
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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(DEVELOPMENT CONTROL)

DEVELOPMENT PROPOSED: CONSTRUCTION OF 5 AFFORDABLE DWELLINGS, ACCESS ROAD PARKING AND LANDSCAPING ON LAND OPPOSITE DELLMHOR, INVERDRUIE, AVIEMORE (OUTLINE PLANNING PERMISSION)

REFERENCE: 05/300/CP

APPLICANT: THE HIGHLAND SMALL COMMUNITIES HOUSING TRUST

DATE CALLED-IN: 15th JULY 2005

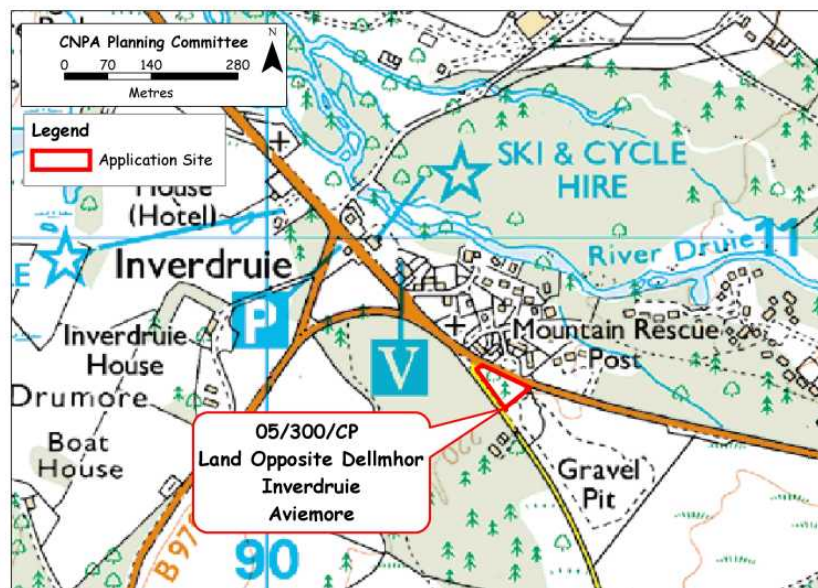


Fig. 1 location plan

SITE DESCRIPTION AND PROPOSAL

1. The site is essentially a small triangle of land opposite a small group of houses known as Dellmhor, the site is between the Whitewell Road and Glenmore Road. A cycle track has recently been constructed along the front of the site and the remainder of the site slopes back towards a woodland edge of birch trees, a small number of trees may have to be felled at the back of the site to accommodate the proposal.
2. Access to the site would be taken from the Whitewell Road. The application is in outline form for 5 affordable houses. However, indicative plans have been submitted showing an 's' shaped cul-de-sac access road with two pairs of semi detached units and a single unit arranged around the back of the road layout. The nearest point of any of the houses to the Glenmore Road would be about 11 metres.
3. The houses are designed along contemporary lines orientated to the south with mono-pitched corrugated roofs and timber cladding for the facings. Each house would have dedicated parking space. A belt of landscaping is intended between the houses and the Glenmore cycle route/road. Drainage would be to the mains system with a public water supply.
4. The accommodation intended includes three 3 person houses and two 5 person houses. It should be noted that as the landowner Rothiemurchus Estate is providing this land and the proposal is linked to the following item on the agenda. The following item seeks to construct two open market houses in a small estate of houses at Coylum that has been recently constructed. In the centre of this development are two vacant plots reserved for affordable housing as a result of a planning condition on a previous permission. The land that is the subject of this application has in part been put forward by Rothiemurchus Estate essentially as a compensatory measure for the potential loss of the two plots at the Coylum site, where it has not been possible to provide affordable housing (see report on following item). This site has been chosen as a result of a community planning exercise carried out by independent consultants, working with the local community on behalf of the applicants. It is understood that the houses would be rented housing to be built by Albyn Housing Society. A local lettings initiative would be used to allocate the houses which would not be subject to the right to buy.

