
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

Prepared by: MARY GRIER, PLANNING OFFICER
(DEVELOPMENT MANAGEMENT)

DEVELOPMENT PROPOSED: FULL PERMISSION FOR THE CONVERSION OF A STEADING TO FORM TWO DWELLING HOUSES AT KNOCK STEADING, STRATHAVON, GLENLIVET.

REFERENCE: 07/045/CP

APPLICANT: THE CROWN ESTATE. C/O MESSRS SMITH GORE, FOCHABERS, MORAY, IV32 7DG.

DATE CALLED-IN: 9TH FEBRUARY 2007

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS

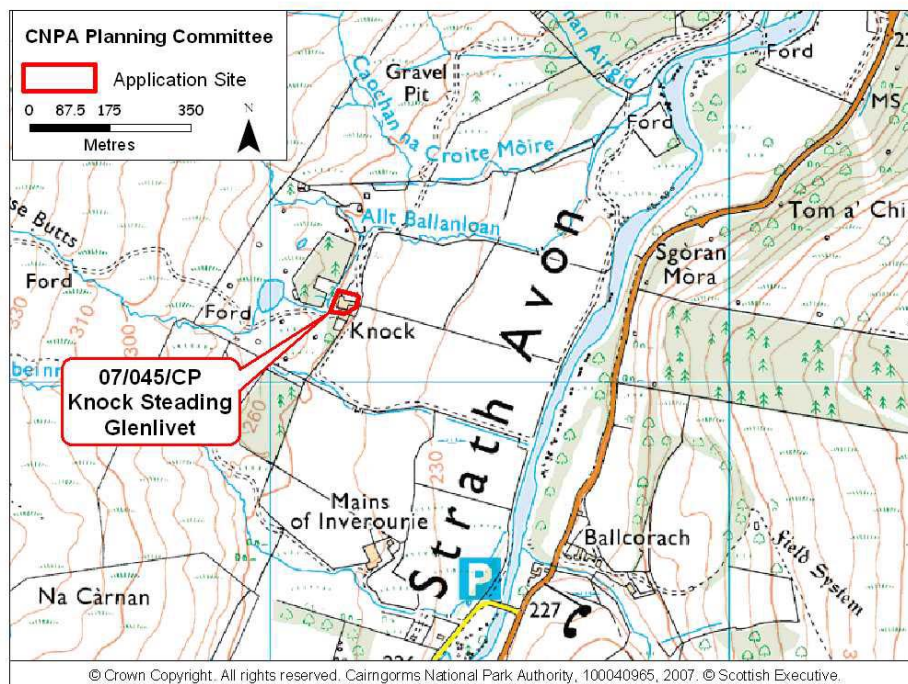


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Full permission is sought in this application for the conversion of a steading to two dwelling houses. The building which is proposed for conversion is Knock Steading, located in Strathavon, Glenlivet. At its closest, the subject site is within approximately 2.5 kilometres of the northern boundary of the National Park and is approximately 4.7 kilometres from the settlement of Glenlivet.
2. The site is accessed from a gravel surfaced track, which extends over 1 kilometre from the public road. From its junction with the public road the first section of track runs parallel to the River Avon, before turning westwards to travel uphill towards the subject site. The track serves a number of properties, including an existing two storey farmhouse immediately adjacent to the steading, and it also continues past the structure to serve another property (Ballinloan Cottage). The track is also part of the signposted walking route towards Cromdale, with the route passing between the aforementioned farmhouse and the steading. The subject site is at the foot of the Hills of Cromdale, which rise to the west.



Fig. 2 : Knock Farmhouse and Knock Steading, with the Hills of Cromdale forming the backdrop.

3. The existing structure on the site is an L shaped traditional stone steading, under a slate roof and also includes a more recently constructed steel framed, profile sheeted barn. The latter occupies the former courtyard area between the two wings of the L shape steading and is to be demolished as part of the development proposal. Due to changing ground levels on the site, the steading has varying ridge heights, with the northern end being generally lower. To the rear of the structure (on the western elevation) the remains of a water wheel exist. Although the feature is no longer in use, it would appear to have been powered in the past by Knock Burn which flows from the hills to the rear. The building does not appear to have been in active use for agricultural purposes for some time.



