
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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

DEVELOPMENT PROPOSED: APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 13 HOUSES ON LAND TO THE WEST OF TIGH NA FRAOCH ON B970 AT NETHYBRIDGE.

REFERENCE: 07/494/CP

APPLICANT: ALBYN HOUSING SOCIETY LTD., C/O BRACEWELL STIRLING ARCHITECTS, 5 NESS BANK, INVERNESS

DATE CALLED-IN: 28TH DECEMBER 2007

RECOMMENDATION : APPROVE WITH CONDITIONS

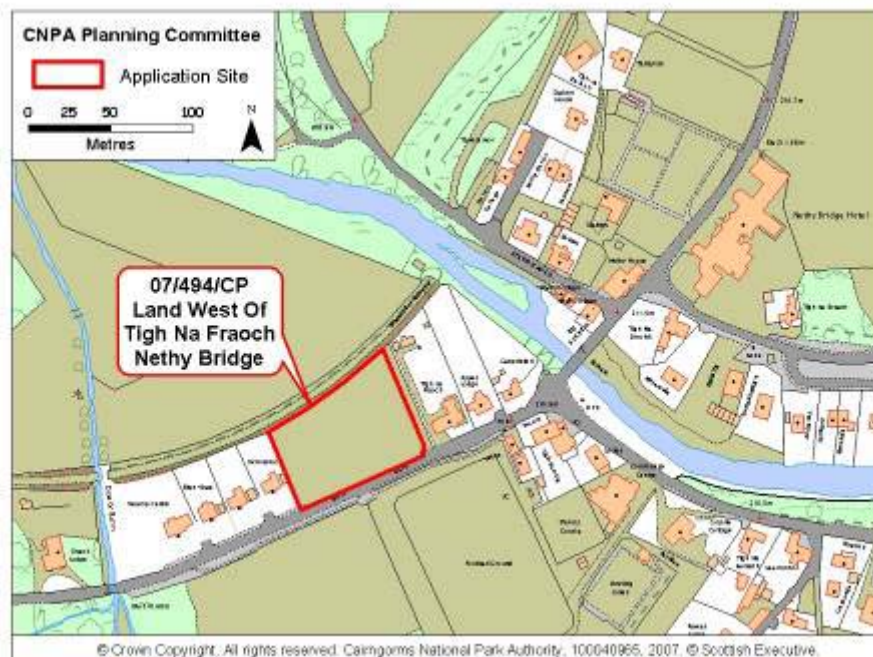


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Outline planning permission was granted on the site in March 2007 for the erection of 13 amenity dwellings (CNPA planning reference no. 06/363/CP refers). This current application is the associated detailed application for the approval of reserved matters. The subject site is located adjacent to the B970 within the settlement of Nethybridge and extends to an area of approximately 4,800 square metres, with a road frontage of 80 metres along the B970. The site is known locally as the 'Pollyanna' site. The land is bounded to the west by four relatively recently constructed dwellings, and to the east by older residential properties, and also an access lane which leads to a dwelling house set further back to the north east. The village playing fields occupy the land immediately opposite the proposed site, while the northern (rear) site boundary is formed by the disused railway line, which is at a slightly higher ground level than the site.
2. The land is relatively flat. The front boundary is open to the roadside while the western boundary is formed by a vertical board fence associated with the existing adjacent property. A post and wire fence demarcates the eastern boundary adjacent to the aforementioned access lane.



Fig. 2 : Proposed site, looking east towards Tigh na Fraoch (right)



Fig. 3 : Existing properties immediately west of proposed site

3. The proposed layout and general design concept is similar to indicative drawings provided in support of the application for outline planning permission. The 13 dwelling units are arranged in a U shape around a central courtyard area, which includes a mix of open space (identified as an 'amenity area') and also car parking provision. The U shape is created by positioning the majority of housing units perpendicular to the public road on the western and eastern areas of the site, and completed by houses running parallel to the road from north to south towards the rear of the land. The layout includes a total of 16 on site car parking spaces, which are arranged in groups of two and three bays, with planted areas to be created between the groups. The site layout plan identifies variations in the surfacing of the access road and the car parking area and the overall layout is intended to create a 'home zone' type of environment. Access to the site is proposed from a single vehicular access point off the public road.