DEVELOPMENT PLAN CONTEXT

5. **Policy G2 (Design for Sustainability) of the Highland Structure Plan** states that developments will be assessed on the extent to which they, amongst other things, impact on resources such as habitats, species, landscape, scenery and are in keeping with the local character and the historic and natural environment. **Policy L4 of the Highland Structure Plan** indicates that the Council will have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals.

6. **Policy H3 of the Highland Structure Plan Housing in the Countryside** considers that new housing will generally be within existing and planned new settlements and that new housing outside of settlements will not be permitted unless it is required for the management of land and related family purposes. **Exceptions may also be made for social housing providers in meeting demonstrated local affordable housing needs that cannot be met within settlements.**
7. **Highland Council Development Plan Guidelines (April 2003)** defines what is meant by management of land and required family purposes as being for farmers, retired farmers and their spouses. With regard to business enterprises the guidelines state that. "For other business enterprises evidence must be provided that the business has been established for at least two years before consideration will be given to any application for associated housing".
8. **Policy 2.1.2.3 (Restricted Countryside Areas) of the Badenoch and Strathspey Local Plan** states that there is a strong presumption against the development of houses within the Restricted Countryside Area. Exceptions will only be made where a house is essential for the management of land and related family and occupational reasons. Restrictions on the subsequent occupancy of such houses will be enforced. The Local Plan under **Policy 2.1.2. (Housing in the Countryside)** also states that new houses in the countryside should be sited to reflect the characteristic scatter of established development.
9. On the allocation map of the **Badenoch and Strathspey Local Plan** the site is allocated as amenity woodland. **Policy 5.1 of the Plan** considers that the Council's main objection is to create a major landscape framework within and adjoining Aviemore to achieve extensive and robust improvements in the structure and amenity of the village. The council will safeguard and encourage active management of trees and woodlands important to the structure of the village.
10. The application site lies within an area identified in the **Badenoch and Strathspey Local Plan** area **9.1 Environment (Safeguarding)**. In this area it is stated that "the Council will safeguard the character and identity of Inverdrue and Coylumbridge, including woodlands, open spaces, footpaths and land liable to flooding or erosion by river action. Residential or tourist-related development of remaining gap sites will be encouraged consistent with the above considerations and services. Further infill along the ski road frontage will be resisted." The Local Plan objectives for the Inverdrue-Coylumbridge community are to restrict future development to what can be successfully absorbed in landscape terms, and to protect and enhance roadside amenity.
11. **Cairngorms National Park Local Plan Consultative Draft September 2005. Policy 36 Proposals for Affordable Housing** considers that new proposals for affordable housing developments will be favourably considered

within existing settlement boundaries, where there is proximity to basic services, and in rural locations where there is a proven specific need. **Outwith settlement boundaries** proposals for affordable housing developments must meet a proven need for housing in that locality (through a housing needs survey, and demonstrate that the need cannot be met within existing settlement boundaries).

12. The **Preliminary Draft for Consultation of the Cairngorms National Park Local Plan** is about to be published. The starting points for the plan are 3 general policy areas from 1-3 with ascending importance in terms of site sensitivity. General Policy 1 relates to areas that are not identified by policy areas 2 and 3. Policy Area 2 relates to a range of features including Sites of Special Scientific Interest, National Nature Reserves and National Scenic Areas. General Policy Area 3 relates to areas that are particularly sensitive in environmental terms such as SAC's and SPA's.
13. The site is located within a **General Policy 2 Area**. This policy considers that development will only be permitted where it is demonstrated that there is no alternative and: the aims of the National Park or objectives of designation and the overall integrity of the areas, features or interests will not be compromised; or any significant adverse effects on the special qualities of the National Park or qualities for which the area, feature or interest has been designated or identified, or amenity or public health are clearly outweighed by social or economic benefits of national importance and are mitigated to provide features or interests of equal importance to those that are lost.

