
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

held at Ben Mhor Hotel, Grantown on Spey
on 16th June 2006 at 10.30am

PRESENT

Stuart Black
Basil Dunlop
Angus Gordon
David Green
Marcus Humphrey
Bruce Luffman
Willie McKenna
Eleanor Mackintosh
Anne McLean
Alastair MacLennan

Sandy Park
Andrew Rafferty
Gregor Rimell
David Selfridge
Sheena Slimon
Richard Stroud
Andrew Thin
Susan Walker
Ross Watson
Bob Wilson

IN ATTENDANCE:

Don McKee
Neil Stewart

Andrew Tait
Wendy Rogerson

APOLOGIES:

Eric Baird
Duncan Bryden
Nonie Coulthard

Douglas Glass
Lucy Grant

WELCOME AND APOLOGIES

1. The 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, 2nd June 2006, held at The Community Hall, Finzean were approved.
4. There were no matters arising.

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

5. No interests were declared.

PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Andrew Tait)

- 6. 06/193/CP - No Call-in
- 7. 06/194/CP - No Call-in
- 8. 06/195/CP - No Call-in
- 9. 06/196/CP - No Call-in
- 10. 06/197/CP - No Call-in
- 11. 06/198/CP - No Call-in
- 12. 06/199/CP - No Call-in
- 13. 06/200/CP - No Call-in
- 14. 06/201/CP - No Call-in
- 15. 06/202/CP - The decision was to call-in the application for the following reason :

- The proposal is for the retention of a car park for recreation purposes within the Lochnagar and Deeside National Scenic Area. The site is also located within a Special Area of Conservation and in an important area for recreation within the National Park. The proposal raises issues regarding nature conservation, landscape, and issues relating to promoting access and understanding of the special qualities of this part of the Park. Consequently, the proposal is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

- 16. 06/203/CP - No Call-in
- 17. 06/204/CP - No Call-in
- 18. 06/205/CP - No Call-in
- 19. 06/206/CP - No Call-in
- 20. 06/207/CP - No Call-in
- 21. 06/208/CP - No Call-in
- 22. 06/209/CP - The decision was to call-in the application for the following reason :

- The site lies outwith the settlement envelope of Dulnain Bridge and within an area designated as Amenity Woodland in the Badenoch and Strathspey Local Plan where the CNPA have previously called-in and determined an application for a single house. The development of a pair of houses and the associated car parking proposals, raises issues relating to potential loss of woodland, natural heritage conservation, community access and amenity, and the principle of housing outwith the settlement envelope on unallocated land. The proposal also raises issues with regard to affordable

housing. Consequently, the proposal is deemed to raise issues of general significance to the collective aims of the National Park.

- 23.06/210/CP - No Call-in
24.06/211/CP - No Call-in
25.06/212/CP - No Call-in
26.06/213/CP - No Call-in
27.06/214/CP - No Call-in
28.06/215/CP - No Call-in
29.06/216/CP - No Call-in
30.06/217/CP - No Call-in
31.06/218/CP - No Call-in
32.06/219/CP - No Call-in
33.06/220/CP - The decision was to call-in the application for the following reason :

- The proposal is for the extension of the all abilities footpath at a highly sensitive site within the Cairngorms National Scenic Area which is one of the main tourism and recreation based locations within the National Park. The application raises issues in relation to promoting access and understanding of the special qualities of the area, and also raises issues in relation to landscape, the scheme is also of linked significance to other landscaping proposals in the area. Consequently, the proposal is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

- 34.06/212/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

35. The Members wished to make comments to the Local Authorities on the following Planning Application No's 06/197/CP, 06/200/CP, 06/204/CP, 06/207/CP, 06/213/CP & 06/216/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 ERECTION OF DWELLINGHOUSE (EXTENSION TO TIME LIMIT ON 02/388/OUTBS) AT LAND AT KIRKBEAG, ALVIE ESTATE, KINCRAIG (PAPER 1)

36. Neil Stewart presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
37. The Committee discussed the application and the following points were raised:
- a) The history of the use of the adjacent path.

- b) The issue of general tree protection and retention through appropriate siting.
 - c) An amendment was proposed to condition number 3 to read 'Prior to construction, rather than prior to occupation'.
 - d) Clarification of the date of expiry of the previous permission as stated in paragraph 2 of the report.
38. The Committee agreed to approve the application subject to the conditions stated in the report with an amendment to condition number 3 to read 'Prior to construction.'

ANY OTHER BUSINESS

39. The issue of the air balloon over Aviemore Highland Resort was raised.
40. Members sought clarification from the Planners regarding planning legislation covering advertising by air balloon and what the CNPA could do to make sure the correct legislation had been followed.
41. Members expressed some concern over various issues regarding the balloon, including impact on nesting sites and landscape issues.
42. Andrew Thin advised the Committee that pre-application letters relating to a proposal which was not as yet the subject of a planning application had been received by the Ballater Office for each member of the Committee; he suggested that the letters be held by the Ballater Office until such time as the application is submitted. This was agreed by members.
43. Andrew Thin advised the Committee that Norman Brockie was leaving at the end of the week; the Committee expressed their good wishes and thanks to Norman.
44. Don McKee gave a brief update on the Aberdeenshire Local Plan and updated members on the status of the Angus Local Plan.

DATE OF NEXT MEETING

69. Friday, 30th June 2006, 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 11:30hrs.