



Draft Minutes of Meeting Held at 13:30hrs on 30 May at Carrochan, Balloch

Agenda Item: 3

Planning and Access Committee

30 May 2022

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Attendees

Members

Bob Darracott (BD) Chair

David McCowan (DM)

Ronnie Erskine (RE)

Diane Docherty (DD)

Christopher Spray (CS)

Martin Earl (ME)

In Attendance – National Park Authority staff

Stuart Mearns, Director of Place (SM)

Catherine Stewart, Development & Support Manager (CSt)

Julie Gray, Development Management Planner (JG)

Kirsty Sweeney, Development Planning Advisor (KS)

Douglas Smith, Board and Committee Manager (DS) (Moderator and Minutes)

Also In Attendance

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

Apologies

Willie Nisbet (WN)

Murray Lyle (ML)

Claire Chapman (CC)

Shonny Paterson (SP)

Items and Actions

1. Welcome and Apologies

The Chair welcomed attendees to this meeting of the Planning & Access Committee.

The Chair welcomed the members of the public in attendance and any members of the public viewing the meeting online.

The Chair invited all participants to introduce themselves. The Chair confirmed that members must be present for an item to be able to participate in the decision.

The Chair advised that WN, SP, CC, ML, AB and BG were not in attendance. Apologies were received in advance from WN, CC, ML and SP.

AM confirmed this meeting was quorate.

2. Declarations of Interest

ME – raised that the application to be considered under Item 5 was on land in his constituency as a Stirling Council Councillor for Trossachs and Teith Ward and that he is soon to take up a position on the Integration Joint Board.

AM confirmed that he did not consider these conflicts which would require ME to remove himself from the decision making on Item 5.

3. Minutes of Previous Meetings:

Meeting held on 28 February 2022

DS confirmed that all five members who attended the meeting of the Planning and Access Committee on 28 February have confirmed in writing that the minutes of that meeting are approved.

DECISION: The minutes of the Planning and Access Committee held on 28th February 2022 are approved.

Meeting held on 28 March 2022

AM confirmed that only those present at the meeting on 28th March 2022 could vote to approve the minutes, and that 5 eligible members are required for that vote to be quorate. As this threshold was not met amongst members present at this meeting, a motion to approve the minutes of 28th March was not proposed.

DECISION: The minutes of the Planning and Access Committee held on 28th March 2022 are to be moved for approval by correspondence following this meeting.

4. 2021/0356/DET: Balhousie Care Ltd: Land at Lagrannoch, Stirling Road, Callander. Erection of 50 bed care home with associated landscaping, parking, roadway and creation of a new access.

Consideration of Item

JG presented the paper alongside a PowerPoint presentation to Members.

A detailed discussion of the paper took place.

DM noted that from its original designation as *Residential* which subsequently changed to *Retail*, it is now closer to the original designation as a care home.

DD asked about the mention in the report of potential bridge link. SM explained that reference was exploratory.

CS expressed pleasure at reference to biodiversity and upgrading of path.

ME raised question about access to the Care Home for medical professionals from the nearby Medical Centre. The applicants agreed to explore this possibility.

ME asked if there was any discussion with NHS Forth Valley. JG explained the consultation process had included NHS Forth Valley through staff groups.

RE asked about the lack of response from Callander Community Council. JG confirmed there had been meetings and display boards erected, although there was no formal response submitted. Applicant confirmed there was a virtual meeting with the Community Council in December 2021 and information displayed at the local leisure centre and library. The applicant detailed examples of community engagement both undertaken and planned.

MOTION: DD, seconded by CS, proposed to approve the recommendation subject to the conditions set out in Appendix 1 of the report.

For clarity, the Chair then took a roll call of the decision and confirmed his position. All members present were in agreement with the motion.

DECISION: The motion to approve the recommendation subject to the conditions set out in Appendix 1 of the report became the decision of the Committee.

5. Planning Guidance

Consideration of Item

KS presented the paper and a PowerPoint presentation for Members and a detailed discussion took place.

There are three areas of guidance:

- Sustainable and Active Travel (new)
- Safeguarding Policies (new)
- Visitor Experience (revised)

CS asked about how to encourage enthusiastic uptake of sustainable and active travel. KS said that the guidance helped strengthen understanding of policy and that the guidance has been produced as result of the planning team monitoring the policy and it can be made most effective.

RE and ME both asked about flexibility of the guidance. KS explained that guidance is designed to be as flexible as possible but needs to reflect policies.

DD asked about the accessibility of camping. SM spoke about the guidance's aim to diversify accommodation type and the existence of National Park-operated camping sites.

BD asked about the relationship between the guidance and the Local Development Plan and ensuring that the relationship between them is clear to readers. KS will review and make clearer how other policies apply and relate to the guidance.

ME asked whether officers thought that there is enough support for community facilities within the guidance and wider policy framework. SM said that he is comfortable that it strikes the right balance.

MOTION: RE, seconded by DD, proposed to approve the recommendation to **approve** the amended versions of the Sustainable Transport and Safeguarding Policy Guidance, and revised Visitor Experience Guidance, as set out in Appendices 1, 3 and 5, and **note** the consultations responses, as set out in Appendices 2, 4, 6. For clarity, the Chair then took a roll call of the decision and confirmed her position.

All members were in agreement.

DECISION: The motion to approve the recommendation above became the decision of the Committee.

6. Any Other Business

SM updated Members on the submission of application at Lomond Banks, which is now valid and on live on the National Park's planning portal.

SM update Members that no determination date has been set for the application relating to a fish farm at Loch Long, expected in the coming months.

SM updated Members on a number of enforcement matters – particularly relating to the sale of land near Balquidder and work on land near Gartocharn.

7. Date of Next Meeting

The date of next meeting of the Planning & Access Committee is scheduled for 27 June 2022.

Signed
