

Delegated or Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No:	15/03260/PP
Planning Hierarchy:	Local Application
Applicant:	Mrs Iona Larg
Proposal:	Erection of beach hut for Blackhouse Watersports (retrospective)
Site Address:	Land north-east of Braehead, Balevullin Beach, Balevullin, Isle of Tiree

SUPPLEMENTARY REPORT No 2

A) INTRODUCTION

This report advises Members of additional representations received since the publication of the main report and the subsequent publication of 'Supplementary Report No. 1'. These additional representations are both objecting to and in support of this application, together with one additional representation that offers neither support nor objection. This report also summarises the findings of a recent ballot of residents of Tiree, conducted by the Tiree Community Council.

B) ADDITIONAL REPRESENTATIONS

Additional representations have been received from the following individuals.

Objectors

- John Isaacson – 3 Upper Square, Hynish, Tiree – two additional emails (24.09.16 & 07.10.16)
- Alasdair Neill – (No address given) – (21.10.16)

The representations from Mr Isaacson serve largely as a summary of comments he has already raised and which have been reported (along with those of the other objectors) within the main report of handling. The representation from Mr Neill is new. Few new issues are raised. Those that are are summarised below.

(i) Summary of issues raised

- The beach hut has now been allowed to stand for two seasons without paying any non-domestic rates. Is this fair UK business?

- A lot of the arguments in support of the development are from visitors and could be summarised as, 'I had a good time'.
- The young people of Tiree will continue to surf without the hut, as they have done since the 1980s.

Supporters

- Gillian Walker – 43 Longsdale Crescent, Oban – (28.09.16)
- Ann Mitchell – (No address details given) – (11.10.16)
- Jonathan Mennie – 9 Skylark, Broadford, Portree, Skye – (19.09.16)
- Jonny Ewart – (Aberdeen area postcode given) – (02.10.16)
- Ruth Steen – 3 St Beunos Road, Llandudno, Conwy – (29.09.16)
- Micah Lester – (Cornwall area postcode given) – (23.09.16)
- George Noble – (Aberdeen area postcode given) – (23.09.16)
- Catriona Spink – (No address given, but refers to herself as, 'an involved member of Tiree's local community) – (24.09.16)
- Dougal Gudim – (Glasgow area postcode given) – (24.09.16)
- Russell Cruickshank – (Aberdeen area postcode given) – (23.09.16)
- Kenneth Morrison – (No address details given) – (20.09.16)
- Lee Bartlett – (Cornwall area postcode given) – (23.09.16)
- Andreas Siedow – Offenbach, Germany – (04.11.16)
- Hugh Fearnley-Whittingstall & Marie Derome - Yum Yum, Caolis, Tiree – (21.11.16)
- Margaux Mas Bertrand – 1 The Grove, Dura Den, Cupar – (21.11.16)
- Kate Carter – Stoneleigh, Askerswell, Dorchester – (20.11.16)

These are all additional representations of support. Few new issues are raised. Those that are are summarised below.

A further representation in support of the application has also been received by recently retired MSP Jamie McGrigor. Mr McGrigor has already expressed his support for the application at a time when he was still a serving MSP. This new representation is dated 7th November 2016 and adds no new issues.

A new representation in support of the application has been received by Donald Cameron MSP. This new representation is dated 22nd November 2016 and adds no new issues.

(i) Summary of issues raised

- The beach hut could be the difference between encouraging a proportion of the younger people on Tiree to stay on the island, or leaving for better opportunities elsewhere. On a small island such as Tiree, the retention of young people is vital.
- I was initially against the development of the beach hut but have now grown to see it as an excellent facility and one which has helped the regeneration of the beach; reversing sand erosion and promoting the growth of marram and other indigenous vegetation.

Representation

- Robert Trythall – Aird, Cornaigmore, Tiree – (09.11.16)

This is an additional representation covering mainly existing issues but expressing no clearly stated objection to or support for the proposals. The issues raised are summarised below.

(i) Summary of issues raised

- Consistency and principle cannot be expected from Argyll and Bute Council or from the Scottish Government. Reference is made to both local and national development proposals where planning decisions have been made against public objection and which compromise statutory environmental constraints (e.g. the Donald Trump golf course development, wind farm permissions etc). It would therefore be 'hypocrisy and humbug' if planning permission were to be refused for the beach hut on the grounds of planning policy and environmental constraints.
- This is put into perspective by the lack of action, either by the Council or by the public, against the applicant's other beach hut at Gott Bay. This hut has existed for a number of years but has not generated anywhere near the same level of interest. This suggests that there is an inconsistency – both by objectors and supporters of both planning applications.
- There are far worse visual and environmental issues for Tiree but these have resulted in minimal objection and total inaction on behalf of the Council. This is also 'hypocrisy and humbug'.
- Tiree has recently received the reports resulting from a wide-ranging public consultation exercise and a socio-economic study. This report highlights continuing population decline and a possible contraction in economic activity. There has, however, been a three-fold increase in tourism on Tiree since the 1990s. However, this is balanced by one of the conclusions of the study which states that, "There are mixed messages with tourism... The island needs to agree whether it wants to participate in growth in the sector and define a strategy of how this could be achieved.

