

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE
held BY MICROSOFT TEAMS on WEDNESDAY, 19 OCTOBER 2022**

Present: Councillor Kieron Green (Chair)

Councillor John Armour	Councillor Andrew Kain
Councillor Jan Brown	Councillor Paul Donald Kennedy
Councillor Fiona Howard	Councillor Liz McCabe
Councillor Mark Irvine	Councillor Peter Wallace

Attending: Stuart McLean, Committee Manager
Sandra Davies, Major Applications Team Leader
Tiwaah Antwi, Planning Officer
Derek Wilson, Development Management Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Audrey Forrest, Daniel Hampsey, Amanda Hampsey and Graham Hardie.

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 28 September 2022 at 10.30 am was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 28 September 2022 at 2.30 pm was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 28 September 2022 at 3.00 pm was approved as a correct record.
- d) The Minute of the Planning, Protective Services and Licensing Committee held on 28 September 2022 at 3.30 pm was approved as a correct record.

4. MR RICHARD STEIN: ERECTION OF DETACHED GARDEN ROOM ANCILLARY TO DWELLINGHOUSE: EILEAN DA MHEINN, HARBOUR ISLAND, CRINAN, LOCHGILPHEAD (REF: 22/01248/PP)

The Planning Officer spoke to the terms of the report and to supplementary report number 1 which advised of late representations received. This application seeks planning permission to construct a detached garden room ancillary to the main dwellinghouse on Eilean Da Mheinn, Harbour Island in Crinan. The application has been resubmitted following the withdrawal of the original application (21/02308/PP). The current application presents an amended proposal that seeks to address the concerns raised by objectors to the original application.

Whilst Officers acknowledge that the proposal has stimulated a significant body of public interest, they are of the opinion that a pre-determination hearing would not add value to the planning process in this instance as the proposal relates to a modest householder development that has not been identified as likely to give rise to any significant adverse effects upon the receiving environment or the amenity of the locale. The land-use planning related issues raised by the proposal are not considered to be unduly complex and are addressed in detail within the report of handling. Nonetheless, having regard to the PPSL Committee's earlier determination in April 2022 to hold a hearing for planning application reference 21/02308/PP, it would be appropriate in this instance that Members consider the requirement for a pre-determination hearing as part of their consideration of this application.

The Committee were asked to consider whether or not they wish to hold a hearing for this application.

Decision

The Committee agreed to hold:-

1. a site visit with Planning Officers; and
2. a discretionary pre-determination hearing on a hybrid basis by Microsoft Teams and in the Council Chamber, Kilmory, Lochgilphead.

(Reference: Report by Head of Development and Economic Growth dated 5 October 2022 and supplementary report number 1 dated 18 October 2022, submitted)