
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE
held in Spey/ Dee Meeting rooms, CNPA HQ,
Grantown on Spey (hybrid)
on 23rd September 2022 at 10:00am

Members Present:

Dr Gaener Rodger (Convener)	Xander McDade
Eleanor Mackintosh (Deputy Convener)	Doug McAdam
Peter Argyle	Willie McKenna
Geva Blackett	Ian McLaren
Carolyn Caddick	Dr Fiona McLean
Pippa Hadley	Willie Munro
Derek Ross	
John Kirk	

In Attendance:

Emma Bryce, Planning Manager, Development Management
Dan Harris, Planning Manager, Forward Planning and Service Improvement
Alan Atkins, Planning Officer, Development Management
Ed Swales, Monitoring & Enforcement Officer (Development Management)
Nina Caudrey, Planning Office
Gavin Miles, Head of Planning
Peter Ferguson, Harper McLeod LLP
Dan Grierson, Charter Planner
Jim Cornfoot, Cairngorm Mountain Ltd
Catriona Strang, Clerk to the Board

Apologies: Judith Webb, John Latham, Anne Rae McDonald

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convener welcomed all present and apologies were noted.
2. The convener confirm that this meeting is live streamed and welcomed all those that joined the meeting.

Agenda Item 3:

Declaration of Interest by Members on Items Appearing on the Agenda

3. John Latham declared a non-financial interest in Item 6
Reason : It is a neighbour and friend making the application

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4. Gaener Rodger declared a (non-financial interest) in Item 6
Reason – A family member of Cairngorm Ski Club and supporter of the club. On completion of the Test in 5.3 and 5.4 model in code of conduct and discussion with officer that this connection does not preclude from discussion within item
5. Willie McKenna declared a (non-financial interest) in Item
Reason: Season Ticket for Cairngorm Mountain but this does not preclude from discussing within this item

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

6. The minutes of the previous meeting, 26th August 2022, held via video conferencing were approved subject to the following amendments:
 - a) At Para 25 a) second line to read as Newspaper (strathspey and Badenoch herald)
7. Matters arising from previous meeting:
 - a) Confirmation of financial contribution toward the development on cairngorm mountain and what this upgraded
 - b) Gavin Miles, Head of Planning confirm it was to upgrade the visitor services experience on entrance to the car parking at Cairngorm Mountain
 - c) The amount contributed will be confirmed.
8. The Convener proposed a motion to introduce a short confidential session at the end of the meeting to approve the confidential minutes from the 26th of August

John Latham left the room 1009

Agenda Item 5: Detailed Planning Permission 2022/0069/DET (22/00601/FUL)

Construction of battery energy storage facility (49.9MW), control building, switch room, battery storage containers, inverter containers, landscaping, and associated works
At Land 380M West of East Croftmore, Boat of Garten

RECOMMENDATION: Approve Subject to Conditions

9. Alan Atkins, Planning Officer presented the paper to the Committee.
10. The Committee were invited to ask points of clarity, the following points were raised:
 - a) A member asked if NatureScot had received the Habitat Risk Assessment (Para 14)
 - b) Alan Atkins, Planning Officer confirmed that NatureScot had confirmed they had received the Habitat Risk Assessment but had not responded.
 - c) Gavin Miles, Head of Planning confirm that the Habitat Risk Assessment includes the construction method statement, and it is standard to consult NatureScot with this.

