

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING
COMMITTEE held BY MICROSOFT TEAMS on WEDNESDAY, 19 MARCH 2025**

Present: Councillor Kieron Green (Chair)

Councillor John Armour	Councillor Andrew Kain
Councillor Gordon Blair	Councillor Paul Donald Kennedy
Councillor Jan Brown	Councillor Liz McCabe
Councillor Graham Hardie	Councillor Peter Wallace
Councillor Fiona Howard	

Attending: Stuart McLean, Committee Manager
Peter Bain, Development Manager
Sandra Davies, Major Applications Team Leader
Tim Williams, Area Team Leader (Oban, Lorn and the Isles)
David Moore, Senior Planning Officer
Lesley Cuthbertson, Planning Enforcement Officer
Raymond Kane, Traffic & Development Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Audrey Forrest, Amanda Hampsey, Daniel Hampsey, Mark Irvine and Dougie Philand.

2. DECLARATIONS OF INTEREST

Councillor Paul Kennedy declared a financial interest in the report dealt with at item 7 of this Minute (Civic Government (Scotland) 1982: Taxi Fare Scale Review) as he was a taxi driver. He intimated that he would leave the meeting for this item.

3. MINUTES

- a) The Minute of the Planning, Protective Services and Licensing Committee held on 14 January 2025 was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 22 January 2025 at 11.00 am was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 22 January 2025 at 2.30 pm was approved as a correct record.
- d) The Minute of the Planning, Protective Services and Licensing Committee held on 22 January 2025 at 3.30 pm was approved as a correct record.
- e) The Minute of the Planning, Protective Services and Licensing Committee held on 19 February 2025 at 10.00 am was approved as a correct record.
- f) The Minute of the Planning, Protective Services and Licensing Committee held on 19 February 2025 at 10.30 am was approved as a correct record.

4. HIGHLAND HOLIDAYS: EXTENSIONS AND ALTERATIONS TO THE INTERNAL LAYOUT OF EXISTING HOLIDAY PARK, INCLUDING THE INSTALLATION OF NEW WATER STORAGE TANKS AND A SEWAGE TREATMENT PLANT (PART RETROSPECTIVE): OBAN CARAVAN AND CAMPING PARK GALLANACHMORE, GALLANACH ROAD, OBAN (REF: 24/00745/PP)

The Planning Enforcement Officer spoke to the terms of the report. Planning permission is sought for extensions and alterations to the internal layout of an existing holiday park and seeks to improve and enhance an existing tourism offering at the site. The application site lies within an area identified as 'Countryside Area' and designated as a 'Local Landscape Area'.

The site has the benefit of planning permission ref 98/00455/COU which was granted on 21 May 1998 to be used for the siting of 15 static caravans, 150 tents/touring caravans/motorhomes, 15 tents and 6 chalets which can be used all year round. Additional tents can be accommodated in a low lying part of the site near the entrance between the months of May and September.

The proposed development is for the change of use of two small parcels of land to enlarge the site boundary, siting of an additional 50 units/caravans/lodges, repositioning of 6 camping pods, repositioning of 3 chalets to use as permanent staff accommodation, siting of water tanks, provision of private water supply and installation of a sewage treatment plant.

A total of 29 objections and 14 expressions of support have been received in respect of this proposed development.

The main thrust of the objections raised relate to the unsuitability of the public road from which the application site is accessed and potential landscape impacts. In this regard the Applicant has worked closely with the Council's Roads Authority to agree the proposed access regime to serve the proposed development.

Other concerns raised by objectors relate to biodiversity, use of the site, water and drainage and noise and light emanating from the site. It is the opinion of the Planning Authority that a suite of safeguarding conditions can address these concerns.

The proposed development is considered to be consistent with the provisions of both the adopted National and Local Policy with issues raised by third parties not amounting to material planning considerations that have not been addressed through the processing of the application.

It was recommended that planning permission be granted subject to the conditions and reasons detailed in the report of handling and an additional condition relating to occupancy which had been circulated to the Committee for consideration.

