

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING
COMMITTEE held in the COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD
on WEDNESDAY, 18 MARCH 2020**

Present: Councillor David Kinniburgh (Chair)

Councillor Lorna Douglas	Councillor Jean Moffat
Councillor George Freeman	Councillor Sandy Taylor
Councillor Donald MacMillan BEM	Councillor Richard Trail

Attending: Fergus Murray, Head of Development and Economic Growth
Stuart McLean, Committee Manager
Peter Bain, Development Manager
Matt Mulderrig, Development Policy and Housing Strategic Manager (via Skype)
Tim Williams, Area Team Leader – Oban, Lorn and the Isles
David Moore, Senior Planning Officer (via Skype)
Andrew Barrie, Planning Officer
Kim de Buitel  ir, Design and Conservation Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gordon Blair, Rory Colville, Robin Currie, Mary-Jean Devon, Audrey Forrest, Graham Archibald Hardie, Roderick McCuish and Alastair Redman.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

- a) The Minute of the Planning, Protective Services and Licensing Committee held on 19 February 2020 at 11.30 am was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 19 February 2020 at 2.00 pm was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 19 February 2020 at 2.20 pm was approved as a correct record.

4. SCOTTISH WATER: NEW WASTEWATER TREATMENT WORKS INCLUDING INSTALLATION OF UNDERGROUND PLANT, 2 CONTROL KIOSKS, ADMINISTRATION BUILDING AND PERIMETER FENCE, NEW ACCESS TRACK AND MOUNDED LANDSCAPING. EXISTING WORKS - REMOVAL OF PLANT AND INSTALLATION OF UNDERGROUND TANKS, CONTROL KIOSK AND OUTFALL PIPE: SEWAGE WORKS AND LAND WEST OF EXISTING WORKS, CLACHAN SEIL, ISLE OF SEIL (REF: 19/01232/PP)

The Senior Planning Officer spoke to the terms of the report. The proposed new Wastewater Treatment Works (WwTW) will be located approximately 285m to the

west of the B844 on a hillside, amongst landform ridges within a countryside location. The existing WwTW is located immediately adjacent to the B844 within the countryside zone on the edge of the settlement of Balvicar Bay. This existing site will remain to be utilised for the storage of storm water for later treatment by the new WwTW. The existing infrastructure will be removed and additional landscaping for this site is proposed.

A total of 45 objections and 17 submissions in support of the application have been received. This is not a densely populated area and therefore, in the opinion of Officers, the number of representations, both for and against, demonstrates that this is an important local issue for the community. In addition, this is a technically detailed major infrastructure submission, with many supporting reports and studies. It is therefore recommended that a hearing would add value and assist Members in coming to formal determination in respect of this proposal.

Decision

The Committee agreed:

1. to hold a discretionary pre-determination hearing at the earliest opportunity; and
2. if it has not been possible to hold this hearing by August 2020, given the ongoing situation regarding the coronavirus (COVID-19) infection, to bring this matter back to the PPSL Committee in August to decide how the hearing would proceed.

(Reference: Report by Head of Development and Economic Growth dated 5 March 2020, submitted)

5. ARGYLL AND BUTE COUNCIL: ALTERATIONS AND EXTENSIONS: SALEN PRIMARY SCHOOL, ARDMOR ROAD, SALEN, ISLE OF MULL (REF: 19/02512/PP)

The Area Team Leader referred to late representations received and advised that they raised no new planning considerations material to this application as they were covered by separate legislation. The Planning Officer then spoke to the terms of the report. In terms of the adopted Argyll and Bute Local Development Plan (LDP) the application site is located within the Key Rural Settlement of Salen. Objections have been received regarding the proposed development, however the majority of the concerns raised are not material planning considerations and raise issues outwith the scope of the planning application.

Policies LDP 8 and SG LDP REC/COM 1 support new development proposals that seek to strengthen the community. It is considered that the development is acceptable and is in accordance with the relevant provisions of the LDP and is acceptable having had appropriate regard to all other material considerations. It is therefore recommended that planning permission be granted subject to the condition and reason detailed in the report.

Decision

The Committee agreed to grant planning permission subject to the following condition and reason:

1. The proposed development shall be carried out in accordance with the details specified in the application form dated 18th December 2019 and the approved drawings numbered 1 of 6 to 6 of 6 and stamped approved by Argyll and Bute Council.

Reason: In order to ensure that the proposed development is carried out in accordance with the details submitted and the approved drawings.

