

National Park Authority

Planning & Access Committee Meeting



Approved Minutes of Meeting held on 22nd May 2017, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Petra Biberbach (PB) – Chair
George Freeman (GF) – Depute Chair
Colin Bayes (CB)
Billy Ronald (BR)
David McCowan (DMcC)
Fergus Wood (FW)
David Warnock (DW)

In Attendance: Park Authority Staff
Stuart Mearns, Head of Rural Development and Planning (SM)
Susan Brooks, Development Planning & Communities Manager (SB)
Bob Cook, Development & Implementation Manager (BC)
Kirsty Sweeney, Development Management Planner (KS)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Apologies: David McKenzie (DMcK)
Angus Allan (AA)
Willie Nisbet (WN)
Hazel Sorrell (HS)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting. SMcl advised that apologies had been received from DMcK, AA, WN and HS.</p>	
2	<p>Declarations of Interest</p> <p>DMcC declared a potential interest as the Chair of Luss & Arden Community Development Trust.</p>	
3	<p>Draft minute of meeting held on 24th April 2017</p> <p>The minute was proposed by GF and seconded by DW.</p>	
4	<p>Local Development Plan: Adoption of Supplementary Guidance</p> <p>The Chair invited SB to introduce the report. SB advised that this report outlines the amendments made to the Supplementary Guidance on Housing, the Rural Development Framework for West Loch Lomondside and the Rural Development Framework for Buchanan South following consultation on the Local Development Plan between 18th May and 29th June 2015.</p> <p>The officer recommendation requests approval from members to adopt each of these pieces of supplementary guidance and to delegate any final design and presentation changes to the Head of Planning & Rural Development. SB advised that should members agree to adopt the updated Supplementary</p>	

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	<p>Guidance on Housing, the updated Rural Development Framework for West Loch Lomondside and the updated Rural Development Framework for Buchanan South these documents will then be submitted to Scottish Ministers for review. Should no comments be received after 28 days from Scottish Ministers the Park Authority will adopt the supplementary guidance.</p> <p><u>Supplementary Guidance on Housing</u></p> <p>SB advised the Supplementary Guidance on Housing supports the delivery of housing policies, specifically the delivery of affordable housing and includes the locations where affordable housing will be supported. SB outlined the updates made to the Supplementary Guidance on Housing, as detailed in sections 3.3 to 3.7 of the report.</p> <p><u>Rural Development Frameworks - West Loch Lomondside and Buchanan South</u></p> <p>SB advised that the Rural Development Framework documents provide guidance on the types of new development that may be supported and the general locations where it is likely that development would be supported.</p> <p>SB outlined the updates made to the Rural Development Framework for West Loch Lomondside, as detailed in section 3.9 of the report and the updates made to the Rural Development Framework for Buchanan South, as detailed in section 3.10 of the report.</p> <p>The Chair enquired if co-housing options are outlined in this guidance. SB advised that this is not currently detailed in the guidance although housing sold at discount now includes self-build plots.</p> <p>Members sought clarification on the process behind using a legal agreement to allow the property to be sold in the future at a discounted price. SB and SM advised that this is set out the section 75 legal agreement which is attached to the title deeds.</p> <p>Members discussed the commuted sum value and checked with SB that this figure is in line with other local authorities. SB confirmed that this is correct.</p> <p>Members noted that paragraph 3.6 should refer to point 3.5b) and not 3.4b) for correctness.</p> <p>The definition of affordable housing was discussed. SB advised that the Scottish Government definition has been used in the guidance.</p> <p>Members discussed the resistance of sub division of garden grounds and the infilling of spaces between housing plots for new development, as outlined in appendix 5, page 7. SM clarified this position.</p>	

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	<p>Members discussed the Luss Strategic Development Framework. SM advised that the Park Authority would work with the local authority in relation to this plan.</p> <p>Following discussion, GF proposed the motion and the Chair invited members to advise if they agreed, as per the officer recommendation to:</p> <ul style="list-style-type: none"> (a) Adopt the Supplementary Guidance on Housing (Appendix One); (b) Adopt the Rural Development Framework for West Loch Lomondside (Appendix Three); (c) Adopt the Rural Development Framework for Buchanan South (Appendix Five); and (d) Delegate any final design and presentation changes to the Head of Planning and Rural Development. <p>DW seconded the motion and members agreed.</p> <p>DECISION: Members agreed to:</p> <ul style="list-style-type: none"> (a) Adopt the Supplementary Guidance on Housing (Appendix One); (b) Adopt the Rural Development Framework for West Loch Lomondside (Appendix Three); (c) Adopt the Rural Development Framework for Buchanan South (Appendix Five); and (d) Delegate any final design and presentation changes to the Head of Planning and Rural Development. 	
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 26th June 2017.</p>	

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Signed _____
Petra Biberbach, Chair