



Agenda Item 3: Draft Minutes of Meeting Held at 14:00hrs on 30 June 2025 at Carrochan, Balloch

Planning and Access Committee

29 September 2025

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. 2025/0024/DET - Erection of 20 metre high telecoms mast and 4no. cabinets – at Grass Verge Outside McDonalds Restaurant, A811, Balloch.....	4
5.ECU00004700 (Scottish Government Energy Consents Unit reference) - Consultation to a proposed wind farm development of up to 12 wind turbine generators with a blade tip height up to 180m and a Battery Energy Storage system, with a total generating capacity greater than 50MW. - at Land north of Loch Earn, east of Lochearnhead nr. Glentarken Woods	5
6. National Planning Improvement Framework (NPIF) Update	6
7. Any Other Business	6
8. Date of Next Meeting	6

Attendees

Members

Claire Chapman (CC) Chair

David Mackie (DM)

William Sinclair (WS) Depute Chair

Chris Spray (CS)

Richard Johnson (RJ)

Martin Earl (ME)

Davy Fettes (DF)

In Attendance – National Park Authority staff

Caroline Strugnell, Senior Planning Officer (CS)

Bob Cook, Development Manager (BC)

Amy Unitt, Planning Officer (AU)

Jennifer Paton, Planning Officer (JP)

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

Also In Attendance

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

Apologies

Hazell Sorrell (HS), Colin Lee (CL), Iain Shonny Paterson (ISP)

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 attending in person.

The Chair invited all participants to introduce themselves.

The Chair advised that Hazel Sorrell, Colin Lee and Iain Shonny Paterson were not in attendance and had submitted their apologies.

DS advised that Stuart Mearns, Director of Place had submitted his apologies.

CD confirmed that this meeting was quorate.

2. Declarations of Interest

None.

3. Minutes of Previous Meeting:

Meeting held on 24 February 2025:

DS clarified one reference to 'AM' had been update to 'CD'

Decision: RJ, seconded by WS, proposed the approval of the minutes of the meeting of 24th February 2025. The minutes were approved unanimously by a show of hands of those present.

CD confirmed the decision of the committee.

4. 2025/0024/DET - Erection of 20 metre high telecoms mast and 4no. cabinets – at Grass Verge Outside McDonalds Restaurant, A811, Balloch

AU presented the officer's report, alongside a PowerPoint presentation.

Question from Members followed and focused on:

- Previous planning history at site
- Tree cover and views
- Off-street servicing facility and road closures
- Consideration of alternative sites
- Impact of NPF4 coming into effect. New connectivity as key to this new application
- Maintenance of biodiversity enhancement requirements
- Local Development Plan; telecommunications policy no1
- Colouring of the proposed masts

MOTION: RJ, seconded by ME, 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: The motion became the decision of the Committee by unanimous decision.

CD confirmed the decision of the committee.

5. ECU00004700 (Scottish Government Energy Consents Unit reference) - Consultation to a proposed wind farm development of up to 12 wind turbine generators with a blade tip height up to 180m and a Battery Energy Storage system, with a total generating capacity greater than 50MW. - at Land north of Loch Earn, east of Lochearnhead nr. Glentarken Woods

JP presented the officer's report, alongside a PowerPoint presentation.

Question from Members followed and focused on:

- Accumulative impact
- Community benefits and their status in considering such applications
- NPF4 and LDP policies positions – role of landscape impact on energy policy
- Visual impacts. CD outlined guidelines for landscape and visual impact assessments.
- Economic benefits
- Landscape views
- Status of applications relating to windfarms around the NPA boundary; FS outlined NPA approach to landscape assessments
- Proposed grid connections
- Impact on 'special qualities' of the National Park

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

That Members:

APPROVE the contents of this report as its submission to the Scottish Government Energy Consents Unit, as the National Park Authority's consultation response on the application. The response concludes that the National Park Authority objects to the proposal.

DECISION: The motion became the decision of the Committee by unanimous decision.

CD confirmed the decision of the committee.

6. National Planning Improvement Framework (NPIF) Update

BC presented the officer's report.

Question from Members followed and focused on:

- Use of statistics
- Use of estimates
- Where value is added through new process. BC outlined benefits of peer connections and engagement with new process
- Involvement of Planning Aid Scotland in review process; best practice collation
- Discretionary fees timeline

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

That Members:

CONSIDER and NOTE the content of this report and the appendices.

DECISION: The motion became the decision of the Committee by unanimous decision.

CD confirmed the decision of the committee.

7. Any Other Business

- BC provided Members with an update relating to an ongoing enforcement issue at Stroneslaney Rd near Balquhiddy; new activity, new purchasers and enforcement challenges occurring
- BC provided an update on the recent consultation workshops relating to the Local Development Plan process
- BC provided an update on Lomond Banks application. 11 June update circulated to Members remains latest update.
- WS asked for update on Cononish – BC provided Members with a brief update on progress of new owners as they move out of care and maintenance
- DM asked about Fish Farm – BC confirmed we are stilling awaiting decision from Scottish Ministers.

8. Date of Next Meeting

25 August 2025 – business dependant

Signed _____