



# Draft Minutes of the Planning Committee Meeting

Held at Cairngorms National Park Authority HQ, Grantown on Spey

Hybrid

10 November 2023 at 9.30am

## Present

Eleanor Mackintosh (Deputy Planning Convener and Acting Convener)

Derek Ross

Kenny Deans

Russell Jones

Sandy Bremner (Board Convener)

John Kirk

Chris Beattie

Paul Gibb

Peter Cosgrove

Lauren MacCallum

## Virtual

Fiona McLean

Hannah Grist

Xander McDade

Ann Ross

## Apologies

Geva Blackett

Steve Micklewright

Bill Lobban

## In Attendance

Gavin Miles, Head of Strategic Planning

Peter Ferguson, Harper MacLeod LLP

Emma Bryce, Planning Manager (Development Manager)

Edward Swales, Monitoring & Enforcement Officer (Development Manager)

Katherine Donachie, Planning Officer (Development Management)

Emma Greenlees, Planning Support Officer

James Ade, Clerk to the Board



## Agenda Item 1 & 2

### Welcome and Apologies

1. The Deputy Convener welcomed all present including members of the public and apologies were noted.

## Agenda Item 3

### Declarations of Interest

2. There were no declarations of interest declared.

## Agenda Item 4

### Minutes of Previous Meeting and Matters Arising

3. The minutes of the previous meeting on 22 September 2023 held at Cairngorms National Park Authority, Grantown on Spey were approved with an amendment to ensure the attendance to included Lauren MacCallum.

## Agenda Item 5

### Planning Permission in Principle 2023/0030/PPP (22/06101/PIP)

Residential development, staff accommodation and infrastructure at the Aviemore Centre, Grampian Road, Aviemore

**Recommendation:** Approve subject to conditions

4. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.
5. The Committee were invited to ask for clarity,
  - a) No points for clarity were sought.
6. The Committee were invited to discuss the report. The following point was raised:
  - a) A member raised concerns around how the flow of traffic would be affected at peak times during the summer. The Head of Strategic Planning responded that Highland Council's transport planning team have said with the information they have been provided demonstrates the road network can accommodate the traffic and noted that the detail of the planning permission could only be approved if the



applicant applies with further information on the detail of the road network within the site and how it will link with the existing network.

7. The Committee approved the application for planning permission in principle as per the recommendation in the Officer's report.
8. Action Point arising: None.

## **Agenda Item 6**

### **Detailed Planning Permission 2023/0267/DET (23/02656/FUL)**

Erection of distillery, 3No. warehouses, access, parking, offices, and boreholes at U220 250M Southeast of Spey Dam, Laggan

**Recommendation:** Approve subject to conditions

9. Katherine Donachie, Planning Officer (Development Management) presented the paper to the Committee.
10. The Committee were invited to ask for clarity and the following points were raised:
  - a) A member asked for clarity on the proposed environmental enhancements whether condition on the inclusion of nest boxes for goldeneye, due to the site's national importance to the goldeneye population. Katherine Donachie responded that this could be added to the conditions.
  - b) A member sought clarity on the native species proposed for new woodland planting and asked if it would relate to the existing adjacent trees. The Planning Officer responded that would be required via conditions.
11. The applicant, John Harvey McDonough, and the agent, David Cambell, addressed the Committee.
12. The Committee were invited to ask for clarity. The following points were raised:
  - a) A member sought clarity on who owns the private access road and if there was a formal arrangement on how it will be maintained. The applicant responded that they owned the track and there is an agreement with SSE and Forestry and Land Scotland on how it will be maintained.
  - b) A member raised Community Council concerns around the formalisation of a safe bus stop and whether this could be addressed in the application. The Planning Officer responded that condition 15 covered this concern.



13. The Committee were invited to discuss the report. The following points were raised:

- a) A member raised that they supported but would like a condition covering the use of stones from the chapel as they are a historic asset. The planning officer responded that this was covered by condition 24.

14. The Committee approved the detailed for planning permission as per the recommendation in the Officer's report.

## **Agenda Item 7**

### **Detailed Planning Permission 2023/0285/DET (23/02933/FUL)**

Vary the cessation date of Condition 1 from previous permission 2020/0080/DET for the formation of bunding, provision of services and laying out of access road, hardstanding, and tarmac area with associated landscape at Land 165M SW Of Hillview, Kincaig

**Recommendation:** Approve subject to conditions

15. Edward Swales, Enforcement and Monitoring Officer, (Development Management) presented the paper to the Committee.

16. The Committee were invited to ask for clarity and the following points were raised:

- a) No points for clarification were raised.

17. The Committee approved the detailed for planning permission as per the recommendation in the Officer's report.

## **Agenda Item 8**

### **Detailed Planning Permission 2023/0357/DET (APP/2023/1562)**

Construction of New Link Footpath/Cycle Route at Deeside Way Footpath, A93 Ballater to Braemar Road, Braemar

**Recommendation:** Approve subject to conditions

18. Edward Swales, Enforcement and Monitoring Officer (Development Management) presented the paper to the Committee.

19. The Committee were invited to ask for clarity and the following points were raised:



- a) A member sought assurances that parts of the path next to the road would have safe fencing. Gavin Miles, Head of Strategic Planning, confirmed that the path sections alongside the road would have post and rail fencing.

20. The Committee were invited to discuss the report. The following points were raised:

- a) A member raised that they believed it meets the community's expectations, the path now just needs linking to the village. Head of Strategic Planning added that the proposed path would be accessible to a wide range of people but that the nature of some gradients would limit its accessibility to some users.

21. The Committee approved the detailed for planning permission as per the recommendation in the Officer's report.

## **Agenda Item 9**

### **Detailed Planning Permission 2023/0363/DET (23/03961/FUL)**

Construction of 634m long ATV track for woodland management at Land 950M North of Crathie Lodge, Laggan

**Recommendation:** Approve subject to conditions

22. Edward Swales, Enforcement and Monitoring Officer, (Development Management) presented the paper to the Committee.

23. The Committee were invited to discuss the report. The following points were raised:

- a) A member questioned why the application only covered the bottom third of the pre-existing forestry area. The Enforcement and Monitoring Officer responded that the applicant has applied for only the tracks that they require.

24. The Committee approved the detailed planning permission as per the recommendation in the Officer's report.

## **Agenda Item 10**

### **For information**

Planning Service Performance Update

25. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.



26. The Committee were invited to discuss the report. The following points were raised:
- a) Members thanked the Planning team for another excellent report card, particularly under the pressures that the Planning team are currently facing.
27. The Committee noted the paper, and the Acting Convener thanked the planning team again for their work.

### **AOCB**

28. The Convener informed the Committee that it was her last Planning Committee meeting, thanking the Deputy Convener and Officers for their work and guidance.
29. **Date of next meeting:** 10 November 2023

The Committee Convener raised a motion to move to a confidential session to consider the confidential minutes for on 22 August 2023 planning Committee.

The public business of the meeting concluded at 11.14am.