

Agenda



Elected Members' Briefing Meeting

Date: Wednesday, 24 November 2021

Time: 14:00

Format: Hybrid meeting

Contact: committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Briefing Meeting** as detailed above. The business is shown on the attached agenda.

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and Members will have the option to attend the meeting remotely or in person at the Civic Space, 16 Church Street, Dumbarton.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost William Hendrie
Bailie Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Chief Officer – Regulatory & Regeneration

Date issued: 18 November 2021

ELECTED MEMBERS' BRIEFING MEETING

WEDNESDAY, 24 NOVEMBER 2021

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in the item of business on the agenda and the reasons for such declarations.

3 LOMOND BANKS

5 - 10

Submit report by the Planning, Building Standards and Environmental Health Manager providing information on a future application for planning permission in principle for a tourism led development on land at West Riverside and Woodbank House, Balloch.



Lomond Banks Elected Members Briefing Meeting: 24th November 2021

1. Purpose

The purpose of this briefing note is to provide Members with information to a future application for planning permission in principle for a tourism led development on land at West Riverside and Woodbank House, Balloch. The Members briefing has been offered by the Lomond Banks project team and is taking place during the pre-application consultation period, ahead of the planning application being lodged with the Loch Lomond & The Trossachs National Park Authority.

The briefing also gives Members an opportunity to highlight any issues which they consider the application ought to address as a consultee to the development proposal.

The briefing meeting will be operated in terms of the general principles of the procedures and protocol for Elected Member involvement at the pre-application stage (August 2014). A copy of the procedures and protocol are attached as Appendix 1.

2. Background

Lomond Banks are currently developing plans for Lomond Banks located at West Riverside and Woodbank House Estate in Balloch adjacent to Loch Lomond Shores. Their vision is to create a £40million world-class accommodation-led tourism destination that integrates itself with the current community of Balloch, bringing with it, much needed investment and job creation to the village. It is the intention to lodge an application in February 2022 to Loch Lomond & the Trossachs National Park Planning Authority for determination. West Dunbartonshire Council would be consulted as a statutory consultee as neighbouring Planning Authority to the proposed development site. Appendix 2 provides details of the application site, which is within Loch Lomond and the Trossachs National Park, in relation to the neighbouring West Dunbartonshire Planning Authority administrative boundary.

Flamingo Land is a family owned Scottish Company who moved from Scotland to Yorkshire and established in the 1970's which has grown to be one of the UK's leading leisure resorts and zoo parks, attracting around 1.5 million visitors per year.

Lomond Banks is a major step away from Flamingo Land's traditional portfolio of these parks with plans to develop family accommodation, a craft brewery, leisure centre and swimming pool restaurants events area, pathways and landscaping but no theme park rides.

3. Sites

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.

4. Development Details

The development proposals are as follows:

Pierhead

- Aparthotel
- Indoor Water Park
- Recreation and indoor attractions
- Monorail terminal
- Staff offices
- Watersports hub and storage
- Visitor hub
- Food and beverage

Riverside

- Forest Lodges
- Picnic and BBQ areas
- Playgrounds
- Monorail

Woodbank

- Woodland lodges
- Bothies
- Woodbank House retained and converted to holiday apartments
- Boathouse Activity Centre

Station Square

- Refurbished Tourist information
- Budget hotel
- Craft Brewery and Visitor Centre
- Restaurant
- Enhance Public Square
- Performance Amphitheatre
- Monorail Station

Drumkinnon Woods

- No built development in ancient woodland area
- Paths and trails
- Woodland management – maintain and conserve trees

5. Planning Policies

The statutory Development Plan applicable to the site comprises the adopted Loch Lomond & the Trossachs National Park Local Development Plan 2017-2021, and the associated adopted Supplementary Guidance. The Loch Lomond & the Trossachs National Park Authority will require to determine the application against the policies of this Plan which identifies Balloch as a Strategic Tourism Opportunity, recognising its potential for enhancing its role as a premium visitor destination and gateway to the National Park. West Riverside and Woodbank House are allocated for visitor experience uses and the Old Station is allocated for mixed use of visitor experience and transport. West Riverside, Woodbank and Station Square make up the proposed Lomond Banks development area. The Local Development Plan promotes specific sites where tourism development can be accommodated to meet tourism market demands while conserving and enhancing the natural environment.

