

Minutes of (Virtual) Special Meeting regarding Planning Application [2020/0055/DET](#) – Erection of training centre (use Class 8) comprising leadership centre and 4 no. visitor accommodation buildings with associated parking and landscaping

7:30pm Monday 25th May 2020

Welcome and Introductions

KCC : Gavin MacLellan (GM), Jim Morrison (JM), Sarah Guy (SG), David Scott-Park (DSP), Andrew Sinnott (AS)

Tom Hunter Foundation (THF) : Ewan Hunter, Tony Kettle, Khairul Khalifah

Strathclyde University (SU) : Shona Miller

40 households entered the meeting room, possibly 60 persons.

30 Questions collected from community members were sent to THF in advance. Responses will be posted on kilmarnockcc.org and were summarised by the applicants as follows.

Ewan Hunter (THF)

SEPA – misinterpreted map – none of the buildings are in the flood zone

Ross Priory sustainability – THF programmes will fill under used accommodation at RP

Building design – Elements of RP architecture used – Contemporary – Close to nature – aspirational space

Economic Impact – 14 full-time equivalent jobs hopefully taken by locals – construction contracts will have clauses to use local contractors – catering will use local produce – internet access will be improved

Pods & weddings - The main building will not be used for weddings but will be used for conference type events - the THF pods will be available for RP events but the pricing will be high which may reduce their use by RP guests — sustainability – green technology – no flood risk

Visual impacts – main building set back from water's edge – partially screened by trees from loch – hardly visible from Ben Lomond – building sits in woodland

Profitability – Expected to run at a loss – if any profits do appear then they will be passed to SU/Ross Priory

Other benefits – laybys will be upgraded along Ross Loan from the school to the RP gates – planning permitting

Environmental Impact Assessment – no indication from planning authority that one will be needed – project assessed as too small – however a screening process will confirm need or not – THF does not expect to need one

Other sites – THF searched for 18 months and this is the best they have found

KCC / GM – Reminder that KCC have to take into account future considerations, environmental impacts as well as the upsides and benefits.

THF/EH – THF take environment very seriously and recently committed half a million pounds on environmental programmes

Shona Miller (Strathclyde University)

Strathclyde Uni (SU) values the members, the club, the site and the relationship with the community

The THF project fits with their strategy – already work with the School of Education – will benefit the RP site and provide additional income

Not an intention to drive more commercialism

SU have responsibility to their membership

KCC Comments

DSP – Asked about the pods being available yet priced out of reach - how are they complimenting RP business? Will the main building be used by SU for events other than weddings. Are additional traffic estimations available.

THF - Complimentary aspect is from THF utilising RP accommodation,

SU - High costs for pods will reflect luxury element. Expect they will still be used. Conferences and other educational events are likely to held at the centre. Don't envisage huge increase in traffic due to courses being residential over several days rather than daily in and out.

SG – Asked if this project will affect local access and use of the site and local membership facilities

SU – No SU keen on keeping local access and amenity the same

JM – Asked about definition of the size of the project (as deemed by planning authority).

THF - Not classed a major development based on site area.

JM – Asked if a 2 year goose survey had been requested by the Planning Authority

THF – No

JM – Asked about the timeline for construction

THF – COVID dependent start date – Autumn 2020 – 18 month construction period

JM – Asked whether THF have a Travel Action Policy normally required by planning authority

THF - No

JM – Asked who will own the new building

THF - On completion it will be gifted to Strathclyde Uni to own but will be leased back on 20 yr lease (with 5 yr extension option) at £1 per year

JM – Asked to qualify the type of development, is it a new business or expansion of existing business?

THF - New business

AS – Regarding the choice of a contemporary rather than a traditional build asked if the design was fixed or could still be altered including additional screening

THF - Already screened from RP side – trees around pond between loch and building minimise loch aspect

AS - Asked about avoidance of light pollution from both external sources and internal (glass wall)

THF – Blinds will be fitted – directional light fittings to keep light back towards the building

GM – Pointed out that Loch Lomond fishery reps were not present but should be an important group to engage with – communication details will be passed to THF to assist dialogue

Public Comments

Participant asked whether THF would commission an independent Environmental Impact Assessment for the whole proposal including solar panels, waste water treatment, activities on the water etc. even if not required to

THF – we will have to consider this and look at the cost

Participant then asked about cost preventing waste water being sent to the Gartocharn treatment plant rather than discharged into the loch

THF - £750,000 cost considered unfeasible

Participant asked whether the COVID crisis may cause RP to close down

SU – No

THF – Not been affected

Participant asked if THF courses had any cost to participants

THF - No all course are fully funded by THF or THF/ScotGov

Participant asked if there were any legal entails on RP site or building that would impact on this project

SU - No

Participant expressed disappointment that the 18 month search across Scotland found no suitable alternatives when there are 2 others on the loch edge ready to go with better transport links, Balloch Park and Ardlui Outdoor Sports Centre. Although 90 trees being planted, 30 trees are to be cut down. The building will look vast from the loch.

THF – It is lesser grade trees being removed with 90 semi-mature being planted (net +60) – visually set within woods and the scale of the new build is in keeping with the existing adjacent buildings. Want to create a bespoke building.

KCC/GM – Shared an example of new builds at Loch Lomond Golf Club being in keeping with local design, materials and heritage

Participant asked if there was or going to be a traffic survey on Ross Loan. Concerned about increased traffic levels

THF – No, nothing to monitor at the moment but if it did prove a problem it could be done – want to be good neighbours - apart from construction, venue traffic will be limited by a car share scheme, 3-4 residential courses not daily in & out

KCC/GM – Suggested Strathclyde Uni be a contact point for traffic concerns

SU & THF – Yes they will provide this

Participant asked what happens after 25 years

THF – Entirely up to Strathclyde University once the lease to THF has ended.

Participant expressed concerns about road use as the Ross Loan is used by children, mums with prams and the elderly, who would be heavily impacted by large increases in traffic as well as disturbance of peace and quiet. Also farmers feeding livestock from the roadside as considerations to effects of increased traffic.

THF – Explained the participant numbers, the residential pod capacity and the mitigations such as car share schemes and understand the concerns raised

KCC/GM – Summarised and suggested that THF could provide an expected traffic movements summary considering construction needs, staff movements, servicing needs and conference/training participants etc and consider some policies around management of 3rd party driver behaviour on these narrow lanes. Suggestion of dialogue with farmers too.

KCC Response

There is a survey on the KCC website which will be open until midnight Sunday 31st May. Further questions can be sent direct to the Tom Hunter Foundation or via KCC at the usual address. KCC

Kilmaronock Community Council

Councillors will consider the outcome of the Application Documents, THF presentations, Q&As and this survey and will then submit a response to the Planning Authority.

Meeting closed at 20:51