Fig. 4 : Proposed site layout plan

4. All of the proposed dwelling houses are single storey and are arranged in either semi detached or terraced groups. The development incorporates two basic forms, one of which has a projecting gabled section in the front elevation while the other has a flat frontage. Three blocks of units are proposed across the rear of the site, with each block consisting of a pair of semi detached dwellings. The building line of each of the blocks is stepped back from west to east on the site. The properties across the rear of the site have a ridge height of approximately 6 metres.



Fig. 5 :Front elevation of terrace of four properties



Fig. 6 : Front elevation of semi detached units

5. A terrace of four dwelling units are proposed adjacent to the eastern (side) boundary of the site. The ridge line of three of the units is proposed to run perpendicular to the public road, with projecting gabled sections in the front elevation facing onto the central courtyard. The fourth property in the terrace, which is positioned closest to the public

road, has been designed to have double aspect features and to have its ridge line parallel to the public road. This particular design feature is consistent with the orientation of existing properties to the east and west of the site. The ridge line of the proposed terrace extends to approximately 5.5 metres.

6. The layout and design of the properties proposed adjacent to the western boundary of the site echoes the terrace on the east, although the terrace comprises of three rather than 4 units. Two of the properties are arranged with their ridge line parallel to the western boundary while the remaining outermost property has its ridge line parallel to the public road.
7. Similar finishes are proposed on all of the properties, with front elevations incorporating a combination of white drydash render and vertical timber cladding, while the rear elevations would be entirely timber clad. Grey interlocking concrete roof tiles are proposed on the roof. Each of the proposed dwelling houses has a similar internal layout incorporating a kitchen / dining room, lounge, bathroom and two bedrooms. The majority of units have a floor area of 62.4 square metres.¹
8. The development is proposed to connect to the public water supply and foul drainage would be disposed of by a connection to the public sewer. Surface water is also proposed to be disposed of by a connection to a public drain.



Fig. 7 : Proposed streetscape

9. In the course of this application Albyn Housing Society Limited provided information which referred to discussions undertaken with representatives of the community about whether or not the proposed development should incorporate an element of Shared Equity for the elderly, as this would offer the potential to facilitate local people and would also meet a need arising from the closure of Abbeyfield House.² Albyn Housing Society Limited propose to test the scheme of Shared Equity for the Elderly by marketing four of the thirteen proposed

¹ There are some minor variations in floor size, with the largest being 71.1 square metres and the smallest being 61.7 square metres.

² More detail is provided later in this report on Abbeyfield House, which was used for approximately 20 years to provide sheltered housing for the elderly and was operated by the Abbeyfield Nethybridge Society Ltd..

properties for this purpose. In the event that the need is not established³ the properties would revert to amenity housing for rent.

Site History

10. Outline planning permission was granted by Highland Council in June 2000 for a sheltered housing proposal on the site⁴ (Highland Council Planning Ref. No. 99/00069/OUTBS refers). The proposal also included a separate warden's house, which was proposed in the north eastern corner of the site, with vehicular access taken from the courtyard area between two of the terraced blocks. The outline permission subsequently expired without having progressed to the stage of an application for approval of reserved matters.
11. As detailed in paragraph 1 of this report, a new application seeking outline permission for 13 amenity houses on the site was submitted to Highland Council in 2006 and was called by the Cairngorms National Park Authority (CNPA planning ref. no. 06/363/CP refers). In the course of assessing that application the term 'amenity housing' was queried. The applicants, Albyn Housing Society Ltd., explained that it was housing mainly for people aged 55 and over or who have a medical need or physical disability that requires the provision of amenity standard accommodation. A condition was applied to the outline planning permission stipulating that the entire development would comprise of 13 amenity dwellings, in accordance with the Albyn Housing Society definition of amenity housing. It also required that the development would, in perpetuity, be subject to the current allocation policy of that Registered Social Landlord and that the allocation policy would incorporate a Community Lettings Initiative.⁵

³ The need may not be established for example due to much of the target group perhaps comprising of people downsizing from private sector properties and would consequently have too much equity available to qualify.

