

Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 18 August 2020	13:00	Microsoft Teams Platform,

Present

Councillor Bill Binks, Councillor Bill Brown, Councillor Stephen Burns, Councillor Andy Doig, Councillor Natalie Don, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Colin McCulloch, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Iain Nicolson, Councillor Emma Rodden, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; L McIntyre, Head of Policy & Commissioning, A Armstrong-Walter, Strategic Partnerships & Inequalities Manager and G Crawford, Communications Officer (all Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Planning & Housing Services, O Reid, Head of Communities & Public Protection, S Marklow, Strategy & Place Manager and L Muirhead, Planning & Housing Manager (all Communities, Housing & Planning Services); and K Graham, Head of Corporate Governance, J Lynch, Head of Property Services, M Conaghan, Legal & Democratic Services Manager, G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, A McLaughlan, Solicitor Litigation & Licensing, S Muir, Finance Business Partner and R Devine and T Slater, both Senior Committee Services Officers (all Finance & Resources).

Recording of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be recorded and that the recording would be available to watch on the Council's website.

Declarations of Interest

Councillor Mags MacLaren declared an interest in respect of agenda item 6 of the agenda – Strategic Housing Investment Plan 2021/26 – and indicated that she would remain in the meeting but take no part in the discussion or decision.

Councillor James MacLaren declared an interest in respect of agenda item 15(c) of the agenda - Planning Application 19/0843/PP – and indicated that he would remain in the meeting but take no part in the discussion or decision.

1 Minute of Meeting of Police, Fire & Rescue Scrutiny Sub-Committee

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 10 March 2020, which forms the Appendix to this Minute.

DECIDED: That the Minute be approved.

2 Housing Revenue Account, Revenue and Capital Budget Monitoring Report

There was submitted a Housing Revenue Account, Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April to 26 June 2020.

The report stated that the projected revenue outturn at 31 March 2021 for all services reporting to this Policy Board was an overspend position of £2.466 million against the revised budget for the year. The projected capital outturn at 31 March 2021 for projects reporting to the Board was a breakeven position of £21.096 million against the revised budget for the year. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that for financial year 2020/21 the projected outturn position was split into core and Covid-19 related variances. It was highlighted that budget adjustments, totalling £2.440 million, comprising £1.915 million of government grant settlement for discretionary payments and £0.525 million of government grant settlement for Criminal Justice services had been processed since the start of the financial year.

DECIDED:

(a) That the projected Housing Revenue Account (HRA) and Revenue outturn position, detailed in table 1 of the report, be noted;

(b) That the projected Capital outturn position, detailed in table 2 of the report, be noted; and

(c) That the budget adjustments, detailed in sections 4 and 6 of the report, be noted.

3 Community Empowerment Fund

There was submitted a report by the Chief Executive relative to applications received for funding from the Community Empowerment Fund.

The report outlined the key objectives and aims of the Community Empowerment Fund. A summary of five applications for funding in terms of the Fund, consideration of three of which had previously been continued by the Policy Board, was provided. The recommendations of the cross-service panel of officers, for determination in respect of each application were detailed within Section 4 of the report and the Appendix.

DECIDED: That the recommendations made in relation to the applications received and detailed in Section 4 of the report and the Appendix, be approved namely;

- (i) That the award of £8,500 to Finding Your Feet be approved;
- (ii) That the award of £9,450 to Erskine Music and Media be approved;
- (iii) That the award of £9,650 to Spateston Tenants and Residents Association be approved;
- (iv) That the award of £9,625 to Values into Action Scotland be approved; and
- (v) That the award of £10,000 to Friends of Howwood Park be approved.

Greenspaces, Parks and Play Areas and Villages Investment Fund

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Greenspaces, Parks & Play Areas and Villages Investment Fund.

A cross-service panel of officers had been established to review and assess applications against agreed objectives and criteria. The Director of Communities, Housing & Planning Services had delegated authority to make grant awards under £5,000.

