
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held at The Albert Memorial Hall, Ballater on 23rd March 2007 at 10.30am

PRESENT

Eric Baird	Willie McKenna
Stuart Black	Eleanor Mackintosh
Geva Blackett (observing)	Anne MacLean
Nonie Coulthard	Alastair MacLennan
Basil Dunlop	David Selfridge
David Green	Sheena Slimon
Bob Kinnaird	Richard Stroud
Bruce Luffman	Susan Walker
Mary McCafferty (observing)	Bob Wilson

IN ATTENDANCE:

Don McKee	Neil Stewart
Pip Mackie	

APOLOGIES:

Duncan Bryden	Sandy Park
Angus Gordon	Andrew Rafferty
Lucy Grant	Ross Watson
Marcus Humphrey	

WELCOME AND APOLOGIES

1. The Convenor welcomed all present and introduced the 2 new recently elected Board Members, Geva Blackett and Mary McCafferty. David Green congratulated Willie McKenna, Eleanor Mackintosh and Andrew Rafferty on retaining their seats in the recent elections and sent commiserations Gregor Rimell who had not retained his seats. Commiserations were also sent to Basil Dunlop who had not been elected, however, for the meantime he retained his seat on the Board by being a Highland Councillor.
2. David Green advised that Ministers had recently approved the National Park Plan.
3. David Green informed Members that he had recently been appointed to a part time post on the Big Lottery Scotland Committee.
4. Apologies were received from the above Members.

MATTERS ARISING FROM THE PREVIOUS MEETING

5. The minutes of the previous meeting, 9th March 2007, held at The Ben Mhor Hotel, Grantown on Spey were approved with the following amendments;
 - a) Paragraph 35 – the addition of ‘...also recommend that any decision allowing the removal of the occupancy condition should not set a precedent for future applications.’
 - b) Paragraph 115 – amend the spelling of ‘there’ to ‘their’.
 - c) Paragraph 119 – to state that the meeting should be between Scottish Water Solutions and Scottish Water.
6. There were several matters arising;
 - a) The Planning Officials were looking into potentially revising several Committee procedures including – agenda planning, venues, acoustics and Standing Orders in order to make the process more public friendly.
 - b) David Green informed Members he had contacted Scottish Water’s Chief of Corporate Services Officer in order to set up a meeting within the next few weeks.
 - c) Neil Stewart confirmed that Scottish Water had agreed to supply the additional information requested regarding the planning applications at Laggan Water Treatment Works. He advised that a fourth application at this site was due to be submitted and that all four applications would be brought forward together for determination in due course. Sheena Slimon enquired if Scottish Water could switch on the water supply without the planning permission being in place. It was confirmed that they could, however, this would be entirely at their own risk – this fact had been made very clear to Scottish Water on several occasions. Richard Stroud enquired if the Roads Authority would be consulted on the forthcoming application. It was confirmed that they would be consulted.

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

7. Anne MacLean declared an interest in Planning Application No. 07/098/CP and Item No. 6 on the Agenda.
8. Sheena Slimon declared an interest in Planning Application No. 07/099/CP & 07/102/CP.
9. Willie McKenna declared an interest in Planning Application No. 07/103/CP.

PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Neil Stewart)

- | | |
|----------------|------------|
| 10.07/091/CP - | No Call-in |
| 11.07/092/CP - | No Call-in |
| 12.07/093/CP - | No Call-in |
| 13.07/094/CP - | No Call-in |
| 14.07/095/CP - | No Call-in |
| 15.07/096/CP - | No Call-in |

16.07/097/CP - The decision was to call-in the application for the following reason :

- The proposal raises issues in relation to the provision of tourist related accommodation in a countryside location within a National Scenic Area. It also raises issues in relation to the future provision of an adjacent dwellinghouse. The occupancy of this dwellinghouse is restricted to a person employed full-time in the approved adjacent coffee house/shop business which the current development seeks to supersede. The application therefore raises issues in relation the social and economic development of the area and related issues in relation to houses in the countryside policy, precedent, cumulative impact of houses in the countryside and conservation of natural and cultural heritage. As such, it is considered to raises issues of general significance to the collective aims of the National Park.

