

CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE

**held via Video Conference
on 12th June 2020 at 2.30pm**

Members Present:

Eleanor Mackintosh (Convener)	Douglas McAdam
Peter Argyle (Deputy Convener)	Xander McDade
Geva Blackett	Willie McKenna
Carolyn Caddick	Ian McLaren
Deirdre Falconer	Dr Fiona McLean
Pippa Hadley	William Munro
Janet Hunter	Dr Gaener Rodger
John Kirk	Derek Ross
John Latham	Judith Webb
Anne Rae Macdonald	

In Attendance:

Gavin Miles, Head of Planning and Communities
Dan Harris, Planning Manager Forward Planning and Service Improvement
Andrew Teece, Planning Officer Development Planning
Ed Swales, Monitoring and Enforcement Officer
Peter Ferguson, Harper McLeod LLP
Robbie Calvert, Graduate Planner
Alix Harkness, Clerk to the Board

Apologies:

None.

**Agenda Items 1 & 2:
Welcome & Apologies**

- I. The Convener welcomed all present and apologies were noted.

DRAFT COMMITTEE MINUTES

Agenda Item 3:

Minutes & Matters Arising from the Previous Meeting

2. The minutes of the previous meeting, 22 May 2020, held video conferencing were approved with no amendments subject to the following amendments:
 - a) **Page 6 Para 22a** – word ‘Dismay’ should read ‘Concern’
3. The draft meeting note from the confidential session on 22 May 2020 – agreed.
4. **Action Points arising: None.**
5. **Matters arising: Both in hand.**

Agenda Item 4:

Declaration of Interest by Members on Items Appearing on the Agenda

6. The following point was made:
 - a) **Doug McAdam – Item 5.** Is Chair of South Grampian Deer Management Group that the estate/applicant is part of but the piece of land with application is not within control of Deer Management Group and he didn’t consider it affected his ability to consider the application.

Agenda Item 5:

Detailed Planning Permission 2020/0068/DET (20/00021/FUL)

Retrospective planning permission for the upgrading of an existing track, including widening, the use of imported material and the installation of drainage.

Land at Clova Estate, Glen Clova

Recommendation: Approve Subject to Conditions

7. Gavin Miles, Head of Planning & Communities (GMi) presented the paper to the Committee and highlighted a proposed change in conditions, the track will be used by a number of different sizes of vehicles and restricting width to 2m could mean additional excavations that officers don’t want and don’t consider necessary to minimise landscape impacts. Instead propose to combine conditions 1-4 in the paper into one new condition that specifies detail to be provided of measure to reduce impacts:
 1. *Within 3 months of the date of this decision a detailed mitigation method statement shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as planning authority. This statement shall demonstrate how the*

DRAFT COMMITTEE MINUTES

landscape impacts of the track will be minimised and will include details in writing and on plan of:

- a) *How bare ground adjacent to the track, including ditches and cuttings shall be vegetated using locally robbed turves adjacent to the site, or seeded using an upland species grass seed mix identical or similar to Scotia Seeds Highland Grassland Mix at the manufacturers recommended specification;*
- b) *How any exposed culverts or covered drains, alongside the track will be trimmed to their exit point above ground;*
- c) *How a centre strip of not less than 750mm shall be installed in the centre of the running surface of the track using locally robbed turves adjacent to the site, or seeded using an upland species grass seed mix identical or similar to Scotia Seeds Highland Grassland Mix at the manufacturers recommended specification.*

Thereafter and within 12 months of the date of this decision, the works will be undertaken and completed in their entirety in accordance with the approved details

8. The Committee were invited to discuss the report, the following points were raised:
 - a) A member queried the grass seed mix specified. It was confirmed that this was a benchmark seed mix but that equivalent mixes could be used.
 - b) The convener expressed disappointment that the application was retrospective.
9. **The Committee agreed to approve the application as per the Officer's recommendation subject to the conditions stated in the report.**
10. **Action Point arising: None.**

Agenda Item 6:

Detailed Planning Permission 2020/0097/DET (20/01410/FUL)

Installation of car park barriers.

