
CAIRNGORMS NATIONAL PARK AUTHORITY

DRAFT MINUTES OF THE PLANNING COMMITTEE
held in Spey/ Dee Meeting rooms, CNPA HQ,
Grantown on Spey (hybrid)
on 23rd September 2022 at 10:00am

Members Present:

Dr Gaener Rodger (Convener)	Xander McDade
Eleanor Mackintosh (Deputy Convener)	Doug McAdam
Peter Argyle	Willie McKenna
Geva Blackett	Ian McLaren
Carolyn Caddick	Dr Fiona McLean
Pippa Hadley	Willie Munro
Derek Ross	
John Kirk	

In Attendance:

Emma Bryce, Planning Manager, Development Management
Dan Harris, Planning Manager, Forward Planning and Service Improvement
Alan Atkins, Planning Officer, Development Management
Ed Swales, Monitoring & Enforcement Officer (Development Management)
Nina Caudrey, Planning Officer
Gavin Miles, Head of Strategic Planning
Peter Ferguson, Harper McLeod LLP
Dan Grierson, Planning Agent
Jim Cornfoot, Cairngorm Mountain Ltd
Catriona Strang, Clerk to the Board

Apologies: Judith Webb, John Latham, Anne Rae McDonald

Agenda Items 1 & 2:
Welcome & Apologies

1. The convener welcomed all present and apologies were noted.
2. The convener confirm that this meeting is live streamed and welcomed all those that joined the meeting.

Agenda Item 3:
Declaration of Interest by Members on Items Appearing on the Agenda

3. John Kirk declared a non-financial interest in Item 5.
Reason: is a neighbour and friend of the applicant.

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4. Gaener Rodger declared a non-financial interest in Item 6.
Reason: is a family member and supporter of Cairngorm Ski Club. Having considered the tests in sections 5.3 and 5.4 of the Model Code of Conduct and discussion with officers, was satisfied that the connection does not prevent participation in the decision-making.
5. Willie McKenna declared a (non-financial interest) in Item 6.
Reason: is a Season Ticket holder for Cairngorm Mountain but satisfied that the connection does not prevent participation in the decision-making.

Agenda Item 4:

Minutes & Matters Arising from the Previous Meeting

6. The minutes of the previous meeting, 26th August 2022, held via hybrid video conferencing were approved subject to the following amendments:
 - a) At Para 25 a) second line to read as Newspaper (Strathspey and Badenoch herald)
7. Matters arising from previous meeting:
 - a) Confirmation of the CNPAs financial contribution toward a project on Cairngorm Mountain and what it was for.
 - b) Gavin Miles, Head of Planning confirmed it was to upgrade the visitor experience at the entrance to car parking at Cairngorm Mountain.
 - c) The amount contributed will be confirmed.
8. The Convener proposed a motion to introduce a short confidential session at the end of the meeting to approve the confidential minutes from the 26th of August

John Kirk left the room 1009

Agenda Item 5:

Detailed Planning Permission 2022/0069/DET (22/00601/FUL)

Construction of battery energy storage facility (49.9MW), control building, switch room, battery storage containers, inverter containers, landscaping, and associated works
At Land 380M West of East Croftmore, Boat of Garten

RECOMMENDATION: Approve Subject to Conditions

9. Alan Atkins, Planning Officer presented the paper to the Committee.
10. The Committee were invited to ask points of clarity, the following points were raised:
 - a) A member asked if NatureScot had commented on the Habitats Risk Assessment (HRA).
 - b) Alan Atkins, Planning Officer confirmed that NatureScot had received the HRA but had not yet responded.
 - c) Gavin Miles, Head of Strategic Planning confirmed that the HRA was mainly linked to the construction method statement and inclusion of standard pollution prevention measures so didn't anticipate any concerns from NatureScot when they responded.

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- d) A member asked for clarification of the lifespan of the project and whether a grid connection had been secured from SSENnetwork.
 - e) Alan Atkin confirmed the application was for a permanent facility.
 - f) A member asked if the applicant could confirm the battery life and the disposal of batteries at the end of life.
11. Dan Grierson, agent, thanked the convener and committee to opportunity to speak today. He is a chartered town planning specialising in low carbon projects and speak in support of the application and provided a presentation.
- a) The role of the plant is to store excess power that the grid has generated specifically for renewals to be used when not enough energy is generation or there is an issue with the grid,
 - b) Discharge and recharge twice delay would store 73000 megawatts per year and equated to power for around 20,000 domestic properties.
 - c) The location was chosen as there are limited substation that can accommodate the upcharge of 50 Mw from a battery storage facility.
 - d) The location has the capacity, and the applicant has secured the connection with SSE network to the grid.
 - e) Physical appearance would have fifty containers in fence landscape area as described by officer and takes up half of the application site. The site would be managed and maintained during the life span of the project.
 - f) Committed to working with CNPA and neighbour on design of fencing, and applicant happy for consultation with the neighbour to be included within planning conditions.
 - g) Reduce impact footprint and have had discussion with stakeholder to minimise the sites biodiversity benefits and carbon savings.
 - h) Conditions on the decommissioning of the project would be fully restored to it now state and would be happy for conditions to cover this element of the project.
 - i) Technology proposed is like consumer electronics and domestic lithium-ion batteries and can be recycled in the same way as smaller batteries. He noted that all UK Fire and rescue services are prepared to deal with lithium batteries.
 - j) No issue for site insurance or special operational procedures.
12. The Committee were invited to ask question from the developer representative.
- a) There were no questions from the committee.
 - b) Gavin Miles, Head of Strategic Planning noted that it was good practice from the developer to speak with neighbours in relation to things that affect them but that it would not be appropriate to add the requirement as a condition of consent.
13. The Committee were invited to discuss the report, the following points were raised:
- a) Members welcomed the application and is the first of more that will be seen. Development of energy security and that rural community are not left being and that storage is taking place within these areas. The application is setting the bar high for future application with the developer speaking with the neighbour prior to the application.
 - b) A member thanked the applicant and planning team for creating a good model for future applications.