The report stated that activity had been restricted and progress slower than anticipated due to the Covid-19 pandemic. Updates were provided in respect of specific projects currently in development. One application which met the criteria, from Kilbarchan Community Council, which sought more than £5000, had been assessed during this funding round. A summary of this project was provided within the report with full details included within an Appendix.

DECIDED:

- (a) That the work currently being undertaken to support communities as they developed projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund be noted; and
- (b) That the project detailed in Section 3 of the report and the Appendix, be awarded grant funding totalling £50,000 to support Kilbarchan Community Council.

5 Covid-19 Service Update : Communities, Housing & Planning Services

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the impact of the Covid-19 pandemic on areas within the responsibility of this Policy Board, the key priorities and short-term potential areas of risk.

The report detailed changes to service provision within (a) Planning and Housing Services; and (b) the Communities and Public Protection division following the introduction of lockdown and then the subsequent easing of lockdown restrictions in terms of the Scottish Government's route map for recovery. In terms of risk, the report noted that the Corporate Risk Management Group (CRMG) was reviewing the Council's risk profile in terms of the pandemic. It was anticipated that many of the existing strategic and corporate risks would be impacted. A report in this connection would be submitted to a future meeting of the Audit, Risk & Scrutiny Board.

In response to an enquiry, the Board was advised that an update on housing allocations would be issued to all Councillors in due course.

DECIDED:

(a) That it be noted that planning policies would be reviewed to take account of any new guidance and emerging legislation having regard to the impact of Climate Change and Covid-19;

(b) That arrangements be made, in due course, to issue an update on housing allocations to all Councillors; and

(c) That otherwise the report be noted.

Declaration of Interest

Councillor Mags MacLaren having previously declared an interest in the following item of business remained in the meeting but took no part in the discussion or decision.

6 Draft Strategic Housing Investment Plan 2021/26

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the draft Strategic Housing Investment Plan 2021/26. The report indicated that the Strategic Housing Investment Plan (SHIP), which detailed how funding for affordable housing would be targeted to achieve the objectives contained within Renfrewshire's Local Housing Strategy, was reviewed and updated annually. A draft SHIP for the five-year period 2021/26, including a roll-forward of projects from the previous SHIP, taking account of projects which were expected to complete during 2020/21 alongside estimates of when new projects could potentially be brought forward, had been developed for consultation, following discussion with local housing

associations in Renfrewshire. A copy of the draft Plan was appended to the report.

Due to the Covid-19 pandemic and the closure of all construction sites in March 2020, the delivery of projects within the current programme had been affected. This had resulted in delays to the completion of projects that were already under construction and an underspend of Scottish Government grant. The Council would continue to work with the Scottish Government and partners to manage the development programme and facilitate delivery of the affordable housing programme.

The report proposed that following consultation, which would be undertaken during August and September 2020, the finalised Plan would be submitted to the next meeting of this Policy Board for consideration and, if appropriate approval, prior to submission to the Scottish Government.

DECIDED:

- (a) That the draft Strategic Housing Investment Plan 2021/26, appended to the report, be approved;
- (b) That the Director of Communities, Housing & Planning Services be authorised to undertake consultation on the draft Strategic Housing Investment Plan 2021/26; and
- (c) That the finalised plan be submitted to the next meeting of this Policy Board for consideration.

7 Paisley West End: Regeneration Update

There was submitted a report by the Director of Communities, Housing & Planning Services relative to progress achieved in implementing the regeneration masterplan, in partnership with Sanctuary Scotland, for the West End area of Paisley and seeking authority to initiate a Compulsory Purchase Order (CPO) application to facilitate the purchase of 17 privately-owned properties located at 26-34 Well Street, Paisley.

