

National Park Authority Planning & Access Committee Meeting



Approved Minutes of Meeting held on 25th September 2017,
13:30hrs

John Muir Suite, Carrochan, Carrochan Road, Balloch

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

In Attendance: Park Authority Staff
Stuart Mearns, Head of Rural Development and Planning (SM)
Bob Cook, Development & Implementation Manager (BC)
Erin Goldie, Development Management (Performance and Support) Manager (EG)
Amanda Aikman, Governance & Legal Manager (AAik)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Speakers
Brian R Kirk (BK)
Walter Hemfrey (WH)
Clara Glynn (CG)

Apologies: Hazel Sorrell (HS)

Item	Title / Discussion	Action by
1	Welcome and Apologies The Chair welcomed those present to the meeting. SMcl advised that HS was not present at the meeting.	
2	Declarations of Interest None.	
3	Draft minute of meeting held on 28th August 2017 The minute was proposed by GF and seconded by FW.	
4	2015/0241/DET – Laurelfields, Land South Of The Laurels And North Of Drymen Cemetery, Main Street, Drymen The Chair invited EG to introduce the application. EG outlined that this application is for the erection of an affordable housing development comprising of 6 houses, 4 flats and associated infrastructure including access road. Both the applicant and Stirling Council have advised that the	

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	<p>site, if developed as proposed, would be acquired by Stirling Council and the units managed as social rented properties.</p> <p>EG provided a background to the current application as outlined on page 2 of the report.</p> <p>EG 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 location of the bin store on the site and that it may be beneficial for this to be located closer to the flatted block.</p> <p>EG advised that the siting of bin stores is normally determined by a building standards requirement on maximum travel distances. The location of the bins stores is where there are less significant level changes. There is adequate space for required bin provision for the flats.</p> <p>Members sought clarification on the application being presented to committee.</p> <p>EG advised that as the application was being presented to committee as a result of a significant level of objection including an objection from Drymen Community Council.</p> <p>Members discussed the Drymen Community Action Plan and why this site was not featured in this plan.</p> <p>SM provided clarification that specific housing sites are not commonly featured in Community Action Plans. Instead these plans provide a vision and overview of local housing need and opportunities throughout the area together with other community aspirations.</p> <p>Members expressed that consideration of using reed beds for surface water drainage may be a better option than tanks and storm cells for this site.</p> <p>EG noted that this could be considered with the applicant when considering drainage through the discharge of conditions.</p> <p>Members enquired as to the history of the inclusion of this site within the Local Development Plan (LDP).</p> <p>SM outlined that on Examination of the LDP the Scottish Government reporter recommended that this site remained within the LDP as a housing allocation.</p>	

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	<p>The Chair invited BK to speak on behalf of Mr John Ferrier, the applicant in support of the application. BK outlined a number of points which included:</p> <ul style="list-style-type: none"> - Thanking officers for reducing the yield of the site and for the involvement of Stirling Council to acquire the units to be managed as social rented properties. - Reviewing the planning conditions and informatives outlined in appendix 1 of the report: <ul style="list-style-type: none"> - Condition 3: Permitted Development – Accept - Condition 4: Archaeology – No perceived problems - Condition 5: Materials – The buildings will have white render walls and slate roofs which are fitting with the street scape. - Condition 6: Levels – Will conclude with planners. - Condition 7: SUDs drainage including overland flow – The proposed use of large tanks was in response to the nearby Site of Special Scientific Interest. - Condition 8: Foul Drainage – This proposal was previously based on 18 units will be resubmitted to building control based on 10 units. - Condition 9: Landscaping – Proposal will be provided in due course. - Condition 10: Protection of existing trees – The trees to the north of the site will be protected. - Condition 11: Bin store – Will consult with the cleansing section. - Condition 12: Factoring and maintenance of common open space – Stirling Council will manage. - Condition 13: Construction Environmental Management Plan – Will be in accordance with Health and Safety requirements. - Condition 14: Species Protection Plan – Welcome and will include. - Condition 15: Vehicular Access and Roads Design, Condition 16: Vehicular Turning Heads, Condition 17: Vehicle/ pedestrian barrier, Condition 18: Driveways and Condition 19: Hours of Construction will all be considered. <p>Members discussed the maintenance of the hedge at the site. EG confirmed that this maintenance would be managed by Stirling Council.</p> <p>Members discussed the requirement for double yellow lines along the roadside outside the development.</p>	

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	<p>EG confirmed that it would be the applicants responsibility to make written application to Stirling Council requesting the road markings prior to construction works commencing. The applicant would be required to meet the cost of, the promotion and implementation of a Road Traffic Regulation Order for the introduction of double yellow line road markings over the sites frontage with Main Street.</p> <p>The Chair invited WH to speak on behalf of Drymen Community Council in objection to the application. WH outlined a number of points which included:</p> <ul style="list-style-type: none"> - He is a retired Chief Planner and has lived in the village for 36 years. - The main objection of the Community Council is that this proposed development is in a conservation area, when the first statutory aim of the Park Authority is 'to conserve and enhance the natural and cultural heritage of the area'. - Drymen is not a concentrated area of development like Gartmore or Luss, it is a linear village therefore this proposed development is out of character for the area. - The Community Council does not oppose development at this site, it opposes the flatted development as this is not in keeping with the housing in Drymen and will be visible from - The Community Council requests that a site visit should be carried out by the Planning & Access Committee to obtain a greater understanding of the site. <p>Members discussed the hedge, the use of double yellow lines and the history of the site as a proposed site for development with WH.</p> <p>Following discussion, the Chair invited CG to speak on behalf of herself in objection to the application. CG outlined a number of points which included:</p> <ul style="list-style-type: none"> - The report conclusion that objections raised 'have been carefully considered and do not raise material considerations of sufficient weight to justify refusal of planning permission.' is inaccurate. - The proposed development is out of character, should be set back further from the road, is too dense, the plot width does not allow for gardens, fails to consider the historical qualities of this area and alters the views of the surrounding countryside. - Section 9 of the National Parks (Scotland) Act 2000 should be referred to whereby 'if, in relation to any matter, it appears to the authority that there is a conflict between the National Park aim 'to conserve and enhance the natural and cultural heritage of the area' and other National Park aims, the 	

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	<p>authority must give greater weight to the aim ‘to conserve and enhance the natural and cultural heritage of the area’.</p> <p>Members returned to discuss the hedge. EG and BC advised that conditions 9 and 12 cover the maintenance of the hedge.</p> <p>Members discussed the embankment and the height of this. EG advised that this would be expected to be a vertical drop but instead a gradual gradient – details would be agreed through planning conditions covering landscaping for the site.</p> <p>Members discussed the distance of the proposed development from the roadside. BC confirmed that the standard building control is 18 metres and that this development would be in excess of 20m.</p> <p>Following discussion, the Chair advised of the officer’s recommendation. DMcK moved the officer’s recommendation to approve the application subject to the conditions set out in Appendix 1. FW seconded the motion.</p> <p>DECISION: Members approved the application subject to the imposition of conditions as set out in Appendix 1 of the report.</p>	
5	<p>Any Other Business</p> <p>DMcK enquired as to whether the maintenance of core paths is the responsibility of the Park Authority or the Local Authority.</p> <p>ACTION: SM to confirm whether maintenance of core paths is the responsibility of the Park Authority or the Local Authority.</p> <p>The Chair and committee expressed their sincere thanks to GF, FW and HS for their contribution to the Planning & Access Committee.</p>	SM
6	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on Monday 30th October 2017.</p>	

Signed _____
Petra Biberbach, Chair