
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING MEETING held at the Panmuir Arms Hotel, Edzell on 12 September 2003 at 12 noon

Present:

Peter Argyle
Eric Baird
Duncan Bryden
Stuart Black
Sally Dowden
Douglas Glass
Basil Dunlop
Angus Gordon
Lucy Grant
David Green
Bruce Luffman
Eleanor Mackintosh

Alastair MacLennan
Anne Maclean
Gregor Rimell
David Selfridge
Robert Severn
Joyce Simpson
Sheena Slimon
Richard Stroud
Andrew Thin
Susan Walker
Bob Wilson

In Attendance:

Jane Hope, Interim Chief Executive, CNPA
Nick Halfhide, Policy & Projects, CNPA
Denis Munro, Planning Services
Norman Brockie, Planning Services
Sandra Middleton, Planning Services

Apologies:

Andrew Rafferty
Willie Mackenna

Welcome

1. The convenor welcomed everyone to the first CNPA planning committee.

Selection of Planning Committee Convenor

2. The Convenor of the Board passed the Chair to the Vice-convenor for selection of Convenor of the Planning and Development Control Committee.
3. Andrew Thin was elected Convenor of the Planning and Development Control Committee.
4. Peter Argyle was elected Vice Convenor of the Planning and Development Control Committee.

Interim Standing Orders (Paper 1)

5. Denis Munro introduced the paper which sought to put in place a set of interim standing orders by which the planning committee should be guided in their actions.
6. In Discussion the following points were made
 - a) Paragraph 9: There was concern that applications where a late objection has been submitted could not be decided if the applicant is not present. Denis Munro explained that this would allow applicants who had not felt it necessary to be in attendance a fair opportunity to address any last minute objections that may arise. It was agreed that Paragraph 9 be AMENDED to include up to 2 spokespersons and that the 5 minute timescale should be split evenly between them at two and a half minutes each.
 - b) Paragraph 16: It was agreed that Paragraph 17 be AMENDED to read that a roll call must be taken of the vote to show which members voted for/against or abstained from the vote.
 - c) Paragraph 8: It was agreed that Paragraph 9 be AMENDED to make it clear that any applicants, objectors or other third parties who wish to make oral representations must demonstrate (i) how this would add to the information already available to the Committee Members from the Officer report and other sources, (ii) that the objection is competent in planning terms
 - d) Paragraph 4: It was discussed that applicants and objectors may find it difficult to attend committees if given only one week's notice that an application is to be decided at that committee. It was agreed that Paragraph 4 be AMENDED so that applicants and objectors should be advised when an application is going to committee at the earliest possible time.
 - e) Paragraph 12: It was agreed that Paragraph 12 be AMENDED so that copies of all written representations received before Committee papers are issued, should be sent out with the papers to all Committee members.
 - f) Paragraph 6: Concern was raised that a Planning Committee quorum may not be achieved if members had to declare an interest in an application. The Convenor asked that members contact the office to advise staff if they will not be present or if they will be declaring an interest in an application. This will allow the office to

gauge in advance whether or not the quorum requirement will be met at a committee.

- g) Paragraph 15: It was agreed that Paragraph 15 be AMENDED so that applicants, objectors and other members of the public be not allowed to speak at site visits. It was agreed that applicants and objectors be advised of this when they are notified of the site visit. It was agreed that there should be no quorum requirement on site visits and that members should be allowed to visit sites independently if they wish.

Finalised Aberdeenshire Local Plan 2003 (Paper 2)

- 7. Norman Brockie introduced the paper as a response to the paper by Denis Munro presented on the 23rd of May 2003 regarding the Aberdeenshire Local Plan. It was proposed that the CNPA Planning Committee accept the modified Aberdeenshire Local Plan as it stands and monitor the situation as it goes to a public inquiry. Norman Brockie will report back on the progress.
 - a) The Convenor thanked Aberdeenshire Council for their assistance in this matter.
 - b) Paragraph 6: Concern was raised that this paragraph should be clarified to show that greater weight be given to the first aim of the park only if the aims are in conflict that cannot be resolved otherwise.
 - c) Housing allocations were discussed in relation to the impact of the North East Structure Plan (NEST) on the Aberdeenshire Local Plan (ALP). Norman Brockie advised that housing allocation issues are to be addressed in the CNPA review at the CNPA Local Plan stage.
 - d) Denis Munro advised the Committee that the CNPA has been approached by Aberdeenshire Council to become involved in a joint Housing Need Assessment with Aberdeenshire Council, Aberdeen City Council and Community Scotland. He explained that a study for only part of the park would be difficult to compare with any work done for the remainder of the park in a different timescale. It was decided that the CNPA should decline involvement in the joint assessment and commission a CNPA park wide assessment that will be built in to the CNPA Local Plan.
 - e) The Paper was agreed.

