
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held at The Community Hall, Boat of Garten
on 20th August 2010 at 10.30am

PRESENT

Peter Argyle
Eric Baird
Stuart Black
Geva Blackett
Duncan Bryden
Jaci Douglas (Arrived late)
Dave Fallows
Drew Hendry
Marcus Humphrey

Bob Kinnaird
Mary McCafferty
Willie McKenna
Eleanor Mackintosh
Ian Mackintosh
Anne MacLean
Gregor Rimell (Arrived late)
Susan Walker

IN ATTENDANCE:

Robert Grant
Don McKee
Karen Major
Alison Lax

Pip Mackie
Andrew Tait
Hamish Trench

APOLOGIES:

Lucy Grant
David Green
Alastair MacLennan

Fiona Murdoch
Andrew Rafferty
Richard Stroud

**AGENDA ITEMS 1 & 2:
WELCOME AND APOLOGIES**

1. The Convenor welcomed all present.
2. Apologies were received from the above Members.
3. It was noted that Jaci Douglas and Gregor Rimell would be arriving later during the meeting.

**AGENDA ITEM 3:
MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING**

4. The minutes of the previous meeting, 6th August 2010, held at Glenmore Lodge, Aviemore were approved.
5. There were no matters arising.

**AGENDA ITEM 4:
DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING
ON THE AGENDA**

6. Geva Blackett declared a direct interest in Item No. 6 (Paper 1) on the Agenda, regarding the HI housing site in Ballater. Geva Blackett informed the Committee that if the conversation on the report was general she would remain for the discussion, however, should it become specific to that particular site she would leave the room.
7. Marcus Humphrey declared a direct interest in Item No. 6 (Paper 1) on the Agenda, regarding the settlement of Dinnet. Again, if the conversation on the report was general he would remain for the discussion, however, should it become specific to that particular settlement he would leave the room.

**AGENDA ITEM 5:
PLANNING APPLICATION CALL-IN DECISIONS
(Oral Presentation, Robert Grant)**

8. 10/269/CP - No Call-in
9. 10/270/CP - No Call-in
10. 10/271/CP - No Call-in
11. 10/272/CP - The decision was to call-in the application for the following reason :
 - The application is for a variation to the house design details on various plots at land at High Burnside, Aviemore. The previous applications were called in by the CNPA and this application is considered to be of linked significance to those applications, consequently the proposal raises issues of general significance to the collective aims of the Cairngorms National Park.
12. 10/273/CP - No Call-in
13. 10/274/CP - No Call-in
14. 10/275/CP - No Call-in

- 15. 10/276/CP - No Call-in
- 16. 10/277/CP - No Call-in
- 17. 10/278/CP - No Call-in
- 18. 10/279/CP - No Call-in
- 19. 10/280/CP - No Call-in

20. 10/281/CP - The decision was to call-in the application for the following reason :

- The proposal represents the expansion of a residential development for affordable housing purposes. The previous application was called in by the CNPA and this application is considered to be of linked significance to that application. As such, it raises issues relating to housing in the countryside policy, provision of affordable housing, precedent, natural and cultural heritage, access issues and social and economic development. It therefore raises issues of general significance to the collective aims of the National Park.

- 21. 10/282/CP - No Call-in
- 22. 10/283/CP - No Call-in
- 23. 10/284/CP - No Call-in
- 24. 10/285/CP - No Call-in

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 10/269/CP, 10/270/CP, 10/271/CP, 10/275/CP, 10/277/CP, 10/278/CP, 10/279/CP, 10/280/CP, 10/283/CP & 10/285/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.

**AGENDA ITEM 6:
REPORT ON ANALYSIS OF RESPONSES TO POST INQUIRY
MODIFICATIONS TO THE LOCAL PLAN AND NEXT STEPS
(PAPER I)**

26. Karen Major presented a paper recommending that the Committee consider and agree the analysis of the responses to the Post Inquiry Modifications to the Local Plan, and agree to commence the formal processes to adopt the Local Plan on 29th October 2010, beginning with the publication of the Notice of Intention to adopt the Local Plan – as stated in the report.
27. The Committee discussed the report and the following points were raised:
- a) Geva Blackett left the room.
 - b) Clarification of the phasing of houses being allocated on the Ballater HI site and the proposed timescales of the development(s).
 - c) Geva Blackett returned.
 - d) The importance of monitoring the development of sites and allocations on an annual basis to ascertain their progress – this information will feed into an annual Local Plan update report.
 - e) The start of work on the subsequent Local Development Plan which will look at long term planning development, including housing development for the next 20 years.
 - f) The timescale for consultation and eventual adoption of the subsequent Local Development Plan and the importance of extensive public consultation at the outset.
 - g) The timescale for the adoption of the Supplementary Guidance (currently out for consultation until 24th September 2010).
 - h) The further pieces of Supplementary Guidance which would be presented to the Committee during December 2010, then consulted on and due to be adopted in March 2011.
 - i) Concern over the removal of housing allocation HI from the Boat of Garten settlement.
 - j) The need to find effective land for Affordable Housing in Boat of Garten.
 - k) The possibility of developing supplementary guidance specifically for housing in Boat of Garten.
 - l) The status of ‘white land’ within settlement boundaries in the Local Plan.
 - m) The ‘test of effectiveness’ for land regarding housing land supply and housing need.
 - n) Clarification which policies cover windfall sites.