CONSULTATIONS

14. **Highland Council TEC Services (Scientific Officer)** has no comment upon the proposal.
15. **Highland Council Area Roads Manager** has no objection in principle to the development proposed. However, for the internal road as illustrated to be considered for adoption it will require to be designed and constructed to a standard in compliance with the requirements of Highland Council's Roads Guidelines for New Developments. The standard indicated by the drawings cannot be considered for adoption but subject to the establishment of a suitable management and maintenance agreement may be accepted as a private access road.
16. A range of conditions are suggested including upgrading of a section of the Whitewell Road as indicated by the submitted drawing, parking space and manoeuvring space and suitable visibility splays. In addition full engineering details of the road shall be prepared by a Chartered Engineer and submitted to the Planning Authority in consultation with the Roads Authority.
17. **Scottish Natural Heritage** has no objection to the proposed development but offers comment, which it would wish the CNPA to consider in any future determination.

18. SNH note that the site is located in a very prominent location within the Cairngorm Mountains National Scenic Area. It is also noted that the application is 250 metres from the Cairngorms Special Area of Conservation (SAC) and Special Protection Area (SPA) and the North Rothiemurchus Pinewood Site of Special Scientific Interest (SSSI). In SNH's view the development would not impact on these sites and therefore an appropriate assessment is not believed to be required.
19. Because of the sites location it is considered that a high design standard is required for any developments. SNH are of the view that expanding the settlement on the south side of the road at such a prominent location would alter the character of the village of Inverdrue by creating a new and obvious development, separate and isolated. It is also observed that a busy main road would separate the proposed development from existing provision.
20. The existing buildings at Inverdrue vary in size and scale, but most are single or one and a half storeys in height. In addition, they tend to be set back from the roadside. The current proposal indicates buildings of up to two storeys, all with higher roof ridges. Due to their closer proximity to the roadside than the majority of other development at Inverdrue, the buildings may appear more imposing than other buildings in the vicinity. SNH note that since pre-application consultation on this proposal, a draft landscape capacity study for several settlements in the Cairngorms National Park has been produced for the CNPA. The study included Inverdrue and concluded that the proposed location of this development may not be appropriate in landscape and visual terms.
21. Accordingly SNH advise that the CNPA consider the above points and, in particular, the following when determining this application: 1. The size, scale and design of the houses, including external materials and colours in the context of their surroundings and the existing buildings at Inverdrue; and 2. The layout of the houses should be appropriate for the site. Any development should extend the prevailing pattern at Inverdrue so that the expanded settlement does not appear too fragmented.
22. **CNPA Housing Policy Officer** notes that the site has taken some years to identify. Rothiemurchus Estate had housing behind Coylumbridge where 2 sites for affordable housing were identified about 5 years ago. A project was undertaken with Cairn Housing Association where a small courtyard of 4 houses was considered but this fell through.
23. The community had been working with the Highland Small Communities Housing Trust to identify suitable sites and 2 or 3 were considered including the old sawmill site. It is thought this is why the Rothiemurchus and Glenmore Housing group was set up. The site is considered to be the culmination of a lot of hard work and therefore support is offered for the affordable housing through Albyn Housing Society who are understood to be the chosen provider.

24. Some concern is raised regarding the illustrated design. However, support is offered for the principle of the scheme.
25. **The CNPA's Visitor Services Group** considers that the development has little impact on any existing recreational access taken in the vicinity. However, concern is raised regarding the Glenmore off road cycle route and that its line should be maintained by planning condition (*please note that these comments were made before the construction of the route*).
26. **Rothiemurchus and Glenmore Community Association** has reviewed the plans and welcomes the fact that at last affordable housing is becoming a reality in the community. The energy efficient design and energy saving measures proposed are also welcome. While some Committee members are excited by the un-conventional appearance of the housing, others have concerns about the non-symmetrical roofs, the use of metal rather than slate for the roofs and the excessive amounts of timber cladding. There is some concern that the design of the houses is not sufficiently sympathetic and reflective of the character of the existing houses at Dellmhor. The Association is aware that residents of the existing houses at Dellmhor have formally objected to the proposed development.
27. **Aviemore and Vicinity Community Council** consider that the design of the houses is not compatible with the existing houses at Dellmhor and Coylumbridge, and that this development should be a mirror image of the houses at Dellmhor and that the roofs should be slate and not metal profile. The council are not sure that using timber boarding instead of brick will render this project cost effective.

