

**MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held BY SKYPE
on MONDAY, 15 MARCH 2021**

Present:

Councillor Rory Colville (Chair)

Councillor Mary-Jean Devon

Councillor Alastair Redman

Attending:

Iain Jackson, Governance, Risk and Safety Manager (Adviser)

Fiona McCallum, Committee Services Officer (Minutes)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONSIDER NOTICE OF REVIEW REQUEST: CARDROSS GOLF CLUB, MAIN ROAD, CARDROSS (REF: 20/0012/LRB)

The Chair welcomed everyone to the meeting. He explained that no person present would be entitled to speak other than the Members of the Local Review Body (LRB) and Mr Jackson, who would provide procedural advice if required.

He advised that his first task would be to establish if the Members of the LRB felt they had sufficient information before them to come to a decision on the Review.

Councillor Devon and Redman both confirmed that they had sufficient information before them to come to a decision on the Review.

Councillor Colville confirmed that he had prepared the following Motion:

I would like to comment initially in regard to the Planning Officer's response on page 3 of the agenda pack for today's meeting in relation to the proposal for the 94 panel development, where they advise that it was only submitted on 13 January 2021.

I have noted that the plan is shown on page 12 of the agenda pack for the first calling of the LRB on 8 December as dated 21/4/20 and was included in the planning refusal notice dated 1 October 2020.

While it is noted that the Planners have had the opportunity to assess the further information submitted by the Applicant which details the change in numbers and physical appearance of the solar panels, and the justification regarding the wider public benefits of making the building more economically sustainable, and they consider that the 94 panel development is still contrary to policy, I am of the opinion that the application for the development of the proposed 94 panels, all as detailed in pages 27 to 48 of the agenda pack for the second calling of this LRB on 1 February 2021, can be approved on the following basis.

The listed building status describes Cardross Golf Club as an important golf club of the post war building period, built in the modern style. There are very few Modernist golf clubhouses in the country drawing from Art-Deco 1930s architecture with its streamlined, angular plan-form and large bowed-windowed communal rooms facing towards the golf course. The combination of the Deco and Modernist style distinguish the building as a rare and distinctive example of its building type in the early post-war building

Historic Scotland's New Design in Historic Settings offers useful guidance and although this publication deals primarily with the design of new buildings which sit within or alongside historic sites, its general message is applicable to the integration of some forms of renewable technologies in a heritage context. Local Planning Policy recognises the importance of renewable energy measures and support is given to micro-renewable proposals where appropriate.

The Planners have considered that the application is contrary to SG LDP ENV 16(a) – Development Impact on Listed Building, which states that all developments that affect listed buildings or their settings must 1) be of the highest quality, and respect the original structure in terms of setting, scale, design and materials, 2) the proposed development is essential to securing the best viable use of the listed building without undermining its architectural or historic character, or its setting, 3) the proposed development conforms to Scottish Historic Environment Policy 2011 and the accompanying Managing Change Guidance Notes.

In my opinion, the proposed development meets the first criteria in terms of the materials being proposed and does not impact significantly in terms of setting and scale. The aerial plan submitted by the Applicants on page 4 of the agenda pack for the first calling of the LRB on 8 December indicates that the visual effect of an array of the size proposed is minimal, especially when considering the amount of other roof obstructions which sit higher on the roof and the panels not being visible from the front of the building. The panels can be seen from the back of the building but that appears only to be from the golf course itself which rises up from the clubhouse and the view would solely be of the reverse of the panels and the mounting kit and the panels proposed have been selected to utilise a white back sheet in order to blend into the existing building.

As far as the second criteria is concerned, the developers have indicated that the development will enhance the economic viability of the use of the clubhouse going forward as it will reduce the operational costs and increase the sustainability of the continued occupation of the listed building for its current purpose.

As far as criteria 3 is concerned, the history of the building as described in its listing as a modern replacement of a much older building, and in relation to which Historic Scotland's New Design in Historic Setting states that installation does not need to be hidden from view, but can become part of the on-going story and evolution of the building.

SG LDP ENV 16(a) – Development Impact on Listed Building, firstly, at point 5) and at 1.1.8 allows for development where the wider public benefits of securing the conservation and reuse of the building through enabling development significantly outweighs any disadvantages of the development and secondly, it advises that measures to mitigate against impact are likely to include provision of a landscaped buffer zone.

Taking the above into consideration and the fact that Cardross Golf club is situated in the Helensburgh green belt and acts as a buffer in open space between the built conservation area on either side, its continued future sustainability as a viable building of limited alternative use, the wider public benefits of securing the conservation and reuse of the building through enabling development significantly outweigh any disadvantages of the development.

This can be further reinforced with reference to the history of the building as described in its listing as a modern replacement of a much older building, and in relation to which Historic Environment Scotland's New Design in Historic Settings states that installation does not need to be hidden from view, but can become part of the on-going story and evolution of the building.

Therefore, I move that the application be approved subject to a condition setting out a list of the plans detailed and proposed as mentioned above in pages 27 to 48 of the agenda pack for the second calling of this LRB on 1 February 2021.

Mr Jackson confirmed that the Motion was competent and it was formally moved by Councillor Rory Colville, seconded by Councillor Mary-Jean Devon.

Mr Jackson made the Members of the LRB aware that if they were minded to support this application, there was a separate refusal of Listed Building Consent which would need appealed (and won) before any work could start. This appeal would have to be submitted to the Scottish Government by the Applicant.

Decision

The Argyll and Bute Local Review Body, having considered the merits of the case de novo unanimously agreed to grant planning permission subject to the following condition:

1. The development shall be implemented in accordance with the details specified in the revised Project Complete Design submission dated **20 April 2020** (Project Name: Cardross Golf Club, Offer No: 1722), revised Panel Datasheet, 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 of Plan
Existing and Proposed Elevations (front)	20/00179/PP	001	21 April 2020
Existing and Proposed Elevations (left)	20/00179/PP	001	21 April 2020
Existing and Proposed Elevations (rear)	20/00179/PP	001	21 April 2020
Existing and Proposed	20/00179/PP	001	21 April 2020

Elevations (right)			
Existing Roof Plan	20/00179/PP	001	21 April 2020
Proposed Roof Plan	20/00179/PP	001	21 April 2020

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

Note to Applicant:

- This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- In order to comply with Sections 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start. Failure to comply with this requirement constitutes a breach of planning control under Section 123(1) of the Act.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

Both the Notification of Initiation and Notification of Completion forms referred to above are available via the following link on the Council's website:

<https://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>

(Reference: Further information received from Planning and Comments from Applicant's Agent, submitted)