

National Park Authority Planning & Access Committee Meeting



Draft Minutes of Meeting held on 27th June 2016, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

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

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)
Raymond Lynch, Proper Officer (RL)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speakers
Steven Cameron (SC)
Joe Twaddle (JT)
Liz Bates (LB)

Apologies: Petra Biberbach (PB) – Chair
David McKenzie (DMcK)

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. The Chair advised of the protocols of the meeting.</p> <p>The Chair, the Planning & Access Committee and officers introduced themselves.</p> <p>SMcl advised that apologies had been received from PB and DMcK.</p>	
2	<p>Declarations of Interest</p> <p>No declarations of interest were made.</p>	
3	<p>Draft minute of meeting held on 23rd May 2016</p> <p>The minute was proposed by CB and seconded by WN.</p>	

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4	<p>2016/0024/DET – Balmaha</p> <p>The Chair invited CJ to introduce the application. CJ outlined that this application is for the redevelopment and extension of this former tourism site to erect 20 lodges, 3 holiday flats, restaurant/bar, smokehouse & brewery with cafe, manager's office/accommodation, improved access, associated parking, landscaping and infrastructure.</p> <p>CJ advised that six representations have been received in relation to this application. Two individual representations in objection from village residents, three from neighbouring residents/owners who raised concerns in relation to the development and one from Friends of Loch Lomond with general comments on the development. This application is being presented to the Planning and Access Committee as a result of a formal objection being submitted by Buchanan Community Council.</p> <p>CJ explained through a series of maps and photographs the location, previous planning history, the site layout and elevations of the proposal.</p> <p>CJ provided a summary of the responses received through consultation and representations.</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 1 of the report and the prior conclusion of a section 75 legal agreement incorporating the terms summarised in Appendix 2 of the report.</p> <p>The Chair invited questions/discussion by Members.</p> <p>Members discussed water supply and sewage provisions for the site. CJ advised that there is no objection from Scottish Water to connect the development to the public water and public foul drainage system although capacity will require to be reviewed prior to development, and the applicant is aware of this.</p> <p>Members discussed construction at the site and how this works in practice with two applicants for one site. CJ informed members that a phased approach for the whole site has been detailed within the conditions of this proposal and both applicants will require to comply with the agreed terms of this condition.</p> <p>Members discussed the split of residential to holiday housing in Balmaha. SM advised that the local community has been consulted in creating the Local Development Plan for the area and this balance has been considered as part of that process.</p>	

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	<p>Following discussion by Members, the Chair invited SC to speak on behalf of the applicants (Mr Wayne Gardner-Young and Sandy Fraser) in support of the application, and he outlined a number of points which included:</p> <ul style="list-style-type: none"> - Planning permission at this site was previously approved although not acted upon. - The applicants have worked in conjunction with the Park Authority to take into account a number of changes and considerations to ensure that this proposal is in accordance with policy. - The community council is not in objection to the commercial development but to the number of lodges. There are no other statutory consultees in objection to the proposals. - Development at this site is in accordance with the Local Development Plan and the Buchanan South Rural Development Framework. <p>There was no discussion or questions from members. The Chair invited JT to speak on behalf of Buchanan Community Council in objection of the application, and he outlined a number of points which included:</p> <ul style="list-style-type: none"> - The main objection is to the number of chalets, there is an imbalance between the number of residential to holiday let properties in the area. - More car parking spaces are required within this proposal and it is not an appropriate suggestion to use the current public car park. - In the current Local Plan Balmaha is identified as 'a small rural settlement due to its size, dispersed and low density development pattern and its sensitive landscape setting. No formal settlement boundary has been identified in order to retain its rural characteristics and to ensure that infill development does not erode these special qualities.' This proposal is not in agreement with this statement. <p>Members discussed with JT the opportunities that this proposal would provide to Balmaha. JT advised that there are already a greater number of tourist beds in the area in comparison to residential beds.</p> <p>Members discussed the issue raised by JT in relation to car parking. CJ advised that the current public car park will be used as overflow parking by visitors to the proposed commercial buildings and that the public car park is not intended to service the holiday lodges. SM also advised that the lodges will be used by those travelling to the area on foot by the West Highland Way, cycling or arriving by boat.</p> <p>The Chair invited LB to speak on behalf of herself in objection of the application, and she outlined a number of points which included:</p> <ul style="list-style-type: none"> - Car parking within the area is already a problem. Patrons of the Oak Tree Inn make use of the public car park as there is no designated 	

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	<p>car park. One car parking space per each holiday lodge is not sufficient.</p> <ul style="list-style-type: none"> - There requires to be a balance between having a village and development. <p>Members discussed the reasoning behind objecting to this development. LB advised that this is a result of the scale of the proposal.</p> <p>Members addressed concerns raised by LB in relation to three of the holiday lodges being sold as holiday homes. CJ advised that although these lodges may be sold, the condition of limiting occupancy to 90 days will apply therefore these will also be treated as short term holiday lets.</p> <p>The Chair addressed the issue of the building work which has already been carried out on site and CJ advised that this has been addressed through discussion with the applicant. The Chair noted that apart from Buchanan Community Council no other statutory consultees had objected to the proposal.</p> <p>The Chair proposed the motion and invited members to advise if they agreed, as per the officer recommendation to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report and the prior conclusion of a section 75 legal agreement incorporating the terms summarised in Appendix 2 of this report. FW seconded the motion and members agreed unanimously.</p> <p>DECISION: Members agreed to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report and the prior conclusion of a section 75 legal agreement incorporating the terms summarised in Appendix 2 of this report.</p> <p><i>Members of the public present for this agenda item left the meeting at this point.</i></p>	
5	<p>Any Other Business</p> <p>None.</p>	
6	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 25th July 2016.</p> <p>Afternote: This meeting was cancelled.</p>	

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Signed _____
George Freeman, Chair