Fig. 3 : Rear elevation with water wheel



Fig. 4 : Interior of structure

4. It is proposed to convert the structure into two dwelling houses. The design and layout of the two proposed units has altered somewhat in the course of this application, largely due to concerns raised in the assessment stage regarding the extent of alterations to the original structure.
5. 'Property 1' is proposed to be accommodated in the majority of the easternmost wing of the steading. The originally proposed layout of the single storey property included three bedrooms, bathroom, lounge, combined kitchen and dining area and utility room. Three large floor to ceiling window openings were proposed in the southern elevation. A new opening was proposed in the front elevation to accommodate the entrance. Four further new windows openings were proposed in the north facing rear elevation, together with the utilisation of an existing large opening to accommodate a floor to ceiling height quadruple section French window.
6. The originally proposed layout of 'Property 2,' which is predominantly contained in the westernmost section of the L shape steading, extended over two floors. A small area at ground floor level, accommodating two entrances and a utility room extended into the eastern section of the structure. The ground floor layout included a kitchen / dining area, a large lounge, bathroom and one bedroom. Three further bedrooms and an additional bathroom were incorporated into the first floor layout. In order to accommodate this extent of development at first floor level, the proposals including raising the roof of the structure. A garage was proposed to be incorporated within the southern end of the structure. The rear (west facing) elevation included five windows, four of which would necessitate new openings in the existing structure. Several velux windows within the roof space and also extending from wall to roof level were proposed as the means of providing natural light in the upper floor. The originally submitted drawings did not include the retention of the existing water wheel on the western elevation of 'Property 2.'

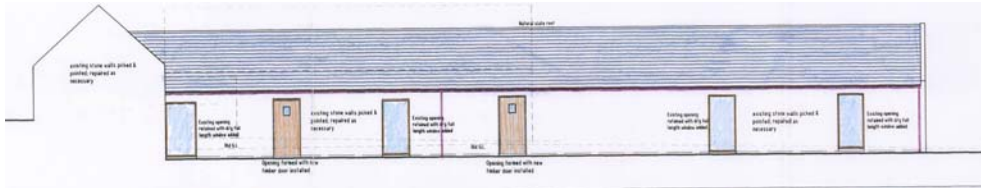


Fig. 5 : Originally proposed southern elevation (front of Property 1 and partial view of Property 2).

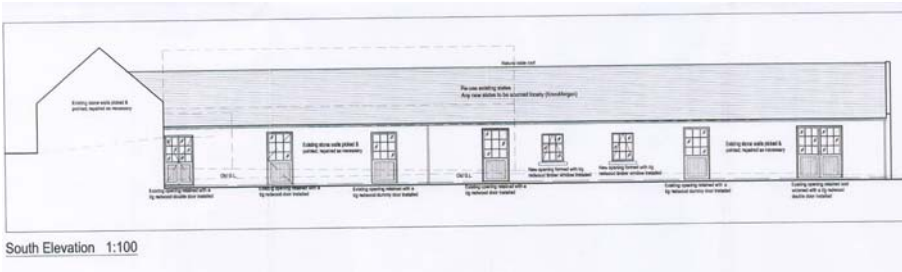


Fig. 6 : Revised proposals for southern elevation

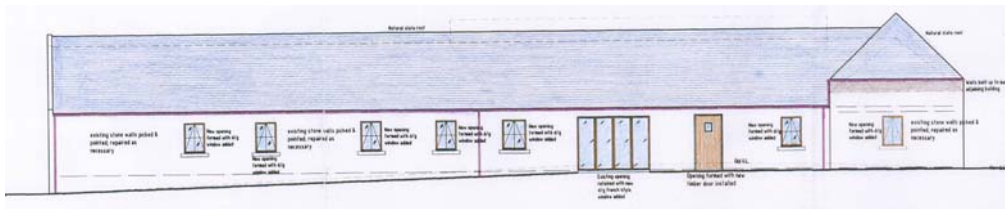


Fig. 7 : Originally proposed northern elevation (rear of Property 1 and partial view of Property 2).

