
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING MEETING

held at 14 The Square, Grantown-on-Spey
on 26 September 2003 at 10:30am

PRESENT

Peter Argyle
Eric Baird
Stuart Black
Duncan Bryden
Sally Dowden
Basil Dunlop
Angus Gordon
Lucy Grant
Bruce Luffman
Eleanor Mackintosh

Ann MacLean
William McKenna
Andrew Rafferty
Gregor Rimell
David Selfridge
Robert Severn
Sheena Slimon
Richard Stroud
Andrew Thin
Susan Walker

In Attendance:

Denis Munro
Norman Brockie
Sandra Middleton

APOLOGIES:

Douglas Glass
David Green
Alastair MacLennan
Joyce Simpson
Bob Wilson

WELCOME AND INTRODUCTION

1. The convenor welcomed all present and reminded committee members that in dealing with applications requiring a decision on Call-in, members should not discuss the merits of the application only its significance to the Park aims.
2. The minutes of the previous meeting were approved.

BUSINESS

3. Planning application Call-in decisions.
 - a) 03/009/CP – No Call-in
 - b) 03/010/CP – No Call-in
 - c) 03/011/CP – No Call-in
 - d) 03/012/CP – No Call-in
 - e) 03/013/CP – No Call-in
 - f) 03/014/CP – No Call-in
 - g) 03/015/CP – No Call-in
 - h) 03/016/CP – No Call-in
 - i) 03/017/CP – No Call-in
 - j) 03/018/CP – No Call-in
 - k) 03/019/CP – No Call-in
 - l) 03/020/CP – No Call-in
 - m) 03/021/CP – No Call-in
 - n) 03/022/CP – No Call-in
 - o) 03/023/CP – The decision was to Call-in this as the following issues needed to be examined in relation to the Park aims;
 - The application site is zoned 'Restricted Countryside Area' by the Badenoch and Strathspey Local Plan 1997; in such areas there is a strong presumption against isolated housing outwith settlements unless it is essential for the management of the land/related family/occupancy reasons. This proposal is for short-term holiday letting dwelling house.
 - This proposal is on an undeveloped field, adjacent to a lochan, surrounded by forest; development of such areas is in conflict with Aim No.1 of the CNP. Such a development may be seen to set a precedent and could lead to proliferation of development in such areas.
 - There is currently no access road into the site; the road which serves the area is a dirt/gravel road which is unsuitable for additional traffic, and would most likely require the adoption (and upgrading) of the whole access road.
 - p) 03/024/CP – No Call-in
4. A discussion followed regarding application 03/022/CP for the demolition of an existing cottage and garage and erection of a new dwelling and garage on the land adjoining Tigh Na Froach, Nethy Bridge. The cultural worth of traditional back garden cottages/bothies was discussed. It was decided that in future, officers should bring photographs and more detailed information to the committee in such cases whether the recommendation is for Call-in or No Call-in.
5. Planning application Consultations. The Convenor reminded Board members that if they are members of a Local Authority Planning Committee and an application was to be discussed which they may later be determining they should declare an interest now. It was agreed that if this situation should arise then the members who did so should leave the room for the duration of the discussion on the relevant planning application.

6. Tomintoul School – Consultation. It was noted that if Bob Wilson as a Morayshire Councillor had been present he would have left the room at this point. The Officer explained that the education department had closed the school and attempted to find a community use for it but had been unsuccessful. The proposal was for a change of use to a residential or tourism development. The Committee decided to make a representation to the Local Authority on the following points;
 - The street frontage should be reinstated to be in keeping with the traditional layout/appearance of the village.
 - The Local Authority should consider the site for Affordable Rented Accommodation.
 - The Local Authority should consult with the local community on social need and the optimum use for the site.
7. It was agreed that representations made to a Local Authority on planning applications should be, wherever possible, structured around the 4 aims of the park.
8. Indoor Kart Building, Aviemore – Consultation. The site falls within the Highland Council remit and as such those Committee members present who are also Highland Councillors left the room at this stage, namely Stuart Black, Basil Dunlop, Sheena Slimon, Angus Gordon and Robert Severn. It was explained that the Kart Building is to house the existing, long running Karting business in Aviemore on an alternative site close to the existing site, as a part of the Aviemore redevelopment project. The building by the nature of its purpose and funding is proposed to be large and industrial in appearance. The Committee were supportive of the business as a long running attraction for tourists and locals alike in Aviemore. Concern was raised, however, over the roofing materials, access to the adjacent National Nature Reserve, design and finish, landscaping, noise, drainage and the over all quality of the development. It was agreed that the comments to be submitted to the Highland Council should be delayed until the following meeting of the committee where the Officer shall present a more detailed report on the proposal to the committee. The Officers are to notify the Highland Council that the CNPA will be unable to respond within the 14 day timescale allocated but will be making a response in the near future.

DATE OF NEXT MEETING

9. 10th October 2003 at the Gordon Hotel, Tomintoul. Members were reminded to notify the CNPA office as soon as possible if they are unable to attend this meeting.
10. **The meeting concluded at 12 noon.**