

CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

**held via Video Conference
on 25 March 2022 at 9.30am**

Members Present:

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|--------------------------------------|-----------------|
| Dr Gaener Rodger (Convener) | John Latham |
| Eleanor Mackintosh (Deputy Convener) | Douglas McAdam |
| Peter Argyle | Xander McDade |
| Geva Blackett | Willie McKenna |
| Carolyn Caddick | Ian McLaren |
| Deirdre Falconer | Dr Fiona McLean |
| Pippa Hadley | Derek Ross |
| Janet Hunter | Judith Webb |
| John Kirk | |

In Attendance:

Gavin Miles, Head of Strategic Planning
Murray Ferguson, Director of Planning & Place
Emma Bryce, Planning Manager, Development Management
Alan Atkins, Planning Officer, Development Management
Katie Crerar, Planning Officer, Development Planning
Peter Ferguson, Harper McLeod LLP

Apologies: Anne Rae Macdonald
William Munro

Agenda Items 1 & 2:

Welcome & Apologies

- I. The Convener welcomed all present. Apologies were noted.

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Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

2. The minutes of the previous meeting, 25 February 2022, held via video conferencing were approved subject to the following amendments:
 - At Para. 31. Correct the numbers to: 7 for the motion and 10 for the amendment.
 - At Para. 37. Change the paragraph to read “The Committee were invited to ask for any points of clarity on the contribution of Tessa Jones of Badenoch & Strathspey Conservation Group (objector) no points were raised. The Convener thanked Tessa Jones for her contribution.”

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

3. Douglas McAdam declared a financial Interest in Item 5.
Reason: Clova Estate including the Clova Hotel are members of the deer management group that he is employed to chairs so he would withdraw from the discussion.
4. Peter Argyle, Geva Blackett, John Latham declared a (non-financial) Interest in Item 6.
Reason: Aberdeenshire Council has responded at officer level, to the item and for reasons of transparency these board members, as members of Aberdeenshire Council, declared an interest but would take part.
5. Xander McDade declared a (non- financial) interest in Item 6.
Reason: Perth and Kinross Council has responded at officer level, to the item and for reasons of transparency, as a member of Perth and Kinross Council, he declared an interest but would take part.

Agenda Item 5:

Detailed Planning Permission 2021/0168/DET

Erection of 8 No. Holiday Lodges and Plant/Storage Building, Formation of Vehicular Access, Parking and Turning Areas, Installation of Sewage Treatment Plant and Surface Water Soakaways

At Land North West of Clova Hotel, Glen Clova

Recommendation: REFUSE

6. Gavin Miles, Head of Strategic Planning, presented the paper to the Committee.
7. The Committee were invited to ask points of clarity, the following point was raised:

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- a) A member asked if the applicant considered fewer chalets. Head of Strategic Planning confirmed the applicant had been asked to consider alternatives but that the applicant considered it would affect the viability of the development.
8. Emelda McLean (Planning Agent) was invited by the Convener to address the Committee. (Alistair Todd, Agent for the Estate and Peter Gunning, Architect were also available to answer questions).
 9. The Committee were invited to ask points of clarity to the speaker, the following points were raised:
 - a) The design of the units was discussed. Head of Strategic Planning explained it was not the design of individual units which was the concern of the planning team but the way they are set across the hillside. The agent replied that they would be prepared to do more planting.
 - b) A query was raised as to the possibility of wood cladding rather than cement fibre. Peter Gunning (Architect) explained cement fibre was chosen as it was zero maintenance across its life and used in a new build nearby. The applicant preferred cement fibre cladding.
 - c) Discussion of trees in the area. Proposed new trees are small (gean and rowan) and would take some years to make any significant difference in landscape. The Planning Agent explained the applicant would be prepared to discuss any preferred species and additional planting as a planning condition. The Architect had taken tree species advice from forestry consultants. The existing trees are larger broad leaf species.
 - d) The reason for long continuous buildings was discussed and the concern about the impact of the reflection of sun on window glass particularly in winter. The Architect explained the linear form was chosen as it reflects the topography of the site in west against the wooded landscape of the east. The Architect felt the impact of glass was reasonable with large eaves overhangs with well covered balconies. The Applicant could look at low reflecting glass.
 10. The Convener thanked the Emelda Mclean and members of the application team for their report.
 11. The Committee were invited to discuss the report, the following points were raised:
 - a) Concerns about use of concrete and urban type design in a National Park were discussed.
 - b) The design of siting in linear form was a concern and felt not appropriate even with partial masking by trees in the long term.
 - c) There was support from the committee for further development associated with the Hotel in principle.

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19. **The Committee:**
- a) **Approved the modifications to and adopt the Design and Placemaking non statutory planning guidance.**
 - b) **Approved the modifications to the Developer Obligations Supplementary Guidance for the Local Development Plan 2021 and its submission to Scottish Ministers**
20. **Action Points arising:** **None**

Agenda Item 7:

AOB

21. There were no items presented.

Agenda Item 8:

Date of Next Meeting

22. The date of the next meeting is Friday 22nd April 2022 at 10am via video/telephone conference. There would be a Potential Site visit at Aviemore on Thursday 21st April 2022 late afternoon, details to be confirmed nearer the time.
23. The public business of the meeting concluded at 10:40 hours.

| Outstanding actions from previous committees | |
|---|--|
| Date | Action |
| 23/04/2021 | There will be a development session for the Committee in 2022 about landscape effects inside and outside the National Park (mainly related to windfarms) |
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