

National Park Authority

Planning & Access Committee Meeting



Approved Minutes of Meeting held on 29th July 2019, 13:30hrs
John Muir Suite, Carrochan, Carrochan Road, Balloch

Present: Ellen Morton – Chair
Bob Darracott (BD) – Depute Chair
Willie Nisbet (WN)
David McCowan (DMcC)
Murray Lyle (ML)
Diane Docherty (DD)
Billy Ronald (BR)

In Attendance: Park Authority Staff
Stuart Mearns, Director of Rural Development and Planning (SM)
Bob Cook, Development Management Manager (Delivery) (BC)
Caroline Strugnell, Development Management Planner (CStr)
Fiona Stewart, Natural Heritage Planning Advisor (FS)
Sharon McIntyre, Committee Officer (SMcl) – Clerk

Alastair McKie, Legal Clerk, Anderson Strathern LLP (AM)

Speakers: Mr Bruce Hampton & Ms Pamela Turner – Agenda item 5
Mrs Janet McDonald – Agenda item 5
Mr Ewan McDonald – Agenda item 5

Apologies: Graham Lambie (GL)
Claire Chapman (CC)
Christopher Spray (CS)
Ronnie Erskine (RE)
Martin Earl (ME)

Item	Title / Discussion	Action by
1	<p>Welcome and Apologies</p> <p>The Chair welcomed those present to the meeting.</p> <p>The Chair advised that apologies had been received from GL, CC, CS, RE, and ME.</p> <p>The Chair informed members that ME was not in attendance at the meeting due to his interest as a Board Member of Rural Stirling Housing Association. This proposed application was discussed at a Board meeting where he was in attendance.</p>	
2	<p>Declarations of Interest</p> <p>None.</p>	

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3	<p>Draft minute of meeting held on 24th June 2019</p> <p>SMcl advised that there was a typo on page 3, paragraph 6, which requires to be updated to 'manager's'.</p> <p>The minute was proposed for approval by BD and seconded by ML. The minute was therefore approved by the Committee.</p>	
4	<p>Draft Matters Arising</p> <p>SM introduced the matters arising and Members noted the status of these.</p>	
5	<p>2018/0139/DET - Land To North Of Gartness Road, Drymen, Stirling</p> <p>The Chair noted from the report that in accordance with the National Park Authority's Scheme of Delegation, this application requires to be determined by the Planning and Access Committee because the application is for major development as defined under the 2009 Regulations; and the proposed development is considered to represent a material departure from the Local Development Plan.</p> <p>AM provided clarification that in accordance with section 8 of the National Park Authority's Scheme of Delegation, that the application would be determined by the full Board 'where there would be a significant departure from the Development Plan if the application were to be approved'. For this application there would not be a significant departure from the Development Plan if the application were to be approved as the proposed development is considered to represent a material departure from the Local Development Plan therefore this application can be determined by the Planning & Access Committee.</p> <p>Members confirmed that they were in agreement that this application, if approved was a material departure from the Local Development Plan and that the application and it was appropriate that it should be determined by the Planning & Access Committee.</p> <p>Consideration of Item</p> <p>Planning Officer (CStr) thanked the Chair for covering this point and then proceeded to present the planning application.</p>	

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	<p>CStr advised that at the date of publication of this report 44 representations had been received from 34 contributors.</p> <p>35 of these representations were in relation to the schemes for 101 or 95 houses which included 29 (from 24 contributors) in objection, 4 in support and 2 neutral (neither in support nor objection).</p> <p>9 representations were received in relation to the current proposal (88 units), 5 of which were from contributors who maintained their previous objection and 4 of which were new objections.</p> <p>Section 5 of the report provides a summary of the consultation responses and representations received.</p> <p>CStr put forward the recommendation of the Director of Rural Development and Planning, to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report and the conclusion of a section 75 agreement/planning obligation incorporating the Heads of Terms summarised in Appendix 2.</p> <p>Members asked questions of officers and discussion took place regarding the proposed application, points covered included the percentage of affordable housing, the temporary car park, sites H1 and LT1 in the Local Development Plan, the financial contribution to fund additional capacity at Drymen Primary School and the financial contribution to fund sustainable and active travel initiatives in the Drymen area.</p> <p>SPEAKER: Mr Hampton and Ms Turner who were sharing the speaking slot on behalf of the applicant, with Mr Hampton from Mactaggart & Mickel and Ms Turner from Icen Projects the agent, were then invited to address the Committee. They did so in support of the application.</p> <p>Members asked questions of Mr Hampton and Ms Turner and officers. Discussion took place regarding the application.</p> <p>SPEAKER: Mr Ewan McDonald who was speaking on behalf of Rural Stirling Housing Association was then invited to address the Committee. He did so in support of the application.</p> <p>Members asked questions of Mr Ewan McDonald and officers. Discussion took place regarding the application.</p> <p>On all speakers being heard the Chair asked if they had received a fair hearing. Speakers were in agreement that they had received a fair hearing.</p>	

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	<p>Following discussion, the Chair asked for a proposer for the motion of the officer's recommendation.</p> <p>MOTION: ML, seconded by DMcC proposed to approve the application subject to the imposition of the conditions set out in Appendix 1 of the report and the conclusion of a section 75 agreement/ planning obligation incorporating the Heads of Terms summarised in Appendix 2.</p> <p>AM confirmed with Members that they were satisfied that the proposed application was a material departure and not a significant departure from the Local Development Plan. Members were in agreement with this position.</p> <p>DECISION: As no competent amendment was tabled, the above motion became the decision of the Committee.</p>	
6	<p>Any Other Business</p> <p>None</p>	
7	<p>Date of Next Meeting</p> <p>The next meeting of the Planning & Access Committee will take place on 26th August 2019.</p>	

Signed _____
Ellen Morton, Chair