

National Park Authority Planning & Access Committee Meeting



Final Minutes of Meeting held on 23rd May 2016, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Petra Biberbach (PB) – Chair
George Freeman – Depute Chair
David Warnock (DW)
David McCowan (DMcC)
Fergus Wood (FW)
David McKenzie (DMcK)
Billy Ronald (BR)
Colin Bayes (CB)
Hazel Sorrell (HS)
Willie Nisbet (WN)

In Attendance: Park Authority Staff
Stuart Mearns, Head of Planning & Rural Development (SM)
Bob Cook, Development & Implementation Manager (BC)
Craig Jardine, Development Management Planner (CJ)
Catherine Stewart, Development Management Planner (CS)
Gavin Grant, Legal Adviser (GG)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speakers
Gregor Cameron (GC)
Paul Farrell (PF)
Alistair Cruickshank (AC)

Apologies: Angus Allan (AA)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting.</p> <p>The Chair explained that during this meeting in public, the planning case officers and pre-confirmed speakers will address the Committee but that other members of the public are unable to contribute.</p> <p>The Chair, the Planning & Access Committee and officers introduced themselves.</p> <p>SMcl confirmed that apologies had been received from AA.</p> <p>The Chair proposed that agenda item four would be handled as a confidential item in closed session from which members of the public would be excluded.</p> <p>DECISION: Members agreed to address agenda item four as a confidential agenda item.</p>	

National Park Authority

Planning & Access Committee Meeting

Final Minutes of Meeting held on 23rd May 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
2	<p>Declarations of Interest</p> <p>DMcC advised that he is a member of a local community hydro venture which GC is involved in.</p> <p>DMcK advised that relative to agenda item 5 he has been informing the community involved of planning procedures.</p> <p>It was agreed that neither raised material interests which would exclude these members from the meeting.</p>	
3	<p>Draft minute of meeting held on 21st March 2016</p> <p>The minute was proposed by GF and seconded by DMcK.</p> <p>The Chair advised that there are no open actions and therefore no matters arising.</p>	
5	<p>2016/0042/DET – Finnartmore, Kilmun</p> <p>The Chair invited CJ to introduce the application. The Chair reminded that CJ would be presenting the facts of the case and would not be presenting on behalf of the applicant. The Chair informed the committee that Paul Farrell (PF), Technical Officer from Argyll and Bute Council Roads Department was in attendance to answer questions if required.</p> <p>CJ outlined that the proposal is for a modification of planning condition thirteen of a previous planning permission to revise the number of parking spaces previously approved for the flatted development, to now provide twelve spaces. This application is being presented to the Planning & Access Committee as a result of a formal objection being submitted by Kilmun Community Council.</p> <p>CJ advised that at the time of the preparation of this report, four individual representations of objection had been received from neighbouring residents or owners. Following the publication of this report further representations were received from Kilmun Community Council and a local resident.</p> <p>CJ provided information on the location of the site, the history of the development and the proposed modification to planning condition thirteen through a series of maps and photographs.</p> <p>CJ provided a summary of the points raised in objection to the proposal as outlined in section 5.2 to 5.9 of the report and provided a summary of the correspondence received from Kilmun Community Council and a local</p>	

National Park Authority

Planning & Access Committee Meeting

Final Minutes of Meeting held on 23rd May 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
	<p>resident following the publication of the report.</p> <p>CJ advised that Argyll and Bute Council Roads Department do not object to the modification of planning condition thirteen - with their response set out in section 5.1 of the report addressing parking provision, sightlines and road layout.</p> <p>CJ 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 Chair invited questions / discussion by Members.</p> <p>Members discussed the availability of land for possible additional parking at the site. DMcK highlighted that the local community had no objections when twenty-eight parking spaces were included in the application. CJ informed members that through discussions with the applicant and Argyll and Bute Council Roads Department it has been identified that given the constraints of the application site a maximum of twelve parking spaces can be accommodated within the flatted development site. Members discussed with PF the guidance followed to calculate the number of parking spaces required. PF informed the committee of the current guidance followed which is taken from Strathclyde Regional Council's Roads Development Guide published in 1996.</p> <p>Following discussion by Members, the Chair invited GC to speak on behalf of the applicant MacIntosh Homes Ltd in support of the application, and he outlined a number of points which included:</p> <ul style="list-style-type: none"> - This site was identified in response to a need for affordable housing in Kilmun. - Engagement with the community has been made throughout this development. - A local lettings initiative is being used allowing a committee of local residents to be involved in the process of allocating properties. <p>Members continued to discuss the issue of car parking.</p> <p>The 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.</p> <p>DMcK stated that he would be proposing that Committee defer a decision until after a site visit had taken place at the Site of Former Finnartmore Nursing Home, Kilmun.</p>	

