
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE held at The Albert Memorial Hall, Ballater on 30th June 2006 at 10.30am

PRESENT

Eric Baird
Duncan Bryden
Nonie Coulthard
Douglas Glass
Angus Gordon
David Green
Marcus Humphrey
Bruce Luffman
Willie McKenna
Eleanor Mackintosh
Anne McLean

Alastair MacLennan
Sandy Park
Gregor Rimell
David Selfridge
Sheena Slimon
Richard Stroud
Andrew Thin
Susan Walker
Ross Watson
Bob Wilson

IN ATTENDANCE:

Don McKee
Mary Grier
Gavin Miles

Andrew Tait
Neil Stewart
Wendy Rogerson

APOLOGIES:

Basil Dunlop
Lucy Grant

Stuart Black
Andrew Rafferty

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from the above Members.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 16th June 2006, held at The Ben Mhor Hotel, Grantown on Spey were approved.
4. There were no matters arising.

DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE AGENDA

5. Gregor Rimell declared an interest in 06/227/CP & Item 9 on the Agenda.
6. Ross Watson declared an interest in Planning Application No. 06/235/CP.

PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Mary Grier)

7. 06/222/CP - No Call-in
8. 06/223/CP - No Call-in
9. 06/224/CP - No Call-in
10. 06/225/CP - No Call-in
11. 06/226/CP - No Call-in
Gregor Rimell declared an interest and left the room.
12. 06/227/CP - No Call-in
Gregor Rimell returned.
13. 06/228/CP - No Statutory Call-in Powers
14. 06/229/CP - No Statutory Call-in Powers
15. 06/230/CP - The decision was to call-in the application for the following reason :
 - The proposed development is on land on which a portion of it has been allocated for long term housing in the Badenoch and Strathspey Local Plan (1997) and where the remainder, in particular the land on which plot no. 1 is proposed is identified as Amenity Woodland. The development therefore raises issues relating to natural heritage conservation, community access and amenity, and the principle of development on unallocated land. The proposal therefore raises issues of general significance to the aims of the Cairngorms National Park.
16. 06/231/CP - No Call-in
17. 06/232/CP - The decision was to call-in the application for the following reason :
 - The proposal is for tourist based accommodation in an elevated position within a woodland area as identified in the Ancient Woodland Inventory. The proposal therefore raises issues of significance, particularly in terms of the natural heritage of the area and the landscape impact, as well as economic development and is therefore of general significance to the aims of the National Park.
18. 06/233/CP - The decision was to call-in the application for the following reason :

- The proposal is an application seeking the removal of an occupancy condition on an existing dwelling house which linked the occupancy of the house to the operation of the adjacent holiday letting business known as Crubenbeg Cottages, all of which are located in an area identified Restricted Countryside in the Badenoch and Strathspey Local Plan (1997). To remove the condition may be contrary to housing policy in that it could give rise to a house in a countryside area which may not be justified in terms of land management or occupation purposes. This may have the potential to establish a precedent for similar developments in the National Park which cumulatively, may raise issues of general significance to the collective aims of the CNPA.

- 19.06/234/CP - No Call-in
Ross Watson declared an interest and left the room.
- 20.06/235/CP - No Call-in
Ross Watson returned.
- 21.06/236/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

22. The Members wished to make comments to the Local Authorities on the following Planning Application No's 06/225/CP, 06/228/CP, & 06/236/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.

REPORT ON CALLED-IN PLANNING APPLICATION FOR SITING OF THREE TEMPORARY ACCOMMODATION UNITS AT UPPER GLEN DERRY, MAR LOSGE ESTATE, BALLATER (PAPER 1)

23. Mary Grier presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
24. The Committee discussed the application and the following points were raised:
- a) Whether the issue of allowing pets was a planning consideration.
25. The Committee agreed to approve the application subject to the conditions stated in the report.

REPORT ON CALLED-IN PLANNING APPLICATION FOR CHANGE OF USE AND CONVERSION TO RESIDENTIAL PROPERTY AT TURBINE HOUSE, CLUNIEBANK ROAD, BRAEMAR (PAPER 2)

26. Andrew Thin advised the Committee that the architect for the application, Mr Peter Mulvey, was available for questions.

27. Andrew Tait presented a paper recommending that the Committee approve the application subject to the conditions stated in the report.
28. Members were invited to ask questions of Mr Mulvey.
29. Members asked Mr Mulvey questions.
30. The Committee agreed to approve the application subject to the conditions stated in the report.

**REPORT ON CALLED-IN PLANNING APPLICATION FOR ERECTION OF DWELLING AT LAND ADJOINING NEW HOUSE, CORRIEYAIRICK ROAD, LAGGAN
(PAPER 3)**

31. Gregor Rimell declared an interest and left the room.
32. Andrew Thin advised the Committee of two late letters.
33. The Committee paused to read the letters.
34. Neil Stewart presented a paper recommending that the Committee refuse the application for the reasons stated in the report.
35. The Committee discussed the application and the following points were raised:
 - a) Previous planning policy Vs current planning policy.
 - b) The other developments along the stretch of road.
 - c) Changing land use issues and housing land availability
 - d) The planners were asked to clarify the position of the CNPA draft Local Plan on this issue.
 - e) The prominence of the site within the landscape.
 - f) Whether a precedent would be set for uncontrolled ribbon development if the proposal was approved.
 - g) The potential costs involved and whether this would discourage local buyers.
36. Richard Stroud proposed a Motion to refuse the application as recommended.
37. This was seconded by Bruce Luffman.
38. No Amendment was proposed.
39. The Committee agreed to refuse the application subject for the reasons stated in the report.
40. Gregor Rimell returned.

**CONSULTATION REPORT ON CONSULTATIVE DRAFT CAIRNGORMS NATIONAL PARK LOCAL PLAN
(PAPER 4)**

41. Gavin Miles presented a paper recommending that the Committee agree to publish the consultation report.
42. The Committee discussed the report and the following points were raised:
 - a) Members asked Gavin to clarify whether Members comments were to be published in the same way as the other comments in the Consultation Report.
 - b) Gavin & Don agreed to advise on how to report members comments.
 - c) Gavin was asked to clarify how the comments were to be dealt with.
 - d) It needs to be clear that not every comment can be included and acted upon.
 - e) Gavin clarified that community feedback on the Local Plan would be published.

43. The Committee agreed to the publication of the consultation report.
44. Andrew Thin gave a vote of thanks and appreciation for all the work that had gone into the Consultation Report.

REPORT ON RESOLUTION TO ADOPT THE ABERDEENSHIRE COUNCIL LOCAL PLAN (PAPER 5)

45. Don McKee presented a paper recommending that the Committee agree the resolution to adopt the Aberdeenshire Local Plan.
46. Andrew Thin called for a pause to the meeting as it was noted that Aberdeenshire Councillors should have declared an interest.
47. The Aberdeenshire Councillors left the room.
48. Don continued his presentation.
49. The Committee agreed to the resolution to adopt the Aberdeenshire Local Plan in their capacity as a Planning Committee.
50. The Aberdeenshire Councillors returned.

ANY OTHER BUSINESS

51. Neil Stewart advised the Committee of a recent appeal decision at Boat of Garten which had been dismissed.

DATE OF NEXT MEETING

69. Friday, 14th July 2006, Nethy Bridge.
70. It was noted that Sandy Park, Vice Convener will Chair the next meeting.
71. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
72. The meeting concluded at 11:50hrs.