
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 ERECTION OF A REPLACEMENT DWELLING HOUSE ON A SITE 54 METRES EAST OF CORANSTILBEG FARMHOUSE, KINGUSSIE.

REFERENCE: 07/239/CP

APPLICANT: MR. & MRS. M SLANEY, C/O PAUL DEVLIN ARCHITECT, ALLT BEAG, DALRACHNEY, CARRBRIDGE, PH23 3AX.

DATE CALLED-IN: 15TH JUNE 2007

RECOMMENDATION : GRANT WITH CONDITIONS

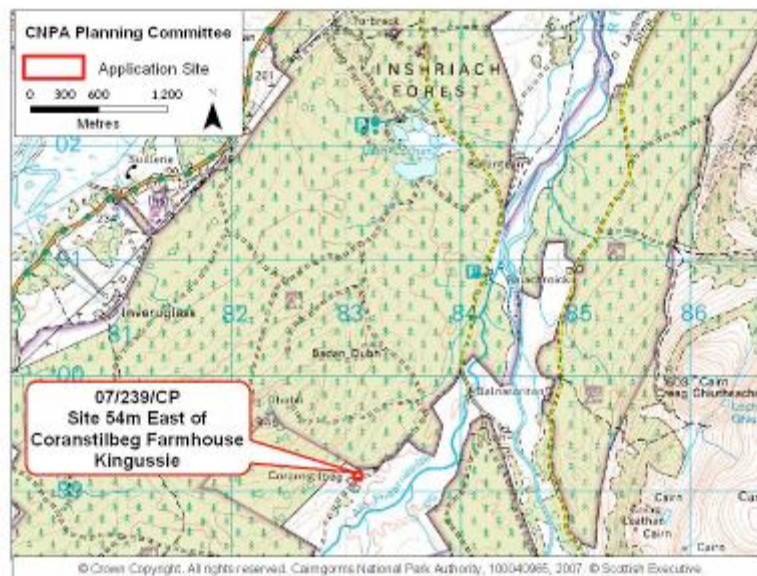


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Full planning permission is sought in this application for the erection of a one and three quarter storey dwelling house at Coranstilbeg in Glen Feshie. The dwelling house is proposed on a 136 hectare landholding which is owned and worked by the applicants. The land is accessed off a minor road which traverses through Inshriach Forest from its junction with the B9152 near Kinncraig. The public road terminates close to the site boundary and a number of gravel surfaced single tracks emanate from the terminus. One such track which forks off from the public road in a south westerly direction runs for approximately 1.3 kilometres to the actual location of the proposed dwelling house. The track, which is a claimed right of way continues through the landholding, from where it links with a network of paths in and around Inshriach Forest.



Fig. 2 : Access track, site of proposed dwelling house and existing uninhabited property

2. The area of the site in the immediate vicinity of the proposed dwelling house location is generally open land, backed by woodland a short distance to the north and north west. Existing structures on the landholding sit openly in the landscape, without the benefit of any landscaping in their immediate vicinity. The landholding, although in a remote location, is visible from upland areas to the east and south east in particular.



Fig. 3 : Proposed site with the hills rising to the east

3. The structures existing at present include two steading buildings¹ which are used in conjunction with the operation of the agricultural landholding and are located on the eastern side of the access track. A caravan is also in place at this location and I understand that it is sometimes used to provide shelter for the applicants in the course of carrying out their daily duties on the landholding. On the opposite side of the access track, approximately 54 metres from the site of the proposed new farmhouse, is a former dwelling house which is in a state of disrepair. I have been informed by the owner in the course of a site visit that the property was last inhabited by his family members in the mid 1970's. The structure is a one and a half storey design. The T shape footprint which exists at present is a result of extensions and interventions which have occurred at various stages over the years. It would appear that the oldest part of the property is the projecting wing to the rear, which is constructed of whitewashed random rubble stonework under a corrugated iron roof. Having been uninhabited for a considerable period of time, the property has fallen into a state of dereliction. The building has experienced significant dampness and water damage as it is built "on the edge of the spring fault-line from the hills to the southwest.

