

**CAIRNGORMS NATIONAL PARK AUTHORITY**

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**DRAFT MINUTES OF THE PLANNING COMMITTEE**

held at The Community Hall, Boat of Garten  
on 26<sup>th</sup> May 2017 at 11.00am

**Members Present**

Peter Argyle	John Latham
Rebecca Badger	Bill Lobban
Geva Blackett	Fiona Murdoch
Angela Douglas	Eleanor Mackintosh (Convener)
Dave Fallows	Willie McKenna
Jeanette Gaul	Gordon Riddler (Deputy Convener)
Kate Howie	Judith Webb
Gregor Hutcheon	Brian Wood
Janet Hunter	

**In Attendance:**

Gavin Miles, Head of Planning & Communities  
David Berry, Planning Manager, Forward Planning & Service Improvement  
Katie Crerar, Planning Officer, Development Planning  
Dan Harris, Planning Officer, Development Planning  
Alix Harkness, Clerk to the Board

**Apologies:** Gregor Rimell Paul Easto

**Agenda Items 1 & 2:**

**Welcome**

1. The Convener welcomed all present and apologies were noted.

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## Agenda Item 3:

### Minutes & Matters Arising from the Previous Meeting

2. The minutes of the previous meeting, 28 April 2017, held at the Albert Hall, Ballater were approved subject to the following amendments:
  - At Para 16i) Where it refers to paragraph 17 is should be changed to refer to paragraph 15.
  - At Para 14d): looks as if the end of the sentence is missing, to be checked and added.
  - At Para 24ii): This action was to be ongoing and needs to be amended to reflect that.
  - The numbering of the document to be redone.
3. There were no matters arising.
4. The Convener provided an update on the Action Points from the previous meetings:
  - **At Para: 6i) Completed** - Final CNPA Response to Consultation on 'People Places and Planning' was circulated around members for information.
  - **At Para: 16i) Completed** - Additions to conditions 4 and 9 made to the decision notice as detailed in paragraph 17.
  - **At Para: 24i) Closed** - David Clyne identified as most suitable staff representative to sit on NHS Transport group.
  - **At Para: 24ii) Ongoing** - Dave Fallows/ Gregor Rimell to relay any important information arising from NHS Transport group.

## Agenda Item 4:

### Declaration of Interest by Members on Items Appearing on the Agenda

5. Rebecca Badger declared an interest in:
  - a) Item No. 5 –Direct interest – Directly affected by Carrbridge HI.
6. Rebecca Badger left the room.

## Agenda Item 5:

### Carr Bridge HI Development Brief

7. Dan Harris, Planning Officer presented the paper to the Committee.
8. The Committee were invited to discuss the report, the following points were raised:
  - a) Were staff confident that the consultation had been clear to the community that it was not a chance to revisit the principle of development on the site? Dan

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confirmed that they were and that significant advertising had been carried out through a leaflet distributed to all households, and direct discussions had taken place with the Community Council.

- b) Had the Highland Council's transport team been in attendance during any of the consultation meetings? Gavin confirmed that they had not.
- c) It was agreed that the term 'principally' would be removed from the statement about development being 'principally located in the area of elevated pasture' to avoid tree loss.
- d) Concern was raised about potential difficulty in upgrading Carr Road to accommodate the additional traffic and the space required for emergency services access. Gavin agreed to highlight more clearly in the development brief that any application for development would need to address these issues. David added that the purpose of the Development Brief is to give more information on the mitigation that might be required to address these issues, but that the principle of development has been established through the allocation of the site in the LDP.
- e) If an application was forthcoming for less than the 72 houses would it be thrown out because it was less than the preferred allocation? Gavin clarified that if an application was to come forward for less than 72 units then it could be considered.
- f) Request was made to change the photo of Carr Road on page 5 to show the road closer to the village centre. This was agreed.
- g) Could alternative road routes from the village centre to the site be investigated? Gavin advised that there were not reasonable alternatives.
- h) Concern that the current wording in relation to protection of woodland and use of the woodland as open space might not match. David agreed to clarify this on page 8 to describe it as space for informal recreation rather than felled open spaces.
- i) Could current guidance be used to ensure that any developer wishing to develop the site would have to deliver a mixed range of housing types? Dan advised that according to the Local Development Plan any application would have to demonstrate its ability to meet the area's identified housing need.
- j) Suggestion made to reinforce the paragraph on page 11 in relation to renewable energy. Dan agreed to this.
- k) Suggestion made that the lighting used on the walk to school route should be sufficient to see the path but not light up the whole surrounding area. It was agreed to clarify that the path, including any lighting and surfacing, would need to be appropriate to the rural context.
- l) Reassurance that the comments made from the 60 people who had attended the drop in session as part of the consultation had been considered. Dan confirmed that when someone had made a specific point, they had been asked to complete a form to record it. He added that they were confident that the formal submissions covered all the issues raised at the drop in sessions.

