
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE
held via Video Conference
on 12 November 2021 at 10am

Members Present:

Dr Gaener Rodger (Convener)	Anne Rae Macdonald
Peter Argyle (Deputy Convener)	Douglas McAdam
Geva Blackett	Xander McDade
Carolyn Caddick	Willie McKenna
Deirdre Falconer	Ian McLaren
Pippa Hadley	Dr Fiona McLean
Janet Hunter	William Munro
John Kirk	Derek Ross
John Latham	Judith Webb
Eleanor Mackintosh	

In Attendance:

Gavin Miles, Head of Strategic Planning
Murray Ferguson, Director of Planning & Place
Grant Moir, CEO
Emma Bryce, Planning Manager, Development Management
Alan Atkins, Planning Officer, Development Management
Nina Caudrey, Planning Officer, Development Planning
Peter Ferguson, Harper McLeod LLP

Apologies: **None**

Agenda Items 1 & 2:
Welcome & Apologies

1. The Convener welcomed all present and apologies were noted.

Agenda Item 3:

Declaration of Interest by Members on Items Appearing on the Agenda

2. Carolyn Caddick declared a Non-Financial Interest in Item 5.
Reason: As an elected member of Highland Council but had considered her position and was satisfied she had no conflict so would participate.
3. Pippa Hadley declared a Non-Financial Interest in Item 5.

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Reason: As an elected member of Highland Council but had considered her position and was satisfied she had no conflict so would participate.

Agenda Item 4: Minutes & Matters Arising from the Previous Meeting

4. The minutes of the previous meeting, 24 September 2021, held via video conferencing were approved subject to the following amendments:
 - a) At Para 13: Janet's surname (Hunter) to be added to follow her first name.
 - b) At Para 33b: 'Muse' to be corrected to read 'Mews'.
5. **Action Points arising:**
 - a. **Para 12i) – Closed:** Condition to be added around the applicant being asked to supply information on how the self-build plots would be marketed locally.
 - b. **Para 42i) – Open:** Site visit to Aviemore Community Hospital to be arranged.

Agenda Item 5: Detailed Planning Permission 2021/0229/DET (21/03088/FUL) Conversion of building into 3 No flats and erection of 2 No cottage flats At 13 High Street, Kingussie, Highland, PH21 IHS Recommendation: Approve Subject to Conditions

6. Alan Atkins, Planning Officer, Development Management, presented the paper to the Committee. He apologised for the omission of a site layout plan in the appendices sent out with the committee papers.
7. The Committee were invited to ask points of clarity, the following points were raised:
 - a) Had the design been changed with regard to access, amenity and garden usage?
Could the difference between the previous and current plans be highlighted?
The Agent for the applicant gave details in his report later in the meeting.
 - b) Clarification of the layout of drying areas and cycle storage.
8. The Convener invited Les Hutt (Agent) to give a presentation to the Committee.
9. The agent explained that the layout had been improved during the application process to retain the existing paths around the side of the building including disabled access round back of Caberfeidh Horizons. There would be temporary disabled access to the front door of Caberfeidh during development, protection for the tree at the back and a parking area.
10. The Committee were invited to ask the speaker points of clarity:
 - a) Clarification over the pedestrian access arrangements. The Agent clarified that the footpath would be retained with access round back of the building.
 - b) Concerns expressed about the effect this development would have on the functioning of Caberfeidh Horizons community enterprise next door. The agent confirmed that the layout design was the same as the current access and that

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Caberfeidh Horizons would still have the ability to use their rear door for goods and waste, with the same temporary vehicle use as they currently benefitted from.

11. The Committee were invited to discuss the report, the following points were raised:
 - a) It was noted that it appeared that the Caberfeidh Horizons social enterprise appeared to be allowed to continue operating in a similar way as it had previously.
 - b) It was good we have some protected affordable housing which can't be sold on and smaller accommodation for singles and couples, a good use of an old building. Revised plans will protect the tree.
 - c) Comment that the communal outside space could become a valued social area..
12. **The Committee agreed this application as per the conditions stated in the report with the addition of:**
 - a) **The suspensive conditions requiring redesign of the rear parking area to ensure protection of the mature copper beech tree.**
13. **Action Point arising: None**

Agenda Item 6 & 7:

Detailed Planning Permission 2021/0259/DET (21/03708/S42)

Section 42 Application to Vary Condition I (19/03944/S42), cessation date 01/11/2026