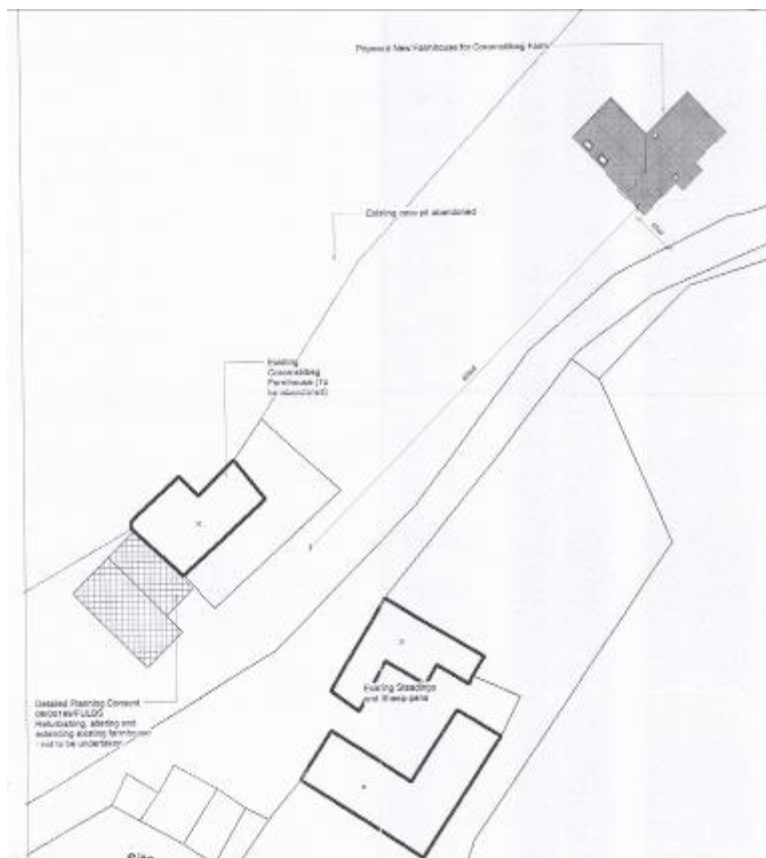


Fig. 4 : Proposed dwelling house and existing buildings

¹ The main farm building is an L shaped stone steading with a corrugated iron roof which contains a work shop, a feed store and a hay store. The second building is also L shaped and it contains an area for sheep housing, a wool store and a general store / machinery area.



Figs. 5 and 6: Examples of extensions to the property, including flat roofed dormer windows in the front elevation and various additions to the rear.

4. The proposed new dwelling house is a one and three quarter storey structure, of traditional appearance and having an L shape footprint. A timber clad centrally positioned porch projects from the front elevation and the vertical timber cladding is further reflected in the surrounds of the two dormer windows at first floor level. The remainder of window openings at first floor level are in form of simple velux windows. Aside from the aforementioned elements of timber cladding, a wet harl is proposed on all external walls, and natural slate is specified as the roofing material. Ground floor accommodation includes a living area, kitchen, utility, bathroom and main bedroom, whilst the first floor accommodation includes two further bedrooms, a shower room and a 'farm office.' The house is proposed to be set back 5.5 metres from the private access track which leads through the landholding. Foul drainage is proposed to be disposed of via a new septic tank draining to a soakaway pit or a perforated pipe system, and the private water supply is proposed to be taken from springs on the hillside to the south west.

