

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING
COMMITTEE held in the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD
on WEDNESDAY, 22 JANUARY 2020**

Present: Councillor David Kinniburgh (Chair)

Councillor Lorna Douglas Councillor Alastair Redman
Councillor Donald MacMillan BEM Councillor Richard Trail

Attending: Fergus Murray, Head of Development and Economic Growth
Shona Barton, Committee Manager
Peter Bain, Development Manager
Sandra Davies, Major Applications Team Leader
David Moore, Senior Planning Officer
Kim de Buitel  ir, Design and Conservation Officer
Emma Jane, Planning Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gordon Blair, Rory Colville, Robin Currie, Mary-Jean Devon, Audrey Forrest, George Freeman, Graham Archibald Hardie, Roderick McCuish, Jean Moffat and Sandy Taylor.

2. DECLARATIONS OF INTEREST

Councillor Donald MacMillan declared a non-financial interest in the business dealt with at item 4 of this Minute (**Planning Application Reference: 19/01498/MPLAN**) as he is a Board Member of Argyll Community Housing Association. He left the room and took no part in the consideration of this item.

Councillor Richard Trail declared a financial interest in the business dealt with at item 5 of this Minute (**Application Reference: 19/02597/PAN**) as he has an interest in land opposite the proposed development site. He left the room and took no part in the consideration of this item.

3. MINUTES

- a) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2019 at 11.30 am was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2019 at 2.00 pm was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2019 at 2.20 pm was approved as a correct record.
- d) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2019 at 2.40 pm was approved as a correct record.
- e) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2019 at 3.00 pm was approved as a correct record.

- f) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2019 at 3.20 pm was approved as a correct record.

Having previously declared an interest in the following item, Councillor Donald MacMillan left the meeting at this point.

4. ARGYLL COMMUNITY HOUSING ASSOCIATION: MASTERPLAN IN RESPECT OF POTENTIAL DEVELOPMENT AREA PDA 5/3, 5/6 AND 5/7 OF THE ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN 2015 RELATING TO HOUSING DEVELOPMENT: LAND NORTH WEST OF GLENCRUITTEN RISE, OBAN (REF: 19/01498/MPLAN)

The Senior Planning Officer spoke to the terms of the report. The current Masterplan proposal covers land associated with three individual PDA areas - PDA 5/3, PDA 5/6 and PDA 5/7 but relates primarily to PDA 5/7 at this time and promotes 100 affordable houses to be developed by Argyll Community Housing Association (ACHA). Officers consider that the components of the proposed Masterplan are compatible with the envisaged development of PDA 5/7. However any development of PDA 5/3 or 5/6 would require to be the subject of a Stage 2 Masterplan submission, and would be dependent on the delivery of the Oban Development Road in respect of facilitating vehicular access, as well as further detailed consideration of the site specific constraints to development, such as potential loss of woodland and impacts upon biodiversity. It was recommended that the Committee approve the current Masterplan submission as detailed at section 2 of the report of handling.

Decision

The Committee agreed:

1. to provide endorsement to the elements of the Masterplan as they relate to the release of land for the development of 100 affordable housing units on PDA 5/7;
2. the principle of allowing appropriate re-contouring of PDA 5/7 in order to facilitate a less linear and formal housing layout and allow the creation of a greater degree of building clustering, placemaking and landscape integration within the built form;
3. to endorse the view of Officers that a high quality development, in accordance with the advice contained in the approved Larger Housing Developments Design Guide, Designing Streets and Placemaking advice is required on this site to promote a successful outcome for any future planning application;
4. that the development of the site for 100 houses on PDA 5/7 is dependent on the Area Roads Engineer agreeing the extent and phasing of necessary roads improvements to Glencruitten Road in the interests of road safety as part of any future planning application submissions; and
5. to endorse the view that a 'Stage 2' Masterplan submission will be required for further consideration of the Council in advance of either PDA 5/3 or PDA 5/6 being brought forward for development, to include details of vehicular access arrangement from the Oban Development Road.

(Reference: Report by Head of Development and Economic Growth dated 8 January 2020, submitted)

Councillor MacMillan returned to the meeting.

Having previously declared an interest in the following item, Councillor Richard Trail left the meeting at this point.

5. ICENI PROJECTS LIMITED: PROPOSAL OF APPLICATION NOTICE FOR THE ERECTION OF OFFICE DEVELOPMENT (CLASS 4) WITH HOTEL (CLASS 7), RESTAURANT/FOOD AND DRINK (CLASS 3) AND PUBLIC HOUSE (SUI GENERIS) WITH ACCESS AND ASSOCIATED WORKS: LAND NORTH WEST OF IONA STABLES, HELENSBURGH (REF: 19/02597/PAN)

The Major Applications Team Leader spoke to the terms of this report. This Proposal of Application Notice (PAN) advises that a mixed use development at a site located on the eastern edge of Helensburgh immediately to the south east of the Waitrose Supermarket on the other side of the Red Burn which separates the two sites is proposed. The site also lies directly across the road (A814) and to the south of the Sawmillfield site. Within the existing Local Development Plan the proposed site is designated as a Helensburgh – Craigendoran Business and Industry Allocation (BI-AL-3/1). The suitable uses are listed as being Use Classes 4, 7 and garages selling or displaying motor vehicles. Within the forthcoming Local Development Plan (LDP2), which is currently out for consultation, the site is designated as a Business and Industry Allocation (B2001) with business (Use Class 4) and Hotel (Use Class 7) and ancillary employment related uses. The report summarised the policy considerations, against which any future planning application would be considered as well as potential material considerations and key issues based upon the information received to date. It was 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 noted the content of the report and submissions and agreed that the following issues should be taken into consideration by the Applicant in finalising any future planning application submission:

- Design and layout
- Drainage and flooding
- Off-site road improvements and access to the site
- Existing cycle path

(Reference: Report by Head of Development and Economic Growth dated 8 January 2020, submitted)

Councillor Trail returned to the meeting.

6. ARGYLL AND BUTE DESIGN AWARDS 2020

Argyll and Bute Council has successfully held three rounds of Design Awards over the past ten years, the most recent being held in 2015. A report inviting Members to agree the proposal to facilitate the launch of built environment Design Awards in 2020 was considered.

Decision

The Committee noted and agreed the content of this report which set out the process required to adequately prepare for a built environment design competition to be launched in 2020.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 10 December 2019, submitted)

7. UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING APPEAL DECISIONS

A report summarising the outcome of recent appeal decisions by the Planning and Environmental Appeals Division for the conjoined Killean and Clachaig Glen Public Local Inquiry held in January 2019 was before the Committee for information.

Decision

The Committee noted the contents of the report.

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