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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> August 2006 at 10.30am

### PRESENT

Eric Baird	Anne MacLean
Stuart Black	Sandy Park
Duncan Bryden	Andrew Rafferty
Nonie Coulthard	David Selfridge
Basil Dunlop	Sheena Slimon
Douglas Glass	Richard Stroud
David Green	Andrew Thin
Marcus Humphrey	Susan Walker
Bruce Luffman	Ross Watson
Willie McKenna	Bob Wilson
Eleanor Mackintosh	

### IN ATTENDANCE:

Don McKee	Andrew Tait
Mary Grier	Pip Mackie
Neil Stewart	

### APOLOGIES:

Angus Gordon	Alastair MacLennan
Lucy Grant	Gregor Rimell

### 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, 11<sup>th</sup> August 2006, held at The Ben Mhor Hotel, Grantown on Spey were approved with an amendment to reflect that Richard Stroud was not present at the meeting.
4. There were no matters arising.

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

5. Andrew Rafferty declared an interest in Planning Application No. 06/320/CP.
6. Stuart Black declared an interest in Planning Application No. 06/324/CP.
7. Sheena Slimon declared an interest in Planning Application No. 06/337/CP.
8. Basil Dunlop declared an interest in Planning Application No. 06/341/CP

## **PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Andrew Tait)**

9. 06/316/CP - No Call-in
- 10.06/317/CP - The decision was to call-in the application for the following reason :
  - The proposal represents a significant extension to mountain biking facilities, including new routes, a new shelter and a new special skills area. The site is located close to a Special Area of Conservation, Site of Special Scientific Interest and within an area identified in the Development Plan as an Area of Great Landscape Value. The proposal raises issues with regard to natural heritage, access and enjoyment of the area as well as wider issues relating to the sustainable social and economic development of the area. Consequently, the proposal raises issues of significance for the collective aims of the Cairngorms National Park.
- 11.06/318/CP - No Call-in
- 12.06/319/CP - The decision was to call-in the application for the following reason :
  - The proposal involves the construction of a camera obscura tunnel to form an additional tourist facility at Cairngorm Mountain. The proposal raises issues in relation to landscape, tourist facilities, interpretation of natural and cultural heritage and the economic development of the site. Consequently, the proposal raises issues of significance for the collective aims of the Cairngorms National Park.

13.06/320/CP - Andrew Rafferty declared an interest and left the room.  
The decision was to call-in the application for the following reason :

- The proposal is for a large scale residential development including landscaping, open space and play areas. The proposal raises a wide range of issues relating to housing, affordable housing, housing design, natural and cultural heritage, local infrastructure and the social and economic development of the area. Consequently, the proposal raises issues of significance with regard to the collective aims of the Cairngorms National Park.

Andrew Rafferty returned.

14.06/321/CP - The decision was to call-in the application for the following reason :

- The proposal is for the erection of a rear conservatory extension and the installation of a wind turbine at the Steading, Mains of Inverey. However, no details have been submitted with the application to confirm the size, position, or design of the turbine. The site is located in the National Scenic Area and within the Inverey Conservation Area. The proposal raises issues in relation to landscape, built heritage and the use of micro-renewables. Consequently, the proposal may raise issues of significance with regard to the collective aims of the Cairngorms National Park.

15.06/322/CP - No Call-in

16.06/323/CP - No Call-in

17.06/324/CP - Stuart Black declared an interest and left the room.

No Call-in

Stuart Black returned.

18.06/325/CP - No Call-in

19.06/326/CP - No Call-in

20.06/327/CP - No Call-in

21.06/328/CP - No Call-in

22.06/329/CP - No Call-in

23.06/330/CP - No Call-in

24.06/331/CP - No Call-in

25.06/332/CP - No Call-in

26.06/333/CP - No Call-in

27.06/334/CP - No Call-in

28.06/335/CP - No Call-in

29.06/336/CP - The decision was to call-in the application for the following reason :

- The proposal is for a large two-storey house on a prominent site adjacent to the Laggan Country House Hotel. The site is located in an area identified by the Badenoch and Strathspey Local Plan (1997) as a restricted countryside area. The proposal therefore raises issues in relation to housing in the countryside, landscape and the social and economic development of the area. As such the proposed development is viewed as being of general significance to the aims of the Cairngorms National Park.

30.06/337/CP - Sheena Slimon declared an interest and left the room.  
The decision was to call-in the application for the following reason :

- The proposal represents the creation of a residential development, including affordable housing, in a countryside area on a site which is important in terms of its location and character. As such, it raises issues relating to housing in the countryside policy, provision of affordable housing, precedent, natural and cultural heritage and social and economic development. It is therefore considered to raise of issues of general significance to the collective aims of the National Park.

Sheena Slimon returned.

31.06/338/CP - No Call-in

32.06/339/CP - The decision was to call-in the application for the following reason :

- The proposal involves alterations and additions to an existing traditional building within the settlement of Tomintoul. The works include the demolition of a traditional stone built single storey projection to the rear of the building. As such the proposal raises issues with regard to the built environment of the area, historic character and cultural heritage. As such the proposal is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

33.06/340/CP - No Call-in

34.06/341/CP - Basil Dunlop declared an interest and left the room.

No Call-in  
Basil Dunlop returned.

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

35. The Members wished to make comments to the Local Authorities on the following Planning Application No's 06/316/CP, 06/318/CP, 06/324/CP, 06/326/CP & 06/329/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.

