



Minutes of the Planning Committee Meeting

Held at Cairngorms National Park Authority HQ, Grantown-on-Spey
Hybrid

14 November 2025 at 11.00am

Present in person

Russell Jones (Convener)

Sandy Bremner

Dr Peter Cosgrove

Kenny Deans

Bill Lobban

Eleanor Mackintosh

Steve Micklewright

Derek Ross

Paul Gibb (Deputy Convener)

Jackie Brierton

Dr Hannah Grist

John Kirk

Lauren MacCallum

Ian McLaren

Duncan Miller

Michael Williamson

Virtual

Geva Blackett

Dr Fiona McLean

Ann Ross

Emma Bryce, Planning Manager (Development Manager)

Scott Shanks, Ecology Adviser

Apologies

None

In Attendance

Gavin Miles, Director of Planning and Place

David Berry, Head of Planning and Chief Planning Officer

Peter Ferguson, Harper MacLeod LLP

Katherine Donnachie, Planning Officer, Development Management

Katie Crerar, Planning Officer (Development Management)



Dee Straw, Planning Administrator and Systems Officer

Emma Greenlees, Planning Systems Support

Karen Johnstone, Clerk to the Board

Agenda Item 1

Welcome and Apologies

1. Russell Jones, Planning Committee Convener welcomed all present including members of the public. There were no apologies.

Agenda Items 2 and 3

Minutes of Previous Meetings and Matters Arising

2. The minutes of the previous meeting on 29 August 2025 held at Cairngorms National Park Authority, Grantown-on-Spey, were approved with no amendments.
3. David Berry, Chief Planning Officer and Head of Planning provided an update on action points arising from the minutes of 13 June 2025:
 - a) At Para 31 i) – Site visit to River Tromie to be arranged prior to next Committee meeting. **Closed – site visit took place on 10 October 2025.**
 - b) At Para 38 i) – Planning Committee Convener to write a letter to the applicant expressing the Committee's disappointment about the retrospective nature of the application. **Closed – letter sent.**
 - c) At Para 60 i) – Amendments to Planning Committee Standing Orders to be made prior to presentation to the Board. **Closed – completed.**

Agenda Item 4

Declarations of Interest

4. Dr Pete Cosgrove declared an interest in item 5 as he and his company (Alba Ecology) have undertaken ecological surveys and provided ecological advice in relation to this application and so would leave the meeting for the duration of this item.
5. Planning Committee Convener reminded the Committee that as per standing orders, those who had not attended a site visit for an application would not be able to take part in the discussion and decision on that item. This would apply to the



following members in relation to item 5: Geva Blackett, Jackie Brierton, Fiona McLean, Steve Micklewright, Ann Ross and Derek Ross

Geva Blackett, Jackie Brierton, Pete Cosgrove, Fiona McLean, Steve Micklewright, Ann Ross and Derek Ross left the meeting at 11.08am.

Agenda Item 5

Application for Detailed Planning Permission 2025/0104/DET

Realignement of 400m of River Tromie

At Land 670M NW of Dell of Killiehunlty Farmhouse, Kingussie

Recommendation: Approve subject to conditions

6. Katherine Donnachie, Planning Officer, Development Management presented the paper to the committee.
7. The Committee were invited to ask the Planning Officer for clarity, and the following points were raised:
 - a) Discussions were had around why an economic impact assessment had not been done for the surrounding farms. Officers explained this is not essential on this type of application. Officers were satisfied that there will be expected positive impacts for the farmland at Dell of Killiehunlty.
 - b) Board Member asked if officers remained of the view that the application complied fully with National Planning Framework 4 (NPF4) and Local Development Plan (LDP) policies, therefore there was no reason not to support the application. Officers confirmed that this was the case.
 - c) Planning Convener questioned why the Park Authority's Agricultural Advisor did not carry out an assessment on this application. Director of Planning and Place explained that the Park Authority does not require agricultural impact assessment in cases like this where the site is not on prime quality agricultural land, and this is not part of the officer's job role.
8. The applicant Steve Blow addressed the committee. Karen Birkby (for Applicant) was present to answer questions.
9. The Committee were invited to ask for clarity. The following points were raised:
 - a) A Board Member questioned the time scale for the Dell of Killiehunlty side of the farmland to come back to agricultural use. Steve Blow explained this



could take a few years. Karen Birkby explained that Royal Society for the Protection of Birds (RSPB) will work to bring the land back to good condition for the tenant.

- b) A Board Member questioned the depth of the new riverbed. Steve Blow noted the average depth of the new river channel will be 0.5m.
- c) A Board Member queried if the applicant had a plan to stop damage to fish in the area. Steve Blow explained that there will be a construction environment management plan. It was also noted there will be regular monitoring carried out.
- d) A Board Member questioned if there was a contingency plan in place if this does not work. Steve Blow explained that the research was carried out with Dynamic Rivers, specialists in their field, and they are confident will be successful. The project will be closely observed over the next five years to ensure channels and fish habitats are working. If there are any issues, RSPB will work alongside the tenant to consider alternative options.