National Park Authority

Planning & Access Committee Meeting

Final Minutes of Meeting held on 23rd May 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
	<p>GF moved a motion to accept the officer's recommendation to approve the application subject to the conditions contained in Appendix 1. CB seconded this motion.</p> <p>DMcK moved an amendment that Committee defer a decision until after a site visit had taken place. DW seconded this amendment.</p> <p>The Chair invited Members to indicate their support for the motion and for the amendment by a show of hands. Eight members voted for the motion and two members voted for the amendment.</p> <p>DMcK proposed a second amendment to reject the officer's recommendation. The Chair advised that as the majority of the committee had already supported the original motion, to agree as per the officer recommendation to approve the application subject to the conditions contained in Appendix 1, this amendment could not be moved.</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>	
6	<p>2016/0012/DET - Coldrach by Drymen</p> <p>The Chair invited CS to introduce the application. The Chair advised that CS would be presenting the facts of the case and would not be presenting on behalf of the applicant.</p> <p>CS outlined that this is an application for the refurbishment of a redundant steading building and change of use to form 6 dwellinghouses and 4 holiday let chalets in the field to the north of the steading. Planning permission was granted for this scheme on 3rd January 2013, however this expired on 3rd January 2016. This application is being presented to the Planning & Access Committee as a result of a formal objection being submitted by Buchanan Community Council.</p> <p>CS provided information on the location of the site and the proposed development through a series of maps and photographs.</p> <p><i>HS left the room and returned during the officer presentation.</i></p> <p>CS advised that at the time of the preparation of this report, three representations of objection had been received from residents on Coldrach Lane. Following the publication of this report, further representations were received from Drymen Community Council and Mr Alan Gillespie. CS</p>	

National Park Authority

Planning & Access Committee Meeting

Final Minutes of Meeting held on 23rd May 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
	<p>provided a summary of the points raised in objection to the application as outlined in section 4.1 to 4.5 of the report and addressed the representations received from Drymen Community Council and Mr Alan Gillespie.</p> <p>CS proposed the addition of three further conditions in relation to bats, breeding birds and construction management statement in light of receipt of a bat survey report, further representations and an updated consultation response from Stirling Council as Roads Authority respectively.</p> <p>Members discussed access to the site from Buchanan Smithy at Balmaha Road (B837) or Old Gartmore Road. Questions were answered by AC in relation to the roads access. Following discussion of both of these routes members agreed that that it would be preferable for construction traffic to access the site from Buchanan Smithy at Balmaha Road (B837) and requested that this is detailed in the additional construction management statement as the preferred access route to the site.</p> <p>Members discussed the listed consent for the site, the refurbishment and change of use of Coldrach steading to form 6 dwellinghouses. CS confirmed that Coldrach steading has an extant Listed Building Consent.</p> <p>The Chair invited Members to advise if they agreed, as per the officer recommendation inclusive of three additional conditions.</p> <p>DECISION: Members agreed to approve the application subject to the conditions contained in Appendix 1 and the addition of a further three conditions relating to:</p> <ul style="list-style-type: none"> - Bats, - Breeding birds and - Construction traffic management including specification of preferred access to the site from Buchanan Smithy at Balmaha Road (B837) during the construction period. <p><i>Members of the public present for this agenda item left the meeting at this point.</i></p>	
7	<p>Schemes of Delegation</p> <p>The Chair invited SM to introduce this report. SM advised that revisions have been made to the Scheme of Delegation to provide points of clarity. AAik confirmed that a full review of the Schemes of Delegation will take place in 2019. AAik advised members that GG was present should they have any detailed questions. AAik informed members that the Scheme of Delegation for Access will be presented at a later Planning & Access Committee</p>	

National Park Authority

Planning & Access Committee Meeting

Final Minutes of Meeting held on 23rd May 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
	<p>meeting.</p> <p>Members discussed the amendments made to the Scheme of Delegation.</p> <p>Following discussion, the Chair invited Members to advise if they agreed, as per the officer recommendation to agree the revised Scheme of Delegation for Planning and note that the Scheme of Delegation for Access will be brought to a later Planning and Access Committee.</p> <p>DECISION: Members agreed to the revised Scheme of Delegation for Planning and noted that the Scheme of Delegation for Access will be brought to a later Planning and Access Committee.</p>	
8	<p>Any Other Business</p> <p>CJ provided an update on the Arrochar Core Path Stopping Up and Diversion Order, advising that the Order has now been confirmed (on 12th May) as an unopposed Order. CJ advised that the requisite notices will be issued to the press, posted on site and issued to relevant third parties within the coming weeks. CJ advised that confirmation of the Order means that the suspensive planning condition no.1 (of planning permission ref: 2014/0059/DET) can be discharged, thus enabling development of the house to proceed.</p>	
4	<p>Draft confidential minute of meeting held on 21st March 2016</p> <p>This agenda item was held in closed session.</p>	
9	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 27th June 2016.</p>	

Signed _____
Petra Biberbach, Chair