⁴ The Badenoch and Strathspey Area Planning Committee of Highland Council agreed to grant outline planning permission for the proposal, subject to conditions and upon conclusion of a Section 75 Agreement providing that the site would be sold at District Valuer's valuation to a housing association or other agency specialising in or with powers for the development of sheltered housing for rent. The Section 75 was concluded some months later with the consequence that the decision notice was issued in June 2000.

⁵ The full text of Condition no. 2 of the outline planning permission stated that "*Unless otherwise agreed in writing with the CNPA acting as Planning Authority, the entire development hereby approved, shall comprise of 13 amenity dwellings (within the definition of 'amenity housing' as employed by Albyn Housing Society Ltd. at the present time i.e. "the type of housing mainly for people aged 50 or over; or who have a medical need or physical disability that requires the provision of amenity standard accommodation.") The proposed development shall also, in perpetuity, be subject to the current allocation policy of that Registered Social Landlord, and the allocation policy shall incorporate a Community Lettings Initiative. A copy of the allocation policy shall be submitted for the written agreement of the CNPA acting as Planning Authority within three months of the date of this decision, or at the time of submission of an application for Approval of Reserved Matters, whichever is the sooner. The development shall be carried out in association with a Registered Social Landlord.*"

DEVELOPMENT PLAN CONTEXT

12. In the national context, **SPP 3 Planning for Housing** encourages the provision of well-located, high quality new housing, suggesting that good housing can support economic competitiveness, social justice and sustainable development. Para. 6 of the document stresses that housing is a key factor in defining the character of cities, towns and villages. **SPP 3** concedes that the design of new housing is not always given sufficient priority and urges that the environmental impact of housing be given much greater importance. Para. 14, in discussing the Form of Development highlights the fact that good layout is at the heart of making residential environments safe and welcoming, with pedestrian activity adding vitality and increasing the feeling of personal safety.
13. **SPP 3** also highlights the relevance of good landscape design, stressing that it can make a significant contribution to environmental quality, but cannot compensate for poor layout and design. The document also suggests that developments can enhance a site's wildlife value through retention, creation or management of natural features and wildlife habitats.
14. **PAN 67** deals with the subject of **Housing Quality** and recognises the fact that many people want to live in a place that has a distinct identity, "rather than one that could be anywhere." **PAN 67** advises that all development has the potential to contribute to a sense of neighbourhood and also highlights the fact that "thoughtlessly chosen standard house types and inappropriate materials look disconcertingly out of place." In a detailed section on layout, it also urges developers to think about the qualities and characteristics of places and not consider sites in isolation.
15. **Highland Structure Plan (2001)**
The Highland Structure Plan highlights a number of salient points as well as setting out a number of broad policies applicable to developments of the nature proposed. In relation to housing, section 2.2.1 of the Plan states that "the availability of quality housing is fundamental to social and individual well being and to creating and maintaining balanced communities" and further states that "adequate provision of housing is also a pre-requisite of economic growth" whilst at the same time recognising that "it must be provided in a way which minimises the impact on the environment."
16. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things make use of brownfield sites, existing buildings and recycled materials; are accessible by public transport, cycling and walking as well as car; are compatible with service provision; demonstrate sensitive siting and high quality design in keeping with local character and historic and natural

environments; and contribute to the economic and social development of the community.

