
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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

DEVELOPMENT PROPOSED: FULL PERMISSION FOR RENEWAL OF EXISTING GAME REARING SITES AT CUAICH, CRUBENMORE AND INVERNAHAVON AND CONSENT TO EXTEND THE EXISTING SITE AT INVERNAHAVON.

REFERENCE: 06/046/CP

APPLICANT: PHONES ESTATE, PHONES, NEWTONMORE.

DATE CALLED-IN: 24th February 2006

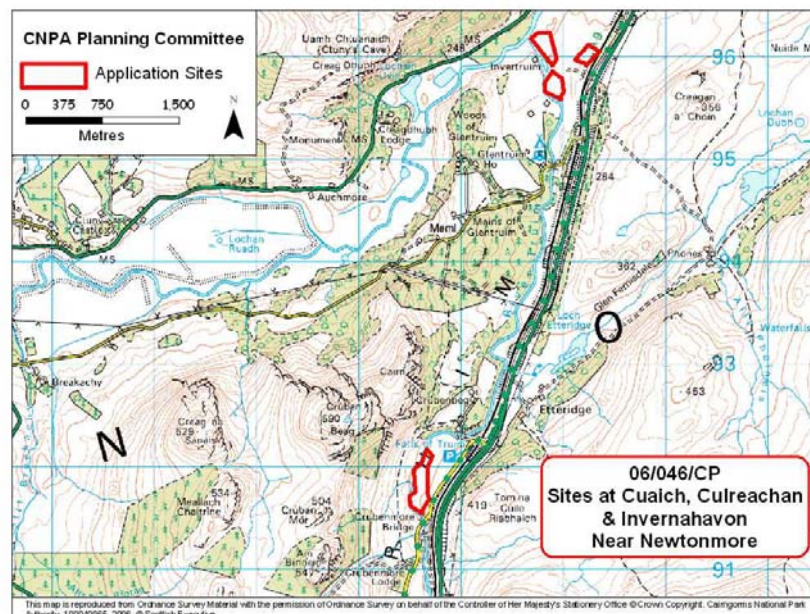


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Full permission is sought in this application for the renewal of planning permission for existing game rearing sites at three locations on Phones Estate, south of Newtonmore. The three locations are at Cuaich, Crubenmore and Invernahavon. Permission is also sought in this application for an extension to the existing site at Invernahavon. It has been indicated that "Phones Estate would ideally like permanent permission."



Fig. 2 : approach to site at Cuaich



Fig. 3 : Crubenmore



Fig. 4 : example of land at Invernahavon



Fig. 5 : area of proposed extension

2. The three areas are all located to the west of the A9 trunk road. The site at Cuaich is the southernmost and lies on land between the railway line (which forms its western boundary), and the A9 which is approximately 130 metres to the south east. Access is taken via a landrover track off the minor road that connects Crubenmore with Dalwhinnie,¹ and the track crosses the railway line. The track also serves a number of residential properties located close to the subject site. The site at Crubenmore is located approximately 4.6 kilometres north of the land at Cuiach and it is also accessed from the same minor road, with the site located approximately 60 metres to the west of the public road. The western boundary of the site is formed by the River Truim while the site is demarcated to the east by a steep embankment. The actual site and the surrounding land to the north, south and east

¹ The road is identified on maps as being part of General Wade's Military Road.

currently consists of rough grazing ground. The third location, at Invernahavon actually includes three pockets of land, two of which are immediately adjacent to the River Truim. The third area is adjacent to a larger game rearing site that has the benefit of full planning permission (in a permanent capacity). Unlike all other areas proposed in this current application where a renewal of planning permission is sought, full planning permission is sought on the third area at Invernahavon as a new extension to the permitted site. The area is immediately contiguous to the permitted game rearing site and extends approximately 170 metres eastwards towards the railway line and its associated embankment.

