

National Park Authority

Planning & Access Committee Meeting



Approved Minutes of Meeting held on 30th January 2017, 14:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

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

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)
Simon Franks, Woodland Adviser (SF)
Bridget Jones, Recreation, Access & Health Manager (BJ)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Apologies: George Freeman – Depute Chair
David McKenzie (DMcK)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting. CJ and SF introduced themselves.</p> <p>The Chair advised that apologies had been received from GF and DMcK. SMcl confirmed.</p>	
2	<p>Declarations of Interest</p> <p>DMcC advised as applicant to agenda item 5, he would leave the room for this agenda item.</p>	
3	<p>Draft minute of meeting held on 28th November 2016</p> <p>The minute was proposed by WN and seconded by AA.</p>	
4	<p>Matters Arising</p> <p>BC advised that the Enforcement Charter is in a programme of review and will be circulated in due course.</p> <p>SM advised that an appeal has been lodged in relation to application 2016/0139/HAE Castle House, Drymen, which was presented to the 28th</p>	

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	November 2016 Planning & Access Committee meeting. A response has been issued on behalf of the Committee.	
5	<p>2016/0311/DET – Auchendennan Farm, Arden</p> <p>DMcC left the room.</p> <p>The Chair invited CJ to introduce the application. CJ advised that in accordance with the Scheme of Delegation this application has been brought to Committee because the applicant (DMcC) is a Board Member on the Planning & Access Committee.</p> <p>CJ outlined that the application is for the erection of a holiday let accommodation unit on an undeveloped field adjacent to the existing building grouping at Auchendennan Farm.</p> <p>CJ explained through a series of maps, photographs and plans the application site and development proposals.</p> <p>The Chair invited questions/discussion from Members.</p> <p>Members discussed the design of the holiday let accommodation unit and the siting of this development within the existing building grouping at Auchendennan Farm. CJ advised that the design is contemporary although the materials are appropriate with the setting. SM noted that this building would be subservient to the buildings already located nearby.</p> <p>Members discussed the number of applications which have been already submitted and considered for this site. CJ advised that the context of these multiple applications have been explained within the applicant's business plan.</p> <p>Members enquired about flood risk at the site. CJ advised that there has been no objection by the Flood Officer, subject to the minimum finished floor level being 0.3 metres above the surrounding ground level, which is incorporated into the proposals and addressed by planning condition.</p> <p>Following discussion, the Chair advised that the officer recommendation is to approve the application subject to the conditions contained in Appendix 1. The motion was unanimously supported.</p> <p>DECISION: Members approved the application subject to the imposition of the conditions set out in Appendix 1 of the report.</p> <p>DMcC returned to the room. CJ left the meeting.</p>	

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6	<p>Tree Preservation Order (TPO) Recommendations</p> <p>The Chair invited SF to introduce the report. SF outlined that the Park Authority is carrying out a review of the Tree Preservation Orders (TPOs) lying within the National Park.</p> <p>SF explained through a series of maps and photographs the location of the TPOs outlined in the report.</p> <p>SF advised of updates required to the report following circulation regarding 2016-0003-TPO - Creggandarroch and Blarachorine:</p> <ul style="list-style-type: none"> - Members were informed that in figure 4, the first photograph was taken in May 2009 and there has been some reduction in the height of one of the trees due to storm damage. SF advised that Mr Beck's comments in the report are with reference to the old TPO. SF explained the tree numbering now applicable to the trees currently present at the site. - Members were informed that Blarachorine (as mentioned in paragraph 2.1) is not a listed building, this is an error in the report. - Members were updated that Mr Beck's objection to the TPO remains, the main point of objection is lack of maintenance of the trees. <p>Members discussed the TPO review project and the process outlined.</p> <p>Following discussion, the Chair advised that the officer recommendation is for members to:</p> <ul style="list-style-type: none"> a) Note the making of the following four TPOs on the 7th September 2016 – issued with approval of the Chair of Planning & Access Committee. <ul style="list-style-type: none"> • 2016-0001-TPO - Lagganbuie • 2016-0002-TPO - Creggandarroch • 2016-0003-TPO - Creggandarroch and Blarachorine • 2016-0004-TPO - Kilmaronock b) Confirm the above four TPOs without amendment. <p>DECISION: Members agreed unanimously to:</p> <ul style="list-style-type: none"> a) Note the making of the following four TPOs on the 7th 	

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	<p>September 2016 – issued with approval of the Chair of Planning & Access Committee.</p> <ul style="list-style-type: none"> • 2016-0001-TPO - Lagganbuie • 2016-0002-TPO - Creggandarroch • 2016-0003-TPO - Creggandarroch and Blarachorine • 2016-0004-TPO - Kilmaronock <p>b) Confirm the above four TPOs without amendment.</p>	
7	<p>Scheme of Delegation – Access</p> <p>AAik introduced the report advising that it is a statutory duty to review the Scheme of Delegation for Access every five years although as part of the overall review of Standing Orders and Terms of Reference for Board and Committee meetings the Schemes of Delegation have been revisited. AAik outlined the updates made to the Scheme of Delegation for Access as detailed in the report.</p> <p>AAik advised that paragraph 12 should detail ‘and may repair’ instead of ‘and repair’. Members were in agreement of this amendment.</p> <p>The Chair advised that the officer recommendation is for members to agree the revised Scheme of Delegation for Access for subsequent approval by the Park Authority Board.</p> <p>DECISION: Members agreed the revised Scheme of Delegation for Access for subsequent approval by the Park Authority Board, subject to the amendment to paragraph 12 to ‘The Park Authority is required to: take such steps as it may deem expedient in order to assert, protect, keep open and free from obstruction or encroachment any public right of way which is wholly or partially within its area; and may repair and maintain any public right of way (except for a public road or a footway) within its area under section 46(1) and (2) of the Countryside (Scotland) Act 1967 (the “1967 Act”).’</p>	
8	<p>Any Other Business</p> <p>None.</p>	
9	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 27th February 2017.</p>	

Signed _____
Petra Biberbach, Chair