

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL
CHAMBERS, KILMORY, LOCHGILPHEAD
on MONDAY, 26 NOVEMBER 2018**

Present: Councillor Rory Colville (Chair)
Councillor Roderick McCuish Councillor Roderick McCuish

Attending: Charles Reppke, Head of Governance and Law (Legal Advisor)
Adele Price-Williams, Senior Committee Assistant (Minutes)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence intimated.

2. DECLARATIONS OF INTEREST

There were no declarations of interest intimated.

**3. CONSIDER NOTICE OF REVIEW REQUEST: LAND EAST OF CAMIS ESKAN
FARMHOUSE, HELENSBURGH (REF: 18/0009/LRB)**

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

He 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.

Councillor Forrest advised that she felt she had enough information before her but was happy to listen to what the rest of the panel had to say before committing to a decision.

Councillor McCuish and Councillor Colville both stated that they felt that had insufficient evidence before them to allow them to determine the Review.

Councillor McCuish felt that the benefit of a site inspection would clarify what he deemed to be a sporadic development at the site and he wished to seek from the Planning Department clarity around the details of the former approved planning permission and the building warrant from 2007.

Councillor Colville felt that a site inspection was not necessary at this stage but did wish to seek clarity from the Planning Department in relation to the status of the 2007 planning application and whether it has expired. He also wished to enquire about the status of the foundations as depicted on page 12 of the agenda pack.

He explained that Planners state that the application site is located in a remote hillside location within the general environs of a historic farm complex which has been subject to permitted conversion to residential use. If they are within the curtilage of Camis Eskan developments what is the planners view of Scottish Planning Policy advice as detailed on page 28, section 4.7 of this agenda. He stated that he was of the understanding that brownfield land is land that was occupied by a permanent structure including the curtilage

of the developed land and again at section 4.8 the Planning Advice Note 73 defines brownfield sites as sites that are occupied by redundant or unused buildings or where the land has been significantly degraded by former activity. Therefore he asked is a brownfield development considered differently if the site is situated in a greenbelt; are redevelopment opportunities limited to those in the green belt policy?

Councillor Colville spoke of factors which he felt were material consideration which included that Helensburgh Community Council were in support the application; the previous planning history; that the application site has been degraded by former activity; and if the Planning Department recognise that the latest population figures are projecting a falling population in Helensburgh.

He wished to know what the planners view is on this Scottish Planning Policy advice as detailed on page 27, section 4.5 of the agenda and would they agree that the Faslane development is an area where economic investment is planned.

Councillor McCuish stated that after listening to discussions he was confident now that a site visit was no longer required.

Councillor Forrest supported the request for further information before considering a site visit or coming to a decision on the review.

Decision

The Argyll and Bute Local Review Body agreed to;

- i) request further written submissions from the Planning Department in respect of;
 - a) details of the previous planning permission for conversion of the barn and the building warrant from 2007 and whether the planning permission has expired;
 - b) planning status of the foundations as depicted on page 12 of the agenda pack; together with clarification on what if any impact that status has on the planning history of the site;
 - c) their view on the Scottish Planning Policy advice as detailed on page 28, section 4.7 of this agenda pack;
 - d) clarification on whether a brownfield development is considered differently if the site is situated in an area of greenbelt, and if redevelopment opportunities are limited only to those specified in the green belt policy?;
 - e) clarification on whether that the latest population figures are projecting a falling population in Helensburgh and Lomond; and
 - f) their view on the Scottish Planning Policy advice as detailed on page 27, section 4.5 of the agenda pack and its relevance to the proposed development and clarification that the Faslane development is an area where economic investment is planned in the near future and its relevance to the proposed development .
- ii) to adjourn the meeting and reconvene at the earliest opportunity.