



Draft Minutes of the Planning Committee Meeting

Held at Cairngorms National Park Authority HQ, Grantown on Spey

Hybrid

22 September 2023 at 10.00am

Present

Gaener Rodger (Planning Convener)

Eleanor Mackintosh (Deputy Planning Convener)

Kenny Deans

Russell Jones

Sandy Bremner (Board Convener)

Fiona McLean

Chris Beattie

Paul Gibb

Peter Cosgrove

Xander McDade

Bill Lobban

Virtual

Douglas McAdam

Hannah Grist

Ann Ross

Steve Micklewright

Derek Ross

Geva Blackett

In Attendance

Gavin Miles, Head of Strategic Planning

Peter Ferguson, Harper MacLeod LLP

Emma Bryce, Planning Officer (Development Manager)

Emma Greenlees, Planning Support Officer

James Ade, Clerk to the Board

Apologies

John Kirk

Geva Blackett



Agenda Item 1 & 2

Welcome and Apologies

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

Agenda Item 3

Declarations of Interest

2. Sandy Bremner declared an interest in Item 5.
Reason: A financial interest as he is chair of the River Dee Trust which had received a charitable donation from the applicant. He would leave the room for Item 5.

Agenda Item 4

Minutes of Previous Meeting and Matters Arising

3. The minutes of the previous meeting on 11 August 2023 held at Cairngorms National Park Authority, Grantown on Spey were approved with no amendments.
4. Gavin Miles informed the Committee that officers has been in contact with the operators of Badaguish Outdoor Centre who have now removed information on website that dogs are welcome on the site.

Sandy Bremner left the room at 10.07am

Agenda Item 5

Detailed Planning Permission 2023/0229/DET (APP/2023/0616)

Refurbishment of hotel to serviced apartments with ground floor events space and cinema room, erection of leisure facilities, change of use of dwellinghouse to offices, conversion of dairy building to staff accommodation, conversion of mews to artist studio, replace existing footbridge, and erection of associated ancillary buildings

Application for Listed Building Consent 2023/0221/LBC (APP/2023/0867)

Refurbishment of Hotel to Serviced Apartments with Ground Floor Events Space and Cinema Room

Both at Invercauld Arms Hotel, Braemar, Ballater, Aberdeenshire, AB35 5YR

Recommendation: Approve subject to conditions



5. Emma Bryce, Planning Manager (Development Management) presented the paper to the Committee.
6. The Committee were invited to ask for clarity,
 - a) No points for clarity were sought.
7. Ben Addy of Moxon Architects addressed the Committee.
8. The Committee were invited to ask for clarity. The following points were raised:
 - a) Members questioned whether there was sufficient staff accommodation. Ben Addy respond that this project will add 10 new beds which, along with Artfarm staff bed numbers, will be sufficient for the business not just the Invercauld Arms Hotel.
 - b) A Member questioned if there will be adequate onsite parking. Ben Addy replied that there will be 70 car parking spaces, more than the Aberdeenshire roads department requires the site to have.
 - c) Members sought clarity on the constraints on the bridge's accessibility. Ben Addy, advised that the main constraint was on the west side of the bridge which is on someone else's land. There is space for improved steps but not a ramp.
9. The Committee were invited to discuss the report. The following point was raised:
 - a) Members welcomed the sympathetic restoration of the building which will be an asset to the National Park along with the use of a renewable energy source.
10. The Committee unanimously approved the application for both the detailed planning permission and listed building as per the recommendation in the Officer's report.
11. Action Point arising: None

Sandy Bremner re-entered the room at 10.45am

Agenda Item 6

Detailed Planning Permission 2023/0087/DET (22/01873/APP)

Change of use and alterations to form new campsite, shower facility, hard standing and foul drainage at The Old Mart, Conglass Lane, Tomintoul, Moray

Recommendation: Approve subject to conditions



12. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.
13. The Committee were invited to ask for clarity and the following points were raised:
 - a) A Member questioned whether there will be any EV charging points. The Head of Strategic Planning responded that there would not be EV charging points only the electric hook-up points.
 - b) A Member sought clarity on whether there are any other campsites in Tomintoul. The Head of Strategic Planning informed the Committee that the Bowling Club allow motorhomes and caravans to stop over and stay on their land. The Deputy Convener added that the Bowling Club were concerned about the impacts the new caravan site would have on their income.
 - c) A Member questioned whether Scottish Water should be obliged to give a more comprehensive response. The Head of Strategic Planning responded that Scottish Water are not compelled to respond to applications and won't necessarily know at the point of an application what infrastructure constraints there may be in the future when physical connections are requested.
14. Oliver Giles, Tomintoul and Glenlivet Development Trust as applicant addressed the Committee.
15. The Committee were invited to ask for clarity. The following points were raised:
 - a) The Deputy Convener sought clarity on where the reception point would be. Oliver Giles clarified that the site will be prebook only and the reception will be at the discovery centre in the village with an intercom and barrier system at the entrance to the site.
 - b) The Deputy Convener asked how the light from campervans would be managed in the Dark Skies area. Oliver Giles responded that the Dark Skies season runs from October to April and the campsite will be summer only so there will be no overlap and that the Trust was a strong supporter of the Dark Skies Park.
 - c) A Member queried what discussions had taken place between the Trust and the Bowling Club. Oliver Giles responded that the Trust had written to the Bowling Club at the start of the project and the Bowling Club brought the site to the attention of the Trust.
16. The Committee were invited to discuss the report. The following points were raised:
 - a) Members raised that communities in the National Parks have highlighted the issues around the lack of facilities for campervans in the National Park and



approving this planning permission would allow a space for people to pitch responsibly, helping with this issue. Additionally, the site would have a positive economic impact on the area.

- b) A Member raised concerns that there are no EV charging points on the site. The Head of Strategic Planning suggested adding a condition to the application requiring the applicant to submit details of electric vehicle charging to the Park Authority.
- c) Members raised concerns over the extra burden that the site would put on the community's water supply. The Head of Strategic Planning responded that a condition could be added that requires the applicant to provide information demonstrates that Scottish Water will permit a connection prior to development commencing. Members were satisfied with the amendment.

17. The Committee approved with the additional conditions of submission of details on EV charging and impact on water supply.

AOCB

18. The Convener informed the Committee that it was her last Planning Committee meeting, thanking the Deputy Convener and Officers for their work and guidance.

19. **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 11.36am.