
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held at The Lonach Hall, Strathdon
on 29th October 2010 at 10.30am

PRESENT

Peter Argyle
Duncan Bryden
Angela Douglas
Jaci Douglas
David Green
Kate Howie
Gregor Hutcheon
Bob Kinnaird

Eleanor Mackintosh
Ian Mackintosh
Mary McCafferty
Willie McKenna
Fiona Murdoch
David Paterson
Gregor Rimell
Brian Wood

IN ATTENDANCE:

Mary Grier
Pip Mackie

APOLOGIES:

Geva Blackett
Andrew Rafferty
Allan Wright

AGENDA ITEMS 2 & 3:

WELCOME AND APOLOGIES

1. The Convener advised that the election of the Planning Deputy-Convener would follow the welcome and apologies.
2. The Convenor welcomed all present.
3. Apologies were received from the above Members.

**AGENDA ITEM 1:
ELECTION OF PLANNING DEPUTY-CONVENER**

4. Duncan Bryden requested nominations for the position of the Planning Deputy-Convener.
5. Ian Mackintosh proposed Peter Argyle. This was seconded by Marcus Humphrey.
6. There were no other nominations and Peter Argyle was elected to the position of Planning Deputy-Convener.

**AGENDA ITEM 4:
MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING**

7. The minutes of the previous meeting, 15th October 2010, held at The Albert Hall, Ballater were approved.
8. Duncan Bryden advised Members that Fiona Munro, Housing Officer, had investigated the issue of purchasing public sector housing (raised in Paragraph 53, Minutes of 15th October 2010). Members had been circulated with a summary of the findings, which were:
 - Highland Council were contacted regarding their policy on purchasing public sector housing. Normally the policy is to purchase as long as the property is value for money and there are funds available to do so. Unfortunately, in this instance the costs of purchase and renovation were too high and the Highland Council made the decision not to purchase.
 - The 5 Local Authority policies were checked on purchasing public sector housing in case they had changed in the current economic climate.
 - Fiona Munro will raise the issue at the next Housing Delivery Team meeting to ensure the Local Authorities are aware that CNPA is supportive of this type of house purchase for affordable rented housing or low cost home ownership opportunities.

**AGENDA ITEM 4:
DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING
ON THE AGENDA**

9. Marcus Humphrey declared a direct interest in Planning Application No. 10/349/CP, due to being the Applicant.
10. Marcus Humphrey declared a direct interest in Planning Application No. 10/359/CP, due to being a partner to the land management agreement for the Muir of Dinnet, which takes in the application site.
11. Bob Kinnaird declared a direct interest in Planning Application No. 10/362/CP, due to being a neighbour of the application site.

**AGENDA ITEM 5:
PLANNING APPLICATION CALL-IN DECISIONS
(Oral Presentation, Mary Grier)**

12. 10/347/CP - No Call-in
13. 10/348/CP - The decision was to call-in the application for the following reason :

- The temporary accommodation unit is proposed to be retained for a further 12 month period in a prominent and elevated location. The application is of linked significance to earlier applications on the site which were determined by the CNPA (including a proposal for the conversion of the adjacent watermill into a dwelling house and holiday letting properties and the original proposal for development of the chalet as temporary accommodation). The current proposal is of general significance to the aims of the National Park.

14. 10/349/CP - Marcus Humphrey declared an interest and left the room.
No Call-in
Marcus Humphrey returned.
15. 10/350/CP - No Call-in
16. 10/351/CP - No Call-in
17. 10/352/CP - No Call-in
18. 10/353/CP - No Call-in
19. 10/354/CP - No Call-in
20. 10/355/CP - No Call-in
21. 10/356/CP - No Call-in
22. 10/357/CP - No Call-in
23. 10/358/CP - No Call-in

Marcus Humphrey declared an interest and left the room.

24. 10/359/CP -

The decision was to call-in the application for the following reason :

- The proposed development involves the extension of a car park into an existing woodland area at a recognised tourist facility. The subject site is within an area which is the subject of several natural heritage designations, including being within the Muir of Dinnet National Nature Reserve and the Muir of Dinnet Site of Special Scientific Interest. The proposal raises issues of significance to the aims of the national park, particularly in terms of the conservation and enhancement of the natural heritage of the area, promoting the enjoyment and understanding of the special qualities of the area by the general public, and also the social and economic development of the area.

Marcus Humphrey returned.

25. 10/360/CP -

The decision was to call-in the application for the following reason :

- The proposal involves the development of 3 dwellings to the rear of a traditional property, which is a 'C' listed building. The proposal raises a range of issues with regard to tree retention, building design and cultural heritage. Consequently, it is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

26. 10/361/CP -

No Call-in

Bob Kinnaird declared an interest and left the room.

27. 10/362/CP -

No Call-in

Bob Kinnaird returned.

28. 10/363/CP -

No Call-in

29. 10/364/CP -

No Call-in

30. 10/365/CP -

No Call-in

31. 10/366/CP -

No Call-in

32. 10/367/CP -

No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

33. The Members wished to make comments to the Local Authorities on the following Planning Application No's 10/349/CP, 10/350/CP, 10/352/CP, 10/353/CP, 10/354/CP, 10/355/CP, 10/356/CP, 10/363/CP, 10/364/CP & 10/367/CP. The planning officers noted these comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities.

AGENDA ITEM 6: ANY OTHER BUSINESS

34. Duncan Bryden advised that a test electronic version of the Call-in presentation was available online for Members to view and provide comments on. He advised that a phased approach towards the electronic Call-in was being proposed with the new system hopefully being ready for full implementation by the end of January 2011.
35. Duncan Bryden provided Members with an update on the Boat of Garten Working Group, which had been set up to look at Affordable Housing options for the community. He advised that one meeting had been held so far, with Stuart Black, Highland Councillor chairing and members of the Community Council, SNH, CNPA and local residents in attendance.

AGENDA ITEM DATE OF NEXT MEETING

36. Friday 12th November 2010 at The Grant Arms Hotel, Grantown on Spey.
37. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
38. The meeting concluded at 11.15am.