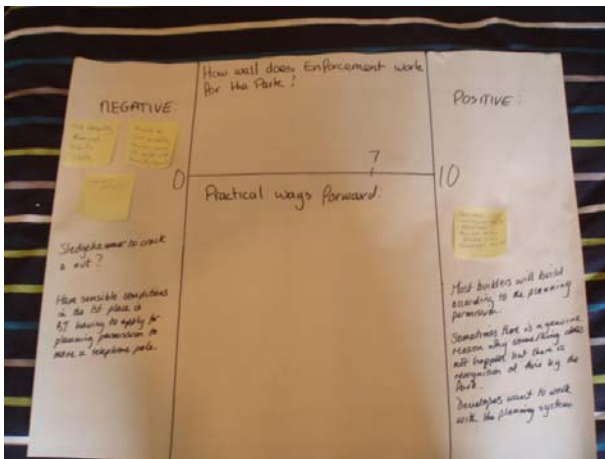


Appendix A – Aviemore Afternoon H-Forms

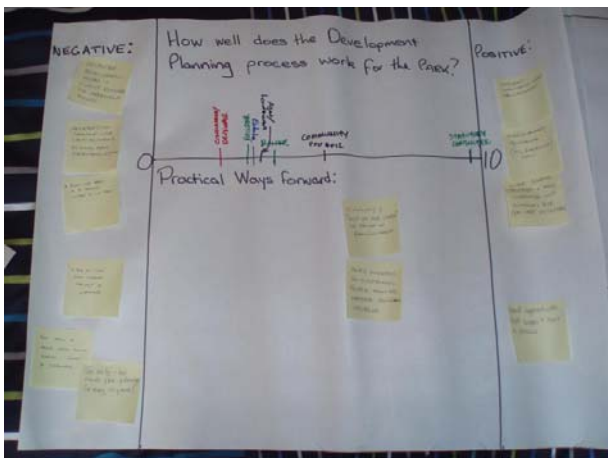
H-Form 1 - How well does the Development Planning Process work for the park?

- Restricted development areas and clarity required for affordable housing
- Reporters too stringent with land allocations in local plan objections outcome
- Building land appears to be restricted compared to old plan
- Find all local plan guidance difficult to understand
- Plan seems to favour large housing schemes – cannot be sustainable
- Too early – too much pre-planning (ie every 10 years)
- Improved consultation under new legislation
- Supplementary guidance (its existence now)
- Clear planning process and full cooperation with planners for pre-app discussions
- Staff approachable
- Staff happy to meet and discuss
- Simplify: 'cut to the chase' reformat of plans/guidance
- More emphasis on sustaining people than the natural environment, species etc



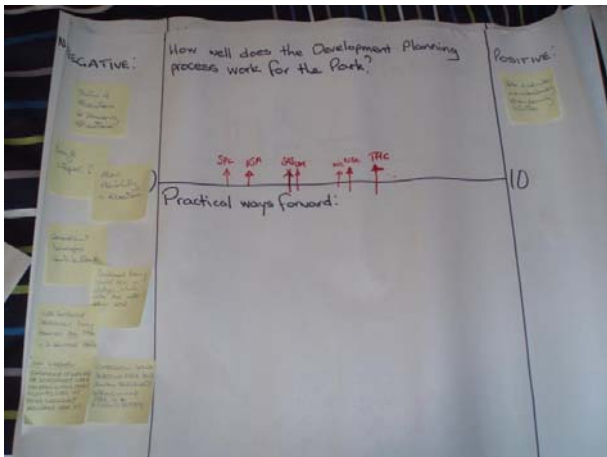
H-Form 2 - How well does Enforcement work for the Park?

- Not adequately resourced. Outwith CNPA.
- Should be broadly based - using all staff and community councils
- What are the positives?
- Sledgehammer to crack a nut?
- Have sensible conditions in the 1st place ie BT having to apply for planning permission to move a telephone pole.
- Quicker notification of breaches allowing action before work progresses too far
- Most builders will build according to the planning permission
- Sometimes there is a genuine reason why something does not happen but there is recognition of this by the Park
- Developers want to work with the planning system



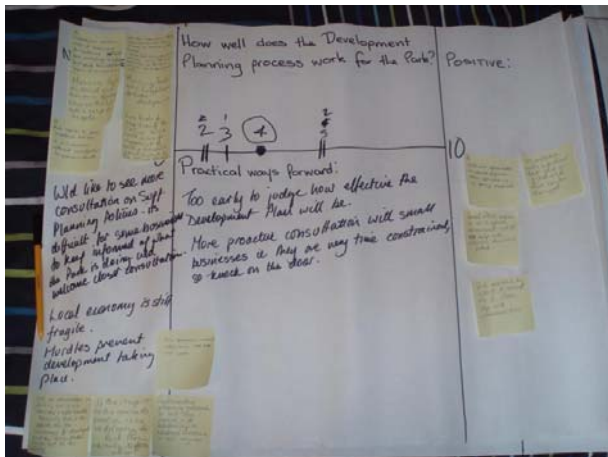
H-Form 3 – How well does the Development Planning process work for the park?

- Status of allocations for processing applications
- Easy to interpret
- Allow flexibility in allocations
- Consistent developer contributions
- Development planning should focus on strategic activity rather than matters of design detail
- Over restrictive development policy assuming all park is a sensitive area
- Experience of applying for development which has been within zones/allocated sites, yet facing significant resistance from DC
- Contradiction between protecting park and promoting development. Bearing in mind park is a living entity
- Better coordination and understanding between planning authorities



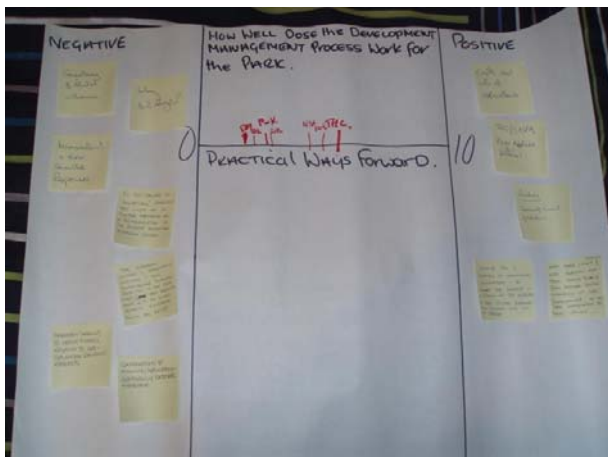
H-Form 4 – How well does the Development Planning process work for the Park?

- Introduces another tier of bureaucracy for instance SNH are statutory consultee but park has additional layers of consultation
- Better consultation process required between policy makers and employers/landowners. Questions should be asked regards impact of policy decisions eg residency criteria on future employment etc
- Planners are light on social and economic objectives. Aims are there but not a range of targets
- Planning “burden” not a helpful service for better development
- Park aspires to deliver excellence but this is in a vacuum without consideration to economic climate
- Low levels of recognition of the THC & HIE & CNPA aims for improvement of social & economic conditions in this fragile economy
- Wld like to see more consultation on supp.planning policies – it’s difficult for some businesses to keep informed of what the park is doing. Wld welcome closer consultation
- Local economy is still fragile. Hurdles prevent development taking place
- Socio-economic strategy underpinning the plan not clear
- Lot of discussion on policy on single houses & affordable housing tax it the effects on the economy for development and the consultation which led to the policy
- If there is a point to this exercise the question is are we delivering the Park Plan in a timely and effective way?
- Supplementary planning guidance is not very precise & its relationship to national guidance is not very clear
- Staff are approachable to discuss proposals when applications are being prepared
- Consultation needs to be clear about what is fixed and what can be changed
- Devel plan seems to be a good document & shld help with planning decisions in the future
- Did make a big effort to consult on D-Plan, esp with communities
- Too early to judge how effective the Development Plan will be
- More proactive consultation with small businesses ie they are very time constrained, so knock on the door



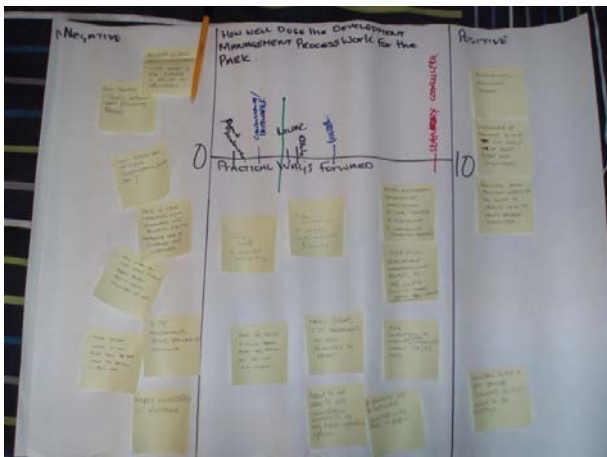
H-Form 5 – How well does the Development Management process work for the Park?