Badenoch and Strathspey Local Plan (1997)

17. The subject site is within the settlement area of Nethybridge. Some of the main objectives for development, as detailed in the **Local Plan**, include ensuring that new development maintains a scale and form compatible with the village character and reflects the 'street' layout; avoiding encroachment of development onto open land outwith Nethybridge and reinforcing the railway as the village limits to the west; safeguarding and enhancing local amenities including important open spaces; and securing an appropriate range of community facilities and services.
18. The subject site is identified for 'new development' and section 4.1.4 of the Plan, under the heading Local Needs Housing, discusses the potential of the site. It is described as 0.6 ha of land opposite the playing field, allocated for low-cost local needs housing. Reference is made to the proximity of the site to community facilities and consequently it is noted that this makes the site particularly suitable for specialist accommodation for the elderly. The Plan details the fact that the land use allocation reflects particular local concerns, noting that the site represents part of a wider area identified for amenity and community uses. It is specifically stated that the Planning Authority, in accordance with the community's wishes, "will not therefore support development of the site for other purposes."

Cairngorms National Park Plan (2007)

19. The Cairngorms National Park Plan 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 Strategic Objectives in relation to housing refer to the need to ensure greater access to affordable and good quality housing in order to help create and maintain sustainable communities. A further strategic objective is to improve the quality, energy efficiency and sustainable design of housing in all tenures throughout the Park. It is expected that housing developments would be consistent with or enhance the special qualities of the Park through careful siting and design.
20. In terms of 'Conserving and Enhancing the Natural and Cultural Heritage' the National Park Plan includes a number of objectives in relation to Landscape, Built and Historic Environments. Strategic Objectives include maintaining and enhancing the distinctive landscapes across the Park and ensuring that development complements and enhances the landscape character of the Park. Of

particular relevance to the current proposal are the strategic objectives relating to the built environment, which require that “new development in settlements and surrounding areas and the management of public spaces should complement and enhance the character, pattern and local identity of the built and historic environment.”

CONSULTATIONS

21. **SEPA** had no objection to the proposals to connect the foul drainage from the development to the public sewer. However, in the initial consultation response **SEPA** objected to the proposal in relation to surface water drainage, primarily due to the lack of a full drainage impact assessment. **SEPA** advised that the objection could be removed in the event of appropriate information being provided to demonstrate that a satisfactory Sustainable Drainage System (SuDS), with no adverse impact on the water environment, could be accommodated on site. The information was subsequently provided by the applicants and the most recent response from **SEPA** indicated that the proposal is acceptable and that the objection can be removed. **SEPA** recommend that a condition is attached in the event of the granting of planning permission requiring that a detailed construction method statement is submitted for the agreement of the Planning Authority, in consultation with **SEPA** prior to the commencement of development, in order to prevent potential pollution of the water environment.
22. **Scottish Water** has no objection to the development proposal, but advise that any planning approval granted by the Planning Authority does not guarantee a connection to Scottish Water infrastructure until a satisfactory solution is identified. Scottish Water is keen to understand the proposed phasing and timescales in order to examine all options available to allow connection. The developer is encouraged to contact the Scottish Water Development Planning Team to discuss in more detail.
23. The response from Highland Council’s **Housing Service** fully supports the application and notes that it would bring much needed affordable housing to the area.
24. **Nethy Bridge and Vicinity Community Council** has examined the proposal and describe it as being “developed over an extended period in close conjunction with the community in Nethy Bridge” as well as with the Community Council. The Community Council are “keen that this development goes ahead as soon as possible.”
25. Highland Council’s **Community Works and Transportation Section** have assessed the proposal and recommend that the roads related conditions which were attached to the outline planning permission

remain applicable in this application for approval of reserved matters.⁶ The consultation response also requires that the road layout shall be in general accordance with the submitted drawings and also advises that Road Construction Consent will be required in respect of all roads and footpaths intended for adoption.

