
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE BOARD MEETING held by telephone/ video conference on Friday 25th February 2022 at 1.45pm

PRESENT

(By video conferencing unless stated otherwise)

Xander McDade (Convener)

Peter Argyle *until 1.55pm*

Geva Blackett

Carolyn Caddick (Deputy Convener)

Deirdre Falconer

Pippa Hadley

Janet Hunter

John Kirk

John Latham

Douglas McAdam

Eleanor Mackintosh

Willie McKenna

Ian McLaren

Dr Fiona McLean

William Munro

Anne Rae Macdonald *from 2pm*

Dr Gaener Rodger

Derek Ross

Judith Webb

In Attendance:

Grant Moir, Chief Executive,

Murray Ferguson, Director of Planning & Place

Gavin Miles, Head of Strategic Planning

Oliver Davies, Head of Communications

Alix Harkness, Clerk to the Board

Apologies: None.

Welcome and Introduction

1. Xander McDade the Convener, welcomed everyone to the meeting.
2. There were no apologies.

Matters Arising

3. There were no matters arising.

4. **Action Points Arising:** None

Declarations of Interest

5. Carolyn Caddick declared a (financial) Interest in Paper 1.

- Reason: Member has a third share of a short term let property in Aviemore and would therefore not partake in the discussion on this item.
6. Pippa Hadley declared a (non-financial) Interest in Paper I.
Reason: One of Highland Council councillors responsible for bringing this motion forward, will not take part in the discussion.
7. Doug McAdam declared a (financial) Interest in Paper I.
Reason: Owner of furnished holiday let and member of Scottish Association of Self-caterers agree with their position on the area and has responded to the Government Consultation in some detail personally so would not partake in the discussion.
8. John Kirk declared a (financial) Interest in Paper I.
Reason: Has a half share on an Air B&B until end March 2022 and therefore would not partake in the discussion on this item.
9. Deirdre Falconer declared a (financial) Interest in Paper I.
Reason: Manages self-catering properties in the Badenoch & Strathspey area, a Member of the Scottish Association of Self-caterers and helps to run another self-catering property for a family member.
10. Carolyn Caddick, Pippa Hadley, Doug McAdam, John Kirk and Deirdre Falconer left the room.

CNPA Response to Highland Council Proposals for a Short Term Let Control Area for Badenoch & Strathspey (Paper I)

11. Gavin Miles, Head of Strategic Planning introduced Paper I which summarises the Highland Council's proposals for a Short Term Let Control Area covering Badenoch and Strathspey and the proposed CNPA response to the formal consultation.
12. The Board considered the detail in the Paper and discussions took place around the following:
- a) Resounding comments made endorsing the proposal and supporting the principal.
Peter Argyle left the meeting.
 - b) Comment made that the significance to the NPA is likely to be cumulative as opposed to on a case by case basis and therefore it was difficult to envisage what role the CNPA would have in implementing it? Would struggle to see the Committee refusing an application if it comes forward. Head of Strategic Planning confirmed that there may initially be few circumstances that applications could be refused. Examples could be :
 - i. Where permission was granted for building affordable housing which in granting permission for the change of use to short term let would mean houses for people to live in would be removed, negatively impacting the supply

- ii. Where a community already has a very high proportion of short term lets, thresholds may need to be set and enforced.

He added that further discussion with Highland Council on preparing planning guidance should help provide clarity.

Anne Rae Macdonald joined the meeting and declared a financial interest in this Paper. Reason being that she owns and manages a self-catering property. She therefore left the discussion.

- c) Comment made on the need to seize every opportunity to help address the supply of affordable housing and address amenity issues that can affect permanent residents if they live next door to a short term let. Caution that this would not completely solve the problem however was recognized as a tool to help better manage the issue. A question was raised around the timing of the LDP, given that we have an LDP in place would we need to wait until the development of the next LDP to enable us to write policies to assist with this?
- d) Recognition made that there would also be a negative consequence of this control where if a short term let was put on the market, as a short term let and if the buyer wanted to change it back to residential accommodation, they would then have to apply for permission to do so and at a cost to them. Head of Strategic Planning confirmed that change of use would be needed in both directions. CEO added that at present any house could be a short term let and so this is a small issue compared to what it is trying to control. He provided reassurance that this control ties in with draft NPPP. There is also time to draft guidance with the Highland Council and look to longer term solutions for the area.
- e) Gaener Rodger, Planning Committee Convener supported the approach and welcomed the future guidance describing what the Planning Committee's role will be. She added that it would be important that limits are to be set and would need to be made clear in the guidance.
- f) Clarity sought for current short term let properties, would the permission they be seeking need to be retrospective? Head of Strategic Planning advised that short term lets currently operating would need to apply for Planning Permission or a certificate of lawfulness. He added that there was no intention to try to sweep aside short term lets in a retrospective way and that the value was in using the tool in the longer term.
- g) Would this make a difference? Head of Strategic Planning confirmed that it would make a difference in the longer term but that it would take some years for the impact to be noticed.

13. The Convener proposed the motion which Gaener Rodger seconded which was:

- a) **Welcomed Highland Council's proposals for a Short Term, Let Control Area covering Badenoch and Strathspey as another tool to help manage the availability of housing for people working in the National Park in the long term; and**
- b) **Noted the implications for the CNPA when acting as the planning authority and endorse officers continued work with Highland Council colleagues on the development of more detailed planning policy to accompany proposals.**

14. **Action Point Arising: None.**

15. Carolyn Caddick, Pippa Hadley, Doug McAdam, John Kirk, Anne Rae Macdonald and Deirdre Falconer returned to the meeting.

Date of Next Meeting

16. Next formal Board meeting to be held on 25th March 2022 in CNPA Offices as a hybrid meeting,

17. The meeting concluded at 2.14pm.