

Kilmaronock Community Council

Chair: Gavin MacLellan

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Meeting notes

Bob Cook – LLNP
Alison Williamson – LLNP
Neil MacGregor – KCC
David Scott-Park – KCC
Andy Sinnott- KCC
Gavin MacLellan – KCC

1 Feb 2019

Subject: Planning Application 2016/0126/DET

Purpose of Meeting

The meeting was called by KCC since a revised Application has been submitted in January 2019. KCC held a Public Meeting, including the Applicant, in summer 2016. KCC's views and comments were submitted in a letter dated 15 August 2016 and the purpose of this meeting was to review each point relative to the Revised Application and the LLNP review process order to understand progress on each point and the impact of the Revision.

LLNP presented some copies of drawing to the meeting.

1 Project business case. LLNP will review the headline business plan confidentially but this is not a major part of the assessment. KCC understand the Application is a holistic project plan. The LLNP will review the substance to this expectation.

2 National Park Plan. LLNP comment that there is no specific policy in the Plan document for this kind of project. Page 96 refers. No decision has been made as to the project being a "small" project which reflect sub section e). Note that "large" projects are normally considered to major roads, power stations, public works etc.

(Page 96 refers to Visitor Experience Policy 1 of the Local Development Plan which differentiates between small, medium and large scale proposals for visitor facilities, accommodation and infrastructure. This is different from local and major planning applications which the note of the meeting refers to, which are defined in the Planning etc. Scotland Act 2006 and The Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.)

3 National Park Aims

KCC referred the LLNP to the aims of the National Park as understood by the Sandford principle.

The LLNP will review the application using advice from SNH including an evaluation of significant environmental harm. Site is not graded as prime agricultural land.

(European Sites are Special Areas of Conservation (SACs) designated under the EC Habitats Directive to protect particular habitats and non-bird species and Special Protection Areas (SPAs) designated under the EC Birds Directive to protect wild birds. The EC Directive is applied in Scotland through the Conservation (Natural Habitats &c) Regulations 1994, which is known as the "Habitats Regulations". The Habitats Regulations require that: Where an authority concludes that a development proposal is likely to have a significant effect on a European site (SPA or SAC), it must undertake an appropriate assessment of its implications for the European site in view of the site's conservation objectives. An appropriate assessment will be undertaken in relation to this planning application in conjunction with advice from SNH.)

4 Road Access

The project has changed to only require operational access using the existing Wards access road. A field gate is shown on the drawings, for agricultural purposes. LLNP advised that the WDC Roads dept would be consulted and discussion as to the necessity with the Applicant.

5 Property Position

In 2016 there was significant concern from the owners of Laighraws, an adjoining property. LLNP advised that the owners had been in communication with them in connection with the development and its location (KCC not party to discussions). KCC understand the impact has been decreased but not eliminated by the relocation of buildings in the revised Application.

6 Environmental impact

Additional study reports have been provided and the buildings have been relocated. KCC are concerned specifically for the integrity of the National Nature Reserve.

LLNP will take advice in their assessment from SNH based on the reports submitted and a regulatory Habitats Assessment review will be made and available for public viewing.

7 Environmental report from SEPA

The Applicant has submitted additional reports following studies for sewerage waste disposal and the LLNP indicated that SEPA would be requesting more detail and currently hold an objection (letter dated 30 Jan19). KCC noted that the flows given in the reports were average flow where as the nature of the business would have significant peak flow multiples which would be more relevant.

LLNP advised that in addition to the Sewerage proposals there would be a requirement for a SUDS plan and that evidence of a provision for the equipment would be required in the Planning Assessment.

No reports from the Loch Lomond Angling Assoc.

No reports on SUDS or spillage control.

8 Building Design

The Revised plans show building with lower roof levels. The LLNP were uncertain as to the reasoning of the number of rooms in the manager's house and were to discuss with the Applicant.

The buildings are to be timber clad with slate effect roofs.

The main wedding facility building will replace the existing marquee and will improve containment of noise and light.

(Measurement of the venue building is approximately 15m x 30m with additional space approx 15m x 17m)

9 Sustainability

This was discussed under Item 2 and 8.

The revised Application draws on experience of an existing business which has been in operation for over 5 years.

The LLNP advised that the assessment will consider any impact to wildlife and restrictions could be applied though only for wild life protection (not people).

10 Local benefit

The LLNP assessment will consider the balance of benefit against impact.

LLNP advised that it would discuss in more detail with the Applicant.

11 The next stage of Planning Application review

There is no current fixed time table by the LLNP.

LLNP will Review together with dialogue with the Applicant, public, SNH and individuals. The Habitats Assessment review will be worked on and completed.

LLNP asked the KCC to pass the message that individual representations can be submitted at any time up to the Planning Committee meeting and that comments should refer to a specific planning issue.

KCC advised that it was having a further Special Meeting on 11 February to discuss the Revisions to the Application and any comments, additional to the above, would be submitted.

End

3 February 2019