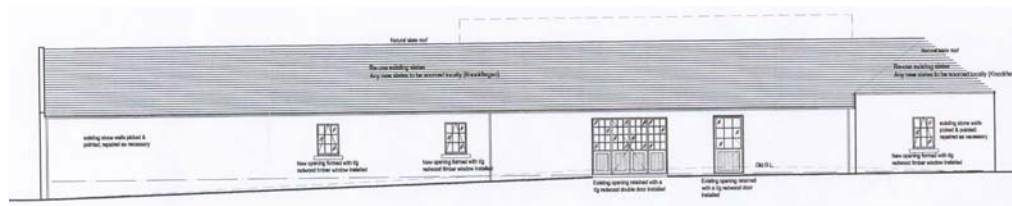


Fig. 8 : Revised proposals - northern elevation

- The revised proposals offer a simplified design approach, with less intervention with the original fabric of the structure. Solid wood windows and doors are proposed throughout, as is a consistent style of fenestration. It is proposed to re-use the existing slate and any new slates are intended to be sourced locally, from Knockfergan. The internal layout of each of the two proposed properties has been revised and this has negated the need for several new window openings, particularly in the northern and western elevations. ‘Property 1’ continues to occupy the majority of the eastern wing of the steading. The accommodation provision has been reduced to from three bedrooms to two and the layout has resulted in just two new window openings in the northern elevation (in addition to utilising the existing large opening) as opposed to the previously proposed six openings.

8. The most significant design changes have occurred on 'Property 2.' The internal layout now includes three, instead of the originally proposed four bedrooms; the integrated garage has been omitted; the majority of the accommodation is at ground floor level, with only a master bedroom at first floor level. The reduction in the extent of accommodation at first floor level now allows for retention of the existing original roof line and also obviates the need for the 'wrap around' type velux windows which were previously proposed in the front elevation. Two discreetly positioned conservation style velux roof lights are proposed in the rear elevation to serve the first floor bedroom area. In addition the proposal now also includes the retention of the water wheel on the rear elevation.

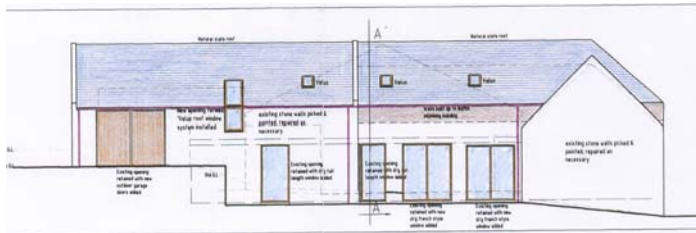


Fig. 9 : Originally proposed eastern elevation (front of Property 2).



Fig. 10 : Revised proposals – eastern elevation

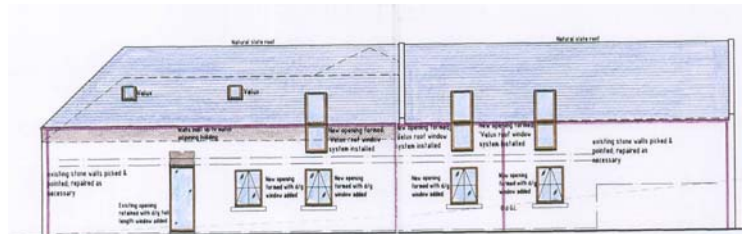


Fig. 11 : Originally proposed western elevation (rear of Property 2). Broken line identifies the existing ridge line.



Fig. 12 : Revised proposals for the western elevation, incorporating the existing water wheel.

9. An individual septic tank and a soakaway is proposed to serve each of the dwellings. The water supply to each of the properties is proposed to be taken from an existing private water supply.
10. A bat survey has been submitted as part of the supporting documentation included with the application. Evidence of bat use was found in the form of old Pipistrelle droppings at only one location on the west side of the steading. The survey indicates that this evidence is consistent with a small number of Pipistrelle bats using the site as a transition roost. Its position between a wooden lintel and a facing board rules it out as being a maternity roost site. Although no evidence of a major bat roost was found during the survey, it is recommended as a good practice precaution when any building or structure is altered or demolished that special care be taken when removing any ridge tiles or ridging sheets. This is due to the fact that although bats may not use the building as a regular roost, single bats may occasionally roost under the ridge tiles, particularly in the summer months. It is also recommended in the event of the discovery of any future work, that all operations in that area cease at once and that a licensed bat-worker be contracted via **Scottish Natural Heritage**, in order to ensure that any bats can be removed safely.