At Cairngorm Mountain, Glenmore, Aviemore, Highland, PH22 1RB

Recommendation: Approve Subject to Conditions

11. Robbie Calvert, Graduate Planner and Gavin Miles, Head of Planning and Communities presented the paper to the Committee.
12. The Committee were invited to ask the Officer points of clarity. The following was raised:
 - a) What was to stop people avoid charges by using the lower or ciste car parks? It was confirmed that the ciste car park was likely to be used as a site

DRAFT COMMITTEE MINUTES

compound for funicular repairs through 2020/2021 and that the lower man car park would be closed during summer months.

- b) What was to stop people parking on the roads? It was confirmed that the operator had previously been asked to monitor roadside parking when parking charges were introduced and there had not been a problem. Highland Council had no objections to the application and it would be Highland Council or the police who would have to deal with any problems.
 - c) A member asked what would happen to the barriers if the solar panels were covered in snow and ice. It was confirmed that the barriers were intended for use in summer not winter.
 - d) How would people get out of the car park if the barriers failed? It was confirmed that the barriers would only be in operation while there were staff members on site and would be left open at other times.
13. The Agent Brian Muir, Ryden Planning, was invited to address the Committee. He read out his statement.
14. The Committee were invited to ask questions arising from the applicants statement:
- a) Would charges be different for different vehicles? Agent responded that charges were planned to be equivalent to other charges in Glenmore.
 - b) Would there be a charge for overnight use? Agent responded that the charges would apply to vehicles leaving the car park while barriers were in operation.
15. The Committee were invited to discuss the report, the following points were raised:
- a) Comment that the planning application was a small development in an existing car park.
 - b) Question about what happens in an emergency at night if there was a failure – could the CNPA take enforcement action? GMi responded that there was no planning reason to put time limits on the use of the barriers and that the CNPA wouldn't be involved in cases of emergency.
 - c) A member asked if there was a way of removing the barriers if they were no longer operational. Officers agreed to add a condition requiring removal if the barriers were not used for a period of two years.
16. **The Committee agreed to approve the application as per the Officer's recommendation subject to the conditions stated in the report with addition of further condition on removal of barriers if not used in 24months.**
17. **Action Point arising: None.**

DRAFT COMMITTEE MINUTES

Agenda Item 7:

Detailed Planning Permission 2020/0105/DET (20/01058/FUL)

Installation of two tube slides and extension and realignment of existing tube slide.

At Coire Cas Car Park, Cairngorm Mountain, Glenmore, Aviemore, Highland

Recommendation: Approve Subject to Conditions

18. Robbie Calvert, Graduate Planner presented the paper to the Committee.
19. The Committee were invited to discuss the report, the following points were raised:
 - a) A member commented that the proposal seemed sensible way of maximising ability to generate income of income in short term.
 - b) A member pointed out that an informative on start dates was inaccurate.
 - c) Member acknowledged that they wanted to see a sensible masterplan for the site but the absence of one wasn't a reason to refuse applications.
 - d) The convener noted that it was important that the CNPA Board have discussion on masterplan as soon as it is available and that the public should express their views on it too.
 - e) A member asked about the cumulative impacts of development and whether future applications would be based on a baseline with these developments or without. GMI explained that the cumulative effects of development were part of the assessment of all planning applications.
20. **The Committee agreed to approve the application as per the Officer's recommendation subject to the conditions stated in the report. Change to informative I.**
21. **Action Point arising: None.**

Agenda Item 8:

AOB

22. Gavin Miles reported that:
 - a) An application for flats at the former filling station on Grampian Road in Aviemore was approved by committee on 21 February 2020 subject to developer contributions being secured. While it was understandable that Covid-19 uncertainty will have made developers cautious in past months, it needed to be concluded in order to issue a decision notice. Officers will push for a reasonable timetable to secure them and update on progress at August Planning Committee.

DRAFT COMMITTEE MINUTES

- b) CNPA had been informed by the DPEA that there will be a delay in the LDP examination as Reporters require more time to visit sites in Aberdeenshire. It was hoped that easing of Covid-19 restrictions will allow those to be undertaken soon. Had been expecting Examination to be complete in June but will now take longer.

23. **Action Points arising:** **None.**

Agenda Item 9:

Date of Next Meeting

- 24. Friday 26 June 2020 at 10am via video/telephone conference.
- 25. The public business of the meeting concluded at 15.55.