
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held Virtually and Cairngorm National Park HQ, Grantown On Spey on 9th December 2022 at 09.30 am

Members Present:

Dr Gaener Rodger (Convener)	
Eleanor Mackintosh (Deputy Convener)	Xander McDade
Chris Beattie	Doug McAdam
Fiona McLean	Willie McKenna
Bill Lobban	Ann Ross
Derek Ross	Willie Munro
John Kirk	Judith Webb
Janet Hunter	Deirdre Falconer
Anne Rae Macdonald	Geva Blackett

In Attendance:

Emma Bryce, Planning Manager, Development Management
Stephanie Wade, Planning Officer, Development Management
Gavin Miles, Head of Strategic Planning
Dan Harris, Planning Manager, Forward Planning & Service Improvement
Ed Swales, Monitoring and Enforcement Officer
Nasim Mehrabi, Graduate Planner
Peter Ferguson, Harper McLeod LLP
Alan Atkins, Planning Officer, Development Management
Emma Greenlees, Planning Support Officer
Mariaan Pita, Executive Support Manager

Apologies: Russell Jones

Agenda Items 1 & 2:

Welcome & Apologies

1. The Convener welcomed all present and apologies were noted.

Agenda Item 3:

Declaration of Interest by Members on Items Appearing on the Agenda

2. Bill Lobban declared an interest in Item 5
Reason: Had previously objected to the wider housing development and would withdraw from this item.

20. **Action Point arising:** **None.**

Agenda Item 8

FOR INFORMATION: National Planning Framework 4 Update

21. Dan Harris, Planning Manager presented the paper to update and inform the Committee on the current status of National Planning Framework 4¹ (NPF4).
22. The Committee were invited to discuss the report, the following points were raised:
- a) A member asked about rural revitalisation against the 10-year minimum housing requirement and what does this mean for CNPA for land requirements and looks a greater than the previous number.
 - b) The Planning Manager responded that it is not a great increase in numbers as the timeframe had increased from 5 years to 10 years.
 - c) A member asked if Scottish Government had more support for local accountability and democracy in the planning system.
 - d) Planning Manager responded that there was no big change in representation on planning authorities or support for community councils but that NPF4 provided a framework for Local Place Plans.
 - e) A member noted para twelve highlighted five areas of National development and wondered how proactive the CNPA should be on them and how they linked to the National Park's economic strategy.
 - f) Planning Manager noted that the LDP would be expected to provide support if any of those topics were identified as being particularly relevant by the agencies responsible for leading on them. Head of Strategic Planning added that the National Park Partnership Plan provided the economic strategy for the National Park.
 - g) A member noted that Para 28 mentions policy thirty strengthens the position on Short Term Lets. They asked if NPF4 provided any support to convert existing buildings for long term residential rent.
 - h) Planning Manager noted that within context of the Local Development Plan there was a requirement for the CNPA to set out a statement how the planning authority have considered these things but that there didn't appear to be any resource identified within NPF4 to enable such conversion
 - i) Planning Manager concluded that officers would provide an update on NPF4 once adopted – expected to be around March 2023.
 - j) Head of Strategic Planning confirmed that once adopted NPF4 becomes part of Local Development Plan and that Planning Committee reports would reflect the changed policy.
23. The committee noted the paper
24. **Action Point arising:** **None.**

Agenda Item 9: AOB

25. Head of Strategic Planning noted that the Scottish Government were planning to delay the date on which existing properties can apply for their Short Term Let Licences. The requirement had been set at April 2023 but was expected to be delayed for 6 months end of October 2023. This would not change the requirements for new operators to apply for the licence.
26. Head of Strategic Planning noted that at the November 2022 Planning Committee meeting, members had discussed planning enforcement matters in relation to a housing development at Carrbridge and construction traffic related to it. Officers had undertaken further monitoring and identified clear breaches of the approved Construction Traffic Management Plan. Officers had been in contact with the developer on these issues frequently and considered that unless the matters improved quickly, a formal notice to require compliance would be appropriate in early 2023. He noted that he had attended the Carrbridge Community Council earlier in the week and that they had been very clear in their concerns about the construction traffic.

Agenda Item 10: Date of Next Meeting

27. The date of the next meeting is Friday 27 January 2023 and will be online.
28. The public business of the meeting concluded at 10.15 hours.