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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## MINUTES OF THE PLANNING COMMITTEE held at The Albert Memorial Hall, Ballater on 3<sup>rd</sup> November 2006 at 10.30am

### PRESENT

Eric Baird	Willie McKenna
Stuart Black	Eleanor Mackintosh
Duncan Bryden	Anne MacLean
Nonie Coulthard	Alastair MacLennan
Basil Dunlop	David Selfridge
Douglas Glass	Sheena Slimon
David Green	Richard Stroud
Marcus Humphrey	Ross Watson
Bruce Luffman	Bob Wilson

### IN ATTENDANCE:

Don McKee	Pip Mackie
Neil Stewart	

### APOLOGIES:

Angus Gordon	Andrew Rafferty
Lucy Grant	Gregor Rimell
Sandy Park	Susan Walker

### WELCOME AND APOLOGIES

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

### MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 20<sup>th</sup> October 2006, held at The Ben Mhor Hotel, Grantown on Spey were approved subject to an amendment, Alastair MacLennan was noted as being both present and having given apologies – Alastair MacLennan confirmed that he had given apologies and did not attend the meeting.
4. There were no matters arising.

## **DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE AGENDA**

5. The Aberdeenshire Councillors declared an interest in Planning Application No. 06/433/CP.
6. It was noted that the CNPA were the Applicants for Planning Application No.'s 06/438/CP, 06/445/CP & 06/446/CP.

## **PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Neil Stewart)**

- The Aberdeenshire Councillors declared an interest and left the room.
7. 06/433/CP - No Call-in  
The Aberdeenshire Councillors returned.
  8. 06/434/CP - No Call-in
  9. 06/435/CP - No Call-in
  10. 06/436/CP - No Call-in
- Bruce Luffman arrived at the meeting.
11. 06/437/CP - No Call-in
  12. 06/438/CP - No Call-in
  13. 06/439/CP - No Call-in
  14. 06/440/CP - No Call-in
  15. 06/441/CP - No Call-in
  16. 06/442/CP - No Call-in
  17. 06/443/CP - No Call-in
  18. 06/444/CP - The decision was to call-in the application for the following reason :
    - The proposal represents a residential redevelopment of a site within the commercial core of Aviemore which is related to existing wider commercial redevelopment proposals in the immediate vicinity. It therefore raises issues in relation to affordable housing, land use planning policy, design and townscape, impact on trees and built heritage and the general economic and social redevelopment of the centre of Aviemore. As such, the proposal is considered to raise issues of general significance to the collective aims of the National Park.
  19. 06/445/CP - No Call-in
  20. 06/446/CP - No Call-in
  21. 06/447/CP - No Call-in
  22. 06/448/CP - No Call-in
  23. 06/449/CP - No Call-in

24.06/450/CP - No Call-in

### **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

25. The Members wished to make comments to the Local Authorities on the following Planning Application No's 06/435/CP, 06/436/CP, 06/437/CP, 06/440/CP, 06/441/CP, 06/442/CP & 06/450/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.

### **REPORT ON CALLED-IN PLANNING APPLICATION FOR ALTERATIONS & EXTENSION TO DWELLINGHOUSE AT THE STEADING, MAINS OF INVEREY, INVEREY, BRAEMAR (PAPER 1)**

26. Neil Stewart presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
27. The Committee discussed the application and the following point was raised:
- a) The implications of snow on a double pitched roof.
28. The Committee agreed to approve the application subject to the conditions stated in the report.

### **REPORT ON CALLED-IN PLANNING APPLICATION FOR ERECTION OF DWELLINGHOUSE AT LAND EAST OF CAMACH TOR, CORGARFF, STRATHDON (PAPER 2)**

29. David Green advised the Applicants, Mr & Mrs Ross were available to answer any questions Members may have. No questions were asked.
30. Neil Stewart presented a paper recommending that the Committee approve the application subject to the previous planning permission on the site being revoked, a Section 75 Legal Agreement and the conditions stated in the report.
31. The Committee discussed the application and the following points were raised:
- a) The business having a long history and being well established in the community.
  - b) The previous granted planning permission for a dwelling and the re-location of the current proposal on the site.
  - c) The removal of young trees from the proposed site.
  - d) The possibility of conditioning the chimney to be of a dark colour.
  - e) The drainage requirements of the proposal being covered by separate legislation.
32. The Committee agreed to approve the application subject to the previous planning permission on the site being revoked, a Section 75 Legal Agreement and the conditions stated in the report with an additional condition requiring the chimney to be of a dark colour.

## **ANY OTHER BUSINESS**

33. Douglas Glass raised the issue that the Police House in Ballater was currently empty and that the Police were potentially looking to hand the property to the Mountain Rescue service for use as a base. He was concerned about this as the property could potentially provide an affordable house for someone in the community and that the Mountain Rescue base didn't have to be located in a residential property. He requested that an informal letter be written to the Chief of Police to raise this matter.
34. Don McKee advised that if the property were to be used as a Mountain Rescue base then it may require planning permission for change of use, in which case, the CNPA would be notified of the application through the normal Local Authority notification procedures.
35. David Selfridge queried (in Paper 1, Mains of Inverey) the wording of the advertisement which stated "Proposal affecting the Character or Setting of a Conservation Area", he requested that it be changed to "Proposal *potentially* affecting the Character or Setting of a Conservation Area".
36. Neil Stewart advised that it was the Local Authority's responsibility for placing any advertisement required for a planning application and that he would pass the comments on.

## **DATE OF NEXT MEETING**

69. Friday, 17<sup>th</sup> November 2006 at The Ben Mhor Hotel, Grantown on Spey.
70. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
71. The meeting concluded at 11:25hrs.