

CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

held at The Cairngorm Hotel, Aviemore
on 22 February 2019 at 11.30am

Members Present

Peter Argyle (Deputy Convener)	Willie McKenna
Rebecca Badger	Ian McLaren
Carolyn Caddick	Fiona McLean
Pippa Hadley	Anne Rae Macdonald
Janet Hunter	William Munro
Eleanor Mackintosh (Convener)	Gaener Rodger
Douglas McAdam	Derek Ross
Xander McDade	Judith Webb

In Attendance:

Gavin Miles, Head of Planning & Communities
Peter Ferguson, Legal Adviser, Harper MacLeod LLP
Alix Harkness, Clerk to the Board
Dot Harris, Planning Administration & Systems Officer

Apologies: Geva Blackett Dave Fallows
 John Latham

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convener welcomed all present and reported that a useful site visit had taken place that morning.
2. Apologies were noted.

DRAFT COMMITTEE MINUTES

Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

3. The minutes of the previous meeting, 25 January 2019, held in the Community Hall Boat of Garten, were approved with the following amendment:
 - At Para 6 – Xander McDade’s interest was of an indirect nature.
4. There were no matters arising.
5. The Convener provided an update on the Action Points from the previous meeting:
 - **Action Point at Para 21i) In Hand** – Amenity Notice for Spittal Hotel site is being prepared and will be served next week or very soon after.
 - **Action Point at Para 55i) Ongoing** – Association of Cairngorms Communities will be informed of the Flood Risk Management Plans to spread awareness in communities and through their planning representatives at their next meeting on 27 March 2019.
6. **Action Point Arising: None.**

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

7. Dr Gaener Rodger declared a Direct interest in:
Item No. 5 Reason: Is a Board Member of NHS and did not take part in the site visit.
8. Xander McDade declared an Indirect interest in:
Item No. 6 Reason: Objected as local councillor to original design.
9. Fiona McLean declared an Indirect Interest in:
Item No. 5 Reason: Is a Member of NHS Clinical Committee but has not been involved in the discussions or development of this application.
10. Fiona McLean declared a Direct Interest in:
Item No. 6 Reason: Is a Board Member of Historic Environment Scotland.
11. Douglas McAdam declared an Indirect Interest in:
Item No. 6 Reason: Is a member of the National Trust for Scotland
12. Peter Argyle declared an Indirect Interest in:
Item No. 6 Reason: Is a member of the National Trust for Scotland

DRAFT COMMITTEE MINUTES

13. Dr Gaener Rodger left the room.

Agenda Item 5:

Application for Detailed Planning Permission (2018/0311/DET)

Erection of Community Hospital

At Land 215M South of Spey House, Cairngorm Technology Park, Dalfaber Drive, Aviemore

Recommendation: Approve Subject to Conditions

14. The Convener advised that the Applicant was present should the Committee have any technical questions.
15. Gavin Miles, Head of Planning & Communities presented the paper to the Committee. He highlighted that the following conditions and an informative had been missed from the report and asked for approval of these should the application be approved:
- a) Standard Condition to ensure can approve final details of materials.
 - b) Condition ensuring there is practical access particularly for buses at Dalfaber Drive and if any improvements to that junction required, ensuring that these are submitted to CNPA for approval in consultation with Highland Council prior to work commencing on site.
 - c) Condition providing details around the bus stop and drop off to be approved by the CNPA in consultation with Highland Council.
 - d) Informative that states no work should be undertaken on the adopted public road until the road opening permit is submitted to the Highland Council.
16. The Convener highlighted that no objections to this application had been received and that only one letter of representation had been received from the Strathspey Railway Company with regards to noise which was addressed through condition.
17. The Committee were invited to discuss the report, the following points were raised:
- a) Concern raised that the security fencing around the railway would not be attractive. Gavin Miles agreed that this was a potential and explained that it was addressed in condition 16.
 - b) Concern raised that there would not be sufficient car parking for the hospital and what work had been done to estimate the requirement? Gavin Miles explained that the car parking requirements had been discussed at length by the project team and with the Highland Council Transport Planning Team and that they were content that there was adequate parking. He advised that the site is accessible to get to without a car and that people will be encouraged to walk to it. He added that there was scope in future to add more parking, but that was not part of this application.

