



Draft Minutes of the Planning Committee Meeting

Held at Cairngorms National Park Authority HQ, Grantown on Spey

Hybrid

9 June 2023 at 10.45am

Present

Gaener Rodger (Planning Convener)

Eleanor Mackintosh (Deputy Planning Convener)

Kenny Deans

Janet Hunter

John Kirk

Steve Micklewright

Douglas McAdam

Xander McDade (Board Convener)

Derek Ross

Chris Beattie

Paul Gibb

Russell Jones

Hannah Grist

Lauren MacCallum

Ann Ross

Fiona McLean

Sandy Bremner

In Attendance

Gavin Miles, Head of Strategic Planning

Murray Ferguson, Director of Planning and Rural Development

Peter Ferguson, Harper MacLeod LLP

Ed Swales, Planning Officer (Development Manager)

Stephanie Wade, Planning Officer (Development Management)

Emma Greenlees, Planning Support Officer

Catriona Strang, Clerk to the Board

David Keith

Garry Curren

Michael Hogg, RS McLeod Ltd

Apologies

Bill Lobban

Geva Blackett



Agenda Item 1 & 2

Welcome and introduction.

1. The Convener welcomed all present including members of the public and apologies were noted.
2. Should a member wish to have a motion they will be joined by Peter Ferguson in a separate room.

Agenda Item 3

Declarations of interest

3. John Kirk declared an interest in Item 7
Reason: Business relationship with applicant.

Agenda Item 4

Minutes of Previous Meeting and matters arising

4. The minutes of the previous meeting, 28 April 2023, held at Cairngorms National Park Authority, Grantown on Spey were approved with no amendments.
5. The Planning Convener motioned to move to a confidential session on conclusion of the public meeting.

Agenda Item 5

Detailed Planning Permission 2023/0019/DET (22/05913/FUL)

Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) at Horse field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore, Highland

Recommendation: Approve subject to conditions

6. Stephanie Wade, Planning Officer (Development Management) presented the paper to the committee.
7. The Committee were invited to ask points of clarity, the following point was raised:
 - a) A member asked why the proposed new path was not suitable for wheelchairs or pushchairs. The planning officer confirmed there had been much discussion on this point with the agent and outdoor access team, but due to the constraints of an existing draining ditch and the path rise of 4m over a short distance, steps would be required. David Keith confirmed there would be significant changes to



the landscape if the draining ditch was moved. It was noted that other path links to the Aviemore orbital path were accessible.

- b) A member noted that there are no conditions on restriction of holiday lets. Gavin Miles, Head of Strategic Planning confirmed that planning applications would be required to change the use of flats from residential to short term letting use.
8. The Committee were invited to discuss the report, the following points were raised:
- a) A members thanked the applicant for providing the clear visualisations of the proposal and noted that they would preferred to have seen an accessible path.
9. The Committee approved the application as per the recommendation in the Officer's report.
10. Action Point arising - none.

Davie Keith left the room at 11.16.

Agenda Item 6

Detailed Planning Permission 2022/0270/DET (22/003073/FUL)

Erection of 19 houses, 29 Dulicht Court, Grantown on Spey, Highland

Recommendation: Approve subject to conditions

Ed Swales, Monitoring and Enforcement Officer

11. Ed Swales, Monitoring and Enforcement Officer, presented the paper to the committee.
12. The Committee were invited to ask points of clarity, the following point was raised:
- b) A member asked at what stage during the development would the new SUDS basin be completed. Applicant, Michael Hogg confirmed that most of the proposed development would connect to the existing SUDS basin and the proposed SUDS basing would serve the final phase of development on lower ground.
 - c) Concern over surface water management during construction was raised. Gavin Miles, Head of Strategic Planning, confirmed that proposed conditions to manage surface water during the construction phase should be sufficient.
13. Garry Curran, a neighbour to the development presented to the committee.



14. The Committee were invited to discuss the report, the following points were raised:
- A member asked if we could insist the final road surface is finished and that works are completed.
 - Gavin Miles, Head of Strategic Planning confirmed a Breach of Condition Notice had been served to require completion of roads surfaces to existing properties but noted that it was not a relevant consideration to the determination of the current planning application.
15. The Committee approved the application as per the recommendation in the Officer's report subject to conditions and a financial contribution to active travel within Grantown on Spey.

Garry Curren Left the meeting at 11.43.

John Kirk left the meeting at 11.43.

Agenda Item 7

Detailed Planning Permission 2023/0145/DET (23/00349/FLL)

Renewal of permission 19/02111/FLL, Erection of art gallery building, reconfigure car park, installation of 4 air source heat pumps, landscaping, and associated works at House of Bruar, Pitagowan, Blair Atholl, Pitlochry, PH18 5TW.

Recommendation: Approve subject to conditions

16. Stephanie Wade, Planning Officer (Development Management) presented the paper to the Committee.
17. The Committee were invited to ask points of clarity, the following point was raised:
- There were no points of clarification.
18. The Committee were invited to discuss the report, the following points were raised:
- It was noted that the developer is a major employer in the area and members would be happy to approve.
 - A member asked if swift boxes would be included. Stephanie Wade, Planning Officer confirmed that there is a condition on biodiversity enhancement on the development.



19. The Committee approved the application as per the recommendation in the Officer's report.

20. Action Point arising: - none.

Agenda Item 8

AOC

21. **Date of next meeting:** 11 August 2023

The public business of the meeting concluded at 11.51.

Motion accepted to move to confidential business.