
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held within The Supper Room, Albert Memorial Hall, Ballater on 30th December 2004 at 10.30am

PRESENT

Eric Baird	Anne MacLean
Stuart Black	Alastair MacLennan
Douglas Glass	Andrew Rafferty
Lucy Grant	David Selfridge
David Green	Richard Stroud
Marcus Humphrey	Andrew Thin
Bruce Luffman	Susan Walker
Eleanor Mackintosh	Bob Wilson

IN ATTENDANCE:

Don McKee	Pip Mackie
Neil Stewart	

APOLOGIES:

Duncan Bryden	Sandy Park
Sally Dowden	Gregor Rimell
Basil Dunlop	Joyce Simpson
Angus Gordon	Sheena Slimon
Willie McKenna	

WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from Duncan Bryden, Sally Dowden, Basil Dunlop, Angus Gordon, Willie McKenna, Sandy Park, Gregor Rimell, Joyce Simpson and Sheena Slimon.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 17th December 2004, held at Grantown-on-Spey were approved

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

4. Anne MacLean declared interests in Planning Application No.'s 04/593/CP & 04/594/CP.
5. Don McKee, Head of Planning, declared an interest in Planning Application No. 04/596/CP.

PLANNING APPLICATION CALL-IN DECISIONS (Oral Presentation, Neil Stewart)

6. 04/572/CP - No Call-in
7. 04/573/CP - No Call-in
8. 04/574/CP - No Call-in
9. 04/575/CP - No Call-in
10. 04/576/CP - No Call-in
11. 04/577/CP &
04/578/CP - No Call-in
12. 04/579/CP - No Call-in
13. 04/580/CP - No Call-in
14. 04/581/CP - No Call-in
15. 04/582/CP - No Call-in
16. 04/583/CP &
04/584/CP - No Call-in
17. 04/585/CP &
04/586/CP - No Call-in
18. 04/587/CP - No Call-in
19. 04/588/CP - No Call-in
20. 04/589/CP - No Call-in

21. 04/590/CP - The decision was to Call-in this application for the following reason:
 - The site is in a fragile countryside area which has suffered from depopulation and new single houses may be permitted subject to compliance with detailed criteria. It was on this basis that outline planning permission was granted on appeal. The proposal is for an extremely large dwellinghouse in a prominent position in the landscape and, notwithstanding the acceptance of the principle of a house on this site, it is considered that the submitted proposal for approval of reserved matters raises issues in terms of the conservation and enhancement of the cultural and natural heritage of the area and the social and economic development of the Balgowan community.

22. 04/591/CP - No Call-in

23. 04/592/CP - The decision was to Call-in this application for the following reason:
- The proposal is for a dry ski slope and climbing wall at the Coylumbridge Resort Hotel, which is within the Cairngorms National Scenic Area. The slope would be located on part of the site located next to the River Druie Candidate Special Area of Conservation. The recreation based nature of the proposal raises issues in relation to the understanding and enjoyment of the Park and the social and economic development of the area. The aforementioned landscape and conservation designations mean that the proposal may also raise issues relating to natural heritage. The proposal therefore is deemed to be significant to the collective aims of the Cairngorms National Park.

Anne MacLean declared an interest in the following two applications and left the room.

24. 04/593/CP - The decision was to Call-in this application for the following reason:
- The proposal site is on land allocated by the Badenoch and Strathspey Local Plan for commerce and tourism. In addition, the application is for 9 plots which is below the threshold for Highland Council's affordable housing policy. Given this, the proposal is considered to raise issues relating to the economic and social development of the local community. The site is also partly fringed by mature trees and close to the River Dulnain Candidate Special Area of Conservation raising natural heritage issues. The combination of these factors means that the proposal may be of general significance to the collective aims of the Cairngorms National Park.

25. 04/594/CP - The decision was to Call-in this application for the following reason:
- The proposal is for the energy supply to private houses on a site at Aviemore North where the CNPA recently granted permission for 208 residential units. The CNPA is currently considering an application for a district heating building to provide heating for the affordable houses on the same site. The nature of the proposal has a linked significance and implications for the overall future development of the site and raises particular issues in relation to the Parks aim of promoting the sustainable use of natural resources.

Anne MacLean returned.

26. 04/595/CP - No Call-in

Don McKee, Head of Planning, declared an interest and left the room.

27. 04/596/CP - No Call-in
Don McKee returned.

28. 04/597/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

29. It was agreed that comments be made to the Local Authorities on Planning Application No's 04/577/CP, 04/578/CP, 04/581/CP, 04/583/CP, 04/584CP, 04/585/CP, 04/586/CP & 04/589/CP.

30. The Aberdeenshire Councillors declared an interest and left the room.

31. It was agreed to submit the following comments to Aberdeenshire Council on Planning Application No. 04/577/CP & 04/578/CP:

This is a prominent site within the Ballater Conservation Area. The proposal involves the replacement of a bungalow with a two-storey (attic) dwelling incorporating accommodation in the roofspace. The CNPA welcomes the removal of the bungalow but in relation to the cultural heritage of this part of the Ballater Conservation Area the CNPA would raise a degree of concern regarding the scale and proportions of the roof and the number and size of the dormer windows proposed. In addition, the CNPA suggests that consideration be given to re-orientating the house to front the pavement to emphasise the established building line that is prevalent in the area.

32. It was agreed to submit the following comments to Aberdeenshire Council on Planning Application No. 04/581/CP:

This application is for a large agricultural building, which is relatively well screened from the Glen Muick Road by intervening high ground and a treed area. However, the south east side of the building is relatively exposed in the local landscape. If the building cannot be located near to some existing buildings on the estate, in the interests of minimizing landscape impact and conserving the natural heritage of the area, the CNPA would recommend that landscaping be provided to the south east side by means of native tree planting and/or bunding. In addition, the CNPA would suggest that the finishing materials should be coloured appropriately and that any access track required should be sited and designed to minimize landscape impacts.

33. It was agreed to submit the following comments to Aberdeenshire Council on Planning Application No.'s 04/583/CP, 04/584/CP, 04/585/CP & 04/586/CP:

The sites are located in part of the Ballater Conservation Area where buildings follow a traditional grid pattern and are located close to the back edge of the pavement, reinforcing the street scene. The proposed houses are set back from the pavement edge and use some design features that could be considered alien to their immediate surroundings. In the interests of the cultural heritage of this part of the Ballater Conservation Area the CNPA would suggest that revisions to the proposals be sought that would bring the footprint of the houses forward to align with the established building line (and perhaps incorporate some of the existing granite walls). In addition, it is also suggested that amendments be sought to the house designs and finishing materials to provide types that relate closely, and are entirely sympathetic to, the character and appearance of existing houses in the immediate vicinity.

34. The Aberdeenshire Councillors returned.
35. The Highland Councillor declared an interest and left the room.
36. It was agreed to submit the following comments to Highland Council on Planning Application No. 04/589/CP:

The CNPA raises no objection to the proposal. However, the CNPA wishes to ensure that the proposed garage is restricted to being an ancillary domestic building and not a separate dwellinghouse. In this way, the CNPA wishes to ensure that the proper mechanisms for achieving affordable housing are carried through and appropriately assessed.

37. The Highland Councillor returned.

ANY OTHER BUSINESS

38. There was no other business.

DATE OF NEXT MEETING

39. Friday 14th January 2005, Aviemore.
40. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
41. The meeting concluded at 11.30hrs.