- Consistency of political influences
- Why 42 days?
- Inconsistent and slow consultee responses
- By not calling in 'acceptable' proposals the CNPA has no further influence on a determination – on the present delegated enhanced system
- The planning system is inherently unclear – two simultaneous planning authorities in the park area (any particular area) with no clear authority accountable from the outset
- Extremely difficult to obtain timeous response to pre-application discussion requests
- Consideration of planning applications generally extended timescale
- CNPA deal with all applications
- THC/CNPA major applies protocol
- Community Council representation
- Strive for a balance in community consultation – a present the balance is in favour of the objector. A fair clear representation system with cut off period



H-Form 6 – How well does the Development Management process work for the Park?

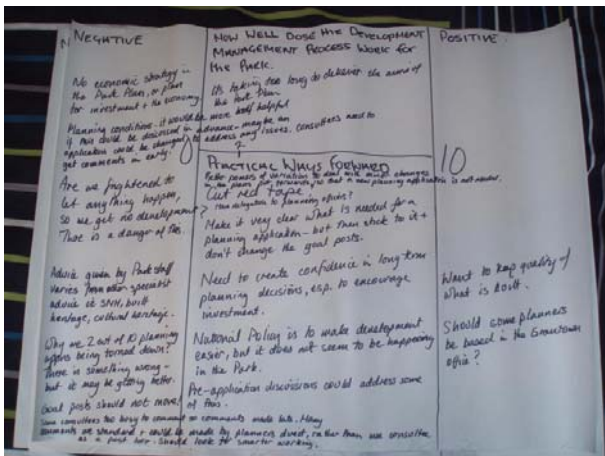
- Delayed response from consultees
- Time taken to for planner to decide on applications
- New members – poorly informed about planning process
- Slow responses of some consultees (not all)
- Face to face meetings with planners not always easy to arrange due to distance and weather
- Often wonder how much liaison actually happens between Park & Council. Should there be more?
- S75 agreements take too long to conclude
- Should committee consist of more people from the area where the application is being made
- Paper consultations c.f electronic
- Professional planning staff
- Willingness of planners to give you early sight of draft report and conditions
- Removal from standing orders of the right to object up to 48 hours before committee
- Consultees invited to give pre-app comments early/invited to site meetings
- More staff to respond more quickly
- Better consultation on SPGNs as this the detail of policies
- Better automated tracking of applications online through e-planning (ie notification of consultee responses)
- Give full development management powers to the CNPA (including major appns, pre-consultn, informal process)
- Adopt an existing e-planning system rather than developing new one with Loch Lomond?
- Model (draft) Section 75 agreements or ask developers to draft
- Ask consultees to submit/make comments within 28/42 days
- Need to be able to see consultation comments on any future e-planning system
- E-planning will be welcomed. Consultation by email c.f. paper



H-Form 7 – How well does the Development Management process work for the Park?

- No economic strategy in the Park Plan, or plan for investment & the economy
- Planning conditions – it would be more helpful if this could be discussed in advance – may be an application could be changed to address any issues. Consultees need to get comments in early.

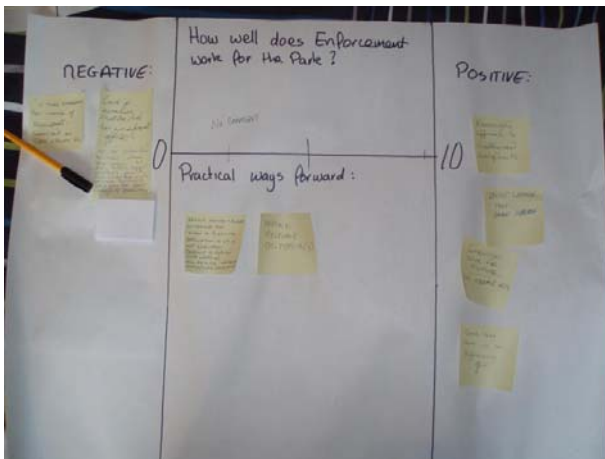
- It's taking too long to deliver the aims of the Park Plan
- Are we frightened to let anything happen, so we get no development? There is a danger of this.
- Advice given by Park staff varies from other specialist advice ie SNH, built heritage, cultural heritage
- Why are 2 out of 10 planning apps being turned down. There is something wrong – but it may be getting better
- Goal posts should not move!
- Some consultees too busy to comment so comments made late. Many comments are standard & could be made by planners direct, rather than use consultee as a post box. Should look for smarter working
- Want to keep quality of what is built
- Should some planners be based in the Grantown Office?
- Better powers of variation to deal with minor changes in the plans put forwards so that a new planning application is not needed
- Cut red tape
- More delegation to planning officers?
- Make it very clear what is needed for a planning application – but then stick to it & don't change the goal posts
- Need to create confidence in long term planning decisions, esp to encourage investment
- National policy is to make development easier, but it does not seem to be happening in the Park.
- Pre-application discussions could address some of this



Appendix B – Aviemore Evening H-Forms

H-Form 1 – How well does Enforcement work for the Park?

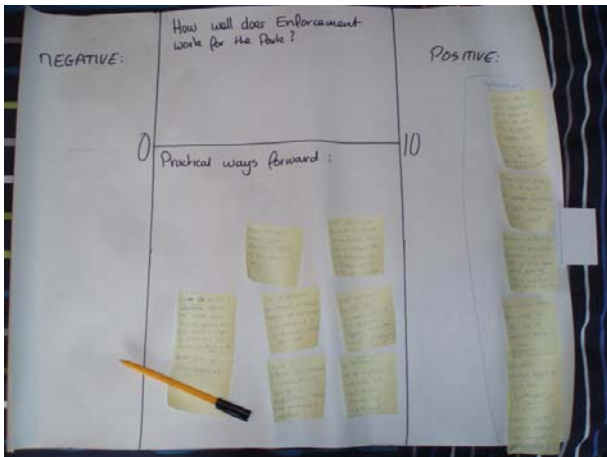
- Is there enforcement ref chance of development – chemicals on flora & fauna etc
- Lack of awareness that the Park has an enforcement office
- Up to the Individual business what they want to do. Public sector workers should not interfere with private business who pay for their wages and pension
- Reasonable approach to unauthorised developments
- Potential issue for future art forms etc
- Good that there is an Enforcement Officer
- Easily found clear guidance on when a planning application is or is not required (difficult to find on CNPA website). Will reduce number of unauthorised developments
- Define relevant criteria(s)



H-Form 2 – How well does Enforcement work for the Park?