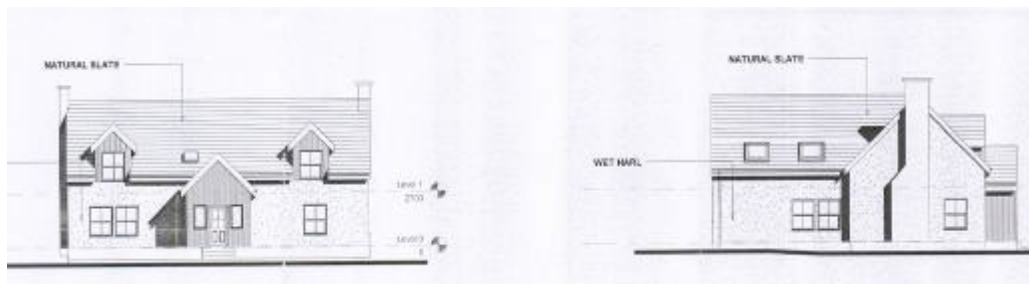


Fig. 7 : Proposed front and side elevation

Site history

5. Full planning permission was granted by Highland Council in 2006 for alterations and extensions to the former farmhouse (Highland Council planning ref. no. 06/199/FULBS). The extension included a substantial new wing positioned to the west of the existing structure, in a contemporary style and in marked contrast to the more traditional property. However, following the granting of planning permission, the practicalities of the development were assessed and it was found as a result of the damp related damage that any refurbishment work would effectively necessitate "the complete demolition of the ad hoc extensions to the rear of the property" and "near complete removal of the main structure." In addition the project

would also necessitate considerable groundworks to the rear of the property in order to form field drains to ensure protection of the new dwelling. The groundworks would involve cutting into bare and broken rock to the rear which the agent suggests in supporting documentation would be “left exposed as it would be difficult to re-grade to give any natural aspect which could be protected from erosion.”

Case for a new dwelling house

6. Having regard to the structural difficulties associated with the reinstatement of the property to an acceptable standard for human habitation, as well as the likely impact of the associated works on the landscape, the applicant has chosen to pursue the current proposal for a new dwelling house, which he considers is “in keeping and respecting the present composition, to be sited quite separately, on the good level and dry site identified in this application.” Mr. Slaney and his wife reside in Newtonmore, where Mrs. Slaney ran a shop until recently. Mr. Slaney undertakes a daily journey between Newtonmore and Coranstilbeg to carry out his agricultural duties. It is now the intention of the applicants to move to Coranstilbeg permanently. Reference is also made to Mrs. Slaney having arthritis and consequently requiring “a modern dwelling to meet the needs of an ambient disabled person.”
7. It is also stated in supporting documentation that the applicant, Mr. Slaney, is willing to accept removal of the planning permission granted by Highland Council (06/199/FULBS) and “any appropriate conditions imposed upon the abandoned dwelling, including demolition.”
8. In support of the proposal for a new dwelling house at this location an Operational Needs Assessment, prepared by the Scottish Agricultural College, has been submitted providing the background to the applicants involvement on the landholding (please refer to copy attached to the rear of this report). Mr. Slaney owns Coranstilbeg Farm, which extends to 136 hectares and has farmed it for the past 29 years and it is his intention to continue to farm the unit in the future. The landholding is described as an extensive livestock farm with some woodland. The farm unit carries a flock of blackface sheep with all lambs fattened on the farm.
9. The Operational Needs Assessment provides details of the activities undertaken. The ewe flock (221 blackface ewes, 55 ewe hogs and 13 rams) account for much of the workload throughout the year and this year produced a total of 273 lambs. The farm business is a member of the Quality Meat Scotland Assurance Schemes for Cattle and Sheep.² The farm is also in environmental schemes. It joined the original Cairngorms Environmental Sensitive Area Scheme in 1995 and there are currently two Rural Stewardship Schemes running on the farm.³

² Membership essentially certifies that the flock is managed to meet the high standards of food safety, animal welfare, traceability and environmental protection required by the scheme.

³ The RSS cover the protection of wetlands, species rich grassland and water margins. Part of the RSS also includes a riparian management plan on the Allt Fhearnasdail burn to encourage spawning of the Atlantic salmon up the burn.

