



Draft Minutes of Meeting Held at 14:00hrs on 25 September 2023 at Carrochan, Balloch

Planning and Access Committee

30 October 2023

Paper for approval

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Attendees

Members

Claire Chapman (CC) Chair

David Mackie (DM)

William Sinclair (WS) Depute Chair

David Fettes (DF)

Richard Johnson (RJ)

Hazel Sorrell (HS)

Iain Shonny Paterson (ISP)

In Attendance – National Park Authority staff

Susan Brooks, Development Planning Manager (SB)

Vivian Emery, Development Management Planner (VE)

Bob Cook, Development Manager (BC)

Laura Mowat, Place Planner (LM)

Dougie Smith (DS) – Minutes

Also In Attendance

Chris Devlin, Legal Clerk, Anderson Strathern LLP (AM)

Apologies

Ronnie Erskine (RE)

Chris Spray (CS)

Gerry McGarvey (GMc)

Matin Earl (ME)

Items and Actions

1. Welcome and Apologies

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

The Chair welcomed any members of the public viewing the meeting online, as well as those attending in person.

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 ME, GMc, CS and RE were not in attendance and had submitted their apologies.

CD confirmed that this meeting was quorate.

2. Declarations of Interest

RJ declared his interest in Item 5. As he has previously submitted a consultation response as an individual, he will not take part in the discussion or decision-making on the Callander South Masterplan.

3. Minutes of Previous Meeting:

- Meeting held on 24th April 2023

The minute was proposed for approval by DM and seconded by WS. The minute was approved by the Committee Members present at the meeting on 24th April 2023.

CD confirmed the decision of the Committee.

4. 2023/0134/DET – Coach House Coffee Shop - Further application (under section 42) for planning permission for the removal of condition to form outdoor seating area (99/00258/VARCON) to vary Condition No. 5 to allow the serving of food and drink within the front garden area (Vivien Emry)

VE presented the officer's report, alongside a PowerPoint presentation. Questions from Members followed.

The applicant, Rowena Ferguson spoke in support of the application. Questions from Members followed.

Alison walker spoke in objection to the application. Questions from Members followed.

Further discussion took place between Members. The main points of the discussion included consideration of:

- Noise assessments and determination visits by officers
- Environmental health recommendations, including clarifying responsibilities
- Clarification of Conditions relating to lighting and music
- The roads and parking responsibilities of Argyll and Bute Council

MOTION: DM, seconded by DF, proposed to approve the recommendation as follows:

That Members: APPROVE the application subject to the imposition of the conditions set out in Appendix 1 of the report.

AMENDMENT: WS, seconded by HS proposed to approve the recommendation as amended as follows:

That Members: APPROVE the application subject to the imposition of the conditions listed in Appendix 1 of the officer report and to add further planning condition 6 as follows:

Not later than three months from the date of this planning permission, the proprietor shall submit to the planning authority for its approval a scheme for securing the tables and chairs within the outdoor seating area hereby approved to prevent the use of the tables and chairs by the public between the hours of 5pm and 10am on any day. The proprietor shall then implement the approved scheme.

REASON: To protect the amenity of nearby residential properties and in the interests of preserving the character of the Conservation Area.

In accordance with the Standing Orders, the proposer of the original motion, DM ,spoke to the motion, then WS spoke to the amendment.

For clarity, the Chair then asked each member present to make clear their vote.

There were 4 votes for the Amendment, 1 vote for the Motion and 2 votes for refusal on the grounds of insufficient noise assessment.

DECISION: By majority decision, the **amended motion** became the decision of the Committee.

CD confirmed the decision of the committee.

5. Finalised Draft Planning Guidance – Callander South Masterplan Framework Update 2023 (Susan Brooks)

RJ left the meeting as a result of his previously declared interest in this item.

SB presented the officer's report. Questions from Members followed.

Discussion took place between Members. The main points of the discussion included consideration of:

- Impact of NPF4 on the process
- Flood risk assessment requirements

MOTION: WS, seconded by HS, proposed to approve the recommendation as follows:

Approve the final version of the Callander South Masterplan Framework Update 2023 set out in Appendix One of this Report, and

Agree to delegate responsibility to the Director of Place to make any further minor design and formatting amendments as required to the Callander South Masterplan Framework Update 2023.

For clarity, the Chair then took a roll call of the decision and confirmed her position. All Members agreed with the motion.

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

CD confirmed the decision of the committee..

6. Local Place Plans Update (Susan Brooks and Laura Mowat)

RJ rejoined the meeting.

SB and LM presented the officer's report. Questions from Members followed.

Discussion took place between Members. The main points of the discussion included consideration of:

- Driving forward the Place Plans of the areas where progress is unknown/under investigation
- HS offered to work with the Community and Development teams to drive work with Balloch and Haldane CC
- Role of the NPA in the formation of Local Place Plans.

MOTION: DF, seconded by RJ, proposed to approve the recommendation as follows:

That Members consider and note the registration of four Local Place Plans (Callander, Luss & Arden, Arrochar, Tarbet & Ardlui and Drymen) and the progress being made to validate and register others within the National Park.

For clarity, the Chair then took a roll call of the decision and confirmed her position. All Members agreed with the motion.

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

CD confirmed the decision of the committee..

7. Any Other Business

None

8. Date of Next Meeting

The date of next meeting of the Planning & Access Committee is scheduled for 30 October 2023, dependant on business.

Signed
