
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held within the Braemar Village Hall, Braemar on 23rd April 2004 at 10.30am

PRESENT

Mr Peter Argyle	Mr Willie MacKenna
Mr Eric Baird	Ms Eleanor Mackintosh
Mr Duncan Bryden	Ms Anne MacLean
Ms Sally Dowden	Mr Gregor Rimmell
Mr Basil Dunlop	Mr David Selfridge
Mr Douglas Glass	Mrs Sheena Slimon
Mr Angus Gordon	Mr Andrew Thin
Mrs Lucy Grant	Mrs Susan Walker
Mr David Green	Mr Bob Wilson
Mr Bruce Luffman	

IN ATTENDANCE:

Neil Stewart	Denis Munro
Sandra Middleton	Andrew Tait

APOLOGIES:

Mr Stuart Black	Mr Alistair MacLennan
Mr Andrew Rafferty	Mr Robert Severn
Mrs Joyce Simpson	Mr Richard Stroud

WELCOME AND APOLOGIES

1. The Chairman welcomed all present and introduced Andrew Tait as the new CNPA Development Control Planning Officer.
2. Apologies were received from Mr Stuart Black, Mr Alistair MacLennan, Mr Andrew Rafferty, Mr Robert Severn, Mrs Joyce Simpson and Mr Richard Stroud.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. There were no matters arising.

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

4. There were no declarations of interest.

PLANNING APPLICATION CALL-IN DECISIONS

5. 04/190/CP - No Call-in

6. 04/191/CP - The decision was to Call-in this application for the following reason:

- The proposal is for the erection of a dwellinghouse in a countryside area which is designated as a Restricted Countryside Area in the Badenoch and Strathspey Local Plan. As such, the proposal may be contrary to policy. The site is also located adjacent to an SSSI, SPA, and SAC and the proposal may impact on these designations. If unjustified, the proposal also has the potential to establish a precedent for similar developments in the National Park which cumulatively, may raise issues of general significance to the collective aims of the CNPA.

7. 04/192/CP - No Call-in

8. 04/193/CP - No Call-in

9. 04/194/CP - No Call-in

10. 04/195/CP - No Call-in

11. 04/196/CP - No Call-in

12. 04/197/CP - No Call-in

13. 04/198/CP - Bruce Luffman proposed a Motion to Call-in this application, this was seconded by Peter Argyle. Sheena Slimon proposed an amendment not to Call-in the application, this was seconded by Angus Gordon.

The vote was as follows;

NAME	MOTION (Call-in)	AMENDMENT (No Call-in)	ABSTAIN
Peter Argyle	✓		
Eric Baird	✓		
Duncan Bryden	✓		
Sally Dowden	✓		
Basil Dunlop		✓	
Douglas Glass	✓		
Angus Gordon		✓	
Lucy Grant	✓		
David Green	✓		
Bruce Luffman	✓		
Willie McKenna		✓	

Eleanor Mackintosh	✓		
Anne MacLean	✓		
Gregor Rimmell	✓		
David Selfridge	✓		
Sheena Slimon		✓	
Andrew Thin	✓		
Susan Walker	✓		
Bob Wilson	✓		
TOTAL	15	4	

The decision was to Call-In this application for the following reason:

- The proposal is an application to seek the removal of an agricultural occupancy condition on an existing planning permission for a house which is located on the edge of Newtonmore, outwith the settlement envelope. To remove the condition may be contrary to policy in that it would provide an approval for a house in a countryside area which may not be justified in terms of land management purposes. This may have the potential to establish a precedent for similar developments in the National Park which cumulatively, may raise issues of general significance to the collective aims of the CNPA.

14. 04/199/CP - No Call-in
15. 04/200/CP - No Call-in
16. 04/201/CP - No Call-in
17. 04/202/CP - No Call-in
18. 04/203/CP - No Call-in
19. 04/204/CP - No Call-in
20. 04/205/CP - No Call-in
21. 04/206/CP - No Call-in
22. 04/207/CP - No Call-in
23. 04/208/CP - No Call-in
24. 04/209/CP - No Call-in
25. 04/210/CP - No Call-in

26. 04/211/CP - The decision was to Call-in this application for the following reason:

- The proposal is for the construction of a retail outlet which is of a scale which may have impacts on the Aviemore town centre and the commercial areas of other settlements within the National Park. The development control protocol advises that retail developments which may have a significant impact on settlements should be considered for call-in and in this instance, the proposal is of a scale and type which may raise issues of general significance to the collective aims of the National Park.

SCOTTISH PLANNING POLICY (SPP) PLANNING FOR RURAL DEVELOPMENT: PUBLIC CONSULTATION (Paper 1)

27. Denis Munro presented a paper suggesting a suitable response to the Scottish Executive's draft consultation document on Planning for Rural Development and requested comments and amendments on the paper from the committee.
28. DM explained to the committee that there are 3 main levels of planning guidance in Scotland, these being; Scottish Planning Policies (SPPs) at the highest level, Planning Advice Notes (PANs) which flesh out the SPPs, and Circulars. He advised the Committee that the SPPs are to replace National Planning Policy Guidelines (NPPGs) which were in place previously. The SPP on Planning for Rural Development is to replace the existing NPPG on Rural Development and as such is now before the CNPA Planning Committee at the consultation phase.
29. DM advised the committee that he felt the central propositions of the SPP to be that the countryside should be able to absorb more people content to live and able to work there and that the planning system can assist this by adopting a more welcoming stance to development in rural Scotland including the further refinement of the approach to diversification.
30. DM explained that he felt the SPP represented a 'One size fits all' approach to planning in Scotland and that it may be less relevant in the case that National Parks than in other areas of Scotland.
31. A lengthy discussion occurred where a variety of viewpoints and concerns were raised by the committee in particular relating to Affordable Housing, employment, second and holiday homes and the capacity of existing infrastructure – including sewerage, water and transport – to cope with new development.
32. It was agreed that Denis Munro request a time extension from the Scottish Executive to allow members to contact him with specific comments which he would then compile into a revised response on the SPP for the Scottish Executive. The revised report is to be presented at the next committee.

ANY OTHER BUSINESS

33. The Convenor advised the committee that the Water Customer Consumer Panel have written to Scottish Water to ask how they are to allocate money for first time connections.
34. Susan Walker requested that an Interim Policy be brought forward as soon as possible relating to Affordable Housing.
35. Susan Walker requested an update on the Park's position in relation to enforcement.

DATE OF NEXT MEETING

36. Friday 7th May, Royal Jubilee Arms Hotel, Dykehead, Glen Clova.
37. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.