10. The Operational Needs Assessment includes a breakdown of the number of hours per annum devoted to various activities including grazing, fodder crops, rough grazing, breeding ewes and lamb fattening, as well as maintenance and general management. The estimated total labour hours required on the landholding per annum amounts to 2,308. The assessment points out that a labour unit is now recognised as 1,900 hours per year and the hours required at Coranstilbeg therefore equates to 1.20 labour units. The labour on the farm is primarily provided by Mr. Slaney, with his wife providing some assistance at the busier times of the year, as well as the occasional use of contractors.
11. In addition to detailing the nature of agricultural practices and the labour hours required, considerable significance is also attached to farm security and animal welfare issues. Reference is made to the situation of the farm in a relatively remote area “which makes it vulnerable to theft and vandalism.” The track through the farm is used by walkers and cyclists and it is stated that numbers have been increasing, particularly since the introduction of the Outdoor Access Code. The Operational Needs Assessment concludes in respect of farm security that it is essential that someone is resident beside the main steading “both to prevent any theft from the site and reduce the risk of vandalism to buildings, fences, machinery and equipment.” In relation to animal welfare, a case is advanced that “normal animal welfare requirements are for the daily inspection of stock to ensure that they are in good health.” There is an added requirement of daily feeding during the winter months, as well as regular inspections throughout the day during lambing time. It is commented that Mr. Slaney has made regular use of a caravan at the site, for periods of at least 4 – 6 weeks per year, in order to be on site and give the required level of care at lambing time. The case for a presence on site is further reinforced by reference to the growing importance of farm bio-security, in order to protect the stock on the farm and prevent the spread of disease.
12. The assessment by the Scottish Agricultural College concludes that Coranstilbeg Farm is a fully functioning farm business deriving its income from the sheep enterprise, as well as environmental schemes and “it is deemed essential to the overall management of the business that someone resides full time on the unit.” The final comment states that “the provision of a farmhouse sited within the unit is required to provide the level of animal welfare and overall security that is required of a modern farm unit.”

DEVELOPMENT PLAN CONTEXT

National Policy

13. At national level, Scottish Planning Policy 3 (Planning for Housing) (February 2003) considers design in new housing developments to be an important issue when planning for housing development in both urban and rural areas. Planning Advice Note 44 (Fitting New Housing Development into the Landscape) (March 1994) states that “In seeking to protect and enhance the quality of the environment, developers should aim for a high standard of

design and landscaping in new housing development.” Particular emphasis is given to the shape, layout and form of the development and its impact on the surrounding area; the choice of materials, with colours and textures that complement development in the locality; well designed proposals that respect both the local environment and the landscape setting; and the visual impact of new development as seen from major roads and rail routes.

14. Planning Advice Note 67 (Housing Quality) (February 2003) emphasises the essential role the planning process can play in ensuring that the design of new housing reflects a full understanding of its context in terms of both its physical location and market conditions; the design of new housing reinforces local and Scottish identity; and new housing is integrated into the movement and settlement patterns of the wider area. It refers in the main to more urban housing developments but it nonetheless emphasises the importance of general issues such as landscape and visual impact, topography, building height, relationship with adjacent development, and views into and out of a site.
15. Planning Advice Note 72 is the new advice from central government on Housing in the Countryside, (February 2005) and on design it states “High quality design must be integral to new development and local area differences must be respected”. Furthermore it states “In some areas, such as National Parks, National Scenic Areas and Conservation Areas, there may be a case for more prescription and a preference for traditional design, but it is also important to encourage the best of contemporary designs. There is considerable scope for creative and innovative solutions whilst relating a new home to the established character of the area. The overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.”

Highland Structure Plan 2001

16. Policy H3 of the Structure Plan states that housing will generally be within existing and planned new settlements. New housing will not be permitted unless it can be demonstrated that it is required for the management of land and related family purposes. Policy L4 Landscape Character, states that the Council will in the consideration of development proposals have regard to the desirability of maintaining and enhancing present landscape character. Policy G2 Design for Sustainability, lists a number of criteria on which proposed developments will be assessed. These include service provision (water and sewerage, drainage, roads, schools, electricity); accessibility by public transport, cycling, walking and car; energy efficiency in terms of location, layout and design (including the utilisation of renewable energy sources) and impacts on resources such as habitats, species, landscape, cultural heritage and scenery.

Badenoch and Strathspey Local Plan (1997)

17. The Landward ‘Housing in the Countryside’ strategy of the Badenoch and Strathspey Local Plan (1997) identifies the proposed site as being within a Restricted Countryside Area. Section 2.1.2.3 of the Local Plan reconfirms the sentiments of the Structure Plan policy stating that a “strong presumption

will be maintained against the development of houses” in such areas. Exceptions will only be made where a “house is essential for the management of land, related family and occupational reasons.” It further stresses that adherence to the principles of good siting and design will be required.