(Reference: Report by Head of Development and Economic Growth dated 26 February 2020, submitted)

6. FQ3 2019/20 PERFORMANCE REPORT: DEVELOPMENT AND ECONOMIC GROWTH

A paper presenting the Planning, Protective Services and Licensing (PPSL) Committee with the Development and Economic Growth FQ3 2019-20 (October – December) Performance Report (PPSL only) and accompanying PPSL Scorecard was considered.

The Head of Development and Economic Growth also advised of the measures being taken by Officers in respect of business continuity in light of the current climate due to the coronavirus (COVID-19) infection.

Decision

The Committee reviewed the FQ3 2019/20 Performance Report as presented and noted the update provided by the Head of Service.

(Reference: Report by Interim Executive Director with responsibility for Development and Economic Growth dated February 2020, submitted)

7. HELENSBURGH TOWN CENTRE CONSERVATION AREA APPRAISAL AND CONSERVATION STRATEGY AND TARBERT CONSERVATION AREA APPRAISAL AND CONSERVATION STRATEGY

A report presenting the draft Area Appraisal and Conservation Strategy for Helensburgh Town Centre and also for Tarbert Conservation Area was before the Committee for consideration.

Decision

The Committee agreed to:

1. an 8 week public consultation period being carried out for each document which would include publicity, communication within the Community Councils and a public meeting event in each location; and
2. note that this statutory consultation would take place at the appropriate time given the ongoing situation regarding the current restrictions which have been put in place due to the coronavirus (COVID-19) infection.

(Reference: Report by Interim Executive Director with responsibility for Development and Economic Growth dated 13 February 2020, submitted)

8. LOCHGILPHEAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

In 2018 Argyll and Bute Council appointed ZM Architects to carry out a Conservation Area Appraisal and Management Plan for Lochgilphead. Following preparation of the draft document a 6 week consultation period was undertaken between 1 May and 13 June 2019. The Lochgilphead Conservation Area and Management Plan has been updated to reflect the comments received and was before the Committee for consideration.

Decision

The Committee agreed to approve the Lochgilphead Conservation Area Appraisal and Management Plan as technical guidance.

(Reference: Report by Interim Executive Director with responsibility for Development and Economic Growth dated 12 February 2020, submitted)

9. DEVELOPMENT PLAN SCHEME ANNUAL UPDATE - LOCAL DEVELOPMENT PLAN 2

The first Argyll and Bute Local Development Plan was adopted in March 2015. The process of planning for its review and replacement began in January 2016 with the preparation of the first Development Plan Scheme (DPS). This is the timetable for preparing the replacement Local Development Plan 2 (LDP2). An annual update of the DPS is required to verify the current position in terms of preparation of the LDP2 and to make any necessary adjustments. The preparation of the DPS is a requirement under the Planning Etc. (Scotland) Act 2006.

A report presenting the fourth update of the DPS was before the Committee for consideration. The report sets out the key milestones in the LDP2 process and provides a timetable that will deliver the LDP2 by the third quarter of financial year 2021/22.

Decision

The Committee agreed to:-

1. note the contents of the report; and
2. approve the updated Development Plan Scheme (DPS) attached at Appendix A of the report for publication and submission to the Scottish Ministers.

(Reference: Report by Interim Executive Director with responsibility for Development and Economic Growth dated 26 February 2020, submitted)

10. PLANNING PERFORMANCE FRAMEWORK 2018/19

A report containing recent feedback from the Scottish Government in relation to the Council's Planning Performance Framework (PPF) was considered.

Decision

The Committee agreed the content of the report and to publicise (*press, Twitter, Facebook and website release*) the positive feedback from the Scottish Government.

(Reference: Report by Interim Executive Director with responsibility for Development and Economic Growth dated 3 March 2020, submitted)

Councillor Donald MacMillan left the meeting during consideration of the foregoing item.

11. UPDATED PLANNING ENFORCEMENT AND MONITORING CHARTER 2020

Enforcement Charters should be reviewed every 2 years and they must outline what service the Council provides to customers and complainants in relation to breaches and alleged breaches of planning control. A report seeking endorsement of an updated Argyll and Bute Enforcement and Monitoring Charter, contained at Appendix A of the report, was before the Committee for consideration.

Decision

The Committee agreed to approve and endorse the updated Enforcement and Monitoring Charter.

(Reference: Report by Interim Executive Director with responsibility for Development and Economic Growth dated 3 March 2020, submitted)