17.07/098/CP - Anne MacLean declared an interest and left the room.
The decision was to call-in the application for the following reason :

- The proposal is for a mixed use development consisting of residential and commercial uses on a site that is allocated in the Badenoch and Strathspey Local Plan for Public Buildings. The proposal due to its scale and nature raises issues of general significance to the collective aims of the National Park, particularly in relation to the promotion of the sustainable social and economic development of the Park.

Anne MacLean returned.

18.07/099/CP - Sheena Slimon declared an interest and left the room.
No Call-in
Sheena Slimon returned.

19.07/100/CP - No Call-in

20.07/101/CP - Richard Stroud proposed a Motion to Call-in the application.
 This was seconded by Susan Walker.
 Willie McKenna proposed an Amendment not to Call-in the application.
 This was seconded by Basil Dunlop.
 The vote was as follows:

	MOTION	AMENDMENT	ABSTAIN
Eric Baird	√		
Stuart Black		√	
Nonie Coulthard		√	
Basil Dunlop		√	
David Green		√	
Bob Kinnaird		√	
Bruce Luffman	√		
Willie McKenna		√	
Eleanor Mackintosh		√	
Anne MacLean		√	
Alastair MacLennan		√	
David Selfridge		√	
Sheena Slimon		√	
Richard Stroud	√		
Susan Walker	√		
Bob Wilson		√	
TOTAL	4	12	0

21.07/102/CP - Sheena Slimon declared an interest and left the room.
 No Call-in
 Sheena Slimon returned.

22.07/103/CP - Willie McKenna declared an interest and left the room.
 No Call-in
 Willie McKenna returned.

23.07/104/CP - The decision was to call-in the application for the following reason :

- The development is for the creation of a new footpath for the purposes of providing a heritage trail with interpretative information to a historic township. The site is located in a sensitive area in terms of natural heritage designations. The proposal raises issues in relation to the conservation and enhancement of the natural and cultural heritage of the area, the promotion of understanding and enjoyment in the form of recreation of the special qualities of the area, recreational access, and social and economic development. as such, the proposal is considered to raise issues of general significance to the collective aims of the National Park.

24.07/105/CP - No Call-in
25.07/106/CP - No Call-in
26.07/107/CP - No Call-in
27.07/108/CP - No Call-in
28.07/109/CP - No Call-in
29.07/110/CP - No Call-in
30.07/111/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

31. The Members wished to make comments to the Local Authorities on the following Planning Application No's 07/099/CP, 07/101/CP, 07/102/CP, 07/103/CP, 07/106/CP, 07/108/CP & 07/110/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.

REPORT ON SUGGESTED CONDITIONS OF APPROVAL FOR ERECTION OF 6 NO. FLATS AND 4 NO. DWELLINGHOUSES AT REAR OF GRANT ARMS HOTEL, THE SQUARE, GRANTOWN-ON-SPEY (PAPER 1)

32. Anne MacLean declared an interest and left the room.

33. Neil Stewart presented a paper recommending that the Committee agree the suggested conditions of approval as detailed in the report and the recommended Section 75 Legal Agreement.

34. The Committee discussed the suggested conditions and the following points were raised:

- a) The number and type of affordable houses being recommended on the site.
- b) Clarification that by closing the road to vehicles, pedestrian access was still available.

35. The Committee agreed to approve suggested conditions of approval as detailed in the report and the recommended Section 75 Legal Agreement but that the number of affordable houses required on the site was increased to three.

36. Anne MacLean returned.

ANY OTHER BUSINESS

37. David Green informed the Committee that as the next Planning Committee agenda was already looking quite full, would Members agree to start the meeting at 9:30am instead of the usual 10:30am. Members agreed to this change.
38. David Green informed Members that the next Planning Committee would take place on Thursday 5th April, due to Good Friday being on the 6th April.
39. It was raised that the 5th April was the date of the next full Highland Council meeting and therefore the Highland Councillors may not be present at the CNPA Planning Committee.
40. Planning Officials agreed to e-mail round Board Members to check their availability on the 5th April. Members were asked to respond as soon as possible.

DATE OF NEXT MEETING

69. Friday, 5th April 2007 at The Albert Memorial Hall, Ballater.
70. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
71. The meeting concluded at 11:40hrs.