DECISION

The Committee agreed to grant planning permission subject to the following conditions and reasons:

Standard Time Limit Condition (as defined by Regulation)

Standard Condition on Soil Management During Construction

Additional Conditions

1. PP - Approved Details & Standard Notes – Non EIA Development

The development shall be implemented in accordance with the details specified on the application form dated 22.04.2024; supporting information and, the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	2023_0008_00		23.04.2024
Site Plan – As Existing	2023_0008_02		23.04.2024
Site Plan	2023_0008_03		23.04.2024
Site Plan – As Proposed	2023_0008_01B		23.04.2024
Original ground level survey			25.07.2024
Plans and Elevations of Water Tanks	2023_008-04		23.10.2024

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. PP – Vehicular Access

Within 3 months of the date that planning permission has been granted, plans and particulars of the means of vehicular access to serve the development shall be submitted to and approved by the Planning Authority in consultation with the Roads Authority. Such details shall incorporate:

- An additional passing place at a location between Kilbowie Lodge and Tigh-a-Chaolais.
- Additional passing places in the section of road from the site access to the junction with the U24 Glenshellach Road;
- Additional road marking and signage to be installed for road safety issues. Details and location to be agreed with Roads;
- Access at junction with public road to be constructed in accordance with Operational Services Drawing no SD08/004(Rev b)
- No walls, fences, hedges etc greater than 1m in height will be permitted within 2m from the channel line of the public road. Visibility splays measuring 53m x 2.4m to be cleared and maintained;
- A system of surface water drainage is required to prevent water passing onto the public road;
- Parking and turning commensurate with the units is to be provided;
- Refuse collection points to be provided at locations easily accessed and service by RCV.
- Turning heads required within internal roads serving site.

The upgrades to the public road and the existing private access track (within ownership control of the applicant) shall be completed within 6 months of the date this permission or prior to the occupation of any of the additional units/caravans/lodges hereby permitted at the site (whichever occurs the first).

Reason: In the interests of road safety.

3. PP – Surface Water Drainage – Further detail required

Notwithstanding the provisions of Condition 1, the development shall incorporate a surface water drainage system which is consistent with the principles of Sustainable urban Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C753. Post development surface water runoff should be attenuated to pre-development amounts. The requisite surface water drainage shall be operational within 6 months of the date of this permission or prior to the occupation of any of the additional units/caravans/lodges hereby permitted at the site (whichever occurs the first).

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

Note to Applicant:

Further advice on SuDS can be found in SEPA's Standing Advice for Small Scale Development – www.sepa.org.uk

4. PP – Landscaping Scheme and Biodiversity Enhancement Measures

Within 3 months from the date of planning permission having been granted, scheme of boundary treatment, surface treatment and landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:

- (i) Existing and proposed ground levels in relation to an identified fixed datum;
- (ii) Existing landscaping features and vegetation to be retained; Details shall include tree protection measures to ensure that the Ancient Woodland which is located along the north western boundary of the site is afforded protection.
- (iii) A tree planting plan (no non native trees to be included) which shall include tree compensatory measures along the northern boundary of the site.
- (iv) Location design and materials of proposed walls, fences and gates;
- (v) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
- (vi) A programme for the timing, method of implementation, completion and subsequent on-going maintenance;
- (vii) A biodiversity statement demonstrating how the proposal will contribute to conservation/restoration/enhancement of biodiversity, and how these benefits will be maintained for the lifetime of the development.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority.

Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

All physical biodiversity enhancement measures (bird nesting boxes, 'swift bricks', wildlife ponds, bat and insect boxes, hedgehog homes etc.) shall be implemented in full within 6 months of the date that planning permission has been granted.

All biodiversity enhancement measures consisting of new or enhanced planting shall be undertaken either in accordance with the approved scheme of implementation or within 6 months of the date that planning permission has been granted.

The biodiversity statement should refer to Developing with Nature guidance | NatureScot as appropriate.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity and in order to comply with the requirements of NPF4 Policy 3.

Note to Applicant:

The applicant is advised to observe the content of the consultation response which has been received from the Councils Biodiversity Officer.

5. **PP - Occupancy**

Notwithstanding the provisions of condition 1, The units/caravans/lodges hereby approved shall be used for holiday occupancy only and shall not be used as a principal or main dwelling. The applicant shall maintain a register of occupancy to be made available to the planning authority upon request.

Reason: In order to define the permitted occupancy having regard to the existing lawful use of the site, and in order to comply with the provisions of policies LDP SG HOU 4 and SG LDP TOUR 1 of the Argyll and Bute Local Development Plan.