- 2 consultees – also objectors don't need to travel to other side of park to appear etc
- Should we have 2 separate planning committees rather than 1 board – better local knowledge and accountability
- Planning and reviews by SG tend to be urban focussed & forgets about rural need
- Development planning – whole LP process from SG doesn't work - ends up 5-10 years out of date by time it arrives – needs to change regularly
- Can take ideas from CNP to SG as a 'special case'
- Use CNP area as a pilot for innovation
- Is 25k for affordable housing legal & has it been challenged in court?
- Section 75 – Infringement of human rights? (wording needed to be changed to get mortgage)
- How do we make good planning again eg Grantown on Spey
- STOP notices not served in time & confusion b/w who is responsible for enforcement & follow-up – LAs or CNPA
- Do LA building control officers etc alert CNP to infringements? But doesn't happen so plans are not cross checked with plans

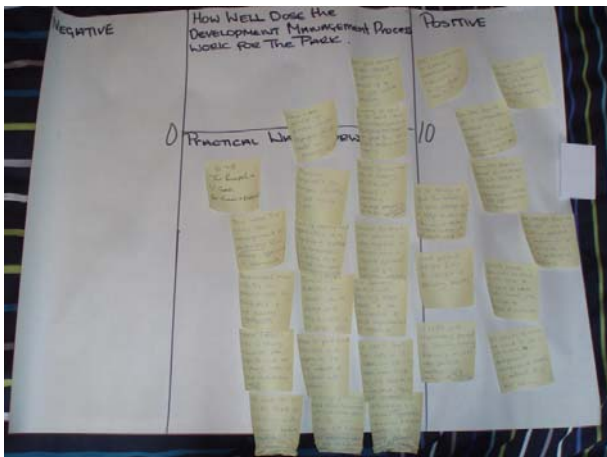
- Better join up b/w agencies
- Try to resolve problems & issue before it becomes enforcement & formal notice served
- STOP notice should be immediate & this didn't happen & building went up anyway
- What is difference b/w material & immaterial change in application? Needs to be noticed and reported?
- 2005-6?? La Taverna – use of agreed materials not used & not followed up or enforced – was it called in?



H-Form 3 – How well does the Development Management Process work for the Park?

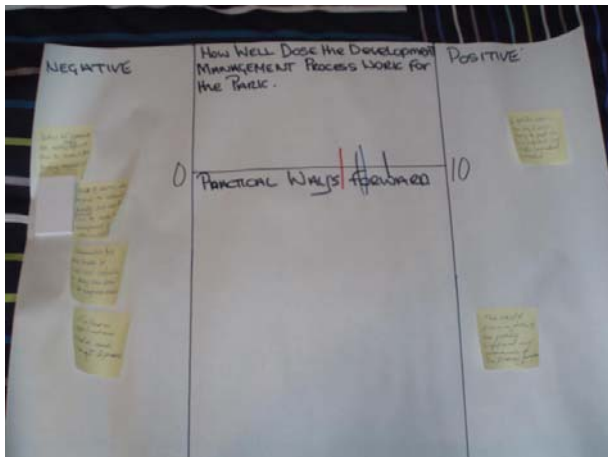
- CNP has refused to attach additional information to a committee report?
- Should use planning conditions and not Section 75s – take out the extra steps
- Committee Reports don't adequately reflect the applicants side & enough information to make balanced analysis.
- Committee reports – Board don't always see both sides & a balanced argument – need to see applicants side as well
- Is it tricky to 'put the brakes' on some development to help consense? Often why it takes long time as trying to set positive outcome
- Are changes from SG over yet? Are we entering period of 'bedding in' so we can enter a bit of setting on & stabilises
- Good positive changes from SG changes in planning recently?
- Locals want families to have a life here & not have to move away – need jobs for a range of people & outlooks
- Is CNPA just experiencing period of 'Storming morning Peforming' and will now stabilise? Challenges with dealing with lots of local authorities
- But good development is often despite of planning not because of it – not just CNPA planning
- Need more joined up process across departments of CNPA on planning issues
- Visitors to CNP for 30 years – see tremendous positive developments esp in past few years – small businesses happening
- SYS – The principle is V.Good but finance is difficult
- Planning conditions can hamper ability to set bank funds
- Process should be finding solutions not barriers & problems – encourage people to do better – planners attitudes

- How make the whole dev.management a partnership b/w planner, applicant & community
- Cost of development application is a significant overhead for a business – and takes time. Banks not interested if planning might be difficult
- General contact with planners is often negative & planners have a negative approach – even at pre-application advice
- Businesses need clarity on process and on timescales & not moving goalposts
- Email CC directly on issues - don't always just rely on ads in the paper etc
- First approach contact with planning dept. Needs to be facilitative & about improvements, not negative
- CNPA (not planning only) doesn't have a strong economic development department nor a strong idea of what businesses need
- Need to put more resources into helping CC be more effective & linked into system
- CC don't feel their advice is taken on planning issues even though they are statutory and elected? They feel ignored
- No consultation on HI Brief in Kincaig with CCouncil before adoption?
- Kincaig – planning brief commissioned without discussion with CC or owner (HI Kincaig) – what relevance does this have to future developments?
- Pre-application discussions – original pre-application and discussion material is not always passed on to planners – applicant should know



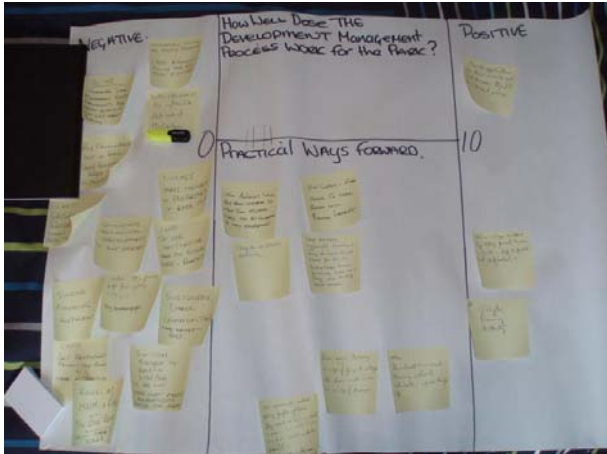
H-Form 4 – How well does the Development Management process work for the Park?

- Section 75 Agreements are made more difficult due to current bank lending regulations
- Lack of clarity with regard to community benefit and how the process can be made more transparent for communities
- Communities find the basis of 'call-ins' confusing as they can seem to be unpredictable
- Called in applications take much longer to process
- If application called in, more likely to receive scrutiny by people who know & understand local situation (and national considerations)
- The CNPA planning authority has probably heightened our awareness of the planning process



H-Form 5 – How well does the Development Management process work for the Park?

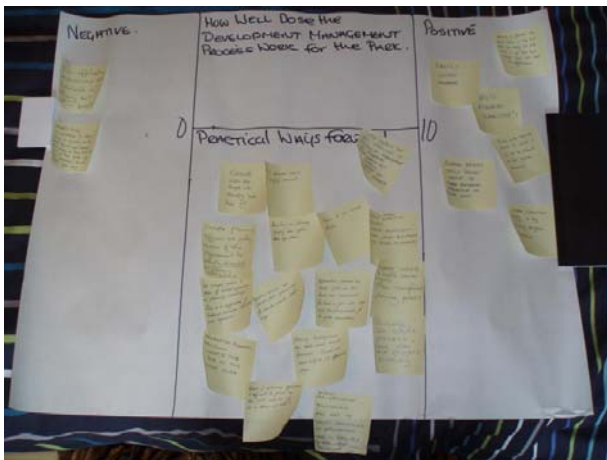
- Affordable housing has been a priority. CNPA A/Housing policy has not been a success
- Unreasonable land management justification requirements. Also several difficulties with V.A.T reclaims and financing
- System/Planners are too inflexible.
- Big development not in Park. Trans Boundary area an alternative
- Kinloss mass houses and properties if base closes
- Cost local representation. Locals – no cash. CNPA – unlimited resources
- Commensurate recreational development is not apparent
- CNPA to use initiative count big picture CNPA – Park initiative
- Single planning authority
- Section 75 prevents people from getting mortgage
- Sustainable small communities. More houses – jobs
- CNPA get development priorities right – make attractive
- Scottish budget to 2015/16 2025/26 to be cut. CNPA must adjust accordingly value for money
- Bank of Mum and Dad. No big pensions. Will have development issues.
- Consider applications on their merits not just because they fit government plans
- All our villages to extend by letting private schemes be built – helps to protect local shop/school etc
- Old buildings which have been unoccupied for more than 25 years should not be considered as new development
- HM customs and excise needs to work better with planning legislation
- Change to one planning authority
- Stop building affordable housing & keep local small houses for locals. Build larger houses for holiday homes etc. Charge more to help local income
- 75 agreements restrict young peoples options – they want to live and work in area – an extra house on a farm would make this possible. Not all farms can employ some – they work in hotels, garages etc
- Allow more housing on edge of present villages rather than create a “new town” on the edge of Aviemore
- There should be a single planning authority. Cuts costs – speeds changes up
- Single planning authority



H-Form 6 – How well does the Development Management process work for the Park?