26. The CNPA's **Housing Policy Officer** has commented on the development proposal and notes that the allocation of the proposed dwelling units would be in accordance with the Highland Council Common Housing Register allocations policy which will come into effect from 1st May and includes a points weighting for people with a need to live in the local area. It has also been noted that the proposed development is factored into Albyn Housing Society's funding programme for future years. The Badenoch and Strathspey Development Forum are also supportive of the proposal.

REPRESENTATIONS

27. A number of representations have been received in respect of the proposed development (please see copies of letters attached to the rear of the report). Mrs. J. Smith of Brackenburn, Nethy Bridge notes that the housing is referred to as 'amenity housing' and not housing for the elderly as originally designated. Mrs. Smith objects to the development on the basis of the proposed dwelling unit "adjacent to and protruding further than the site line of Inchcailloch."⁷ Reference is made to a requirement at the planning stage that Inchcailloch and the other three properties to the west of the site be sited 15 metres from the carriageway of the B970. Concern is expressed that in the event of the outermost unit on the western side of the subject site being allowed to remain that it would "set a precedent for any future planning applications." Mrs. Smith welcomes the proposed single storey two bedroom layout, noting that such units would be of benefit to the elderly and disabled. However, there is concern that the proposed wood cladding finish could be finished in "a garish blue / green" similar to another Albyn Housing development elsewhere in Nethy Bridge and the author consequently suggests that a planning condition should be used to specify a natural wood finish. There is also concern that the proposed roofing material is interlocking roof tiles and not slate, and it is noted that slate has been used on surrounding properties in the vicinity.

⁶ Roads related conditions which were attached to the outline planning permission included a requirement that visibility splays to be provided and maintained each side of the access; the provision of a minimum of 16 car parking spaces within the proposed development site; details of street lighting to be provided to the satisfaction of Highland Council's Senior Lighting Engineer; the identification of a well defined crossing point which shall be established on the B970 roads by means of appropriate road markings and signs; and also the provision of a 2 metre wide footway along the full roadside frontage of the development.

⁷ The property immediately to the west of the proposed site.

28. J. Carrott of Tigh na Fraoch, Nethy Bridge has submitted two representations in support of the proposed development, one of which describes the layout of single storey buildings in a courtyard setting as being “ideal for this site.” The second representation pays “credit to the designers who have produced a scheme worthy of this prominent site in Nethy Bridge.”
29. In the first of two representations from J.M. Gaukroger of Inchcailloch, Nethy Bridge, there is an objection to one particular aspect of the proposal, namely “the building of the house adjacent to Inchcailloch in front of the building line of the adjacent four properties to the west of the site.” Reference is made to a requirement in 1997 that the properties be built 15 metres from the carriageway of the B970. Similar to the representation from Mrs. Smith, as detailed in paragraph 27 of this report, concern is expressed that acceptance of the currently proposed layout would set a precedent for future planning applications. It is suggested that the proposed unit adjacent to Inchcailloch is removed. The author also wishes to ensure that safeguards are in place to prevent damage to his boundary fence, suggesting as he has erected and paid for the fence that it would be preferable if the developers were to “erect their own boundary fence prior to commencing any work.”
30. The second submission from J.M. Gaukroger refers to the site being the subject of a Section 75 agreement and targeted at the elderly / disabled.⁸ The same concern (as detailed in the above paragraph) is again raised about the proposed building line of unit 13 relative to Inchcailloch. Comment is also made on the fact that the structure has a timber clad gable end which the author considers would “look like a large shed to anyone approaching the village from the direction of Boat of Garten.” It is suggested that the unit is removed from the development. Similar to other representations, the use of natural slate is considered more appropriate than the proposed concrete roof tiles and it is also suggested that the timber cladding should have a natural or neutral finish.
31. Anne G. Gaukroger, also of Inchcailloch, Nethy Bridge states that she is in favour of the overall design of the site, commenting that it should be for the elderly / disabled. However, she is not in favour of unit 13 as identified on the plans, as it is forward of the building line of the existing four houses at the western end of the proposed site. It is suggested that the unit be removed from the proposal or alternatively, in the event that 13 units must be included, that the “building line of the development should be a diagonal line from Inchcailloch to Tigh na Fraoch.” It is also suggested that the proposed properties should have natural slate roofs in the interests of maintaining uniformity with

