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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## DRAFT MINUTES OF THE PLANNING COMMITTEE

held at The Village Hall, Braemar  
on 11<sup>th</sup> July 2008 at 10.30am

### PRESENT

Eric Baird  
Geva Blackett  
Duncan Bryden  
Nonie Coulthard  
Jaci Douglas  
Dave Fallows  
Lucy Grant  
David Green  
Drew Hendry (arrived late)  
Marcus Humphrey  
Bruce Luffman

Mary McCafferty  
Willie McKenna  
Eleanor Mackintosh  
Ian Mackintosh  
Anne MacLean  
Alastair MacLennan  
Fiona Murdoch  
Sandy Park  
Richard Stroud  
Susan Walker  
Ross Watson

### IN ATTENDANCE:

Andrew Tait  
Pip Mackie  
Don McKee

### APOLOGIES:

Stuart Black  
Bob Kinnaird  
Andrew Rafferty

### AGENDA ITEMS 1 & 2: WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from the above Members.

### AGENDA ITEM 3: MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 27<sup>th</sup> June 2008, held at The Community Centre, Nethy Bridge were approved.

4. There were no matters arising.

**AGENDA ITEM 4:  
DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE  
AGENDA**

5. Alastair MacLennan declared an interest in Planning Application No. 08/247/CP.

**AGENDA ITEM 5:  
PLANNING APPLICATION CALL-IN DECISIONS  
(Oral Presentation, Andrew Tait)**

6. 08/242/CP - No Call-in

7. 08/243/CP - No Call-in

8. 08/244/CP - No Call-in

9. 08/245/CP - The decision was to call-in the application for the following reason :

- The proposal is for the demolition of a traditional building and its replacement with two dwellings of a similar design. While recognising there is an element of replacement the proposal overall represents additional residential uses in the open countryside where new dwellings would normally require a land management justification. The proposal raises issues with regard to delivery of housing policy and cultural heritage. Consequently, the proposal is considered to raise issues of general significance for the aims of the Cairngorms National Park.

10.08/246/CP - No Call-in

Alastair MacLennan declared an interest and left the room.

11.08/247/CP - No Call-in

Alastair MacLennan returned.

12.08/248/CP - No Call-in

13. Drew Hendry arrived at the meeting.

14.08/249/CP - No Call-in

15.08/250/CP - No Call-in

16.08/251/CP - No Call-in

17.08/252/CP - No Call-in  
18.08/253/CP - No Call-in  
19.08/254/CP - No Call-in  
20.08/255/CP - No Call-in  
21.08/256/CP - No Call-in  
22.08/257/CP - No Call-in  
23.08/258/CP - No Call-in

24.08/259/CP - The decision was to call-in the application for the following reason :

- The proposal involves the erection of a bottling plant and storage building at the Cairngorm Brewery. While recognising that the proposal relates to an existing industrial site the proposed building is of a considerable size and represents the first phase of the replacement of the entire brewing facility. The proposal raises issues with regard to economic and social development of the business and natural heritage issues with regard to the adjacent landscaping belt. The proposal also raises issues with regard to sustainability including the reduction of transport movements from the site and in relation to re-use of energy within the facility. Consequently, the proposal is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

### **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

25. The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/242/CP, 08/243/CP, 08/244/CP, 08/248/CP, 08/249/CP & 08/255/CP. The planning officers noted these comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities.

**AGENDA ITEM 6:  
ANY OTHER BUSINESS**

26. Duncan Bryden informed Members that there were 3 items under AOB.
27. Andrew Tait informed Members that he had been in contact with the Applicant regarding a visit to the Westerton, Glenbuchat site (07/488/CP). He advised that there should be a date confirmed for the site visit by either the end of next week or the start of the following week. As soon as a date was set Members would be informed.
28. Don McKee presented an update paper on the AHR applications (07/445/CP & 08/431/CP) which were being dealt with by the CNPA. He restated CNPA's support for a successful AHR and its contribution into the Park and the desire of the Authority to be able to determine applications for high quality development. He advised that it was hoped that the Section 75 Legal Agreement for application 07/445/CP (AHR Masterplan – Outline Consent) would be concluded within the next few weeks allowing the outline planning permission to be issued. Don McKee also stated that the recently called-in application 08/431/CP (AHR Masterplan – Full Consent) would be dealt with as promptly as possible once all the relevant information had been received from the Applicants.
29. David Green stated that there was still political and public interest in the application and therefore a need for the update paper which had just been presented. He wished to highlight the detrimental impact on the determination timescale due to the CNPA not being in receipt of all the relevant information from the Applicants. CNPA had been in discussion with AHR for several months and had consistently highlighted that determination of any application would be dependent on a high quality submission containing all of the necessary information. As of today there were significant deficiencies in the level of information included in the application.
30. Nonie Coulthard queried when the electronic copies of the information had been due to be received by the CNPA. Don McKee responded that he had been assured they were being despatched on Monday 7<sup>th</sup> July 2008 via special next day delivery, however, as of today's post no copies had yet been received at the Ballater Office.
31. Willie McKenna queried if the Applicants had agreed to the conditions on the Outline Application (07/445/CP) regarding the footpath to the rear of Tesco. Don McKee responded that this had been dealt with at the meeting on 20 March 2008 at The Gordon Hotel, Tomintoul (Minutes are available on the CNPA website [www.cairngorms.co.uk](http://www.cairngorms.co.uk), under Planning / Planning Papers / Archived Meetings).
32. Alastair MacLennan queried if Highland Council were correct to validate the application due to the lack of submitted information from the Applicants. He also stated that it was important for the public to realise that although an application had been received for the development it

did not contain the full necessary information to allow determination in its present state.

33. Don McKee informed Members that this update paper which had been provided to members would ensure that those in the wider community with an interest in AHR were aware of the CNPA's position to date.

**AGENDA ITEM 7:  
DATE OF NEXT MEETING**

34. Friday, 25<sup>th</sup> July 2008 at The Albert Hall, Ballater.
35. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
36. The meeting concluded at 11:25hrs.