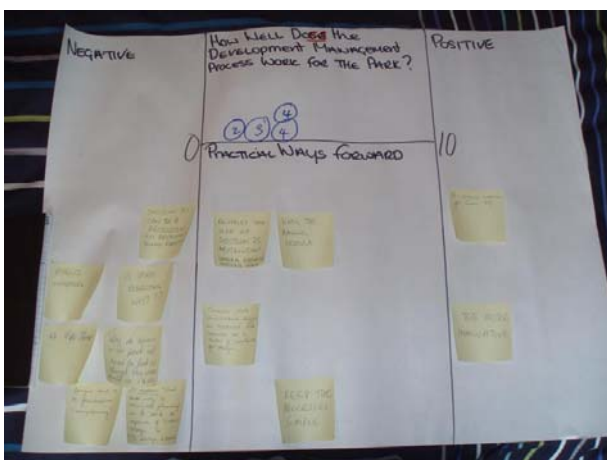
- Pre-application discussions are available in theory but not in practice
- What's truly scandalous is that only a minority of the Park board are elected and many of them don't even live in the Park – so their decisions do no impact upon them
- Having a planner on both sides of the hill who can carry out site visits – so that bad weather does not hold up an application
- Directly elected members
- Area planning committees
- Please make website easier to access – it can be difficult to find specific documents
- Planning officials should provide advice to board members irrespective of their view
- Involve communities early in any planning obligation negotiations
- Consult with the people who actually live here!!!
- Board members should be properly trained
- CNPA should not be involved in detailed management of planning that should be the Council. CNPA should be a strategic authority
- Ensure planning officers are fully aware of the requirement to actively discuss pre-planning applications
- Decisions at planning meeting are often led by chair
- Needs to be more open
- Quality timely planning process needed especially when local businesses are trying to expand
- Not enough notice is taken of local concerns at planning meetings. There is a difference of treatment between developers and objectors
- Objectors receive no advice from planning. It should work both ways
- Applications should be dealt with in the local area concerned. The Park is for all not just the convenience of the Park committees
- Improve website to enable easier tracing
- More transparent planning process
- Delegated planning decisions – what is the role of this within CNPA
- Planning department can hold back small businesses. Should be more help at pre-application stage
- Privatise the whole process. Save the taxpayers money
- Details of planning application is difficult to find on the CNPA website – if it is there at all!

- Quality pre-application discussions are key to speedy processing of applications. Need to resource pre-application discussions



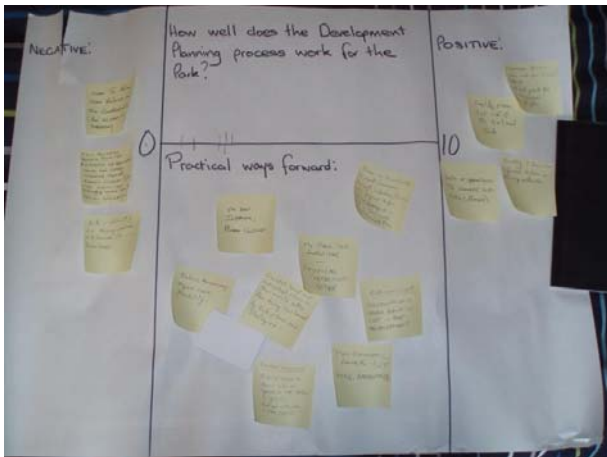
H-Form 7 – How well does the Development Management process work for the Park?

- Restricts innovation
- Section 75 can be a restriction on retaining young families
- 1.5 storey restriction WHY??
- No Fife stone
- Why do houses in the park all have to look as though they were built in 1920
- Designs tend to be fossilised – “overplanning”
- It appears that best way to navigate planning is to stick to replica of Victorian design – 1.5 storeys, 2 dormers
- Re-examine criteria for Section 75
- Be more innovative
- Restrict the use of Section 75 restrictions. Immoral preventing mortgage grants
- Widen the planning criteria
- Consider more innovative designs – National Park should be a centre of excellence for design
- Keep the process simple



H-Form 8 – How well does the Development Planning process work for the Park?

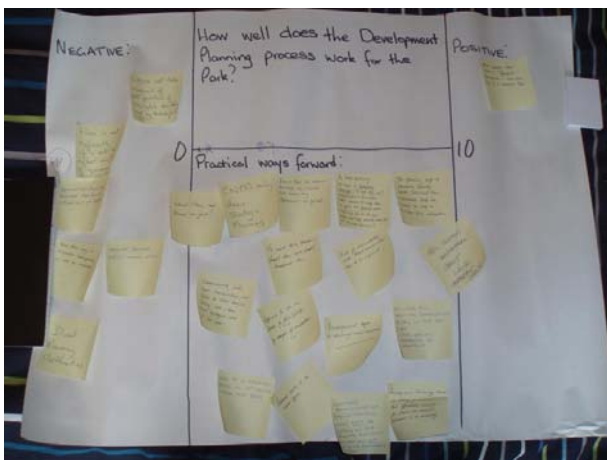
- Need to allow new buildings on old settlements (post 20 years of habitation)
- Public perception, rethink priorities. If possible cut regulation, value for money, introduce incentives.
- Economic situation - 5 years more public land, affordable housing local focus
- Social implications
- Park is irrelevant if HC planning overrides Park planners OK on a house design
- Encourage tourism, reduce rates for B&Bs, hotels etc.
- Help with grants for new businesses – help create jobs
- Simplify process – get rid of the National Park
- Lots of opportunity to consult with HPA (planning)
- Consistency? There is none cooperation between 2 planning authorities
- Reduce non-domestic rates to small businesses – do not introduce £15,000 +++ payment before a house/garage etc is built – this creates even greater financial problems
- You are improving – please continue
- No desk top exercises
- Physical inspection sites
- Reduce bureaucracy – require more flexibility
- Consider local and individual views on their merits rather than being constrained by park plans and strategies
- Definition – conservation & greenbelt in CNP – Ref development
- Positive suggestion – make it easier to know who one speaks to when thinking of applying – perhaps allocate a case officer
- Non-domestic rates cut. Hire apprentice



H-Form 9 – How well does the Development Planning process work for the Park?

- Does not take account of full position of available building land eg brownfield sites
- Plan is not sufficiently up to date to reflect reality of requirements/available land
- Development planning process too slow – plan out of date
- Find other ways of economic development, as well as construction
- Inquiry process didn't work well

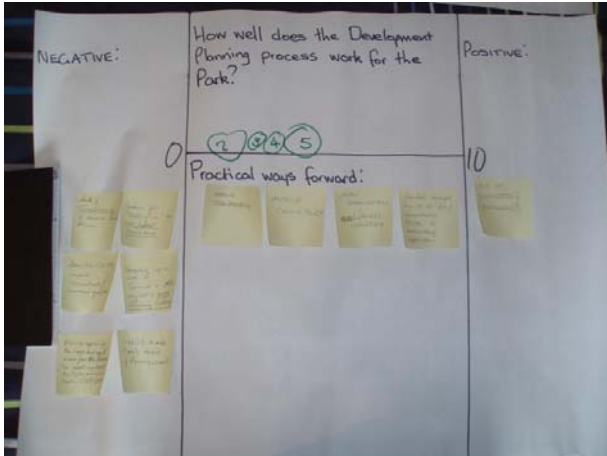
- Dual planning authorities
- Local plan not based on fact!
- Think carefully about what is 'appropriate' development – Given that this is a National Park
- CNPA only does strategic planning
- Ensure that all relevant surveys are carried out before any permissions are granted
- Re local economy: Is there a marketing manager? If not why not? Communities & businesses need someone to help them to grow and produce more jobs – for all of the new people who'll be moving into all of the new houses!
- Too much time between local plan and local development plan
- Level of consultation with local communities has to be improved
- Tell Scottish Government about local affordable housing
- Communicate with your communities and listen to what they're telling you – then don't disregard what you are told
- Appears to be a lack of flexibility eg changes of conditions
- Development Dept is seriously under-resourced
- Include all housing development sites in the Dev Plan – this has not happening in Grantown
- Look at a stronger policy on 2nd homes within the park
- Process needs to be more open
- Reporters recommendations (inquiry process) must not be binding on the planning authority. Reporters are not part of the democratic process
- Development planning should be telling government that affordable housing for locals in rural situations is a necessity



H-Form 10 – How well does the Development Planning process work for the Park?

