
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE held at The Nethy Bridge Hotel, Nethy Bridge on 14th July 2006 at 10.30am

PRESENT

Eric Baird
Stuart Black
Basil Dunlop
Angus Gordon
Basil Dunlop
Marcus Humphrey
Eleanor Mackintosh

Anne MacLean
Alastair MacLennan
Sandy Park
David Selfridge
Richard Stroud
Ross Watson

IN ATTENDANCE:

Neil Stewart
Pip Mackie

APOLOGIES:

Duncan Bryden	Andrew Rafferty
Nonie Coulthard	Gregor Rimell
Douglas Glass	Sheena Slimon
Lucy Grant	Andrew Thin
David Green	Susan Walker
Bruce Luffman	Bob Wilson
Willie McKenna	

WELCOME AND APOLOGIES

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

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 30th June 2006, held at The Albert Hall, Ballater were approved.
4. There were no matters arising.

DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE AGENDA

5. The Aberdeenshire Councillors declared an interest in Planning Application No. 06/241/CP.

PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Neil Stewart)

6. 06/237/CP - No Call-in
7. 06/238/CP - No Call-in
8. 06/239/CP - No Call-in
9. 06/240/CP - No Call-in

The Aberdeenshire Councillors declared an interest and left the room.

10. 06/241/CP - No Statutory Call-in Powers
The Aberdeenshire Councillors returned.

11. 06/242/CP - No Call-in
12. 06/243/CP - No Call-in
13. 06/244/CP - No Call-in
14. 06/245/CP - No Call-in
15. 06/246/CP - No Call-in

16. 06/247/CP - The decision was to call-in the application for the following reason :

- The application represents a new house in a Restricted Countryside Area, where there is a presumption against new houses unless there is a land management justification. The site is also located in an elevated position above Grantown-on-Spey. The proposal therefore raises issues relating to houses in the countryside, the cumulative impact of houses in such areas, and potential landscape and visual impacts. As such, the proposal is seen as raising issues of general significance to the collective aims of the National Park.

17. 06/248/CP - No Call-in
18. 06/249/CP - No Call-in
19. 06/250/CP - No Call-in
20. 06/251/CP - No Call-in
21. 06/252/CP - No Call-in
22. 06/253/CP - No Call-in
23. 06/254/CP - No Call-in
24. 06/255/CP - No Call-in
25. 06/256/CP - No Call-in
26. 06/257/CP - No Call-in

27.06/258/CP - The decision was to call-in the application for the following reason :

- The proposal involves environmental works at a highly sensitive site within the Cairngorms National Park and which is one of the main tourism and recreation based locations in the Park. The application raises issues relating to access, natural and cultural heritage, social inclusion, and understanding of the special qualities of the area. Consequently, the proposal is considered to raise issues of general significance to the collective aims of the National Park.

28.06/259/CP - The decision was to call-in the application for the following reason :

- The application represents a new house in a countryside area where there is a general policy restriction on new house building unless there is an essential need. The site also lies within an Area of Landscape Value and is associated with an existing tourism related business. The proposal therefore raises issues in relation to houses in the countryside, cumulative impact of houses in such areas, potential impact on natural and cultural heritage interests, and economic development. As such, the proposal is seen as raising issues of general significance to the collective aims of the National Park.

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

29. The Members wished to make comments to the Local Authorities on the following Planning Application No's 06/244/CP, 06/251/CP, 06/252/CP, 06/254/CP & 06/256/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.

REPORT ON CALLED-IN PLANNING APPLICATION FOR EXTENSION OF QUARRY AREA & EXTRACTION PERIOD & CONTINUATION OF ROCK PROCESSING & CONCRETE PRODUCTION AT MEADOWSIDE QUARRY, KINCRAIG (PAPER 1)

30. Sandy Park informed the Committee that Bob Gordon from Ennstone Thistle and John Anderson representing Kincaig & Vicinity Community Council had requested to address the Committee. The Committee agreed to the requests.

31. Neil Stewart presented a paper recommending that the Committee approve the application subject to the conditions stated in the report, a Section 75 Legal

Agreement and an additional condition restricting the operating hours of the mobile crushing plant.

32. Bob Gordon from Ennstone Thistle addressed the Committee.
33. Members were given the opportunity to ask Bob Gordon questions regarding the application.
34. John Anderson representing Kincaig & Vicinity Community Council addressed the Committee.
35. Members were given the opportunity to ask John Anderson questions regarding the application.
36. Sandy Park thanked Bob Gordon and John Anderson.
37. Angus Gordon left the meeting.
38. The Committee discussed the application and the following points were raised:
 - a) The possibility of including the word 'blasting' in condition no. 11.
 - b) The reinstatement scheme which was still to be agreed between the applicants and the CNPA.
 - c) The proposal potentially raising negative implications for the first three aims of the CNPA.
 - d) The availability of quarry sites on the periphery of the Park for local needs.
 - e) Concern over how local production needs are assessed.
 - f) Concern that the CNPA would be setting a precedent by approving this application.
 - g) The possibility of the CNPA investigating the impacts of quarrying beyond the boundary of the Park and investigating what are viewed as localised requirements.
 - h) Concern that the EIA only looked at the availability of quarry sites within the CNP boundary.
39. The Committee agreed to approve the application subject to the conditions stated in the report, a Section 75 Legal Agreement, and additional conditions restricting the operating hours of the mobile crushing plant and restricting the hours within which blasting can take place and the inclusion of the word 'blasting' in condition no. 11.

ANY OTHER BUSINESS

40. There was no other business.

DATE OF NEXT MEETING

69. Friday, 28th July 2006 at The Albert Memorial Hall, Ballater.
70. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
71. The meeting concluded at 11:45hrs.