

EIR 2019-022 Appendix A

1. From: Stuart Mearns
Sent: 05 April 2019 12:29
To: James Stuart <[REDACTED]@lochlomond-trossachs.org>; Ellen Morton <[REDACTED]>
Cc: Gordon Watson <[REDACTED]@lochlomond-trossachs.org>
Subject: West Riverside / Woodbank House, Balloch, Planning Application update

Hi James, Ellen,

Just to let you know that we have received the requested information from the applicant on the above case. You will recall it was requested in August last year. Preparations are underway for the issue of consultation letters etc. These will be issued week beginning the 15th April, with a current target date of the 16th April, when the information will be accessible on our planning portal via our website.

We have just updated our [website](#) with the broad timeline today, this is the 'status' page which we update monthly.

I understand that the applicant – Flamingo Land and Scottish Enterprise – are planning some communication around this next stage. I would expect there to be media interest.

I'll arrange for a note round the wider Board for awareness of this next step given the likely media and public interest closer to the time.

I hope this is helpful,

Regards

Stuart

Stuart Mearns
Director of Rural Development and Planning
Loch Lomond & The Trossachs National Park

2.From: Stuart Mearns
Sent: 24 July 2019 16:17
To: 'WILLIAM NISBET' <[REDACTED]>; [REDACTED]
Subject: West Riverside - Board Members interests statement

Hi Willie, David

This is to let you know we've had a press inquiry from the Dumbarton Reporter about your participation in the West Riverside planning decision, in light of your declared interests at the last Board meeting. I attach our statement for awareness. Should you receive direct contact from any journalists please pass their query or request onto the comms team here.

Thanks

Stuart

Media statement

A spokesperson for Loch Lomond & The Trossachs National Park Authority said: "As with any public body, National Park Authority Board Members have to adhere to a Code of Conduct. This includes the requirement to register interests in relation to ownership or interest in houses, land and buildings in the National Park area as this could be seen to potentially influence a Members' actions or decision making in relation to the business of the Authority where there may be an implication for the property in question.

"It is not unusual for some Members to have to occasionally declare interests and excuse themselves from the decision making process where such a conflict may arise. As this is a major planning application, the decision will be taken by the full National Park Board following a site visit and public hearing."

Ends

Notes to Editor

You can view the Code of Conduct here - http://www.lochlomond-trossachs.org/wp-content/uploads/2016/07/Park_Authority_Code-of-Conduct.pdf

Members who have declared an interest in the planning application are as follows:

Willie Nisbet

His partner's residence is a neighbouring property in relation to the application, this is with regard to Category 4 of the Code of Conduct: Houses, Land and Buildings.

David McCowan

He has part ownership of former 'Lochside', Balloch Road, Balloch now known as the Woodbank Inn which is a neighbouring property in relation to the application. This is with regard to Category 4 of the Code of Conduct: Houses, Land and Buildings.

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For further information, please contact:

██████████ Communications Advisor

3.From: Stuart Mearns

Sent: 29 August 2019 17:01

To: James Stuart <██████████@lochlomond-trossachs.org>

Cc: Gordon Watson <██████████@lochlomond-trossachs.org>

Subject: West Riverside / Woodbank House - Process overview

Hi James,

As mentioned, attached is the document we intend to issue tomorrow. It outlines the key dates and processes concerned in the lead up to, and the determination of the application. It is basically an update from our existing advice note on Hearings – it does not change the

substance of these, but does provide more information to help people understand the process.

A plain English summary, with a graphic timeline to help, will be added to our website where this can be downloaded. It will all be based on this document's content.

Separately, we will issue an update on social media to draw attention to this update.

My intention is to issue this to Board Members in the morning, with the attached note, ahead of it being publically accessible in the afternoon.

Happy to discuss, let me know if you are content for me to issue.

Thanks

Stuart

**Director of Rural Development and Planning
Loch Lomond & The Trossachs National Park**

4.From: committeeclerk

Sent: 05 September 2019 14:51

To: James Stuart <[REDACTED]@lochlomond-trossachs.org>; 'Morton, Ellen' <[REDACTED]argyll-bute.gov.uk>; 'Diane Docherty' <[REDACTED]west-dunbarton.gov.uk>; 'Graham Lambie' <[REDACTED]stirling.gov.uk>; 'Councillor Murray Lyle' <[REDACTED]>; 'Danny Gibson' <[REDACTED]stirling.gov.uk>; 'billyronald [REDACTED]>; 'Bob Darracott' <[REDACTED]>; 'Martin Earl' <[REDACTED]stirling.gov.uk>; 'claire.chapman [REDACTED]' 'C.J.Spray [REDACTED]' <'sarah [REDACTED]'ronni.erskine [REDACTED]' [REDACTED] <committeeclerk <committeeclerk@lochlomond-trossachs.org>

Cc: Executive <Executive@lochlomond-trossachs.org>; [REDACTED] Communications Advisert@lochlomond-trossachs.org>; Communications Manager <[REDACTED]@lochlomond-trossachs.org>

Subject: 2018/0133/PPP - Publication of the report and recommendation: 2018/0133/PPP: Application for Permission in Principle for Major Development, West Riverside and Woodbank House, Balloch.