3. The overall development would involve the erection of 200 game rearing pens and adjacent runs. The pens and runs are described in application documentation as being temporary and moveable. The game pens take the form of wooden huts, with dimensions of 183cm (h)² x 244 cm (w), formed with plywood sides and a corrugated iron roof. Drawings indicate that a Type 1 hut would have a centrally located door in the front elevation, as well as one window. The Type 1 structure is also proposed to include an adjacent night shelter (175cm (h) x 300cm (w)), containing a door in the front elevation. Details submitted with the planning application indicate that the sides of the night shelter would consist of a “wooden frame with Tensar” with the roof consisting of reinforced polythene. The Type 2 structures proposed are quite similar, although having slightly different dimensions – the hut has dimensions of 142cm x 244cm, with a centrally located door and a window either side, while the adjacent night shelter has dimensions of 190cm x 244 cm.



Fig. 6 : Game pens in construction (3/4/06)

4. Each of the 200 game pens consists of the aforementioned hut and night shelter in addition to an adjacent run. The run is an enclosed area measuring 900cm x 1200cm, and is constructed from a wooden frame with rabbit netting covering and is roofed with nylon netting. In addition each of the 200 units also has a gas brooder, 2 gas bottles, 2 or 3 water drinkers and also some feed hoppers.

² At its highest point.

5. Information supplied in the course of this application indicates that the game farm typically rears approximately 117,000 birds per year, made up of pheasants, red-legged partridge and mallard duck. The game farm operates on a commercial basis, supplying birds for sport shooting to the Estate and also having a wide market, supplying to other local Estates as well as other locations throughout Scotland. Approximately 35% of the birds reared are actually released on Phones Estate. During the main rearing season the game farm employs 4 full time workers³ and 5 part time workers. In addition, employment is provided to four students for a period of a month each spring at the time of erecting the game pens and establishing the farm. In a submission on behalf of the applicants the game farm is described as being “hugely successful” with the product being “in high demand throughout the country.”
6. Information submitted with this application suggests that traffic generated by the game farm is minimal, generally curtailed to four or five deliveries of gas over an eight week period, together with a weekly delivery of feed during the main operating period of around five months. Birds are generally transported from the sites in trailers and non commercial size vehicles.
7. It is proposed that the game farm sites would be rotated amongst the relevant portions of land on a two year cycle. The intention of rotation is to reduce the risk of disease transmission. The first period would involve the establishment of the game pens on the two pockets of land at Invernahavon that lie adjacent to the River Truim and also half of the site at Crubenmore.⁴ The following rotation period would result in the game pens being established for the season on the remainder of the Crubenmore site, as well as the large permitted site at Invernahavon and its proposed extension area. Reference is made in application documentation to the sites at Cuaich not having proved successful in the past as they are “somewhat wet and exposed.” I understand however from discussions with the Estate Manager in the course of this application assessment that the portion of the original site at Cuaich is only included in this proposal as a precaution, to ensure that the area could be used for the relocation of some of the game pens in the event of an emergency.
8. There is a history of planning permission being granted for the establishment of the game farm on Phones Estate. Planning permission was granted by Highland Council in March 2000 (Highland Council planning ref. no. 00/00021/FULBS) for the erection of 130 moveable game rearing pens on three adjoining pockets of land at Cuaich, the site at Crubenmore⁵ and the two riverside pockets of land

³ Two of the permanent staff involved in running the game farm live on the estate with their families.

⁴ Sites A and B – riverside sites at Invernahavon; Site C – site adjacent to the railway at Invernahavon; Site D – Crubenmore site.

⁵ Identified in the application as Culreachan.

at Invernahavon, which are included within the current development proposal. Permission was granted for a limited period and expired on 23 March 2006. The conditions of the permission also stipulated that the use of each of the sites should be on a rotational basis.⁶

