



Agenda Item 3: Draft Minutes of Meeting Held at 14:00hrs on 29 November 2025 at Carrochan, Balloch

Planning and Access Committee

Monday 23 February 2026

Paper for approval

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Attendees

Members

Claire Chapman (CC) Chair

David Mackie (DM)

Richard Johnson (RJ) Depute Chair

Shonny Paterson (SP)

Davy Fettes (DF)

Martin Earl (ME)

Colin Lee (CL)

In Attendance – National Park Authority staff

Stuart Mearns, Director of Place (SM)

Bob Cook, Development Manager (BC)

Caroline Strugnell, Senior Development Management Planner (CS)

Jennifer Paton, Planning Officer (JP)

Claire Meyrick, Landscape & Natural Heritage Adviser (CM)

Milly Christie, Development Management Planner (MC)

Ayeasha Temple, Minute taker (AT)

Also In Attendance

Bronagh McLachlan-Hunt (Anderson Strahtern) (BM)

Apologies

Hazell Sorrell (HS), Chris Spray (CS), Dougie Smith (DS) and William Sinclair (WS)

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 observing online.

The Chair invited all participants to introduce themselves.

The Chair advised that Hazel Sorrell, Chris Spray, William Sinclair and Dougie Smith were not in attendance and had submitted their apologies.

BM confirmed that this meeting was quorate.

2. Declarations of Interest

No Declarations

3. Minutes of Previous Meeting:

Meeting held on 29 September 2025:

Decision: DF, seconded by DM, proposed the approval of the minutes of the meeting of 29 September 2025. The minutes were approved unanimously by a show of hands of those present.

As RJ was not present for Item 5 of the meeting of 29th September, he was unable to confirm the minute. Confirmation will be sought via correspondence with WS to ensure all items are approved by a quorate number of Members present.

4. EXT/2025/0011 (Scottish Government Consents Unit Reference ECU00005007) - Giants Burn Windfarm, Dunnon - Neighbouring Planning Authority Consultation

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

Questions from Members followed and focused on:

- Community Benefits, Voluntary Benefits including funding, Shared ownership and Material consideration.
- Special landscape qualities of the National Park and landscape impact
- Landscape and visual impact considerations
- Large Scale of the turbines
- Increase in Wind Turbine applications and the process of the application
- NPF4 Policy

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

That Members:

APPROVE the contents of this report for 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.

BM confirmed the decision of the committee.

5. Planning Fees Charter

CS presented the officer's report.

Questions from Members followed and focused on:

- Retrospective surcharges reducing, CS confirmed this may be due to site visits being more diligent
- Statutory Exemptions
- Pricing for confirming a condition being met, is the cost reflecting the amount of work, CS confirmed the cost is currently £119 per application, you can discharge as many conditions as you need in one application.
- Fee income over the last 10 years and how its allocated
- 25% maximum fee that can be applied and retrospective fees clarity
- 50% discount for non-profit
- Pre application advice costs in other authorities

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

That Members:

APPROVE The publication of the National Park Planning Fees Charter (copy at Appendix 1).

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

BM confirmed the decision of the committee.

6. Any Other Business

BC gave an ongoing update on Stroneslaney enforcement, main has been on servicing an enforcement on a large static residential caravan on plot 3, the van has now been moved and will be fully removed from the land by 9 December.

Positive on-site meeting held on 13 November and attended by 4 plot owners.

7. Date of Next Meeting

23 February 2026 – likely to be a busy meeting, please keep all day free. Dec and Jan dates have been removed from diaries.

Signed _____

DRAFT