At Coire Cas Car Park, Cairngorm Mountain, Glenmore, Aviemore, Highland

Recommendation: Approve subject to condition

And

Detailed Planning Permission 2021/0281/DET (21/03707/S42)

Section 42 Application to Vary Condition I (20/01058/FUL) cessation date 01/11/2026

At Coire Cas Car Park, Cairngorm Mountain, Glenmore, Aviemore, Highland

Recommendation: Approve subject to condition

14. Gavin Miles, Head of Strategic Planning, presented the paper to the Committee.
15. The Committee were invited to ask points of clarity, the following points were raised:
 - a) How the term of five years was arrived at – having already had temporary permission for two years wouldn't 3 years be enough without any landscaping in place? Head of Strategic Planning explained that officers considered the five year term requested was reasonable given the disruption caused by Covid during the

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previous two years. The applicant could bring forward a full application sooner if they wished.

- b) Head of Strategic Planning was asked the reason for temporary permission (with no long-term landscaping) being granted in the first place and then this being extended on temporary basis. He explained long term landscaping, principally through tree planting, would take 10 or 15 years to grow in this location so , there would be little benefit of tree planting in the life time of this application. He reinforced the point that this was temporary application.

- 16. The Committee were invited to discuss the report, no further points were raised:
- 17. **The Committee agreed to approve applications 2021/0259/DET and 2021/0281/DET as per the Officer's recommendations subject to the conditions stated in the report.**
- 18. **Action Point arising: None**

Agenda Item 8:

Cairn Duhie Wind Farm Consultation 2021/0113/PAC

RECOMMENDATION: No Objection

- 19. Nina Caudrey, Planning Officer, presented the paper to the Committee.
- 20. The Committee were invited to ask points of clarity, the following points were raised:
 - a) The visuals presented in the report were difficult to see. The Planning Officer explained that was why the committee had been sent the details and links to the information on the Energy Consent Department website to enable magnification, in advance of the meeting.
 - b) The slide showing low level of light and its relation to light pollution was interesting.
- 21. The Committee were invited to discuss the report, the following points were raised:
 - a) Comment was made that we have to work within the set down planning system but concern about incremental change. If the wind farms had been a one-off application in the past, would we have come to a different conclusion?
 - b) A member was concerned that in their view, the North East of Scotland was moving from a landscape with windfarms to windfarms dominating the landscape and that the National Park would be surrounded by windfarms.
 - c) A request was made for information about what happens to the sites at the 'end of a wind farm', as in theory they are temporary structures. Head of Strategic Planning agreed, but said they are also likely to have repowering and refreshed planning applications on the same site, noting that this was Scottish Ministers' policy.
 - d) The Convenor spoke with the Head of Strategic Planning about a development session for the committee in the new year about landscape effects inside and

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outside the National Park. The Head of Strategic Planning confirmed this was being planned for March 2022.

- e) At what point does a site like this become a brown field site? The Head of Strategic Planning explained that technically it can't be a brownfield site as it had to be removed. There would have to be an application to make it a permanent site or allow other forms of development. Peter Ferguson, Harper McLeod added that although the applications were for temporary permission the impacts have to be assessed as though they were permanent. The newer sites can have lifespans of 40-plus years because of technical improvements, so in a practical sense they are permanent developments.

22. The Committee agreed to approve the Officer's recommendation of No Objection.

23. Action Points arising:

- i. There will be a development session for the Committee in 2022 about landscape effects inside and outside the National Park.

**Agenda Item 9:
AOB**

24. The following points of business were noted:

- a) Head of Strategic Planning updated that the Scottish Government had published the National Planning Framework 4 for consultation by 31 March 2022. There will be informal discussion with the Planning Committee in the January before officers ask the Committee to approve a formal response. It was a very important document affecting the whole of Scotland.
- b) The Convenor thanked Peter Argyle, Deputy Convenor of the Planning Committee, both personally and on behalf of the Committee for his work as deputy convenor of the Planning Committee. Peter Argyle thanked Gaenor Rodger and Eleanor Mackintosh for working with him and expressed good wishes to Eleanor Mackintosh in her new role as Deputy Convenor.
- a) Geva Blackett updated the Committee on her visit to the Old School housing development in Ballater by Grampian Housing Association.

**Agenda Item 10:
Date of Next Meeting**

25. Friday 10th December 2021 at 9.30am via video/telephone conference with hope for a hybrid meeting when some members can come to the CNPA offices subject to advice from the Scottish Government.

26. The public business of the meeting concluded at 11.26 hours.