The report provided updates in relation to actions taken to date to implement the regeneration masterplan, approved at the meeting of the Council's Leadership Board held on 12 December 2017. All Council tenants within the masterplan area had been rehoused. The ownership of vacant Council owned properties and land in the masterplan area would be transferred to Sanctuary Scotland on a phased basis in line with their acquisition and demolition phasing strategy. The delivery of the masterplan required the demolition of 129 residential properties and 31 commercial properties, including the 17 privately owned properties located at 26-34 Well Street, Paisley and detailed in table 1 of the report. Despite ongoing attempts to negotiate mutually acceptable terms 17 of these properties remained in private ownership, details of which were provided together with a summary of the challenges encountered in negotiating acceptable terms for their acquisition and actions taken to resolve the situation. Authority was sought to initiate CPO proceedings in respect of these properties, where it was not possible to voluntarily acquire them, through the promotion and submission of an appropriate application to the Scottish Government.

The Convener proposed that, in addition to the recommendations detailed within the report, the following recommendation be added: -

That prior to the commencement of formal compulsory purchase procedures in relation

to the properties in table 1 that a further report be submitted to this Board providing an update on efforts to voluntarily acquire and seeking the approval of the Communities, Housing & Planning Board to such CPO procedures. This was agreed.

DECIDED:

(a) That the progress being made in implementing the Regeneration Masterplan for the West End of Paisley in partnership with Sanctuary Scotland be noted;

(b) That the Director of Communities, Housing & Planning Services be authorised to pursue the compulsory acquisition, by the promotion and submission for confirmation to the Scottish Ministers of compulsory purchase orders in respect of 17 properties, identified in table 1 of the report, to enable the properties to be demolished; and

(c) That prior to the commencement of formal compulsory purchase procedures in relation to the properties in table 1 a further report be submitted to a future meeting of this Policy Board providing an update on efforts to voluntarily acquire and seeking the approval of the Board to such CPO procedures.

8 Scottish Social Housing Charter: Annual Return 2019/20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Scottish Social Housing Charter Annual Return 2019/20. The report intimated that Local Authorities and Registered Social Landlords were required to submit an Annual Return relating to their performance to the Scottish Housing Regulator (SHR) by the end of May each year. The report highlighted that due to the COVID-19 pandemic, the SHR had extended the deadline for submission of the Annual Return 2019/20 to 31 July 2020. A copy of the Annual Return 2019/20 made on behalf of the Council was appended to the report and detailed Renfrewshire's performance in terms of specific indicators. Comparative information for the previous four-year period, core contextual data submitted as part of the return and additional service and performance management information was incorporated. The report highlighted that the SHR published all social landlords' performance on its website and, in common with other social landlords, the Council was required to report its performance against the Charter to all tenants. In accordance with guidance issued by the SHR tenants would be consulted on the preferred format for the tenants' report.

DECIDED: That the Scottish Social Housing Charter performance information Annual Return 2019/20, as appended to the report, be noted.

9 Housing Energy Efficiency and Carbon Reduction Programmes 2020/21

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Housing Energy Efficiency and Carbon Reduction Programmes and the allocation of £1,654,486 for the Renfrewshire Council area in terms of the Scottish Government's Home Energy Efficiency Programme for Scotland (HEEPS:ABS) 2020/21.

The key objectives of the Programme were detailed within the report, together with the potential benefits and it was highlighted that local authorities acted as coordinating

agents for all HEEPS: ABS programmes within their area. Confirmation had been received, on 20 April 2020, that Renfrewshire's proposed allocation of the £49 million available nationally was £1,654,486 confirmation of which had been received on 13 July 2020 and accepted by the Director of Communities, Housing & Planning Services. It was noted that, as in previous years, the proposed projects, which were detailed within the report, had focused on mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing.

DECIDED:

(a) That the action taken by the Director of Communities, Housing & Planning Services in accepting grant funding of £1,654,486, awarded as part of the Scottish Government's HEEPS: ABS programme for qualifying projects within the Renfrewshire Council area, be homologated; and

(b) That the Director of Communities, Housing & Planning Services be authorised to oversee delivery and operational management of the programme.