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14. The Committee **APPROVED** Planning Permission for the application as per the recommendation in the Officer's report.
15. Action Point arising: **None.**

John Kirk re-entered the room

Agenda Item 6: FOR DECISION

Detailed Planning Permission 2022/0172/DET (22/02131/FUL)

Installation of surface tow and related infrastructure

At White lady, Coire Cas, Cairngorm Mountain, Glenmore, Aviemore

RECOMMENDATION: Approve Subject to Conditions

16. Nina Caudrey Planning Officer (Development Planning & Environmental Advice) presented the paper to the Committee.
 - a) Update on Para 28 – Aviemore and Community Vicinity Council have sent in their support of the application.
17. The Committee were invited to ask points of clarity, the following points were raised:
 - a) A Member ask why the existing tracks were not being used and additional digging was taking place on the hill side.
 - b) Nina Caudrey Planning Officer clarified that the proposed ski tow was shorter and had different technical requirements from the previous White Lady tow.
 - c) Jim Cornfoot, Cairngorm Mountain confirmed that the new location was based on where snow accumulated.
 - d) A Member asked for clarification if the tow was for public use.
 - e) Planning Officer confirmed anyone with a valid ski ticket and the appropriate experience would have access to the tow.
18. The Committee were invited to discuss the report, the following points were raised:
 - a) A member agreed it was a good application and was happy to support it.
19. **The Committee APPROVED Planning Permission for the application as per the recommendation in the Officer's report.**
20. **Action Point arising: None.**

Agenda Item 7: For Prior Approval 2022/0242/DET (22/02715PNO)

Private forest way and series of hill tracks

At Altnacriche, Kinrara Estate, Aviemore

RECOMMENDATION: Approve Subject to Conditions

21. Ed Swales, Monitoring & Enforcement Officer (Development Management) presented the paper to the Committee.
22. The Committee were invited to ask points of clarity, the following points were raised:
 - a) A member wanted clarification that the work was just to upgrade existing ATV track and not to include new tracks.

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- b) Ed Swales, Monitoring & Enforcement Officer (Development Management) confirmed that it was to upgrade existing tracks only.
 - c) A member asked for clarification on Point 4 and reassurance that visual impacts would be mitigated.
 - d) Gavin Miles, Head of Strategic Planning confirmed the tracks were not a normal vehicle tracks used for standard estate 4x4 vehicles but were to allow access for tracked vehicles for planting purposes. The purpose of the works was to create a stable running surface for those vehicles in order to minimise damage to ground and manage water runoff, but then to allow the disturbed ground to regrow naturally.
23. The Committee were invited to discuss the report:
a) No points were raised.
24. **The Committee APPROVED Planning Permission for the application as per the recommendation in the Officer's report.**
25. **Action Point arising: None.**

Agenda Item 8: FOR INFORMATION PRE/2022/0021 Proposal of Application

Erection of distillery, marketing suite and maturation warehouses with associated access, parking, infrastructure, and servicing
At U220 250M Southeast of Spey Dam, Laggan

26. Emma Bryce, Planning Manager (Development Management) presented the paper to the Committee.
27. The Committee were invited to ask questions or comments the following points were raised:
a) A member asked if the road system would be upgraded.
b) Emma Bryce, Planning Manager confirmed that no details of road upgrades had been given at this time but would be established through an application.
28. **That the Planning Committee:**
a) **Note the Proposal of Application Notification for**
b) **Note the CNPA Officer's advice on the issues to address; and**
c) **Make comment on any additional relevant issues to be addressed in any future application.**
29. **Action Point arising: None.**

Agenda Item 9: FOR INFORMATION Planning Appeal Decision 2020/0221/DET (PPA-001-2024)

Erection of bothy and associated service route
At Land 400 metres Southwest of farmhouse, Killiehuntly, Kingussie, PH21 1NS

30. Gavin Miles, Head of Strategic Planning presented the paper to the Committee.

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31. The Committee were invited to ask questions or comments the following points were raised:
 - a) A member noted that the reporter made comment on policy relating to tourism development on all year-round industry and was concerned that their own interpretation of this policy and year-round development might be different from the reporter's.
 - b) Head of Strategic Planning clarified that it would depend on the application but that the policy was about economy of the national park and not not intended to imply every development should operate year round.

32. The Committee NOTED the report.

33. Action Point arising: None.

Agenda Item 10: AOB

34. Head of Strategic Planning reported the appeal decision for the Lodges at Glen Clova Hotel had been issued earlier that week and that the reporter had agreed with the planning committee's decision to refuse permission and had dismissed the appeal.
35. The Convener of the planning committee thanked Nina Caudrey, planning officer, who was leaving the CNPA, for her work and her patience with the committee's planning queries and wished her good luck in her new job.
36. The Convener of the planning committee thanked the members of the committee for whom it was their last planning committee meeting and wished them all the best for the future.
37. **Action Points arising:** **None**

Agenda Item 11

Date of Next Meeting

38. The date of the next meeting is Friday 11 November 2022 at 10am via video/telephone conference.
39. The public business of the meeting concluded at 11.03 hours.