
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held at The Albert Hall, Ballater
on 4th April 2008 at 10.30am

PRESENT

Eric Baird	Bruce Luffman
Stuart Black	Willie McKenna
Duncan Bryden	Eleanor Mackintosh
Jaci Douglas	Anne MacLean
Dave Fallows	Fiona Murdoch
Lucy Grant	Sandy Park
David Green	Richard Stroud
Drew Hendry	Ross Watson
Marcus Humphrey	

IN ATTENDANCE:

Don McKee	Mary Grier
Pip Mackie	Neil Stewart

APOLOGIES:

Geva Blackett	Ian Mackintosh
Nonie Coulthard	Alastair MacLennan
Bob Kinnaird	Andrew Rafferty
Mary McCafferty	Susan Walker

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, Thursday 20th March 2008, held at The Gordon Hotel, Tomintoul were approved, subject to the amendment of continuous numbering on page 6.
4. There were no matters arising.

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

5. Fiona Murdoch declared an interest in Item No. 8 on the Agenda.
6. Aberdeenshire Councillors declared an interest in Item No. 8 on the Agenda.

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

7. 08/101/CP - No Call-in
8. 08/102/CP - No Call-in
9. 08/103/CP - No Call-in
10. 08/104/CP - No Call-in
11. 08/105/CP - No Call-in
12. 08/106/CP - No Call-in
13. 08/107/CP - No Call-in
14. 08/108/CP - No Call-in
15. 08/109/CP - No Call-in
16. 08/110/CP - No Call-in
17. 08/111/CP - No Call-in
18. 08/112/CP - No Call-in

19. 08/113/CP - The decision was to call-in the application for the following reason :
 - The development is proposed on land which occupies an elevated and prominent position close to an entry point to the Cairngorms National Park and also in an Area of Landscape Significance as identified in the Aberdeenshire Local Plan. It is also in close proximity to the ruins of Glenbuchat Castle. The proposed development is therefore of general significance to the aims of the National Park, and in particular the first aim of conserving and enhancing the natural and cultural heritage of the area.

20. 08/114/CP - No Call-in
21. 08/115/CP - No Call-in
22. 08/116/CP - No Call-in

23. 08/117/CP - The decision was to call-in the application for the following reason :
 - The proposed development concerns a structure which has a history of usage for the provision of visitor accommodation and services. The development proposal raises issues in relation to social and economic development and promoting enjoyment of the area and is of general significance to the collective aims of the CNPA.

**AGENDA ITEM 6:
COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

24. The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/105/CP & 08/111/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 7:
REPORT ON REVISIONS TO PLANNING APPLICATION FOR RESIDENTIAL
AND COMMERCIAL DEVELOPMENT INCLUDING PUBLIC BAR/RESTAURANT
LAND AT JUNCTION OF FRANK SPAVEN DRIVE AND DALFABER DRIVE,
AVIEMORE
(PAPER 1)**

25. Duncan Bryden advised Members that Gary Johnston, Agent, was available to answer any questions they may have.
26. Neil Stewart presented a paper recommending that the Committee approve the revisions to the application subject to the conditions stated in the report.
27. Members were invited to ask questions of Gary Johnston; the following points were raised:
- a) Clarification that Cairn Housing were registered under the rural housing burden.
 - b) Clarification that the previously approved level of landscaping was to still be carried out on the site.
 - c) Clarification that a recycling area had been included in the development.
 - d) The inclusion of pedestrian access to the development.
 - e) The sustainable measures included in the revisions.
 - f) The maintenance of the open spaces / community areas / playground.
28. The Committee discussed the application and the following points were raised:
- a) The proposed changes to the design of the commercial aspect of the development.
 - b) Welcoming a development with restaurant and commercial inclusions as well as 50 % affordable housing.
29. The Committee agreed to approve the application subject to the conditions stated in the report with any amendment required to include reference to the maintenance of the open spaces / community areas / playground in the development.

**AGENDA ITEM 8:
CONSTRUCTION OF 7 WIND TURBINES WITH ANCILLARY DEVELOPMENT
INCLUDING ACCESS TRACKS, UNDERGROUND CABLES, CRANE HARD
STANDING, TEMPORARY CONSTRUCTION COMPOUND, ANEMOMETER
MAST, SITE CONTROL BUILDING AND BORROW PIT
AT WHOLE SITE TO THE SOUTH OF SCARHILL RADIO STATION,
PRESSENDY, CUSHNIE
(PAPER 2)**

30. Fiona Murdoch and the Aberdeenshire Councillors declared an interest and left the room.
31. Neil Stewart presented a paper recommending that the Committee approve the consultation response for submission to Aberdeenshire Council as stated in the report and advised Members that Matthew Hawkins, CNPA Landscape Officer, was available for questions.
32. The Committee discussed the consultation response and the following points were raised:
 - a) The amount of work required in the preparation of the consultation response.
 - b) The applicants for the development being the Forestry Commission, who are a partner organisation in the National Park Plan.
 - c) The cumulative impact of wind farms in the area.
 - d) The Tourist Impact Assessment which had been carried out by the Scottish Government.
 - e) The need for the CNPA to hold an informal meeting to discuss the cumulative impact of wind farms with particular regard to tourist impact.
 - f) The need for the Applicants to be aware of the potential presence of protected bird species in the area. Apart from geese, concern was raised about birds of prey.
 - g) Clarification that the site would be unsuitable, from the CNPA's view, for any type of wind farm development.
33. The Committee agreed to approve the consultation response for submission to Aberdeenshire Council as stated in the report, with an amendment to raise more of a concern about the potential impact on birds of prey.
34. Fiona Murdoch and the Aberdeenshire Councillors returned.

**AGENDA ITEM 9:
ANY OTHER BUSINESS**

35. There was no other business.

**AGENDA ITEM 10:
DATE OF NEXT MEETING**

36. Friday, 18th April 2008 at The Albert Hall, Ballater.
37. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
38. The meeting concluded at 11:40hrs.