6. There shall be no more than 104 tents/touring caravans/motorhomes, 60 units/caravans/lodges, 3 staff accommodation chalets and 6 pods; on the site at any time and no individual tent/touring caravan/motorhome shall remain on the site for a continuous period of more than three calendar months in any one year. A register of tents/touring caravans/motorhomes using the site, showing dates of arrivals and departures shall be maintained by the Site Operator and shall be available at all reasonable times for inspection by the Planning Authority.

Reason: In order to define the limits of the permission.

7. **PP – Private Water Supply**

Within 6 months of the date of planning permission having been granted, an appraisal of the wholesomeness and sufficiency of the intended private water supply and the system required to serve the development shall be submitted to and approved in writing by the Planning Authority.

The appraisal shall be carried out by a qualified hydrologist and shall include a risk assessment having regard to the requirements of Schedule 4 of the Private Water Supplies (Scotland) Regulations 2006 which shall inform the design of the system by which a wholesome and sufficient water supply shall be provided and maintained. The appraisal shall also demonstrate that the wholesomeness and sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, shall not be compromised by the proposed development.

The required water supply system shall be installed in accordance with the agreed specification and be operational within 6 months of the date of planning permission having been granted or prior to the occupation of any of the additional units/caravans/lodges hereby permitted at the site (whichever occurs the first).

Reason: In the interests of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

Note to Applicant:

Regulatory requirements for private water supplies should be discussed with the Council's Environmental Health Officers in the first instance.

8. **PP - Lighting**

Within 3 months of the date of planning permission having been granted full details of any external lighting to be used within the site shall be submitted to and approved in writing by the Planning Authority. Such details shall include the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any glare or light spillage outwith the site boundary.

No external lighting shall be installed except in accordance with the duly approved scheme.

Reason: In order to avoid light pollution in the interest of amenity.

Note to Applicant:

All external lighting should be designed in accordance with the Scottish Government's Guidance Note "Controlling Light Pollution and Reducing Light Energy Consumption" 2007, Annexes A and B. Site specific advice may be obtained by contacting the Council's Environmental Health Officers.

9. **Design**

Notwithstanding the provisions of condition 1, no further units/caravans/lodges shall be sited until full details of each type of unit/caravan/lodge to be sited have been submitted for the prior written approval of the Planning Authority.

Reason: In the interests of visual amenity.

(Reference: Report by Head of Development and Economic Growth dated 6 March 2025, submitted.)

5. CALA MANAGEMENT LIMITED: VARIATION OF CONDITION 4 RELATIVE TO PLANNING PERMISSION IN PRINCIPLE REFERENCE 23/00145/PP - AMENDMENT TO WORDING OF CONDITION 4 IN RELATION TO ROAD IMPROVEMENTS: LAND NORTH OF CARDROSS PRIMARY SCHOOL, BARRS ROAD, CARDROSS (KIRKTON FARM) (REF: 24/02193/PP)

The Senior Planning Officer spoke to the terms of the report and to supplementary report number 1, which advised of late additional representations. Reference was also made to a late representation received from Councillor Luna Martin.

A Section 42 application is an application for a new planning permission for a development with different conditions from those attached to a previous permission for that development. In determining such an application, the Planning Authority can only consider changes to the conditions on the previous permission. The principle of development is not under consideration and the permission 23/00145/PP for housing development on the site remains live.

The Applicant has applied to vary Condition 4 to alter the approved roads access design drawing.

It is considered that the proposal is acceptable and would accord with the policies of the development plan with the exception of LDP 2 Policy 38 where a minor departure to this policy is considered to be justified by the planning history and circumstances of the case.

The revised road layout is considered by the Area Roads Manager to represent a proposal which would provide better road safety for all users than the currently approved layout.

It was recommended that conditional planning permission be granted in accordance with Section 42 of the Town and Country Planning (Scotland) Act 1997, subject to the conditions and reasons detailed in the report.

Motion

To agree to grant conditional planning permission in accordance with Section 42 of the Town and Country Planning (Scotland) Act 1997, subject to the conditions and reasons detailed in the report.

Moved by Councillor Kieron Green, seconded by Councillor Liz McCabe.

Amendment

To agree to hold a site visit and discretionary pre-determination hearing.

Moved by Councillor Paul Kennedy, seconded by Councillor Graham Hardie.

A vote was taken by calling the roll.