Highland Council Development Plan Policy Guidelines (2003)

18. The Highland Council produced Development Plan Policy Guidelines dealing specifically with ‘Housing in the Countryside’ in 2006. The Cairngorms National Park Authority was not consulted on the guidelines. In view of the lack of involvement in the formulation of the guidelines and the eminence of the Local Plan for the Cairngorms National Park a decision was taken by the CNPA Planning Committee in January 2007 not to adopt the 2006 Guidelines. Accordingly the Development Plan Policy Guidelines (2003) remain applicable in the assessment of applications called in by the CNPA.

19. The 2003 Development Plan Policy Guidelines includes a specific section on ‘Land Management Criteria for Housing in the Countryside’ (of which the basic thrust is very similar to the aforementioned 2006 guidelines). The guidelines require that any case advanced for new housing in the countryside associated with land management activities must demonstrate that a sequential approach to the identification of the need for that house has been followed. The sequential approach requires consideration of alternatives such as the potential to use existing accommodation in the area or the renovation or replacement of an existing house. In assessing an application it is also stated that “the Council will consider whether there is : an existing permission for a house that has not been taken up or developed; evidence of houses or plots having been previously sold off from the farm holding; or land on the farm holding that has been identified as an existing settlement.” Detailed guidelines are included in respect of land management cases made on the basis of agricultural purposes or for croft land management. For example criteria required for a case based on agricultural activity includes a functional test to establish whether it is essential for the proper functioning of the enterprise that one or more workers are required to be on hand day and night where animals or agricultural practices require essential care at short notice to deal quickly with emergencies. The guidelines state that there is no justification for housing in the countryside associated with forestry or aquaculture enterprises.

Cairngorms National Park Plan (2007)

20. The 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.

21. 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" and to "understand and conserve the archaeological record, historic landscapes and historic built environment."

CONSULTATIONS

22. The Environmental Health Officer at Highland Council has assessed the proposal and stated that the service has no objection to the development. However, the response also states that the service does not have a record of the private water supply at these premises and states that the service would be willing to comment on any report provided by the applicant on the quantity of water and also offers that further analysis can be carried out by the Environmental Health section on the quality of the water should it be required.
23. The proposal has been assessed by SEPA and the consultation response highlights SEPA's primary interest in respect of private systems outwith settlement enveloped being the protection of surface waters and ground water. Accordingly advice has been provided on the minimum distances to be achieved.⁴ In the concluding comments on foul drainage SEPA note that the proposal involves foul drainage being disposed of via a new septic tank to a soakaway pit / perforated pipe system and advise that this proposal is acceptable subject to the minimum standards being achieved.
24. Kincaig and Vicinity Community Council state that they are "happy to see an entirely new house in place of the old building." However, the Community Council query if the old building is going to be left to crumble into a ruin and suggest that they would prefer to see it removed.
25. The CNPA's Visitor Services and Recreation Group have highlighted the fact that the existing farm track is an important and popular claimed right of way and have advised accordingly that the curtilage of the proposed dwelling house should not impinge upon the route. VSRG suggest that it may be

⁴ Minimum distance of 10 metres from soakaway to watercourse, including ditches and field drains, and 50 metres from soakaway to well or abstraction. To ensure groundwater protection a minimum distance of 1 metre from the bottom of distribution pipes of soakaway to seasonally highest water table is required.

necessary for a limited time during the construction period to direct people users of the track around the immediate building site.

REPRESENTATIONS

26. No representations have been received in respect of the proposed development.

APPRAISAL

27. The description of the development proposal refers to a 'replacement farmhouse.' Having regard to the deteriorating condition of the structure and its uninhabited state where the property has not been occupied for over thirty years, as well as the fact that the new dwelling is proposed to be sited some distance (at least 54 metres) from the existing structure, it is my view that the development proposal does not constitute a replacement dwelling house. The use of the existing property for residential purposes has long been abandoned and it is clearly not inhabitable in its current state.
28. The proposed development is essentially for a dwelling house in a restricted countryside area. The key issue to assess in this application is therefore the principle of a dwelling house on this site in relation to development policies. The assessment will also reflect on other issues such as design, general siting, visual impact, the after use of the existing nearby structure and the precedent that such development may set.

