
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held at The Cairngorm Hotel, Aviemore on 25th January 2008 at 3.15pm

PRESENT

Eric Baird	Bruce Luffman
Stuart Black	Mary McCafferty
Geva Blackett	Willie McKenna
Duncan Bryden	Eleanor Mackintosh
Nonie Coulthard	Ian Mackintosh
Jaci Douglas	Anne MacLean
Dave Fallows	Alastair MacLennan
Lucy Grant	Fiona Murdoch
David Green	Andrew Rafferty
Drew Hendry	Richard Stroud
Marcus Humphrey	Susan Walker
Bob Kinnaird	Ross Watson

IN ATTENDANCE:

Neil Stewart
Pip Mackie

APOLOGIES:

Stuart Black
Dave Fallows
Mary McCafferty
Sandy Park

WELCOME AND APOLOGIES

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

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 11th January 2008, held at The Community Centre, Nethy Bridge were approved with an amendment to paragraph 56 to include that any paper covering energy efficiency should also include production, provenance and all other related issues.

4. Eleanor Mackintosh raised concern that there was yet another example of a planning application being notified to the CNPA outwith the 5 day period.
5. David Green advised that Fiona Murdoch had arranged for himself and others to meet with the Convenor and Chief Executive of Moray Council to discuss this issue.
6. Neil Stewart advised that Don McKee had written to the Director of Planning at Moray Council regarding the missed notifications and had received an acknowledgement that morning. Neil Stewart advised that due to the different working practices of the 4 Local Authorities, the CNPA were notified of planning applications in different ways and that instances of late notifications were not just isolated to Moray Council. He informed Members that a protocol meeting was due to be held between the CNPA and Local Authorities and this matter would be discussed.
7. Alastair MacLennan sought clarification of the timescales for the notifications and call-in process.
8. Sue Walker stated that the first draft of the sustainable design guide was due to be discussed at the end of January and requested an update on its progress. Neil Stewart advised that as yet there was not a set date for the draft version of the sustainable design guide to be issued. However, Alison Lax and Karen Major were both working very hard on the document with our consultants and as soon as they were happy with it, it would be brought forward for discussion.

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

9. Andrew Rafferty declared an interest in Planning Application No. 08/003/CP.
10. The Aberdeenshire Councillors declared an interest in Planning Application No. 08/008/CP, due to the applicants being Aberdeenshire Council.
11. Pip Mackie, Planning Systems Officer, declared an interest in Planning Application No. 08/011/CP, due to her husband being the applicant.

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

- | | |
|-----------------|--|
| 12. 08/001/CP - | No Call-in |
| 13. 08/002/CP - | No Call-in |
| 14. 08/003/CP - | Andrew Rafferty declared an interest and left the room.
No Call-in
Andrew Rafferty returned. |
| 15. 08/004/CP - | No Call-in |
| 16. 08/005/CP - | No Call-in |
| 17. 08/006/CP - | No Call-in |
| 18. 08/007/CP - | No Call-in |

- The Aberdeenshire Councillors declared an interest and left the room.
- 19.08/008/CP - No Call-in
The Aberdeenshire Councillors returned.
- 20.08/009/CP - No Call-in
21.08/010/CP - No Call-in
- Pip Mackie declared an interest and left the room.
- 22.08/011/CP - No Call-in
Pip Mackie returned.
- 23.08/012/CP - No Call-in
24.08/013/CP - No Call-in
25.08/014/CP - The decision was to call-in the application for the following reason :
- The proposal is for the demolition of an existing non-residential building and its replacement with a new dwellinghouse, in an area which is designated as “Amenity Woodland” and/or “Restricted Countryside” in the adopted Badenoch and Strathspey Local Plan. There are therefore constraints which impose a presumption against new houses unless there is a land management justification. This raises issues in relation to housing in the countryside policy, cumulative impact of such houses on the countryside and landscape of the National Park, precedent, and social and economic development. Collectively this raises issues of significance to the aims of the National Park.
- 26.08/015/CP - The decision was to call-in the application for the following reason :
- The proposal represents a significant development within the Conservation Area of Grantown on Spey, which is directly related to and associated with works to the adjoining hotel which is a Category B Listed Building. The development raises issues in terms of cultural and built heritage, the provision of affordable housing, the character of the streetscape, the impact on tourist facilities and accommodation, and is also considered to be of relevance in terms of social and economic development. The proposal, in combination with the adjoining proposal for 8 flats, is considered to raise issues of general significance to the collective aims of the National Park.

27.08/016/CP - The decision was to call-in the application for the following reason :

- The proposal is directly related to called-in planning application reference 08/015/CP. As such, it represents a significant development within the Conservation Area of Grantown on Spey, which is directly related to and associated with works to the adjoining hotel which is a Category B Listed Building. The development raises issues in terms of cultural and built heritage, the provision of affordable housing, the character of the streetscape, the impact on tourist facilities and accommodation, and is also considered to be of relevance in terms of social and economic development. The proposal, in combination with the adjoining proposal for 8 flats, is considered to raise issues of general significance to the collective aims of the National Park.

28.08/017/CP - No Call-in

29.08/018/CP - No Call-in

30.08/019/CP - No Call-in

31.08/020/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

32. The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/007/CP, 08/008/CP, 08/009/CP, 08/010/CP, 08/011/CP & 08/018/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.

ANY OTHER BUSINESS

33. Bruce Luffman queried the proposed timetable for the Board to hold informal discussions regarding the Local Plan. Neil Stewart advised that a timetable had been drawn up and would be circulated to the Board in the near future. Jane Hope advised that the time available for fitting in the meetings was becoming limited due to other Board commitments. However, the discussions would probably be held in February.

DATE OF NEXT MEETING

69. Friday, 8th February 2008 at The Nethy Bridge Community Centre, Nethy Bridge.

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 15:50hrs.