

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

Present: Councillor David Kinniburgh (Chair)

Councillor Gordon Blair	Councillor Graham Hardie
Councillor Rory Colville	Councillor Donald MacMillan BEM
Councillor Mary-Jean Devon	Councillor Alastair Redman
Councillor Audrey Forrest	Councillor Sandy Taylor
Councillor Kieron Green	Councillor Richard Trail

Attending: Fergus Murray, Head of Development and Economic Growth
Stuart McLean, Committee Manager
Peter Pain, Development Manager
Matt Mulderrig, Development Policy and Housing Strategic Manager
Sandra Davies, Major Applications Team Leader
Tim Williams, Area Team Leader – Oban, Lorn and the Isles
Fiona Scott, Planning Officer – Oban, Lorn and the Isles

1. APOLOGIES FOR ABSENCE

Apologies for absence was received from Councillors Lorna Douglas, George Freeman, Roderick McCuish and Jean Moffat.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

- a) The Minutes of the Planning, Protective Services and Licensing Committee held on 17 February 2021 at 11.00 am were approved as a correct record.
- b) The Minutes of the Planning, Protective Services and Licensing Committee held on 17 February 2021 at 2.00 pm were approved as a correct record.
- c) The Minutes of the Planning, Protective Services and Licensing Committee held on 17 February 2021 at 2.30 pm were approved as a correct record.
- d) The Minutes of the Planning, Protective Services and Licensing Committee held on 17 February 2021 at 3.00 pm were approved as a correct record.
- e) The Minutes of the Planning, Protective Services and Licensing Committee held on 17 February 2021 at 3.30 pm were approved as a correct record.

4. MR PETER DAALMAN: ERECTION OF RETAINING WALL TO INCLUDE RECESS FOR BIN AND SOLID FUEL STORAGE AREAS AND INSTALLATION OF FLUSH KERBS: 38 ELLENABEICH, ISLE OF SEIL (REF: 20/01847/PP)

The Area Team Leader spoke to the terms of the report. Planning permission is sought for the erection of a low retaining wall adjacent to the gable elevation of 38 Ellenabeich, Isle of Seil, which is a category B Listed Building situated within the Ellenabeich Conservation Area and Knapdale and Melfort Area of Panoramic Quality. The site plan shows flush kerbs to the perimeter of the applicant's land surrounding an existing car parking area for the dwellinghouse with a new grey pebble gravel finish laid within these kerbs to repair the existing hard surface. The pebble gravel does not form part of the planning application, this repair/resurfacing of an existing hard standing area being deemed 'de minimis' in nature and not requiring the benefit of planning permission. As a result of the comments made by the Conservation Officer during the processing of the application, the height of the wall has been reduced by 35cm. The proposal has elicited 22 objections from 18 households. In this instance it is not considered that the objections raise any complex or technical issues that have not been addressed in the report of handling and it is not considered that a discretionary local hearing would add value to the planning process.

In this instance the proposed very small scale development is wholly in accordance with the adopted Local Development Plan and it was 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 **30/09/20**; supporting information and, the approved drawings listed in the table below unless the prior written approval of the Planning Authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	2023 01		09/11/20
Site Plan As Existing	2023 02		09/11/20
Site Plan As Proposed	2023 03	A	
External Wall As Proposed	2023 04	A	
Retaining Wall As Existing	2023 05		09/11/20

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

2. Before any works commence on site, full details of the materials to be used for the slate wall copings and the flush kerbing shall be submitted to and approved in writing by the planning authority. The required materials shall include the submission of samples where such submission is considered necessary by the

planning authority. Thereafter, the development shall be implemented using the materials as agreed.

Reason: In order to ensure that the materials to be used in the development are appropriate to their setting within the conservation area and in respect of any impact upon the setting of the adjacent listed building.

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

5. PROPOSED PROGRAMME OF PLANNING TRAINING FOR MEMBERS

Over the past 8 years a series of training sessions have been delivered for all elected Members with an aim to improve the knowledge of the planning system on a wide range of issues. A report seeking endorsement of the training programme from April 2021 to March 2022 was considered. It is intended to deliver training by way of virtual sessions associated with the PPSL calendar meetings until such time as face to face gatherings are allowed.

Decision

The Committee:

1. agreed to continue with an ongoing programme of planning related training for Members of the PPSL Committee, which should also be open to any other Members not currently involved in planning decision making; and
2. endorsed the initial subject areas for training and the provisional dates for delivery, on the understanding that the programme may be varied to take account of any additional training requirements Members may wish to identify, along with any other particular training needs identified by Officers as a consequence of matters emerging during the course of the year.

(Reference: Report by Head of Development and Economic Growth dated 1 March 2021, submitted)

6. EXTENSION OF RELAXATION OF PLANNING ENFORCEMENT IN RESPONSE TO COVID-19

Consideration was given to a report seeking approval to further extend existing planning relaxations relating to recovery of town centre business activity, and approval for the continued application of an addendum to the Council's Enforcement & Monitoring Charter.

Decision

The Committee agreed to:

1. note the guidance provided by the Scottish Government's Chief Planner on relaxation of planning enforcement in response to Covid-19;
2. approve that the Planning Position Statement (Appendix A) (setting out the relaxation of planning controls within designated town centres as previously

approved by the Council Leadership Group in July 2020, and subsequently extended on 29 October 2020), be extended until 30 September 2021; and

3. approve the addendum to the Enforcement & Monitoring Charter (Appendix B) for a further temporary period expiring 30 September 2021, subject to periodic review in the event of updated guidance being provided by the Scottish Government.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 9 March 2021, submitted)

7. INDICATIVE REGIONAL SPATIAL STRATEGY: SCOTTISH GOVERNMENT FEEDBACK

The PPSL Committee approved the Argyll and Bute Indicative Regional Spatial Strategy (iRSS) in September 2020 which was subsequently submitted to the Scottish Government. A report advising on the feedback received from the Scottish Government on the Council's iRSS was before the Committee for consideration.

Decision

The Committee noted the content of the Scottish Government feedback and agreed that the Argyll and Bute iRSS should not be further amended at this stage.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 24 February 2021, submitted)

8. APPEAL AGAINST PPSL DECISION - MR RAPALLINI - CLYDE BAR, HELENSBURGH (REF: 20/01028/PP)

A report advising on the outcome of an appeal against the decision of the PPSL Committee in relation to planning permission reference 20/01028/PP to extend permitted opening hours to a beer garden at Clyde Bar, 62 West Clyde Street, Helensburgh, was before the Committee for information.

Decision

The Committee noted the contents of the report and the outcome of the appeal supporting the decision of the PPSL Committee.

(Reference: Report by Executive Director with responsibility for Legal and Regulatory Support dated 1 March 2021, submitted)