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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## MINUTES OF THE PLANNING COMMITTEE held at The Albert Memorial Hall, Ballater on 25<sup>th</sup> July 2008 at 10.30am

### PRESENT

Eric Baird	Willie McKenna
Stuart Black	Eleanor Mackintosh
Duncan Bryden	Ian Mackintosh
Nonie Coulthard	Anne MacLean
Jaci Douglas	Alastair MacLennan
Dave Fallows	Sandy Park
David Green	Andrew Rafferty
Marcus Humphrey	Richard Stroud
Bob Kinnaird	Susan Walker
Bruce Luffman	Ross Watson

### IN ATTENDANCE:

Don McKee	Andrew Tait
Mary Grier	Wendy Mitchell
Neil Stewart	

### APOLOGIES:

Geva Blackett	Mary McCafferty
Lucy Grant	Fiona Murdoch
Drew Hendry	

### AGENDA ITEMS 1 & 2: WELCOME AND APOLOGIES

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

### AGENDA ITEM 3: MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 11<sup>th</sup> July 2008, held at The Village Hall, Braemar were approved.

4. There were no matters arising.

**AGENDA ITEM 4:**

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

5. Anne McLean declared an interest in Planning Application No. 08/264/CP.
6. Bob Kinnaird declared an interest on items 6 & 7 on the agenda and also stated that he had a partial interest in agenda item 8 but that it was not sufficient enough to allow him not to take part in the discussion.
7. Willie McKenna declared a partial interest in item 8 on the agenda but that it was not sufficient enough to allow him not to take part in the discussion.
8. Andrew Rafferty declared an interest in Planning Application No. 08/269/CP.

**AGENDA ITEM 5:**

**PLANNING APPLICATION CALL-IN DECISIONS**

**(Oral Presentation, Mary Grier)**

9. 08/260/CP - No Call-in
- 10.08/261/CP - No Call-in
- 11.08/262/CP - The decision was to call-in the application for the following reason :
  - The proposal represents a tourism related development on a prominent site both in terms of landscape and in terms of the importance of the overall economic facilities provided by the wider site at Glen Clova, and potentially reinforced by this application. Consequently, the proposal is considered to raise issues of significance with particular regard to economic development, promoting enjoyment of the area and the natural and cultural heritage aims of the Cairngorms National Park.
- 12.08/263/CP - No Call-in

- 13.08/264/CP - Anne MacLean declared an interest and left the room.  
No Call-in  
Anne MacLean returned.
- 14.08/265/CP - No Call-in
- 15.08/266/CP - No Call-in
- 16.08/267/CP - No Call-in
- 17.08/268/CP - No Call-in
- 18.08/269/CP - Andrew Rafferty declared an interest and left the room.  
No Call-in  
Andrew Rafferty returned.
- 19.08/270/CP - No Call-in
- 20.08/271/CP - No Call-in
- 21.08/272/CP - The decision was to call-in the application for the following reason :
- Permission is sought in this application for a large scale housing proposal on land which is designated for housing, commerce / tourism and also as amenity woodland. The proposal raises issues in relation to natural heritage, the provision of affordable housing, social and economic development and the integration of sustainable design and is therefore of general significance to the collective aims of the Cairngorms National Park
- 22.08/273/CP - No Call-in
- 23.08/274/CP - No Call-in
- 24.08/275/CP - No Call-in
- 25.08/276/CP - No Call-in

### **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

26. The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/265/CP, 08/266/CP, 08/268/CP, 08/270/CP, 08/274/CP & 08/275/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.

