
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

held at The Albert Hall, Ballater

on 15th April 2016 at 11.00am

Members Present

Peter Argyle

Rebecca Badger

Paul Easto

Dave Fallows

Katrina Farquhar

Jeanette Gaul

John Latham

Bill Lobban

Eleanor Mackintosh (Convener)

Willie McKenna

Fiona Murdoch

Gordon Riddler (Deputy Convener)

Brian Wood

In Attendance:

Gavin Miles, Head of Planning

Jane Shepherd, Planning Manager, Development Management

David Berry, Planning Manager, Forward Planning & Service Improvement

Katherine Donnachie, Planning Officer, Development Management

Matthew Taylor, Planning Officer, Development Management

Katie Crerar, Planning Officer

Alix Harkness, Clerk to the Board

Apologies:

Angela Douglas

Janet Hunter

Judith Webb

Kate Howie

Gregor Rimell

Gregor Hutcheon

Agenda Items 1 & 2:

Welcome

1. The Convener welcomed all present and apologies were noted. The Convener informed Members that two planning applications (Items 5 and 6) had been withdrawn following the creation of the Agenda.

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Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

2. The minutes of the previous meeting, 18 March 2016, held at The Community Hall, Boat of Garten were approved with no amendments.
3. There were no matters arising.
4. The Convener provided an update on the Action Points from the previous meeting:
 - a) **Action point at Para 1 Ii:** Discharged. Condition added
 - b) **Action point at Para 1 Iii:** Discharged. Condition 1 amended.
 - c) **Action point at Para 2 Ii:** Discharged. Amendments made to conditions.
 - d) Copy of letter sent to Speyside Trust to be made as an Appendix to 19 February 2016 Minute
5. **Action:**
 - i. **Clerk to the Board to attach letter from Convener to Speyside Trust as an Appendix to the 19 February 2016 Planning Committee minute on the website.**

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

6. Bill Lobban declared an interest in:
 - a) Item No. 13 – Indirect interest – would stay and take part, interest had ceased but would leave room if felt needed to.
7. Katrina Farquhar declared an interest in:
 - a) Item No. 7 – Indirect interest – has worked for the applicant previously.

Agenda Item 7:

Report on Called-In Planning Application:

Discharge of planning obligation in respect of planning permission 08/131/CP At Helena, Crathie, Ballater (2016/0022/DET)

Recommendation: Approve

8. Matthew Taylor presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.

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9. The Committee were invited to ask the Planning Officer points of clarification. No questions were asked.
10. The Committee agreed to approve the application
11. **Action Points arising: None.**

Agenda Item 8:

Report on Called-In Planning Application:

Formation of Biomass boiler housing

At Land 200m West of Boat of Garten football field, Craigie Avenue

Boat of Garten (2016/0024/DET)

Recommendation: Approve

12. Katherine Donnachie presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
13. The Committee were invited to ask the Planning Officer points of clarification, the following were raised:
 - a) The reasoning behind the holdup on starting on the site.
 - b) An explanation was sought to explain why this application had come in separately from the original planning application.
 - c) Whether the developer must consider a wide range of renewable energy options.
14. The Committee agreed to approve the application
15. **Action Points arising: None.**

Agenda Item 9:

Development Plan Scheme 2016 - 2017

16. David Berry presented the paper to the Committee.
17. The Committee were invited to discuss the report, the following points were raised:
 - a) The planned work on the Development Plan throughout the course of the year.
 - b) When the call for sites would be scheduled to take place and at what point Community Councils, Land Owners and the public would be able to comment on those identified. David advised that this would take place during the Main Issues Report process.
 - c) Would the Planning Committee have an opportunity to decide whether or not historical development sites would be kept or not? Gavin advised that this would be brought before the Planning Committee at an appropriate time in the future.

