
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE

held within Braemar Village Hall
on 16th January 2004 at 10.30am

PRESENT

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| Mr Peter Argyle | Ms Eleanor Mackintosh |
| Mr Eric Baird | Mr Alastair MacLennan |
| Mr Duncan Bryden | Ms Anne MacLean |
| Mr Stuart Black | Mr Andrew Rafferty |
| Ms Sally Dowden | Mr Gregor Rimmell |
| Mr Basil Dunlop | Ms Joyce Simpson |
| Mr Douglas Glass | Mrs Sheena Slimon |
| Mr Angus Gordon | Mr Richard Stroud |
| Mrs Lucy Grant | Mr Andrew Thin |
| Mr David Green | Ms Susan Walker |
| Mr Willie Mackenna | Mr Bob Wilson |

IN ATTENDANCE:

Denis Munro
Neil Stewart
Norman Brockie
Sandra Middleton

APOLOGIES:

Mr Bruce Luffman
Mr David Selfridge
Mr Robert Severn

WELCOME AND APOLOGIES

1. The Convenor welcomed all present and thanked Aberdeenshire Council Marr Area for the loan of a Sound System for use at the committee and Board meetings.
2. Apologies were received from Bruce Luffman, David Selfridge and Robert Severn.

MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting were approved with an amendment to show that the Aberdeenshire Councillors had declared an interest in Item 20.

DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE AGENDA

4. Basil Dunlop declared an interest in application 04/008/CP.
5. Sheena Slimon declared an interest in application 04/004/CP and also Agenda Item 8 relating to application 03/055/CP.

PLANNING APPLICATION CALL-IN DECISIONS

6. 04/001/CP - No Call-in
7. 04/002/CP - No Call-in
8. 04/003/CP - No Call-in

Sheena Slimon declared an interest and left the room.

9. 04/004/CP - The decision of the committee was to Call-in this application for the following reason;
 - The proposal due to its type, nature and scale may involve works and may raise issues of general significance to the four aims of the Cairngorms National Park.

Sheena Slimon returned

10. 04/005/CP - No Call-in
11. 04/006/CP - No Call-in
12. 04/007/CP - No Call-in

Basil Dunlop declared an interest and left the room.

13. 04/008/CP - Neil Stewart explained to the committee that this application was retrospective as the applicant had not built the house extension in accordance with previously approved plans. The Convenor requested that the Planning Officials bring a paper to a later committee laying out the Cairngorms National Park Authority's stance on enforcement and retrospective action.

Basil Dunlop returned.

14. 04/009/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

15. It was agreed that comments be made to the local Authorities on application 04/002/CP and application 04/003/CP.

16. Bob Wilson as the member for Moray Council declared an interest in application 04/002/CP and left the room. The Committee agreed to submit the following comments to the Moray Council;

The CNPA supports the principle of providing holiday accommodation on this backland site within the Tomintoul settlement envelope. However, the CNPA is concerned about the scale, size, density and height of the proposed development in relation to the size of the site and to its surroundings. In the interests of conserving and enhancing the cultural heritage of the area, the CNPA suggests that amendments are sought to reduce the scale and density of the development. In particular, a reduction in the height of the buildings would be appropriate. On this site, the CNPA also suggests the use of traditionally sympathetic finishing materials is important.

Bob Wilson returned.

17. The Highland Councillors declared an interest in application 04/003/CP and left the room. The Committee agreed to submit the following comments to The Highland Council;

The CNPA welcomes the proposal to retain and re-use this redundant traditional building in this rural area. However, the CNPA is concerned about the proposed extension which, it is felt, does not respect the scale and character of the original building. In the interests of conserving and enhancing the cultural heritage of this building and the surrounding area, the CNPA, suggests that amendments are sought to reduce significantly the scale, and in particular the height, of the extension. In addition, it is suggested that the finishing materials should be traditional and sympathetic to the appearance and character of the original building.

The Highland Councillors returned.

CONSULTATION ON PROPOSAL FOR 15m LATTICE TOWER, GLENEFFOCK FARM, GLEN ESK, BY BRECHIN (Paper 1)

18. Neil Stewart presented a paper proposing comments on an application for a 15 metre high lattice tower at Gleneffock Farm, Glen Esk. The comments were agreed.

DECISION ON PLANNING APPLICATION 03/055/CP – LAND AT STRATHMASHIE, LAGGAN (Paper 2)

19. Neil Stewart presented a paper recommending that the Committee raise no objection to the proposed off-road cycle route at Strathmashie, Laggan (application No. 03/055/CP) subject to the conditions stated in the paper.
20. It was proposed that the paper be amended to include a condition that stated that Phase 2 of the development (relating to car parking, toilet facilities etc) be in place before Phase 1 became operational and open to the public. The amendment was agreed.
21. Lucy Grant raised concern that the development would not be accessible by Public Transport.

22. It was proposed that the paper be amended to include a condition stating that the development must be maintained to a standard of amenity satisfactory to the Planning Authority. The amendment was agreed.
23. The Paper was agreed subject to the said amendments.

SCOTTISH PARLIAMENT INQUIRY INTO RENEWABLE ENERGY (Paper 3)

24. Norman Brockie presented a paper proposing comments to be submitted to the Scottish Parliament Inquiry into Renewable Energy from the Cairngorms National Park Authority. It was explained that it was proposed to submit the comments in this paper to the Inquiry, in which case the Cairngorms National Park Authority may at a later date be called upon to give evidence to that Inquiry.
25. The Convenor asked the committee to decide whether or not they wished to make comments to the Inquiry and as such put themselves in the position that they may be called upon to give evidence. The Committee agreed that they wish to submit comments to the Inquiry.
26. Sheena Slimon advised members of the committee that there is to be a meeting in Dalwhinnie on the 11th of February at 2pm regarding the proposed upgrading of power lines in the area and the possibility of under-grounding those cables. Norman Brockie told members that he had been advised that the under-grounding of power cables requires substantial excavation, as such the scale of this operation may be at odds with the aims of the park.
27. It was agreed that the paper be modified to include a comment relating to the lack of cohesion at present in the development of renewable Energy schemes across Scotland.
28. Bob Wilson requested that some form of guidance was produced for people within the park who wished to develop their own small-scale renewable energy schemes.
29. It was agreed that Item 12 of the paper be amended to include 'Biomass Schemes' within those forms of renewable energy schemes that do not suffer from unpredictable or unreliable sources.
30. Sue Walker requested that some mention be given to the need to curb Energy Demand within the Park, she also proposed that Item 4 of the paper be amended to include balance and responsible guidance and strategy for minimising broader natural heritage and hydrological issues as well as those of minimising landscape and environmental impacts.
31. David Green requested that Item 7 of the paper be amended to include the massive potential for Renewable Energy Development in the Western Isles.
32. It was agreed that Norman Brockie modify the comments in the paper taking into account the amendments proposed by the Committee.

ANY OTHER BUSINESS

33. There was no other business.

DATE OF NEXT MEETING

34. 30th January 2004, YMCA, High Street, Grantown-on-Spey.
35. Committee Members were requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.