

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: PROPOSAL OF APPLICATION NOTIFICATION - PROPOSED NEW COMMUNITY HOSPITAL, HEALTH AND SOCIAL CARE FACILITY, AVIEMORE

Prepared by: Gavin Miles, Head of Planning and Communities

Purpose of Report

To inform the Planning Committee of a Proposal of Application Notification (PAN) for a major planning application for a new community hospital, health and social care facility in Aviemore, of CNPA Officer's advice and allow members to raise any views on the issues to be addressed in an application.

Recommendation

That the Planning Committee:

- i. Note the Proposal of Application Notification for a proposed new community hospital, health and social care facility in Aviemore, CNPA Officer's advice on the issues to address and make comment on any additional relevant issues to be addressed in any future application.**

Background

1. The Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications in December 2015. The procedure involves officers presenting the information provided with the notification alongside an assessment from officers on the issues that need to be addressed. Planning Committee members have an opportunity to note issues that an application would be expected to address. Members are not being asked to approve the advice of officers.
2. The formal pre-application process is led by the relevant local authority, with the CNPA being a consultee in the process. The CNPA's comments focus on the planning context natural heritage, landscape and access issues. Relevant Local Authority teams such as transport planning, flooding and contaminated land teams provide advice alongside any necessary statutory consultees.
3. Planning Committee members are expected to approach decision-making on the applications presented at Committee with open minds. Being involved in pre-

application process places a responsibility on members not to express views that would indicate pre-determination of a future application. To do so could mean that the member could not take part in the future decision-making or could lead to a legal challenge. Members are reminded that this is not a planning application and that they should not comment on the merits of such a proposal.

4. This is the first Proposal of Application Notice (PAN) for a major application to have been made in the National Park since the CNPA's procedure was introduced. It coincided with a period short-staffing in the planning service over the summer of 2017 so this report to Committee is later than intended. Any additional issues raised by members will be recorded and passed on the applicant's agent for their consideration.

The Proposal

5. The proposal is for a new community hospital, health and social care facility on land south of Dalfaber Drive in Aviemore. Appendix I contains the basic information supplied with the notification, describes the proposal and the site and has location and site plans. The applicant's team also undertook relevant ecological surveys prior to and during 2017.

CNPA Officer Advice

6. CNPA staff attended Highland Council's major application pre-application advice service meeting with the applicant's team on 2 August 2017 and provided written feedback to Highland Council on 30 August 2017. The summary of that advice is shown in Appendix 2. The Highland Council planning service incorporated that advice and the CNPA's detailed comments on ecology issues in their formal pre-application response on 31 August 2017.
7. CNPA officers have since met with the design team in September 2017 to discuss issues raised in more detail and will meet again as the design process moves forward.

Conclusion and Next Steps

8. CNPA officers consider that the relevant issues for such a development on the site selected have been raised with the applicant through meetings and correspondence. Any additional relevant issues that members consider important that are raised at the Planning Committee meeting will be passed on the applicant for their consideration following the meeting.

Gavin Miles

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gavinmiles@cairngorms.co.uk