



Minutes of the Planning Committee meeting

Held at Cairngorms National Park Authority office, Grantown-on-Spey

Hybrid

23 January 2026 at 11.00am

Present in person

Russell Jones (Convener)

Sandy Bremner

Dr Peter Cosgrove

John Kirk

Lauren MacCallum

Duncan Miller

Jackie Brierton

Kenny Deans

Bill Lobban

Eleanor Mackintosh

Virtual

Paul Gibb (Deputy Convener)

Dr Hannah Grist

Dr Fiona McLean

Ann Ross

Michael Williamson

Angus McNicol, Invercauld Estate

Ian McLaren

Steve Micklewright

Derek Ross

Peter Ferguson, Harper MacLeod LLP

Apologies

Geva Blackett

In Attendance

Gavin Miles, Director of Planning and Place

David Berry, Head of Planning and Chief Planning Officer

Peter Ferguson, Harper MacLeod LLP



Emma Bryce, Planning Manager (Development Manager)
Katie Crerar, Planning Officer, (Development Management)
Emma Greenlees, Planning Systems Support
Dan Harris, Planning Manager (Forward Planning and Service Improvement)
Karen Johnstone, 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 Items 2 and 3

Approval of minutes of previous meetings and Matters arising

2. The minutes of the previous meeting on 12 December 2025 held at Cairngorms National Park Authority, Grantown-on-Spey, were approved with no amendments.
3. There were no matters arising.

Agenda Item 4

Declarations of interest

4. There were no declarations of interest.

Agenda Item 5

Application for Detailed Planning Permission 2025/0242/DET

Change of use of land to form extension to existing caravan site including formation of 18 motorhome pitches and 6 static caravan pitches, timber boardwalk to connect with existing path and associated works and landscaping

At Invercauld Caravan Park, Glenshee Road, Braemar, AB35 5YQ

Recommendation: Approve subject to conditions

5. Katie Crerar, Planning Officer presented the paper to the committee.



6. The Committee were invited to ask the Planning Officer for clarity, and the following points were raised:
 - a) A Board Member raised the question if there would be sufficient capacity of waste disposal for touring campervans and caravans with additional pitches. Planning Officer explained they understood there is capacity in the existing caravan site.
 - b) A Board Member suggested adding a condition to ensure the caravans are only used as visitor accommodation, as this has been done in the past. Planning Officer explained that this was not considered in this instance as the development site is within an existing operational caravan park, but this could be added if Members were minded to.
 - c) A Board Member questioned if there were charging facilities for electric vehicles included in the application. Planning Officer stated there was not.
 - d) A Board Member questioned the illustrations on the cabins, noting they do not appear to have disabled access. Planning Officer explained none of the proposed caravans have disabled access, however there is one fog cabin within the existing Caravan Park that has disabled access. It was also noted that there are existing disabled facilities in the Caravan Park.
 - e) A Board Member questioned if the board walk was covered under the pre-existing fire regulations. Planning Officer confirmed it would be covered.
7. The applicant Mr Angus McNicol addressed the Committee.
8. The Committee were invited to ask for clarity. The following points were raised:
 - a) A Board Member questioned if there was an option to include disabled access caravans / pods in the future. Angus McNicol explained the existing fog pod does not get used much by disabled users, therefore the additional cost to have disabled access caravans / pods was not justified by the demand. However, there are existing on-site disabled facilities and if demand was to increase in the future, this could be considered.
 - b) A Board Member questioned the proposal to plant aspen and if the long-term impact has been considered. Angus McNicol explained they have a forestry department who will help with the planning and managing of the trees, noting there is aspen on the estate already, and all tree planting will be rabbit fenced.
 - c) A Board Member questioned if there was sufficient capacity of waste disposal for touring campervans and caravans with additional pitches. Angus McNicol



confirmed there is, and Scottish Water has confirmed there is capacity for both in the area.

- d) A Board Member questioned the decision not to include charging facilities for electric vehicles in the application. Angus McNicol explained the caravan park has electric bollards with adapters that can be used to charge electric vehicles. Currently 90 on the estate with a further 18 to be added, therefore sufficient facilities are already available.

- 9. The Planning officer was invited to come back on points raised during the speakers' presentations:

- a) There were no comments.

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

- a) Board Members noted that the application was well thought out, including lots of detail, especially from an ecological and biodiversity perspective. It was also noted that within a community reliant on tourism, this would help to encourage a mix of tourists. It was also noted, with a housing shortage, this would be beneficial for the area.
- b) Discussions were had around adding a residency clause as a condition, given the shortage of accommodation in the area for residents and it would be beneficial to state that the caravans are not suitable for full time residency. Planning Officer explained an example condition for a holiday unit and Members agreed to this condition being added.

- 11. The Committee approved the application as per the officer's recommendation, subject to the conditions detailed in the report with the additional condition of a residency clause.

- 12. Action Point arising:

- a) Add the additional residency clause as a condition.

Bill Lobban joined the meeting 11.41am



Agenda Item 6

AOCB

13. David Berry, Head of Planning and Chief Planning Officer updated the Committee on a previous application - Laurel Bank, Aviemore (2023/0007/DET) - planning permission has now been issued by Scottish Ministers.

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

Date of next meeting

14. The public business of the meeting concluded at 11.43am
15. Date of next meeting 13 March 2026