Dear All,

Please be advised that the report outlining the Director of Rural Development & Planning's assessment of the proposed development, and recommendation is now available to view on our website [here](#) and through our [planning portal](#).

The report recommends that the application is to be refused.

Please find attached the report and appendices (as two separate PDFs) for your reference. This documentation will also be posted to members who normally receive hard copy papers. The report sets out the full assessment of this application – it is comprehensive and as a result runs to more than 100 pages. This is to ensure that you have all the necessary information, with detailed consideration along with the assessment behind the recommendation.

Our major planning applications webpage for West Riverside and Woodbank House has been updated to advise of the publication of the report.

Once Members have had time to read the full report, if anything is unclear please remember that you can contact Stuart ahead of the Site Visit and Pre-determination Hearing/Meeting to seek any clarification in respect of the information included in the report. Whilst no discussion can take place on the merits of the application, we are keen to ensure that members have fully understood the paper ahead of the Site Visit, Pre-determination Hearing and Special Board Meeting.

We are now in the process of notifying anyone, or any organisation, that has submitted formal comments on the application, this includes details on how they can request to speak at the Pre-determination Hearing. A link to the framework document will be included in this notification. For comments received via a third party website (for example via the Scottish Green Party website) the author of that site will be notified.

With this notification we are also confirming the starting time and location of the Site Visit and the starting time of the Pre-determination Hearing, please find this information detailed below.

Site Visit – Monday 23rd September 2019

Site Visit: 10:30hrs

Meeting Place: Outside VisitScotland Visitor Information Centre, Old Station Building, Balloch Rd, Balloch, G83 8SS.

There will be a briefing for Board members in the Robert Grieve Suite, National Park Headquarters from 9:30am, prior to the Site Visit taking place to outline the sites that will be visited. This briefing is for Board members only in order to provide a factual briefing in respect of the locations on the site you will be visiting and for a health and safety briefing before heading out. The merits of the application will not be discussed in any way at this briefing. Following the briefing, transport will be provided for all members for all elements of the Site Visit throughout the day.

Pre-determination Hearing and Meeting - Tuesday 24th September 2019

Pre-determination Hearing and Special Board Meeting – 09:30hrs

Alexandria Parish Church, 1 Lomond Road, Balloch, Alexandria, G83 8SJ

Members of the public will be able to observe the Site Visit proceedings, but only Board Members, in the presence of National Park Authority staff and any National Park Authority external advisors, may participate in the visit.

Today we will be issuing communications via our website, social media channels and to the media highlighting that the report of recommendation has been published. We will make it clear that this report is the Director of Rural Development & Planning's considered recommendation, but it is for the Board to make the final decision on whether to approve/refuse the application.

While we are being proactive in our communications around the publication of the report and the process for the determination, we will not be taking part in any requests for interview or responding to individual requests for comment.

Considering the stage which the application is at in the determination process it would be inappropriate for any member of staff or member of the National Park Authority Board to comment any further on it ahead of the public Site Visit, Pre-determination Hearing and Special Board Meeting on 23rd and 24th September. This applies equally to any members who are not taking part in the decision.

If you receive any calls or emails from the media, please direct them straight to [REDACTED] [REDACTED] Communications Adviser(email: pr&media@lochlomond-trossachs.org phone: 01389 [REDACTED]). If any member of the public asks you to comment on this application, it is entirely acceptable let them know that as a member of the National Park Authority Board who will be making the final decision on this application, you are unable to comment on the matter. This applies equally to any members who are not taking part in the decision.

A full itinerary for the Site Visit will follow by Thursday 19th September.

Kind regards,

**Committee Officer
Loch Lomond & The Trossachs National Park**

5.From: Stuart Mearns

Sent: 17 September 2019 12:19

To: [REDACTED] PA@lochlomond-trossachs.org>

Subject: WITHDRAWN: West Riverside / Woodbank House Planning Application

Dear Board Members,

I am writing to update you that we have been notified this morning of the applicant's decision to **withdraw their application**. This has immediate effect and is within their right to do so, which we must accept.

