
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held within The Ben Mhor Hotel, Grantown-on-Spey on 20th May 2005 at 10.30am

PRESENT

Eric Baird	Willie McKenna
Stuart Black	Eleanor Mackintosh
Duncan Bryden	Anne MacLean
Sally Dowden	Sandy Park
Basil Dunlop	Alastair MacLennan
Douglas Glass	Anne MacLean
Angus Gordon	Sandy Park
David Green	Gregor Rimell
Marcus Humphrey	David Selfridge
Bruce Luffman	Richard Stroud

IN ATTENDANCE:

Andrew Tait	Pip Mackie
Mary Grier	

APOLOGIES:

Lucy Grant	Andrew Thin
Andrew Rafferty	Bob Wilson
Joyce Simpson	

WELCOME AND APOLOGIES

1. The Bruce Luffman, Vice-Convenor welcomed all present.
2. Apologies were received from Lucy Grant, Andrew Rafferty, Joyce Simpson, Andrew Thin, Bob Wilson.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 6th May 2005, held in Kirriemuir were approved.

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

4. Willie McKenna declared an interest in Planning Application No. 05/225/CP.

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

5. 05/214/CP - No Call-in
6. 05/215/CP - No Call-in
7. 05/216/CP - No Call-in
8. 05/217/CP - No Call-in
9. 05/218/CP - No Call-in
10. 05/219/CP - No Call-in
11. 05/220/CP &
12. 05/221/CP - No Call-in
13. 05/222/CP - No Call-in
14. 05/223/CP - The decision was to Call-in this application for the following reason:
- The development represents the formation of a residential unit in an area which is identified in the Badenoch and Strathspey Plan (1997) as a restricted countryside area. The proposal therefore raises issues in relation to housing in the countryside, and it is also considered that its proposed setting may impact on the landscape and the scenic amenities of the area, and would also set a precedent for further development of this nature. As such the proposed development is viewed as being of general significance to the aims of the National Park.
15. 05/224/CP - The decision was to Call-in this application for the following reason:
- The area of land which is proposed to be incorporated into the curtilage of a residential property is allocated in the Badenoch and Strathspey Plan (1997) as amenity woodland, and appears to have on going public use, including a seating area, and an existing path adjacent to the proposed new boundary. It is therefore considered that the proposed development may have the potential to impact on the natural heritage of the area, and impact on the enjoyment of the special qualities of the area by the public, and is therefore viewed as being of general significance to the aims of the National Park.

- 16.05/225/CP - Willie McKenna declared an interest and left the room.
No Call-in
Willie McKenna returned.
- 17.05/226/CP - No Call-in
- 18.05/227/CP - No Call-in
- 19.05/228/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

20. It was agreed that comments be made to the Local Authorities on Planning Application No's 05/215/CP, 05/218/CP, 05/219/CP & 05/226/CP.

21. The Highland Councillors declared an interest and left the room.

22. It was agreed to submit the following comments to Highland Council on Planning Application No. 05/215/CP:

It is considered that the proposed extensions and alterations fail to appropriately reflect the simple form of the existing structure, by reason of the overall form, scale and materials proposed. It is therefore considered that the proposed extensions be redesigned to ensure greater compatibility with the character and simple form of the existing structure.

23. It was agreed to submit the following comments to Highland Council on Planning Application No. 05/226/CP:

The overall design concept employed in the proposed conversion of the steading fails to adequately have regard to the traditional character and simplicity of the original building, and introduces inappropriate extensions, fails to respect the original openings and introduces excessive glazed areas. The elevation drawings also appear to suggest that the original stonework would not remain exposed, and such alterations would be considered wholly inappropriate. It is considered that significant revisions to the overall design are required in order to protect the integrity and character of the steading which is considered to be of significance to the cultural heritage of the area.

In addition, having regard to the elevated and exposed nature of the site, it is suggested in the event of a grant of planning permission, that a detailed landscaping plan should be submitted for the agreement of the Planning Authority, in order to ensure that the area of the site surrounding the steading is developed in a manner which assists in minimising the visual impact of the proposed development, respects its rural setting and avoids a domesticated scheme of landscaping.

24. The Highland Councillors returned.

25. It was agreed to submit the following comments to Moray Council on Planning Application No. 05/218/CP:

Whilst the refurbishment of the cottage is generally welcomed, it is not considered that the incorporation of a flat roof dormer construction is aesthetically appropriate. The use of individual dormer windows with traditional pitched roof design is considered more appropriate. Greater consistency in fenestration should also be achieved throughout the property.

26. The Aberdeenshire Councillors declared an interest and left the room.

27. It was agreed to submit the following comments to Aberdeenshire Council on Planning Application No. 05/219/CP:

The Planning Committee of the CNPA have expressed a preference for an increase in the ridge height of the proposed extension to match that of the existing dwelling house.

28. The Aberdeenshire Councillors returned.

**REPORT ON CALLED-IN PLANNING APPLICATION COFFEE SHOP & MINIATURE WHISKY CENTRE AT FORMER TOURIST INFORMATION CENTRE, RALIA, NEWTONMORE
(Paper 1)**

29. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report plus an additional condition restricting the whisky retail area to that indicated on the plans submitted.

