



Draft Planning Committee Meeting Minutes

**Held at Cairngorms National Park Authority HQ, Grantown on Spey at
11.30am**

Hybrid

Present in person

Chris Beattie (Convener)
Sandy Bremner
Russell Jones
Bill Lobban
Eleanor Mackintosh
Derek Ross

Paul Gibb (Deputy Convener)
Dr Peter Cosgrove
John Kirk
Lauren MacCallum
Duncan Miller
Mike Williamson

Present virtually

Geva Blackett
Dr Fiona McLean
Ann Ross
Colin Bryans, Senior Planning Officer, Development Management

Dr Hannah Grist
Steve Micklewright

Apologies

Jackie Brierton Kenny Deans

In Attendance

Gavin Miles, Director of Planning and Place
David Berry, Head of Planning and Chief Planning Officer
Emma Bryce, Planning Manager, Development Manager
Katie Crerar, Planning Officer, Development Management
Edward Swales, Monitoring and Enforcement Officer
Peter Ferguson, Harper MacLeod LLP
Emma Greenlees, Planning Support Officer
Dee Straw, Planning Administrator and Systems Officer
Alix Harkness, Clerk to the Board



Agenda Item 1

Welcome and Apologies

1. The Planning Convener welcomed all present including members of the public and apologies were noted.

Agenda Item 2

Minutes of previous meeting and matters arising

2. The minutes of the previous meeting on 25 April 2025 held at Cairngorms National Park Authority, Grantown on Spey and Hybrid were approved with no amendments.

Agenda Item 3

Matters arising

3. Matters Arising:
 - a) At para 14i) – **Closed** - David Berry, highlighted that the recommended conditions had been prepared and were on today's agenda as item 7.

Agenda Item 4

Declarations of Interest

4. Dr Peter Cosgrove declared a direct interest in Item 6 as he and his company have provided ecological surveys for the applicant and therefore would leave the meeting for the duration of this item.
5. John Kirk declared a direct interest in item 8 as he represented the applicant on the original Section 75 agreement and would leave the meeting for the duration of this item.
6. Chris Beattie declared an indirect interest in item 6 as this application had been submitted by Angus Council but he has had no direct involvement and therefore would remain in the room for the discussion on this item.



Agenda Item 5

Application for Detailed Planning Permission 2025/0019/DET (25/00022/FUL)

Alterations and extension to centre, dining and catering hall, covered walkway, storage unit, erection 4No. accommodation units and office block

At Abernethy Trust, Nethy Bridge, PH25 3ED

7. Colin Bryans, Senior Planning Officer presented the paper to the committee.
8. The Committee were invited to ask for clarity, and the following points were raised:
 - a) none
9. The Committee discussed the report. The following points were raised:
 - a) Could it be ensured that the wildflower seed mix would be of local provenance, ie Scottish and not English? Colin Bryans advised that he would be happy to discuss this with the applicant.
 - b) Request made to add an advisory note around construction timing and noise. David Berry, Chief Planning Officer and Head of Planning advised that this would be added.
 - c) Clarification sought as to why this application had been called in? How had it met the criteria for Call-in? David Berry, Chief Planning Officer and Head of Planning explained that as the Park Authority have called in previous similar applications on this site, this was the main reason for calling this one in.
10. The Committee approved the application subject to conditions stated in the report.
11. Action Points arising:
 - i. **Add advisory note on construction timing and noise, and discuss local provenance requirements for wildflower planting with applicant.**

Dr Peter Cosgrove left the meeting at 11.52am

Agenda Item 6

Application for Detailed Planning Permission 2025/0053/DET (25/00110/FULL)

Proposed restoration of March Burn including realignment of river channel, removal of lower section of river embankments, infilling and regrading of river channel and river embankment, installation of large wood green bank protection and large wood structures, the formation of an inset floodplain and wetland scrapes, and associated works



At March Burn Site and Construction Access, Glen Clova

12. Colin Bryans, Senior Planning Officer (Development Management) presented the paper to the committee.

13. The Committee were invited to ask for clarity, and the following points were raised:

- a) A member asked why the river had been straightened in first place? Assume for farmland? Colin Bryans, Senior Planning Officer confirmed this was the case.
- b) Comment made that it would have been nice to see photographs of the area in the report/ slides to help give context.