⁸ Please refer to paragraphs 10 - 11 of the report for details of the history of planning permission on the site. The Section 75 agreement related to the original (now expired) outline planning permission on the site – Highland Council planning ref. no. 99/00069/OUTBS refers.

adjacent houses and also that the large areas of timber cladding should be finished in a natural or neutral colour.

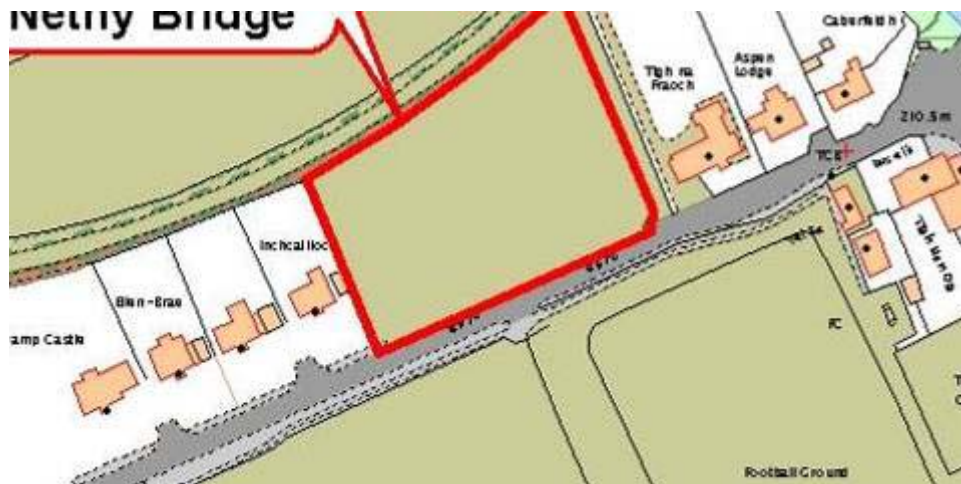


Fig. 8 : Proposed site in the context of the building line of adjacent properties

32. A representation in support of the proposal has been received from the Abbeyfield Nethy Bridge Society Ltd.. The letter provides background information on the work of the Society and the closure of a house in Nethy Bridge in 2004 which had been used for almost 20 years to provide sheltered accommodation for elderly people. Since the closure of the facility Abbeyfield Nethy Bridge Society Ltd. have engaged in discussions with the Highland Council, Communities Scotland, Albyn Housing Society and the Nethybridge Community Council. The Society have pledged “a major part of the funds received from the sale of the house towards enabling Albyn Housing Ltd. to provide enhanced environmentally friendly and low cost effective heating and insulation for the houses along with a contribution towards the landscaping and community space.” Comments are made on the design and layout and the courtyard design is described as giving a feeling of community and “possibly for elderly and vulnerable people, companionship and security.” Its proximity to local facilities and public transport is also noted.

APPRAISAL

33. Given that this is an application for the approval of reserved matters, permission is essentially being sought for the detail of the proposal. The principle of the development of 13 amenity dwellings was established on this site through the granting of outline planning permission in 2007. In the course of assessing the application at the outline stage it was accepted that the proposal accorded with national level policy, as well as **Structure Plan** and **Local Plan** policy, with the local plan in particular identifying the site for housing and specifying that it was allocated for the provision of low cost local needs housing.