## **REPORT ON CALLED-IN PLANNING APPLICATION FOR FORMATION OF CAR PARK AT CARN DEARG MOUNTAINEERING CLUB HUT, GLEN CLOVA, KIRRIEMUIR (PAPER 1)**

36. Andrew Thin advised Members that Phil Blackwood, representative for Carn Dearg Mountaineering Club had requested to address the Committee. The Committee agreed to the request.
37. Neil Stewart presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
38. Phil Blackwood addressed the Committee.
39. Members were invited to ask Phil Blackwood questions regarding the application.
40. Andrew Thin thanked Phil Blackwood.
41. The Committee discussed the application and the following points were raised:
- a) Some concern was raised that the application was retrospective, however, it was acknowledged that the Mountaineering Club had apologised for this error.
  - b) Alternative existing parking arrangements nearby.
  - c) The spread of Japanese Knotweed in the area.
42. The Committee agreed to approve the application subject to the conditions stated in the report.

## **REPORT ON CALLED-IN PLANNING APPLICATION FOR ALTERATIONS & EXTENSION TO RESTAURANT/BAR & ERECTION OF STAFF ACCOMMODATION BLOCK AT CHEF'S GRILL, PERTH ROAD, NEWTONMORE (PAPER 2)**

43. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
44. The Committee discussed the application and the following points were raised:
- a) Concern about the width of the entrance to the car park to allow HGV access.
  - b) The proposal being a visual improvement to the existing buildings on site.
  - c) Clarification that HGV's used the car park for overnight stopping.
  - d) The quantity of staff accommodation in the proposed development.
  - e) The level of toilet provision during out of hours operation.
  - f) The car park being adequately surfaced.
  - g) The possibility of including a condition requiring the removal of the mobile caravans from the site which had been in situ for quite some time.
  - h) The colour of the proposed harling for the development.
  - i) The possibility of including a condition requiring a lighting scheme to be submitted for the development.

- j) Clarification that there is adequate footpath access to Newtonmore from the Chef's Grill.
  - k) Clarification that the disabled access would be to the correct standards.
  - l) Concern that there did not appear to be any designated disabled car parking spaces in the car park.
45. The Committee agreed to approve the application subject to a Section 75 Legal Agreement and the conditions stated in the report with an amendment to Condition No. 3 to include the colour of the proposed harling and additional conditions requiring the removal of the mobile caravans on the site, a lighting scheme to be submitted for the development for approval by the CNPA in conjunction with the Roads Authority, the disabled access to be constructed to the appropriate standards and an appropriate number of designated disabled car parking spaces to be created. An Advice Note to applicant was also recommended for consideration to be given to resurfacing the car park should it be required.

**REPORT ON CALLED-IN PLANNING APPLICATION FOR HOUSING DEVELOPMENT (12 UNITS): CONSISTING OF THE CONVERSION OF BUS DEPOT TO FORM 2 FLATS, CONVERSION OF STEADING TO FORM 3 HOUSES & ERECTION OF 7 NEW HOUSES AT INVERCAULD FARM, GLENSHEE ROAD, BRAEMAR (PAPER 3)**

46. Andrew Thin advised the Committee that Simon Blackett, representative for Invercauld Estate was available to answer any questions Members may have.
47. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
48. Members were invited to ask Simon Blackett questions regarding the application.
49. Andrew Thin thanked Simon Blackett.
50. The Committee discussed the application and the following points were raised:
- a) The proposal improving the visual amenity of the site.
  - b) The proposed number of affordable houses was welcomed.
  - c) Clarification of the roof materials to be used.
  - d) Concern about whether the proposed affordable houses were to be sold or rented by the Registered Social Landlord.
  - e) The CNPA should support this type of development as it proposes a mix of house types including a high proportion of affordable housing.
51. The Committee agreed to approve the application subject to a Section 75 Legal Agreement and the conditions stated in the report.

**REPORT ON CALLED-IN PLANNING APPLICATION ERECTION OF DWELLINGHOUSE AT LAND BETWEEN DREGGIE BURN & DREGGIE ROAD, GRANTOWN ON SPEY (PAPER 4)**

52. Andrew Thin advised Committee that Andrew McLeod, Applicant, was available to answer any questions Members may have.
53. Mary Grier presented a paper recommending that the Committee refuse the application for the reasons stated in the report.
54. Members were invited to ask questions of Andrew McLeod regarding the application.
55. Andrew Thin thanked Andrew McLeod.
56. The Committee discussed the application and the following points were raised:
- a) Sympathy was expressed for the applicant but the proposal was contrary to several policies.
  - b) Concern about the safety of the public road up the hill from the site.
  - c) The site appeared to be screened by deciduous trees, which would make the development more visible in the winter months.
  - d) The site being outwith the Grantown on Spey settlement area.
57. The Committee agreed to refuse the application for the reasons stated in the report.

**ANY OTHER BUSINESS**

58. Eleanor Mackintosh raised concern that the Tomintoul and Glenlivet Community Councils and Community Associations were still not receiving consultations on planning applications / plans that are within their areas. Bob Wilson had raised this matter with Moray Council after Eleanor Mackintosh had first mentioned the issue. Andrew Thin advised that the CNPA would write to Moray Council to try and rectify this matter.
59. Don McKee and Sandy Park both thanked Andrew Thin for being Convener of the Planning Committee for the past three years and wished him all the best in his new position as Chair of Scottish Natural Heritage.

**DATE OF NEXT MEETING**

69. Friday, 8<sup>th</sup> September 2006 at The Duke of Gordon Hotel, Kingussie.
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 12:35hrs.