
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held at Mar Lodge, Braemar,
on 2nd October 2009 at 10.30am

PRESENT

Peter Argyle
Eric Baird
Geva Blackett
Duncan Bryden
Jaci Douglas
Dave Fallows
Lucy Grant
David Green
Marcus Humphrey
Bob Kinnaird

Mary McCafferty
Willie McKenna
Eleanor Mackintosh
Ian Mackintosh
Anne MacLean
Alastair MacLennan
Fiona Murdoch
Gregor Rimell
Susan Walker

IN ATTENDANCE:

Don McKee
Marie Duncan

Mary Grier

APOLOGIES:

Stuart Black Drew Hendry
Richard Stroud Andrew Rafferty (Arriving for Discussion Session after Call In)

AGENDA ITEMS 1 & 2:

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from the above Members.

AGENDA ITEM 3:

MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting on the 18th September 2009, held at Talla nan Ros, Kingussie were approved with addition to Paragraph 47 to show Alistair MacLennan seconding the motion proposed by Lucy Grant.
4. There were no matters arising.

**AGENDA ITEM 4:
DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING
ON THE AGENDA**

5. Alistair MacLennan declared an interest in Planning Application No. 09/306/CP because he has a financial relationship with the applicant.

**AGENDA ITEM 5:
PLANNING APPLICATION CALL-IN DECISIONS
(Oral Presentation, Mary Grier)**

6. 09/291/CP - No Call-in
7. 09/292/CP - No Call-in
8. 09/293/CP - No Call-in
9. 09/294/CP - No Call-in
10. 09/295/CP - The decision was to call-in the application for the following reason :

- The proposal represents an addition to the recreational network that passes through an area that is subject to a range of nature conservation designations and is also within the Cairngorms National Scenic Area. The development also represents a further consolidation of an established business. The proposal raises issues in relation to nature conservation, promotion of recreation and tourism and social and economic development, all of which are significant to the collective aims of the National Park.

11. 09/296/CP - No Call-in
12. 09/297/CP - No Call-in
13. 09/298/CP - The decision was to call-in the application for the following reason :

- The proposal is for a house on a site located within the Restricted Countryside Area as identified in the Badenoch and Strathspey Local Plan and also in the Feabuie Cromdale Supplementary Policy Note. This policy presumes against new houses unless there is a land management justification. The proposed development is also immediately adjacent to the Burn of Cromdale which is part of the River Spey SAC. The proposal raises issues in relation to housing in the countryside, precedent, the conservation and enhancement of the natural heritage of the area and social and economic development and is therefore of general significance to the collective aims of the National Park.

14. 09/299/CP - The decision was to call-in the application for the following reason :

- The proposal is for a house on a site located within the Restricted Countryside Area as identified in the Badenoch and Strathspey Local Plan and also in the Feabuie Cromdale Supplementary Policy Note. This policy presumes against new houses unless there is a land management justification. The proposed development is also

immediately adjacent to the Burn of Cromdale which is part of the River Spey SAC. The proposal raises issues in relation to housing in the countryside, precedent, the conservation and enhancement of the natural heritage of the area and social and economic development and is therefore of general significance to the collective aims of the National Park.

15. 09/300/CP - The decision was to call-in the application for the following reason :
- The proposal is for a house on a site located within the Restricted Countryside Area as identified in the Badenoch and Strathspey Local Plan. This policy presumes against new houses unless there is a land management justification. The proposal raises issues in relation to housing in the countryside, precedent, the conservation and enhancement of the natural and cultural heritage of the area and social and economic development and is therefore of general significance to the collective aims of the National Park.
16. 09/301/CP - No Call-in
17. 09/302/CP - No Call-in
18. 09/303/CP - No Call-in
19. 09/304/CP - No Call-in
20. 09/305/CP - No Call-in
Alistair MacLennan declared an interest and left the room
21. 09/306/CP - No Call-in
Alistair MacLennan returned

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

22. The Members wished to make comments to the Local Authorities on the following Planning Application No's 09/291/CP, 09/294/CP, 09/301/CP & 09/305/CP. The planning officers noted these comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities.

AGENDA ITEM 6: ANY OTHER BUSINESS

23. Marcus Humphrey asked Don McKee how many active planning applications there are to date. Don McKee informed members there was approx 60.
24. Duncan Bryden advised members of 3 items to be discussed on AOB.
25. Don McKee (Head of Planning) advised members of the Pre-Application Consultation Process:
- The new regulations introduced on the 3rd August 09 means a developer for major or national development must submit a Proposal of Application Notice to the Council at least 12 weeks before a formal application is to be submitted the Council 21 days to respond on consultation process described. The CNPA planners, if consulted can comment on certain types of development proposals before a formal planning application is made, bearing in mind the application may be determined by the CNPA at a later date. The developer must formally consult any Community

Council whose area covers or adjoins the application site. As a result applications should not be validated unless the Council is satisfied that it is accompanied by a satisfactory statement of pre-application consultation.

- Within this context, Don McKee advised members that a Proposal of Application Notice had been submitted to Highland Council for a range of development at Badaguish and the developer would be consulting a range of bodies and holding a public meeting. Members should be aware if this as CNPA may at some point be considering any planning application that comes forward.
26. Don McKee advised members that a 10am start is proposed for the 16th October 2009 at The Albert Memorial Hall, Ballater Planning Committee in order to discuss the determinations and then have an informal session on supplementary guidance including, natural heritage, carbon emissions, rural building applications and conversions buildings. The completed Sustainable Design Guide and Development Briefs will be brought to Committee in November. Notification from the Reporters Unit confirmed the Local Plan report will be available the end of November.
 27. Duncan Bryden informed members of the feature in the recent issue of the Strathspey & Badenoch Herald newspaper regarding the Glenfeshie bridge application.
 28. Don McKee provided members with an update on the Glenfeshie bridge application advising initially that there was a question as to whether the application was a refurbishment as described or a replacement, and more information was required. Since the bridge has now been washed away the proposal is for a replacement and an early meeting with the applicant has been arranged to progress this in recognition of the value of the bridge and the importance it holds in the area.
 29. Don McKee also advised members on progress with the application for Aviemore Community School a dialogue is taking place with the Highland Council as the applicant and it is hoped that the application can be brought to Committee in the near future.

**AGENDA ITEM 7:
DATE OF NEXT MEETING**

30. Friday 10.00 am 16th October 2009 at The Albert Hall, Ballater.
31. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
32. The meeting concluded at 11:20hrs.