

CAIRNGORMS NATIONAL PARK AUTHORITY

APPROVED MINUTES OF THE PLANNING COMMITTEE

held at The Community Hall, Boat of Garten
on 6^h October 2017 at 2.00pm

Members Present

Peter Argyle
Rebecca Badger
Geva Blackett
Carolyn Caddick
Angela Douglas
Paul Easto
Dave Fallows
Pippa Hadley
Janet Hunter

John Latham
Eleanor Mackintosh (Convener)
Xander McDade
Ian McLaren
Willie McKenna
Gordon Riddler (Deputy Convener)
Judith Webb
Brian Wood

In Attendance:

Gavin Miles, Head of Planning and Communities
Katherine Donnachie, Planning Officer, Development Management
Alix Harkness, Clerk to the Board

Apologies: Dave Fallows Gregor Hutcheon
Walter Wilson

Agenda Items 1 & 2:

Welcome

1. The Convener welcomed all present and apologies were noted.
2. The Convener welcomed the new Planning Committee members Carolyn Caddick, Pippa Hadley, Xander McDade, Ian McLaren and Walter Wilson. She advised that Walter Wilson could not take part in today's meeting because he had not completed his Planning Committee Induction.
3. The Convener extended her welcome to Emma Wilson, who had recently taken up the post of Planning Officer, Development Manager.

APPROVED COMMITTEE MINUTES

Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

4. The minutes of the previous meeting, 15 September 2017, held in the Community Hall, Nethybridge were approved with the following amendments:
 - At Para. 20) To add an explanation so that this sentence reads ‘The Convener asked Tessa Jones if they were happy with the innovative fencing proposal?’
 - At Para. 21f. and 22a) Correct the spelling of the word provenance.
5. There were no matters arising.
6. The Convener provided an update on the Action Points from the previous meetings:
 - a) Action point at Para. 14i) **Closed** – Addition of Informative to suggest that the applicant installs fibre optic cables to the building during construction. Will be in decision notice when sent out
 - b) Action point at Para. 23i) **Closed** – Amendments made to Condition 1 and informative 6. Will be in decision notices when sent out
 - c) Action Point at Para. 21ii) **In Progress** – In the future the development of an information pack that can be distributed to developer and household containing information on capercaillie, garden waste, plants and trees.

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

7. Janet Hunter declared an interest in:
 - a) Item No. 7 – Direct interest – is an employee of the Applicant.
8. Geva Blackett declared an interest in:
 - a) Item No. 7 – Indirect Interest – As an Aberdeenshire Councillor has been present at Braemar Community Council meetings but was not party to any discussions on the application.
9. Peter Argyle declared an interest in:
 - a) Item No. 7 – Indirect Interest - As an Aberdeenshire Councillor has been present at Braemar Community Council meetings but was not party to any discussions on the application.
10. Janet Hunter left the room.

APPROVED COMMITTEE MINUTES

Agenda Item 5:

Application for Detailed Planning Permission (2016/0442/DET)

Installation of four person chairlift

At Glenshee Ski Centre, Braemar

Recommendation: Approve subject to Conditions

11. Katherine Donnachie, Planning Officer presented the paper to the Committee and highlighted that a Habitats Regulations Appraisal (Appendix 2) had been undertaken.
12. The Committee were invited to points of clarity, the following points were raised:
 - a) Was the original tow funded using Scottish Sports funding for the purposes of giving young people access to the ability to train competitively? Katherine Donnachie advised that she was not aware but suggested that the applicant answer this query.
 - b) With reference to paragraph 23 of the report, had SNH's concern been addressed regarding any increase in non-winter use? Katherine Donnachie advised that the Applicant's design statement addressed SNH's concerns.
 - c) At what stage in the proposal would the existing tow be removed and would it be removed to be situated off site? Katherine Donnachie advised that she understood that the intention would be to remove the existing tow and deposit it in a commercial waste site off the application site.
 - d) Confirmation sought that the removal of the existing tow would be covered by the permission for the new tow? Katherine Donnachie confirmed that it was and explained that Condition 1(g) covers that.
13. David Farquharson (Applicant) and Nicola Donaldson (Agent) were invited to address the Committee, Mr Farquharson gave a presentation.
14. The Committee were invited to ask questions of the speakers, the following points were raised:
 - a) Was the original tow funded using Scottish Sports funding for the purposes of giving young people access to the ability to train competitively? David Farquharson confirmed that funding had not been received from Scottish Sports Council for the existing tow but for race training equipment on the nearby piste. He confirmed that it would still be a priority for the young people wishing to train competitively.
 - b) What was the seasonality of the chairlift? David Farquharson advised that they plan to only use it in the winter time.
 - c) Was the Applicant happy that the conditions were achievable and did they understand them all? David Farquharson confirmed that they were and commented that there seemed to be more conditions than in the original

APPROVED COMMITTEE MINUTES

application. He added that he felt it was strange that as part of the conditions they wanted to know where the helicopter stops were and where the helicopters would fly into the site when the RAF and Air Ambulance Helicopters use the sky area often. Gavin Miles explained that this was a requirement of the Habitats Regulations Assessment. He added that it would not be onerous to provide this information. This is covered in the condition 1(e)

- d) When would the new tow be operational should permission be granted today? David Farquharson advised that it would become operational over a two-year period depending on having a good ski season this winter. He explained they hoped to start in April 2018 by doing the top stations first and leave the current bottom station for winter 2018 and then in 2019 to replace the bottom station. It was hoped to be fully operational by the end of the 2019 ski season.

15. The Convener thanked the speakers and the Committee were invited to discuss the report, the following points were raised:

- a) Great application that would mean a reduction in queues and the safety aspect would be a great improvement.
- b) Suggestion made to tidy up the wording of condition 1 point (g). Katherine Donnachie confirmed that the existing wording sufficed.
- c) Agreement that it was a good application.
- d) Comment made that the development would make a big difference to young people and children who are not confident in using the equipment.
- e) Overriding support for the application and the investment in the area.

16. **The Committee agreed to approve the application subject to conditions detailed in the report.**

17. **Action Points arising: None.**

18. Janet Hunter returned to the meeting.

Agenda Item 6:

Any Other Business

19. The Convener advised that the Scottish Awards for Planning would be taking place on Wednesday 8th November 2017 and that the Deputy Planning Committee Convener, Gavin Miles and Pete Crane would be attending. Gavin Miles agreed to arrange for the web link to the voting to be sent to Planning Committee members to vote and to encourage others to do the same.

APPROVED COMMITTEE MINUTES

20. Action Point arising:

- i. Gavin Miles to circulate the details on how to vote for the Scenic Routes project for the Planning Award to the Planning Committee members.**

Agenda Item 9:

Date of Next Meeting

21. Friday 17th November 2017 at The Albert Hall, Ballater
22. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Clerk to the Board, Alix Harkness.
23. The public business of the meeting concluded at 14.45 hrs.