

APPROVED COMMITTEE MINUTES

CAIRNGORMS NATIONAL PARK AUTHORITY

APPROVED MINUTES OF THE PLANNING COMMITTEE held via Video Conference on 28 January 2022 at 9.30am

Members Present:

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

In Attendance:

Gavin Miles, Head of Strategic Planning
Murray Ferguson, Director of Planning & Rural Development
Emma Bryce, Planning Officer, Development Management
Stephanie Wade, Planning Officer, Development Planning
Alan Atkins, Planning Officer, Development Planning
Peter Ferguson, Harper McLeod LLP

Apologies: Janet Hunter

Agenda Items 1 & 2: Welcome & Apologies

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

Agenda Item 3: Declaration of Interest by Members on Items Appearing on the Agenda

2. There were no interests declared.

Minutes & Matters Arising from the Previous Meeting

3. The minutes of the previous meeting, 10 December 2021, held video conferencing were approved with the following amendments:
 - At Para 10: The Agent, Sophie Rowland did briefly address the Committee and then the Committee were invited to ask questions of them, the minutes to be updated to reflect this.

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- At Para 37: Wording to be changed to read 'The Agent, Etienne Murphy was present but did not wish to address the Committee.'
 - At Para 42c): 'Zander' to be replaced with Xander.
 - At Para 44): the first 'And' to be replaced with 'a'.
4. The Convener provided an update on the actions arising from the minutes of 10 December 2021:
- a) **At Para 17i): In hand** – Site Visit to Killiehuntly application 2020/0220/DET would be taking place this afternoon. Will be determined at February Committee meeting.
 - b) **At Para 24i): In hand** – Site visit to Killiehuntly application 2020/02221/DET would be taking place this afternoon. Will be determined at February Committee meeting.
5. **Action Points arising: None.**
6. There were no matters arising.

Agenda Item 5:

Detailed Planning Permission 2021/0167/DET

Extension of holiday park to form 36 new pitches, erection of two amenity blocks, and reconfiguration to provide an additional 49 parking spaces At Dalraddy Caravan Park Aviemore Highland PH22 IQB.

Recommendation: Approve Subject to Conditions

7. Alan Atkins, Planning Officer presented the paper to the Committee.
8. The Committee were invited to ask points of clarity, the following point was raised:
- a) With reference to the suspensive conditions, was the condition around the need to provide surveys for protected species and breeding birds necessary, given that this could come at a cost for the Applicant? Head of Strategic Planning explained this was a necessary condition given that disturbance of the species would be a crime. The work shouldn't be onerous and also gives the developer comfort that they are not committing a criminal offence.
9. The Committee were invited to discuss the report, the following points were raised:
- a) Comment made that it was a very good proposal which the area needs.
 - b) Recognition that this was an established and reputable caravan park.
 - c) Comment made that this development would provide more tourism accommodation which was needed in this part of the Cairngorms National Park.
10. **The Committee agreed these applications as per the conditions stated in the report.**
11. **Action Point arising: None.**

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Agenda Item 6:

Detailed Planning Permission 2021/0355/DET

Change of house types on Plots 21-24, relocation of house on plot 20 and change of boundary line between plots 19 and 20 forming part of (05/306/CP)

Land 105M NW of 111A Grampian Road, Aviemore

Recommendation: Approve Subject to Conditions and Developer Contributions

12. Stephanie Wade, Planning Officer presented the paper to the Committee.
13. The Committee were invited to ask points of clarity, the following points were raised:
 - a) Reassurance sought that the orbital footpath would be retained. Planning Officer confirmed that this was the case.
 - b) Observation made on what was originally approved, and if it was approved now 45% affordable housing would be required was there any scope for re-negotiating that given that we have new Local Development Plan (LDP). Head of Strategic Planning explained that as consent had been given some time before the current LDP was approved, they did not feel it would be appropriate to re-negotiate.
14. The Committee were invited to discuss the report, the following points were raised:
 - a) Comment made that it was disappointing to be losing two sets of 2 bed semis for bigger houses which would be more expensive and local people would be unlikely to afford to buy.
 - b) Head of Strategic Planning explained that application covered 4 units within the large site of 140 units, with the affordable housing element already having been built. The sale price of units on the site was already well published and clearly beyond many people working in the area for all the sizes of units available. Given that the site was approved as one whole site, officers didn't consider that a change from two bed to three bed of a small number of units would make a meaningful difference to local affordability. The new policy on affordable housing numbers was intended to apply to new developments rather where developers could factor in the costs to their plans in advance.
 - c) Comment made that a recent Cairngorms Business Partnership housing conference it was noted that not just affordable housing but all types of housing was needed.
15. **The Committee agreed this application as per the condition stated in the report and payment of the developer contribution.**
16. **Action Point arising:** None.

Agenda Item 7:

AOB

17. Head of Strategic Planning reminded Members that the site visit to Killiehuntly would begin at 2pm that afternoon. He noted that details could be found on the website and had been sent to Members.

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18. Head of Strategic Planning advised that the Highland Council's Consultation on Short-Term Let control in the Badenoch & Strathspey area would begin on Monday 31st January 2022. A paper would be brought to members at their next meeting (25th February 2022).
19. Request made for the Committee to have an opportunity to discuss Affordable housing, not being a complete tie in with what village statements say and what is happening on the ground. Head of Strategic Planning took this on board and agreed to put some thought as to when would be the most appropriate time for this.
20. Clarity sought on the status of this afternoon visit. Could it be confirmed that it was voluntary, where some members felt they needed to see the site to enable them to make a determination, whereas those who had been happy to make a determination without visiting the site could do so without having to attend the site visit. This was confirmed as being correct.
21. **Action Points arising: None.**

Agenda Item 8:

Date of Next Meeting

22. Friday 25th February 2022 at 10am via video/telephone conference.
23. The public business of the meeting concluded at 10.25 hours.