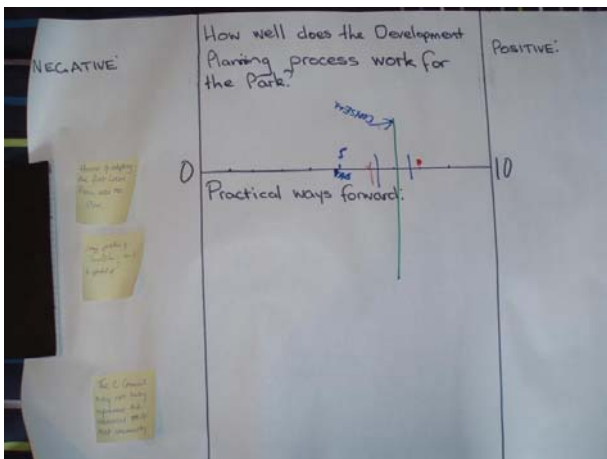
- Lack of transparency of decision-making process
- Criteria for “calling in” do not appear consistent
- Does the CNPA impede commercial/economic growth
- Doubling up on work – Council and CNPA. Why not a single planning authority
- Planning approval for the large development across from Aviemore has cause considerable disillusion and lack of trust in CNPs planning
- Inability to make timely decision of planning consents

- A lot of consultation (continuous)
- Improve transparency
- Improve consistency
- Greater communication & (improved) consistency
- Potential developer has to do a lot of consultation PRIOR to submitting application



H-Form 11 – How well does the Development Planning process work for the Park?

- Process of adopting the first local plan was too slow
- Long gestation of local plan – can it be speeded up?
- The C.Council may not truly represent the consensus of that community



H-Form 12 – How well does the Development Planning process work for the Park?

- How does NP involve those with a long term view & buy in in a community – target young parents – 20-50 yr olds etc
- Supplementary guidance – needs to be more reflective of local traditions (B&S different to Ballater etc)
- Feel 4 aims are not given equal weight – first aim does not override all other 3
- Frustration with planning process – and consultation process – communities find process exhausting

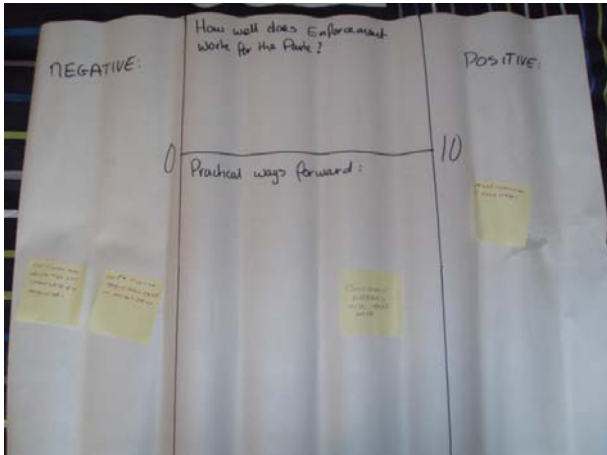
- Need better guidelines on design, siting etc – use examples for other areas incl other NPs
- What role does the community have in defining good design?
- 4 aims to be achieved collectively – first aim is not trump card
- Greater emphasis on land based industries & requirements – has made the landscape
- LP consultation – went on for long time – many things raised by communities ignored or unresolved
- How do you involve community in longer term process with a transient population of business owners etc
- Land management (eg forestry) is long term plan rather than short term vision recently – need to take a longer term view
- Access legislation – too long – and LP is also too long – why need so many words etc?
- Need tangible tools to help people visualise impact of policy decisions
- LP – CNP had to go to public inquiry of lengthy discussions – had to agree with reporter but many of other issues ignored eg farming and land use – too much about buildings - when based (this is way development planning works) – put into PP
- Need buy in from communities on NPP – need vision and long term aspirations
- Need to explain constraints of consultation and not raise expectations of what consultation can offer
- Market /& relevant to different age grps
- LP + PP consultation was frustrating – gaps b/w them
- Always same people who attend consultations – need variety of views and voices
- Need better understanding & improvement/investment of how to consult & on consultation in the Park



Appendix C – Ballater Afternoon H-Forms

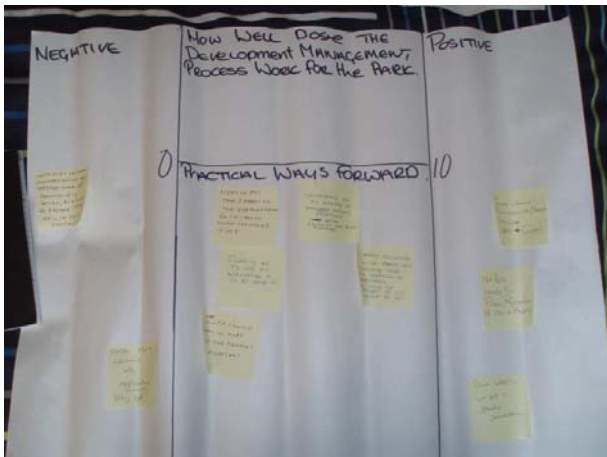
H-Form 1 – How well does Enforcement work for the Park?

- Suspicion that CNPA will not stand up to big developers
- CNPA picks on the smallest so does AB co
- Consistent approach over park area



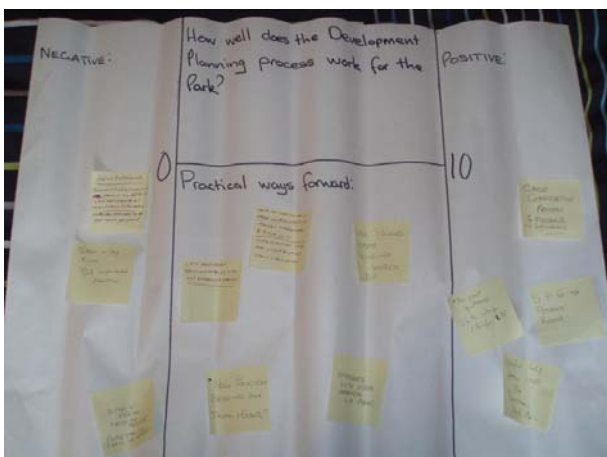
H-Form 2 – How well does the Development Management process work for the Park?

- CNPA does not take conservation of the Park area as seriously as it should, but may be better than AB co in this respect
- CNPA should defensive all applications. Why not?
- Good working relationships/process between CNPA & Council
- No real issues re public perception of call in process
- Once called in we get a speedy conclusion
- Need to put the brakes on the development rush – allow more thinking time
- Uncertainty as to delivery of affordable housing provision after provision has been agreed
- Clarity as to why an application is to be called in
- Early discussion with planning gain welcomed prior to submission of planning application and notice to applicant if S75 required or not
- CNPA should call in more of the planning applications



H-Form 3 – How well does the Development Planning process work for the Park?