REPRESENTATIONS

28. A total of three letters of objection have been received and a petition with 13 signatories against the scheme has also been received addresses are supplied (see petition at back of report).
29. Concerns are raised that the proposal would be damaging to the natural heritage with regard to landscape and wildlife.
30. Concern is also raised that the site is a traffic accident blackspot with cars skidding into the site regularly in winter. The relationship of the houses with those across the road would be a problem with children playing and trying to cross the road. It is also pointed out that Dellmhor has always had a rural outlook and that to change this when other sites are plainly available and already suggested on the Local Plan seems unnecessary. The old sawmill site or a site further up the road are suggested.
31. A letter from the **Highlands Small Communities Housing Trust** (applicants) has been received pointing out the detailed consultations and considerations that have been made with regard to agreeing the site with the landowner.

Letters from the architect responding to concerns is also attached at the back of the report.

APPRAISAL

32. The main issue with this application relates to the principle of affordable housing in this location. There are a range of further issues including the environmental impact of the proposal on the site and potential highways issues. A range of comments have been received regarding the design of the scheme, while I will touch briefly on this issue it must be recognised that this is an outline application and the design of the buildings proposed is not set. This issue would be dealt with by a future reserved matters application should the principle prove acceptable here.
33. The starting point is that the site is located in a restricted countryside area where new housing would not normally be allowed without a land management justification, so the policy of the Badenoch and Strathspey Local Plan indicates against housing on this site. Policy H3 of the Highland Structure Plan also indicates against housing outside of main settlements unless there is a land management justification. However, there is an exception for recognised social housing providers in meeting demonstrated local affordable housing needs that cannot be met within settlements. It is clear in this case that the applicants are social housing providers. The remaining question is whether a need has been identified in this area. A community planning exercise has been carried out and previous work in the area is understood to identify the need for affordable housing. Indeed, a range of agencies have been seeking to provide affordable housing in this area for many years. In addition, the former Area Planning Manager for Badenoch and Strathspey considered that there was a need for affordable in the area and that such a proposal would meet the exception criteria of Policy H3. In my view the exception offered within Policy H3 is satisfied by the nature of this application. So, affordable housing could prove acceptable in this location subject to more detailed site matters.
34. The Cairngorms National Park Local Plan Draft Consultation document recognises that most of the land within the area is designated or important for its nature conservation value. The plan also designates several housing sites in the community area. Two of these already have planning permission for residential development and one of them is the two house affordable site which this scheme seeks to compensate for. A larger area allocated for housing is the old sawmill site on the Whitewell Road to the south of this site and this is a site that has been suggested by objectors. However, it is understood that it is unlikely that this site would be carried through into the Deposit Draft of the Local Plan as the site is considered to be of high quality with a significant amount of Scots pine regeneration and a ground flora including heather and blaeberry. One other area would be the quarry area to the south east of this site on the Whitewell Road. However, this is not currently suggested by the Draft Local Plan.

