



Planning Committee Meeting Minutes

Held at Cairngorms National Park Authority HQ, Grantown on Spey

In person at 11 am on 24 January 2025

Present in person

Paul Gibb (Deputy Convener)
Dr Peter Cosgrove
Dr Hannah Grist
Lauren MacCallum
Duncan Miller

Sandy Bremner
Kenny Deans
John Kirk
Eleanor Mackintosh

Present virtually

Chris Beattie (Convener)
Bill Lobban
Steve Micklewright
Derek Ross

Jackie Brierton
Dr Fiona McLean
Ann Ross
Michael Williamson

Apologies

Geva Blackett

Russell Jones

In Attendance

Gavin Miles, Director of Planning and Place
Emma Bryce, Planning Manager, Development Management
Colin Bryans, Senior Planning Officer, Development Management
Katherine Donnachie, 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 and 2

Welcome and Apologies

1. Chris Beattie, the Planning Convener welcomed all present and apologies were noted.
2. The Planning Convener pointed out the potential for power outages given the deteriorating weather and the risk of members attending virtually being cut off from the meeting. He reminded members that Planning Committee Standing Orders requires a minimum of 10 members to be quorate, however there were nine members present in the room at the meeting. He put forward a motion to suspend Standing Orders to allow nine members for the meeting to be quorate. Michael Williamson seconded the motion. This was agreed by members.

Agenda Item 3

Minutes of previous meeting and matters arising

3. The minutes of the previous meeting on 13 December 2024 held at Cairngorms National Park Authority, Grantown on Spey and Hybrid were approved with no amendments.
4. Matters Arising:
 - a) Action point update from Director of Planning and Place noting the process for Electricity Infrastructure consenting in Scotland agreed by Head of Planning, Planning Convener and Deputy Convener has been sent back to the Scottish Government.

Agenda Item 4

Declarations of Interest

5. Bill Lobban declared an interest in Item 5 of the agenda, as a close neighbour of the application site and will therefore withdraw from the meeting for this item.
6. Bill Lobban declared an interest in Item 6, as the Highland Council, along with Highland Housing Association (HHA) are joint applicants.

Bill Lobban left the meeting at 11.08am



Agenda Item 5

Application for Detailed Planning Permission 2024/0226/DET (24/02899/FUL)

Erection of 3No. houses

At Land Northeast of Heather Cottage, Dalfaber Drive, Aviemore

Recommendation: Approve subject to conditions

7. Colin Bryans, Senior Planning Officer, Development Management presented the paper to the committee.
8. The Committee were invited to ask for any points of clarity, and the following points were raised:
 - a) A question was raised about the sewage and drainage pipes being the same size. The Senior Planning Officer explained this is subject to detailed consideration by Scottish Water, and if approved, the applicant will have to provide a detailed design of the foul water discharge to Scottish Water, who will either accept or recommend amendments. This did not form part of the design proposed under this application but was considered under the previous consents on the site.
 - b) A question was raised regarding the phosphate mitigation measures. The Director of Planning and Place confirmed this would be handled under the foul water drainage agreement with Scottish Water. Wastewater is regulated at the treatment plant and phosphate would be removed by Scottish Environment Protection Agency (SEPA).
9. The Committee were invited to discuss the report. The following points were raised:
 - a) A board member questioned if there would be the use of a life belt around Sustainable Urban Drainage Systems (SuDS). Director of Planning and Place explained this connects to wider development and there are no SuDS proposals forming part of the current proposals.
 - b) A board member asked for clarification on the design of the houses questioning if there are existing houses part of the wider development of the same design. Senior Planning Officer confirmed there was a variety of house types with continuity of materials and architectural design. Comments were made from board members they were disappointed in the design of the properties.
 - c) A board member sought clarification on the Community Council and residents' concerns being addressed relating to emergency vehicles and parking. Senior Planning Officer confirmed that there was off street parking provision in the front garden of the properties. It was confirmed that experts in Highland Council have no concerns with the roads as the approved layout has not changed. A board



member shared their concerns about how busy this could be if three homes all have visitors, as there would be a lack of available parking.

10. The Committee approved the application.

11. Action Points arising: None.

Agenda Item 6

Application for Detailed Planning Permission 2024/0297/DET (24/04365/FUL)

Change of house types: Plots 49-50 and 53-60, repositioning of plots 51-52
(2028/0242/DET)

At land between Perth Road and Station Road, Newtonmore.

Recommendation: Approve subject to conditions

12. Katherine Donnachie, Planning Officer, Development Management presented the paper to the committee.

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

- a) A board member sought clarity on the wildflower seeds that will be used. Planning Officer confirmed it will be locally sourced Scotia seeds that will be used. These have been used widely on other developments and the Conservation Officers have confirmed these are appropriate for the site.
- b) A board member questioned the possibility would of putting swift boxes on each property along with the other bird boxes. Planning Officer noted the ecologist had suggested bird boxes in the SuDS area to the south of the site as there would be less disruption there for the bird. It was noted that this would be suggested to the applicants as an informative if this would help to improve biodiversity.
- c) A board member sought clarity if the officers were content with the increase and decrease in the size of the homes relating to number nine. Director of Planning and Place confirmed that the Highland Council and Highland Housing Alliance had confirmed these sizes of houses meet local demand. It was noted that further phases may have different demand in the future. Planning Officer noted that more bedrooms were required due to children requiring separate bedrooms due to their age and the space for home working, meaning more of a demand for three-bedroom homes.
- d) A board member praised the increase of three-bedroom homes as smaller homes can leave growing families in difficult positions.



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

- a) A board member questioned if there were life belts adjacent to the SuDS pond. Planning Officer explained this is not a pond, more of an attenuation feature, not a water filled area. This is not part of the application but could be added as an informative. The board member was happy for this to continue as described in the application.
- b) A board member questioned if Hornbeam could be considered as well as Beech trees. Planning officer noted that this was mentioned to the agents, and they felt the continuation of Beech trees would keep consistency with the rest of the development. Planning officer noted that this would be taken to the agents as an informative consideration.

15. The Committee approved the application.

16. Action Points arising:

- i. Discuss with agents the Informative consideration for Swift boxes on houses.
- ii. Discuss with agents the Informative consideration for Hornbeam trees as well as Beech trees.

Bill Lobban returned to the meeting at 11.52am

Agenda Item 7

AOCB

17. No AOCB.

18. *The Committee Convener raised a motion to move to a confidential session.*

Date of next meeting

19. The public business of the meeting concluded at 11.53am

20. Date of the next meeting is 14 March 2025