefore be unreasonable to defer the application until after the charrette or until the finalisation of the proposed Local Development Plan.</p> <p>EG provided information on the location of the site and the proposed development through a series of maps and photographs.</p> <p>EG advised that this application was revised through the planning process to include car parking therefore providing a long term benefit in the strategic role of the town in growing tourism. No objections have been received from other statutory consultees.</p> <p>EG concluded the presentation outlining that the officer recommendation is to approve the application subject to the imposition of the conditions set out in appendix one of the report.</p> <p>The Depute Chair invited questions / discussion by Members.</p> <p>Members discussed the number of parking spaces which would be included in this development. EG reminded that as this is a Planning Permission in Principle all figures are indicative however 15 spaces have currently been suggested.</p> <p>Members discussed the application in terms of the public car parking provision being provided in lieu of affordable housing. EG advised that it was concluded in conjunction with West Dunbartonshire Council that public parking would be a worthwhile contribution to the future growth of Balloch as</p>	

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	<p>a tourism destination. Public parking would deliver desirable community benefits in the longer term in accordance with the proposed Local Development Plan.</p> <p>Members and officers discussed the nature of this application as a Planning Permission in Principle. EG confirmed again that the plans provided are indicative and that a subsequent submission would be required, should permission be granted for the principle of developing the site for housing and public parking. Officers advised the committee that should they wish to alter this planning application to differ greatly from the indicative plans, that would materially change the nature of the proposal and refusal of this application would be required at this stage.</p> <p>Members revisited the number of public parking spaces included in this application and debated whether 15 spaces would fulfil the parking need within this area.</p> <p>The Depute Chair invited MC to speak on behalf of Balloch and Haldane Community Council in objection to the application. MC outlined a number of points which included:</p> <ul style="list-style-type: none"> - He is also representing the views of Friends of Loch Lomond. - The public parking included within this application is insufficient to the parking required in this area. The community would want at least 30 spaces and 3 coach bays to be included within this application. - The Community Council has requested that this application is delayed until after the finalisation of the proposed Local Development Plan and the charrette. - The village of Balloch itself is currently losing out on tourism business in comparison with Loch Lomond Shores, parking would facilitate encouraging tourism in this area of the village. - The Community Council does believe that there is a need for affordable housing in the area. - This site could be put to better use in terms of tourism instead of being used for housing. <p>Members noted that 5 individual written representations had been received, in addition to Balloch and Haldane Community Council and the Friends of Loch Lomond, and asked how many people had attended the local Community Council meeting when the matter was discussed. MC advised that approximately 80 were present at the last meeting.</p> <p>Following discussion by Members, the Depute Chair invited IL to speak on behalf of herself and she outlined the following points:</p> <ul style="list-style-type: none"> - Road safety is an issue with different roads converging at this point. 	

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	<ul style="list-style-type: none"> - The integrity of the car parking survey. The Co-op is a private parking facility and should not be included in the figures. The survey would not have taken into account cars parking on the kerb or on double yellow lines. Two car parking spaces are now in use for electric cars only. - Car parking for Balloch Country Park is difficult to find and not well signposted therefore tourists will go elsewhere. - The layout proposed is not final and could change e.g. townhouses could be introduced that would overlook other housing. - Small business are being jeopardised by the lack of parking. <p>Members discussed the car parking survey provided in the report and the findings of this survey. EG confirmed that this was an independent survey provided by the applicant.</p> <p>Members revisited the need for affordable housing to be provided on this site. Officers confirmed that West Dunbartonshire Council has not identified a need for affordable housing at this site.</p> <p>The Depute Chair invited Members to advise if they agreed, as per the officer recommendation to approve the application subject to the conditions contained in Appendix 1. AA seconded the motion. FW wished to have his dissent recorded.</p> <p>Members continued to discuss the issues of car parking and affordable housing in relation to this application. No amendment was proposed to the motion from members.</p> <p>The Depute Chair again invited Members to advise if they agreed, as per the officer recommendation to approve the application subject to the conditions contained in Appendix 1. Members agreed.</p> <p>DECISION: Members agreed to approve the application subject to the conditions contained in Appendix 1.</p> <p><i>Members of the public present for this agenda item left the meeting at this point. HS returned to the meeting.</i></p>	
7	<p>2015/0306/DET – The Sheiling, Glenfinglas Road, Brig O’ Turk</p> <p>MB introduced the report advising that this application is to erect a dwellinghouse within the curtilage of an existing property to be used as a holiday let. MB provided information on the location of the site and the proposed development through a series of maps and photographs.</p>	

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	<p>MB advised that this application is being presented to the Planning & Access Committee as a result of a formal objection being submitted by the Trossachs Community Council. No objections have been received from other statutory consultees.</p> <p>Members discussed ridge height and size of the property in relation to other properties on the site.</p> <p>Members asked MB that if this property was to be used as a permanent residential dwelling, a further planning application would be required. MB confirmed this is correct.</p> <p>The Depute Chair proposed the motion to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report. The Depute Chair invited members to advise if they supported the motion. The motion was supported by all members. The motion was seconded by WN.</p> <p>DECISION: Members agreed to approve the application subject to the conditions contained in Appendix 1.</p> <p><i>Members of the public present for this agenda item left the meeting at this point.</i></p>	
8	<p>Review of Planning and PPF Feedback</p> <p>SM introduced this report advising that this report provides an update on the Scottish Government's feedback on the Park Authority's 4th Annual Planning Performance Framework Report and the Park Authority's submission to the Government's current Review of Planning. Members discussed the findings of the report and noted these.</p> <p>DECISION: Members noted the content of the report.</p>	
9	<p>Any Other Business</p> <p>None.</p>	
10	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 22nd February 2016.</p>	

Signed _____
George Freeman, Depute Chair