10 Community Justice Annual Report

There was submitted a report by the Director of Children's Services relative to the Community Justice Renfrewshire Annual Report 2019/20, a copy of the template for which was appended to the report. The report advised that the Renfrewshire Community Justice Outcomes Improvement Plan 2018/21, published on 1 April 2018, had outlined how the Community Justice Renfrewshire Partnership would reduce re-offending locally. The document also highlighted key local priorities, which had been identified through needs assessment and interaction with stakeholders and national priorities. The Community Justice Renfrewshire Annual Report, covering the period 1 April 2019 to 31 March 2020, required to be published by 30 September 2020 and thereafter submitted to Community Justice Scotland. The template for the annual report had been produced by Community Justice Scotland to assist local partnerships to capture a range of data in a way that allowed local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time/resource demanding.

DECIDED:

(a) That the content of the Community Justice Renfrewshire Annual Report Reporting Template 2019/20, which was appended to the report, be approved; and

(b) That it be noted that the Community Justice Renfrewshire Annual Report 2019/20 required to be published by 30 September 2020 and thereafter submitted to Community Justice Scotland.

11 Disposal of Land adjacent to 4 Iona Road, Renfrew

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of an area of land located adjacent to 4 Iona Road, Renfrew, identified on a plan appended to the report, as surplus to the Council's requirements.

The area of land involved, which was held on the Housing Revenue Account, extended to 19 square metres or thereby and was an area of open space, maintained by Environment & Infrastructure. The applicant, the owner of the property at 4 Iona Road, Renfrew had expressed an interest in purchasing the land for incorporation into their garden ground. Provisional agreement had been reached in terms of a purchase price subject to the ground being declared surplus to the Council's requirements. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised. The Head of Planning & Housing Services had confirmed that the area of land involved had no operational requirement and was not opposed to the land being declared surplus. It was highlighted that the proposed purchaser would require to obtain the required planning consents for the change of use from open space and be liable to meet the Council's reasonable professional and legal expenses incurred in processing the transaction.

DECIDED:

- (a) That the area of land located adjacent to 4 Iona Road, Renfrew, identified on the plan attached to the report, be declared surplus to the Council's requirements, with a view to disposing to the adjacent owner;
- (b) That the sale, to the adjoining proprietor of 4 Iona Road, Renfrew, of the land referred to above on such terms and conditions as may be negotiated by the Head of Property, utilising delegated powers, be authorised;
- (c) That the Head of Corporate Governance be authorised to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest; and
- (d) That it be noted that the Head of Housing & Planning Services would advertise the proposed sale of the area of open space in the local press in terms of the Town and Country Planning (Scotland) Act 1959.

12 Renfrewshire Local Development Plan - Development Plan Scheme

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the annual Renfrewshire Development Plan Scheme 2020 and participation statement which were appended to the report. The report stated that the Development Plan Scheme detailed the programme for preparation and review of the Local Development Plan and provided a participation statement indicating when, how and with whom consultation on the Plan would take place. The current Development Plan for Renfrewshire consisted of the Clydeplan Strategic Development Plan, approved by Scottish Ministers in 2017, and the adopted Renfrewshire Local Development Plan 2014.

The Development Plan Scheme 2020 outlined the remaining stages and timetable for the adoption of the next Renfrewshire Local Development Plan. The report also highlighted that the Development Plan Scheme 2020 would be submitted to Scottish Ministers and made available for public inspection.

DECIDED: That the Renfrewshire Development Plan Scheme 2020 be approved.

13 Renfrewshire Planning Performance Framework

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Renfrewshire Planning Performance Framework 2019/20 which was appended to the report. The report stated that a system of performance management for planning had been established by local authorities and the Scottish Government, where all planning authorities required to produce an annual Planning Performance Framework. The Framework had been developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to speed of decision making; providing certainty through timescales, process and advice; delivery of good quality development; project management; communication and engagement; and an overall 'open for business' attitude. It was noted that the Framework was not a policy document but provided planning authorities with an opportunity to demonstrate continuous improvement, achievements and successes. The Renfrewshire Planning Performance Framework 2019/20, a copy of which was appended to the report, demonstrated that the Council continued to perform well in terms of the Scottish average.

