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**CAIRNGORMS NATIONAL PARK AUTHORITY**

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**DRAFT MINUTES OF THE PLANNING COMMITTEE**  
**held in Spey/ Dee Meeting rooms, CNPA HQ,**  
**Grantown on Spey (hybrid)**  
**on 22 April 2022 at 9.30am**

**Members Present:**

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

**In Attendance:**

Murray Ferguson, Director of People & Place  
Emma Bryce, Planning Manager, Development Management  
Alan Atkins, Planning Officer, Development Management  
Stephanie Wade, Planning Officer, Development Management  
Edward Swales, Monitoring & Enforcement Officer  
Nina Caudrey, Planning Officer, Development Planning and Environmental Advice  
Peter Ferguson, Harper McLeod LLP

**Apologies:** Janet Hunter Xander McDade  
Judith Webb

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

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

**Agenda Item 3:**  
**Minutes & Matters Arising from the Previous Meeting**

2. The minutes of the previous meeting, 25 March 2022, held via video conferencing were approved subject to the following amendment:
  - At Para 10 – the word **report** replaced by the word **contribution**.
3. **Outstanding Actions from Previous Meetings:**  
**23/04/2001:** A Suitable date for the development session for the Planning Committee in 2022 about landscape effects inside and outside the National Park (mainly related to wind farms) to be arranged.

## **Agenda Item 4:**

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

4. Carolyn Caddick declared a non-financial Interest in Item 5  
Reason: Member of the Highland Council and declared for reasons of transparency but has not had any part in the proposal so would take part.
5. Pippa Hadley declared a non-financial Interest in Item 5  
Reason: The Item was in her ward and declared for reasons of transparency but has had nothing to do with the application so would take part.
6. Fiona Mclean declared a non-financial Interest in Item 6  
Reason: As a Board Member for Historic Environment Scotland and after taking advice would withdraw from this part of the meeting.
7. Peter Ferguson Legal advisor for CNPA declared a non-financial Interest in Item 8  
Reason: Provided advice to the applicant on elements of the application therefore not appropriate to participate and will withdraw from the meeting.
8. It was clarified that there would be no substitute for Peter Ferguson during item 8.

## **Agenda Item 5:**

### **Detailed Planning Permission 2021/0305/DET (21/04332/FUL)**

### **Demolition of derelict hotel, together with the erection of 10(no) affordable flats, and associated parking**

### **At Struan House Hotel, Carrbridge, Highland**

### **Recommendation: Approve Subject to Conditions**

9. Stephanie Wade, Planning Officer, Development Management, presented the paper to the Committee.
10. The Committee were invited to ask points of clarity, the following points were raised:
  - a) The widening of the road was discussed – would traffic calming or changing the road layout be necessary and if so, how would changing the road layout be done? The Planning Officer explained a Condition was required for the Applicant to progress the scheme which Highland Council would deliver. The Community Council would have sight of this if there was a change in road layout via the Roads Construction Consent process of the Highland Council.
  - b) The type of heating was ‘quantum electric heating’ which was clarified as a type of electrical storage heater system. Concern expressed about the high cost of energy and about any stand-in heating in the case of power cuts. There are photovoltaic panels and homeowners could change the heating type.
  - c) Discussion with reference to the objection letter and concern about any lack of daylight to the dining/sitting room at the back of the objector’s house. The Officer explained it had been determined there would be no adverse impact on

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- the existing properties; the new properties would be at a lower density than in other areas of Carrbridge.
- d) Concern about the possible loss of daylight to properties of North of site. The Planning Officer explained the ridge height of the new building would be lower than the building it was replacing.
11. The Committee were invited to discuss the report, the following points were raised:
- a) It was good to see low-cost housing being built in this area including one-bedroom dwellings, despite concern about the electric heating. The disabled access units were welcomed.
  - b) The cultural history of building being demolished was discussed and the possibility of a commemorative plaque. This was not a planning but a community issue; the Planning Officer would make the Highland Council aware. The Planning Officer would include an informative note of this suggestion, to the Applicant on the formal decision of the committee.
  - c) There was street naming opportunity.
12. **The Committee approved the application as per the recommendation, subject to the inclusion of the informative, in the Officer's report.**
13. **Action Points arising:**
- (i) **The Planning Officer would include an informative note of the suggestion of a commemorative plaque/information board about the demolished building, to the Applicant on the formal decision of the committee.**
  - (ii) **The Planning Officer would make the Highland Council aware of the historic nature of the building to be demolished.**

Fiona McLean left the meeting.