DEVELOPMENT PLAN CONTEXT

11. **Planning Advice Note 72 : Housing in the Countryside** sets out its purpose to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions. **PAN 72** identifies the conversion or rehabilitation of rural buildings as an example of one of the main opportunities to accommodate housing in the countryside. It details the benefits of this type of activity including bringing a building back to life whilst also providing an opportunity to sensitively conserve the built heritage. **PAN 72** provides advice on factors such as scale, materials and design.
12. **PAN 67** discusses **Housing Quality** and although a lot of the guidance contained therein is directed towards larger scale developments than the current proposal, many aspects of it can be applied to all house building activity. **PAN 67** notes that the planning process should seek to ensure that development is planned and designed so that it contributes to achieving the goals of social justice, economic competitiveness and environmental quality. The creation of a sense of identity and place is encouraged as well as creating a sense of what is distinctive about the locality and the region. To achieve this, there are five essential components to be taken into account – layout, landscape, scale and mix, details and materials, and maintenance. In terms of landscape **PAN 67** highlights the contribution of landscape design to environmental quality, particularly where it begins to mature. It advises however that landscape design cannot compensate for poor layout and design and that developers should consider landscape as a part of the

design and layout from the outset of the development process. With reference to details and materials, **PAN 67** warns that the quality of development can be spoilt by poor attention to detail and advises that “important aspects include building styles, the detailed design of features such as doors, windows and porches, and the texture, colour, pattern, durability and ease of maintenance of materials.”

Moray Development Plan – Structure Plan

13. Chapter Two of the **Structure Plan** deals with the Environment. Policies within this section on Landscape and the Built Heritage are of particular relevance in this particular application. The subject site is within a designated Area of Great Landscape Value and the Structure Plan advises that any development proposals within such areas will be required to incorporate best principles of siting and design. **Policy S/Env 3 : Scenic Designations** asserts that “areas of scenic quality will be protected from inappropriate development.” In terms of the Built Heritage, **Policy S/Env5** states that the “Council will seek to conserve and promote Moray’s built heritage as a valuable, but finite resource and shall encourage enhancement, active use and access to building heritage wherever possible.”
14. On the subject of housing, the **Moray Structure Plan** operates a presumption in favour of housing in the countryside in rural areas in the south and east (**Policy S/H4**) in a number of circumstances, including situations involving the re-use or rehabilitation of existing buildings.

Moray Development Plan – Local Plan

15. **Policy L/ENV 7** of the Local Plan requires that development proposals within Areas of Great Landscape Value will only be permitted where they incorporate high standards of siting and design and where they will not have a significant adverse effect on the landscape character of the area. Within such areas detailed proposals covering site layout, landscaping, boundary treatment, building design and material finishes are required with any planning application. On the subject of the Built Heritage, the Local Plan contains a section on Vernacular Buildings.¹ **Policy L/ENV16 : Local Buildings (not protected by statute)** states that the Council will generally seek the retention and reuse of vernacular buildings in preference to their demolition and redevelopment.
16. **Policy L/HC2 : Re-Use of Derelict Sites and Existing Buildings** provides detailed policies which are compatible with the policies applicable to Local Buildings. The policy states that the “Council will presume to approve applications for residential development involving the re-use of existing buildings, including existing dwellings, farm steadings, mills etc. where the renovation of the original building is sensitively designed and is to form the core of the new development.” It is the Council’s policy to normally seek the restoration of an existing

¹ The Moray Local Plan defines Vernacular Buildings as “those which epitomise local character but are offered no statutory protection.”

building in preference to demolition and re-development, and in particular where a building is considered to be of some architectural merit locally, for example, a substantial stone built farm building, “and is considered structurally sound for residential use, the Council will resist proposals to replace it, and may insist on renovation and re-development.”

17. **Policy L/ED16** requires that proposals in countryside locations demonstrate the landscaping measures that will be taken to assist with the integration of the site into its rural setting, as well as providing for on site amenity.
18. The Local Plan includes an extensive policy section on Development Control, providing guidelines on character, amenity and design, with the latter primarily referring to new building design only.
19. The recently adopted **Cairngorms National Park Plan (2007)** highlights the special qualities of the Cairngorms, stating that the “Cairngorms is widely recognised and valued as an outstanding environment which people enjoy in many different ways.” It recognises that there is a wide diversity of landscape, land-uses, management and community priorities across different parts of the Park. In a section entitled ‘Living and Working in the Park’ the subject of ‘housing’ is explored. The Plan refers to the need to ensure greater access to affordable and good quality housing in order to help create and maintain sustainable communities as one of the key challenges in the National Park. Reference is also made to the quality and design of new housing which is expected to meet high standards of water and energy efficiency and sustainable design and also to be consistent with or enhance the special qualities of the Park through careful design and siting.

