
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held at Ben Mhor Hotel, Grantown on Spey on 18th November 2005 at 10.30am

PRESENT

Eric Baird
Stuart Black
Duncan Bryden
Sally Dowden
Basil Dunlop
Lucy Grant
David Green
Marcus Humphrey
Bruce Luffman

Willie McKenna
Eleanor Mackintosh
Alastair MacLennan
Sandy Park
Andrew Rafferty
Gregor Rimell
David Selfridge
Richard Stroud
Andrew Thin

IN ATTENDANCE:

Don McKee
Mary Grier
Neil Stewart

Andrew Tait
Pip Mackie

APOLOGIES:

Douglas Glass
Angus Gordon
Anne McLean
Joyce Simpson

Sheena Slimon
Susan Walker
Bob Wilson

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from Douglas Glass, Angus Gordon, Anne McLean, Joyce Simpson, Sheena Slimon, Susan Walker & Bob Wilson.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 4th November 2005, held at The Duke of Gordon Hotel, Kingussie were approved with amendments to item 35 (g) to include that the CNPA Natural Resources Group were to be consulted on the application to confirm that there were no issues on the site which may affect natural heritage and an amendment to item 55 to include that Basil Dunlop had commented that some community groups had received copies of the CNPA Local Plan settlement statements and maps 2 weeks prior to the relevant CNPA Board

Member receiving them. He also requested that in future items be sent to community groups and Board Members at the same time.

4. There were no matters arising.

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

5. Marcus Humphrey declared an interest in Planning Application No. 05/464/CP.

6. Eric Baird declared an interest in Planning Application No. 05/479/CP

7. Sally Dowden declared an interest in Item No.8 on the Agenda.

PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Mary Grier)

8. 05/463/CP - No Call-in

9. 05/464/CP - No Call-in
Marcus Humphrey declared an interest and left the room.
Marcus Humphrey returned.

10.05/465/CP - The decision was to call-in the application for the following reason :

- Having regard to the scale of the development proposed, its prominent village centre location, the provision of affordable housing and also having regard to the involvement of the CNPA in determining the outline application, it is considered that the development proposal is of general significance to the aims of the National Park.

11.05/466/CP - No Call-in

12.05/467/CO - The decision was to call-in the application for the following reason :

- The application involves the loss of a hotel within the Ballater Conservation Area and its proposed replacement on the site with a number of structures to accommodate a total of 33 flats. The site is host to a large number of trees. This proposal raises a wide range of issues with regard to loss of tourist accommodation, loss of trees, affordable housing provision and the appropriateness of the buildings proposed within the Ballater Conservation Area. Consequently the proposal is considered to raise issues of general significance for the collective aims of the National Park.

13.05/468/CP - No Call-in

14.05/469/CP - No Call-in

15.05/470/CP - No Call-in
16.05/471/CP - No Call-in
17.05/472/CP - No Call-in
18.05/473/CP - No Call-in
19.05/474/CP - No Call-in
20.05/475/CP - No Call-in
21.05/476/CP - No Call-in
22.05/477/CP - No Call-in

23.05/478/CP - The decision was to call-in the application for the following reason :

- The proposal is for tourist based accommodation outside of any recognized settlement in a prominent countryside area. As such the proposal may raise issues of general significance in relation to the collective aims of the National Park.

Eric Baird declared an interest and left the room.
24.05/479/CP - No Call-in
Eric Baird returned.

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

25. The Members wished to make comments to the Local Authorities on the following Planning Application No's 05/469/CP, 05/470/CP, 05/471/CP, 05/473/CP, 05/476/CP, 05/477/CP & 05/479/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 2 NO. DWELLINGHOUSES & 6 NO. FLATS WITH ASSOCIATED ACCESS AND PARKING AT ECCLEFECHAN BISTRO, CARRBRIDGE (PAPER 1)

26. Neil Stewart presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.

27. The Committee discussed the application and the following points were raised:

- a) The possibility of landscaping for the proposed car parking area.
- b) The proposed development being a significant improvement to the streetscape of Carrbridge.
- c) Other restaurants available in the Carrbridge area.