Jaci Douglas & Gregor Rimell arrived at the meeting at 11.30am.

- o) The current financial climate and the need to take advantage of all opportunities for Affordable Housing when presented.
 - p) New housing providing support for existing community facilities e.g. schools / bus services / local shops etc.
 - q) The need for communities to have input in how they wish their area to develop.
 - r) The potential for sites important in biodiversity to be eroded and the need to protect this from happening.
 - s) The importance for the new Local Development Plan to take account of the changing demographic / financial climate etc.
28. Hamish Trench advised Members that a way forward to resolve the housing situation in Boat of Garten may be to set up a Working Group with input from the Community Council, Highland Council, Affordable Housing providers, CNPA etc.

29. The Committee agreed the analysis of the responses to the Post Inquiry Modifications to the Local Plan, and agreed to carry out the next steps in the adoption process as stated in the report with the following amendments:
- A Working Group to be set up to look at the housing situation in Boat of Garten involving the Community and various other stakeholders.
 - Page 69 (Proposals BL/H1) First Para.: Amend from 'The site has a capacity for around 250 units with 90 dwellings envisaged for construction during the life of the local plan. It is expected that a further 100 houses will be built in the period between 2011-2016 leaving capacity for 60 for the longer term.'
To 'The site has a capacity for around 250 units with 90 dwellings envisaged for construction during the life of the local plan, leaving capacity for 160 for the longer term.'

**AGENDA ITEM 7:
REPORT ON CALLED-IN PLANNING APPLICATION FOR ERECTION OF
HOUSE AT LAND 20 METRES NORTH WEST OF DUACK LODGE, NETHY
BRIDGE
(PAPER 2) (07/408/CP)**

30. Duncan Bryden informed Members that a further letter of representation had been received within the required timescales and had been circulated for Members to read.
31. Duncan Bryden informed Members that Ronnie Dunn, Applicant, was available for questions.
32. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report with an amendment to Condition 7 to include reference that a qualified arboroculturist should oversee the hand digging of the tree roots on the site and an additional Condition requiring details of the overhead routing of the electricity / phone cables be submitted to the CNPA for approval.
33. The Committee were invited to ask the Planning Officer points of clarification, the following were raised:
- a) Clarification of the wording of Condition 13 regarding any future development additions at the site.
34. The Committee did not wish to ask any questions of the Applicant.
35. The Committee agreed to approve the application subject to the conditions stated in the report – and subject to:
- Condition 7 - to include reference that a qualified arboroculturist should oversee the hand digging of the tree roots on the site
 - Additional Condition - requiring details of the overhead routing of the electricity / phone cables be submitted to the CNPA for approval.

**AGENDA ITEM 8:
REPORT ON CALLED-IN PLANNING APPLICATION FOR APPLICATION
UNDER SECTION 42 TO VARY CONDITION 1 OF PLANNING REF:
BS/1976/96; RETROSPECTIVE SITING OF 34 STATIC CARAVANS
AT CARAVAN SITE, DESHAR ROAD, BOAT OF GARTEN
(PAPER 3) (10/041/CP)**

36. Robert Grant presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
37. The Committee were invited to ask the Planning Officer points of clarification, the following were raised:
 - a) The nationwide trend in the decline of camping and touring caravan pitches.
 - b) Clarification how the number of required static caravan pitches required was calculated.
 - c) The need for a Park wide survey to be done regarding camping provision and need including consultation with campers.
 - d) Clarification that the caravan site was for holiday use only and not year round residential use.
38. The Committee agreed to approve the application subject to the conditions stated in the report.
39. The Committee requested that CNPA staff conduct a survey and review of camping and caravan provision within the park.

AGENDA ITEM 9: ANY OTHER BUSINESS

40. Duncan Bryden advised Members that the Inverness Housing Expowas currently being held. He requested that Members who had already visited the Expo to share any thoughts that could feed into the Sustainable Design Guide – the following comments were made:
 - Potential for non vernacular contemporary design to be included provided it was in an appropriate setting.
 - Potential increased cost implications for innovative design.
 - Modern and innovative design not having to be stark.
 - The interest in the building of the ‘passive house’ elsewhere in Scotland.
 - Sustainability issues regarding some features incorporated in the designs.
 - The build cost and recommended selling price of the houses.
 - The importance of looking at ideas from other countries and then assess how they could be achieved in the CNP.
 - The huge amount of work undertaken to stage the Expo.
 - The current financial climate and the risk taken by staging the Expo, which appears to be a success given the current visitor numbers.
41. Alison Lax requested that if Members had any further comments to be incorporated in the Sustainable Design Guide regarding the houses and the use of space between houses to email her with their thoughts.

AGENDA ITEM 10: DATE OF NEXT MEETING

42. Friday 3rd September 2010 at The Albert Hall, Ballater.
43. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
44. The meeting concluded at 12.45pm.