

National Park Authority

Planning & Access Committee Meeting



Approved Minutes of Meeting held on 31st October 2016, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

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

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)
Fiona Stewart, Natural Heritage Planning Officer (FS)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speaker
John Donnelly (JD)

Apologies: Willie Nisbet (WN) 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. The Chair advised of the protocols of the meeting.</p> <p>The Chair, the Planning & Access Committee and officers introduced themselves.</p> <p>The Chair advised that apologies had been received from AA and WN. SMcl confirmed.</p>	
2	<p>Declarations of Interest</p> <p>No declarations of interest were made.</p>	
3	<p>Draft minute of meeting held on 26th September 2016</p> <p>DMcK advised that on page three of the minute, his point relating to anti-social drinking should be updated to detail: 'The point was made that putting in the campsite provision would improve the problem of anti-social drinking'.</p>	

National Park Authority

Planning & Access Committee Meeting

Approved Minutes of Meeting held on 31st October 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
	<p>ACTION: Minute to be amended on page 2 to detail: 'The point was made that putting in the campsite provision would improve the problem of anti-social drinking'.</p> <p>The minute was proposed by GF and seconded by CB.</p>	SMcl
4	<p>2015/0351/DET – Land At Dumbain Road, Balloch</p> <p>The Chair invited EG to introduce the application. EG outlined that this application is for the erection of a 26 unit affordable housing development adjacent to the Balloch town boundary, comprising of 7 houses and 19 flats, access road and associated infrastructure.</p> <p>EG advised of the following updates:</p> <ul style="list-style-type: none"> - The Community Council for this application is Kilmaronock and not Balloch and Haldane although both Community Councils submitted representations. All points relative to the submission of each Community Council are addressed in the report. - There is a discrepancy with the northern boundary of the application site indicated by a red line in figure 1 on page 2 of the report, please refer to figure 4 on page 4 of the report for the correct site boundary - For clarification, 19 letters of representation were received although the number of individual objectors was 15. <p>EG explained through a series of maps, proposed plans and photographs the application site location and development proposals. EG outlined why the applicants selected this site, which relates to sections 8.2 to 8.16 of the report.</p> <p>The Chair invited questions/discussion from Members.</p> <p>Members discussed extensively the selection of this particular site for development and the identified need for affordable housing in the Balloch area. EG confirmed that allocated sites within the Balloch town boundary and outwith the National Park - within the local West Dunbartonshire Council area - had been taken into account but their combined capacity would represent a modest increase in affordable housing when considered against the figures identified in the outstanding waiting list for affordable housing, as provided by West Dunbartonshire Council. EG also noted that there was funding available through West Dunbartonshire Council as housing authority to be allocated to the proposed development in early 2017.</p> <p>Following late submission of his speaker participation form, in accordance with Standing Order 16, the committee decided due to lack of exceptional circumstances that the developer David Nicol would not be allowed to make a verbal representation.</p>	

National Park Authority

Planning & Access Committee Meeting

Approved Minutes of Meeting held on 31st October 2016, 13:30hrs
 John Muir Suite, Carrochan, Carrochan Road, Balloch

Item	Title / Discussion	Action by
	<p>The Chair invited JD to speak on behalf of himself in objection of the application, and he outlined a number of points which included:</p> <ul style="list-style-type: none"> - The impact on residential amenity. - The risk of flooding and erosion at this site. - The precedent of a greenfield site being developed. <p>Members discussed the issues of flooding and surface water 'run – off' at the site with JD. Members sought to clarify with officers the consultation response from SEPA – Officers confirmed that they had worked closely with SEPA to address previous concerns and that SEPA have no objections to the development as proposed.</p> <p>Members discussed the impact on residential amenity, in particular the height of the proposed development in relation to existing properties; specifically no.1 Dumbain Road and Fairview Cottage. EG referred to a section drawing to illustrate ground levels in relation to existing and proposed development.</p> <p>JD raised the issue of car parking at the proposed development. Members sought confirmation that in-curtilage and visitor parking provision was in accordance with West Dunbartonshire Council Roads Authority guidelines. Officers confirmed that this was correct.</p> <p>Following discussion, 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. HS seconded the motion and members agreed.</p> <p>DECISION: Members agreed to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report.</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 28th November 2016.</p>	

Signed _____
Petra Biberbach, Chair