

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING
COMMITTEE held BY SKYPE
on WEDNESDAY, 17 FEBRUARY 2021**

Present: Councillor David Kinniburgh (Chair)

Councillor Gordon Blair	Councillor Kieron Green
Councillor Rory Colville	Councillor Graham Hardie
Councillor Mary-Jean Devon	Councillor Donald MacMillan BEM
Councillor Lorna Douglas	Councillor Jean Moffat
Councillor Audrey Forrest	Councillor Alastair Redman
Councillor George Freeman	Councillor Richard Trail

Attending: Patricia O'Neill, Governance Manager
Peter Bain, Development Manager
Matt Mulderrig, Development Policy and Housing Strategy Manager
Sandra Davies, Major Applications Team Leader
Howard Young, Area Team Leader – Helensburgh & Lomond
David Moore, Senior Planning Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roderick McCuish and Sandy Taylor.

2. DECLARATIONS OF INTEREST

Councillor David Kinniburgh declared a non-financial interest in item 4 of the Agenda (Mr Gary Mulvaney: Alterations and Extensions to Dwellinghouse and Erection of Detached Games Room: 91D East Princes Street, Helensburgh (Ref: 20/02200/PP)) as he was an employee of the Applicant. He left the meeting and took no part in the determination of this application.

3. MINUTES

- a) The Minutes of the Planning, Protective Services and Licensing Committee held on 20 January 2021 at 11.00 am were approved as a correct record.
- b) The Minutes of the Planning, Protective Services and Licensing Committee held on 20 January 2021 at 2.00 pm were approved as a correct record.
- c) The Minutes of the Planning, Protective Services and Licensing Committee held on 20 January 2021 at 2.30 pm were approved as a correct record.
- d) The Minutes of the Planning, Protective Services and Licensing Committee held on 20 January 2021 at 3.00 pm were approved as a correct record.
- e) The Minutes of the Planning, Protective Services and Licensing Committee held on 26 January 2021 were approved as a correct record subject to the following changes:

With reference to the first paragraph in Debate section,

- The second sentence should read “Councillor Freeman also referred to the Community Council meeting in 2019 and confirmed that he was in attendance but took no part in the discussion in relation to the proposed development.”
- The sentence which reads “He advised of there being a number of empty MOD properties in Helensburgh and Rhu and that the MOD had just finished demolishing 100 houses in Rhu” should have the word “approximately” added between “demolishing” and “100”.
- The sentence which reads “He said that he would put far greater weighting on the views of the local community than from those from other countries or elsewhere” should have “who were unlikely to ever see the development” added to the end.

Having previously declared an interest in the following item the Chair, Councillor David Kinniburgh, left the meeting and the Vice Chair, Councillor Rory Colville, chaired the proceedings from this point.

4. MR GARY MULVANEY: ALTERATIONS AND EXTENSIONS TO DWELLINGHOUSE AND ERECTION OF DETACHED GAMES ROOM: 91D EAST PRINCES STREET, HELENSBURGH (REF: 20/02200/PP)

The Area Team Leader spoke to the terms of the report. The site comprises a single storey detached dwellinghouse with a detached garage within the settlement boundary of Helensburgh, outwith the Conservation area. The proposal involves the demolition of the detached garage and the erection of an extension on the east gable comprising a single storey garage attached to a two storey extension. The proposed development is considered to be acceptable with regard to all relevant material considerations including national and local planning policy. No representations have been received and it is recommended that planning permission be granted subject to the conditions and reasons detailed in the report of handling.

Decision

The Committee agreed to grant planning permission subject to the following conditions and reasons:

1. The development shall be implemented in accordance with the details specified on the application form dated 24th November 2020 and the approved drawing reference numbers 1 – Location Plan, 2 – Existing Site Plan, 3 – Existing Elevations, 5 – Down takings, 6 – Proposed Site Plan Rev. E, 7 – Proposed Elevation, 8 – Proposed Elevations of Games Room and stamped approved by the planning authority unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to the completion of the dwelling hereby approved 2 no. car parking spaces shall be provided in the location shown on plan 06 Rev E and retained thereafter to the satisfaction of the Planning Authority.

Reason: In order to ensure that off street car parking is provided in accordance with policy SG LDP 6.

(Reference: Report by Head of Development and Economic Growth dated 3 February 2021, submitted)

Councillor Kinniburgh returned to the meeting and chaired the proceedings from this point.

5. TAYLOR WIMPEY UK LTD AND HELENSBURGH GOLF CLUB: PROPOSAL OF APPLICATION NOTICE FOR RESIDENTIAL DEVELOPMENT, INCLUDING AFFORDABLE HOUSING, DEMOLITION OF EXISTING CLUBHOUSE AND ERECTION OF NEW CLUBHOUSE, REVISION OF NEW AND RETAINED GOLF HOLES PROVIDING A REFRESHED 18 HOLE GOLF COURSE AND CREATION OF NEW 6 HOLE PAR 3 GOLF COURSE: HELENSBURGH GOLF CLUB, 25 EAST ABERCROMBY STREET, HELENSBURGH (REF: 21/00029/PAN)

The Senior Planning Officer spoke to the terms of the report. A proposal of application notice (PAN) has been submitted for a residential development, including affordable housing, demolition of existing clubhouse and erection of new clubhouse, and revision of new and retained golf holes at Helensburgh Golf Club, East Abercromby Street, Helensburgh. The site comprises a part of Helensburgh Golf Course which includes both a number of existing holes and also the clubhouse with the fairways being located between belts of mature trees. The adopted Argyll and Bute Local Development Plan under LDP PROP 2 identifies the site as Housing Allocation H2004 – Helensburgh East, Helensburgh Golf Course with an indicated capacity for 300 units to include 25% affordable housing. The report summarises the policy considerations as well as potential material considerations and key issues based upon the information received to date.

It is recommended that Members note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the Applicants in finalising any future planning application submission.

Decision

The Committee noted the content of the report and agreed that the following issues should be taken into consideration by the Applicant in finalising any future planning application submission:

- a) 25% Affordable Housing to be included within the development site;
- b) Consultation with Registered Social Landlord on the most appropriate siting of the Affordable Housing within the site;
- c) Provision of electric car charging points – preferably a car charging point located at each unit;

d) The core path/public right of way which bisects the site forming part of the Old Luss Road to have at least a hard core finish and to continue this finish onto the A818 road; and

e) Inclusion of sheltered housing or mixed community housing on the site.

(Reference: Report by Head of Development and Economic Growth dated 2 February 2021, submitted)

6. UPDATE ON SCOTTISH GOVERNMENT NPF4 POSITION STATEMENT

A report highlighting the recently produced Scottish Government NPF4 Position Statement was before the Committee for consideration. The Position Statement provides an update on progress made towards production on the draft NFP4 which is anticipated in Autumn 2021. Comments are invited on the Position Statement by 19 February 2021 and the report contained proposed comments for endorsement by Members.

Decision

The Committee agreed to note the contents of the NPF4 Position Statement and endorse the proposed comments detailed in Appendix 2 of the report for submission to the Scottish Government.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 22 January 2021, submitted)

7. FQ3 2020/21 PERFORMANCE REPORT

A paper presenting the Planning, Protective Services and Licensing Committee with the Development and Economic Growth Service (PPSL only) FQ3 2020-21 (October – December) Performance Report and accompanying Scorecard was considered.

Decision

The Committee reviewed the FQ3 2020/21 Performance Report as presented.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated January 2021, submitted)