
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held at The Community Hall, Boat of Garten on 12 December 2008 at 10.00am

PRESENT

Eric Baird
Stuart Black
Duncan Bryden
Jaci Douglas
Dave Fallows
Lucy Grant
David Green
Drew Hendry

Marcus Humphrey
Bruce Luffman
Willie McKenna
Anne MacLean
Andrew Rafferty
Susan Walker
Richard Stroud

IN ATTENDANCE:

Don McKee
Marie Duncan

Mary Grier
Julie Millman

APOLOGIES:

Geva Blackett
Eleanor Mackintosh
Fiona Murdoch
Bob Kinnaird

Mary McCafferty
Ian Mackintosh
Alastair McLennan

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

1. The Convenor welcomed all present.
2. Duncan Bryden reminded members that agenda Item 6 (Paper 1 AHR) had been withdrawn from the meetings' agenda.
3. Apologies were received from the above Members.

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

4. The minutes of the previous meeting, 28 November 2008, held at The Community Hall, Kinncraig were approved.
5. Members were advised that the reasons for refusal for application 08/184/CP prepared by Andrew Tait, Planning Officer, had been circulated and comments were requested.
6. Matters arising from application 08/184/CP reasons for refusal.
 - a) Clarification on squirrels importance within the reasons
 - b) Clarification on the AWI position within the reasons
7. It was agreed to delegate the wording to planners to complete reasons for decision.

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

8. Lucy Grant declared an interest in Planning Application No. 08/408/CP.
9. Willie McKenna declared an interest in Planning Application No. 08/409/CP.
10. Dave Fallows, Jaci Douglas, Stuart Black & Drew Hendry declared an interest in Planning Application No. 08/411/CP.
11. Marcus Humphrey & Bruce Luffman declared an interest in Planning Application No. 08/416/CP & 08/417/CP.
12. Willie McKenna declared an interest in Item No.8 on the Agenda.
13. David Green declared an indirect interest in Item No.8 on the Agenda.

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

14. 08/401/CP - No Call-in
15. 08/402/CP - No Call-in
16. 08/403/CP - No Call-in
17. 08/404/CP - No Call-in
18. 08/405/CP - The decision was to call-in the application for the following reason :

- Having regard to the nature of the activity proposed, its prominent location and also due to the lack of detail available in order to establish the effects of the development proposal, it is considered that the proposal may raise issues of general significance to the aims of the National Park, in particular in relation to the conservation and enhancement of the natural heritage of the area and the sustainable use of the natural resources of the area.

19. 08/406/CP - The decision was to call-in the application for the following reason :

- The proposal involves the erection of 6 flats in a substantial building to the rear of a traditional property, which is a category C listed building. The proposal raises a range of issues with regard to tree retention, building design, affordable housing and cultural heritage. The proposal is consequently considered to raise issues of general significance to the collective aims of the Cairngorms National Park.

20. 08/407/CP - No Call-in

21. 08/408/CP

Lucy Grant declared an interest and left the room

22. Richard Stroud proposed a motion to Call In the application due to the concerns that the application is significant to the aims of the Cairngorms National Park. This was seconded by Marcus Humphrey.
23. Willie McKenna proposed an amendment that the application is not Called In due to the application not being significant to the aims of the Cairngorms National Park. This was seconded by Drew Hendry.

24. The vote was as follows:

25.

	MOTION	AMENDMENT	ABSTAIN
Eric Baird		√	
Stuart Black		√	
Duncan Bryden		√	
Jaci Douglas	√		
Dave Fallows		√	
David Green		√	
Drew Hendry		√	
Marcus Humphrey	√		
Bruce Luffman	√		
Willie McKenna		√	
Anne MacLean		√	
Andrew Rafferty	√		
Richard Stroud	√		
Susan Walker	√		
TOTAL	6	8	0

26. The Committee agreed not to call in application 08/408/CP as it was not seen as significant to the aims of the Cairngorms National Park.

Lucy Grant returned

Willie McKenna declared an interest and left the room.

27. 08/409/CP - The decision was to call-in the application for the following reason :

- The proposal represents a new commercial development on land which is identified as 'amenity woodland' within the Badenoch and Strathspey Local Plan and where it is the policy to safeguard the character and identity of Inverdrue and Coylumbridge.
The development would also have potential implications in terms of the wooded character of the site. The proposal is therefore of general significance to the aims of the National Park, and in particular the conservation and enhancement of the natural heritage of the area, as well as social and economic development.

Willie McKenna returned.

28. 08/410/CP -

No Call-in

Dave Fallows, Jaci Douglas, Stuart Black & Drew Hendry declared an interest and left the room.

29. 08/411/CP -

No Call-in

Dave Fallows, Jaci Douglas, Stuart Black & Drew Hendry returned.