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

- a) Appropriate signage for the development.
- b) The loosening of the restrictions of the Highland Council A9 policy.
- c) A management plan for the toilets and grounds.
- d) Consultation with the local community.
- e) Indications of opening hours.
- f) Interpretative material to be available at the development.
- g) The possibility of the development being seen as a gateway to the Park.

31. The Committee agreed to approve the application subject to the conditions in the report and the additional condition restricting the whisky retail area of the development to that indicated in the plans submitted.

REPORT ON CALLED-IN PLANNING APPLICATION FOR ERECTION OF DWELLINGHOUSE AT BALMENACH ROAD, CROMDALE (PAPER 2)

32. Mary Grier presented a paper recommending that the Committee refuse the application for the reasons stated in the report.
33. The Committee briefly discussed the application and the following points were raised:
 - a) The application being premature to the CNPA Local Plan.
 - b) The location of the street lighting and speed limit signs.
34. The Committee agreed to refuse the application for the reasons stated in the report.

REPORT ON CALLED-IN PLANNING APPLICATION FOR TEMPORARY SITING OF THREE ACCOMMODATION UNITS AT UPPER GLEN DERRY, MAR LODGE ESTATE, BRAEMAR (PAPER 3)

35. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
36. Bruce Luffman, Vice-Convenor, advised that Peter Holden, Head Ranger for Mar Lodge Estate, had requested to address the Committee. The Committee agreed the request.
37. Peter Holden addressed the Committee and questions were invited from members.
38. Bruce Luffman thanked Peter Holden.
39. The Committee briefly discussed the application and the following points were raised:
 - a) Length of the period of planning permission.
 - b) The siting of the proposed units away from protected species.
 - c) Camouflage of units.
 - d) Helicopter flight paths.
 - e) Fuel storage.
40. The Committee agreed to approve the application for the reasons stated in the report.

REPORT ON CALLED-IN PLANNING APPLICATION FOR EXTENSION/CONVERSION OF SUN ROOM FOR HOILDAY ACCOMMODATION AT MEADOWSIDE HOUSE, KINCRAIG (PAPER 4)

41. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
42. The Committee agreed to approve the application for the reasons stated in the report.

**REPORT ON CALLED-IN PLANNING APPLICATION FOR REMOVAL OF SECTION OF TEMPORARY VEHICLE ACCESS & REINSTATEMENT OF LAND WITH UPGRADING OF EXISTING TRACK AND REFORMING OF ACCESS BELLMOUTH AT SHANVALL, GLEN TRUIM, NEWTONMORE
(PAPER 5)**

43. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
44. The Committee briefly discussed the application and the following points were raised:
- a) Fencing around the proposed tree planting areas.
 - b) The prominence of the McPherson Monument.
 - c) The “temporary” route indicated on the plans actually being the original route, as supported by old maps of the area. Whilst the “original” route indicated on the plans was a route formed later to provide access to the property.
 - d) The method statement submitted by the Applicant.
45. The Committee agreed to approve the application for the reasons stated in the report.

**REPORT ON CALLED-IN PLANNING APPLICATION FOR CONSTRUCTION OF ARTIFICIAL SKI SLOPE AND CLIMBING WALL AT HILTON COYLUMBRIDGE RESORT HOTEL, AVIEMORE
(PAPER 6)**

46. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
47. The Committee briefly discussed the application and the following points were raised:
- a) The quality of the proposed structure.
 - b) The length of planning permission to be granted.
48. The Committee agreed to approve the application for the reasons stated in the report with an additional condition limiting the period of planning permission for a period of 5 years.

**REPORT ON CALLED-IN PLANNING APPLICATION FOR USE OF LAND FOR SITING OF A RESIDENTIAL CARAVAN AT SITE TO EAST OF TOMNAGAUN STEADING, CROMDALE
(PAPER 5)**

49. Andrew Tait informed the Committee that this report had been prepared by Neil Stewart, Planning Officer. AT advised the Committee that due to unforeseen circumstances, Neil Stewart had been unable to attend the Planning Committee meeting. AT therefore proposed that the application be deferred for determination until the next Planning Committee.
50. The Committee agreed to defer the application until the next Committee meeting.

ANY OTHER BUSINESS

51. Bruce Luffman, Vice-Convenor, advised the Committee that the planning appeal report for Lynbreck, Grantown on Spey had been received by the Planning Office. The Scottish Executive Reporter had dismissed the appeal. A copy of this report had been issued to all Members for information.
52. Andrew Tait provided an update on the enforcement action for the Aviemore Highland Resort Fence. AT advised that the enforcement notice had now been served on Aviemore Highland Resort Ltd.
53. Bruce Luffman advised the Committee that the planning determination reports, prepared by the Planning Officers, were good informative papers. He suggested that in order to be more time efficient during the planning presentation, the Officers should just highlight the main points of the paper and bring any new/further information acquired to the Committee's attention. The Committee and Planning Officers agreed this proposal.

DATE OF NEXT MEETING

54. Friday 3rd June, Aboyne.
55. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
56. The meeting concluded at 12.20hrs.