It was proposed that the Board consider the Renfrewshire Planning Performance Framework document and the Red, Amber, Green (RAG) assessments at a future meeting of the Policy Board.

DECIDED:

(a) That the Renfrewshire Planning Performance Framework 2019/20, as appended to the report and which had been submitted to the Scottish Government on 31 July 2020, be noted; and

(b) That arrangements be made to submit the Renfrewshire Planning Performance Framework document and the RAG assessments, to a future meeting of the Policy Board for consideration.

14 Proposal of Application Notices

There were submitted reports by the Director of Communities, Housing & Planning Services relative to proposal of application notices.

It was proposed that the planning history of the site for 20/0365/NO be taken into consideration in the assessment of any subsequent planning application that may follow and that otherwise the key issues identified to date be noted. This was agreed.

DECIDED: That the planning history of the site for 20/0365/NO be taken into consideration in the assessment of any subsequent planning application that may follow and that otherwise the key issues identified to date be noted.

15 Planning Applications

There were submitted reports by the Director of Communities, Housing & Planning Services relative to the following applications for planning permission that required to be determined by the Board.

(A) 19/0184/PP – WARD 12: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 246 DWELLINGHOUSES AND FLATS WITH ASSOCIATED INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING AT ERSKINE BRIDGE HOTEL, ERSKINE HARBOUR, ERSKINE PA8 6AN BY PERSIMMON HOMES LIMITED.

It was proposed that the Planning Authority hold a hearing under section 38A of the Town and Country Planning (Scotland) Act 1997 to allow the applicant and any person who had made a representation or objections to the application to address the Planning Authority on planning issues which arose from the following matters: environmental impact including flooding risks and impact on Local Environmental Designations (SINCs) and the impact on infrastructure including roads and education facilities (bearing in mind the Planning Authority's role in Getting It Right for Every Child). This was agreed.

DECIDED: That the Planning Authority hold a hearing under section 38A of the Town and Country Planning (Scotland) Act 1997 to allow the applicant and any person who had made a representation or objections to the application to address the Planning Authority on planning issues which arose from the following matters: environmental impact including flooding risks and impact on Local Environmental Designations (SINCs) and the impact on infrastructure including roads and education facilities.

(B) 19/0843/PP – WARD 4: ERECTION OF HOTEL WITH CAR PARKING, ACCESS, LANDSCAPING AND OTHER ASSOCIATED WORKS AT LAND TO EAST OF NO 1 MARCHBURN DRIVE, GLASGOW AIRPORT, PAISLEY BY CAIRN HOTELS GROUP.

It was proposed that consideration of the application be continued for a site visit. This was agreed.

DECIDED: That consideration of the application be continued for a site visit.

DECLARATION OF INTEREST

Councillor James MacLaren having previously declared an interest in the following item of business remained in the meeting but took no part in the discussion or decision.

(C) 20/0102/PP – WARD 11: FORMATION OF COMMERCIAL FISHERY WITH ASSOCIATED ACCESS, PARKING, MODULAR BUILDING AND LANDSCAPING AT LAND AT HADDOCKSTON ESTATE, WEST GLEN ROAD, HOUSTON, JOHNSTONE BY MR CAMPBELL.

It was proposed that consideration of the application be continued for a site visit. This was agreed.

DECIDED: That consideration of the application be continued for a site visit.

(D) 20/0120/PP – WARD 2: ERECTION OF CLASS 4 (BUSINESS), CLASS 5 (GENERAL INDUSTRIAL) AND CLASS 6 (STORAGE & DISTRIBUTION) DEVELOPMENT, WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (IN PRINCIPLE) AT 127 WRIGHT STREET, RENFREW PA4 8AN BY 3663 DEVELOPMENTS LTD.

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

DECIDED: That the application be granted subject to conditions.

(E) 20/0171/PP – WARD 8: FORMATION OF VEHICLE DELIVERY AND STORAGE COMPOUND WITH ASSOCIATED WORKS, INCLUDING BOUNDARY FENCING AT LAND AT PHOENIX PARK, LINWOOD ROAD, PAISLEY BY ARNOLD CLARK AUTOMOBILES LIMITED.

