



Agenda Item 3: Draft Minutes of Meeting Held at 13:30 on 23 February 2026 at Carrochan, Balloch

Planning and Access Committee

Monday 30 March 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)

Hazel Sorrell (HS)

Chris Spray (CS)

In Attendance – National Park Authority staff

Stuart Mearns, Director of Place (SM)

Bob Cook, Development Manager (BC)

Alison Williamson, Senior Development Management Planner (CS)

Susan Brooks, Communities and Place Planning Manager (SB)

Also In Attendance

Chris Devlin (Anderson Strahtern) (CD)

Apologies

Martin Earl (ME), Coline Lee (CL), Caroline Strugnell [staff] (CS)

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 Martin Earl and Colin Lee were not in attendance and had submitted their apologies.

CD confirmed that this meeting was quorate.

2. Declarations of Interest

No Declarations of Interest were made.

3. Minutes of Previous Meeting:

Meeting held on 29 September 2025: DS confirmed that WS had confirmed his approval of the minutes by correspondence and they had been adopted.

Meeting Held on 24 November 2025:

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

CD confirmed the decision.

4. 2024/0107/HAE - Extension to dwelling Loch Katrine

BC offered the planning officer Caroline Strugnell's apologies due to illness and said he would be presenting the report on her behalf. BC presented the officer's report, alongside a PowerPoint presentation.

Questions from Members followed and focused on:

- How planning deals with first and second homes – BC clarified both are dwellings and no difference in planning considerations
- Number of bedrooms in existing property and how many are proposed to be added – BC confirmed that currently it's 2 bedroom and would become 4 bedroom
- Access to the site
- Impact on Core Path; BC confirmed consultation with Stirling Council as Roads Authority and LLTNPA Access Team had not raised any objections
- Water supply; water scarcity details and water storage on site. BC confirmed that private water supply is responsibility of environmental health at Stirling Council.
- CD referred to NPF Policy 22 in clarifying the materiality of the private water supply – dependant on nature of development. In this case it is a modest house extension; if there is materiality, it is likely very low.
- Objections from SEPA; BC confirmed no objections and that the scale of the development would not require consultation with SEPA.

Cllr Gene Maxwell spoke, as an individual, in objection to the application.

Questions from Members followed and focused on:

- Water supply storage tanks

Dr Fiona Kelly spoke, as an individual, in objection to the application.

Questions from Members followed and focused on:

- Overshadowing
- Conservatory and privacy from the window at the rear
- Windows at the front could be undertaken under permitted development

Chair invited Neil Dall – the agent of the applicant to comment on:

- Water supply

- Windows and privacy

SM reiterated that SEPA have not been consulted due to the scale of development.

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

That Members:

APPROVE the application subject to 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. 2017/0254/MIN - Cononish Gold Mine Update to Committee

AW presented the officer's report.

Questions from Members followed and focused on:

- Climate resilience adaptive management process
- Management Plan
- Status of 'tailings'
- Any potential for fuel leaks from onsite generators
- Bunding on site to control any spillage
- Access
- Status of buildings on site

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

That Members:

NOTE the updates on the development

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

CD confirmed the decision of the committee.

6. Verbal update on Local Development and Land Use Plan

SB presented a verbal update.

Questions from Members followed and focused on:

- Timing of feedback from Scottish Government – risk of impact
- Link with Land Use Plan

7. Any Other Business

Stroneslaney – BC; live enforcement matter relating to a static caravan. Over Christmas period, caravan has been voluntarily removed.

Major Planning Apps – SM; Lomond Banks remains with Scottish Ministers for decision. Loch Long Fish Farm; meetings have taken place with applicant's agent about discharging conditions. Windfarm public enquiry in neighbouring authority – NPA will represent committee's position.

8. Date of Next Meeting

30 March 2026 – business dependent

Signed _____

DRAFT