
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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DEVELOPMENT PROPOSED: FULL PLANNING PERMISSION FOR EXTENSION TO SHOWER/TOILET BLOCK TO PROVIDE TRAINING FACILITIES, BADAGUISH OUTDOOR CENTRE, ROTHIEMURCHUS, AVIEMORE

REFERENCE: 06/470/CP

APPLICANT: BADAGUISH OUTDOOR CENTRE SPEYSIDE TRUST, GLENMORE, AVIEMORE

DATE CALLED-IN: 1 DECEMBER 2006

RECOMMENDATION: APPROVAL, SUBJECT TO CONDITIONS

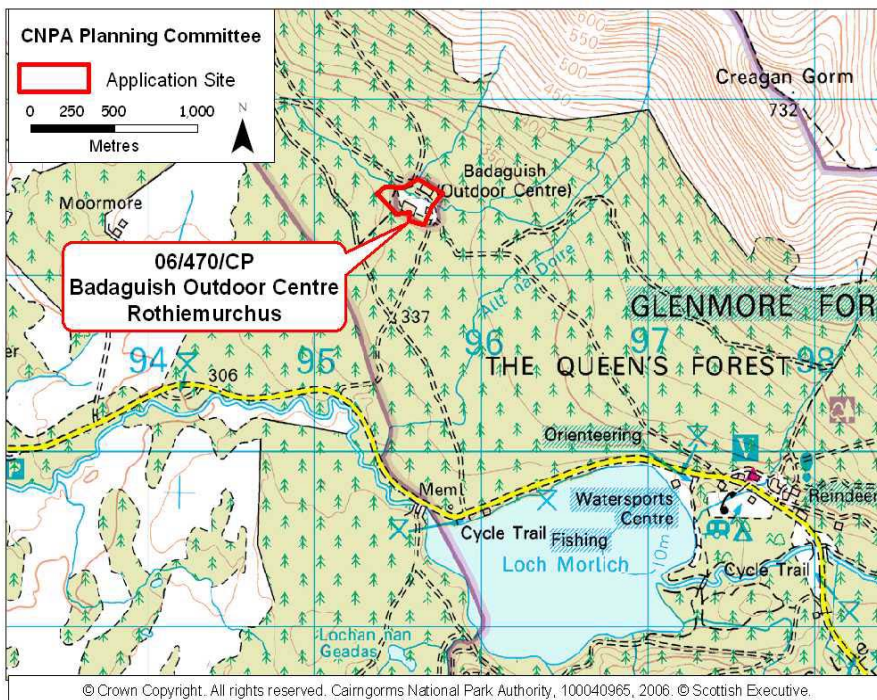


Fig. 1- Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This planning application relates to a proposal to extend a recently completed building which accommodates shower and toilet block facilities, at the Badaguish Outdoor Centre, near Aviemore (Fig. 1.). The existing building is located on the south side of the complex of buildings and structures at the site. The extension is to accommodate 4 additional vocational training workshops and 2 additional vocational training rooms, associated with the operations of the Centre – provision of equal opportunities for outdoor education, training and supported employment.
2. The existing log style clad shower/toilet block has been erected under a previous planning permission, granted by Highland Council in September 2003. There were no conditions attached to this permission (03/00290/FULBS) (Figs. 2 & 3.).



Fig. 2. Existing Shower/Toilet Block to be Extended



Fig. 3. Existing Shower/Toilet Block to be Extended

3. The proposal is to extend the existing building at right angles on its south elevation. This will form a "T"-shaped building. It will have a pitched roof of blue/grey low profile steel sheeting and log style clad walls, all to match the existing finishes (Figs. 4. & 5.). An initial proposal to form a new access road to the south of the proposed extension, has been removed. The access would have crossed land managed by Forestry Commission Scotland.
4. The proposal is the final part, in the current development strategy to consolidate and improve the services provided by the Centre. This has included the erection of four chalets (nearing completion), the conversion and extension of a bothy to form a coffee shop and vocational training facilities in catering and hospitality (CNPA Committee approval on 9 March 2007) and the construction of the shower/toilet block (completed).

DEVELOPMENT PLAN CONTEXT

Highland Structure Plan 2001

5. In the **Highland Structure Plan (approved March 2001), Policy B7 (Business Development in Rural Areas)** supports small-scale business development or extensions to existing indigenous industries. **Proposal S2 (Education Facilities)** advises that the Council will actively support the development of educational and associated facilities throughout the Highlands.
6. **Policy L4 (Landscape Character)**, states that the Council will have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals. **Policy N1 (Nature Conservation)**, requires new developments to seek to minimise their impact on the nature conservation resource and enhance it wherever possible. For sites and species of international importance, developments which would have an adverse effect on the conservation interests for which a site has been designated, will only be permitted where there is no alternative solution and there are imperative reasons of over-riding public interest, including those of a social and economic nature. **Policy G2 (Design for Sustainability)**, lists a number of criteria against which proposed developments will be assessed. These include service provision (water and sewerage, drainage, roads, schools, electricity); energy efficiency in terms of location, layout and design (including the utilisation of renewable energy sources) and accommodation of the needs of all sectors of the community, including people with disabilities or other special needs and disadvantaged groups.