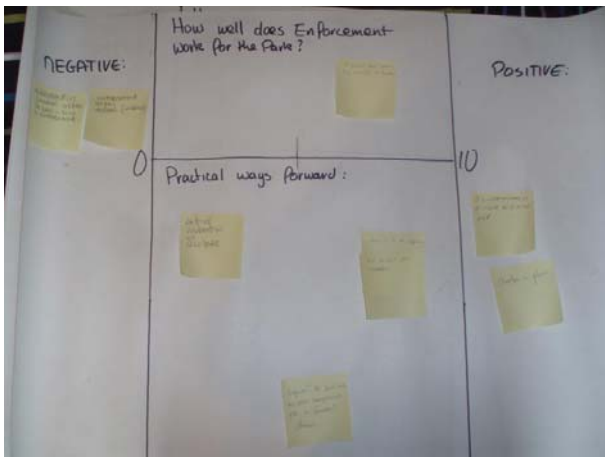
- Devt Planning – Founding legislation fails to admit CNP residents as important stakeholders. CNPA has decided to adopt same attitude
- Takes a long time but understandable reasons
- Speed of process could be quicker. People can lose track or interest
- Good consultation process & feedback to individuals
- No great problems – like the call for sites for LDP
- SPG – positive, robust
- Useful help from CNPP re Braemar Market Plan
- CNPA has the power to treat NP residents as serious stakeholders and they should do so
- CNPA planners should deal with residents openly and honestly
- Use policies before reviewing re-address LDP
- Less arbitrary decision making without adequate reasons
- New policies – bedding in – trial and error?
- Integrate with other neighbouring LA plans



Appendix D – Ballater Evening H-Forms

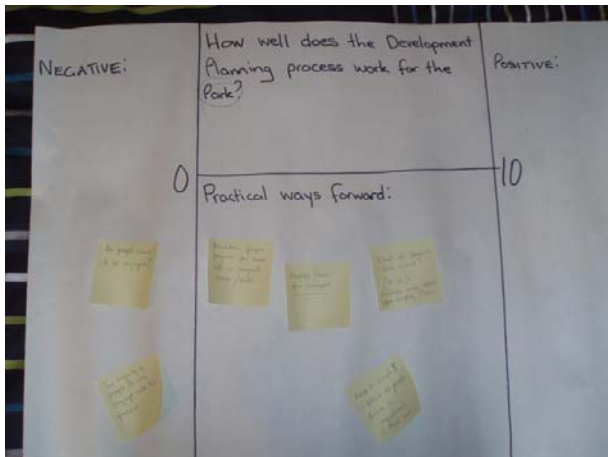
H-Form 1 – How well does Enforcement work for the Park?

- It hasn't been going long enough to know
- Retrospective planning officer too lax and slow in enforcement
- Enforcement often uneven (windows)
- Charter in place
- Define protection of raptors
- No need for acquisition
- 'Inform' to builders window companies etc in Couser areas



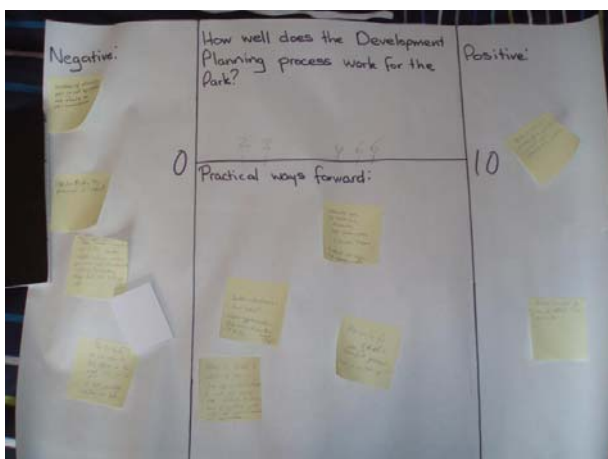
H-Form 2 – How well does the Development Planning process work for the Park?

- Do people want to be engaged?
- The majority of people do not engage with the process
- Maintain proper papers for those with no computer access/skills
- Simplify plans – give examples
- What do communities want? (MIR) Establish comm. Wishes before drafting plan
- Keep it simple – what do people this is important in their comm'y



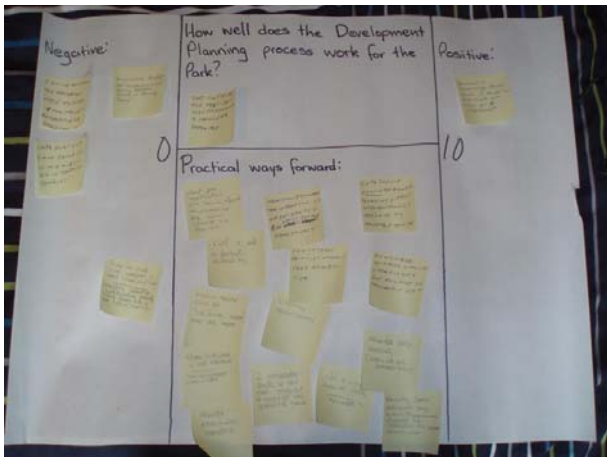
H-Form 3 – How well does the Development Planning process work for the park?

- System of planning gain is not equitable and should be re-considered
- Understanding the process is difficult
- On e-applications, many home computers are 15" or smaller. Double column makes for slow and disconnected reading /recording. Plans did not enlarge well
- "For the Park?" Do you mean the Park officers or the people who live in it? Or best possible solution for both
- Ability to talk to planning office will help applicants and understanding systems
- Ballater benefits for ease of contact on the west side
- Hands on practical events to promote local plan. Involve all ages esp young people
- Better advertising thro' schools – new approach – free vouchers from local shops – TV!
- Planning for Real – was a useful process – was it written up??
- Talking to people or aiticks on this in Park Life – which should be put into every door whatever the business thing of rejecting junk mail – but round speech not officialise



H-Form 4 – How well does the Development Planning process work for the Park?

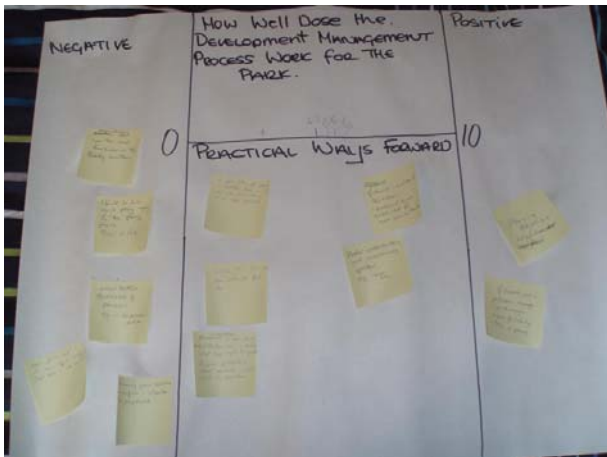
- I would question the apparent “need” to speed up the process – rather put the brakes on it!
- Encourage development for employment for young people – what is being done?
- CNPA does not place priority on the first aim in case of conflict
- Build on what was learned in last Local (Dev) Plan. Identify potential controversial aspects & get them out in the public domain
- Develop & encourage tourism which is ongoing but there are areas for improvements
- The CNPA call for development land was premature & should be repeated
- What job opportunities are being offered to encourage the main interest ie tourism
- Tension between the interests of CNP residents & RoW needs better management
- CNPA should consider a more proactive direct interventionist approach to affordable housing
- CNP is not a housing authority
- Do not treat east side of Mass as if same as west side
- Remember shortage of money is temporary but building on farm land is not
- Explain terms such as ‘critical mass’ and use them
- Simplify terminology
- Promote easy housing (associations, shared buys)
- Spell out what is not feasible. Dis-encourage wish lists
- Promote traditional industries
- 2 separate parts of the CNP. Speys and Deeside req different plans
- “It’s a living working Park.” – Promote
- Beauty spots obscured by trees. Programme should be instigated to open them up.



H-Form 5 – How well does the Development Management process work for the park?

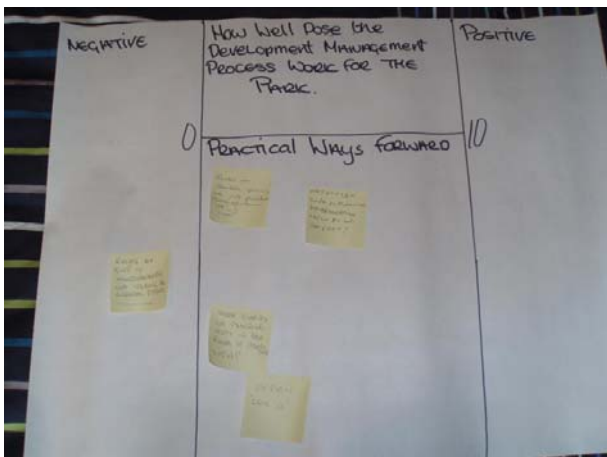
- Representations don’t have the same timescales as the statutory consultees
- Difficult to know which policy apply for the planning process. Council & Park
- Need better awareness of process – eg in Conservation Area
- Again, ‘for the park’ is not clear. Office or the people who live in it
- Planning gain system is unfair – should be reviewed

- Planning offices are helpful
- If there's not a problem, things go through more quickly – this is good
- It works better for people in Ballater than in the west side, from being in the same community
- If there is a show of objections – extend time allowed for more consultation
- Section 75 – Bad case can make for bad law
- Better understanding and consultancy quicker eg SEPA etc
- Notification – newspaper – website – dep 14 – Aberdeens live? – call in – 42 days might to speak. The pace of liability is eternal vigilance – also guards the guardians



H-Form 6 – How well does the Development Management process work for the Park?