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- d) A member asked for clarification of the lifespan of the project as there is reference to site restoration and if grid connection had been received from SSENnetwork
 - e) Alan Atkin stated there was no indication on the duration this site would be in operation, and we would wish to see connection approval prior to any work started.
 - f) A member asks if the applicant can confirm the battery life and the disposal of batteries at the end of life
 - g) Gavin Miles, confirm that the applicant can be asked if it is a permanent development and confirmed that the batteries are likely to be upgraded in the future and if new or an extension to this application was needed then a new application would be brought before the committee
11. Dan Grierson thanked the convener and committee to opportunity to speak today. He is a chartered town planning specialising in low carbon projects and speak in support of the application and provided a presentation.
- a) The role of the plant is to store excess power that the grid has generated specifically for renewals to be used when not enough energy is generation or there is an issue with the grid,
 - b) Discharge and recharge twice delay would store 73000 megawatt per year and equated to around 20, 000 domestic properties.
 - c) The location was chosen as there are limited substation that can accommodate the upcharge of 50 Meg Watts from a battery storage facility
 - d) The location has the capacity, and the applicant has secured the connection with SSE network to the grid.
 - e) Physical appearance would have fifty in fence landscape area as described by officer and takes up half of the application site. Will try and source the planting location, implementation would be used by the conditions and looked after for the live span of the project. The site would be managed and maintained during the life span of the project
 - f) Committed to working with CNPA and neighbour on design of fencing, the application wants these details recorded during this meeting or within the conditions. They have been in communication with the neighbouring property already.
 - g) Reduce impact footprint and have had discussion with stakeholder to minimise the sites biodiversity benefits and carbon savings.
 - h) Conditions on the decommissioning of the project would be fully restored to it now state and would be happy for conditions to cover this element of the project.
 - i) Technology proposed is like consumer electronics and like domestic batteries. Members note that all UK Fire and rescue services are prepared to deal with lithium batteries.
 - j) No issue for Insurance site or special operational procedures
12. The Committee were invited to ask question from the developer representative.
- a) There were no questions from the committee.
 - b) Gavin Miles, Head of Planning did note that it was good practice from the developer to speak with neighbours prior to coming to park for approval
13. The Committee were invited to discuss the report, the following points were raised:

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21. Ed Swales, Monitoring & Enforcement Officer (Development Management) presented the paper to the Committee.
22. The Committee were invited to ask points of clarity, the following points were raised:
 - a) A member wanted clarification that the work was just to upgrade existing ATV track and not to include new track.
 - b) Ed Swales, Monitoring & Enforcement Officer (Development Management) confirmed that it was to upgrade existing tracks only.
 - c) A members asked for clarification on Point 4 - existing track and existing materials initial visual impact but mitigate over time and everything in vegetation strips and reassurance that this is mitigated
 - d) Gavin Miles, head of Planning confirmed it is not a traditional track, as the purpose is not for vehicle access and only access for planting purposes. The growth will be natural clearing enough that vehicle can drive over and water is managed
23. The Committee were invited to discuss the report, the following points were raised:
 - a) The committee had no discussion point on the report.

Agenda Item 8: FOR INFORMATION

PRE/2022/0021 Proposal of Application

Erection of distillery, marketing suite and maturation warehouses with associated access, parking, infrastructure, and servicing
At U220 250M Southeast of Spey Dam, Laggan

24. Emma Bryce, Planning Manager (Development Management) presented the paper to the Committee.
 - a) Confirmed that the Public Event will take place on Tuesday 11th October
 - b) Submitted to Highland Council under 2006 major application
25. The Committee were invited to ask questions or comments the following points were raised:
 - a) A member asked if the road system would be upgraded
 - b) Willie McKeen – any upgrading of the road system
 - c) Emma Bryce, Planning Manager (Development Management) no details given at this time but will be established
26. **That the Planning Committee:**
 - a) **Note the Proposal of Application Notification for**
 - b) **Note the CNPA Officer's advice on the issues to address; and**
 - c) **Make comment on any additional relevant issues to be addressed in any future application.**

Agenda Item 9: FOR INFORMATION

Planning Appeal Decision 2020/0221/DET (PPA-001-2024)

Erection of bothy and associated service route

At Land 400 metres Southwest of farmhouse, Killiehuntly, Kingussie, PH21 1NS

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27. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.
28. The Committee were invited to ask questions or comments the following points were raised:
 - a) A member noted that the reporter made comment on policy relating to tourism development on all year-round industry
 - b) Discussion on this on applications concern of own interpretation of this policy and year-round development should be interpreted.
 - c) Head of Planning clarified it would depend on the application and not intended that ever development works year-round and about economy of the national park. We would not insist that every visitor accommodation/facility remains open all year round but would not want just for one season
 - d) A Member Willie Munro spread the NPPP and the season from the peak

Agenda Item 10: AOB

29. Head of Planning noted the appeal decision that was issued for the Lodge at Glen Clova with the reporter agreeing with the committee to refuse permission
30. Head of Planning thanked Nina Caudrey for her time on application and her patients with planning queries and good luck in new career path
31. Head of Planning thanked a number of members of the committee as this was there last planning meeting and all the best for the future and thank you for tenure
32. **Action Points arising:** **None**

Agenda Item 11

Date of Next Meeting

33. The date of the next meeting is Friday 11 November 2022 at 10am via video/telephone conference.
34. The public business of the meeting concluded at 11.03 hours.