
CAIRNGORMS NATIONAL PARK AUTHORITY

APPROVED MINUTES OF THE PLANNING COMMITTEE

held at The Albert Hall, Ballater
on 17th November 2017 at 11.00am

Members Present

Peter Argyle
Rebecca Badger
Carolyn Caddick
Angela Douglas
Paul Easto
Pippa Hadley
Janet Hunter
Gregor Hutcheon

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

In Attendance:

Gavin Miles, Head of Planning & Communities
David Berry, Planning Manager, Forward Planning & Service Improvement
Murray Ferguson, Director of Planning & Rural Development
Alix Harkness, Clerk to the Board

Apologies:

Geva Blackett Dave Fallows
Walter Wilson

Agenda Items 1 & 2:

Welcome

1. The Convener on behalf of the Committee sent their best wishes to fellow Planning Committee member Dave Fallows who had undergone an operation earlier in the week.
2. The Convener welcomed all present and apologies were noted.

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3. The Deputy Convener announced that the Snow Roads development had won the Scottish Planning Award in both Place category and the People's choice category. He explained that he had attended the Awards ceremony and that 22 developments had been shortlisted all of which were of a very high standard. He congratulated Gavin Miles, Pete Crane and David Berry for all the work they had put into making it happen. Gavin Miles, Head of Planning & Communities added that it was a very good result and reward for the hard work of Pete Crane.
4. The Convener welcomed Luke Vogan and Colin Bradley, who had recently taken up the posts of Graduate Planners.

Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

5. The minutes of the previous meeting, 6 October 2017, held in the Community Hall, Boat of Garten were approved subject to the following amendment:
 - At Members Present - add Geva Blackett to the list of attendees as she had been present at that meeting.
6. There were no matters arising.
7. The Convener provided an update on the Action Points from the previous meeting:
 - a) Action point at Para. 20i) **Discharged** – Pete Crane circulated the voting information and the Snow Roads had subsequently won the People's choice as well an award in the 'Place' category.

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

8. No interests declared.

Agenda Item 5:

Major Application Pre App Advice

Proposed New Community Hospital Health and Social Care Facility, Land 215M South of Spey House, Cairngorm Technology Park, Dalfaber Drive, Aviemore PRE/2017/0030

9. Gavin Miles, Head of Planning & Communities presented the paper to the Committee.
10. The Committee were invited to discuss the paper, the following points were raised:
 - a) A request that ample car parking is provided on the site to accommodate outpatient appointments.

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- b) Was it the intention to retain the public footpath under the railway? Gavin Miles confirmed that officers had already advised that this access should be upgraded as part of the application.
- c) A member noted recent research had shown that recovery time could be reduced if patients had the a green view from their window looking out therefore a suggestion was made to encourage the applicants to take this into consideration when designing the landscape plan for the site.
- d) Agreement that it would be useful to have accurate visualisations accompanying the application.
- e) Could transport to and from the hospital be incorporated in the application? Gavin Miles confirmed that active travel would be incorporated in the Active Travel plan.
- f) Could the applicant be asked to explore renewable energy options and energy efficiency? Gavin Miles agreed that they would be as per Local Development Plan policies.
- g) Could housing availability for support staff be included in the application? Gavin Miles confirmed that the proposal was for a community hospital only.
- h) Could the applicant be encouraged to ensure that the design of the development would be of a high quality? Gavin Miles confirmed that they would and as it would be a public building it was expected to be well-designed and built to a high standard.

11. The Committee noted the Proposal of Application Notification and the Officer's advice on the issues to address.

12. Action Point arising:

- i. Gavin Miles to take Planning Committee's points back to the applicant.**

Agenda Item 6:

Aviemore Highland Resort Site - Consultation Update

- 13. David Berry, Planning Manager, Forward Planning & Service Improvement presented the paper to the Committee.
- 14. The Committee were invited to discuss the update, the following points were raised:
 - a) Could it be noted that RSPB are not a statutory consultee? David Berry apologised and agreed this.
 - b) How had the statutory consultees responded? David Berry advised that most had commented on matters of detail which will largely be addressed in the final Development Brief. He also advised that a full consultation analysis would be

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brought back to the Committee in due course at the same time as the final Development Brief is presented for approval.