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

- a) Board Members commented that they found the site visit for this application very useful to help with the decision process.
- b) Board Members commented that as the application fully complies with the NPF4 and LDP policies and statutory aims, they would support the application subject to conditions.
- c) A Board Member raised a concern that without lowering the riverbed, this would not solve the issue of flooding and would result in future works having to be carried out.
- d) Board Members commented that they feel that economic and agricultural impact assessments should be part of the criteria for these types of planning applications.

11. The Committee approved the application as per the officer's recommendation and subject to the conditions detailed in the report.

12. Board Members commented that they feel that economic and agricultural impact assessments should be part of the criteria for these types of planning applications. Suggestions were made to consider introducing these into LDP and National Park



Partnership Plan (NPPP) policies in the upcoming months to ensure all areas are covered.

13. Action Point arising: None.

Geva Blackett, Jackie Brierton, Pete Cosgrove, Fiona McLean, Steve Micklewright, Ann Ross and Derek Ross returned to the meeting at 12.00pm

Agenda Item 6

Application for Detailed Planning Permission 2025/0090/DET

Upgrade of track for forestry (in retrospect)

At Land Near Loch Beun, A'Chlaidheimh, Carrbridge

Recommendation: Approve subject to conditions

14. Katie Crerar, Planning Officer, Development Management presented the paper to the committee.

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

- a)** There were no points raised.

16. The agent Christopher Farquhar and Ewan Reid addressed the committee.

17. The Committee were invited to ask for clarity. The following points were raised:

- a)** A Board Member questioned if 3.5 meters would be wide enough in terms of fire rescue services moving in the area if needed. Ewan Reid explained that the track was used extensively, and the turning point was used for helicopters landing during the recent wildfires, as well as being used thus far for forestry works, therefore they are confident 3.5 meters would be sufficient.

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

- a)** A Board Member noted that they feel it would be beneficial to have considerations for wildfires as part of all track applications going forward, for both existing and new tracks as they can be an important part of fighting and / or preventing the spread of fires. Officers noted the request.



- b) A Board Member queried if there should be passing places as part of the track. It was explained the turning area is sufficient.

19. The Committee approved the application as per the officer's recommendation and subject to the conditions detailed in the report.

20. Action Point arising: None.

Agenda Item 7

Application for Detailed Planning Permission 2025/0091/DET

Upgrade of track for forestry (in retrospect)

At Land 940M NE of Aucherteang, Carrbridge

21. Katie Crerar, Planning Officer, Development Management presented the paper to the committee.

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

- a) A Board Member questioned the choice of gate, explaining they felt it did not look appealing. Planning Officer explained the gate is acceptable in landscape terms and Ewan Reid added that it meets the required industry standards for this use and has been used across the project.
- b) Questions were raised regarding the mixed seeds that would be used and if these were native to Scotland. Ecology Advisor explained this was a Scotia seed mix from a Scottish company who collect seeds mainly from the highlands.
- c) A Board Member questioned if the relocation of the pedestrian gate access should have been included as a condition. Planning Officer explained the applicants have included this as part of their supporting statement, which they will need to adhere to, but it can also be added as a condition.

23. The agent Christopher Farquhar and Ewan Reid addressed the committee.

24. The Committee were invited to ask for clarity. The following points were raised:

- a) There were no comments.



25. The Committee were invited to discuss the report. The following points were raised:
 - a) Head of Planning and Chief Planning Officer noted they would add the condition requiring relocation of the gate if the Planning Committee were minded. Board Members all agreed.
26. The Committee approved the application as per the officer's recommendation, subject to the conditions detailed in the report and an additional condition to secure relocation of pedestrian gate.
27. Action Point arising:
 - i. Add the condition to secure relocation of the pedestrian gate.

Agenda Item 8

AOCB

28. David Berry, Head of Planning and Chief Planning Officer gave the following update on Coire Mashie sub-station:
 - a) Scottish and Southern Electricity Networks (SSEN) have published a report on the consultation they did over summer on sub-station connection options for the Loch Earba pumped hydro storage scheme.
 - b) They've identified that sub-station site 'Option 1' will be taken forward to next stage of development (option 1 was identified by SSEN as a preferred option in the earlier consultation).
 - c) Formal pre-app consultation now expected Spring 2026 under planning legislation.
29. The Planning Committee Convener raised a motion to move to a confidential session.
30. The public business of the meeting concluded at 12.46 pm
31. Date of next meeting 12 December 2025