- Roles of CNP & Aberdeenshire not obvious to general public
- Rules on double glazing are not practical (historical areas or not!)
- Why not let CNPA do planning determination & AB Co do the rest?
- More clarity on planning apps in the roles of ABco, shire & CNP
- Explain "Call in"



H-Form 7 – How well does the Development Management process work for the Park?

- Modifications: CCs comment (ignored?) & subsequently plans are modified w/out CCs knowing
- Who to contact? How to contact them? Not always clear
- Publicise contacts & processes for the public
- Training on what are Material Considerations
- Planning Ctees thru the day – not always poss for CC/public to attend – video disc to be played at mtgs
- Inform CCs of changes. What scale of change would require notifying/re-consulting CCs
- Notify outcomes – List of outcomes on website?



Appendix E – Summary of Comments received by CNPA prior to the workshops (summary prepared by CNPA)

Planning Service Workshops 21 & 22 March 2011: Feedback		
Question	Comment	Person / Organisation
Q1 What do you think about the quality of service provided by CNPA?		
Q1 Development Plans	An opportunity existed to take a completely fresh approach to planning in the Park. Regrettably, a decision was made to use 30 year old local plans as the basis for a new all-encompassing CNPA local plan. This was a grave error, as it does not take into account any areas which should have been placed outwith the new plan, owing to their special significance.	
	At ACM we hugely appreciated the way you and your staff got involved; we only wish there had been (& hopefully will be) a lot more.	
	Not qualified to comment on wider plans but have some constructive comments (see below) based on a personal, stressful and protracted process dealing with our family house building.	
	Very Good.	
	Good	
	Not experienced any problems	
	We warmly welcome the Development Plan and find it a helpful document. We look forwards to supporting the CNPA in drafting the new Development Plan.	
	Generally quite good, however, too tied to previous contents of other plans and not open enough to reasonable alternatives.	
Q1 Dev Mgt	The CNPA seem to be terrified of possible litigation from powerful developers if they do not respond favourably to developers wants. Consequently, many decisions are perceived by Park residents as “developer led”. A more robust, balanced approach should surely have been adopted from the start. That way everyone would know what was permissible, and what was likely to invite refusal. More thought should be given to the implications planning decisions have upon Park residents. Actually listening <i>and acting</i> upon the concerns of Park residents would be beneficial.	

	Whilst the thoroughness of officer's reports is excellent, we at Straanruie we felt the conclusion were too 'political'.	
	Unconvinced that the CNPA have considered all the issues when allowing larger developments to go ahead.	
	Very good considering the difficult circumstances that development proposals can create and by the high level of public interest.	
	Good	
	Generally works okay. My contacts mainly relate to business applications in Aberdeenshire. Businesses have commented on apparent long time for completing consultation process, but sometimes this may relate to technical issues not easily appreciated by the public e.g. flood risk issues.	
	Where SNH has been asked to comment on planning applications, both SNH and CNPA should follow the casework agreement. This is happening in the majority of cases but there are still some cases where the respective roles are not clear. In these cases, good liaison between both sides is helpful. In some cases, consultations have been requested which are outwith SNH's new Service Level Agreement. It would be helpful if this agreement could be drawn to the attention of both planning and the Land Management and Natural Heritage Group staff, if this has not already been done. As a general comment (not specific to CNPA), where a Protected Species survey has been carried out, it is helpful to make it available to SNH, if SNH comments have been requested. If it would be helpful for SNH to provide training to Park planning staff on natural heritage issues, we would be happy to do so. Generally, SNH staff have a very high regard for CNPA planning staff for their efficiency and understanding of natural heritage issues.	
	Very strict application of European Habitats Regulations (relating to bats). Replacement building proposed, small number of common bats present, refusal recommended despite mitigation incorporated. Building has now collapsed, habitate lost forever. Needs proportionate and pragmatic application.	
QI Enforcement	It would be interesting to know how many enforcement officers the CNPA have, how long they have been in post, and how many enforcements they have actually carried out. If the answer to queries one and three are: "not many", then it begs the question as to how effectively the system is being managed, as various projects come to mind where the developers appear to have walked all over CNPA planning conditions with impunity. (Which brings us back to the threat of possible litigation).	
	Personal experience with Planning Officer and Enforcement Officer was very negative.	

	Our experience with this part o the service has so far been limited but welcome the fact that you have a psot dedicated to this.	
	Mostly fine	
	No Experience	
	Where enforcement is contemplated on designated sites, SNH welcomes an early consultation with Park staff.	
	No experience	
Q2 What practical improvements to our procedures could be made to improve the quality of planning service?		
Q2 Suggested Improvements	<p>1. More consultation within a realistic time scale. It is no good asking for opinions at the last minute, and then giving inadequate time in which to respond.</p> <p>2. Communicate more with Community Councils when there are proposed developments of significant size. They are a huge un-tapped source of local knowledge which if utilised properly, will enable things to run so much more smoothly for everyone. It would also reduce potential resentment felt by local communities, who feel that they are being side-lined.</p> <p>3. To help ease delays, there should be someone with the authority to carry out site visits on both sides of the hill, so that applications are not held up because bad weather has prevented a planner from attending to carry out an inspection.</p>	
	Everything can always be improved. Of course it takes time, but I regret that its not obvious that the area is a National Park. At the very least the signage could be reduced in scale and/or different colours etc, even the road signs, which could perhaps have a sympathetic 'border' round them or give other distinguishing/countryside message.	

	<p>Based on our personal experience of Planning (Ref: 07/019/CP) in the Tulloch, Nethybridge area, but also on observation and discussions with many friends and neighbours. • After completion, the Planning committee or a select part of, should visit all approved developments and rigorously evaluate the development to assess if they have made the correct decisions. • Ask local people what they feel about developments. What have they been happy with/what are they not happy with. • Planning staff should undergo essential Customer Service training and not maintain an air of suspicion and aloofness. • Planning staff are public servants and should begin from a position of support and guidance. NB. Not all applicants are devious speculators! • Planning meeting minutes should be posted on the website within 7 days of the meeting and should be fully accurate. If there is a delay or if there is doubt about their accuracy, the applicant should be informed and consulted. This would be more likely if a working relationship is formed with the applicant. • Be consistent. If you `call in` or refuse permission for one house on certain grounds, then you must be fair and consistent to the next. People here in Tulloch are flabbergasted that some developments have sailed through while others have been subjected to irrelevant and unnecessary rigour. • Committee members should be encouraged to car share. I have been travelling over to Deeside and seen several cars coming back from a Ballater meeting each with a single occupant. Presumably they claim mileage? One additional point which the Park Authority should consider is to encourage an increase in the usage of local natural resources in new buildings. In Co Kerry in SW Ireland (an area of outstanding natural beauty), for example, new houses around Waterville must have a proportion of the front elevation built with the local stone from the famous slate quarry on Valencia Island. This ensures that all houses have a vernacular appearance and the natural materials create an attractive and sympathetic look in the countryside. The local material also ensures the continuity of employment (the current economic downturn excepted) from the quarry to the tradesmen. We could make more of our Cairngorm granite and sustainable forest products</p>	
	<ol style="list-style-type: none"> 1. Ensure consultees adhere to the time limit for making comments on planning applications. Limit to 28 or 42 days after call-in and then draw the line under the process. 2. Allow applicants the right to reply to new issues raised by objectors in their presentations to Committee, if not otherwise responded to by Committee Members or Planning Officials. 	
	<p>Generally we are happy with the way CNPA organise the planning - much better than Aberdeenshire.</p>	
	<p>Not enough involved to comment fully, although speedier consultations would seem an issue.</p>	

