

National Park Authority Planning & Access Committee Meeting



Draft Minutes of Meeting held on 26th September 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)
Colin Bayes (CB)
Angus Allan (AA)

In Attendance: Park Authority Staff
Stuart Mearns, Head of Planning & Rural Development (SM)
Susan Brooks, Forward Planning Manager (SB)
Vivien Emery, Development Management Planner (VE)
Catherine Stewart, Development Management Planner (CS)
Amanda Aikman, Governance and Legal Manager (AAik)

Speakers

Carlo DEmidio (available for questions)

Apologies: Willie Nisbet (WN)
Billy Ronald (BR)
Hazel Sorrell (HS)

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, members of the planning team and pre-confirmed speakers could address the Committee but that other members of the public would be 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>AAik advised that apologies had been received from WN, BR and HS.</p>	
2	<p>Declarations of Interest</p> <p>FW declared an interest as a landowner within a camping management zone in respect of item 4 North Car Park off B829 Loch Chon as he has an interest in loch shore campsite provision on his land. FW advised that he would leave the meeting for Agenda Item 4. FW also reminded the meeting that he is a Stirling Councillor, but stated that he had had no involvement in bringing the</p>	

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	planning application at Item 5 to the Committee.	
3	<p>Draft minute of meeting held on 27th June 2016</p> <p>The minute was proposed by GF and seconded by FW.</p>	
4	<p><i>FW left the room</i></p> <p>2016/0151/DET – North Car Park Off B829 Loch Chon</p> <p>The Chair reminded those present of the roles of the National Park Authority and of the Planning Authority and that it was normal practice for authorities to determine applications from their own organisations. The Chair then invited VE to introduce the application. VE outlined that this application is for the change of use of the site from an existing visitor car park and woodland area on the south eastern shores of Loch Chon to a campsite (with 26 designated pitches) with associated toilet blocks, storage and footpaths.</p> <p>VE advised that ten representations have been received in relation to this application which was considered high relative to the size of the community which meant that the application merited consideration by the Planning and Access Committee. The Community Council had not objected to the proposal.</p> <p>VE advised that there had been a late representation raising concerns and VE dealt with each of those concerns in turn explaining that most of these were either already covered in the report or not material. One concern that VE highlighted as not having been covered in the report was that of a potable water supply. VE stated that it would be the applicant's responsibility to arrange for a potable water supply and as this requirement was covered by other legislation there was no need for the Planning Authority to impose a condition, however an informative could be added.</p> <p>VE explained through a series of maps and photographs the location, the site layout and elevations of the proposal.</p> <p>VE provided a summary of the responses received through consultation and representations.</p> <p>VE 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.</p>	

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	<p>The Chair invited questions/discussion by Members and offered the opportunity to question the applicant's representative.</p> <p>VE confirmed that the road in question is the same road used by the coaches going to the hotel at Inversnaid.</p> <p>The point was made that putting in the campsite provision would not make the problem of anti-social drinking any worse.</p> <p>VE confirmed that the Friends of Loch Lomond had not objected to the application, but any concerns that they had voiced had been alleviated by the reduction in the size of the campsite.</p> <p>Committee Members agreed that the report was very clear on what were valid planning considerations and what not.</p> <p>Confirmation was sought by members that neither the Community Council nor Stirling Council as Roads Authority had objected which VE confirmed.</p> <p>The motion was proposed by GF and seconded by DMcK. There being no amendments the Chair 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. The 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</p> <p><i>Members of the public present for this agenda item left the meeting at this point.</i></p> <p><i>FW rejoined the meeting.</i></p>	
5	<p>2016/0138/DET – Land Some 600M East of Braes Of Greenock, Callander, Stirling</p> <p>The Chair invited CS to introduce the application. CS outlined that this application is for the formation of a cemetery with associated vehicular access, car parking and landscaping including the formation of a drainage system. CS advised that while no representations or objections had been received, the application had been brought to Committee as it is defined as a major application as the site area exceeds 2 hectares and is, in fact, 3.8 hectares. Planning permission for a similar site had expired in September 2015.</p> <p>CS explained through a series of maps and photographs the location,</p>	

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	<p>previous planning history, the site layout and details of the proposal.</p> <p>CS provided a summary of the responses received through consultation and explained that SEPA had withdrawn their objection related to high groundwater levels so long as a condition was imposed requiring no burials to take place within 10 metres of the groundwater drainage system. CS read out the terms of the additional condition related to the drainage system.</p> <p>CS explained that the drainage system proposed was for underground cellular storage and no longer for a SUDS pond. While Condition 13 was correct, reference to the SUDS pond was still showing in the title and should be removed.</p> <p>CS 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 with the corrections and additions outlined.</p> <p>The Chair invited questions/discussion by Members.</p> <p>Clarification of the nature of the vehicular access was requested and given.</p> <p>The groundwater report was complimented for its thoroughness and reassurance was sought that the applicant was content to have a 10m distance between burials and the groundwater drainage system despite the loss to the site.</p> <p>The motion was proposed by GF and seconded by AA. There being no amendments the Chair 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, the removal of reference to the SUDS pond in the title to Condition 13 and the addition of a condition as follows: No burials shall take place within 10 metres of the groundwater drainage system shown on drawing ref: 5050784-ATK-ZZ-XX-DR-C-0014 RevA.. The 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, removal of reference to the SUDS pond in the title to Condition 13 and the addition of a condition as follows: No burials shall take place within 10 metres of the groundwater drainage system shown on drawing ref: 5050784-ATK-ZZ-XX-DR-C-0014 RevA.</p>	

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6	<p>Scottish Government Planning Performance Framework</p> <p>The Chair invited SM to introduce the Scottish Government Planning Performance Framework document. SM explained the background to and importance of the document which is effectively the Annual Report for Planning Services. The document has been written so that it is accessible to multiple audiences and shows alignment with Scottish Government outcomes.</p> <p>SM highlighted paragraph 4.1 which was an extract from the note from Minister on the previous year's report. SM noted that performance had improved overall, though there was one red mark for householder approval decision times. This had various reasons, including the uplift in the number and complexity of applications, but should be understood in the context that the Planning Authority have a higher approval rate when compared to the national average.</p> <p>There was still room to streamline the reporting and this was being worked on. The report is now subject to peer to peer review, this year's peer reviewers will be North Ayrshire Council.</p> <p>Members commented that the table for breaches did not show the carry forward from each year and so it was not possible to see how many legacy cases had come into the first year. A member picked up a typo on page 33 for the proportion of local decisions over two months.</p> <p>Members sought reassurance that despite staffing challenges SM felt that improvement was still possible.</p> <p>Members complimented SM and his team on the comprehensive and thorough report.</p>	
7	<p>Any Other Business</p> <p>None.</p>	
8	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 31st October 2016.</p>	

Signed _____
Petra Biberbach, Chair