CONSULTATIONS

20. Although the proposal does not involve connection to any public sewerage or water services, Moray Council instigated a consultation with Scottish Water. The consultation response states that “Scottish Water has no objection to this planning application.” The response notes that there are no public sewers in the vicinity of the proposed development and accordingly it is advised that any septic tank should be sited in such a manner as to allow easy access for emptying by tanker.
21. The proposal has been examined by the archaeology section of Moray Council and it is recommended that the application be approved subject to the inclusion of a condition. The recommended condition requires that internal and external photographs are taken of the building (including the steel barn), from a variety of angles, prior to the commencement of any works. The photographs should then be lodged

with The Moray Council Sites and Monuments Record and identified on an accompanying plan. This is required in order to retain a record of part of the architectural heritage of Moray.

22. In a consultation response from the Environmental Health Manager of Moray Council, it is recommended that the application be approved subject to a condition that a wholesome and adequate water supply is provided.
23. The response from the Roads Department of Moray Council recommends that the application be “approved unconditionally.”
24. The Contaminated Land Team at Moray Council recommends that a condition relating to the disposal of asbestos be attached in the event of the granting of planning permission. The required condition stipulates that no development shall commence until the developer has ensured that all asbestos has been removed from the site by a specialised licensed contractor and disposed of to a suitable waste site. This is required in order to safeguard the health and safety of the occupants of the properties, construction personnel and the local environment from the effects of asbestos contamination. The Contaminated Land Team also require that an informative agricultural note be included advising that due to the past agricultural use of the site, there is always a potential for contamination to have arisen from, for example, farm tips, chemical storage or animal burial sites. Moray Council does not have information to confirm whether or not the ground has been contaminated and therefore recommend that the developer investigate the matter prior to proceeding with the proposed works.
25. The proposal has been examined by the CNPA’s **Natural Heritage Group**, with particular reference to the potential for the existing building to accommodate bats and owls. **NHG** advise, based on the findings of the bat survey submitted in the course of the application that the report adequately addresses the issue of the potential for bats at the steading.
26. **NHG** make reference to the presence of breeding barn owls on the site, evidence of an old swallows nest and suggest that the building also has scope to be used for nesting by other birds such as starlings and jackdaws. **NHG** advise that the nests and eggs of birds are protected during the breeding season by the general provisions applying to breeding birds in Part 1 of the Wildlife and Countryside Act 1981 (as amended). Any development at the steading is required to be carried out in a manner that complies with the legal requirements. It is not however illegal to remove nests prior to them being used by birds for breeding. **NHG** suggest that legal compliance may be achieved by phasing works to avoid any parts of the building occupied by breeding birds. In the event that this is not possible a licence would need to be applied for from the Scottish Executive to permit disturbance.

27. The response from **NHG** discusses the barn owl in detail, noting that it is protected under Schedule 1 of the Wildlife and Countryside Act 1981. As the first aim of the National Park is to conserve and enhance the natural and cultural heritage of the area, it is suggested that efforts should be made to mitigate against the loss of a barn owl nesting site by providing alternative opportunities in the immediate area for nesting. It is noted that barn owls can take readily to specifically designed nesting boxes. **NHG** advise that the developers should seek specialist advice on the expected breeding season duration for barn owls at Knock Steading in order to best eliminate the risk of disturbing nesting birds.
28. The CNPA's **Visitor Services and Recreation Group** has assessed the proposal from the perspective of access. It is noted in the consultation response that an identified path passes immediately adjacent to the south of the subject site i.e. on the track between the existing steading and the adjacent Knock Farmhouse. The track is part of an existing waymarked route between Glenlivet and Cromdale, which is some 10 kilometres westwards. **VSRG** advise that it is essential that the track remains open and continues to be usable by pedestrians and cyclists at all times, including during the course of construction.



Fig. 12 : Signposted route to Cromdale.



Fig. 13 : access track between the two structures.