Badenoch and Strathspey Local Plan

7. The site lies within the area covered by the **Glenmore Corridor**, in the **Badenoch and Strathspey Local Plan (September 1997)**. This does not provide specific policies for the Badaguish area but there is a general policy for the “Corridor” area. **Policy 4.14.1. (Development)** accepts reasonable consolidation and improvement of established businesses in principle, but has a strong presumption against other further new development. In **Policy 4.14.3, (Other Land Use and Conservation)** it is stated that every encouragement will be given to active conservation measures where these are aimed at sustaining the natural heritage interest and restoring or enhancing the underlying fauna, flora, scenery and man-made heritage features of each transitional zone. **Policy 2.5.5. (Nature Conservation)** states a presumption against development which would have a significant detrimental effect on nature conservation sites

Cairngorms National Park Plan

8. In the **Cairngorms National Park Plan**, strategic objectives contained within the section on “Conserving and Enhancing the Natural and Cultural Heritage of the Park – Landscape, Built and Historic Environment”, include a need to ensure development complements and enhances the landscape character of the Park, and the character, pattern and local identity of the built and historic environment. In the section on “Living and Working in the Park – Economy and Employment”, strategic objectives include a desire to promote access to education and vocational training at all levels across the Park; and a desire to ensure a match between training provision and current/future/skills needs.

CONSULTATIONS

9. **SEPA** notes that the development is to connect foul drainage to the existing treatment private treatment works at the site. A consent from SEPA already exists for discharge at this location, and therefore they do not object to this proposal. However, the applicant should ensure that the existing treatment unit is adequate for any additional loading and that the operation of the system and resultant effluent quality are within the terms of conditions of the existing discharge authorisation. In relation to surface water, it is noted that it will be disposed of via an existing system, although no details are given. Provided the existing system provides the required level of treatment, and employs SUDS, SEPA have no objections.
10. **The Rothiemurchus and Glenmore Community Association** have advised that there have been several applications recently for Badaguish and that they would like to understand how they all fit together.

11. **SNH** state that the location of the proposed development lies close to, but outwith, Glenmore Forest SSSI. This SSSI forms a component of the Cairngorms Special Area of Conservation (SAC) and the Cairngorms Special Protection Area (SPA). At its nearest point, the proposed development lies approximately 200m from the boundary of the adjacent designated site. The development proposal also lies within the Cairngorm Mountain National Scenic Area (NSA). SNH advise that the proposed extension will not directly impact on the interests of the SSSI, SAC, SPA and NSA designations. Nor do they consider that it would, in itself, result in significant additional disturbance to these nearby designations. SNH therefore have no objections to the proposal.
12. **Forestry Commission Scotland (FCS)** initially advised that no approach had been made to use the proposed new access road associated with the development. The new access proposal involved land managed by FCS. At that time, they were not in a position to support the proposal until the matter of access over the land in question was resolved. Following the removal of the proposal for the new access, FCS have no further comment to make.

REPRESENTATIONS

13. No representations have been received.

APPRAISAL

14. As the Committee know from previous applications, this proposal is part of the current wider development strategy at Badaguish to consolidate and improve the training and outdoor educational facilities and operations at the Centre. As I understand it, this proposal is the final phase in the current development programme and Badaguish business plan. There has been some local concern about the recent level of new build activity at the Centre. In this respect, a representative from Badaguish has agreed to attend the next meeting of the Rothiemurchus and Glenmore Community Association, and provide a presentation which will explain the on-going projects.
15. There are no fundamental planning policy objections to the proposal. Indeed policies for the area accept reasonable consolidation and improvement of established uses in the area. The proposal represents an extension to an existing building within the Badaguish complex. Although a physical extension, the proposed new build area is not linked in functional terms to the shower and toilet block. It is physically attached because it is more economical than constructing a completely new separate building elsewhere. Its vocational training accommodation usage is clearly linked to the established operational

activities at the Centre and it will provide additional facilities for disabled users and young people attending courses.

16. Natural heritage designations are located nearby but it has been confirmed by SNH that there will be no direct impacts from the development proposals on these areas.
17. The design of the extension matches that of the existing building in terms of scale, appearance and finishing materials and being within a wooded area, there are no adverse landscape or visual impacts.
18. Now that the new access proposal has been removed, Forestry Commission Scotland have no concerns. The technical matter of foul water drainage to the existing treatment plant is covered by an existing discharge authorisation from SEPA and any changes to the drainage regime at the plant will be covered by other legislation. However, there is a need to impose a condition requiring SUDS for surface water disposal.
19. **To conclude, this proposal is a development of a moderate scale within an existing established complex and it raises no concerns in relation to planning policy or the aims of the National Park.**

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

20. There are no adverse impacts on the natural and cultural heritage of the area.

Promote Sustainable Use of Natural Resources

21. The proposal uses timber finishes to the walls.

Promote Understanding and Enjoyment of the Area

22. The operation of Badaguish Outdoor Centre provides equal opportunities for educational advancement and training activities, some of which relate to understanding of the area. This additional training facility will help promote understanding and enjoyment of the area as part of the overall operation of activities at the site.

Promote Sustainable Economic and Social Development of the Area

23. The facility will help develop and improve the Centre's programme of equal opportunity education and training activities and as such is seen as positive to the social and economic development of the area.

RECOMMENDATION

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

Grant Full Planning Permission for Extension to Shower/Toilet Block to Provide Training Facilities, Badaguish Outdoor Centre, Rothiemurchus, Aviemore (06/470/CP), subject to the following conditions:

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. Prior to the commencement of development, the developer shall submit full working details of the method of on-site disposal of surface water drainage. This shall be in accordance with the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland, CIRIA C521 2000, all to the satisfaction of the CNPA acting as Planning Authority in consultation with the Scottish Environment Protection Agency.
3. For the avoidance of doubt, all external finishing materials shall match exactly those on the existing shower/toilet block building, all to the satisfaction of the CNPA acting as Planning Authority.

Determination Background

This application was called-in on 1 December 2006. Following receipt of consultations, some issues relating to clarification of use, the concern about the proposed access road, and SUDS drainage, were forwarded to the applicant's agent in February 2007. These were answered in late February but not in time to report the application to the March determination Committee.

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13 March 2007

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