

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING  
COMMITTEE held BY MICROSOFT TEAMS on WEDNESDAY, 22 JANUARY 2025**

**Present:** Councillor Kieron Green (Chair)

Councillor John Armour	Councillor Graham Hardie
Councillor Gordon Blair	Councillor Fiona Howard
Councillor Jan Brown	Councillor Andrew Kain
Councillor Amanda Hampsey	Councillor Dougie Philand
Councillor Daniel Hampsey	Councillor Peter Wallace

**Attending:** Stuart McLean, Committee Manager  
Peter Bain, Development Manager  
Sandra Davies, Major Applications Team Leader  
Kirsty Sweeney, Area Team Leader – Bute, Cowal, Helensburgh & Lomond  
Emma Spence, Planning Enforcement Officer  
Helen McCallin, Local Biodiversity Officer

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Audrey Forrest, Mark Irvine, Paul Kennedy and Liz McCabe.

**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 13 December 2024 was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 16 December 2024 at 10.00 am was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 16 December 2024 at 2.00 pm was approved as a correct record.
- d) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2024 at 11.00 am was approved as a correct record.
- e) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2024 at 2.30 pm was approved as a correct record.
- f) The Minute of the Planning, Protective Services and Licensing Committee held on 18 December 2024 at 3.30 pm was approved as a correct record.

**4. MR LORNE THOMSON: CHANGE OF USE OF LAND TO VEHICLE PARKING/STORAGE, INCLUDING LAYING OF HARDCORE, ERECTION OF BOUNDARY WALL AND FORMATION OF ACCESS (PART RETROSPECTIVE): LAND WEST OF BT TELEPHONE EXCHANGE, GARELOCHHEAD (REF: 24/01249/PP)**

This application was considered by the PPSL Committee on 20 November 2024 and it was agreed to continue consideration to a future meeting to allow Members to seek advice on the preparation of a competent Motion to approve the application.

The Planning Officer gave a brief summary of the proposal and advised of a further 22 representations lodged in support of the application, which were received following completion of the original report of handling. These additional representations of support did not raise any new matters that had not already been addressed in the report of handling

The Area Team Leader also advised of a late representation objecting to the proposal.

It was recommended that planning permission be refused in line with the reasons appended to the original report of handling.

The Chair established from the Members of the Committee that they had no competent Motion to approve the application to bring forward for consideration.

**Motion**

To agree to continue consideration of this application and hold a pre-determination hearing.

Moved by Councillor Fiona Howard, seconded by Councillor Amanda Hampsey.

**Amendment**

To agree to refuse planning permission for the reasons appended to the original report of handling.

Moved by Councillor Kieron Green, seconded by Councillor Gordon Blair.

A vote was taken by calling the roll.

Motion

Councillor Brown  
Councillor A Hampsey  
Councillor D Hampsey  
Councillor Howard  
Councillor Philand  
Councillor Wallace

Amendment

Councillor Armour  
Councillor Blair  
Councillor Green  
Councillor Hardie

The Motion was carried by 6 votes to 4 and the Committee resolved accordingly.

## **DECISION**

The Committee agreed to:

1. hold a pre-determination hearing on a hybrid basis within the Helensburgh and Lomond Civic Centre;
2. hold an informal site visit with Planning Officers on the same day prior to the start of the pre-determination hearing; and
3. request Planning Officers to present video footage of the site at the pre-determination hearing.

(Reference: Report by Head of Development and Economic Growth dated 1 November 2024 and supplementary report number 1 dated 9 January 2025, submitted.)

Councillor Andrew Kain left the meeting during consideration of, and prior to a vote being taken on, the foregoing item.

### **5. CONFIRMING A TREE PRESERVATION ORDER AT LINTON, LINESIDE WALK, RHU**

Consideration was given to a paper recommending that the Tree Preservation Order on a Beech Tree in the garden of Linton, Lineside Walk, Rhu is confirmed.

#### **Decision**

The Committee agreed to confirm the Tree Preservation Order in accordance with Section 160 of the Town and Country Planning (Scotland) Act 1997 for area marked on the plan detailed in Appendix 1 of the report.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 22 January 2025, submitted)

### **6. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - FQ3 2024/25**

A report providing an update on the performance of the Development Management Service for the reporting period FQ3 2024/25 was considered.

#### **Decision**

The Committee considered and noted the content of the report.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth dated 10 January 2025, submitted)