



## *M*OULSDALE PROPERTIES' TARBET MASTERPLAN – BEN CRUACH LODGE

*The Trust is very concerned about recent activity at Ben Cruach Lodge on the A82.*



*We understand that extensive work has been undertaken by Mouldsdale Properties **without any of the appropriate planning consents**. Emergency consent was given for the removal of one fallen tree over the entrance – but as you can see from the graphic above, the work that was carried out went much further than that, including:*

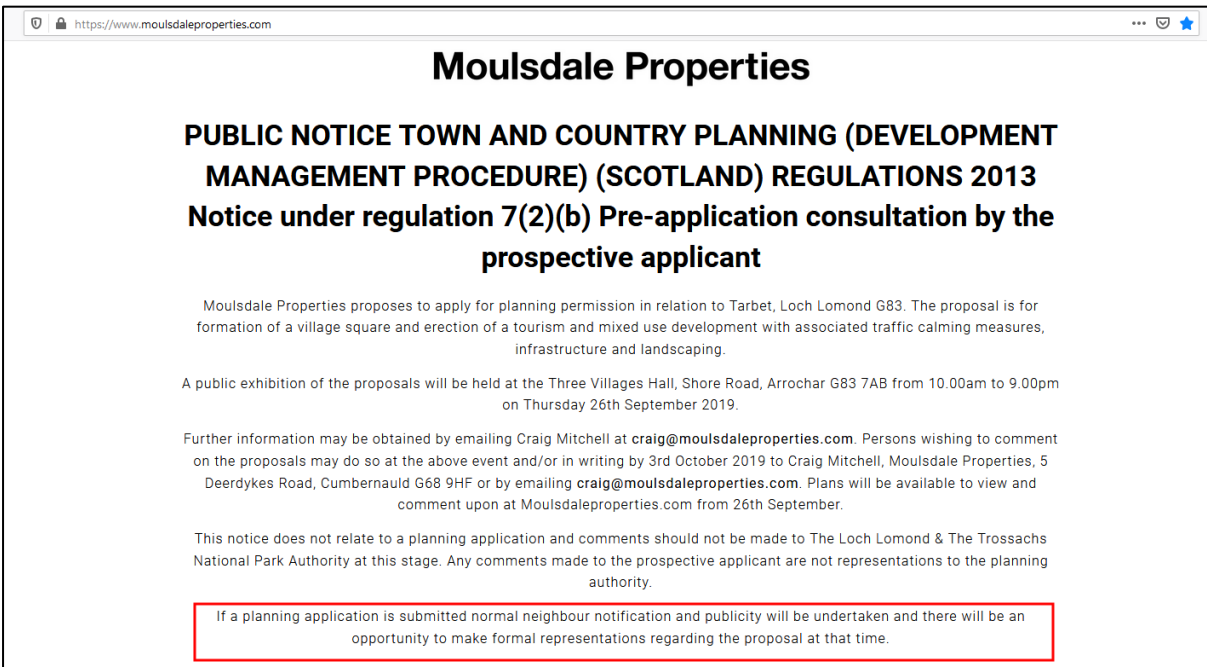
- *major tree felling around the lower entrance and along the A82*
- *reconstruction of the lower entrance to a commercial size*
- *erection of timber fencing along the A82*
- *the felling of approximately 2 acres of ancient forest north and east of Ben Cruach Lodge in an area possibly outside Tarbet and the original proposed 'Tarbet Masterplan' development zone*

After the situation was reported by concerned local residents, Scottish Forestry issued a Temporary Stop Notice which prevented any further work taking place. **This Stop Notice expired on 5 June and Mouldsdale Properties has now submitted a retrospective planning application.**

**Loch Lomond and the Trossachs National Park (LLTNP) planning authorities are currently considering this application.**

In September last year, Mouldsdale Properties presented a pre-planning application for their 'Tarbet Masterplan' at the Three Villages Hall in Arrochar. Many of you reading this article will have been in attendance. At the event, the undertaking was given that **"if a planning application is submitted, normal neighbour notification and publicity will be undertaken and there will be an opportunity to make formal representations regarding the proposal at that time"**.

Clearly this has been ignored in relation to the work carried out thus far.



The screenshot shows a web browser window with the URL <https://www.mouldsdaleproperties.com>. The page title is "Mouldsdale Properties". The main heading is "PUBLIC NOTICE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant". The text of the notice states: "Mouldsdale Properties proposes to apply for planning permission in relation to Tarbet, Loch Lomond G83. The proposal is for formation of a village square and erection of a tourism and mixed use development with associated traffic calming measures, infrastructure and landscaping. A public exhibition of the proposals will be held at the Three Villages Hall, Shore Road, Arrochar G83 7AB from 10.00am to 9.00pm on Thursday 26th September 2019. Further information may be obtained by emailing Craig Mitchell at [craig@mouldsdaleproperties.com](mailto:craig@mouldsdaleproperties.com). Persons wishing to comment on the proposals may do so at the above event and/or in writing by 3rd October 2019 to Craig Mitchell, Mouldsdale Properties, 5 Deerdynes Road, Cumbernauld G68 9HF or by emailing [craig@mouldsdaleproperties.com](mailto:craig@mouldsdaleproperties.com). Plans will be available to view and comment upon at [Mouldsdaleproperties.com](http://Mouldsdaleproperties.com) from 26th September. This notice does not relate to a planning application and comments should not be made to The Loch Lomond & The Trossachs National Park Authority at this stage. Any comments made to the prospective applicant are not representations to the planning authority." A red box highlights the sentence: "If a planning application is submitted normal neighbour notification and publicity will be undertaken and there will be an opportunity to make formal representations regarding the proposal at that time."