Planning Application Call-in Decisions (Oral Presentation)

- 8. The Convenor reminded Committee Members that the following discussion was to be based on the Call-in of planning applications and that there should be no discussion on the merits of the applications. It was decided that any Committee Member who may be required to declare an interest in any of the applications to be discussed should do so at the earliest possible stage.
- 9. Planning Applications – Presentation by Norman Brockie
 - a) 03/001/CP – 23 Myrtlefield, Aviemore, Extension to Dwelling. It was proposed by the Officer that the Committee should not Call-in this application, the Committee agreed.

- b) 03/002/CP – 102 High Street, Grantown-on-Spey, Alterations and change of use to hot food take away. It was proposed by the Officer that the Committee should not Call-in this application, the Committee agreed.
- c) 03/003/CP – Culvardie Cottage, Deshar Road, Boat of Garten, Extension to Dwelling. It was proposed by the Officer that the Committee should not Call-in this application, the Committee agreed.
- d) 03/004/CP – Meadowside Quarry, Kincaig, Use of Land for recycling of road construction materials. It was proposed by the Officer that the Committee should Call-in the application for the following reasons;
 - This proposal has the potential to have a significant environmental impact on the local community (Kincaig in particular) and the adjacent protected sites (SSSI, Ramsar, SAC, SPA, RSPB, NSA and recent NNR designation) via dust, noise, vibration and drainage of the proposed site.
 - There are potential adverse impacts on local businesses, principally the Wildlife Park but also Meadowside House tourist accommodation, both of whom share the access road to the quarry. The impact of up to 8000 lorries per annum on this private access road and on the B9152 is of particular concern with regard to safety and environmental issues.

The Committee agreed.

- e) 03/005/CP – Aviemore Resort Lands Hotel, Aviemore, erection of 18 flag poles. It was proposed by the Officer that the Committee should not Call-in this application but that they may wish to submit comments on it to the relevant Local Authority for the following reasons;
 - This proposal will potentially have an adverse visual impact from the A9 from where tourism developments are at present relatively well screened.
 - This proposal may compromise the Aviemore redevelopment plan which aims to improve the quality of the built environment with a resultant effect on the natural environment.

A Point of Information was made that any Members of the Committee that also sat on the Highland Council, Badenoch and Strathspey Planning Committee could not make any further comments if the application were not to be called-in. It was discussed that if the decision to Call-in or Not Call-in an application were marginal then the decision should be to Call-in the application. The Committee disagreed with the Officer recommendation and decided to Call-in the application.

- f) 03/006/CP – Balgairn, Bridge of Gairn, Ballater, Erection of Agricultural Building. It was proposed by the Officer that the Committee should not Call-in this application, the Committee agreed.
- g) 03/007/CP – 3 Old Station Place, Ballater, Erection of Car Port. It was proposed by the Officer that the Committee should not Call-in this application, the Committee agreed.
- h) 03/008/CP – Land adjoining ‘Allt Beag’, Dalrachney Road, Carrbridge, Erection of Dwelling (outline). It was proposed by the Officer that the Committee should Call-in the application for the following reasons;
 - This proposal is contrary to the Badenoch and Strathspey Local Plan in which the site is zoned for ‘environmental restraint’ and not for housing. The fact that 2 houses have already been built adjacent to the proposal site (contrary to Officer recommendation for refusal) causes concern for the ‘cumulative effect’ across the site.
 - The site is a flood risk area from the adjacent River Dulnain.

- There is a Public Right-of-Way beside the river which would be at risk from housing development.
The Committee agreed.

Date of next Meeting and Quorum Requirement

10. The Convenor advised members that the next Planning Committee is to be held in Grantown-on-Spey on the 26th of September. He requested that any members who cannot make the meeting should contact the office to advise them of this as soon as possible.