It would appear that at the same time the notice has been issued, they have made press statements to announce their decision. There is already coverage in local and national media including the BBC – indeed you may have already seen this.

Please take this note as confirmation that the Site Visit, Hearing and Board Meeting on Monday and Tuesday next week will not go ahead.

As you can imagine, there is a significant amount work to cancel arrangements and ensure the public and staff have a clear understanding of what has happened along with the implications. We have already had media enquiries and will issue our own statement later today.

We will keep you informed as we work through this – please don't hesitate to contact me should you have any queries.

Regards

Stuart

Stuart Mearns
Director of Rural Development and Planning
Loch Lomond & The Trossachs National Park

6.From: Stuart Mearns

Sent: 17 September 2019 13:35

To: James Stuart <[REDACTED]@lochlomond-trossachs.org>

Cc: Gordon Watson <[REDACTED]@lochlomond-trossachs.org>; Anna MacLean <[REDACTED]@lochlomond-trossachs.org>

Subject: Draft Media Statement

Hi James,

Below is the statement we propose to issue. Can you confirm you are content with this?

It is likely we will need to respond to follow up media enquires given the notification letter is with one of the local papers who have quoted from it. This is a solid initial statement.

Thanks

Stuart

Media statement

A spokesperson for Loch Lomond & The Trossachs National Park Authority said: "We can confirm that the application for planning permission in principle for the major development at West Riverside and Woodbank House, Balloch, has today been withdrawn by the applicants.

"The Site Visit and Public Hearing scheduled for next week to determine the application will now no longer be taking place. Everyone who has made a formal representation to the application will be notified.

"Having allowed the applicants to submit additional information, a significant amount of time and resource then went into assessing this complex application and the preparation of a comprehensive report setting out the officer's recommendation to refuse planning permission in principle.

"It is ultimately the applicants' decision whether to continue with this process.

"Development of any kind in the National Park is always carefully considered, balancing the need for development and community interests with the heritage and conservation of this special area.

"While land within this application site has been identified as suitable for tourism development, it is crucial that any new development protects the character of the existing landscape and the natural and built environment, while making a positive contribution to area as an international tourism destination."

7.From: Stuart Mearns

Sent: 17 September 2019 17:04

To: [redacted] ([redacted]) <[redacted]>; Diane Docherty ([redacted]@west-dunbarton.gov.uk) <[redacted]>; [redacted] <[redacted]@stirling.gov.uk>; James Stuart <[redacted]@lochlomond-trossachs.org>; claire.chapman [redacted] 'Sarah Drummond' <[redacted]> 'ronni.erskine' [redacted] 'C.J.Spray' [redacted] 'David Mccowan' <david [redacted]> 'billyronald' [redacted] 'willie.nisbet' [redacted] <[redacted]> 'earlm [redacted]' 'Bob Darracott' <[redacted]>
Cc: Executive <Executive@lochlomond-trossachs.org>; Sharon McIntyre <[redacted]@lochlomond-trossachs.org>
Subject: MEDIA UPDATE: West Riverside / Woodbank House Planning Application

Dear Board Members,

Further to my update earlier about the applicants' decision to withdraw their application for the proposed development at West Riverside and Woodbank House, Balloch, we published [this statement](#) on our website.

We've also issued the statement to [Radio Clyde](#) and the news agency [Press Team](#) who are the only media outlets who have contacted us for a response at this time. We also posted updates on our [Facebook](#) and [Twitter](#) channels and have updated the [West Riverside page](#) on our website.

The applicant issued their own media announcement in parallel with their letter informing us of their wish to withdraw. This has gathered significant coverage of the story as the day has gone on, both locally and nationally. [The BBC](#), [The Scotsman](#), [The National](#) and [The Dumbarton Reporter](#) are some of the outlets that published articles about the withdrawal.

We expect there to be continued interest in the story and will prepare a further statement if and when required.

Just a reminder in terms of media or direct enquiries –

- Please direct any calls or emails from the media straight to [redacted] Communications Advisor to handle (email: pr&media@lochlomond-trossachs.org phone: 01389 [redacted]).
- If any member of the public asks you to comment, it is entirely acceptable to let them know that the application has been withdrawn. However, given the applicants' have stated they may consider submitting a new application you should make it clear that as a member of the National Park Authority Board who might make the final decision on any future application, you are unable to comment on the matter.

I hope this is helpful. We will let you know if there are any further updates – please don't hesitate to contact me should you have any queries.

Kind regards,

Stuart

Stuart Mearns

**Director of Rural Development and Planning
Loch Lomond & The Trossachs National Park**