28. The Committee agreed to approve the application subject to the conditions stated in the report.

REPORT ON CALLED-IN PLANNING APPLICATION FOR PROVISION OF OUTDOOR KART TRACK WITH RACE CONTROL BUILDING AT SITE OF FORMER DRY SKI SLOPE, AVIEMORE (PAPER 2)

29. Sally Dowden declared an interest and left the room.
30. Andrew Thin advised that Colin Bain, proposed Kart Track Operator, was available for questions.
31. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
32. Board Members asked Colin Bain questions.
33. Andrew Thin thanked Colin Bain.
34. The Committee discussed the application and the following points were raised:
 - a) The possibility of amending condition 2 to state 'No construction shall take place at the site during the peregrine breeding season (1 March-1July) unless otherwise agreed in writing with the CNPA acting as the Planning Authority'.
 - b) Concern over the applicants track record regarding planning permission.
 - c) Concern over the noise generated by the Karts being in use.
 - d) The need to have adequate screen landscaping between the Kart Track and other areas of the Resort and the A9.
 - e) The possibility of the landscaping being in 'clumps' not regimental rows.
 - f) Clarification over the level of signage associated with the proposed development.
 - g) The provision of disabled car parking spaces.
 - h) Clarification about the level of lighting for the proposed development specifically in the winter months and at night.
 - i) Comments that the provision of a Kart Track was not actually promoting or enhancing the intrinsic character of the Cairngorms.
 - j) Comments that the proposed development was promoting the use of natural resources for materials but the actual Karts were using fossil fuels to operate.
35. The Committee agreed to approve the application subject to the conditions stated in the report and the amendment to condition 2 to state 'No construction shall take place at the site during the peregrine breeding season (1 March-1July) unless otherwise agreed in writing with the CNPA acting as the Planning Authority'.
36. Sally Dowden returned.

ANY OTHER BUSINESS

37. Board Members were issued with copies of the CNPA Draft Consultative Local Plan. Andrew Thin advised Members that the first opportunity to discuss the Local Plan would be the afternoon of 16th December at a Question and Answer session. He advised that if Members had any questions or issues they would like answered at the session, to e-mail the Planning Officers in order for them to prepare an Agenda.
38. Andrew Thin requested that the Planning Officials e-mail Board Members to advise them of where members of the public were able to view copies of the Local Plan.

39. Board Members were issued with a briefing on the proposed Beauly to Denny Transmission Line. Andrew Thin advised that the CNPA, along with Highland Council, had been granted, by the Scottish Executive, an extension to the consultation period until 28th February 2006. Don McKee advised that the CNPA had originally requested an extension of time until April 2006. DM informed Members that a consultation response would be brought before Members in February 2006 for approval before submission to the Scottish Executive.
40. Lucy Grant asked if communities were also eligible for the time extension to the consultation period. Don McKee advised that he would have to seek clarification from the Scottish Executive on this point.
41. Alastair MacLennan commented that a site visit had been mentioned to see the impacts of undergrounding a transmission line in East Lothian. Andrew Thin advised that the visit was to have taken place jointly with Highland Council. Don McKee advised that unfortunately due to other events taking place on the same day, the CNPA were unable to attend. DM advised that if Members still wished to attend, another visit could be arranged.
42. Gregor Rimell raised concern that previous planning permissions granted at the Aviemore Highland Resort had not taken into account conditions stated on other planning permissions on the site specifically with regard to the provision and standard of roads and accesses. GR requested that a site visit may be useful and that all the information for developments associated with Aviemore Highland Resort could be collated so that it could be easily assimilated by Board Members. Andrew Thin requested that the Planning Officials e-mail Board members with a briefing note covering the information. AT advised Board Members that if they had any questions or wished to attend a site visit to inform the Planning Officials.

DATE OF NEXT MEETING

69. Friday 2nd December, 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 11:45hrs.