35. The draft also sets out 3 General Policy Areas in ascending importance in terms of environmental sensitivity. The site is located within a general Policy 2 Area because of the Cairngorms National Scenic Area designation. However, the area is recognised as a community area and the whole of the area is covered by the NSA designation. Little weight can be attached to this policy at the current time. However, it is clear that if housing is shown to be needed for Coylumbridge/Inverduie community it cannot be located outside of the NSA. Therefore, the provision of affordable housing based upon need does not, in my view, offend the policy.
36. As noted by Scottish Natural Heritage the site is in a prominent location within the Cairngorms National Scenic Area. In addition, there is a policy within the Local Plan which seeks to safeguard the Glenmore Road frontage from development. The policy is written in a way that restricts development. However, as with a previous case the policy is essentially seeking to retain the character of the frontage, development which would not harm that character can be considered to be acceptable. With regard to the illustrative layout it is suggested that the nearest point of the nearest corner of one of the houses would be set 11 metres back from the road frontage. The remainder of the houses would be between 13 and 20 metres back from the road frontage. Even despite the existence of the cycle track there should be room for landscaping between the road frontage and the houses. The nearest house on the Dellmhor Crescent opposite the site is just 5 metres from the road frontage and three residential boundaries front onto the road. In addition it must be recognised that the site is opposite existing development and already has a developed appearance in one sense with the cycle track and street lighting running along the frontage, the frontage of the site is open and grassed and would perhaps benefit from some form of landscaping.
37. As pointed out by SNH a landscape capacity assessment that was produced to inform housing sites in the Local Plan considers that it may not be appropriate to extend residential development on this side of the road. This is why the site has not been specifically allocated by the draft Local Plan.
38. In my view, this proposal is quite finely balanced, while a need for affordable housing is identified in this area, and there is an exception outlined by Policy H3 of the Structure Plan for affordable housing, there are some environmental concerns with this site, not in terms of species/habitat conservation, but in terms of its prominence within the local landscape. The ground is quite open and slopes back towards a woodland area, where the ground rises again to the Whitewell Road. The site is opposite existing development at Dellmhor. It should be noted that the majority of development at Inverdrue/Coylum is on the north side of the Glenmore Road. The proposal may be seen to set a precedent in this sense. However, the wider area gives the impression of an earlier form of ribbon development and perhaps the lack of development on the south side of the road contributes towards a poor sense of place when the area is approached. The addition of housing on the south side of the road could possibly contribute towards a sense of arrival at Inverdrue. Conversely, one could argue that the ribbon of development along the north side of the road is part of the character of the area and should be maintained. This is

essentially the stance of the landscape capacity assessment carried out to inform the Local Plan which considers that the road essentially forms the edge of the settlement and that extensive development on the south side would be detrimental to the character and relationship between woodland and open ground such as that of the application site. Ultimately, the capacity assessment identifies no opportunities for the development of 5 or more houses. However, if new development is needed continuing along the north side of the road would not appear to be tenable and could stretch the settlement pattern further apart. In terms of sustainability this would perhaps be less desirable as concentrating the development near to existing buildings and other uses such as the ski shop and Rothiemurchus Visitor Centre regardless of whether it is located on the north or south side of the road would in my view be preferable. Ultimately, landscape character is only one issue to be taken into account and this must be measured against the potential benefits of the scheme.

39. As set out above can be considered to be quite finely balanced. However, I would come down on the side of raising no objection to the scheme on the grounds of landscape. There is no tangible impact from the scheme on natural heritage in wildlife conservation terms. The site is allocated as amenity woodland by the Badenoch and Strathspey Local Plan, but the majority of the site is not wooded. A limited number of trees to the rear of the site and one tree to enable access to be gained to the site would have to be removed. However, compensatory landscape planting could be provided within the development. The key issue relates to the local landscape impacts of the scheme upon the existing character of the area which the policy of the Badenoch and Strathspey Local Plan and the NSA designation seek to protect. However, I am mindful that it is located opposite existing development and behind a cycle path and in an area of street lighting. The nearest point of one of the buildings to the road frontage is 11 metres and an adequate area for landscaping is left between the development site and the road. In my view, any detriment to the local landscape character is not a sufficient reason to withhold permission. Any precedent that this proposal is seen to set must be considered under the exception that is offered by policy for affordable housing (open market housing would in my view not be acceptable on this site). Such an exception does not set any precedent to encourage future proposals on this side of the road.
40. To turn to highways issues, the Area Roads Manager has raised no objection to the scheme, but points out that the road layout would need to be re-engineered if it was to be considered for adoption. A range of conditions are also suggested. Some concern has been raised by local residents regarding highway safety at the site and that there have been a number of crashes in the area. Because of this I have obtained the traffic accident statistics for the vicinity from the Area Roads Manager (attached at back of report). These records show that there have been a number of accidents in the area since 1995, although there have been no fatalities and only one serious accident over this period. In terms of casualty severity there have only been two records ranked at serious both occurring in 1996 (this may derive from the same incident). In terms of the total number of accidents in the area this

