



Agenda Item 3: Draft Minutes of Meeting Held at 14:00 on 30 March 2026 at Carrochan, Balloch

Planning and Access Committee

Monday 29 June 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)

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 (AW)

Amy Unitt (AU)

Dougie Smith (DS)

Annie Fitzpatrick (AF)

Also In Attendance

Chris Devlin (Anderson Strathern) (CD)

Apologies

Hazel Sorrell (HS), Colin Lee (CL)

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 and attending in person.

The Chair invited all participants to introduce themselves.

The Chair advised that Hazel Sorrell 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 23 February 2026.

Decision: CS, seconded by SP, proposed the approval of the minutes of the meeting of 23 February 2026. The minutes were approved unanimously by a show of hands of those present.

CD confirmed the decision.

4. 2023/0374/DET - Proposed tourism development at The Former Torpedo Factory Site, Arrochar

BC stated that there was an error in the report and under Section 1.1 it should not read 'temporary' in the description. It is a permanent change to the use of the land. Members should therefore discard 'temporary', and the report will be amended.

BC handed to AU who presented the officer's report, alongside a PowerPoint presentation.

CC introduced 2 representatives from Framed Estates who are the architects of the application, Chris Hudson and Brian Gault, who are here to answer any specific questions from Members as required.

Questions from Members followed and focused on:

- Is it a private water supply and has it been investigated for peak demand and resilience in drought periods.
- Which type of asbestos may be on the site. Who would be doing the assessment of this and would the applicant cover the cost.
- Can the Pier be used for berthing.
- How can we be certain that the biodiversity enhancement will be maintained offsite.
- As this is a disused and derelict site and not a built-up area, the policy 22 in NPF4 and LDP will not cover the evident flood risk.
- The applicant has made a list of mitigation measures. They should all be listed in the conditions.
- The list of conditions may evolve and shouldn't need to involve all mitigating measures. You have to strike a balance to get the requirement right.
- The holiday homes – is there scope to get someone to take them on or are they going to be all individual sales.
- Are the homes all the same size of 3 stories? Have there been any similar developments in the Park for holiday homes like this.
- The connecting path size and has it been examined for accessibility and safety policies.
- Have the NHS been consulted due to an increase in what will be 30% of the area at its peak.
- If the holiday homes don't sell, would the applicant need to apply for a change of use for the site.
- Describe the existing Pier structure. Will this be used for tourism attraction.
- Children from the village will presumably be using the proposed play park. Should a safety assessment have been carried out.

CD confirmed that the key change is the proposal is to remove the word 'temporary'.

DECISION: Members APPROVED the application by unanimous vote subject to the imposition of the conditions set out in Appendix 1 of the report and the conclusion of a section 75 agreement/planning obligation incorporating the Heads of Terms summarised in Appendix 2.

DM proposed recommendation and ME seconded.

CD confirmed the decision of the committee.

5. Any Other Business

None

6. Date of Next Meeting

27 April 2026 – business dependent

Signed _____