Motion

Councillor Armour
Councillor Blair
Councillor Brown

Amendment

Councillor Hardie
Councillor Kennedy

Councillor Green
Councillor Howard
Councillor Kain
Councillor McCabe
Councillor Wallace

The Motion was carried by 8 votes to 2 and the Committee resolved accordingly.

Decision

The Committee agreed to grant conditional planning permission in accordance with Section 42 of the Town and Country Planning (Scotland) Act 1987, subject to the following conditions and reasons:

Standard Time Limit Condition (as defined by Regulation)

Standard Condition on Soil Management During Construction

Additional Conditions

1. PPP - Approved Details & Standard Notes – Non EIA Development

Plans and particulars of the matters specified in conditions 2,3,6,7,8,9,11,12,13,15,16 and 17; below shall be submitted by way of application(s) for Approval of Matters Specified in Conditions in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended. Thereafter the development shall be completed wholly in accordance with the details contained within the approved plans and particulars.

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.

2. Pursuant to Condition 1 – unless otherwise approved in writing by the Planning Authority, no development shall commence in respect of any individual plot until plans and particulars of the site layout, design and external finishes of the development have been submitted to and approved by the Planning Authority. These details shall incorporate proposed finished floor levels relative to an identifiable fixed datum located outwith the application site. These levels shall be at least 0.15 metres above finished ground levels. Thereafter, the development shall be implemented in accordance with the duly approved details which shall have regard to special needs access requirements to ensure that these are provided.

Reason: To ensure that the development has a layout and design which is compatible with its surroundings and in accordance with Local Development Plan policy.

3. Pursuant to Condition 1 – no development shall commence until a scheme for the provision of affordable housing that is in accordance with the provisions of the Council's Development Plan Policy and Supplementary Guidance on Affordable Housing has been submitted to and approved in writing by the Planning Authority. The scheme shall:

- a) Provide that a minimum of 25% of the approved dwellings are affordable homes;
- b) Define those dwellings that are to be used as affordable homes;

- c) Establish the timing of the provision of the affordable homes relative to the phasing of the development, which shall ensure that works on the last 25% of those approved dwellings that are not affordable homes are not commenced until the affordable homes have been completed for occupation;
- d) Establish the arrangements to ensure the affordability of the affordable homes for both initial and subsequent occupiers.

The development shall be implemented and occupied thereafter in accordance with the duly approved scheme for affordable housing.

Reason: To accord with the provisions of the development plan in respect of affordable housing provision.

- 4. Unless otherwise agreed in writing by the Planning Authority in consultation with the Road Network Manager, no development shall commence unless and until the following improvements to Darleith Road have been provided:
 - i) The provision of a suitable traffic calming scheme (give and take priority) and the provision of three new off-street car parking spaces between Barrs Terrace and Mill Road. A drawing showing details of these provisions shall be submitted for prior written approval of the Planning Authority.
 - ii) Road improvement between Mill Road and the proposed development site entrance as identified on Drawing No. 22217-SK-35 Rev D – Darleith Road Upgrades Cala Alternative Option 3. This access road and footways, as defined on this approved drawing, shall be provided to the satisfaction of the Area Roads Manager before any works are undertaken to commence development on the application site.
 - iii) The provision of a passing place immediately to the north of the proposed development site entrance in order to accommodate large vehicles passing in opposite directions.
 - iv) Upgrade of the existing lighting between Mill Road and the existing 30 mph speed restriction limit.

Reason: To provide improvements, including suitable traffic calming measures, compensatory parking and a passing place for larger vehicles, in the interests of road safety and to ensure a safe connection from the A814 to the site.

- 5. Unless otherwise agreed in writing by the Planning Authority, in consultation with the Road Network Manager, no dwelling shall be occupied unless and until the existing 30 miles per hour speed restriction on Darleith Road has been extended and brought into effect to a location north of the Darleith Road access, the exact location to be agreed in consultation with the Road Network Manager.

Reason: In the interests of road safety.

- 6. Pursuant to Condition 1 – no development shall commence until the following plans and particulars have been submitted to and approved by the Planning Authority in consultation with the Road Network Manager. Thereafter, the schemes shall be carried out in accordance with the approved details. Such details shall incorporate:
 - i) On the A814 Main Road, Cardross, a scheme to enhance the gateway features in both directions at the entrances into Cardross village to be fully implemented in accordance with these details prior to occupation of the first dwelling house.

