

CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

held at the Albert Hall, Ballater
on Friday 24 October 2014 at 11.00am

Members Present

Peter Argyle (Deputy Convenor)
Duncan Bryden
Angela Douglas
Dave Fallows
Katrina Farquhar
Jeanette Gaul
Kate Howie
Gregor Hutcheon
John Latham

Bill Lobban
Eleanor Mackintosh (Convenor)
Mary McCafferty
Willie McKenna
Fiona Murdoch
Gordon Riddler
Gregor Rimell
Brian Wood

In Attendance:

Simon Harrison, Head of Planning
Katherine Donnachie, Planning Officer, Development Management
Dee Straw, Planning Support Officer
Sam Wainwright, Planning Administration and Systems Officer

Apologies:

Paul Easto

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convenor welcomed all present.
2. Apologies were received from the above Member.

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Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

3. The minutes of the previous meeting, 26 September 2014, held at the Community Hall, Boat of Garten were approved with no amendments.
4. There were no matters arising.
5. The Convenor provided an update on the Action Points from the previous meeting:
 - Action Points at Para. 7, 16 and 27: Discharged;
 - Action Point at Para. 34: In hand and is planned for the Agenda for the December Committee meeting where an invitation will be sent to SSE inviting them to talk re hill tracks.

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

6. Bill Lobban declared an interest in:
 - Item No. 6 - Direct interest – Member of Highland Council Resources Committee from where this Consultation came from and therefore advised he would leave the room for the duration of the discussion on this Paper.
7. Dave Fallows declared an interest in:
 - Item No. 6 - Direct interest – Member of Highland Council Resources Committee from where this Consultation came from and therefore advised he would leave the room for the duration of the discussion on this Paper.

Agenda Item 5:

Report on Called-In Planning Application:

Amendment to location of upper powerhouse (2011/0281/DET)

At Pitmain Lodge, Kingussie

(2014/0234/DET (Detailed Planning Permission))

8. The Convenor expressed her disappointment that, yet again, work had started on site without an application having first been made for planning permission.
9. Katherine Donnachie presented a paper advising that work had stopped and recommending that the Committee approve the application subject to the conditions stated in the report.
10. The Committee were invited to ask the Planning Officer points of clarification.
11. The Committee did not have any questions.
12. The Committee agreed to approve the application subject to the conditions stated in the report.

13. **Action Points arising:** **None**

Agenda Item 6:

Report on Consultation Response to Highland Council:

To construct and operate a new hydroelectric scheme (up to 9MW) involving a dam and storage reservoir, up to four minor intakes, buried pipelines, powerhouse building, access track works and temporary site establishment areas

At Powerhouse Building, On the Shore of Loch Laggan, Kinloch Laggan, Newtonmore

14. Bill Lobban and Dave Fallows left the room for the duration of the discussion on this Paper.
15. Katherine Donnachie presented a report on the consultation and recommended that the Committee agree a response of no objection subject to the points set out in the Committee report.
16. The Committee were invited to ask the Planning Officer points of clarification, the following issues were raised by members as requiring further clarification/submission of information:
- a) Access onto A86 – query regarding would there be any upgrading of this junction and any post development restoration;
 - b) Site establishment area close to bridge over River Pattack – would there be a provision of a small car park in this general area to enhance public access post development, including information on signage and interpretation;
 - c) Second site establishment area beside River Pattack within National Park – details, including site area, species, number, spacing, maintenance would be required and to establish if provision of riparian tree planting to enhance the existing tree cover;
 - d) Site establishment area at junction of Gallovie/Pattack track and Kinloch/Pattack tracks – details, including site area, species, number, spacing and maintenance would be required regarding restoration, post development in relation to native woodland;
 - e) Pipeline route and temporary access track including site area, species, number, spacing and maintenance – details, including site area, species, number, spacing and maintenance would be required of planting native broadleaf trees to be carried out along western edge of National Park;
 - f) Powerhouse – details would be required regarding the proposed method for the protection of trees identified for retention, and design and finishes of the building (walls and roof) to reflect those of other buildings on the estate;
 - g) Waterfalls on the River Pattack – evidence would be required regarding the accuracy of the methodology of the assessment submitted. This would be relating to the visual impact upon the Falls of Pattack and examples of where the methodology had been used and verified on construction schemes. The impact upon all the three waterfalls on the River Pattack would require to be considered and information

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provided regarding the priority to be given to recreational users, as opposed to energy generation use in terms of water flows and usage to ensure no adverse impact upon the National Park;

- h) Ecology – confirmation would be required that there would be no adverse impacts upon ecology and in particular riverine species and habitats on the River Pattack within the National Park as a result of variation of water flows;
 - i) Public Access – confirmation would be required that public access and tracks would be unaffected by the proposed development, in particular the track running from the Dalwhinnie/Ben Alder area to Pattack.
17. The Committee agreed there were too many points requiring clarification and answers. Once additional information obtained, this could be taken back to Committee.
18. The Committee requested Katherine Donnachie go back to Highland Council raising all the points above at para. 15.
19. The Committee agreed that the response of “objection pending submission of further information” be submitted to Highland Council.
20. **Action Points arising: Katherine Donnachie to respond to Highland Council stating the Committee object to this proposal on the basis there is insufficient information as per the points raised in para. 15, with a view to reporting back to Committee in order to provide a further response.**
21. Bill Lobban and Dave Fallows returned to the meeting at this point.

Agenda Item 7:

Any Other Business

22. A Member queried why the Cairngorms Campaign leaflet was included within the Planning Committee papers when this was nothing to do with Planning Committee.
23. It was decided to take this query to Alix Harkness, Clerk to the Board, to establish the basis for the circulation of such leaflets.
24. A Member queried SSE legal obligation to connect wind turbine proposals to the national grid at a site on the corner of The National Park where the overhead lines may cross into the National Park. It was felt that overhead lines connecting to the National Grid have the potential to be more intrusive than the turbines, certainly with those ones out with The National Park. A discussion ensued.
25. It was requested this be left with Heads of Planning Scotland (HoPS) - Simon Harrison to look into further.
26. A Member, Gregor Rimmel, has correspondence with information in relation to location of these proposals, figures and grid information. This is to be forwarded to Simon Harrison for use in any submission to HoPS.
27. It is noted Bill Lobban, Member of Highland Council, did not take part in this discussion.

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28. Simon Harrison provided the Committee with an update in relation to a previous application taken to Committee which was refused, the commercial clay pigeon shooting at Craggan Outdoors. The applicants have now appealed. Simon Harrison will keep the Committee updated.

29. **Action Points Arising:** **Alix Harkness, Clerk to the Board to be asked in relation to the circulation of such leaflets.**

Simon Harrison to update Committee on Craggan Appeal in due course.

Simon Harrison to look further into issues of overhead line connection from wind farms to the national grid and report back to Committee.

Gregor Rimmell to forward correspondence, figures and grid information to Simon Harrison.

Agenda Item 8:

Date of Next Meeting

30. Friday 21 November 2014 at Community Hall, Boat of Garten.

31. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Grantown on Spey.

32. The public business of the meeting concluded at 12 noon.