9. A further application was made to Highland Council in December 2002, seeking full permission for the extension of the existing game rearing enterprise, creating 70 additional pens (Highland Council planning ref. no. 02/00390/FULBS). That application related to two separate sites, one in fields east of Glentruim House and the second at Invernahavon, in a new field to the south west of the two riverside sites granted temporary permission in 2000. Full planning permission was granted on 14th March 2003 and no restrictions were imposed in respect of time limits, and this has therefore been interpreted as a permanent permission. A condition was included requiring that proposals for the rotation of all the pens (including the extended areas and the new area) on a year by year basis be submitted for the approval of Highland Council, as planning authority. The information submitted in compliance with this condition indicated that the sites at Glentruim and Crubenmore would be utilised in 2003, the new site at Invernahavon would be used in the 2004 season, with the 2005 game rearing activities focusing on the two riverside sites at Invernahavon. Activity in 2006 was proposed to return to the sites at Glentruim and Crubenmore.
10. The plans of Phones Estate for the rotation of the game farm appear to have altered since the details provided in 2003. A letter from Estate representatives accompanying this current application indicates that in addition to the 'giving up' of two of the sites at Cuaich plans to use the site at Glentruim have also been abandoned.
11. Construction of the game farm for the 2006 season has commenced at Invernahavon, and at the time of carrying out a site visit in early April the game pens were in the process of being erected, largely within the site on which permanent planning permission exists. In addition 20 game pens have recently been erected on land to the west of the permitted site i.e. within the area (referred to in documentation as Area C) on which permission is currently being sought for use as an extension to the main site. Having recently spoken to the estate manager and received written details on the matter I understand that the necessity to extend into this new area without the benefit of planning permission arose unexpectedly due to water logging problems on a portion of the larger permitted site at Invernahavon. It was only after unsuccessful drainage attempts on that site that it became necessary to extend into the new area, as significant quantities of "young birds had been ordered and commitments made and the order books for the final product are full."

⁶ 2000 – Crubenmore Bridge; 2001 – Invernahavon; 2002 – Cuaich; and "thereafter use of the sites shall rotate in that order unless otherwise approved in writing by the Planning Authority."

12. The agents have submitted a brief statement outlining the nature of the development in the context of the aims of the Cairngorms National Park. In terms of the first aim, the documentation refers to the establishment of the game farm over the past five years, which resulted in a change of use from rough ground to the game farm and it is suggested that it has become an established use and “part of the local economy and culture.” The submission also states that “sporting enterprises and their associated activities have been part of the natural and cultural heritage of this area for well over a hundred years.”
13. On the subject of promoting the sustainable use of the natural resources of the area, the suggestion is advanced that Phones Estate is a “diverse rural business established on sustainable use of natural resources” with the sporting element in particular being dependant upon the wild grouse population which is managed by the keeping staff on the estate. The supporting documentation also suggests in recognition of the decline of red grouse and the need to take pressure of this fragile resource that partridge and pheasant shoots have been established, with the game farm supplying the birds. The means by which the applicant / agent consider that the development is consistent with the Park’s third aim is also linked to the existence of sporting enterprises, and in particular shooting. It is contended that field sports are a form of recreation that is “available to a broad cross section of the public with affordable and rough shooting particularly being supported by pheasant and partridge” and that this assists in promoting the understanding and enjoyment of the area.
14. Finally in relation to the fourth aim the view is advanced that a successful, well established and sustainable rural business such as the game rearing farm is fundamental to sustain the economic and social development of the community in this “remote and disadvantaged area.” It is stated that the game farm has a turnover of £450,000. A further economic benefit is suggested in that a “local facility producing locally reared game for local shoots can only be a massive advantage” in the current environment of potential avian flu problems.

DEVELOPMENT PLAN CONTEXT

SPP 15 : Planning for Rural Development

15. **SPP 15 : Planning for Rural Development**⁷ in discussing the role of planning advises that “rural diversification should be embraced to help businesses, land managers and farmers expand and start new enterprises in appropriate circumstances and at an appropriate scale.” In discussing in detail the concept of diversification, **SPP 15** suggests that it is most successful where activities are complementary and

⁷ SPP 15 replaces National Planning Policy Guidance (NPPG 15): Rural Development. The SPP is intended to set out “the approach, key messages and objectives that should underpin planning policies and decisions affecting rural areas.”

carefully targeted, perhaps connected to an existing business and likely to be linked to local suppliers and markets, as well as having strong ties with the community in terms of employment and service delivery.

