
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held within Ballater Village Hall
on 5th January 2004 at 10.30am

PRESENT

Mr Peter Argyle	Mr David Selfridge
Mr Eric Baird	Mr Robert Severn
Mr Duncan Bryden	Mrs Sheena Slimon
Mr Stuart Black	Mr Richard Stroud
Mr Basil Dunlop	Mr Andrew Thin
Mr Douglas Glass	Ms Susan Walker
Mrs Lucy Grant	
Mr Bruce Luffman	
Ms Eleanor Mackintosh	
Mr Alastair MacLennan	
Mr Gregor Rimell	

IN ATTENDANCE:

Denis Munro
Neil Stewart
Sandra Middleton
Pip Mackie

APOLOGIES:

Ms Sally Dowden
Mr Angus Gordon
Mr David Green
Ms Anne MacLean
Mr Willie Mackenna
Mr Andrew Rafferty
Ms Joyce Simpson
Mr Bob Wilson

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from Sally Dowden, Angus Gordon, David Green, Anne MacLean, Willie Mackenna, Andrew Rafferty, Joyce Simpson and Bob Wilson.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting were approved.

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

4. Stuart Black declared an interest in application 03/149/CP.

PLANNING APPLICATION CALL-IN DECISIONS

5. 03/148/CP – No Call-in
Stuart Black left the room.
6. 03/149/CP – No Call-in
Stuart Black returned.
7. 03/150/CP – Neil Stewart told the Committee that this application is a Notice of Proposed Development by the Highland Council and as such the CNPA have been advised by the Scottish Executive that they are unable to exercise their Call-in powers in this case. NS recommended that the committee act as a consultee in this case and make comments to the Highland Council on the proposed development.
8. 03/151/CP – No Call-in
9. 03/152/CP – The decision was to Call-in this application for the following reason;
 - The development involves the demolition of an existing traditional house and its replacement with a new house in a prominent position adjacent to a well-used tourist route. In addition this may set a precedent for other similar developments within the National Park. This may raise issues of general significance to the aims of the National Park in relation to the conservation and enhancement of the cultural heritage of the area.
10. 03/153/CP – No Call-in
11. 03/154/CP – No Call-in
12. 03/155/CP – No Call-in
13. 03/156/CP – The decision was to Call-in this application for the following reason;
 - The proposal to redevelop and extend this waste water treatment plant, which is located immediately adjacent to the River Dee candidate Special Area of Conservation and within a National Scenic Area, may raise issues in relation to the conservation and enhancement of the natural heritage of the area. In addition, the proposal also raises matters in relation to the economic and social development of the local Braemar community.
14. 03/157/CP – No Call-in
15. 03/158/CP – No Call-in
16. 03/159/CP – No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

17. It was agreed that comments be made to Highland Council on application 03/150/CP and application 03/159/CP.
18. The Highland Councillors declared an interest in application 03/150/CP and left the room. The Committee agreed to submit the following comments to the Highland Council; The CNPA welcomes these proposals for upgrading the accommodation and facilities at the Glenmore Camping and Caravan Park but it does have a concern about the need to minimise the socio-economic impact that might occur in the area while the upgrading is taking place. The CNPA would therefore like to discuss with the applicant proposals for minimising those effects during the construction phase. In addition, the CNPA wishes to ensure that the cultural and natural heritage of the area is retained and enhanced in line with the aims of the National Park. In this regard, the CNPA wishes to ensure that there will be no adverse effects created by the development on the adjacent nature conservation designations and natural habitats by way of pollution from drainage, protection of existing areas of nature conservation during construction, and retention and restoration of natural habitats. It is also important to ensure that the extensive new tree planting and landscaping is carried out timeously and is appropriate to the native context of the surrounding area. The new buildings should also be of sympathetic design and scale and should not impact on the visual amenity of the area. The CNPA would also be grateful if consideration could be given, in the applicants redevelopment proposals to the provision of tourist related facilities which would promote awareness of the natural heritage designations and qualities of the immediate area. The Highland Councillors returned.
19. The Aberdeenshire Councillors declared an interest in application 03/159/CP and left the room. The Committee agreed to submit the following comments to Aberdeenshire Council; The CNPA raises no objections to the proposal to erect a replacement mast at this location. However, in the interests of reducing visual and landscape impact, the CNPA wishes to ensure that efforts are made to minimise visual clutter on the mast and that an appropriate colour is chosen for the structure and the cabin. In addition, it is understood that the immediate area is a habitat for Capercaillie. In the interests of conserving the natural heritage of the area, the proposed fencing around the new compound should not be camouflaged. If Aberdeenshire Council have not already done so, it may be beneficial to consult with SNH on this particular matter. Also, the applicants should be required to adequately remove all debris and restore the surroundings to their natural condition following completion of the construction works. The Aberdeenshire Councillors returned.

COMMENTS ON APPLICATION REF 03/137/CP (Paper 1)

20. Neil Stewart presented a paper proposing comments on application 03/137/CP for a double-sided frontage sign (Bed & Breakfast), Torbeg, Glengairn, Ballater. The Aberdeenshire Councillors declared an interest and left the room. The comments were agreed. The Aberdeenshire Councillors returned.

ANY OTHER BUSINESS

21. There was no other business.

DATE OF NEXT MEETING

22. 16th January 2004, Braemar, Village Hall.

23. Committee Members were requested to ensure that any Apologies for future Planning Committee meetings are submitted to the Planning Office directly.