34. Details have been provided in earlier sections of this report of the condition which was attached to the outline permission stipulating that the development would comprise of 13 amenity dwellings, with the definition of 'amenity housing' referring to "the type of housing mainly for people aged 50 or over; or who have a medical need or physical disability that requires the provision of amenity standard accommodation." Condition number 2 of the permission also stipulated that the development would in perpetuity be subject to the current allocation policy of the Registered Social Landlord and required that the allocation policy would incorporate a Community Lettings Initiative. The applicants, Albyn Housing Society Limited, have confirmed in the course of this current application, that they intend to meet the requirements. A copy of the current allocations policy has been submitted.⁹ Albyn Housing Society Limited have however advised that with effect from May 1st of this year the existing policy will be superseded by a common allocations policy in conjunction with all partner landlords of the Highland Housing Register (HHR). The policy will include a points weighting for people with a need to live in the local area.¹⁰ The points weighting would be considered in conjunction with all other housing needs. In assuming that the Highland Housing Register will be the allocation policy in effect at the date of a final decision being made on this application, I am satisfied that it is a policy which complies with the allocation requirements sought through condition no. 2 of the outline permission.
35. At one stage in the course of the assessment of this current application, concern had been expressed by the applicants, Albyn Housing Society Limited, about the potential to comply with the requirements of condition no. 2 of the outline planning permission (i.e. amenity housing in perpetuity, subject to the current allocation policy and incorporating a community lettings initiative), commenting that the allocation activities of the Registered Social Landlord are subject to a range of external legislative and regulatory requirements. Notwithstanding the concerns expressed by the applicants, as detailed in the above paragraphs, the current allocation policy in place and the Highland Council Common Housing Register which is due to come into effect on 1st May 2008, comply with the terms of condition no. 2 of the outline permission and consequently this application for reserved matters accords with the terms of the outline. In the event that there are significant and as yet unpredicted changes to the allocation policy in the future, as a result of the type of external factors alluded to by the applicants, which would render the allocation policy inconsistent with the thrust of the condition imposed, the opportunity would be available for a planning application to be made to vary the relevant condition. Any such application would be judged on its merits, and could take into account the background to the changes in the allocation policy and the

⁹ The current allocations policy has been in effect since August 2002 and had been amended in March 2004 and reviewed again in August 2005.

¹⁰ The Highland Housing Register defines the local area as the cluster of settlements made up of Nethybridge, Dulnain Bridge, Grantown on Spey and Cromdale.

impact of such changes on the development. I do not consider that it is an issue which warrants consideration at this stage, as a clear evidence has been provided of the applicants commitment to comply with the terms of the outline permission.

36. The letters of representation which have been received in connection with the development proposal primarily focus on design and layout concerns. Particular reference has been made to the position of unit number 13 in the western area of the site. A number of the objectors refer to the position of the four relatively recently built properties to the west of the site, which are sited approximately 15 metres from the carriageway of the B970. Objectors have suggested that the building line of properties in the proposed development should be required to adhere to the same set back distance, with suggestions that the proposed unit 13 be omitted in order to achieve this.
37. I am not of the view that either the omission of unit 13 or revisions to the proposed layout are necessary. The layout must be viewed in the context of its relationship with all properties in the vicinity, including the older established properties adjacent to the eastern side of the site (which are closer to the roadside), as well as to aforementioned properties to the west. It is an issue which was considered in detail in the course of the outline planning application on the site and a condition was included requiring that "the principal feature of the site's layout as seen from the B970 public road shall be a building or series of buildings positioned in accordance with the building line established by the properties immediately to the east or west, with gabled ridged roof or roofs whose ridge or ridges shall run parallel to the B970." The currently proposed layout complies with that condition, with the position of the proposed properties on the frontage of the site being guided by the established building line of existing properties to the east of the site. As detailed in paragraphs 5 and 6 of this report, the terrace of properties in the eastern and western area of the site are primarily designed to run perpendicular to the public road, with the exception of the front property in each terrace, which has been specifically designed to present an enhanced frontage and have its ridge line parallel to the B970.
38. Condition no. 3 of the outline permission also included reference to all buildings being "either 1 or 1 ½ storey in scale and height or an appropriate mix of 1 and 1 ½ storey." It was indeed a subject which generated a significant degree of debate at the stage of that application being determined, partly due to objectors opposition to more than single storey dwellings on the site. The views expressed by the community were taken on board by the applicants and their agent, as was the need to create an appropriate level of visual interest, which was the intention in including the particular condition, to allow the flexibility of exploring various design options of 1 or 1 ½ storey properties. While the properties proposed are now all single storey, they have been designed to introduce design variations, seen for

example in the increased ridge height of the properties which are proposed to extend across the rear of the site.