16. Whilst encouraging diversification **SPP 15** also draws attention to environmental quality and the fact that there are many areas of Scotland which are special in terms of the built, historic and natural environment where change has to be managed with great care. It notes too that in many areas environmental quality is high outwith protected areas as well as within them. Para. 26 of **SPP 15** advises that “some parts of these valued environments can accommodate certain types of development, where it can be demonstrated that there is no adverse environmental impact.”

Highland Council Structure Plan (2001)

17. Section 2.8.5 of the Structure Plan acknowledges that the Plan “can sustain the agricultural sector by supporting measures which provide additional sources of income for farmers and a wider range of employment opportunities in rural areas.” **Policy A2 on Farm Income Diversification** states that the Council will generally encourage proposals for the diversification of farm incomes through adding value to products and through non farming enterprises.
18. The **Structure Plan** includes a detailed chapter on the environment, including detailed reference to nature conservation and landscape. The Council’s policy on nature conservation is outlined in section 2.13.2 of the Plan, stating that it follows the hierarchical approach as set out in **NPPG 14 Natural Heritage**. It is stressed that the existence of designations does not necessarily preclude development from taking place within or affecting the sites and that it is possible that developments could be compatible with maintaining the features for which the sites are designated. **Policy N1** requires that new developments seek to minimise their impact on the nature conservation resource and enhance it wherever possible.
19. The subject sites are located within a designated Area of Great Landscape Value (AGLV). In such areas visitor management and natural beauty are some of the main factors of concern. In terms of landscape in general, **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.”

Badenoch and Strathspey Local Plan (1997)

20. The **Badenoch and Strathspey Local Plan** in discussing employment notes that in landward areas the main opportunities for rural economic development “probably rest in diversification including in the natural environment.” It is also noted in the landward areas that diversification

away from traditional farming methods has led to changes towards specialist farming and accordingly one of the principles for development in the area is to “safeguard farming activities and encourage diversification compatible with maintaining traditional ways of life.” The specific policy on **Agricultural Diversification** is outlined in 2.2.1(b) of the Plan where it is stated that the Council “will encourage diversification, innovative land management and development schemes embracing specialist farming and other businesses.” In relation to **Sporting Interests** policy 2.2.2 states that measures to develop angling, game shooting and deer stalking which do not adversely affect the appearance or other uses of the countryside will be encouraged.

21. In terms of nature conservation, **section 2.5.5** of the **Badenoch and Strathspey Local Plan** states that a presumption will be maintained against development which would have a detrimental effect on any designated nature conservation sites. Landscape conservation is discussed in sections 2.5.10 – 2.5.12 of the Local Plan where it is the intention to conserve areas of landscape importance including waterside land, open areas and scenic views.
22. **For information purposes only** : The subject sites are located on land identified in the **Consultative Draft** of the **Cairngorms National Park Local Plan** as General Policy Area 1 (sites at Invernahavon) and General Policy Area 2 (sites at Crubenmore and Cuaich). Within General Policy Area 1 development will only be permitted if it is unlikely to have a significant adverse effect on the aims of the National Park or any of its special qualities. Where it is concluded that a development would have an adverse effect on the aims of the National Park, any of its special qualities, or on public health or amenity, it will only be permitted where it is considered that such effects would be outweighed by social and economic benefits of national importance or of importance to the aims of the National Park and where appropriate measures are taken to minimise and mitigate the adverse effects of the development.
23. In General Policy 2 areas, 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.
24. The Consultative Draft **Cairngorms National Park Local Plan** describes the diverse and spectacular landscapes of the National Park as one of the area’s key assets. Accordingly, **Policy 4 : Landscape** states that “development that is likely to have an adverse impact on the

special landscape qualities of the National Park including : landscape character, scenic qualities, natural beauty, amenity, historic landscape elements, cultural components or wild land character of parts of the National Park, will not be permitted.”

25. The Consultative Draft Local Plan also includes a section on Agriculture in which reference is made to the National Park Plan identifying objectives to maintain a productive and viable agricultural sector. It is also stated that the Plan can support the sector by supporting diversification and the continued management of the land. **Policy 26** states that “proposals for development to diversify or increase the viability of the farm will be approved subject to conditions or agreements to secure the appropriate long term agricultural management of the farm or croft unit.”

