
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held at Albert Hall, Ballater,
on 21st August 2009 at 10.30am

PRESENT

Peter Argyle
Eric Baird
Stuart Black
Geva Blackett
Duncan Bryden
Jaci Douglas
Lucy Grant
David Green
Drew Hendry
Marcus Humphrey

Mary McCafferty
Willie McKenna
Eleanor Mackintosh
Ian Mackintosh
Anne MacLean
Alastair MacLennan
Fiona Murdoch
Gregor Rimell
Richard Stroud
Susan Walker

IN ATTENDANCE:

Bill Stewart Andrew Tait
Robert Grant Derek Manson
Marie Duncan

APOLOGIES:

Dave Fallows Bob Kinnaird
Andrew Rafferty

AGENDA ITEMS 1 & 2:

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from the above Members.

AGENDA ITEM 3:

MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting 7th August, held at Glenmore Lodge, Aviemore were approved.
4. There were no matters arising.

AGENDA ITEM 4:

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

5. Marcus Humphrey declared an interest in Planning Application No. 09/260/CP.
6. Peter Argyle, Marcus Humphrey & Richard Stroud as Aberdeenshire Councillors and and Fiona Murdoch declared an interest in Item No. 7 on the Agenda.

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

7. 09/253/CP - No Call-in
8. 09/254/CP - No Call-in
9. 09/255/CP - The decision was to call-in the application for the following reason :

- This proposal for the significant upgrading and extension of the existing Waste Water Treatment Works, which would involve the construction of additional infrastructure in the form of storage tanks, pumping stations and other associated plant equipment alongside substantial landscaping proposals including bunding and replacement planting. The proposal, located on the edge of the settlement would significantly alter the character and appearance of the immediate area and would lead to the loss of a number of mature trees. It is considered that the proposal raises issues in terms of landscape, natural and cultural heritage, social and economic considerations and other site sensitivities. As such it is deemed to be of significance to the collective aims of the National Park

10. 09/256/CP - No Call-in
11. 09/257/CP - No Call-in
12. 09/258/CP - No Call-in
13. 09/259/CP - No Call-in
Marcus Humphrey declared an interest and left
14. 09/260/CP - No Statutory Call-in Powers
Marcus Humphrey returned
15. 09/261/CP - No Call-in
16. 09/262/CP - No Statutory Call-in Powers
17. 09/263/CP - The decision was to call-in the application for the following reason :

- The development is for a new dwellinghouse in a prominent countryside area, which carries a landscape conservation policy designation, and where there are restrictions on unjustified single house developments. The proposal also involves the upgrading of a track and the crossing of a watercourse. The proposal therefore raises issues relating to principle in terms of planning policy, precedent and cumulative impact, landscape impact, and natural heritage. As such it is deemed to be of significance to the collective aims of the National Park.

- 18. 09/264/CP - No Call-in
- 19. 09/265/CP - No Call-in
- 20. 09/266/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

- 21. The Members wished to make comments to the Local Authorities on the following Planning Application No's 09/253/CP, 09/254/CP, 09/261/CP & 09/265/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 CALLED-IN PLANNING APPLICATION TO RE-DEVELOP EXISTING WATER TREATMENT WORKS AT BLAIRNAMARROW WATER TREATMENT WORKS, TOMINTOUL (PAPER 1)

- 22. Duncan Bryden informed members that Ross Herd (Senior Project Manager) of Scottish Water and Bob Connon of Scottish Water's were available to answer questions.
- 23. Derek Manson (Planning Officer) presented a paper recommending that the Committee approve the application for the reasons stated in the report.
- 24. The Committee were invited to ask the Planning Officer points of clarification, the following were raised:
 - a) Concerns on damage to the bridge during construction.
 - b) The possibility of including a condition to protect bridge.
 - c) Clarification if the bridge is within the site.
 - d) Clarification that the bridge as a National Monument Record.
 - e) Clarification on who is responsible for the bridge.
 - f) The possibility of a barrier beside bridge.
 - g) Inclusion of a barrier on the advice note.
 - h) Clarification of a Heras Fence.
- 25. The Committee were invited to ask questions of Ross Herd (Scottish Water) and the following points were raised:
 - a) Clarification that Scottish Water would be happy with inclusion of the condition to erect a Heras Fence to protect the bridge.
 - b) Concerns on the safeness of the water supply during the construction works and at the point of changeover.
 - c) Clarification on whether the old units will be removed.
- 26. Duncan Bryden thanked Ross Herd.
- 27. The Committee discussed the application and the following points were raised:
 - a) Concerns the landscaping should be informal and sympathetic with the site and surrounding area.
 - b) Clarification Juniper bushes are included within the conditions.
 - c) The need for the introduced trees to be in small groups.

