

APPROVED COMMITTEE MINUTES

CAIRNGORMS NATIONAL PARK AUTHORITY

APPROVED MINUTES OF THE PLANNING COMMITTEE

held at The Community Hall, Boat Of Garten
on 14 September 2018 at 11.00am

Members Present

Peter Argyle
Rebecca Badger
Geva Blackett
Carolyn Caddick
Angela Douglas
Dave Fallows
Pippa Hadley
Janet Hunter

Gregor Hutcheon
John Latham
Eleanor Mackintosh (Convener)
Xander McDade
Willie McKenna
Ian McLaren
Gordon Riddler (Deputy Convener)
Brian Wood

In Attendance:

Gavin Miles, Head of Planning & Communities
Katherine Donnachie, Planning Officer, Development Management
Emma Wilson, Planning Officer, Development Management
Peter Ferguson, Legal Adviser, Harper MacLeod LLP
Lindsay Coleman, Minute Taker

Apologies: Judith Webb

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convener welcomed all present and apologies were noted.

Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

2. The minutes of the previous meeting, 17th August 2018, held at The Albert Hall, Ballater, were approved / subject to the following amendments:
 - **At Para 17i:** A 5 hour window for blasting was to be required.

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3. There were no matters arising.
4. The Convener provided an update on the Action Points from the previous meeting:
 - **Action Point at Para 12i) Completed** - Condition has been amended to reflect requirement to ensure that flood prevention and Network Rail comments were taken into account and decision notice issued on this basis.
 - **Action Point at Para 17i) In hand** - *Condition 10 was to be amended to clarify the duration of average noise level limit.*
 - **Action Point at Para 24i) Completed** – Convener has written a letter to the Land Owner of Glenbanchor Estate expressing the Committees disappointment in receiving a retrospective application.
 - **Action Point at Para 28i) Completed** – Convener has written a letter to the Land Owner of Glentruim Estate expressing the Committees disappointment in receiving a retrospective application.
5. **Action Point Arising:**
 - i. **Quarry operator for Broomhill Quarry (2018/0140/DET) application to be required to give a 5 hour window for blasting.**

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

6. There were no interests declared.

Agenda Item 5:

Application for Detailed Planning Permission (2018/0046/DET)

Erection of 23 dwellings and associated infrastructure, landscaping and parking At Land 130M South of Meadow view, Crannich Park, Carrbridge

Recommendation: Approve Subject to Conditions and developer contributions

7. Katherine Donnachie, Planning Officer presented the paper to the Committee.
8. The Committee were invited to ask points of clarity. The following were raised:
 - a) Clarity was asked for regarding the lack of a Recreational Management Plan. Gavin explained that they had taken advice from SNH who felt that the small increase in residents would not create any significant rise in recreational activity and therefore there was no need for a full Recreational Management Plan.
 - b) A member asked about the parking facilities and whether there will be enough spaces. Katherine confirmed that the applicant has the required number of 38 spaces for the 23 homes.

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- c) Clarity was asked for about the pumping station. This is below ground and enables to sewage to connect with the public sewers.
9. Amanda MacRitchie (Agent) and Richard Hughes (Applicant) Tulloch Homes were invited to address the Committee. They were then invited to answer the Committee's questions. The following points were raised:
- a) What is the criteria for 'local postcode' set out in Para 7? Amanda confirmed it included anyone living or working within the National Park boundary.
 - b) How would the houses be heated as per Para 11? Amanda MacRitchie (Agent) confirmed that heating hasn't yet been confirmed but it is likely to be a combination of heat pumps and quantum storage with solar panels.
 - c) What do the applicants mean by '3 months of being on the market' in Para 7 and is 3 months long enough for first time buyers to get mortgages arranged? Richard confirmed that people would know a long time before completion that houses would be available, and there will be a sales team in Inverness for interested parties to contact and to get mortgage advice. The houses will have fixed prices which will be announced only once the houses are close to completion and valued. The three months starts from when the first house is completed for sale.
 - d) A member asked where wheelie bins would be kept. They will be kept in gardens and then moved to access points for collection.
 - e) Who will be responsible for the maintenance of the footpaths and SUDs Scheme? Highland Council is entering into an agreement with Scottish Water whereby Scottish Water take responsibility for the pipework below ground and Highland Council maintain everything above ground. The Factor and Tulloch Homes will oversee the bog, path and green area. The fees for this maintenance will be split equally between the 23 homes.
10. Tessa Jones, Badenoch & Strathspey Conservation Group (Objector) was invited to address the Committee.
11. The Convener thanked the speakers.
12. The Convener invited Katherine Donnachie, the Planning Officer to come back with points of clarity, the following points were made:
- a) Katherine re-iterated that there has been a lot of work done to assess the impact of this development on the surrounding area and the conclusion is that this will not have any significant impact on the wildlife and woodland discussed.
 - b) The fencing shown on the plans go down one side only to ensure that the development does not spread out further than permitted and to protect the bog woodland.