	<p>The system works well for the vast majority of cases from the SNH point of view. We particularly appreciate being copied in to the results of the Park Board meetings, so that we know the outcome of any particular planning application, and the fact that the minutes of the meetings and the planners' reports to the Board are available on the Park Authority website. In the rare cases where both CNPA Land Management and Natural Heritage Group and SNH staff both comment on a planning application, it would be helpful if we liaised more closely prior to submitting comments to the CNPA planning team. It would also be helpful if the LM&NHG copied SNH in to their advice to the planners. Where the Park Authority planners are dealing with complex or contentious cases involving those parts of the natural heritage which SNH deals with under the casework agreement, they should not hesitate to contact SNH staff for further information or explanation of the SNH advice, if this would be helpful.</p>	
<p>Q3 The Planning Service Improvement Plan for 2010/11 identified seven general areas for improvement. Are these the right areas and which aspects of our processes should we seek to improve in the year(s)?</p> <ul style="list-style-type: none"> • Making the planning service more user-oriented • Strengthening the role of planning system in achieving Sustainable Rural Development • Improving "call-in" procedures for planning applications • Joint working with local authorities • Improving our enforcement activity • E-Planning – making processes available online • Improving the determination rate of applications 		
<p>Q3 Suggested Improvements</p>	<p>1. The CNPA planning service is obviously in need of more experienced staff and better staff training, as the immense amount of proposed new development within the Park must be extremely challenging to manage properly. Given performance to date, this department is clearly under-resourced. 2. E-Planning is a good idea but given the current deplorable determination times, will it actually make any difference and speed things up? 3. Engage direct with communities and listen to what they are telling you. Try asking them what their perceived needs are, rather than thinking that the CNPA knows best. Remember they have the experience of actually living in the Park, which many of its board members do not. 4. Ensure that all relevant surveys are carried out before permissions are granted. How can you have an effective planning policy if you don't know whether a proposed site contains any flora or fauna of significance? 5. Think very hard about how much more blanket development is to be allowed in the Park, especially when it will affect areas which could be potentially used for producing food. Surely this should be part of the strategy for long term sustainability?</p>	
	<p>All of the above! We would particularly like to see a more friendly and supportive (without prejudice to the outcome) planning team who appreciate that they may be treading over the life's dreams of others.</p>	
	<p>1. Agree with all above 2. e-Planning may need to be co-ordinated with the Local Authority concerned, particularly to allow tracking of applications through the system. 3. With regard to developments that require Section 75 Agreements, early engagement with solicitors should be encouraged to draft head of agreement prior to determination of planning applications.</p>	

	Items ticket on form: Making planning service more user-oriented. Joint working with local authorities. Improving determination rate of applications.	
	On line services would be a good step, otherwise can't really comment.	
	No Comment	
Other General Comments Received	Would like to say that from our point of view it has all been very dealt with in a fair and straightforward manner and the planners have been very comprehensive with their advice when necessary.	
	<p>Mr McKee will already be familiar with this first point via another email, but we suggest that you need to clarify the implied process referred to in the final two lines of the first bullet point in Murray Ferguson's letter of 23 February to an extra 14 days, but which we have failed to find reciprocated in the revised Standing Orders for the Planning Committee at Item 12. Surely the Standing Orders need to incorporate the 14 days as this will delay decisions until Members can get their heads round the changes arising. Regarding Item 11, we suggest that you should provide a guidance note explaining what constitutes a 'Planning reason'.</p> <p>An explanation of the operation of Stop Notices would be helpful as these have been updated at Scottish level fairly recently and understood to apply immediately where previously a four week gap existed before application. The situation is complicated by having the Building Control function remaining with the LA's even where the Planning function has been taken over to the CNPA on 'call-in'. Clarify who one appeals to in the first instance where 'an error' appears to be happening, speed being of the essence?</p> <p>A further point of interest. Item 13 makes reference to the Chairman's casting vote. Does this imply that the Chair has two votes, exercising the second where a tied result arises (in which case is he/she allowed to change their mind from their first position)? Or does the Chair only vote in the tied situation?</p> <p>Other thoughts for the meeting may arise later but I thought you might like to have these reactions sooner than Friday (when we will be away from home).</p>	

I have decided to lift two comments from the recent email to Mr Luffman so that this email will be 'free standing' for inclusion with other suggestions arising from your recent Performance Consultation exercise. Re Posting a notice. This leads me to suggest that to avoid ignorance of where to go in the event of concern regarding a development in construction in future, guidance should be included with the LA's 'Notification of Neighbours' material circulated as part of the consultation process on lodgement of an application. The note should draw attention to the Charter (glad that this is now in the public domain), but also indicate that in the event of concern arising regarding the development, this should be notified to the Planning Authority who granted the consent. This will be the CNPA if 'called-in' but if this fact is not known, approach to the LA should result in the request for help being immediately redirected. Re 1.6 Accepting that 'there are insufficient resources' adds weight to the suggestion above that neighbours in particular, being among the most likely to first note a deviation from a consent, should be more actively involved in alerting the Planning Authority to a possible breach which would clearly be helped by knowing where to go when a possible breach is detected. However to be fully effective, neighbours need to be informed of any variations from the original application, the Committee decision and any conditions applied.

In answer to the following items regarding the planning meeting in Aviemore on 21st March; I will not be able to be there, but I would appreciate it if you can raise these matters in some form. 1. In my experience the service provided by the National Park is far too verbose and repetitive of the National Park Plan which all members should fully understand by now. If we are talking about Green habits, the necessity to print 22 pages relating to each application is extremely non-green. Equally development plans have been talked round in circles for the last five years. Do we really need to continue with this exercise? Development management should be less imposed by the planners and more decided by the committee. This is bourn out by the number of applications which have never been turned down by the committee against the wishes of the planning officer. The planning officer is not God he is a paid employee to provide guidance to members of the public or the elected and appointed members of the committee representing the local community. They are the people who should be the guiding light in making decisions. The enforcement officer is a completely unnecessary luxury. If Highland Council can manage with one enforcement officer for the whole of the Highland area (an area as big as Wales) the rest being dealt with by planning officers, then the same should be for the National Park. The difference is that Highland Council deals with around 4000 applications per year, but the National Park is doing well if they handle 65. Are we really saying there is a need to employ a person who has no particular planning qualifications and is being put forward as an enforcement officer? Was there a short list of three for appointment to the job? I am aware that the present incumbent was an ex Aberdeen Council member appointed to the Park. 2. Do the same as everybody else in the country; deal with planning matters within the stipulated two month period. Having constant appeals and postponements is not an efficient way of running the planning system. It could not be due to the lack of planning staff. 3. Planning service improvement. I would have expected after five years of teething that these matters should have been completely sorted out.

	<p>Unfortunately I was unable to attend your workshops on 21st and 22nd March I would like to make a suggestion which relates to the possible differences in approach to planning issues by the Highland Council and the Cairngorm National Park. In one instance our project was called in at outline stage and we were granted outline consent having met the CNPA requirements. The project was not called in at Detail Planning Consent stage and the Highland Council then applied several new conditions which delayed the granting of full consent by a considerable period. In another instance we have had Highland Council and CNPA officers advising on a detailed consent to CNPA where there seemed to be a disparity between their requirements. The lesson for us was to avoid outline consent at all costs but not always possible. Perhaps some protocol could be devised to avoid such situations</p>	
	<p>In fact my concern is not with the system and conduct of the Planners, for which I have nothing but admiration - Don himself couldn't have been more helpful over my micro hydro scheme; it is perhaps the policy itself on renewables which needs further thought. There is a clear conflict between the wish for more renewables on one hand against the possible environmental and visual impact of such constructions within the Park on the other. The Local Plan identifies this difficulty, but does not resolve it. It seems to me that windfarms lose out in this argument particularly as they are so inefficient, while the possibilities of micro hydro and even larger hydro schemes deserve greater support. Environmentalists and especially RSPB are totally illogical about the "damage" caused to wetlands etc while ignoring the attractive features of lakes. Also SEPA were not clever in formulating workable parameters, and it remains they and the Salmon Boards which may need pushing. Finally, I am not skilled or persuasive on planning matters!</p>	
	<p>The planning issues we are concerned about are any involving gold clubs - whether that be new developments or changes to existing courses in the Cairngorm area. We have a list of best practice guidelines for planners - free to download on our website: http://www.sgeg.org.uk/publications.html</p>	