- d) Concerns over the colour of the corrugated roof especially within the winter months.
- e) Concerns over design of application.
- f) The need for good design on the busy tourist route.
- g) The need for a safe water supply in Tomintoul as soon as possible.
- h) The possibility of a green or turfed roof.

28. Eleanor Mackintosh proposed a motion to approve the application recommended by the planner with an additional condition to include the provision of a Heras Fence to protect the bridge during construction. This was seconded by Geva Blackett.

29. Richard Stroud proposed an amendment to defer the application for redesign.

30. The vote was as follows:

	MOTION	AMENDMENT	ABSTAIN
Peter Argyle	√		
Eric Baird		√	
Stuart Black	√		
Geva Blackett	√		
Duncan Bryden	√		
Jaci Douglas	√		
Lucy Grant		√	
David Green		√	
Drew Hendry	√		
Marcus Humphrey		√	
Mary McCafferty	√		
Willie McKenna	√		
Eleanor Mackintosh	√		
Ian Mackintosh		√	
Anne MacLean	√		
Alastair MacLennan	√		
Fiona Murdoch	√		
Gregor Rimell	√		
Richard Stroud		√	
Susan Walker		√	
TOTAL			
	13	7	0

31. The Committee agreed to approve the application in favour of the motion and for reasons stated in the report (and an additional condition to include a fence to protect the bridge during construction)

Peter Argyle, Marcus Humphrey, Richard Stroud & Fiona Murdoch declared an interest and left the meeting.

**AGENDA ITEM 7:
REPORT ON CONSULTATION RESPONSE ON PLANNING APPLICATION
TO ABERDEENSHIRE COUNCIL: FORMATION OF WINDFARM
COMPRISING OF 18 TURBINES AND ASSOCIATED INFRASTRUCTURE,
CLASHENDARROCH FOREST, HUNTLY.
(PAPER 2)**

32. Bill Stewart (Planning Manager) presented a paper recommending that the Committee agree to the consultation response to Aberdeenshire Council.
33. The Committee were invited to ask the Planning Manager points of clarification, the following were raised:
 - a) Clarification why the CNPA are not objecting.
 - b) Concerns on the accumulative impact and future comments on applications.
34. The Committee agreed to the consultation response on the planning application to Aberdeenshire Council.

Peter Argyle, Richard Stroud & Marcus Humphrey returned.
Fiona Murdoch left the meeting.

**AGENDA ITEM 8:
ANY OTHER BUSINESS**

35. Duncan Bryden informed members Don McKee (Head of Planning) is proposing a future discussion with members on renewable energy in relation with issues to do with planning.
36. Duncan Bryden advised members the amended conditions for the Dalfaber application 07/144/CP & 07/145/CP as agreed at Planning Committee on the 24th July 09 had been e-mailed to members previously and have been circulated for viewing.
37. Bill Stewart (Planning Manager) advised members that application 09/014/CP the Corgarff Hydro Turbine was not on this agenda as the planning officer was awaiting consultation responses from SNH & SEPA however a report is being prepared for September.
38. Susan Walker suggested to the chairman & convenor to seek a meeting with Scottish Water as a result of the number of applications and to encourage exemplars in design and to reinforce the message not to proceed with ground works until permission has been granted.

DATE OF NEXT MEETING

39. Friday 10.30, 4th September 2009 at Community Hall, Boat of Garten.
40. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
41. The meeting concluded at 12.10hrs.