REPRESENTATIONS

29. Three letters of representation have been received from Ms. Liz Lettey of Knock Farmhouse. In a letter dated 21st December 2006, four grounds of objection are detailed. The author states that her drains run under the proposed site and that her septic tank would be encompassed by the development. Ms. Lettey suggests in the event of the development proceeding that her drains should be re-routed at the developers expense. The second concern raised is in relation to the water supply, where it is stated that there is no adequate water supply for two additional dwellings and that current supply to the objectors house is barely enough for her own needs. It is suggested in the third reason for the objection that the proposed development is "far too large for the area" and would be too close to Ms. Lettey's home and she expresses concern that it would reduce the value of her property. The fourth point raised in the letter is that the drawings provided by the agents, Smiths Gore, are confusing and the author states that the site

of her house is incorrectly shown on the plan. A site location plan is attached to the submission to identify her property.

30. A second letter from Ms. Lettey, dated 7th January 2007, states that she has been asked to write on behalf of her neighbour, Mr. K. MacDonald of Ballinloan, who she states will be out of the country for several months and he wants it known that “he objects to this proposed development.”
31. The third item of correspondence received from Ms. Lettey is a letter, also dated 7th January 2007. Ms. Lettey objects to the development on three grounds. Firstly she states that “the proposed development is much too big, and not in keeping with this unspoilt area.” Secondly reference is made to the steading being an important bat roost. The third and final reason for the objection is that one of the buildings contains the remains of an old water mill and it is suggested that “this would be a very good restoration project for the National Park and should not be overlooked.”

APPRAISAL

32. There are a number of issues to consider in the assessment of the proposed development, including the acceptability of a development of this nature, its compliance with planning policy and its implications for the aims of the National Park and in particular the first aim.
33. In terms of Structure Plan and Local Plan policy, as outlined in paragraphs 13 to 18 of this report, the **Moray Development Plan** includes policies which encourage the conversion / rehabilitation of existing buildings in the countryside. In this particular instance, given the substantial stone built nature of the structure, as well as the presence of the water wheel, together with the relatively prominent nature of the site, the structure can be considered to be of local architectural merit and is therefore part of the cultural heritage of the area. As detailed in earlier sections of this report the nature of the proposed design altered in the course of this application in response to the concerns raised by the CNPA in respect of excessive intervention with the original structure, as well as the potential loss of the water wheel. The current proposal represents a far more sensitive approach to the conversion of the structure, which respects its origins and special features. The sensitive conversion of the structure to residential accommodation would ensure that the building is retained and it would safeguard it from falling into a state of dereliction. As previously detailed the design also makes provision for the retention of the original water wheel on the rear of the property.

34. The development proposal does not have any detrimental impact on the natural heritage of the area. The findings of the bat survey indicate that it is unlikely that the structure harbours bats. However, in the event of consideration being given to the granting of planning permission, it is possible to include a safeguarding condition requiring all work to cease in the event of discovery of bats pending the safe removal of the bats by a contractor licensed by SNH.
35. The proposed site is remote from any significant public vantage point or road, although it is in a somewhat elevated position which can be viewed from the eastern approach and from some of the surrounding areas. However, the site has the benefit of a natural setting with woodland forming a backdrop to the rear. Development of the modest scale proposed, which is curtailed to the original building and does not involve any extensions, would not appear isolated, prominent, or on the skyline of the landscape. Having regard to its location within an Area of Great Landscape Value, I do not consider that the proposed development would have any detrimental impact. The development would in fact result in the removal of an agricultural shed, clad in profile sheeting, which was added in more recent times and is not reminiscent of the buildings original origins. The removal of that structure, together with the retention and restoration of the water wheel, would in my view assist in conserving and enhancing the cultural heritage of the area.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

36. There are no natural heritage designations on the site. The potential loss of a barn owl nest within the structure can be mitigated by the incorporation of barn owl nest boxes at appropriate locations on the structure. In terms of cultural heritage, the alterations to the development in the course of this application have resulted in a design that represents an effort to conserve the traditional character of the structure and the proposal therefore contributes to the conservation of the cultural heritage of the area.

Promote Sustainable Use of Natural Resources

37. The development proposal largely involves utilising existing materials in the structure and it has been indicated that additional slates which may be required would be sourced locally.

Promote Understanding and Enjoyment of the Area

38. The development would not make any particular contribution to this aim, although an appropriately designed steading conversion at this location would be unlikely to detract from visual qualities of the area or affect the enjoyment of the area by the general public.

