



Draft Minutes of Meeting Held at 13:00hrs on 18 December 2023 at Lomond Parish Church, Balloch

Planning and Access Committee

26 February 2024

Paper for approval

Attendees.....	2
Apologies.....	2
Items and Actions	3
1. Welcome and Apologies	3
2. Declarations of Interest	3
3. Minutes of Previous Meeting:	3
4. 2021/0452/DET - Erection of a new lodge as short-term holiday accommodation, boathouse and shelter as warden's accommodation, plant room and stores (to replace the existing derelict lodge, boat shelter and outbuildings), new (and temporary) jetties, services, drainage, paths/ boardwalk, the demolition of existing structures/ buildings and the removal of invasive/ exotic species, the natural regeneration of the site and wet woodland/ habitat diversity at Inchconnachan, Loch Lomond	4
5. 2022/0357/DET - Redevelopment of steading to form 6no. residential units, erection of 1no residential unit on footprint of former animal pen and erection of 3no detached holiday let units and associated parking, infrastructure and landscaping at ColdrachFarm, Coldrach Lane, Buchanan Smithy	6
6. 2023/0020/DET - Erection of shelter, walls, timber bollards, boulders and cycle parking at Ben Venue Car Park, Trossachs	7
7. Planning Performance Framework 12 2022/23 - feedback from the Scottish Government	7
8. Any Other Business	8
9. Date of Next Meeting	8

Attendees

Members

Claire Chapman (CC) Chair

Hazel Sorrell (HS)

William Sinclair (WS) Depute Chair

David Mackie (DM) (Not Item 5)

Richard Johnson (RJ)

Chris Spray (CS)

In Attendance – National Park Authority staff

Stuart Mearns, Director of Place (SM)

Craig Jardine, Development Management Planner (CJ)

Bob Cook, Development Manager (BC)

Fiona Stewart, Landscape Advisor (FS)

Dougie Smith, Corporate Performance Manager (DS) – Governance Clerk and Minutes

Annie Fitzpatrick, Governance and Information Advisor (AF)

Murray McKellar, Place Projects Advisor (MM) (Item 6)

Deborah Sandals, Place Projects Manager (DSa) (Item 6)

Also In Attendance

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

Apologies

Ronnie Erskine

Davy Fettes

Matin Earl

Shonny Paterson

Items and Actions

1. Welcome and Apologies

The Chair welcomed attendees to this meeting of the Planning & Access Committee and thanked Lomond Parish Church for hosting during the ongoing work to the building at National Park Headquarters.

The Chair welcomed the members of the public attending in person.

The Chair invited all participants to introduce themselves.

The Chair advised that Ronnie Erskine, Davy Fettes, Martin Earl and Shonny Paterson were not in attendance and had submitted their apologies.

AM confirmed that this meeting was quorate.

2. Declarations of Interest

CS declared his role as a Board Member of the Countryside Trust. Noted and accepted.

DM declared his interest in Item 5, having been involved Drymen Community Council as Chair when they submitted a response relating to this planning application. DM will not take part in the discussion of or decision on Item 5.

3. Minutes of Previous Meeting:

CC confirmed that the minutes of 25th September were confirmed by correspondence following the previous meeting of the committee.

Meeting held on 30th October 2023:

RJ sought clarifications on the 'lessons learned' relating to Item 6. SM and CS confirmed that the reference was to learning lessons in relation to the impact of weather generally as opposed to a set of lessons relating directly to this Item. RJ confirmed that he was satisfied with the accuracy of the minute following clarification.

Decision: DM, seconded by WS, proposed the approval of the minutes of the meeting of 30th October 2023. The minutes were approved unanimously by a show of hands.

