
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE Held in Dee/Spey rooms, via Video Conference on 27th January 2023 at 09.30 am

Members Present:

Dr Gaener Rodger (Convener)	
Eleanor Mackintosh (Deputy Convener)	Xander McDade
Chris Beattie	Doug McAdam
Geva Blackett	Willie McKenna
Bill Lobban	Dr Fiona McLean
Derek Ross	Willie Munro
John Kirk	Judith Webb
Russell Jones	Deirdre Falconer
Ann Ross	Anne Rae Macdonald
Janet Hunter	

In Attendance:

Emma Bryce, Planning Manager, Development Management
Stephanie Wade, Planning Officer, Development Manager
Gavin Miles, Head of Strategic Planning
Peter Ferguson, Harper McLeod LLP
Emma Greenlees, Planning Support Officer
Edward Swales, Monitoring and Enforcement Officer
Dan Harris, Planning Manager
Alan Atkins, Planning Officer, Development Management
James Ade, Clerk to the Board
Catriona Strang, Clerk to the Board

Apologies None

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convener welcomed all present and no apologies were noted.

Agenda Item 3:

Declaration of Interest by Members on Items Appearing on the Agenda

2. John Kirk noted for transparency in **Item 5**.
Reason: A financial interest as he has a permanent let.

Anne Rae MacDonald noted for transparency in **Item 5**.

Reason: A financial interest as the family business in Easter Ross has a short-term let cottage, out with park. Business is also a member of Go-Rural Agri-Tourism.

Doug McAdam noted for transparency in **Item 5**.

Reason: A financial interest as he has a short-term let cottage out with park.

Bill Lobban noted for transparency in **Item 5**.

Reason: A member of a local authority that has discussed and introduced the intention to produce a short-term let control zone.

Russell Jones noted for transparency in **Item 5**.

Reason: A member of a local authority that has discussed and introduced the intention to produce a short-term let control zone.

Agenda Item 4:

Minutes & Matters Arising from the Previous Meeting

3. The minutes of the previous meeting, 9th December 2022, held video conferencing were approved with no amendments.

Agenda Item 5:

Badenoch and Strathspey short-term let control area policy consultation.

4. Gavin Miles, head of Strategic Planning, presented the paper to the Committee on behalf of Dan Harris, Planning Manager.
5. The Committee were invited to ask points of clarity, the following point was raised:
 - a) A member asked for clarification on whether the policy needs to be linked to the National Park development plan. Head of Strategic Planning clarified that this is non-statutory policy and decisions would be based on this policy, which provides a framework, and the facts of the applications.
 - b) A member asked for clarification on whether points 1-4, p.2 of the paper, lays out the circumstances under which short-term lets would be considered acceptable. Head of Strategic planning confirmed this.
 - c) A member asked for clarification on whether policy only applies to existing properties not new builds. Head of Strategic Planning clarified that the policy could also be applied to a new build.
6. The Committee were invited to discuss the report, the following points were raised:
 - a) Members raised concern on conflict arising from properties in rural areas being over 800 metres away from active travel links. Head of Strategic Planning gave assurance that the criteria within the policy need to be taken into consideration but are not an exhaustive list. Additionally, the criteria are things that would normally be taken into consideration in planning application and a pragmatic approach is needed.
 - b) A member raised concerns that a local paper suggested short-term let planning applications have already been approved though had believed that they would be stalled to later in the year. Additionally, paper suggests that service departments

might be creating loopholes to get round short-term let regulations. Head of Strategic Planning explained that councils will be under pressure to determine applications, in some cases have given temporary decisions and some properties already have an established use as short-term lets. Additionally, service departments not relevant today as Government explicitly excluded short-term lets from either licencing.

- c) A member questioned how the CNPA will measure the impact on visitor numbers and the local economy. Convener replied that the business barometer will pick up impact and will feedback to board.
- d) Member raised that they would like to see a review within the year. Convener agreed it would be good to measure impact, with planning team looking at short to mid-term and as a board the mid to long-term impact in relation to the park's tourism plans.

7. **The Committee Agreed to officers submitting response to the consultation that welcomes the proposed planning policy.**

8. **Action Point arising:**

- i. **Head of Strategic Planning** to add note to say a there may be conflict in rural areas and pragmatic approach will be taken in these cases.

Dan Harris arrived at 10.00

Agenda Item 6:

Scottish Government feedback on CNPA planning performance framework report 2021/2022

- 9. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.
- 10. The Committee were invited to discuss the report, the following points were raised:
 - a) A members asked how preapplication advise affected staffing resources and if it saved time later in the application process. Head of Strategic Planning responded that broadly pre application advise helps the process overall and reflects a better product coming to the planning committee.
- 11. Members thanked planning team for their effort, note positive independent feedback from the Scottish Government.
- 12. **Action Point arising:** **None.**

Agender Item 8:

AOB

- 13. Head of Strategic Planning noted that National Planning Framework 4 was approved by the Scottish Parliament earlier in January and is expected to be adopted on 13th February. There will then be further secondary legislation to implement all parts but

the Scottish Planning Policy within NPF4 that is relevant to decisions at the next Planning Committee will be applied within the reports to committee.

14. Judith Webb's last Planning Committee, Convener and members thanked her for 2 terms and contributions over the last 8 years.

Agenda Item 9:

Date of Next Meeting

15. The date of the next meeting is Friday 10th March 2023 Online.
16. The public business of the meeting concluded at 10.21 hours.