### **Agenda Item 6:**

**Detailed Planning Permission 2022/0012/DET (22/02127/FLL)**

**Erection of six dwellinghouses and associated works**

**At Former Railway Yard, Killiecrankie**

**Recommendation: Approve Subject to Conditions**

14. Alan Atkins, Planning Officer, Development Management, presented the paper to the Committee.
15. The Committee were invited to ask points of clarity, the following points were raised:
- a) Query about the access behind the existing buildings? The Planning Officer confirmed the access was from the B Road as it swings round and there was no problem getting vehicle access of any of the houses in the vicinity. An area of paving space in front of new houses would be the pedestrian access.
  - b) Noise issues and the proximity particularly of one house to the railway line was a concern. The Planning Officer explained that there had been an impact assessment – the design in place will mitigate the noise so there would not be an adverse impact. Non opening windows and mechanical ventilation system. This has been covered by a planning condition.

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- c) The Planning Officer clarified the dwellings were 1 ½ storey.
  - d) Sewage system discussed. The applicant will have to confirm that there was capacity with Scottish Water before the application can go ahead. If there was not capacity this would have to be re-visited and alternative means would have to be sought.
  - e) Regarding the possibility of the history of the site, this was not part of the battlefield. The battlefield had already been marked.
  - f) Concern about safety and the proximity to the railway. The Planning Officer explained the railway was fenced off and there was an embankment. There was existing nearby housing, so no further safety measures proposed or recommended.
  - g) Emma Bryce, Planning Manager explained that Network Rail had been notified of the development.
  - h) Affordable housing. Discussion about commuted sums and future monitoring. The Planning Officer and Planning Manager confirmed that the normal contribution rate for a development of this scale would be 1.5 units but that in this case Perth and Kinross Council had agreed and received a commuted sum for affordable housing with a previous application that would be carried over and was considered acceptable. The Convener noted that monitoring of affordable housing spend was something to pick up in the future.
16. The Committee were invited to discuss the report, the following comment was made:
- a) It was a good application, sensitively done and the Committee were supportive.
17. **The Committee approved the application as per the recommendation in the Officer's report.**
18. **Action Point arising:**
- i) **The monitoring of 'Committed sums' would be something to look at in the future.**

Fiona McLean returned to the meeting.

### **Agenda Item 7:**

#### **Detailed Planning Permission 2022/0023/DET (22/00029/FUL)**

**Formation of access hill tracks adjacent to (1) Base Station and (2) Shieling At Land 1200M NE of Coire Cas Car Park, Cairngorm Mountain, Glenmore, Aviemore**

**Recommendation: Approve Subject to Conditions**

19. Edward Swales, Monitoring & Enforcement Officer, Development Management, presented the paper to the Committee.
20. The Committee were invited to ask points of clarity, the following points were raised:
- a) Removal of existing tracks – discussion that there was no official reference or condition? The Monitoring & Enforcement Officer explained this will be asked for and received in the Construction Method Statement – ground will be restored and there will be natural regeneration so that the ground would be the same as before the tracks were installed. Monitoring & Enforcement Officer

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explained the application does include removal of tracks and this was referenced on the plans.

- b) What does 'rationalisation of the track network mean'? The Monitoring & Enforcement Officer explained that works on the funicular had opened additional routes and some are no longer required – operationally they don't need to use some of them and some need to be extended. The plans outline what would happen. The temporary track would become the permanent track – the one in front of the Sheiling would be taken away. Refer to page 4 no. 5 for clarification.

21. The Committee were invited to discuss the report, the following comment was made:  
a) Formalisation was good and tidying up all the tracks will be making things clearer preventing people wandering off the tracks.

**22 The Committee approved the application as per the recommendation in the Officer's report.**

**23 Action Point arising: None**

Peter Ferguson left the meeting.

### **Agenda Item 8:**

#### **Lethen Wind Farm Consultation 2022/0021/PAC (ECU00002216)**

- 24 Nina Caudrey, Planning Officer, Development Planning and Environmental Advice presented the paper to the Committee.

25 The Committee were happy to support recommendation and **agreed to Object to the Application.**

**26 Action Points arising: None**

### **Agenda Item 9:**

#### **AOB**

- 27 The Convener raised the following:

- a) The Glen Shero wind farm application, which the CNPA objected to, was refused by Scottish Ministers. She noted the CNPA and SNH (NatureScot) objected to significant adverse effects on the Special Landscape Qualities of the Cairngorms National Park in two specific localised areas, which affected overall integrity of the CNP. This would help establish principles to draw on in later cases with significant effects on the National Park.

28 The Convener thanked Nina Caudrey, Planning Officer for providing CNPA evidence in support of NatureScot and Highland Council at the Public Local Inquiry.

**29 Action Points arising: None**

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### **Agenda Item 10:**

#### **Date of Next Meeting**

- 30 The date of the next meeting is Friday 27<sup>th</sup> May 2022 at 10am in Spey/ Dee meeting rooms, CNPA HQ Grantown on Spey (hybrid).
- 31 The public business of the meeting concluded at 10.58 hours.