amounts to 18 over the period 1995 to 2005, the majority being regarded as slight, or resulting in some limited form of damage to vehicles. The largest concentration of accidents appears to be opposite the lane on the east side of the St Columba's which is the Cairngorm Mountain Rescue Team building. The addition of development at the application site may encourage traffic to slow down in this area because development on both sides of the road would lend the appearance of the start of a settlement.

41. The Area Roads Team response is that this number of accidents is not excessive and does not lead them to any different conclusions about the application. Therefore, accordingly I would raise no objection to the scheme on highway safety grounds.
42. A range of concerns have been set down regarding the design of the buildings illustrated. Concern has been raised by the Community Council that any design should mirror that of Dellmhor opposite. However, the architect points out that the site is not large enough for this arrangement which it is also considered would not be acceptable to the Roads Department. It should be noted that the scheme shown does not require a new access onto the Glenmore Road. The intention would appear to be to provide timber clad buildings to blend into the woodland behind the site. This approach would also help them to blend in behind any landscaping along the roadside frontage. Corrugated metal roofs are proposed which are not typical of other residences in the area. However, this material is part of architecture of the Cairngorms. While there may be a range of concerns about the design of the scheme, this is largely a matter for any future reserved matters application. If members wish to suggest a particular approach to design on this site, this could be suggested by a design condition should this scheme prove acceptable in principle.
43. In summary, this application is one that in my view is quite finely balanced given the policy context of the site. The scheme provides 5 affordable houses on a site that in my view meets the exception contained in Policy H3 of the Structure Plan. Planning condition 12 suggested by this report specifies that only affordable housing provision is allowed on this site. Balanced against this are a range of landscape concerns about the site founded in the landscape capacity assessment and the fact that the site is not allocated in the Draft of the Cairngorms National Park Local Plan. The old sawmill site is allocated and this could have provided a better site in landscape terms. However, the quality of the environment at the site means that it would be unlikely to be carried through into the deposit draft version of the plan. Because of this, there is no local site currently suggested by the draft of the CNPA Local Plan for housing beyond sites which already have planning permission. In addition, it is important to note that there is a clear need for some affordable housing in the area and various agencies have been striving to achieve affordable housing in the locality for approximately 10 years now. In my view, the site provides the best and probably only opportunity for provision in the near future. Because of this, and a difficulty in indicating any justifiable landscape impact from the scheme that is clearly unacceptable and

would warrant refusal my recommendation is for approval of this much needed affordable housing scheme.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

44. Scottish Natural Heritage has no concerns regarding the natural heritage of the area in terms of nature conservation and considers that the suite of nature conservation designations outside of the site would not be affected.
45. In terms of landscape some concern has been raised with development on the south side of the road and that this does not accord with the existing character of the settlement. This may be the case; however, the actual landscape harm being created is not in my view enough to justify refusing this proposal. It must be recognised that the development can be set back and that there is street lighting and a cycle track in front of the site already which lends a slightly urban appearance to the area.

Promote Sustainable Use of Natural Resources

46. The houses are shown orientated to the south for maximum passive solar gain and it is the intention to use local materials where possible. The site is within cycling distance of Aviemore with a cycle path running along the front of the site. There is a bus service along the Glenmore Road and some local employment opportunity in the form of the estate and ski shop as well as a range of economic and social opportunities within Aviemore. In terms of sustainability this seems an entirely reasonable location for affordable housing.