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- c) A member asked whether the vegetation used for the landscaping in the gardens would be native species. Katherine noted she would have to check the plans in detail but that the landscape scheme as submitted was considered acceptable.
 - d) The subject of the '3 months for local people to buy' was raised again and Richard Hughes was invited back to the table. He confirmed that prices would be available 2-3 months before the first house is completed and these prices will be held for three months from there. Peter Ferguson suggested that the wording can be tweaked to clarify this point.
 - e) A member asked what the boardwalk would be made from and suggested that consideration is taken into its long term maintenance. Gavin Miles advised that it was already part of the conditions.
 - f) Will there be a fence around the SUDs? This has been deemed to be unnecessary so there will not be any fencing.
13. The Committee were invited to discuss the report, the following points were raised:
- a) People moving into the homes should receive welcome packs that inform them about the importance of protecting the area/wildlife they will be living amongst. It was confirmed that a welcome pack would be provided.
 - b) Concern about parking and whether there will be enough. Gavin Miles confirmed that the Roads Team are happy that there are enough spaces.
 - c) A member suggested that the landscape plan on this application was hard to follow. Katherine said it was purely because of the scale of the map once printed off.
 - d) Some members still voiced concerns that people would go off the pre-existing pathways and perhaps into protected areas.
 - e) It was agreed overall that this is a very welcome development offering local people a chance to get affordable housing and that it should be a benchmark for future projects. The developer should be invited back to report on its succession terms of allocation to local persons.
14. **The Committee agreed to approve the applications subject to the conditions in the report and with adjustments to condition 17.**
15. **Action Point arising:**
- i. **Amend condition 17 to reflect the 3 month targeted sale period.**

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Agenda Item 6:

Application for Detailed Planning Permission (2018/0067/DET)

Erection of 23 affordable houses

At Land 115M NE of Craig an Darach, High Street, Kingussie

Recommendation: Approve Subject to Conditions

16. The Convener informed the Committee that Yvonne Simpson, Albyn Housing Society, was present and able to answer any questions from the Committee.
17. Emma Wilson, Planning Officer presented the paper to the Committee. She highlighted that a condition on flooding has been missed off the report (though the issue was addressed in the report) so read this condition out to the Committee.
18. The Committee were invited to ask points of clarity. The following were raised:
 - a) A member asked if the houses are for rent or for sale. Yvonne from Alban Housing explained that the development is a joint agreement and 15 of the homes are for social rent for Highland Council, 5 are for mid-market rental with Albyn Homes, and 4 are shared equity.
 - b) How will the homes be heated? This homes would be heated by quantum biomass.
 - c) Would this development be affected by the A9 dualling? Gavin confirmed that the site would not be directly affected by the A9 dualling works.
 - d) It was asked whether Kingussie Community Council had responded yet as per Para17. They had not.
 - e) A member asked for clarity in Para13 regarding Highland Council's flood team maintaining their objection but keeping the condition. Gavin confirmed that this was all satisfactory.
19. The Committee were invited to discuss the report, the following points were raised:
 - a) There was much agreement that this was a very welcome development offering much needed affordable housing in the right place.
20. **The Committee agreed to approve the applications subject to the conditions in the report and including the newly added flood condition.**
21. **Action Point arising:** None

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Agenda Item 7:

Pre-Application (PRE/2018/0019)

Erection of a phased development in distillery with all associated and necessary infrastructure. Visitor and retail facilities, staff and limited visitor accommodation. The development will also require formation of a new access of the A95, improvement of existing access, roads and car parking.

At Land at Glenbeg Estate, Grantown on Spey, PH26 3NT

22. Katherine Donnachie, Planning Officer, presented the paper to the Committee.
23. The Committee were invited to provide comments on the proposal, the following comments were made:
 - a) The Convenor asked where the water will come from for the distillery to use for the whisky, noting that this too would need to be considered as part of the planning application. Gavin Miles explained that the applicant is still considering this and further information will be given in their application. Katherine advised that SEPA had raised this point too.
 - b) A member pointed to the line that goes down the River Spey and asked for clarity as to the actual location of the distillery. It was noted that the design for this project is crucially important as it will need to fit the location.
 - c) A member asked if 'Rails to Grantown' know about this project. Gavin Miles confirmed that they did.
24. **The Committee noted the update and agreed to reinforce the need for any submission to address water supply issues.**
25. **Action Point arising:** None

Agenda Item 8:

Any Other Business

26. Gavin Miles, Head of Planning & Communities updated that the An Camas Mor planning obligations were close to being agreed.
27. Gavin Miles reported that the date had been set for the DPEA site visit to Ballater School appeal site – Monday 17 September 2018. The appellant had provided a response to the CNPA submission with further detail rebutting the reasons for refusal.
28. A9 draft orders have been submitted for the Dalraddy to Slochd and the Crubenmore to Kinraig sections. Staff are looking in detail and will report the Dalraddy to Slochd

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section to the Board on 28th September and the Crubenmore to Kincaig section to the Planning Committee on 12th October 2018.

29. The Convener noted the successful site visit to view the Beauly/ Denny Track Restoration with SSE Friday 7 September. Staff will provide a formal monitoring report later in the year but in the meantime it was agreed that a letter of thanks should be sent to SSE.
30. The Convenor said a big thank you on behalf of everyone to retiring Board Members Gordon Riddler, Brian Wood, Angela Douglas and Gregor Hutcheon for their help on the Planning Committee.
31. **Action Point arising:**
 - i. **The Convener to write a letter of thanks to SSE.**

Agenda Item 9:

Date of Next Meeting

32. Friday 12th October 2018 at Community Hall, Boat of Garten.
33. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Clerk to the Board, Alix Harkness.
34. The public business of the meeting concluded at 1.15pm.