



Application Summary 2019/0230/DET

Address: Area Of Land Adjacent To Old Manse Farm Balmaha
Stirlingshire

Proposal: Change in the use of land from agriculture to caravan site for 8no. caravans (pod style) (for holiday use), erection of reception building and formation of road access, car parking, paths and drainage infrastructure

Case Officer: Caroline Strugnell

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Customer Details

Name: Mr James Fraser

Email: jamesbfraser@aol.com

Address: Carrochan Carrochan, Carrochan Road, Balloch

Comments Details

Commenter Type: Organisation/body

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: On behalf of the Friends of Loch Lomond and The Trossachs, the independent conservation charity for the National Park, I am writing to confirm our support for this glamping development in an attractive setting close to the West Highland Way and Balmaha.

Over the past few years as part of our National Park wide eco tourism initiative a key priority has been stimulating local farmers and others to diversify by developing small clusters of glamping accommodation to address market shortages and ensuring there are more sustainable rural businesses. We ran a series of seminars on glamping and produced an advisory guide on the different types of glamping and we are encouraged that the Old Manse Farm glamping project has come forward at this time.

Our grounds for support are as follows:

- there is a shortage of overnight tourist accommodation across a range of price points at a number of locations along the West Highland Way and this 8 unit glamping development will help to address this shortage;
- this is a very attractive site for glamping and the plans have been sensitively thought through to minimise environmental and visual impacts with both the type of

unit chosen and the careful siting to prevent skylining;
-we are pleased that despite the steep gradients on the site that through a combination of not removing any of the trees in the boundary tree canopy and recessing /sinking the pods a little the visual impact of the development from the loch and the roadside will be minimal;
-this development will make a major contribution to the viability of the hill farm and is a good example of light touch diversification in area with special landscape qualities; and
-the site will be very popular with walkers and others seeking to re-connect with nature and is entirely in line with the type of low footprint eco tourism development we would like to see more of throughout the National Park.

We commend this proposal