Promote Understanding and Enjoyment of the Area

47. The proposal would have little direct relevance or impact upon this aim. A small piece of ground would be lost which people can currently walk upon. However, the integrity of the cycle path will be retained.

Promote Sustainable Economic and Social Development of the Area

48. The proposal provides affordable housing in a relatively accessible location where there is a proven need. The scheme clearly meets the requirements of this aim.

RECOMMENDATION

49. **That Members of the Committee support a recommendation to: GRANT outline planning permission for 5 affordable dwellings on land opposite Dellmhor, Inverdrue subject to the following conditions:-**

1. A formal planning application and detailed plans indicating all matters relating to the siting, design and external appearance of all buildings, means of access thereto, means of enclosure and landscaping proposals shall be submitted for the prior approval of the Planning Authority within 3 years of the date of this consent and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing Reserved Matters.
2. That prior to the commencement of development, a landscaping plan which provides for tree planting, and stone dyking/hedge planting shall be submitted for the consideration and written approval of the Planning Authority. All planting shall be implemented in the first planting season following the completion of the development, to the satisfaction of the Planning Authority.
3. Prior to the commencement of the development hereby approved the U250 public road shall be upgraded over its initial length from its junction with the B970 public road, as indicated by the submitted drawing. The road shall be kerbed on both sides over the upgraded length and shall generally be designed and constructed in accordance with the requirements of the council's Guidelines, including sustainable drainage and street lighting provision. Drainage shall accord with SUDS principles and street lighting shall be provided to the satisfaction of the Council's Senior Lighting Engineer.
4. The internal roads shall be generally designed and constructed in accordance with the requirements for a shared surface road, as defined by Council Guidelines. Full kerbs shall be provided on either side of the bell-mouthed junction and 600mm wide hard edge strips shall be provided around the full perimeter of the remaining length of road. Drainage shall accord with SUDS principles and any street lighting shall be provided to the satisfaction of the Council's Senior Lighting Engineer.
5. Unless otherwise agreed in writing parking and manoeuvring space for at least 10 cars shall be provided within the development such that all cars may enter and leave the site independently in forward gear.
6. No walls, fences, trees or shrubs shall be established along either of the public roads bounding the development within 2 metres of the nearside edge of the carriageway.
7. Visibility splays shall be provided and maintained on each side of the site access. These splays are triangles of ground bounded by the first 3 metres along the centre-line of the access road (the x dimension) and the nearside edge of the main road (the y dimension) measured in each direction from the intersection of the access road with the public road. In a south easterly direction y shall measure 90 metres and in a north westerly direction at least 25 metres.

8. Visibility splays of 4.5 by 180 metres shall be provided and maintained on each side of the junction of the U public road and the B970 public road.
9. Within the visibility splays nothing shall obscure visibility between a driver's eye height of 1.0 metres positioned at the x dimension and an object height of 1.0 metre anywhere along the y dimension.
10. No trees on the site shall be lopped, topped or felled without the prior written permission of the Cairngorms National Park Authority acting as planning authority.
11. Any reserved matters application to be submitted under the terms of condition 1 shall include a full tree survey indicating the locations of trees to be retained and any trees to be felled. A plan shall also be provided indicating the location and methodology of tree protection zones. Information regarding methods of construction and storage of soils on the site shall also be provided under the terms of condition 1.
12. This application is granted as an exception under the terms of policy H3 of the Highland Structure Plan for affordable housing unless otherwise agreed in writing with the Planning Authority, the entire development hereby approved, shall comprise affordable housing units, as defined in Highland Structure Plan 2001 and Planning Advice Note 74 (Affordable Housing), and shall be carried out in association with a Registered Social Landlord.
13. The development shall not impinge in any way upon the integrity of the Glenmore off road cycle route that runs along the frontage of the site.

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Date 27 October 2005

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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.