
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING MEETING held at The Gordon Hotel, Tomintoul, 11.30am on Friday 10th October 2003

Present:

Peter Argyle	Alistair McLennan
Eric Baird	Ann MacLean
Stuart Black	Andrew Rafferty
Duncan Bryden	Gregor Rimell
Basil Dunlop	David Selfridge
Douglas Glass	Robert Severn
Angus Gordon	Sheena Slimon
Lucy Grant	Richard Stroud
David Green	Andrew Thin
Bruce Luffman	Susan Walker
William McKenna	Bob Wilson
Eleanor Mackintosh	

In Attendance:

Norman Brockie
Sandra Middleton

Apologies:

Sally Dowden
Joyce Simpson

WELCOME AND INTRODUCTION

1. The convenor welcomed all present.
2. The minutes of the previous meeting were approved.

EXISTING DEVELOPMENT PLANS WITHIN THE CNP

3. Existing Development Plans within the CNP. Norman Brockie presented his paper, he requested that Committee Members support his recommendations for;
 - i. Formulation of a single Local Plan for the CNP
 - ii. Research into the Wester Ross Local Plan fast-track approach

- iii. Application for Leader+ funding to finance a community worker to organise the public participation process.
- 4. The Committee agreed the first point, to proceed with the formulation of a single Local Plan for the CNP. There was concern that a single Local Plan could not adequately address the distinct local identities of communities within the park. The Officer advised the Committee that the modular approach proposed would include distinct sections for each community area and that existing relevant community plans would be incorporated within the consultation process. Further concern was raised that a single Local Plan would have to conform to the four Structure Plans that are in place for each of the four Local Authority Areas. The committee were advised that structure plans are to be phased out but that those currently in place will remain so for their lifetime. The Officer is to consult with the Scottish Executive regarding this issue.
- 5. The Committee agreed the second point to research the Wester Ross fast-track approach for development planning. It was noted that the Lanarkshire prototype should also be researched to compare the two schemes. It was also noted that the Strategic Environmental Impact Regulations should be addressed as a priority in the Local Plan process.
- 6. The Committee agreed the final point to seek LEADER+ funding for a dedicated community worker to organise the public participation process.

PLANNING APPLICATION CALL-IN DECISIONS

- a) 03/025/CP – No Call-in
- b) 03/026/CP – No Call-in
- c) 03/027/CP – No Call-in
- d) 03/028/CP – No Call-in
- e) 03/029/CP – No Call-in
- f) 03/030/CP – No Call-in
- g) 03/031/CP – No Call-in
- h) 03/032/CP – No Call-in
- i) 03/033/CP – No Call-in
- j) 03/034/CP – No Call-in
- k) 03/035/CP – No Call-in
- l) 03/036/CP – The decision was to Call-in this application as the following issues needed to be examined in relation to the Park aims; The addition of an extension to an existing dwellinghouse within a Conservation Area may have significant impact on the appearance of that Dwellinghouse and as such on the settlement as a whole. This raises an issue of significance to the first aim of the National Park which relates to the conservation and enhancement of cultural heritage.
- m) 03/037/CP – No Call-in
- n) 03/038/CP – No Call-in
- o) 03/039/CP – No Call-in
- p) 03/040/CP – The decision was to Call-in this application as the following issues needed to be examined in relation to the Park aims; The addition of

an extension to an existing dwellinghouse within a Conservation Area may have significant impact on the appearance of that Dwellinghouse and as such on the settlement as a whole. This raises an issue of significance to the first aim of the National Park which relates to the conservation and enhancement of cultural heritage.

q) 03/041/CP – No Call-in

r) 03/042/CP – The decision was to Call-in this application as the following issues needed to be examined in relation to the Park aims; The permanent siting of residential caravans may have a visual impact on the park and as such may impact on the first aim of the park which relates to the conservation and enhancement of natural and cultural heritage.

s) 03/043/CP – No Call-in

t) 03/044/CP – No Call-in

u) 03/045/CP – No Call-in

v) 03/046/CP – At this point Lucy Grant declared an interest in this application and withdrew.

The decision was to Call-in this application as the following issues needed to be examined in relation to the Park aims; This proposal raises an issue of general significance to the first aim of the National Park. The proposal may not be in keeping with the traditional settlement and land use pattern of the area.

PLANNING APPLICATION CONSULTATIONS

7. Indoor Kart Building, Aviemore – Consultation. The site falls within the Highland Council remit and as such those Committee members present who are also Highland Councillors withdrew at this stage, namely Stuart Black, Basil Dunlop, Sheena Slimon, Angus Gordon and Gregor Rimmell. The Officer recommended that the consultation response advise the refusal or re-siting and re-design of the building. It was agreed that the recommendation be for refusal of the existing proposal in favour of a re-designed and/or re-sited proposal. Robert Severn noted his objection to this recommendation.
8. Re-roofing of the Freedom Inn, Aviemore – Consultation. The Officer recommended approval subject to further consultation on the proposed roofing material and fenestration. This was agreed by the Committee.
9. Tomintoul Village Hall – Consultation. The Highland Councillors returned at this point. As a councillor for the Moray Council, Bob Wilson withdrew. The Officer advised the Committee that the proposal is at the stage of a pre-application consultation. The proposal is for the re-use of a small village hall, on Tomintoul's Main Street, as a dwelling-house. The hall is domestic in scale and surrounded by other housing. The Officer recommended approval following assessment of use as community facility. The Committee agreed.

UPDATE ON PREVIOUS CALL-INS

10. The Officer advised that work was in progress to compile consultation responses and representations on those applications previously called-in by the committee.

DATE OF NEXT MEETING

11. 24th October 2003 at The Albert Hall, Ballater (Supper Room) at 10:30am. Members were reminded to notify the CNPA office as soon as possible if they are unable to attend this meeting.
12. The meeting concluded at 1pm.