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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## DRAFT MINUTES OF THE PLANNING COMMITTEE

Held in Dee/Spey rooms, via Video Conference  
on 27<sup>th</sup> January 2023 at 09.30 am

### Members Present:

Dr Gaener Rodger (Convener)	
Eleanor Mackintosh (Deputy Convener)	Xander McDade
Chris Beattie	Doug McAdam
Geva Blackett	Willie McKenna
Bill Lobban	Dr Fiona McLean
Derek Ross	Willie Munro
John Kirk	Judith Webb
Russell Jones	Deirdre Falconer
Ann Ross	Anne Rae Macdonald
Janet Hunter	

### In Attendance:

Emma Bryce, Planning Manager, Development Management  
Stephanie Wade, Planning Officer, Development Manager  
Gavin Miles, Head of Strategic Planning  
Peter Ferguson, Harper McLeod LLP  
Emma Greenlees, Planning Support Officer  
Edward Swales, Monitoring and Enforcement Officer  
Dan Harris, Planning Manager  
Alan Atkins, Planning Officer, Development Management  
James Ade, Clerk to the Board  
Catriona Strang, Clerk to the Board

**Apologies** None

### Agenda Items 1 & 2:

#### Welcome & Apologies

1. The Convener welcomed all present and no apologies were noted.

### Agenda Item 3:

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

2. John Kirk noted for transparency in **Item 5**.  
Reason: A financial interest as he has a permanent residential let property.

Anne Rae MacDonald noted for transparency in **Item 5**.

Reason: A financial interest as the family business in Easter Ross has a short-term let cottage, outside the National Park. Business is also a member of Go-Rural Agri-Tourism.

Doug McAdam noted for transparency in **Item 5**.

Reason: A financial interest as he has a short-term let cottage outside the National Park.

Bill Lobban noted for transparency in **Item 5**.

Reason: A member of Highland Council that has discussed and introduced the intention to produce a short-term let control zone.

Russell Jones noted for transparency in **Item 5**.

Reason: A member of Highland Council that has discussed and introduced the intention to produce a short-term let control zone.

#### **Agenda Item 4:**

##### **Minutes & Matters Arising from the Previous Meeting**

3. The minutes of the previous meeting, 9<sup>th</sup> December 2022, held video conferencing were approved with no amendments.

#### **Agenda Item 5:**

##### **Badenoch and Strathspey short-term let control area policy consultation.**

4. Gavin Miles, head of Strategic Planning, presented the paper to the Committee on behalf of Dan Harris, Planning Manager.
5. The Committee were invited to ask points of clarity, the following point was raised:
  - a) A member asked for clarification on whether the policy needs to be linked to the National Park development plan. Head of Strategic Planning clarified that this was a non-statutory policy that would provide a framework for decision-making. He noted that the next Local Development Plan for the National Park would incorporate necessary planning on short-term letting.
  - b) A member asked for clarification on whether policy only applies to existing properties not new builds. Head of Strategic Planning confirmed that the policy could also be applied to a new build property.
6. The Committee were invited to discuss the report, the following points were raised:
  - a) Members raised concern on conflict arising from properties in rural areas being over 800 metres away from active travel links. Head of Strategic Planning gave assurance that the criteria within the policy need to be taken into consideration but are not an exhaustive list. Additionally, the criteria are things that would normally be taken into consideration in planning application and a pragmatic approach is needed.
  - b) A member raised concerns that a local newspaper suggested short-term let planning applications have already been approved though had believed that they would be stalled to later in the year. Additionally, the newspaper suggests that serviced apartments might be creating loopholes to get round short-term let

licencing regulations. Head of Strategic Planning explained that councils will be under pressure to determine planning applications, in some cases have given temporary decisions and that some properties already have a long-established use as short-term lets. He noted that serviced apartments were explicitly excluded from the short-term let licencing requirements

- c) A member questioned how the CNPA will measure the impact on visitor numbers and the local economy. It was confirmed that officers would be monitoring changes in visitor numbers as well as planning decisions about short-term let properties and the statistics that would come from the licencing requirements.
- d) Member raised that they would like to see a review within the year. Head of Strategic Planning agreed that officers would bring back information on the monitoring of short term let control area to Planning Committee within the year and wider monitoring of impacts of a control area and licencing to the Board.

**7. The Committee Agreed to officers submitting response to the consultation that welcomes the proposed planning policy.**

**8. Action Point arising:**

- i. **Head of Strategic Planning** to add note to say a there may be conflict in rural areas and pragmatic approach will be taken in these cases.

*Dan Harris arrived at 10.00*

**Agenda Item 6:**

**Scottish Government feedback on CNPA planning performance framework report 2021/2022**

- 9. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.
- 10. The Committee were invited to discuss the report, the following points were raised:
  - a) A members asked how pre-application advise affected staffing resources and if it saved time later in the application process. Head of Strategic Planning responded that pre-application advice generally improves the planning process overall and can improve the quality of application that is made or that comes to the Planning Committee. He noted that pre-application advice was of most benefit to applicants in terms of certainty and managing resources and that like full application casework, there could be peaks and troughs for CNPA staff resources that were managed across the team.
- 11. Members thanked planning team for their effort, and noted the positive independent feedback from the Scottish Government.
- 12. **Action Point arising:** **None.**

**Agenda Item 8:**

**AOB**

13. Head of Strategic Planning noted that National Planning Framework 4 was approved by the Scottish Parliament earlier in January and is expected to be adopted on 13<sup>th</sup> February. There will then be further secondary legislation to implement all parts of it, but the Scottish Planning Policy within NPF4 that is relevant to decisions will be reported within the papers to the next Planning Committee.
14. The Convener noted that this was board member Judith Webb's last Planning Committee and thanked her for her contributions over the last 8 years of her two terms in the CNPA board.

**Agenda Item 9:**

**Date of Next Meeting**

15. The date of the next meeting is Friday 10<sup>th</sup> March 2023 Online.
16. The public business of the meeting concluded at 10.21 hours.