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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## MINUTES OF THE PLANNING COMMITTEE held at The Community Centre, Nethy Bridge on 18<sup>th</sup> May 2007 at 10.30am

### PRESENT

Eric Baird	Eleanor Mackintosh
Stuart Black	Anne MacLean
Geva Blackett	Sandy Park
Duncan Bryden	David Selfridge
Nonie Coulthard	Sheena Slimon
Basil Dunlop	Richard Stroud
Angus Gordon	Susan Walker
Lucy Grant	Ross Watson
Mary McCafferty	Bob Wilson
Willie McKenna	

### IN ATTENDANCE:

Andrew Tait                      Pip Mackie

### APOLOGIES:

David Green	Bob Kinnaird
Marcus Humphrey	Alastair MacLennan
Bruce Luffman	Andrew Rafferty

### WELCOME AND APOLOGIES

1. Eric Baird, Vice-Convenor of the Board welcomed all present.
2. Apologies were received from the above Members.

### MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 4<sup>th</sup> May 2007, held at The Church Hall (The Village Hall), Dulnain Bridge were approved, it was noted that the location of the meeting had been advertised as 'The Church Hall' however it should have been referred to as 'The Village Hall'.
4. Basil Dunlop sought clarification about item 61, regarding permissions which may be required for that particular type of event.

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

5. Richard Stroud, as an Aberdeenshire Councillor, declared an interest in the consultation report for an Anemometer Mast at Mount of Haddoch, Huntly to be heard under AOB.

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

6. 07/175/CP - The decision was to call-in the application for the following reason :
  - The proposal is for an outdoor sculpture that would be approximately 10 metres in height and illuminated from its base. The proposal is at the Lecht Ski Centre in an upland area. The proposal raises issues with regard to landscape character, visual prominence, cultural heritage and promoting understanding and enjoyment of the area. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.
7. 07/176/CP - No Call-in
8. 07/177/CP - The decision was to call-in the application for the following reason :
  - The proposal represents the erection of a dwellinghouse in a countryside location which is designated as Restricted Countryside in the Badenoch and Strathspey Local Plan. This policy presumes against the development of new houses in such areas unless there is a land management justification. The proposal therefore raises issues in relation to housing in the countryside policy, cumulative impact of housing in the countryside, natural heritage and sustainable design. As such the proposal is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

9. 07/178/CP - The decision was to call-in the application for the following reason :

- The application seeks consent for works to augment and upgrade the existing waste water treatment works at Newtonmore. The proposal raises issues in relation to natural heritage and the sustainable social and economic development of the community of Newtonmore and its planning into the future. The proposal therefore raises issues of general significance for the collective aims of the Cairngorms National Park.

10.07/179/CP - No Call-in

11.07/180/CP - No Call-in

12.07/181/CP - No Call-in

13.07/182/CP - No Call-in

14.07/183/CP - No Call-in

15.07/184/CP - No Call-in

16.07/185/CP - No Call-in

17.07/186/CP - No Call-in

18.07/187/CP - The decision was to call-in the application for the following reason :

- The application proposes the replacement of a traditional timber house, characteristic of the area in which it is located and its replacement with an individually designed contemporary house which emphasises a range of sustainable design principles. The proposal raises issues with regard to the natural and cultural heritage of the area in the form of the existing house and settlement pattern and issues in relation to promoting the sustainable use of natural resources. The proposal therefore raises issues of general significance for the collective aims of the Cairngorms National Park.

19.07/188/CP - No Call-in

### **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

20. The Members wished to make comments to the Local Authorities on the following Planning Application No's 07/179/CP, 07/181/CP, 07/183/CP & 07/188/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.

21. The Planning Officials agreed to bring a full consultation report to a future Planning Committee for Planning Application No. 07/182/CP (Review of conditions on existing planning permission for mineral working (Section 74 of Act) at Tullochgribban Quarry, Dulnain Bridge).

## ANY OTHER BUSINESS

22. Richard Stroud declared an interest and left the room.

23. Andrew Tait advised Members that the CNPA had received a planning consultation from Aberdeenshire Council on the erection of a 70m high Anemometer Mast at Mount of Haddoch, Huntly. Andrew Tait advised that the proposal was located approximately 9km from the eastern boundary of the Park and that the permission being sought was for a temporary period of 5 years. Members were asked to approve the following consultation response for submission to Aberdeenshire Council:

- Thanking Aberdeenshire Council for the consultation.
- Stating that the CNPA had no objection to the proposal as due to the distance involved it was unlikely to have a negative impact on the Park aims.
- Requesting that any permission granted should be for a temporary period and query the need for the length of time to be 5 years.
- Requesting that the CNPA be consulted on any future development at the site.

24. Members discussed the consultation response and the following points were raised:

- a) The necessity for the full re-instatement of the site once the permission had expired.
- b) The need for the CNPA to have a consistent approach when responding to consultations for this type of development.
- c) The possibility of there being an access track to the site and its potential visual impact.
- d) The possibility of transporting the equipment to the site using a helicopter.
- e) Concern that there appeared to be no industry standard for the length of time allowed for this type of development.

25. Members agreed to the submission of the consultation response with amendments to include:

- Re-instatement of the site once planning permission had expired.
- The negative visual impact any access track may have and the possibility of transporting the equipment to the site using a helicopter.
- Concern that there appeared to be no industry standard for the length of time allowed for this type of development.

26. Richard Stroud returned.

27. Richard Stroud sought clarification about the types of planning applications the CNPA could currently call-in for determination and if the CNPA Local Plan coming into effect would have any change on this process. The Planning Officials responded that the CNPA Local Plan would only affect policy not statutory legislation (which the Call-in powers come under). However, this could be addressed at the CNPA quinquennial review. Members requested that Planning Officials liaise with the Local Authorities to ascertain if there were any other forthcoming applications which could potentially take advantage of this loophole. Members also requested that the wording of the CNPA Local Plan be looked at, particularly with regard to Quarry applications, to ensure it was robust enough to cover this situation in the future.

28. Basil Dunlop advised Members that this would be his last Committee as a Board Member. He informed everyone that he had enjoyed his time as a Member and thanked the CNPA Staff and other Board Members for their contributions and work over the last few years. Eric Baird thanked Basil Dunlop for his perceptive comments on CNPA issues and appreciated his time as a Board Member.

#### **DATE OF NEXT MEETING**

29. Friday, 1<sup>st</sup> June 2007 at The Albert Memorial Hall, Ballater.

30. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.

31. The meeting concluded at 11:20hrs.