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- d) Was it possible for the hierarchy of renewable energies to be a main issue? David noted that renewable energy policies could be and advised that the Committee would discuss possible main issues in the future.
18. The Committee agreed to approve the publication of the Development Plan Scheme for 2016/ 17.
19. **Action Points arising: None.**

Agenda Item 10: Review of Enforcement Charter

20. Gavin Miles presented the paper to the Committee.
21. The Committee were invited to discuss the report, the following comments were made:
- a) Well laid out document.
 - b) Clear document that is easy to read and includes the necessary contact.
22. The Committee agreed to approve the proposed Planning Enforcement Charter for the Cairngorms National Park Authority.
23. **Action Points arising: None.**

Agenda Item 11: Planning Service Priorities 2016/ 2017

24. Gavin Miles and David Berry presented the paper to the Committee.
25. The Committee were invited to discuss the report, the following points were raised:
- a) A question was posed regarding whether item 1 on Table 1 on page 2 of the paper could be classed as green given that the feedback for the summer survey was not useable.
 - b) Reassurance that a number of the items listed in table 1 on page 2 of the paper were ongoing.
 - c) Query and suggestion ensuring that the methodology for planning surveys is consistent for all planning authorities over Scotland. Gavin agreed to discuss this with other Heads of Planning in Scotland.
 - d) A suggestion was made that Planning Committee members are given the opportunity to visit sites where planning permissions have been granted and development is complete. Gavin advised that visits had already been planned throughout the coming year.

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26. The Committee agreed to approve the proposed planning service improvements for 2016/17.
27. **Action Points arising:**
 - i. **The Head of Planning to discuss customer feedback survey methodologies with other Heads of Planning in Scotland.**

Agenda Item 12:

Grantown Town Centre Pilot Project

28. Katie Crerar presented the paper to the Committee.
29. The Committee were invited to discuss the report, the following points were raised:
 - a) The plans for taking it forward. Katie advised that it should be a community led process however the Cairngorms National Park Authority, Voluntary Action Badenoch & Strathspey (VABS) and Marr Area Partnership (MAP) are happy to provide support to communities in the National Park wishing to make use of the toolkit.
 - b) Was there a definition of a 'Town Centre' available? Katie advised that whilst the Local Development Plan identifies town centres, for the purpose of this project, town centres do not need to be defined in certain terms and could be determined by communities themselves.
 - c) Clarification as to when the toolkit would be available for other communities to begin using it. Katie advised that it could already be found via the CNPA website as part of today's papers.
 - d) Concern that this exercise was duplicating other available toolkits. Gavin agreed that there were similarities between this one and the Planning for Real toolkit and advised that this one was designed to focus on town centres and commerce issues.
30. The Committee noted the publication of the Grantown-on-Spey Town Centre Pilot Project.
31. **Action Points arising: None.**

Agenda Item 14

Any Other Business

32. The Convener took the opportunity to promote the 'Big Ballater raffle' that was currently taking place to funds for an emergency generator for the Ballater Halls.

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33. The Convener informed Members that she and the Head of Planning had met with Andrew Mackenzie and other Trustees of the Speyside Trust on 11th April 2016. The Convener advised that she had been given verbal reassurance that there would be no further breaches. The Convener added that it would be worthwhile for the Planning Committee to visit the site. A suggestion was made that if any formal response was received, then it should be set to members with the minute of the Committee Meeting. This was agreed.
34. Gavin reported that the Co-op at Newtonmore had filled in the vent in the wall that was a breach of planning conditions and the enforcement case could be concluded.
35. Gavin announced that the Design Awards would be launched the following week.
36. Gavin advised that a number of planning visits were being organised and should Members have ideas for visits to go on to put these forward to Murray Ferguson, Director of Planning & Rural Development.

Agenda Item 15:

Date of Next Meeting

37. Friday 13 May 2016 at The Community Hall, Boat of Garten.
38. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Clerk to the Board, Alix Harkness.
39. The public business of the meeting concluded at 12.40 hrs.