Promote Sustainable Economic and Social Development of the Area

39. No case has been advanced to suggest that the proposal would make any positive contribution towards this aim. The location of two additional houses in the countryside has the potential to add to servicing costs for the local community in terms of services such as school transport, refuse collection, fire and health etc and would tend to promote reliance upon the private car.

RECOMMENDATION

That Members of the Committee support a recommendation to :

Grant full planning permission for the conversion of a steading to form two dwelling houses at Knock Steading, Strathavon, Glenlivet, subject to the following conditions –

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no house extension shall be formed, and no greenhouse, shed, garage or other structure shall be erected without the prior written consent of the Planning Authority.
3. Prior to the commencement of works on site, exact details of a suitable dark stained timber preservative for the finishing of all external timberwork, shall be submitted for the further written approval of the CNPA acting as Planning Authority.
4. Prior to the commencement of development details shall be submitted for the written agreement of the CNPA acting as Planning Authority on (a) all boundary treatments; and (b) materials to be used in all car parking and other hard standing areas.
5. The development shall be landscaped and maintained in accordance with a scheme which shall be submitted to and approved by the CNPA acting as Planning Authority before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-
 - a. Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
 - b. The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged

or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

6. Prior to the commencement of development, a photographic record shall be made of the existing structure (interior and exterior) and including the steel frame barn and other features on the site affected by the proposed development and shall thereafter be submitted to the CNPA acting as Planning Authority. No site clearance work shall take place until confirmation in writing has been received from the CNPA acting as Planning Authority, that the record made has been lodged with the Moray Council Sites and Monuments Record and is satisfactory. The photographic record shall be identified on an accompanying plan.
7. All public services for the development including electrical, communal television and telephone cables, shall be undergrounded throughout the site.
8. The applicant / developer shall remain vigilant at all times during the development works for signs of bats and in the event of finding bats or signs of bats, all work in this area shall cease immediately and may only proceed in accordance with further guidance from **Scottish Natural Heritage**, in conjunction with the Cairngorms National Park Authority, acting as Planning Authority.
9. No development shall commence until the developer has ensured all asbestos has been removed from the site by a specialised licensed contractor and disposed of to a suitable waste site. The details of removal and disposal shall be submitted by the developer in writing to the Cairngorms National Park Authority acting as Planning Authority, for approval no later than fourteen days prior to the commencement of these works. Within six weeks of completion of the agreed works a report shall be submitted by the developer, in writing to the Cairngorms National Park Authority as Planning Authority for approval which validates the removal and disposal of the asbestos.
10. A wholesome and adequate water supply shall be provided.
11. Prior to the commencement of development, details shall be provided for the written agreement of the CNPA, acting as Planning Authority, regarding the timescale for the removal of birds nests from the subject site, which shall only occur outside the breeding season. Any disturbance to birds nests shall comply with the legal provisions of the Wildlife and Countryside Act 1981 (as amended).
12. Prior to the commencement of development, revised drawings shall be submitted for the written agreement of the CNPA acting as Planning Authority to show the provision of two barn owl nest boxes at the site.

Advice notes :

- The CNPA acting as Planning Authority and Moray Council, as the authority advising on contamination issues, do not have information to confirm whether or not the ground has been contaminated. However, it is recommended that this matter is investigated prior to proceeding with the proposed works. In the event of contamination being identified it will be necessary to contact the Environmental Health section immediately and carry out any agreed remediation works. For advice on researching / investigating a site, please visit the Council's website at www.moray.gov.uk/ContaminatedLand.

- The nests and eggs of birds are protected during the breeding season by the general provisions applying to breeding birds in Part 1 of the Wildlife and Countryside Act 1981 (as amended).

“Subject to the provisions of this part, if any person intentionally –
kills, injures or takes any wild bird;
takes, damages or destroys the nest of any wild bird while that
nest is in use or being built; or
takes or destroys an egg of any wild bird,

He shall be guilty of an offence.”

- The applicant / developer is advised to seek specialist advice prior to formalising any proposals for the removal of birds nests or the design of barn owl nest boxes. The Barn Owl Conservation Network may be of assistance in providing advice and / or contact details for local specialists (contact tel. No. 0845 0510344).

Mary Grier
23 May 2007

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The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.