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- m) What was the Scottish Government's rationale for not accepting the Reporter's decision? Gavin advised that the direction from ministers had stated that it was because the Reporters had not considered the correct planning history of the site.
  - n) Suggestion made to correct typos in the consultation summary report and it was agreed that the Planning Committee member pass these on after the meeting.
9. **The Committee agreed to approve the adoption of the HI Carr-bridge Development Brief subject to the following amendments:**
- a) **The issues surrounding Carr Road and the need for an application to address this would be highlighted.**
  - b) **Photo on page 5 of Carr Road to be changed.**
  - c) **Clarification that design of the path / safe route to school should be appropriate to the rural context.**
  - d) **The woodland area on page 8 to be clarified as being space for informal recreation.**
  - e) **Reinforce the paragraph on page 11 covering renewable energy.**
  - f) **Typos in consultation summary report to be corrected according to suggestions from Planning Committee Member.**
10. **Action Points arising:**
- i. **Amendments and additions to be made to the HI Carr-bridge Development Brief as detailed in Para 9.**

11. Rebecca Badger returned.

### **Agenda Item 6:**

#### **Aviemore Resort Development Brief**

12. Katie Crerar, Planning Officer presented the paper to the Committee.
13. The Committee were invited to discuss the report, the following points were raised:
- a) Was there currently a masterplan live on the site? Katie confirmed that the masterplan was part of the last planning permission given in 2011 but it had now lapsed.
  - b) What was the rationale behind the residential development proposed in plot 4? Katie advised that the site had been put forward by the owners previously as part of the Call for sites. It was agreed that plots 4 and 5 would be amalgamated and identified for mixed use.
  - c) Suggestion was made to consult with both Aviemore's new Business Association and Community Company. Katie agreed.

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- d) Confirmation sought that the land to the north of Plot 4 was not owned by MacDonald's Highland Resort. This was confirmed.
- e) Concern that Plot 5 is currently predominantly a car park therefore if such development were to go ahead would there still be sufficient car parking available? Gavin advised that each of the components would need to provide car parking in each plot. He added that there was currently over-flow car parking opposite plot 2.
- f) How would the developments of the A9 dualling affect the site? Gavin advised that it would impact on the green space around it and it may affect properties however the details were not yet confirmed.
- g) In relation to Plot 3c, could the use of it be maximised given that it will be opposite the new retail park? Gavin advised that there would be the potential to make more use of it however noted that it was constrained by the steep sides of the Aviemore burn.
- h) With reference to the design section the photograph of the cobbled road clarification sought as to whether this was an adopted road and if not to change the photo. Katie agreed to look into it.
- i) Agreement to consult on the development brief after the school summer holiday and to meantime make locals aware now that it will be taking place then.
- j) Suggestion made to take out the photograph of the £495,000 house on the design page. Katie agreed to this.

**14. The Committee agreed to approve the publication of the Aviemore Highland Resort Draft Development Brief for consultation subject to the following amendments/ additions:**

- a) **Plot 4 to be amalgamated into Plot 5 and labelled as mixed use.**
- b) **The photograph of the expensive house on the design page to be removed.**
- c) **The photograph of the cobbled road to be changed if it was found that it was not an adopted road.**

**15. The Committee agreed that the public Consultation on the Aviemore Highland Resort Development Brief begin following the school summer holidays.**

**16. Action Points arising:**

- i. **Amendments and additions to be made to the Aviemore Development Brief as detailed in Para 12.**
- ii. **Aviemore Business Association and Aviemore Community Company to be consulted as part of the consultation.**

## **Agenda Item 7:**

### **Planning Service Performance Update**

17. Gavin Miles presented the paper to the Committee.
18. The Committee were invited to discuss the paper, the following points were raised:
  - a) Suggestion was made that in the future to add the numbers of applications in the explanation. This was agreed.
  - b) Clarity requested as to whether trees and development and the opportunities for planting trees post development would be covered in the forthcoming workshops with SNH, Local Authorities and staff? Gavin confirmed that it would be.
19. **The Committee noted the update.**
20. **Action Points arising:**
  - i. **In future an indication of the numbers to accompany the narrative in the Planning Service Performance Update.**

## **Agenda Item 8:**

### **Any Other Business**

21. Gavin reported that the first stage of the 3 staged sections from Glen Garry to Dalwhinnie had been received. He advised that staff were checking through it and that it would be brought back to Committee only if there was something serious in the proposals. He added that timescales were short.
22. The Convener reminded the Committee that there would be a site visit to An Camas Mor this afternoon leaving at 1.30pm.

## **Agenda Item 9:**

### **Date of Next Meeting**

23. Friday 30 June 2017 at The Cairngorm Hotel, Aviemore.
24. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Clerk to the Board, Alix Harkness.
25. The public business of the meeting concluded at 12.30 hrs.