4. 2021/0452/DET - Erection of a new lodge as short-term holiday accommodation, boathouse and shelter as warden's accommodation, plant room and stores (to replace the existing derelict lodge, boat shelter and outbuildings), new (and temporary) jetties, services, drainage, paths/ boardwalk, the demolition of existing structures/ buildings and the removal of invasive/ exotic species, the natural regeneration of the site and wet woodland/ habitat diversity at Inchconnachan, Loch Lomond (Craig Jardine)

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

The agent, on behalf of the applicant, Scott Braidwood spoke in support of the application. Questions from Members followed.

Geoff Riddington spoke in objection to the application. Clarification was given that Mr Riddington was speaking as an individual, not as representative of any group or organisation. Questions from Members followed.

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

- Method of construction and use of screw pile foundations
- Tree survey contents
- System for waste water management
- Role of Warden and compliance with Island Management Plan and contribution to National Park Plan
- NPF4 – monitoring biodiversity net gain
- Control of invasive non-native species

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

That Members: APPROVE the application subject to:

(1) the imposition of the conditions, informatives and plans set out in Appendix 1 of this report, and;

(2) the completion of and recording/registration in the General Register of Sasines/Land Register of a section 75 agreement/planning obligation incorporating the Heads of Terms summarised in Appendix 2 of this Report, and;

(3) adopt the terms of the Habitats Regulations Appraisals set out in Appendix 3 of this Report which conclude that the proposal will not result (in terms of the Habitats Regulations 1994) in an adverse effect on the integrity of either the

Loch Lomond Woods Special Area of Conservation or the Loch Lomond Special Protection Area.

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

AM confirmed the decision of the committee.

5. 2022/0357/DET - Redevelopment of steading to form 6no. residential units, erection of 1no residential unit on footprint of former animal pen and erection of 3no detached holiday let units and associated parking, infrastructure and landscaping at Coldrach Farm, Coldrach Lane, Buchanan Smithy (Craig Jardine)

DM excused himself from consideration of the item due to his stated conflict of interest.

CJ presented the officer's report alongside a PowerPoint presentation. Steven Spiers from the Roads Department of Stirling Council was also in attendance for questions from Members. Questions from Members followed.

Alex McKenzie and then Raymond Walker spoke in objection to the application. Questions from Members followed.

The main points of the discussion included consideration of:

- Clarification on use of existing road and direction of vehicular access
- Discussion about materiality of the ownership of the road in relation to the planning application
- Condition and use of existing bridge
- Status of the existing listed buildings at site
- Affordable housing contribution
- Tourist development within the context of the Local Development Plan

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

That Members: APPROVE the application subject to

(1) the imposition of the conditions, informatives and plans set out in Appendix 1 of this report and

(2) the completion of and recording/registration in the General Register of Sasines/Land Register of a section 75 agreement/planning obligation incorporating the Heads of Terms summarised in Appendix 2 of this report.

DECISION: The **motion** became the decision of the Committee by majority decision. RJ voted against the motion.

AM confirmed the decision of the committee.

6. 2023/0020/DET - Erection of shelter, walls, timber bollards, boulders and cycle parking at Ben Venue Car Park, Trossachs (Bob Cook)

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

MM joined the meeting.

Richard Morris, on behalf of Trossachs Community Council, spoke in objection to the application. Questions from Members followed.

DSa joined the meeting.

The main points of the discussion included consideration of:

- Ongoing plans for bus stop at Ben A'an car park
- Sustainable transport and active travel in the context of the National Park Partnership Plan
- Work being undertaken on the establishment of a shuttle bus trial

MOTION: HS, seconded by WS, 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.

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

AM confirmed the decision of the committee.

7. Planning Performance Framework 12 2022/23 - feedback from the Scottish Government (Bob Cook)

BC presented the report to Members. Questions from Members followed.

The main points of the discussion included consideration of:

- LDP engagement ratings
- Decision making timescales over time. Discussion on balance of speed and quality of decisions.

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

Consider and Note the content of this report.

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 consider and note the content of the report.

AM confirmed the decision of the committee.

8. Any Other Business

None

9. Date of Next Meeting

The date of next meeting of the Planning & Access Committee is scheduled for 26 February 2024, dependant on business.

Signed