- Committing fully to tourism on Tiree may mean accepting these beach huts and other similar development. Refusing permission for the beach huts may mean not committing fully to the tourism growth needs of the Island. Supporters of the proposal have to acknowledge the wider issues and accept that granting planning permission may result in further development and/or activity that they consider undesirable and unacceptable. Objectors to the proposal have to accept that past flexibility in the Council's approach to planning policy has proven beneficial and that a refusal of the proposed development may deny Tiree an opportunity for economic growth, enhanced tourism and a chance to reverse declining populations.

The above represents a summary of the issues raised. Full details of the letters of representation are available on the Council's Public Access System by clicking on the following link: https://www.argyll-bute.gov.uk/Planning/lg/GFPlanningDocuments.page?Param=lg.Planning&SDescription=15/03260/PP&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true

C) BALLOT CONDUCTED BY COMMUNITY COUNCIL

Following local comments and representations to the community council, together with considerable public interest and comment on the Argyll and Bute Council planning portal website, unusually large amounts of press and social media comment, and finally a decision by Argyll & Bute Council that a public hearing would be held on Tiree in late November 2016, Tiree Community Council determined at a public meeting on Wednesday 5th October 2016 that the community council would take a position on this matter.

The motion was passed by a majority vote of 4/1 as follows;

"TCC proposes to undertake a postal ballot of all registered voters on the Tiree electoral roll with reference to 15/03260/PP & 15/03364/PP, subject to confirmation from professional advice that it can be done fairly and within the proposed timescale."

Following the 5th October decision, the community council Secretary sought advice from the Area Governance Officer, Argyll and Bute Council on appropriate wording and layout for a postal ballot of registered voters in Tiree. It was decided that the ballot would be entirely anonymised, but with a variety of security measures to ensure fairness and effective governance of the ballot process.

In view of the potential complexity of running a postal ballot, and ensuring a good response, without the community council taking a position for or against, the community council Convenor composed an explanatory letter to all registered voters on the Tiree Electoral Roll, as at Monday 10th October 2016.

Postal ballot voting papers, together with a stamped addressed envelope and explanatory letter, were sent to all registered voters on Monday 17th October 2016.

A return/closing date for the postal ballot was set as Friday 18th November 2016, giving one full calendar month for voters to return their ballot papers in the stamped addressed envelope supplied.

Ballot voting papers returned by Royal Mail were securely stored at Tiree Business Centre in an approved black ballot box, and opened and counted on Monday 21st November 2016 by Rona Campbell, (a certified Registrar), and vigilated by Dr John Holliday , (Tiree Community Council Convenor, and Iain MacKinnon, (retired Local Authority employee).

The electorate was asked to declare whether they supported the recommendation of the planning officer (i.e. that planning permission should be refused) or whether they opposed this recommendation.

The results of the postal ballot are as follows:

Postal Ballot Results

Number of ballot papers issued	535
Number of ballot papers returned	421
Percentage ballot papers returned	78.5%
Number of spoiled ballot papers	1

Balevullin Beach Hut Reference 15/03260/PP Results

Number of votes <u>in favour</u> of recommendation of Planning Officer	314
Number of votes <u>opposed</u> to recommendation of Planning Officer	102

Gott Bay Beach Hut Reference 15/03364/PP Results

Number of votes <u>in favour</u> of recommendation of Planning Officer	306
Number of votes <u>opposed</u> to recommendation of Planning Officer	109

The above represents a summary of the issues raised. Full details are available on the Council's Public Access System by clicking on the following link: https://www.argyll-bute.gov.uk/Planning/lg/GFPlanningDocuments.page?Param=lg.Planning&SDescription=15/03260/PP&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true

D) RECOMMENDATION

It is recommended that Members note the additional representations and the information relating to the postal ballot conducted by Tiree Community Council. The submissions do not alter the previous recommendation to refuse the application for the reasons set out in the main report.

Author of Report: Tim Williams

Date: 24th November 2016

Angus Gilmour
Head of Planning and Regulatory Services