*The Trust is concerned that this work has breached planning law. And further, that it is a side-step towards implementing the wider 'Tarbet Masterplan' without due process being followed. You can see from the picture below how the area where the unlawful work has been done fits into the wider plan:*





Last September, the Trust decided that it would be neutral on the subject of the proposed development, **per se** – seeking only to reflect the views of the local community throughout the process. In many ways the development **could** be beneficial to meeting the needs of our communities, **IF** it is balanced and handled sensitively. And – vitally – if there is full dialogue and interaction between developer and residents. In fact, last August, a spokesperson for Mouldsdale Properties stated that “... any development undertaken by Mr Mouldsdale would be done so sensitively and in keeping with the heritage and culture of the much-loved area. Mouldsdale Properties will work in close partnership with the National Park and local residents will be consulted to ensure that any development will only serve to benefit the community.”

Clearly, this has not happened, and the community of Tarbet (and indeed the Three Villages as a whole) has been side-lined and insulted by Mouldsdale Properties’ recent actions.

The Trust will, therefore, be making representations to the LLTNP planning authority that:

- Mouldsdale Properties should face the maximum available sanction for the breaches of planning law which have already occurred
- Any retrospective planning permission granted should be accompanied by a requirement for full and public consultation before any further work is done
- Any future planning application approval should be conditional on a full public consultation schedule, agreed with the local Community Council and the Trust
- A Tree Preservation Order (TPO) is put in place, covering the zone from the A82 entrance to Ben Cruach Lodge, extending to the forest north and east of the property

*As local residents, you may also wish to voice your opinion.*

**Following are links to the Retrospective Planning Application and the Tree Preservation Order:**

**Retrospective Planning Application (deadline for comments: 10th July)**

Ref: 2020/0130/HAE

9 related documents

<https://www.lochlomond-trossachs.org/planning/planning-applications/find-an-application/>

**Tree Preservation Order (deadline for comments: 7th August)**

Ref: Tree Preservation Order No. 2 of 2020

[https://www.lochlomond-trossachs.org/wp-content/uploads/2020/06/TPO-No.-2-of-2020-2020-06-17v2\\_Redacted-v2.pdf](https://www.lochlomond-trossachs.org/wp-content/uploads/2020/06/TPO-No.-2-of-2020-2020-06-17v2_Redacted-v2.pdf)

<https://www.lochlomond-trossachs.org/wp-content/uploads/2020/06/2020-06-17-Ben-Cruach-Lodge-Tarbet-A4L-TPO-Designation.pdf>

**Article in Helensburgh Advertiser, here: <https://tinyurl.com/yaclk5n5>**

## ***L* LOCH LONG JETTY ASSOCIATION – UPDATE**

*Loch Long Jetty Association (LLJA) has, unfortunately, had to take the very difficult decision to postpone the **Loch Long Adventure Challenge** and the **Arrochar 10k** for this year. There was a lot of uncertainty as to whether either of these events could take place due to COVID-19 but, in reaching their decision, the welfare of the local community has been uppermost in LLJA's mind.*

*So, the new date for the **Adventure Challenge** is **8th May 2021** and entries will be open for this in about a week's time. The **Arrochar 10k** will be held on **18th September 2021**, and entries are being accepted now on Entry Central.*

*Let's hope 2021 will be a much better year. Thanks to all who have offered to help at these events; it is very much appreciated!*

## COMMUNITY SURVEY – REMINDER



**Arrochar and Tarbet Community Development Trust is currently conducting a survey to gather your feedback on some of our most vital community assets.**

*We would be enormously grateful if you could find a little time to offer us your thoughts, all of which will help us to shape the future of our **Three Villages Hall, Community Café and Post Office.***

The **online version** is here: <https://www.surveymonkey.co.uk/r/RQGR6QZ>

Please do inform anyone who is unable to access the online version that **printed copies** will shortly be available from the Community Post Office (during normal opening hours) and from Braeside Stores.

## FACEBOOK



**The Trust has a new Facebook page, which you can find here:**

<https://www.facebook.com/ATCDT/>

*Please give us a Like and feel free to share. Many thanks!*

## EMAIL



**You can contact the Trust via email:**

[trust@threevillages.org.uk](mailto:trust@threevillages.org.uk)

One of our Directors will respond to you as soon as possible.