- ii) On the A814 Main Road, Cardross, within the village envelope a scheme to enhance traffic calming to be fully implemented in accordance with these details prior to occupation of the first dwelling house.

Reason: In the interests of road safety.

7. Pursuant to Condition 1 – no development shall commence until full details of the internal road layout within the development have been submitted to and approved in writing by the Planning Authority. The development layout shall ensure that no more than 20 dwelling houses will be served from the east access, i.e. via Barrs Road. All other vehicular traffic will be required to access the development site from Darleith Road. The internal roads shall be constructed in accordance with the principles of Designing Streets.

Reason: In the interests of road safety and good place making.

8. Pursuant to Condition 1 – Car parking provision shall be provided in accordance with the Argyll and Bute Council LDP 2 Policy 40 (a). Parking provision shall be constructed and made available for use prior to the first occupation to the dwelling(s) to which it relates and shall be maintained thereafter for the parking of vehicles.

Reason: In the interests of road safety.

9. Pursuant to Condition 1 – no development or ground breaking works shall commence until an archaeological field evaluation has been undertaken and submitted to the Planning Authority for approval, the results of which shall inform as necessary the layout of the development to be submitted for the purposes of the Approval of Matters Subject to Conditions.

This archaeological field evaluation shall be prepared by a suitably qualified person and shall consist of a trial trenching programme of a distributed sample of 8% of the full application area. The West of Scotland Archaeology Service shall be notified at least 14 days in advance of the evaluation in order to facilitate monitoring of the work evidence of which to be submitted along with the archaeological field evaluation as part of the Approval of Matters Specified in Conditions submission. If archaeological remains on the site are confirmed, proposals for their preservation shall also be included.

Reason: In order to protect archaeological resources.

10. For the avoidance of doubt the proposals hereby approved shall be served by public water and sewerage connections.

Reason: The proposal has been assessed on this basis and the introduction of private connections would represent a further material consideration in the determination of this planning application.

11. Pursuant to Condition 1 – no development shall commence until the following details have been submitted to and approved in writing by the Planning Authority:

- i) Details of the proposed cut-off ditch (or similar) to be located along the northern border of the site along with calculations demonstrating that this proposed mitigation measure will not exacerbate flooding elsewhere;

- ii) The existing flow pathway in the vicinity of the sewer line shall be maintained;
- iii) A detailed drainage assessment and layout;
- iv) Method Statement detailing surface water containment during construction.

Reason: In order to ensure appropriate mitigation for flood risk.

12. Pursuant to Condition 1 – full details of the proposed SUDs shall be submitted to and approved in writing by the planning authority. Thereafter the development shall commence in accordance with these details. These details shall include:

- i) Full details of the proposed design and appearance of the SUDs facility to be designed in accordance with CIRIA C753;
- ii) Detailed design calculations for this facility;
- iii) Details of the proposed drainage of the SUDs facility;
- iv) Details of the proposed maintenance regime and maintenance responsibilities for the SUDs facility.
- v) Soil information to be provided if infiltration SUDs are proposed.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

13. Pursuant to Condition 1 – no development shall until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:

- i) Existing and proposed ground levels in relation to an identified fixed datum;
- ii) Existing landscaping features and vegetation to be retained;
- iii) Location design and materials of proposed walls, fences and gates. This shall include details of a secure boundary between the application site and the disused quarry on the south west corner of the site;
- iv) Proposed soft and hard landscaping works including the location, species and size of every tree/ shrub to be planted;
- v) A programme for the timing, method of implementation, completion and subsequent on-going maintenance.
- vi) The proposed landscape plan shall take account of the Design Recommendations (para.4.8) contained within the applicant's supporting Landscaping Report dated June 2015 undertaken by Ann Nevett.

In addition, in accordance with the requirements of NPF4 Policy 3b, a Biodiversity Statement shall be submitted which demonstrates how the proposal will conserve, restore and enhance biodiversity including nature networks so that they are in a demonstrably better state than without intervention. This should include details of future management and should be informed by best practice methods.

Reason: To assist with the integration of the proposal with its surroundings in the interests of amenity and to comply with Policy 3 of NPF 4.

14. No trees overhanging the site shall be lopped, topped, or felled other than in accordance with the details provided to satisfy the requirements of condition 13 above.

Reason: In order to protect the trees overhanging the site in the interests of amenity.