**AGENDA ITEM 6:  
REPORT ON CALLED-IN PLANNING APPLICATION FOR FORMATION OF  
MOUNTAIN BIKE TRACKS AT LECHT SKI CENTRE, CORGARFF, STRATHDON  
(PAPER 1)**

27. Duncan Bryden advised the Committee that a Director of the Lecht Ski Centre, John Thorogood had requested to address the Committee and that the Engineer, Pete Laing was available to answer questions.
28. Neil Stewart presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
29. The Committee asked Neil Stewart questions of clarification on the following points:
  - a) Surface materials to be used
  - b) Condition No. 5 - reinstatement, proposals to cover financial arrangements.
  - c) The relevance of hill track policy
  - d) Whether the details required by Condition No's 3 & 4 would go back before the Committee
  - e) Management of leakage of cyclists going off track
  - f) Whether additional space would be required for cycle storage and maintenance facilities
30. John Thorogood addressed the Committee.
31. Duncan Bryden thanked John Thorogood.
32. The Committee asked John Thorogood and Pete Laing questions on the following points:
  - a) Inspection and monitoring of site condition
  - b) Sources of surface material
  - c) Track construction on the peat hagg section
  - d) Whether the borrow pit for excavating material is existing or will be new
  - e) Scarring/erosion mitigation measures – what measures currently exist and what is proposed
  - f) Overlap of skiing and biking activities
  - g) Health and Safety management of the return, implications of multi-use.
33. The Committee discussed the application and the following points were raised:
  - a) That an additional condition should be added to include monitoring of the ongoing maintenance procedures within agreed timescales.
  - b) That the previous history of the company in terms of planning compliance etc has been very good
  - c) The need to include additional conditions regarding the reinstatement of any borrow pits.
  - d) That the proposal was necessary and diversification essential for survival due to the changing climate conditions.
  - e) Track widths proposed and the percentage and necessity of the 3 metre wide track width.
  - f) The need for the applicants to liaise with planners if there was a need for additional surface materials to be brought in from elsewhere.

34. The Committee agreed to approve the application as recommended with slight amendments to the conditions to allow for site monitoring, construction materials to be used and the reinstatement of any borrow pits.

**AGENDA ITEM 7:**

**REPORT ON CALLED-IN PLANNING APPLICATION FOR UPGRADING OF EXISTING TRACKS AT SKI CENTRE, CAIRNWELL, BRAEMAR (PAPER 2)**

35. Bob Kinnaird declared an interest and left the room.

36. Duncan Bryden introduced the Committee to Graeme McCabe, Director of Glenshee Ski Centre and advised that he was available to answer any questions Members may have.

37. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.

38. The Committee asked Mary Grier questions of clarification on the following points:

a) Paragraph 32 in the report and Condition No. 5.

b) Management of the multi-use of the track.

c) Risk of leakage of cyclists going off track especially as the track is not purpose built.

d) Whether there were any biodiversity issues flagged up by the CNPA Heritage and Land Management group.

e) Whether there was any erosion mitigation proposals considering that the track was already showing signs of erosion.

39. The Committee discussed the application and the following points were raised:

a) That this application presented an opportunity to improve the existing situation.

b) Concerns regarding how it would be proposed to management the multi-use of the track safely.

c) Whether in approving the application, the CNPA would be approving the upgrading of the access track or whether the CNPA would be approving a mountain bike trail.

d) Support for the application and that the management of the track was a matter for the applicant and not the planning Committee.

40. The Committee agreed to approve the application as recommended with minor changes to the conditions including the temporary period in Condition No. 2 being altered to 3 years and Condition No. 3 to include a requirement for monitoring.

41. Bob Kinnaird returned.

**AGENDA ITEM 8:**

**REPORT ON CALLED-IN PLANNING APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO BUILDING; FORMATION OF HARD STANDING; INSTALLATION OF OIL TANK & MOUNTED SIGN AT MORLICH HOUSE, 17 THE SQUARE, GRANTOWN ON SPEY  
(PAPER 3)**

42. Duncan Bryden introduced the Committee to Greig Munro, the Agent, Andrew Lockerbie from British Association Of Snowsports Instructors (BASl) and the Chief Executive Officer of BASl.
43. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
44. The Committee asked Mary Grier questions of clarification on the following points:
  - a) The type of new windows that were proposed.
  - b) Why mobility access to the building had to be from the side and not from the back of the building.
  - c) Why the proposal was for two openings in the same side of the building.
45. Greig Munro addressed the Committee.
46. The Committee discussed the application and the following points were raised:
  - a) Concern that the proposal was not sympathetic to the traditional listed building.
  - b) General support for the application.
47. The Committee agreed to approve the application as recommended in the report.
48. It was noted that Nonie Coulthard had to leave the meeting.