30. 08/412/CP - No Call-in

31. 08/413/CP - No Call-in

32. 08/414/CP - No Call-in

33. 08/415/CP - No Call-in

Bruce Luffman & Marcus Humphrey declared an interest and left the room.

34. 08/416/CP - No Call-in

35. 08/417/CP - No Call-in

Bruce Luffman & Marcus Humphrey returned.

36. 08/418/CP - No Call-in

37. 08/419/CP - No Call-in

38. 08/420/CP - The decision was to call-in the application for the following reason :

- The proposal represents the construction of a new dwellinghouse, in an area which is designated as Restricted Countryside in the Badenoch and Strathspey Local Plan. The proposal therefore raises issues in relation to housing in the countryside, natural and cultural heritage, and social and economic development. As such the proposal is viewed as raising issues of general significance to the collective aims of the National Park

39. 08/421/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

40. The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/401/CP, 08/407/CP, 08/408/CP, 08/411/CP, 08/414/CP, 08/415/CP, 08/416/CP, 08/417/CP, & 08/418/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:

**REPORT ON CALLED-IN PLANNING APPLICATION FOR DEMOLITION OF EXISTING ADMIN BUILDING; CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL, RETAIL, OFFICE, COMMUNITY, LEISURE, ENVIRONMENTAL IMPROVEMENTS, ROADS, ADDITIONAL LODGES AND HOTEL EXTENSION AT THE AVIEMORE CENTRE, GRAMPIAN ROAD, AVIEMORE
(PAPER 1)**

41. Paper 1 withdrawn as per comment at point 2.

AGENDA ITEM 7:

**REPORT ON SUSTAINABLE DESIGN GUIDE-THE NEXT STEPS
(PAPER 2)**

42. Don McKee gave an overview of a paper on behalf of Alison Lax, Local Plan/Policy Officer recommending that the Members of the Planning Committee approve the purpose, principles and audience of the Sustainable Design Guide.
43. Don McKee informed the Committee of the changes made to the report taking into account comments from Members at the meeting in Kingussie on 14 November 2008.
44. The Committee discussed the paper and the following points were raised:
- a) Ensuring a wider audience including Industry
 - b) The availability of checklists in January.
 - c) The inclusion of the Green Agenda, sustainability and recycling.
 - d) Highlighting development in partnership as an important principle.
45. The Committee agreed to approve the paper and requested that comments raised were reported back to Alison Lax.

AGENDA ITEM 8:

**REPORT ON PRINCIPLES FOR AN CAMAS MOR
(PAPER 3)**

Willie McKenna declared an interest and left the room.

46. Don McKee presented a paper recommending that Members of the Planning Committee accept the CNPA principles for An Camas Mor as set out in Appendix 1 of the report.
47. Don McKee informed the Committee of the changes made to the report taking into account comments from Members at the meeting in Kingussie on 14 November 2008.
48. The Committee discussed the paper and the following points were raised:
- a). Clarification on the paragraph regarding movement and the safety within the environment.
 - b). Emphasis on shared space within the development.

- c).Suggestion of including research from DPTAC (Disabled Persons Transport Advisory Committee) that has already been done on shared space.
- d).Achieving ' a real community, not a holiday village'.
- e).The level of detail to be including in the document at this stage.
- d).How the development reflects the Cairngorms National Park and the meaning of the phrase 'Distinctively Cairngorms'.
- e).Problems with maintenance of shared space and how landscape needs to be managed.
- f).The housing allocations policy and ensuring it meets affordable housing requirements.

49. Don McKee informed members they will be advised of presentation and site visit arrangements in the future.

50. The Committee agreed to approve the paper subject to the changes discussed.

Willie McKenna returned

AGENDA ITEM: 9

ANY OTHER BUSINESS

51. Don McKee proposed rescheduling the AHR determination to the 16th January 2009 Committee meeting although lack of member availability meant the 6th February would be more likely.

52. Don McKee advised he would circulate an e-mail to members with available dates as some members were absent.

53. Don McKee read out an extra paragraph from the letter recently received from G H Johnston regarding the AHR application

54. Lucy Grant asked if anything could be done about the amount of Scottish Hydro Electric signs warning fishermen of the risk of electrocution from overhead wires across the Spey.

55. Don McKee advised Members the comments would be passed onto to the access team at Visitor Services and Recreation, CNPA.

56. The convenor asked Members to join him in thanking Pip Mackie and wishing her well upon starting her maternity leave and looked forward to welcoming her back in due course.

AGENDA ITEM: 10

DATE OF NEXT MEETING

57. 10:00am Friday 24 December at The Cairngorm National Park Offices in Ballater and Grantown on Spey.

58. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.

59. The meeting concluded at 11:30: hrs.