

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held BY SKYPE
on TUESDAY, 8 DECEMBER 2020**

Present:

Councillor Rory Colville (Chair)

Councillor Mary-Jean Devon

Councillor Alastair Redman

Attending:

Iain Jackson, Governance, Risk and Safety Manager (Adviser)

Fiona McCallum, Committee Services Officer (Minutes)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONSIDER NOTICE OF REVIEW REQUEST: CARDROSS GOLF CLUB, MAIN ROAD, CARDROSS (REF: 20/0012/LRB)

The Chair welcomed everyone to the meeting and explained that no person present would be entitled to speak other than the Members of the Local Review Body (LRB) and Mr Jackson who would provide procedural advice if required.

Before proceeding further he invited Mr Jackson to advise the LRB of a late representation that had been received from one of the statutory consultees.

Mr Jackson advised that the Council's Design and Conservation Officer had submitted a representation which had come in too late to be part of the process. He explained that if Members of the LRB wished to take this late representation into consideration the meeting would have to be continued to give Interested Parties the opportunity to comment on the submission.

The Chair advised that his first task would be to establish if the Members of the LRB felt that they had sufficient information before them to come to a decision on the Review. He also asked them to confirm whether or not they would wish the late representation from the Design and Conservation Officer to be taken into consideration.

Councillor Devon confirmed that she would like the late representation from the Council's Design and Conservation Officer to be taking into consideration and that she would be happy for the meeting to be continued to allow Interested Parties the opportunity of commenting on this representation.

Councillor Redman advised that he felt he had enough information before him to make a decision on the Review today.

Councillor Colville agreed with Councillor Devon that the representation from the Design and Conservation Officer should be taken into consideration. He also commented that he did not think a site inspection would be necessary as the

photographs and drawings submitted were adequate. He then advised of the following further written information he would like from the Planning Officer and the Applicant:

He sought confirmation from the Planning Officer on whether or not planning would consider that a reduction in the number of solar photo voltaic roof mounted panels could be accommodated to allow an application to be approved. If so, he sought confirmation from the Planning Officer on the number of panels that planning would consider to be acceptable without a parapet and the number of panels that planning would consider to be acceptable if a parapet was imposed as condition.

Taking account of Scottish Historic Environment guidance, he asked the Planning Officer to submit details of how such a parapet could be designed which would not damage the architectural features of the clubhouse.

He sought confirmation from the Applicant as to why the number of panels were increased from those presented at the pre-application stage.

He sought confirmation on the minimum number of panels the Applicant would consider to be economically viable for the future security of the clubhouse without a parapet being imposed as a condition and what the minimum number of panels the Applicant would consider to be economically viable for the future security of the clubhouse should a parapet be imposed as a condition.

He referred to one of the reasons for refusal relating to the appearance of the panels and asked the Applicant and the Agent if they could advise if they had any other suggestions as to how these panels might blend in with the traditional materials and architecture of this Category B listed building.

He also asked if the Applicant could provide further information on the wider public benefits of securing the conservation and use of the building through the development which would significantly outweigh any disadvantages of the development eg measures to mitigate against the detrimental impact of the development of the building.

Councillor Devon referred to the concerns expressed by the Planning Officer that by placing 108 solar photo voltaic roof mounted panels on the roof that some of the historic fabric of the building would be covered and lost. She commented that apart from the colour, she felt the panels would blend in well. She sought clarification from the Planning Officer on why these panels would have a detrimental impact on the character and appearance of this Category B listed building.

Councillor Colville advised that he would also wish the Planning Officer to provide appropriate conditions and reasons to attach to any consent should the LRB be minded to approve this application.

Councillor Redman confirmed that he had nothing to add at this time.

Decision

The Argyll and Bute LRB agreed:-

1. To take the late representation from the Council's Design and Conservation Officer into consideration and noted that this would be circulated to all Interested Parties for comment before being brought back to the LRB at its next meeting.
2. To request the following further written information from the Planning Officer:
 - a) Confirmation on whether or not planning would consider that a reduction in the number of solar photo voltaic roof mounted panels could be accommodated to allow an application to be approved,
 - b) If so, confirmation from the Planning Officer on the number of panels that planning would consider to be acceptable without a parapet and the number of panels that planning would consider to be acceptable if a parapet was imposed as condition,
 - c) Taking account of Scottish Historic Environment guidance, submission of details of how such a parapet could be designed which would not damage the architectural features of the clubhouse.
 - d) Clarification on why planning consider that these panels would have a detrimental impact on the character and appearance of this Category B listed building.
 - e) Appropriate conditions and reasons to attach to any consent should the LRB be minded to approve this application.
3. To request the following further written information from the Applicant:
 - a) Confirmation as to why the number of panels were increased from those presented at the pre-application stage.
 - b) Confirmation on the minimum number of panels the Applicant would consider to be economically viable for the future security of the clubhouse without a parapet being imposed as a condition and what the minimum number of panels the Applicant would consider to be economically viable for the future security of the clubhouse should a parapet be imposed as a condition.
 - c) Suggestions as to how these panels might blend in with the traditional materials and architecture of this Category B listed building.
 - d) Further information on the wider public benefits of securing the conservation and use of the building through the development which would significantly outweigh any disadvantages of the development eg measures to mitigate against the detrimental impact of the development of the building.
4. To adjourn the meeting and reconvene at the earliest opportunity once all written information and comments have been received.

(Reference: Notice of Review and Supporting Documentation and Comments from Interested Parties, submitted)