DRAFT COMMITTEE MINUTES

- c) Comment made that it was a good application with a good design, sufficient car parking and recognition that many of the older generation do travel by bus.
- d) Suggestion made that the views from the east side of the building are not obstructed by fencing, that the mountains should be visible.
- e) Suggestion made that in the long term there was an opportunity to explore the health benefits for people both staff and patients compared to others elsewhere.
- f) Comment made that it would be 100 years since a new hospital had been built in Badenoch & Strathspey.
- g) Concern raised that as a consequence of the shape of the site the construction time by default causes damage to the areas (trees and grasslands) that should be retained, suggestion made to be more specific as to which standards to use in the condition. Gavin Miles agreed to refer to the British Standards in the condition.
- h) With reference to condition 16, fencing between the site and the steam railway was not there? Gavin Miles agreed to ensure it was explicitly covered by the condition.
- i) Comment made that the application was a major achievement and a credit to NHS Highland, the CNPA Staff and the community.
- j) Comment made that it was well designed particularly given the narrow site. Praise for the design as it appears to take patients into consideration by providing a garden for patients as well as a separate outdoor area for staff. In addition praise for the two core paths top and bottom from the site and encouraged a see through fence.

18. The Committee agreed to approve the applications subject to the conditions in the report with the following additions to Conditions & Informative notes:

- a) **Standard Condition to ensure the CNPA can approve final details of materials**
- b) **Condition ensuring there is practical access for buses at Dalfaber Drive and that if any improvements to that junction are required, ensuring that these are submitted to CNPA for approval in consultation with Highland Council prior to work commencing on site.**
- c) **Standard Condition providing details around the bus stop and drop off to be approved by the CNPA in consultation with Highland Council.**
- d) **Strengthening of Condition 16 to explicitly include the fencing between the site and the steam railway.**
- e) **Addition to Condition 3 to ensure the British Standards are referred to.**
- f) **Informative that states no work should be undertaken on the adopted public road until the road opening permit is submitted to the Highland Council.**

19. **Action Point arising:**

- i. **Additions as detailed in paragraph 18 to be added to decision notice.**

20. Dr Gaener Rodger return to meeting and Fiona McLean left room.

Agenda Item 6:

CNPA Response to Transport Scotland A9 Dualling: Killicrankie to Glen Garry Section Proposals

Recommendation: Withdraw Objection

21. Gavin Miles, Head of Planning & Rural Development presented the paper to the Committee.

22. The Committee were invited to discuss the report, the following points were raised:

- a) With reference to the revised slope gradient was this within normal parameters for road design? Was there a future risk that it becomes a maintenance problem and then becomes unsightly? Gavin Miles advised that it was within the normal parameters of road design.
- b) Recognition that road dualling would always have an impact on residents who live close by. Comment made that the proposed dualling would be following the existing route and not creating a new route.
- c) What would the greater visual impact be? Gavin Miles advised that the slopes would be steeper making them stand out slightly more than in the previous proposals. However, the changes would be subtle and had the benefit of creating a clearer distinction between the undisturbed areas of the historic battlefield.
- d) Would there be a reduction in speed imposed on the slip roads as a result of needing to change the angles? Gavin Miles confirmed that there would be some changes to speed limits on slip as a result of the new scheme, but that these were within the scope of design parameters for road building.
- e) What would happen next if the Committee were to withdraw the objection? Gavin Miles advised that approval of the proposals would be Minister's decision ultimately, but that there may be an inquiry depending on the outstanding objections.
- f) Suggestion made to visit the site following the next Formal Board meeting on 29 March 2019 that takes place in Blair Atholl. The Convener advised that it was important that the Committee focus on the reason the Committee objected to the proposal in first place which had now be addressed therefore it was unnecessary to delay the decision further.

DRAFT COMMITTEE MINUTES

23. **The Committee agreed to withdraw the CNPA's objection to the A9 dualling on the Killiecrakie to Glen Garry section.**

24. **Action Point arising: None.**

Agenda Item 7:

Any Other Business

25. Fiona McLean returned to the meeting.

26. Gavin Miles provided an update on the following Post Committee application legal updates:

- a) An Camas Mor – The agreement is reaching conclusion with all parties ready to sign the agreement over the coming week or two.
- b) Broomhill Quarry – the applicants have identified a bond and we expect matters to be concluded soon.
- c) Dalwhinnie Quarry – legal agreement being prepared and is now expected to progress quickly.

27. Gavin Miles reported that the Local Development Plan drop-in sessions that had been held over the past few weeks had had a steady stream of people attending. He reported that Ballater and Braemar sessions had been the best attended with 50-60 people in attendance. The last event will take place next Monday afternoon/ evening in Grantown on Spey.

28. The Convener announced that Dan Harris and Emma Wilson had recently been promoted to Planning Manager (Forward Planning & Service Improvement) and Planning Manager (Development Management) respectively and congratulated them both on their promotions.

29. **Action Point arising: None.**

Agenda Item 8:

Date of Next Meeting

30. Friday 22nd March 2019 at The Community Hall, Boat of Garten.

31. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Clerk to the Board, Alix Harkness.

32. The public business of the meeting concluded at 12.34.