
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held at The Albert Hall, Ballater
on 18th April 2008 at 10.30am

PRESENT

Eric Baird	Willie McKenna
Geva Blackett	Eleanor Mackintosh
Duncan Bryden	Ian Mackintosh
Nonie Coulthard	Anne MacLean
Dave Fallows	Alastair MacLennan
Lucy Grant	Fiona Murdoch
Marcus Humphrey	Andrew Rafferty
Bob Kinnaird	Richard Stroud

IN ATTENDANCE:

Don McKee	Andrew Tait
Wendy Mitchell	

APOLOGIES:

Stuart Black	Mary MacCafferty
Jaci Douglas	Sandy Park
David Green	Susan Walke
Drew Hendry	Ross Watson
Bruce Luffman	

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, 4th April 2008, held at The Albert Hall, Ballater were approved, however it was noted that the paragraph numbering towards the end of the minutes were incorrect.
4. There were no matters arising.

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

5. Bob Kinnaird declared an interest in Planning Application No. 08/123/CP & 08/140/CP

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

6. 08/118/CP - No Call-in
 7. 08/119/CP - No Call-in
 8. 08/120/CP - No Call-in
9. 08/121/CP - Nonie Coulthard proposed a Motion to Call-in the application, this was Seconded by Ian Mackintosh.
 Dave Fallows proposed an Amendment not to Call-in the application but to submit comments to the Local Authority, this was Seconded by Fiona Murdoch.

The vote was as follows:

	MOTION	AMENDMENT	ABSTAIN
Eric Baird	√		
Geva Blackett	√		
Duncan Bryden		√	
Nonie Coulthard	√		
Dave Fallows		√	
Lucy Grant	√		
Marcus Humphrey		√	
Bob Kinnaird	√		
Willie McKenna		√	
Eleanor Mackintosh	√		
Ian Mackintosh	√		
Anne MacLean		√	
Alastair MacLennan	√		
Fiona Murdoch		√	
Andrew Rafferty		√	
Richard Stroud	√		
TOTAL	9	7	0

The decision was to call-in the application for the following reason:

- The proposal involves the conversion of a traditional farm building for holiday accommodation adjacent to a key entrance point to Glen Doll for visitors to the area. The proposal raises issues in relation to cultural heritage, visitor accommodation and promoting understanding and enjoyment of the special qualities

of this part of the Cairngorms National Park. Consequently, the proposal raises issues of general significance for the collective aims of the National Park.

10.08/122/CP -

No Call-in

11.08/123/CP -

Bob Kinnaird declared an interest and left the room.

The decision was to call-in the application for the following reason :

- The proposal involves the construction of mountain bike trails at the Lecht Ski Area. The proposal raises a range of issues with regard to landscape, promoting new recreational activity and economic diversification of an existing business in a mountain area. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

Bob Kinnaird returned.

12.08/124/CP -

No Call-in

13.08/125/CP -

No Call-in

14.08/126/CP -

No Call-in

15.08/127/CP -

No Call-in

16.08/128/CP -

No Call-in

17.08/129/CP -

No Call-in

18.08/130/CP -

The decision was to call-in the application for the following reason :

- The proposal represents the erection of a new dwellinghouse in a Restricted Countryside Area as defined in the Badenoch and Strathspey Local Plan. In such an area, there is a presumption against new dwellinghouses, unless a land management justification is provided. The site is also located within the Cairngorm Mountain National Scenic Area, and adjacent to Insh House which is a Listed Building. The site is also adjacent to Loch Insh which carries several natural heritage designations including Special Area of Conservation, Special Protection Area, and Site of Special Scientific Interest. The proposal therefore raises issues relating to the housing in the countryside policy, precedent, social and economic development, natural and cultural heritage, and use of natural resources. As such it is considered to raise issues of general significance to the collective aims of the National Park.

19.08/131/CP -

The decision was to call-in the application for the following reason :

- The development is for a dwelling house in a countryside area which is within the Lochnagar and Deeside National Scenic Area. The proposal also has linked significance with proposals previously called-in by the CNPA. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

20.08/132/CP - No Call-in
 21.08/133/CP - No Call-in
 22.08/134/CP - No Call-in
 23.08/135/CP - No Call-in
 24.08/136/CP - No Call-in
 25.08/137/CP - No Call-in
 26.08/138/CP - No Call-in
 27.08/139/CP - No Call-in

Bob Kinnaird declared an interest and left the room.

28.08/140/CP - The decision was to call-in the application for the following reason :

- The proposal involves the upgrading of existing tracks at the Glenshee skiing area to provide a mountain bike trail/descent route. The proposal raises a range of issues with regard to landscape, promoting new recreational activity and economic diversification of an existing business in a mountain area. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

Bob Kinnaird returned.

29.08/141/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

30. The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/119/CP, 08/122/CP, 08/126/CP, 08/127/CP, 08/132/CP, 08/134/CP, 08/136/CP & 08/138/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.

ANY OTHER BUSINESS

31. The Convener reminded members to pass their comments regarding the next section of the Deposit Local Plan to Karen Major or Alison Lax as soon as possible so that they could be fed into the Working Group Session on the 23rd of April, which would then be fed back to the whole Committee on the 2nd May meeting.
32. The Convener advised the Committee of a new publication – “New Timber Architecture in Scotland”, he urged members to have a look as it includes some interesting designs and some that have been through the CNPA Planning Committee.

DATE OF NEXT MEETING

33. Friday, 2nd May 2008 at The Community Hall, Boat of Garten.
34. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
35. The meeting concluded at 11:45hrs.