**AGENDA ITEM 9:**

**REPORT ON CALLED-IN PLANNING APPLICATION FOR DEMOLITION OF EXISTING COTTAGE AND ERECTION OF DWELLINGHOUSE AND GARAGE / OUTHOUSE AT SPYON COP, STRATHDON  
(PAPER 4)**

49. Andrew Tait presented a paper recommending that the Committee refuse the application for the reasons stated in the report.
50. The Committee discussed the application and the following points were raised:
  - a) Much concern about the proposal and the access track leading up to the site.
51. The Committee agreed to refuse the application as recommended in the report.

**AGENDA ITEM 10:  
REPORT ON CALLED-IN PLANNING APPLICATION FOR CONVERSION OF FARM  
BUILDING TO HOLIDAY ACCOMMODATION AT ACHARN, GLEN DOLL  
(PAPER 5)**

52. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
53. The Committee agreed to approve the application as recommended in the report.

**AGENDA ITEM 11:  
REPORT ON CONSULTATION RESPONSE TO THE SCOTTISH GOVERNMENT FOR A  
PROPOSAL FOR 33 WIND TURBINES AT  
DUNMAGLASS WIND FARM, STRATHNAIRN, INVERNESS-SHIRE  
(PAPER 6)**

54. Andrew Tait presented a paper recommending that the Committee support a recommendation to object to the proposal for the reasons stated in the report.
55. The Committee asked Andrew Tait questions of clarification on the following points:
- a) Carbon payback times of wind farms in light of a recent Macquay Institute report.
56. The Committee agreed to support the recommendation for the consultation response.

**AGENDA ITEM 12:  
ANY OTHER BUSINESS**

57. The Aberdeenshire Councillors left the room as the item for discussion involved a consultation response to a wind farm application in Aberdeenshire.
58. Mary Grier showed the Committee a brief presentation on a consultation response to Aberdeenshire Council regarding a wind farm proposal outside Rhynie, recommending that the proposal was not of significance to the Park and that the CNPA did not wish to comment further.
59. The Committee agreed the consultation response.
60. The Aberdeenshire Councillors returned.
61. Don McKee advised the Committee of a consultation request that had been received for Aberdeen city and shire and advised that the Cairngorms National Park would not be incorporated within the boundary of the strategic development area.

62. Don McKee advised the Committee that Karen Major, Local Plan officer, was looking for some assistance from Board Members regarding the Sustainable Design Guide in the way of a workshop over 2 days. Don McKee reminded Board Members that they had been sent an e-mail regarding the workshop and should respond ASAP to Karen Major.
63. Don McKee advised the Committee that a training day for Board Members had been set aside for 29<sup>th</sup> August and that Planning Aid for Scotland would be conducting a Planning training event at the Grant Arms Hotel, Grantown-on-Spey.
64. Dave Fallows gave an example of how members may be given all plans and information for Planning Committee on CD, avoiding paper, printing and postage costs and to help improve the quality of what the Members see and how the Committee make their decisions.
65. Don McKee responded by stating that the CNPA are committed to working with the Local Authorities to improving the quality of applications that are validated in the first instance and that once the Sustainable design guide and the Local Plan are in place that these documents should help improve the quality of submitted applications. Don McKee also stated that once e-planning is up and running all plans will be available to view online. Don McKee indicated that at the moment the resource implications of arranging for all information to be on CD format in terms of staffing and time are much larger than with the present system.

**AGENDA ITEM 13:  
DATE OF NEXT MEETING**

66. Friday, 8th August 2008 at Mar Lodge, Braemar. Scheduled for 10:00am
67. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
68. The meeting concluded at 13:15hrs.