15. Pursuant to Condition 1 – no development shall commence until details for the provision and maintenance of proposed areas of communal open space and equipped play area(s) within the development have been submitted to and approved in writing by the Planning Authority. The details shall comprise:

- i) A plan showing the location and extent of communal open space and equipped play areas;
- ii) Provision to satisfy the minimum standards set out in the Development Plan; 6sqm of equipped play space and 12sqm of informal open space per dwelling unit;
- iii) Specification of play equipment to be installed, including surface treatments and any means of enclosure, designed in accordance with the provisions of BS5696 (Play Equipment Intended for Permanent Installation Outdoors);
- iv) Proposals for the timing of the implementation of the play area(s) in relation to the phasing of development;
- v) A maintenance schedule for communal open spaces and equipped play areas in accordance with the provisions of BS5696 including details of on-going inspection, recording and procedures for detailing with defects. The communal open space and equipped play area(s) shall be provided in accordance with the duly approved details and shall be retained and maintained to the specified standards thereafter.

Reason: In order to secure provision of communal open space and equipped play areas within the development in accordance with the minimum standards set out in the Development Plan.

16. Pursuant to Condition 1 – no development shall commence until details for the arrangements for the storage, separation and collection of waste from the site, including provision for the safe pick-up by refuse collection vehicles, have been submitted to and approved in writing by the Planning Authority. Thereafter the duly approved provision shall be implemented prior to the first occupation of the dwellings which it is intended to serve.

Reason: In order to ensure that satisfactory arrangements have been made for dealing with waste on the site in accordance with LDP2 Policy 63.

17. Pursuant to Condition 1 – no development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Planning Authority. The provisions of this plan shall be adhered to during the construction period unless any subsequent variation thereof is agreed in writing by the Planning Authority.

Reason: In order to ensure the minimisation of waste generated during construction in accordance with policy LDP2 Policy 63.

(Reference: Report by Head of Development and Economic Growth 5 March 2025 and Supplementary Report Number 1 dated 18 March 2025, submitted)

Councillor Paul Kennedy left the meeting at this point.

6. PROPOSED PROGRAMME OF PLANNING TRAINING FOR MEMBERS

Over the past 12 years a series of short training sessions or occasionally workshops/site visits have been delivered for all elected Members with an aim to improve knowledge of the planning system on a wide range of issues.

A report seeking endorsement of the training programme from April 2025 to March 2026 was before the Committee for consideration.

Decision

The Committee:

1. agreed to continuing an ongoing programme of planning related training for Members of the PPSL Committee, and that it should be open to any other Members not currently involved in planning decision-making; and
2. endorsed the initial subject areas for training on the understanding that the programme may be varied to take account of any additional training requirements Members may wish to identify, along with any other particular training needs identified by officers as a consequence of matters emerging during the course of the year.

(Reference: Report by Head of Development and Economic Growth dated 5 March 2025, submitted)

7. CIVIC GOVERNMENT (SCOTLAND) ACT 1992: TAXI FARE SCALE REVIEW

A report advising that the review of scales for taxi fares and other charges had now concluded supporting a 10% increase, and that the fares have been fixed with effect from 22 April 2025, was before the Committee for information.

Decision

The Committee noted the report and that a further review of the taxi fares would take place within 18 months of 22 April 2025 as required in terms of Section 17 of the Act.

(Reference: Report by Executive Director with responsibility for Legal and Regulatory Support, dated 19 March 2025, submitted.)

8. UPDATE ON RECENT SCOTTISH GOVERNMENT PUBLIC LOCAL INQUIRIES

(a) UPDATE ON RECENT SCOTTISH MINISTERS SECTION 36 EARRAGHAIL RENEWABLE ENERGY DEVELOPMENT DECISION

A report summarising the decision made by Scottish Ministers to refuse Section 36 consent and deemed planning permission for the Earraghail Renewable Energy Development was before the Committee for information.

Decision

The Committee noted the contents of the report.

(Reference: Report by Head of Development and Economic Growth dated 26 February 2025, submitted.)

(b) UPDATE ON SCOTTISH MINISTERS SECTION 36 CLACHAIG GLEN WIND FARM DECISION

A report summarising the decision made by Scottish Ministers to grant Section 36 consent and deemed planning permission for Clachaig Glen Wind Farm was before the Committee for information.

Decision

The Committee noted the contents of the report.

(Reference: Report by Head of Development and Economic Growth dated 26 February 2026, submitted.)