The Balloch Charrette (2016) process identified key themes which have informed the Lomond Banks proposals including Balloch as a gateway to the National Park and a destination on Loch Lomond; generating year-round activities for all ages and abilities; improved connection with Loch Lomond Shores; a more coordinated village and a strong sense of arrival and easy to move around.

The assessment of the future Planning Permission in Principle application, including cross-boundary issues within West Dunbartonshire Council Planning Authority Area, should be assessed against the policies within the Loch Lomond & the Trossachs National Park Local Development Plan 2017-2021.

6. Matters for consideration

The main considerations in relation to the potential impact on West Dunbartonshire Council area are identified as follows:

Traffic Impact – The proposal has the potential for traffic impacts on the adjacent roads - A82, A811, Balloch Road, Old Luss Road, Pier Road and Ben Lomond Way. The potential effects on these road networks and any impact on the wider area in terms of capacity, congestion and delay are to be considered in a Transport Assessment that is currently being consulted upon with the Council's Roads Service and Transport Scotland.

Accessibility and Parking – The proposals will need to provide adequate parking on site for the proposed uses. The applicant will be encouraged to include measures to maximise the use of sustainable means of travel with good public transport connections and cycle parking to encourage sustainable travelling.

modes should be provided.

Public Access – The existing pedestrian and cycle network is to be retained and enhanced to provide and improve full connectivity to and from the site, ensuring integration, with Loch Lomond Shores, Balloch, long distance path networks and the wider West Dunbartonshire networks.

Sustainable Tourism – The applicant will be encouraged to introduce measures to minimise car use to and from the facilities and once on site. Maximising opportunities for public transport including connections to Balloch Rail Station. Using zero carbon heat sources and minimising energy demand from new buildings and infrastructure exploring potential to generate energy on site.

Biodiversity – It is understood that ecology surveys have been conducted throughout 2021 and are ongoing. The proposals will need to demonstrate that they will improve biodiversity and offer opportunities to learn about the landscape in the National Park and educate to be responsible tourists and respect and protect the environment.

Relationship with the existing Residential area – The proposals will need to demonstrate that they have properly considered the impact of the development on the adjacent residential areas within Loch Lomond & the Trossachs National Park Planning Authority boundary and also any potential impacts on the nearby residential areas within West Dunbartonshire Planning Authority boundary. Matters requiring consideration include control of noise and disturbance during the construction phase and when the development is operational and any impacts on landscape and visual amenity.

Community and Economic Benefits - The applicant will be encouraged to demonstrate the wider community and economic benefits it brings to the local area in terms of creating jobs for local people, and providing health and wellbeing facilities for use by local people. Local people will benefit from creating new paths and walkways making walking and cycling safer and accessible and allows greater exploring all of the Loch Lomond and Trossachs National Park. Tourism investment in Lomond Banks will be in the region of £40 million with 200 jobs to the local economy.

Impact on Alexandria town centre – Whilst the development details suggest a largely complementary set of uses, the proposed uses require to be assessed in terms of the overall impact on the vitality and viability of Alexandria town centre. Loch Lomond & the Trossachs National Park Authority will assess the impact of the development on the centre of Balloch as that is within their authority.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by members of the design team on 24th November 2021 and to participate in a

subsequent discussion. It is anticipated that an application for planning permission in principle will be lodged with the National Park Authority in February 2022.

Pamela Clifford
Planning, Building Standards and Environmental Health Manager
Date: 17th November 2021

Wards affected: Ward 1- Lomond