Principle

29. In terms of planning policies the site is located in a Restricted Countryside Area as defined in the Badenoch and Strathspey Local Plan (1997), where there is a strong presumption against individual new houses, unless it can be demonstrated that it is required for the management of land and related family purposes.
30. Having regard to the size of the farming unit, the nature of agricultural practices undertaken on it, the labour hours required, the fact that the applicant Mr. Slaney is the only employee (with the exception of occasional assistance from his wife during busy periods, as well as the use of contractors where required) and where the Operational Needs Assessment has demonstrated that he works above average labour hours on the farm unit, I consider that the land management case setting out the applicants role on the farm is sufficient to justify consideration being given to a new dwelling house on the family landholding. In addition, as detailed in paragraph 11 of this report a case has also been made for a permanent residential presence on the landholding on the basis of general security and animal welfare concerns.
31. Despite the fact that the applicants have recently secured full planning permission for alterations and extensions to the existing uninhabited property, a case has been made on the basis of the structural condition and

the potential landscape impacts of the associated works (which would necessitate significant excavations of the rising ground to the rear of the existing structure), to now discount this as an option to provide residential accommodation on the landholding. As detailed earlier in this report the applicant is willing to “accept removal of 06/199/FULBS and appropriate conditions imposed upon the abandoned dwelling.” In the event of consideration being given to the granting of planning permission Mr. Slaney is also willing to enter into a Section 75 agreement “tying the dwelling ownership and occupancy to the landholding.”

Design, siting and visual amenity

32. The proposed dwelling house is a simple one and three quarter storey design, incorporating traditional features and it is clear that efforts have been made to replicate the proportions and features of the former dwelling at Coranstillbeg. In terms of the proposed siting, whilst exposed and lacking in existing vegetation in the immediate vicinity its level of exposure is similar to that of the original dwelling house at Coranstillbeg and the agricultural structures already in place on the landholding. The area is quite remote and does not have any significant level of passing traffic, with the exception of pedestrians or cyclists using the track which traverses through the landholding. The siting of a new dwelling house in reasonably close proximity to the existing farm complex would not detract from the overall rural experience of users of this track nor would it detract from the visual qualities of the area.
33. The assimilation of the new dwelling into its proposed siting could be further assisted by undertaking some landscaping in the vicinity. This is not to suggest however that regimented boundary enclosures should be created. Large belts of strategic planting at appropriate locations, such as a short distance from the side or rear of the proposed dwelling would be the most effective. Reference has also been made in previous sections of this report to visibility of the site from the upland and mountain areas to the east and south east. However, from such a distance I consider that a new dwelling would have a negligible visual impact, as it would be likely to read as part of the complex of buildings on the farm. Existing woodland some distance to the rear would also assist in creating a backdrop, and additional new planting closer to the property would also further minimise the visual impact.

Abandoned farmhouse

34. In accepting the principle of a new dwelling house on Coranstillbeg Farm it is also necessary to consider the treatment of the abandoned farmhouse. The applicant has indicated that he is willing to accept removal of the permission recently granted for alterations and extensions to the original farmhouse. There are essentially two options which could be considered in relation to the abandoned farmhouse – (i) to include a condition restricting the use of the structure for storage purposes in conjunction with the operation of the farm or (ii) including a condition requiring the demolition of the structure. In the first instance whilst it may be possible to regulate the use of structure, it would not place any obligation on the applicant to maintain the property or indeed protect it from further deterioration. The property could therefore

potentially fall into a ruinous state which would have a significant adverse visual impact on the immediate landscape. In the latter case, the negative effects of a decaying property could be overcome by the complete demolition of the structure and the reinstatement of the ground to grassland similar to the surrounding area. The building which would be lost as a result of demolition is not of any significant architectural or cultural merit, having had many ad hoc extensions and non traditional additions since it was originally built in the late nineteenth century. In the event of consideration being given to the granting of planning permission the inclusion of a condition requiring the demolition of the existing structure prior to the commencement of development would have the effect of removing the potential to develop the permission for alterations and extensions to the structure as granted by Highland Council in 2006.

