

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING
COMMITTEE held in the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD
on WEDNESDAY, 18 DECEMBER 2019**

Present: Councillor David Kinniburgh (Chair)

Councillor Gordon Blair	Councillor Donald MacMillan BEM
Councillor Rory Colville	Councillor Jean Moffat
Councillor Lorna Douglas	Councillor Alastair Redman
Councillor Audrey Forrest	Councillor Sandy Taylor
Councillor George Freeman	Councillor Richard Trail

Attending: Fergus Murray, Head of Development and Economic Growth
Stuart McLean, Committee Manager
Alan Morrison, Regulatory Services Manager
Sandra Davies, Major Applications Team Leader
Graeme McMillan, Solicitor

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Robin Currie, Graham Archibald Hardie and Roderick McCuish.

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 20 November 2019 at 11.00 am was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 20 November 2019 at 2.00 pm was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 20 November 2019 at 2.20 pm was approved as a correct record.
- d) The Minute of the Planning, Protective Services and Licensing Committee held on 20 November 2019 at 2.40 pm was approved as a correct record.
- e) The Minute of the Planning, Protective Services and Licensing Committee held on 20 November 2019 at 3.00 pm was approved as a correct record.
- f) The Minute of the Planning, Protective Services and Licensing Committee held on 20 November 2019 at 3.20 pm was approved as a correct record.

4. RESIDENTIAL (CARAVAN) SITE LICENCE CONDITIONS FOR GYPSY/TRAVELLER SITES

Councils have a responsibility to provide appropriate sites for use by gypsy/travellers to provide a safe, secure place to stay. The conditions for these sites reflect the protected status for gypsy/travellers and are defined by the Scottish Government. A report seeking Committee approval for new standards relating to the licensing of gypsy/travellers sites was considered.

Decision

The Committee agreed to approve the model licensing standards for Gypsy/Travellers sites as detailed in Appendix 1 of the report. This was consistent with the Council's role as a licensing authority and demonstrated the Council's commitments to the COSLA Leaders Pledge to "improve the lives of Scotland's Gypsy/Travellers and tackle discrimination towards the community".

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 8 November 2019, submitted)

5. ROYAL NORTHERN YACHT CLUB: PROPOSAL OF APPLICATION NOTICE FOR THE ERECTION OF A NEW YACHT CLUBHOUSE WITH ASSOCIATED ACCESS, PARKING YARD AND BOAT STORAGE AREA (RHU MARINA) AND CONVERSION OF EXISTING CLUBHOUSE AND GATEHOUSE TO FORM RESIDENTIAL UNITS AND ERECTION OF NEW RESIDENTIAL UNITS (ROYAL NORTHERN AND CLYDE YACHT CLUB): LAND AT RHU MARINA AND ROYAL NORTHERN AND CLYDE YACHT CLUB, RHU (REF: 19/02392/PAN)

The Major Applications Team Leader spoke to the terms of the report. This Proposal of Application Notice (PAN) seeks to notify the Planning Authority of a proposed new yacht clubhouse at Rhu Marina with associated access, parking and boat storage. The existing clubhouse and gate house would be converted to form residential units. New residential units are also proposed within the Royal Northern and Clyde Yacht Club (RNCYC) site. The part of the site which is located within Rhu Marina is located within part of an area designated as a Potential Development Area (PDA 3/29). Under this designation the wider Rhu Marina is identified as being suitable for a mixed use development comprising housing, leisure, tourism, business and retail.

It is standard practice to require a Masterplan when considering the development of such designated areas. A Masterplan for the Rhu Marina was considered by Members at a hearing on 27 August 2013 and refused. An approved Masterplan remains outstanding for this site and this would require to be approved prior to a determination on the current application. The whole site is designated as an Area for Action (AFA 3/3). The current RNCYC club is a category B Listed building. In addition the lodge gates, gate piers and boundary wall and railings are also separately category B Listed. Both sites are also located within the Rhu Conservation Area.

The report summarises the policy considerations, against which any future planning application will be considered 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 agreed that the following issues should be taken into consideration by the Applicant in finalising any future planning application submission:

- Impact of any infill on the shore
- The scale and height of the development eg a multi storey may be considered over development by the local community.
- Adequate and early consultation with the local community through the Community Council.

(Reference: Report by Head of Development and Economic Growth dated 3 December 2019, submitted)

6. DRAFT SERVICE PLAN 2020-23 FOR DEVELOPMENT AND ECONOMIC GROWTH

A report presenting to the Committee the Draft Service Plan 2020-23 for the Development and Economic Growth Service prior to budget allocation was considered.

Decision

The Committee reviewed and agreed the Draft Service Plan 2020-23 (no finance) as presented prior to referral to the Policy and Resources Committee and full Council for budget allocation as part of the 2020/21 Budget pack.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 15 November 2019, submitted)

7. FQ2 2019/20 PERFORMANCE REPORT: DEVELOPMENT AND ECONOMIC GROWTH

A paper presenting the Planning, Protective Services and Licensing Committee (PPSL) with the Development and Economic Growth FQ2 2019-20 (July – September) Performance Report (PPSL only) and accompanying PPSL Scorecard was considered.

Decision

The Committee reviewed the FQ2 2019/20 Performance Report as presented.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 15 November 2019, submitted)

Councillor Donald MacMillan left the meeting during consideration of the foregoing item.

8. CIVIC GOVERNMENT (SCOTLAND) ACT 1982: UPDATE ON PREVIOUS REQUEST FOR SUSPENSION OF TAXI DRIVER LICENCE (NO. 677) (H MACINTYRE, DUNOON)

This matter was previously considered by the Committee at a Hearing on 20 March 2019 where it was agreed to continue determination of request until the outcome of the criminal trial against Mr MacIntyre was known. Mr MacIntyre was subsequently acquitted of the charge against him and Police Scotland had withdrawn their original request to suspend Mr MacIntyre's taxi driver licence.

Consideration was given to a report inviting those Members of the Committee present that attended the hearing on 20 March 2019 to determine whether the taxi driver licence held by Mr MacIntyre should be suspended using the powers contained in Paragraph 11 of Schedule 1 to the Civic Government (Scotland) Act 1982.

Decision

The Committee agreed to take no further action in relation to the request to suspend Mr MacIntyre's taxi driver licence in light of his acquittal and the subsequent withdrawal of Police Scotland's suspension request.

(Reference: Report by Head of Legal and Regulatory Support, submitted)

9. UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING APPEAL DECISION

A report summarising the outcome of a recent appeal decision by the Planning and Environmental Appeals Division relative to planning application reference 18/01516/PP – construction, operation and decommissioning of a wind farm at Ardtaraig Wind Farm, Loch Striven, was before the Committee for information.

Decision

The Committee note the contents of the report.

(Reference: Report by Head of Development and Economic Growth, submitted)