



Planning and Access Committee

Meeting: 30th October 2023

Agenda Item 7

SUBMITTED BY: Director of Place

SUBJECT: Local Development Plan: Action Programme – 2023 Update

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1. Summary and reason for presentation

- 1.1. This paper provides Members with an updated version of the Local Development Plan Action Programme, which is included as Appendix (x) to this report.

2. Recommendation

- 2.1 That Members:

(a) **Consider and Note** in the publication of the updated Local Development Plan Action Programme for 2023 (Appendix One).

3. Background

- 3.1 The purpose of the Local Development Plan Action Programme is to set out how the National Park Authority proposes to progress implementation of the Local Development Plan. It is an accompanying document to the Local Development Plan and captures the main changes and activity on all sites allocated for development within the Plan, which in turn allows us to track and better manage our role in influencing delivery of the Local Development Plan strategy and track progress on allocated development sites.

- 3.2 It is a statutory requirement to keep our Action Programme under review and update it at a minimum of every two years. After the adoption of the Local Development Plan in 2017, updates to the accompanying Action Programme were presented regularly to the Planning and Access Committee every six months, up until the outbreak of the Covid pandemic in 2020. The last update was published in November 2021.
- 3.3 This update is therefore later than the previous 6 monthly updates, however it is still within the two-year requirement set by the Scottish Government. As we start to prepare our Evidence Report for our new Local Development Plan, we have taken time to engage more thoroughly with our landowners to assess the success of our current Local Development Plan strategy and land allocations and in doing so help to inform potential approaches to take in the new Local Development Plan. For this review we wrote directly to all the named landowners/agents to be informed of specific site updates.

4. Summary

- 4.1 For the purpose of this update the allocated site tables have been restructured to provide a clear view of site progress based on the various land use categories. Additionally, pending consideration of the committee, our interactive map will be updated to reflect the information presented in the tables (as shown in Appendix One). A summary of progress and main achievements is provided below to give an overview of development activity across Local Development Plan sites, including the strategic growth areas and place making priorities:

Arrochar

- Former Torpedo site (Arrochar VE1) - The new owners have prepared a proposal for the site which was presented to the Community in April 2023. The applicant is working with the National Park Authority and partners and is preparing to submit a planning application in 2023. The applicant is proposing a mixed use development including residential, economic and tourism uses.
- Arrochar (Arrochar ED1) - There has been limited progress on this site, however, The Loch Long Jetty Association obtained permission to site a shipping container for storage purposes (2020/0124/DET), which is now in place. Mountain Rescue also renewed their permission for a single storey extension and car park (2023/0085/DET). This site falls within The Luss Estate. They have developed a Land Use and Development Framework covering their Estate and have run workshops with stakeholders in 2022 and early 2023.
- Land adjacent to the Three Villages Hall (Arrochar MU1) - An application was submitted for the renewal of Planning Permission in Principle for a mixed-use development in August 2023 and was approved October 2023.

Balloch

- The land to the north of Craig Lomond Gardens (Balloch H1) - Planning permission for 8 two-bed cottage flats (2020/0247/DET) was granted. The construction of all 8 housing units is now complete and all units are occupied.

- Planning permission was also granted for housing at Carrochan Road (Balloch MU2) (Ref: 2019/0019/MSC). The permission granted the construction of 12 houses and 12 flats. The construction of all 24 units is now completed and all units are also now occupied.
- West Riverside (Balloch VE1) and Woodbank House (Balloch VE4) – An application for planning permission in principle submitted (Ref: 2022/0157/PPP) in May 2022. The assessment of the application was paused while awaiting further information from the applicant. The additional information was received in February 2023 and was then published and further consultation undertaken.
- Balloch Castle (Balloch VE3) – An application was submitted in September 2023 for Listed Building Consent for replacement windows (2023/0291/LBC).

Blairmore

- Blairmore Green (Blairmore VE1) - A planning application was submitted in 2022 and is pending decision. An extension of time for determination has been requested to await consultee responses and to allow for further clarification of public comments as well as additional information on key aspects of the proposal.

Callander

- Claish Farm (Callander MU2) – A multi-agency approach is being taken to make progress on the site. Rural Stirling Housing Association has delivered 50 affordable homes on part of the site. Statutory pre-application consultation has been undertaken by Stirling Council for a proposed new primary school and associated car parking on site (2023/0112/PAC) and a planning application is anticipated imminently.

An updated Masterplan Framework for the site has been prepared. The update was approved at the Planning and Access committee meeting in September 2023 and is to be published imminently, subject to small amendments being made.

- Stirling Road (Callander RTE1) - Planning permission has been granted for a 50-bed care home on part of this site (2021/0356/DET). The applicant has commenced discharging of conditions for the application.
- Lagrannoch Industrial Estate (Callander ED1) - The Callander Local Place Plan has made a request for this site to change to housing/open space and this will be considered as the next Local Development Plan is prepared.

Croftamie

- Pirniehall (Croftamie VE1) - An application for planning permission in principle was submitted in November 2022. The application is still pending determination. The proposal was for a mixed-use development, including the conversion of the former residential school and redundant outbuildings. The building is currently on the building at risk register.

- Buchanan Crescent (Croftaime H1) – This site is identified in the Strategic Housing Investment Plan. An application for planning permission was approved in October 2022 (2021/0383/MS) for 14 affordable houses.

Drymen

- Stirling Road (Drymen H1) – a new developer applied to modify planning obligation in relation to the Section 75 agreement (2022/0265/75A). This was approved in June 2023. The site has since been sold to M&M Springfield homes and they are seeking amendments in relation to costs of delivering the development. A site start is anticipated before the end of 2023.
- Laurelfields (Drymen H2) - A planning proposal was submitted in 2021(2021/0117/DET), which was subsequently revised to reduce the number of houses from 12 to 6. The planning application was refused in February 2023. Among other matters, the design and layout of the proposal were not considered appropriate for the location.

Tarbet

- Central Green (Tarbet MU1) – A Tarbet masterplan has been developed using Rural Tourism Infrastructure Fund. A planning application was submitted in January 2023 (2023/0011/DET) and approved. The application was informed by the Strategic Tourism Infrastructure Development Studies. Preliminary strategic proposals were developed in consultation with local stakeholders, proposals include extension of toilet building, a cafe, sheltered structures, alteration to pier, provision of cycle path and formation of bus stop.

5. Conclusion

- 5.1 The Local Development Plan Action Programme is an effective tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. Members are asked to consider and note the progress that is being achieved towards assisting development in support of the LDP strategy. The revised Action Programme will be published on our website following the meeting of the October Planning and Access Committee and the interactive map will also be updated accordingly thereafter.