
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

held via Video/ Telephone Conference

on 24th April 2020 at 10am

Members Present (by video unless stated otherwise)

Eleanor Mackintosh (Convener)	Douglas McAdam
Peter Argyle (Deputy Convener)	Xander McDade
Geva Blackett	Willie McKenna
Carolyn Caddick	Ian McLaren
Deirdre Falconer	Dr Fiona McLean
Janet Hunter	William Munro
John Kirk	Dr Gaener Rodger
John Latham	Derek Ross via telephone
Anne Rae Macdonald	Judith Webb

In Attendance:

Gavin Miles, Head of Planning & Communities
Dan Harris, Planning Manager, Forward Planning & Service Improvement
Nina Caudrey, Planning Officer, Development Planning
Stephanie Wade, Planning Officer, Development Management
Alix Harkness, Clerk to the Board

Apologies: Pippa Hadley

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convener welcomed all present and apologies were noted.
2. The Convener advised that it was a new way of working (by video and phone conference) and asked that Members be patient. She reminded Members that the Clerk to the Board had circulated the video-conferencing etiquette. She advised Members that if her internet connection was to cut out the order of Chairing the meeting would be Deputy Planning Committee Convener, Board Convener and then

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Board Deputy Convener and if required, assuming the number of members was still quorate, the Committee would have to nominate another member to chair.

Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

3. The record of the previous meeting, 20th March 2020, held via electronic circulation were approved with no amendments.
4. **Action Point arising: None.**

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

5. There were no interests declared.

Agenda Item 5:

Update on Applications Approved by Committee subject to conclusion of Developer Contributions

6. Gavin Miles, Head of Planning and Communities presented the paper to the Committee.
7. The Committee discussed the paper, the following queries, comments and observations were made:
 - a) The Convener asked if the timescales could be shortened to a month rather than a few months. Head of Planning & Communities advised that with regards to the Distillery application, timescales were unclear because Registers of Scotland were not functioning as normal. He explained that were currently putting in place electronic means of registering title deeds which might prevent further delay. With regards to the Phase 2 of the Spey Housing development in the delay was related to freezing of commercial contracts and it was possible that there would be no progress until July 2020.
 - b) Could reassurance be provided that the current COVID19 pandemic was the reason behind Albyn Housing Society's ability to deliver? Head of Planning & Communities confirmed it was and advised that they are one of the biggest housing associations in Scotland who spend Scottish Government funding as well as raising their own funds. He explained that they had assessed their current and future projects and with construction projects currently on hold they were waiting until there was more certainty before agreeing new construction contracts.
 - c) What was the reasoning for the developer contributions going towards education in this case (Spey Houses Phase 2)? Head of Planning & Communities

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advised that the policy covers a range of potential issues, all related to impacts of the development that cannot be resolved by planning conditions alone. Education contributions are frequently sought from housing developments but developer contributions can be sought for other infrastructure or services that would be impacted.

8. **The Committee noted the paper.**

9. **Action: None.**

Agenda Item 6:

Natural Heritage, Landscape, Cultural Heritage and Renewable Energy Non-Statutory Guidance

Recommendation: Approve For Consultation

10. Nina Caudrey, Planning Officer presented the paper to the Committee.
11. The Convener reminded the Committee that this was not an opportunity to change policy.
12. The Committee discussed the Paper, the following points were discussed:
 - a) Praise given for the format and presentation of the documents and the uniform style.
 - b) Suggestion made to make reference to the Cairngorms Woodland Strategy in the Natural Heritage Supplementary Guidance. Planning Officer advised that reference to it must have been lost in editing and agreed to ensure that it was referenced in the document. (A1)
 - c) Suggestion made to refer to SNH as SNH or Nature Scot consistently throughout the Natural Heritage Supplementary Guidance and the Renewable Energy Supplementary Guidance. Planning Officer agreed to ensure consistency throughout the documents. (A2)
 - d) Does anyone regularly check that the links in the documents work during the life of the plan? Planning Officer advised that she had linked to the pages the documents were found within rather than the documents themselves to avoid this issue as much as possible. The guidance could be updated in future should it be brought to CNPA's attention that any of the links no longer worked.
 - e) Is 6 weeks in the current circumstances sufficient time for partner organisations to be able to respond in time? Head of Planning & Communities advised that this was not policy that was being consulted on, it was an explanation on how to comply with policy. He added that the consultation period could be extended if the Committee wished but that he doubted it would make a difference to the

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number of responses received. The Committee agreed to keep the consultation period at 6 weeks.

- f) With regards to woodland replacement, should we indicate how close the woodland should be? Planning Officer advised that the replacement woodland policy does not set out that stipulation only that it should be within the National Park as that is where the policy applies.
- g) In the renewables guidance, suggestion made to change the wording 'should be' okay for wind turbines under 30m to 'may be' okay under 30m, and suggestion made to be clearer to define if that was 30m to hub or to blade tip. Planning Officer advised that the 30m to blade tip was meant and that she was happy to look at it again to check that the wording reflects that. (A3)
- h) Query as to why the Renewable Energy policy makes no reference to battery storage? Head of Planning & Communities advised that battery storage would essentially be large sheds, which would be adequately considered under existing policies.
- i) Suggestion made to look at including something in the guidance on the size and scale of solar farms, which are likely to become more common in the future. Head of Planning & Communities advised that the critical analysis of a solar farm would be under the landscape policy rather than renewable energy policy, so the advice that was most relevant was already contained in the landscape guidance.

12. **The Committee agreed to approve the publication of the Natural Heritage, Renewable Energy, Landscape and Cultural Heritage Supplementary Guidance for public consultation for a period of 6 weeks subject to the amendments (A1-A3) being made to the documents.**

13. **Action Point arising:**

- i. **Amendments to be made prior to going out for Public Consultation.**

Agenda Item 8: AOB

- 14. Gavin Miles, Head of Planning and Communities reported that they had received a notice that the housing application in Nethy Bridge which was heard by the Committee in January 2020 was being appealed.
- 15. A member asked about the progress of the Carrbridge Housing appeal. Head of Planning & Communities advised that no further information had been forthcoming.
- 16. The Planning Committee praised the Convener for the management of the meeting and reported that it had worked very well in a democratic, open and transparent way.

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17. **Action Points arising:** **None.**

Agenda Item 9:

Date of Next Meeting

18. Friday 22 May 2020 at 10am via video/ telephone conference.

19. The public business of the meeting concluded at 10.40am