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

DECIDED: That the application be granted subject to conditions.

(F) 20/0217/PP – WARD 4: ERECTION OF STUDENT ACCOMODATION, PARTIAL DEMOLITION OF EXISTING BUILDING WITH FAÇADE RETENTION AND ASSOCIATED EXTERNAL ALTERATIONS AND ERECTION OF BIN STORE AT TA CENTRE, 76 HIGH STREET, PAISLEY PA1 2BA BY JR CONSTRUCTION SCOTLAND LIMITED.

Councillor McGurk, seconded by Councillor Nicolson moved that the application be granted subject to the conditions and reasons detailed within the report.

Councillor K MacLaren, seconded by Councillor Andy Doig, moved as a first amendment that the application be refused.

Councillor Burns, seconded by Councillor Mags MacLaren, moved as a second amendment that consideration of the application be continued for a site visit.

On the roll being called between the motion and the first amendment, the following members voted for the motion: Councillors Brown, McCulloch, McGurk, McNaughtan, Montgomery, Nicolson and Rodden.

The following members voted for the first amendment: Councillors Binks, Burns, Andy Doig, Don, J MacLaren, K MacLaren, M MacLaren; and Strang.

8 members having voted for the first amendment and 7 members having voted for the motion, a vote was then taken between the first amendment and second amendment. On the roll being called between the first amendment and the second amendment, the following members voted for the first amendment: Councillors Binks, Andy Doig and K MacLaren.

The following members voted for the second amendment: Councillors Brown, Burns, Don, J MacLaren, M MacLaren, McCulloch, McGurk, McNaughtan, Montgomery,

Nicolson, Rodden and Strang.

12 members having voted for the second amendment and 3 members having voted for the first amendment, the second amendment was accordingly declared carried.

DECIDED: That consideration of the application be continued for a site visit.

(G) 20/0218/LB – WARD 4: ERECTION OF STUDENT ACCOMODATION, PARTIAL DEMOLITION OF EXISTING BUILDING WITH FAÇADE RETENTION AND ASSOCIATED EXTERNAL ALTERATIONS AND ERECTION OF BIN STORE AT TA CENTRE, 76 HIGH STREET, PAISLEY PA1 2BA BY JR CONSTRUCTION SCOTLAND LIMITED.

It was proposed that in view of the decision taken in respect of (F) above consideration of this application be continued. This was agreed.

DECIDED: That consideration of the application be continued.

(H) 20/0278/PP – WARD 9: ERECTION OF TEN GLAMPING PODS AT BOWFIELD HOTEL AND COUNTRY CLUB, BOWFIELD ROAD, HOWWOOD, JOHNSTONE PA9 1DZ BY MANORVIEW GROUP.

Councillor McGurk, seconded by Councillor Rodden, moved that consideration of the application be continued for a site visit.

Councillor Andy Doig, seconded by Councillor Binks, moved as an amendment that the application be refused as: (a) The proposal was contrary to Policy E4 – Tourism, as the additional visitors generated from the proposal would have a significant impact on existing infrastructure, in particular sewerage and the local road network; and (b) There would also be an adverse impact on the amenity of the area, which was within the Green Belt.

On the roll being called the following members voted for the amendment: Councillors Binks, Andy Doig, Don, J MacLaren, K MacLaren, M MacLaren, McCulloch, McNaughtan, Montgomery and Strang.

The following members voted for the motion: Councillors Brown, Burns, McGurk, Nicolson and Rodden.

10 members having voted for the amendment and 5 members having voted for the motion, the amendment was accordingly declared carried.

DECIDED: That the application be refused as:

(a) The proposal was contrary to Policy E4 – Tourism, as the additional visitors generated from the proposal would have a significant impact on existing infrastructure, in particular sewerage and the local road network; and

(b) There would also be an adverse impact on the amenity of the area, which was within the Green Belt.

