
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held at The Richmond Memorial Hall, Tomintoul on Friday 20th April 2007 at 10.30am

PRESENT

| | |
|-----------------------------|--------------------|
| Eric Baird | Willie McKenna |
| Stuart Black (Arrived late) | Eleanor Mackintosh |
| Geva Blackett | Anne MacLean |
| Duncan Bryden | Sandy Park |
| Nonie Coulthard | Andrew Rafferty |
| Basil Dunlop | David Selfridge |
| Angus Gordon | Sheena Slimon |
| Lucy Grant | Richard Stroud |
| David Green | Susan Walker |
| Marcus Humphrey | Ross Watson |
| Bob Kinnaird | Bob Wilson |
| Mary McCafferty | |

IN ATTENDANCE:

| | |
|------------|------------|
| Don McKee | Mary Grier |
| Pip Mackie | |

APOLOGIES:

Bruce Luffman
Alastair MacLennan

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. David Green advised all persons present of the evacuation procedures in case of a fire.
3. David Green provided Members with feedback from the open meeting held in Tomintoul the previous evening.
4. Apologies were received from the above Members.

MATTERS ARISING FROM THE PREVIOUS MEETING

5. The minutes of the previous meeting, 5th April 2007, held at The Albert Memorial Hall, Ballater were approved.
6. There were no matters arising.

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

7. Anne MacLean declared an interest in Planning Application No.'s 07/144/CP & 07/145/CP.
8. Lucy Grant declared an interest in Planning Application No. 07/153/CP.

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

9. 07/138/CP -
- 10.07/139/CP - No Call-in
- 11.07/140/CP - No Call-in
- 12.07/141/CP - No Call-in
- 13.07/142/CP - No Call-in
- 14.07/143/CP - No Call-in

- 15.07/144/CP - Anne MacLean declared an interest and left the room.
The decision was to call-in the application for the following reason :

- The proposed development is on land which is identified in the Badenoch and Strathspey Local Plan for housing and also as amenity woodland. Much of the site is covered in vegetation including birch trees and the proposal raises issues in relation to natural heritage. The proposal also raises issues in relation to the provision of affordable housing, social and economic development and the integration of sustainable design and is therefore of general significance to the collective aims of the Cairngorms National Park.

- 16.07/145/CP - The decision was to call-in the application for the following reason :

- Permission is sought in this application for a large scale housing proposal on land which is designated for housing and also as amenity woodland. The proposal raises issues in relation to natural heritage, the provision of affordable housing, social and economic development and the integration of sustainable design and is therefore of general significance to the collective aims of the Cairngorms National Park.

Anne MacLean returned.

- 17.07/146/CP - No Call-in
- 18.07/147/CP - No Call-in

19.07/148/CP - No Call-in
20.07/149/CP - No Call-in
21.07/150/CP - No Call-in
22.07/151/CP - No Call-in
23.07/152/CP - No Call-in

24.07/153/CP - Lucy Grant declared an interest and left the room.
The decision was to call-in the application for the following reason :

- The access track is located in a prominent position in the landscape and in a location which is part of an Area of Great Landscape Value. The development is one of the components of the improvement works at the Laggan Water Treatment Works. The proposal raises issues in relation to the conservation and enhancement of the natural heritage of this part of the National Park, as well as the sustainable social and economic development of the Laggan community.

Lucy Grant returned.

25.07/154/CP - No Call-in
26.07/155/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

27. The Members wished to make comments to the Local Authorities on the following Planning Application No's 07/138/CP, 07/142/CP, 07/143/CP, 07/149/CP, 07/150/CP, 07/151/CP & 07/152/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.

28. Stuart Black arrived at the meeting.

ANY OTHER BUSINESS

29. Mary Grier advised Members that the CNPA had received a planning consultation from Aberdeenshire Council on the erection of a 50m high Anemometer Mast at Wheedlemont, Rhynie. Mary Grier advised that the proposal was located approximately 11km from the eastern boundary of the Park and that the permission being sought was for a temporary period of 12 months. 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.
- Requesting that any permission granted should be for a temporary period of 12 months.

- Requesting that the CNPA be consulted on any future Wind Farm development at the site.
30. Concern was raised that views towards the Tap o' Noth was an area of sensitivity and should be respected as such.
 31. Members queried the timescale for a consultation response for Wind Farm proposal at Hill of Snowy Slack also on the eastern boundary of the CNP. Mary Grier advised that a response was currently being worked on and would be brought to a future Committee.
 32. Members agreed the consultation response for submission to Aberdeenshire Council.
 33. Basil Dunlop advised that Highland Council had held a meeting to inform Community Council's of the new planning regulations. He advised Members that some of the attendees had queried if the Call-in reasons the CNPA gave for applications could be more widely published. David Green stated that the Call-in reasons were provided to the Applicant / Agent, Local Authority and were available from the Planning Office, as such he felt that the current procedures were more than adequate. Members agreed that no change should be made to the procedure.
 34. Sandy Park requested an update on the Beauly – Denny Transmission Line. Don McKee advised that the CNPA had given evidence in March along with other Authorities. The strategic session had then paused for an Easter break and would shortly recommence. Closing statements from all parties would be made mid May. After this point the local sessions would begin ending in December 2007.
 35. Duncan Bryden raised the issue of compulsory land purchase orders, which had recently been in the press, regarding the Beauly – Denny Transmission Line. Don McKee advised that he had received a letter regarding this issue from the Scottish Executive and was currently seeking advice on the matter and if necessary would bring a briefing paper to Members on this subject.
 36. Sheena Slimon queried if a date had been set for the Committee site visit on the application for housing at Carrbridge (05/495/CP). Don McKee advised that a SEPA Hydrologist had been asked to attend the visit and that a provisional date would be set for the first half of May. Don McKee advised that Members would be notified of the date and arrangement within the next few days.
 37. Sheena Slimon advised Members that she had had a discussion with Allan Maguire, Highland Council Housing Officer regarding funding for affordable housing. Allan Maguire had informed her that the funding from the 2006/2007 budget for the affordable housing part of the Carrbridge housing development (05/495/CP) had been withdrawn and now been spent outwith the Badenoch & Strathspey area. Allan Maguire had also stated that funding in the 2007/2008 budget was also to be spent outwith the Badenoch & Strathspey area and that Communities Scotland were reducing their funding to affordable housing allocations. Allan Maguire stated that Highland Council were loath to allocate funding for specific developments if the planning applications were to be consistently deferred or taken a long time over determining. Don McKee advised that this point had been raised by Highland Council several times and that he had investigated every case involving the CNPA. Don McKee advised that the length of time taken to determine applications was due to the Applicants failure to provide all the necessary information for determination and therefore an inadequate application could not be brought forward for determination solely due

to funding issues. There were no delays attributable to CNPA who wanted to support affordable housing but not at the expense of good planning.

38. David Selfridge requested an update on the appeal for the AHR fence. Don McKee informed Members that the case was still with SEIRU and the CNPA were waiting for the outcome.

39. David Green informed Members that they would shortly be receiving an e-mail regarding the CNPA's position on housing.

DATE OF NEXT MEETING

69. Friday, 4th May 2007 at The Village Hall, Dulnain Bridge.

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 11:25hrs.