Conclusion

35. The details submitted in the course of this application demonstrate that the proposed dwelling house is required by the applicant as a place of permanent residence and the case has been presented to justify such a house in this countryside location on the basis that the applicant is essential to the land management of the farming enterprise. The proposal is therefore in accordance with Structure Plan and Local Plan policy on housing in the countryside. As a satisfactory case has been advanced on land management grounds, I do not consider that the development could be viewed as setting a precedent for housing in the countryside. In order to ensure that the proposed dwelling house on the site remains in use by persons involved in the land management of the farm on which the site is located, and in the interests of consistency with previous permissions granted for dwelling houses in the countryside on the basis of land management justification, I recommend, in the event of consideration being given to the granting of planning permission that it is subject to the completion of a Section 75 legal restricting the occupancy of the new dwelling house to the applicants or any person employed (or last employed) in land based management activity on the landholding and restricting the sale of the proposed dwelling house except as one overall unit in conjunction with the 136 hectare.

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 affecting the proposed site, and having regard to the locational relationship of the dwelling with existing farm structures it is not considered that a new dwelling house at this location would have an adverse impact on the conservation and enhancement of the natural and cultural heritage of the area.

Promote Sustainable Use of Natural Resources

37. No details of the proposed new building have been provided and it is not therefore possible to assess compliance with this aim.

Promote Understanding and Enjoyment of the Area

38. It is not considered that the development would adversely effect the promotion of the understanding and enjoyment of the area by the general public subject to the claimed right of way on the existing farm track being maintained free of obstruction.

Promote Sustainable Economic and Social Development of the Area

39. A case has been put forward for the proposed dwelling house on the basis of the management of the landholding on which it is proposed and as such could be regarded as an indication of the applicants continuing commitment to the area and in particular to the operation of the farm which could therefore be

considered to assist in ensuring the on-going economic development of agricultural activities in this area.

RECOMMENDATION

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

Grant Full Planning Permission for a new dwelling house at Coranstillbeg Farm, Glen Feshie, Kingussie, subject to completion of a S75 Legal Agreement which restricts the occupancy of the new dwelling house to the applicants or any person employed (or last employed) in land based management activity on the 136 ha. landholding on which it is proposed and restricting the sale of the proposed dwelling house separate from the landholding, and also subject to the following planning conditions:-

1. The development to which this permission relates must be begun within five years of the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no fences or walling shall be erected on the site without the prior written consent of the Planning Authority.
3. Prior to the commencement of any other aspect of the development the existing abandoned farmhouse shall be demolished and its remains shall be completely removed from the site. The ground shall be regraded and seeded in the next planting season following its demolition.
4. Prior to the commencement of development, a detailed landscaping plan to include the provision of strategically located belts of planting to the side and rear of the dwelling house, shall be submitted for the agreement and written approval of the CNPA acting as Planning Authority. The landscaping shall be implemented and maintained in accordance with the approved plan. The plan shall include details of the siting, numbers, species (which shall be appropriate to the rural setting) and heights (at the time of planting) of all trees and to be planted, 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.
5. All windows and external doors in the dwelling shall be timber.

6. Parking and manoeuvring space for at least 2 no. cars shall be provided within or close to the curtilage of the property such that all vehicles may enter and leave the site independently in forward gear.
7. Prior to the commencement of development, a photographic record shall be made of the remains of the old building and / or any other features affected by the proposed development and shall thereafter be submitted to the Cairngorms National Park Authority acting as Planning Authority. No further site clearance work shall take place until confirmation has been received in writing from the CNPA acting as Planning Authority, that the record made has been lodged and is accurate.
8. The development shall not impinge on the claimed right of way on the existing farm track which traverses past the proposed dwelling house, except where necessary for a limited period during the course of construction, where users of the track shall be directed around the immediate site. The limited period of redirection shall be agreed in writing with the Cairngorms National Park Authority acting as Planning Authority prior to its commencement.

Mary Grier
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18th July 2007

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.