

# National Park Authority

## Planning & Access Committee Meeting



Approved Minutes of Meeting held on 24<sup>th</sup> April 2017, 13:30hrs  
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Petra Biberbach (PB) – Chair  
George Freeman – Depute Chair  
Angus Allan (AA)  
Hazel Sorrell (HS)  
David McKenzie (DMcK)  
David Warnock (DW)

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

Speakers  
Alison Rios McCrone (ARM)  
Katy Lamb (KL)

Apologies: Colin Bayes (CB)  
Billy Ronald (BR)  
Willie Nisbet (WN)  
David McCowan (DMcC)  
Fergus Wood (FW)

Item	Title / Discussion	Action by
1	<b>Welcome and Apologies</b>  The Chair welcomed those present to the meeting. The Chair advised that apologies had been received from BR, CB, DMcC, FW and WN. SMcl confirmed.	
2	<b>Declarations of Interest</b>  No declarations of interest were made.	
3	<b>Draft minute of meeting held on 27<sup>th</sup> March 2017</b>  The minute was proposed by DMcK and seconded by HS.	
4	<b>Matters Arising</b>  AAik advised all matters are now closed.	
5	<b>2016/0234/DET - Altskeith Country House, Aberfoyle, Stirling</b>  The Chair invited CJ to introduce the application. CJ outlined that this application is for the erection of an extension to provide an additional function room, bar, kitchen and roof terrace at Altskeith Country House. This	

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	<p>application is being presented to the Planning and Access Committee as a result of a formal objection being submitted by Strathard Community Council.</p> <p>CJ explained through a series of maps, photographs, plans and Google Street View the application site and development proposals.</p> <p>The Chair invited questions/discussion from Members.</p> <p>Members discussed the points raised in the report in relation to parking. CJ confirmed that Stirling Council Roads Authority had not received any complaints directly with respect to road traffic issues relating to the existing use of Altskeith House.</p> <p>Members sought clarification that the proposed development would prevent the requirement for a marquee on the site. CJ confirmed that this was correct and the use of siting a marquee for functions or events would require planning permission.</p> <p>The Chair invited ARM to speak on behalf of herself as the applicant in support of the application, and she outlined a number of points which included:</p> <ul style="list-style-type: none"> <li>- The proposed development would improve the quality of service that Altskeith Country House is able to provide as a wedding venue.</li> <li>- The number of weddings held each year have increased as the business has become established.</li> <li>- The increase in the number of weddings benefits the local economy through generating jobs and bringing visitors to the area.</li> </ul> <p>Members discussed the increase in the number of weddings. ARM advised that this was a year on year increase. Members sought clarification on the parking provided. ARM advised that limited onsite parking is required as guests leave the venue in coaches or taxis which await guests at the end of the event.</p> <p>The Chair invited KL to speak on behalf of herself, Mr &amp; Mrs Lewis and Mr &amp; Mrs Oakey in objection of the application, and she outlined a number of points which included:</p> <ul style="list-style-type: none"> <li>- The building is catalogued in the Hunterian Mackintosh Architecture catalogue as a result of a previous extension to the building being completed by the architectural firm where Charles Rennie MacKintosh worked.</li> <li>- The proposed design for the extension is not complimentary to the building.</li> <li>- The popularity of weddings in the area is increasing generally; evidence of this is the popularity of bookings for weddings at the Kinlochard Village Hall.</li> </ul>	

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	<p>Members discussed the heritage of the building and the consultation of Historic Environment Scotland. CJ advised that in this case there is no trigger to consult Historic Environment Scotland as this is not a listed building, furthermore it is not located within a conservation area.</p> <p>Members discussed the trees located on the site and the retention of these to enhance the amenity impact of the proposed development.</p> <p>Following discussion, 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 in Appendix 1 of the report.</p> <p>DW moved an amendment for an additional condition to be included detailing that no trees are to be removed from the front (southern) setting of the building separately from the one tree currently indicated for removal on the proposed plans. HS seconded this amendment. The reason was to ensure that the trees provided some screening and therefore helped minimise the impact on views into the site from the West and South.</p> <p>The Chair invited Members to indicate their support for the motion and for the amendment. All members voted unanimously for the amendment.</p> <p><b>DECISION:</b> Members agreed to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report with an additional condition that no trees are to be removed from the front setting of the building.</p>	
6	<p><b>Any Other Business</b></p> <p>None.</p>	
7	<p><b>Date of Next Meeting</b></p> <p>The next meeting of the Planning &amp; Access Committee will take place on Monday 22<sup>nd</sup> May 2017.</p>	

Signed \_\_\_\_\_  
**Petra Biberbach, Chair**