

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Council: 26 June 2019**

Subject: Consultation: 2018/0133/PPP: Tourism led recreational, residential, food and drink development on land at West Riverside and Woodbank House Balloch

1. Purpose

- 1.1** To agree the Council's response to a consultation received from the Loch Lomond and the Trossachs National Park Authority regarding a planning application for tourism led development at West Riverside and Woodbank House Balloch.

2. Recommendations

- 2.1** It is recommended that the Council submits Appendix 2 as this Council's formal response to the above application.

3. Background

- 3.1** The above application has been submitted to the Loch Lomond & the Trossachs National Park Authority jointly by Flamingo Land Limited and Scottish Enterprise. The West Riverside site is owned by Scottish Enterprise and has been promoted as a recreational and tourism opportunity since the early 2000's. Woodbank House is in the sole ownership of Flamingo Land Limited.
- 3.2** The application was received on 25 May 2018 by Loch Lomond & the Trossachs National Park Authority. West Dunbartonshire Council, a statutory consultee as neighbouring Planning Authority to the proposed development site, were consulted on the application and sought additional information in August 2018 to allow a thorough assessment of the application. Amendments have since been made to the application and further information provided. Following this, West Dunbartonshire Council were formally consulted by the Park Authority again on 17th April 2019. Appendix 1 provides details of the planning application site, which is within Loch Lomond and the Trossachs National Park, in relation to the neighbouring West Dunbartonshire Planning Authority administrative boundary.

The application is made in principle and seeks to establish the acceptability of the potential new uses of the site only and does not include details of buildings and infrastructure, which would be determined at a later stage.

- 3.3** An elected member briefing meeting was held on 28th May 2019 to provide West Dunbartonshire Council Elected Members with further information about the application and give Members an opportunity to highlight any issues which they consider the application ought to address as a consultee to the development proposal. At the meeting, issues were raised about the nature and the impact of the development on the local area in terms of economic benefits, traffic, parking facilities, access and planning procedural issues.

4. Main Issues

Applications Details

- 4.1** The site is located to the north of Balloch and comprises a total area of c.56 acres. It contains two zones known respectively as West Riverside and Woodbank House. Old Luss Road intersects the two. The proposals for the West Riverside and Woodbank House sites are as follows:

- Refurbished tourist information building;
- 60-bedroom Apart-hotel;
- 32-bedspace budget accommodation;
- Up to 125 self-catering lodges comprised as follows:
 - 15 woodland bothies (in grounds of Woodbank House);
 - 16 woodland lodges (in grounds of Woodbank House);
 - 19 larger lodges (in grounds of Woodbank House);
 - 32 lodges in Drumkinnon Wood;
 - 43 lodges at West Riverside;
- Up to 6 private houses;
- Up to 15 apartments within Woodbank House;
- Up to 6 apartments within the refurbished outbuildings of Woodbank house;
- 900m² brewery;
- A boathouse of c.95m² for storage of equipment and operation of water-based activities;
- Leisure / pool /water park area up to approximately 2,500m²;
- Restaurants/Cafe & Retail areas up to 1,100m² in total;

- Visitor reception areas & hub building up to approximately 2,000m²;
- External activity areas including tree top walk, events/ performance areas, children's play areas, monorail, forest adventure rides, picnic / play areas;
- Staff and service area of up to approximately 900m²;
- Associated parking (up to 291 additional spaces), landscaping and infrastructure development works; and
- Access to be taken from the surrounding road network including Ben Lomond Way and Pier Road.

4.2 Appendix 2 includes the Council's recommended response to the consultation. The proposed response welcomes the investment in the local area which has the potential to make a major contribution to the viability of the visitor economy in Balloch by expanding the range of facilities both for visitors and local residents. New opportunities for employment will be created for Balloch and the wider Vale of Leven area. The planned works and the additional facilities to Station Square of restaurants, cafes, a brewery and outside performing space will provide a focal point for Balloch which will reach out to Balloch and the wider area. The proposed improvements to the riverside walkway, the national cycle and path networks and increased connectivity between Lomond Shores and Balloch are important additions which will also bring benefits to the wider community.

4.3 It is recognised that the development places an emphasis on sustainable modes of transport. The proposed monorail between Station Square and Pierhead enhances the connectivity between Balloch and Lomond Shores and discussions are underway with Scotrail/Abellio to improve the rail service. It is however accepted that the development will largely be car based and will have an impact on the local road network. The Roads Service in their consultation response has no objections to the development being proposed. They have indicated that the traffic movement at peak times and the network capacity with the additional trips from the development have been fully assessed. The Transport Assessment submitted by the applicant has been independently assessed by consultants for the Roads Service. This independent roads assessment is evidence based and found to be acceptable.

4.4 However, it is widely known that the summer season, good weather weekends and local events can increase traffic significantly on the A82, A811 and the local roads, all to the detriment of the local area. While mitigation measures will be implemented such as an Access and Parking Strategy and an enhanced Signage and Variable Message Signage on key approaches, there are still concerns about how this development will impact on the A82, A811 and local roads during peak summer and weekend times from a wider area perspective. It is considered that this development could exacerbate existing road conditions and concerns are expressed that the impact of this

development has not been full assessed at peak times such as good weather weekends and during the summer months to determine the associated amenity and environmental effects on the wider area.

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 There are no financial or procurement implications.

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 No equalities issues have been identified.

9. Consultation

9.1 The Council has been consulted as a neighbouring Planning Authority.

10. Strategic Assessment

10.1 The development aligns with the Council's strategic priorities of improving economic growth and employability.

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Date: 10th June 2019

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Appendices: Appendix 1: Site Plan
Appendix 2: West Dunbartonshire Council's response to Planning Application 2018/0133/PPP

Background Papers: 2018/0133/PPP: Tourism led recreational, residential, food and drink development on land at West Riverside and Woodbank House Balloch

Wards Affected: Ward 1 Lomond