39. Further points raised in letters of representation refer to the use of materials. In particular concern is expressed about the proposed use of interlocking concrete roof tiles and reference is made to the use of slate on existing properties in the vicinity. Whilst I am aware that the use of concrete roof tiles has been accepted on other recently permitted developments by Albyn Housing Society Limited in the Nethybridge area, I do not consider that it would be appropriate in this particular proposal, not least as it would be in direct contravention of one of the stipulations of condition no. 3 of the outline planning permission which required that roofs be finished in natural slate. In addition, the site occupies a prominent position close to the core area of Nethy Bridge, in an area where the majority of properties have a natural slate roof finish. I consider the use of slate to be more aesthetically acceptable in this particular location, as well as being a more traditional material. The remainder of the materials are generally considered acceptable, being a mix of render and timber cladding.
40. In conclusion, the proposed development is on an infill site within a settlement and is on land which has been identified in the existing **Local Plan** for new development, specifically in the form of low costs housing. The proposed development of 13 units equates to an approximate density of 11 houses per acre, which is acceptable in the context of its location close to the core area of the village.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

41. The proposed development site does not have any natural heritage designations and the proposed development is not considered to have any impact on either the natural or cultural heritage of the area.

Promote Sustainable Use of Natural Resources

42. No details have been provided on the source of materials to be used in the proposed development.

Promote Understanding and Enjoyment of the Area

43. The proposed development is a type of infill housing proposal set amongst existing residential properties within an established settlement and although not making a direct contribution to the achievement of this

aim, it is not considered to impact negatively on the promotion of the understanding and enjoyment of the area.

Promote Sustainable Economic and Social Development of the Area

44. The proposal by Albyn Housing Society Ltd. to provide 'amenity housing' either for the elderly or other parties requiring affordable housing on land within a settlement can only be positive in terms of the social and economic development of the area.

RECOMMENDATION

45. That Members of the Committee support a recommendation to :

Grant approval of reserved matters for the erection of 13 dwelling houses on land to the west of and immediately adjacent to Tigh na Fraoch on the B970 at Nethybridge, subject to the following conditions:-

- 1. The development hereby approved shall be commenced by 2nd May 2010.**
- 2. This approval relates solely to the reserved matters referred to in the outline planning permission reference no. 06/363/CP. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on the outline planning permission.**
- 3. For the avoidance of doubt, the interlocking concrete roof tiles identified on the submitted drawings are not approved. All roofing material shall be natural slate.**
- 4. All timber cladding shall be finished in a natural stain, the details of which shall be agreed in writing with the Cairngorms National Park Authority acting as Planning Authority prior to the commencement of development.**
- 5. Prior to the commencement of development details of all boundary treatments (including specification of materials, height, and locations) shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority.**
- 6. Prior to the commencement of development a detailed construction method statement for the specific site, in order to prevent potential pollution of the water environment, shall be submitted for the agreement of the Cairngorms National Park Authority acting as Planning Authority, in consultation with SEPA.**

Advice notes :

1. The applicant / developer is advised to contact Scottish Water, which, whilst not objecting to the application, are keen to understand the proposed phasing and timescales in order to facilitate an examination of all options available to allow connection.
2. Roads Construction Consent will be required in respect of all roads and footpaths intended for adoption.

Mary Grier

planning@cairngorms.co.uk

24th April 2008

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.