14. The Committee were invited to discuss the report. The following point was raised:

- a) With regards to the shifting of gravel, was there a risk that the gravel could shift back? Colin Bryans, Senior Planning Officer confirmed that it was designed to be dynamic, the shifting of gravel was anticipated, and this would fit in with it being natural.

15. The Committee approved the application subject to the conditions stated in the report.

16. Action Points arising: **None.**

Dr Peter Cosgrove returned at 12.05 pm

Agenda Item 7

Application for Detailed Planning Permission 2023/0406/DET (23/01733/FLL)

Erection of warehouse building (class 6), formation of access track, parking area, and associated works – Proposed Planning Conditions

At Land 130 meters Southeast of House of Bruar, Pitagowan, Blair Atholl, Pitlochry, PH18 5TW

17. Katie Crear, Planning Officer (Development Management) presented the paper to the committee.

18. The Committee were invited to ask for clarity, and the following points were raised:

- a) With reference to condition 4, would the applicant send the new design plan to the Park Authority to approve before the application is notified to Scottish Ministers? Katie Crear, Planning Officer said no, the application would be referred



to Scottish Ministers initially. If planning permission is ultimately granted (either by Scottish Ministers giving the Park Authority clearance to issue planning permission, or by Scottish Ministers calling the application in and then approving it) the applicant would then need to submit any additional information required to comply with the conditions.

- b) Thanks given to the Planning Officer for the large amount of work gone into preparing the recommended conditions following the Planning Committee's instruction at the last meeting, the thoroughness resulting in a strong application.

19. The Committee approved the conditions stated in the report and authorised the application to be referred to Scottish Ministers.

20. Action Points arising: None.

John Kirk left the meeting at 12.16pm

Agenda Item 8

Application for Detailed Planning Permission 2025/0075/DET

Application under S75 to request the discharge of a planning obligation associated with planning permission 07/414/CP

At Lots 5 and 7, Drumuillie, Boat of Garten

21. Emma Bryce, Planning Manager (Development Management) presented the paper to the committee.

22. The Committee agreed to discharge the planning obligation under Section 75.

23. Action Points arising: None.

John Kirk returned at 12.21pm

Agenda Item 9

AOCB

24. David Berry, Head of Planning and Chief Planning Officer informed the Committee that consultation was currently being undertaken by Scottish and Southern Energy



Networks (SSEN) on the proposed Coire Mashie Sub-Station. He made the following points:

- a) The sub-station will provide the grid connection for the Loch Earba Pumped Storage Hydro scheme, which was recently approved by the Energy Consents Unit.
- b) The consultation outlines SSEN's site selection process for the sub-station and route corridor for the proposed underground cable that will provide the connection between the hydro scheme and the sub-station.
- c) Officers attended an SSEN consultation event in Laggan on 28 May.
- d) Currently looks likely that pre-app process for sub-station will take place spring 2026 with a planning application following in autumn 2026.
- e) Route corridor may be progressed under SSEN's permitted development powers.

25. The Committee raised the following points:

- a) Have SSEN confirmed the sites are within the National Park boundary? David Berry, Chief Planning Officer and Head of Planning confirmed that the 5 potential site options for the sub-station are in the Cairngorms National Park. He agreed to circulate the link to the consultation around the Committee.
- b) A member noted that following the consultation event in Laggan, the Community Council sought additional information but have received a disappointing response from SSEN. David Berry, Chief Planning Officer and Head of Planning advised that there is likely to be a further pre-application process in the future, but that he would look at the letter from SSEN in the meantime.

26. David Berry, Head of Planning and Chief Planning Officer advised that, following the last planning committee meeting, consultation processes have been amended and we will be consulting Community Associations instead of the Community Council for future applications in the Tomintoul area.

27. Action Points arising:

- i. SSEN consultation link to be circulated to the Committee**

28. The Planning Committee Convener raised a motion to move to a confidential session.

Date of next meeting

29. The public business of the meeting concluded at 12.28pm

30. Date of the next meeting is 27 June 2025.