- c) The 30 or so people who had attended the event had there been a method of capturing their comments? David Berry advised that they had been encouraged to use QR scanning to fill out an online version of the survey at the time, but many had not. He went on to say that the full consultation analysis could reflect to an extent the nature of the conversations that took place, which were that most people were broadly supportive of the plans on site. Gavin Miles added that people were mainly curious and just wanted to know what was happening and when. He confirmed that they had been satisfied that there were no strong feelings against the proposed Development Brief.

15. The Committee noted the update.

16. Action Points arising: **None.**

Agenda Item 7:

Summary of the Highlands & Islands Enterprise Report: Stimulating Housing Growth in the Highlands & Islands

17. David Berry, Planning Manager, Forward Planning & Service Improvement presented the paper to the Committee.
18. Murray Ferguson, Director of Planning and Rural Development reported that he and Dan Harris had attended a round table meeting yesterday set up by Rural Housing Scotland. He advised that Rural Housing Scotland had done some research into whether rural communities in Scotland had been receiving their fair share of housing grants and they had found that they had not.
19. He noted that it was recognised that the Highlands has the most expertise in rural housing and added that these discussions were timely with the launch of the Local Development Plan Main Issues Report Consultation, the revamp of the Economic Forum and the work that is being considered with Voluntary Action Badenoch & Strathspey (VABS) around delivery of housing in the National Park.
20. The Committee were invited to discuss the report, the following points were raised:
 - a) Comment made that it was useful to learn that other public bodies were experiencing the same issues.
 - b) A member commented the Highland Small Communities Housing Trust (HSCHT) had recently undertaken for An Camas Mòr LLP a housing survey and that it would be interesting to obtain a copy of that when available.

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- c) Recognition that there were issues around housing supply and demand and associated infrastructure and that these would not get any easier.
- d) Disagreement that Planning is the barrier and rather it is inflation, money to build the development and infrastructure.
- e) Comment made that it would be interesting to see if the new Planning bill addresses an infrastructure fund.
- f) There had been a lot of interest in self-build options in Ballater however this had fallen through because of the cost of a site.
- g) Suggestion made to commission a survey on second homes that did not include long let rental homes.
- h) Comment made that there was nothing new in the report. Gavin Miles agreed but advised that it helped illustrate issues that are relevant in the National Park.

21. The Committee noted the update.

22. Action Points arising:

- i. **Summary report of the housing study that Highland Small Communities Housing Trust have undertaken for An Camas Mòr LLP to be circulated when available.**

Agenda Item 8:

Any Other Business

- 23. Gavin Miles provided an update on the An Camas Mòr planning obligations. He advised that there were a couple of areas of the S75 agreement that still had to be finalised but that if they could be resolved, he hoped the CNPA would be in a position to issue the Decision Notice in early February. He advised that he would be meeting with the agent for the application in early December.
- 24. Gavin Miles informed the Committee that Cairn Duhie windfarm had been approved.
- 25. Gavin Miles advised that they had received an Environmental Impacts Assessment scoping request on Glen Sherro windfarm proposal, outside the Cairngorms National Park to the West of Laggan.
- 26. Gavin Miles provided the Committee with an update on the Cluny Track. He advised that the estate had a new agent who had given a written commitment to undertake the works described in the enforcement notice as soon as the snow leaves the hill in the Spring, using an experienced local contractor. The Committee accepted this information but asked whether the CNPA's legal position was secure should the works not be undertaken. Gavin confirmed that the CNPA had a clear legal position, that the

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removal of the track was a priority, but that if the estate undertook the work as they had now offered, the matter would be resolved.

27. **Action Point arising:** **None.**

Agenda Item 9:

Date of Next Meeting

28. Friday 15th December 2017 at The Community Hall, Boat of Garten

29. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Clerk to the Board, Alix Harkness.

30. The public business of the meeting concluded at 12.05hrs.