CONSULTATIONS

26. **SEPA** have commented on the proposal noting that it is for a renewal of consent for game rearing sites and for an extension of the site at Invernahavon. The consultation response states that **SEPA** does not have any concerns regarding the proposals. However, the proximity of the sites to local watercourses is mentioned and **SEPA** suggest that the applicants attention is drawn to the general guidance contained in the Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity (PEPFAA) March 2005.
27. **Scottish Natural Heritage** was consulted on the proposal and have no objection. The consultation response notes that some of the proposed locations lie adjacent to the River Truim, which is a part of the River Spey SAC. The SAC has been designated for its populations of Atlantic salmon, otter, sea lamprey and freshwater pearl mussel. **SNH** consider it unlikely that the proposal would have a significant effect on any of the qualifying interests either directly or indirectly and an appropriate assessment is not therefore required.
28. The proposal has also been examined by the Archaeology Section of Highland Council and the response notes that there are no sensitive archaeological issues regarding the application sites.
29. The CNPA’s **Natural Heritage Group** have also examined the proposal and carried out a site visit. The consultation response from that group has provided a brief summary of natural heritage interests at each of the sites that are the subject of this current application. It is noted that the site at Cuaich consists of a flat area of rough grazing on peaty soils. Lapwings and oystercatchers were observed on the site during the course of the **NHG** site visit and the response notes that there is potential for such species to use the area for nesting. In relation to the site at Crubenmore, the response notes that there was evidence that game bird pens had previously been located on the

northern end of the site, as their outline was still visible where the short, semi-improved grassland had been disturbed. The central and eastern area of the Crubenmore site is represented by a bryophyte⁸-rich area of wet heath which hosts abundant lichen. The two sites at Invernahavon on which renewal of planning permission is sought are represented by very short, improved grassland, and similar to a portion of the site at Crubenmore display clear signs of previous use for gamebird pens. The third area at Invernahavon i.e. the area on which permission is sought for a new extension to a permitted existing site, is an area of unimproved grassland and degraded heath. A central area of the site contains heath and young pines, contained by rabbit and stock proof fencing. While the area to the west of the central plantation consists of unimproved grassland, the area to the east is represented by heavily grazed and degraded heath and grass.

30. The report from the CNPA's **Natural Heritage Group** concludes with comments on two aspects of particular natural heritage interest. The protection⁹ afforded to the nests of wild birds under the Wildlife and Countryside Act (1981) is highlighted. Reference is made to the fact that all sites proposed in this application are potential nesting habitats for lapwings and oystercatchers,¹⁰ and the importance of ensuring that the nests are not disturbed by any development at the sites is highlighted. In order to achieve this **NHG** recommend that the erection of pens on the sites occurs by April 15th each year, before the sites can be occupied by nesting waders.
31. The second aspect of the concluding comments is in relation to the area of wet heath at Crubenmore which is relatively rich in biodiversity and is therefore of natural heritage value. It is recommended that that particular area of the Crubenmore site is not used for siting pens and is safeguarded from vehicular activity, heavy pedestrian use and other activities associated with the construction and use of the rearing pens.

REPRESENTATIONS

32. One letter of objection has been received, from Ms. Irene Hobday of Invertruim Cottage, Glentruim. She queries whether or not "it is correct for one piece of land to house three separate game rearing sites" and raises concerns that rotation in this area would be minimal "as no geographic movement will take place." Ms. Hobday states that rearing activity of this nature is industrial activity and suggests that it is "something we could do without in our National Park." Reference is also made to bird carnage on the A9, describing it as an 'utter disgrace'

⁸ A non flowering simple plant, often growing in damp places, that has separate gamete-bearing and spore-bearing forms. Moss is an example of a bryophyte.

⁹ It is illegal to destroy or disturb nests.

¹⁰ Both of which are priority species for the Cairngorms Local Biodiversity Action Plan.

and 'not a welcoming sight.' The author of the letter suggests that the proximity of the game rearing site is too close to the main road.

APPRAISAL

33. There is little planning policy or guidance in existence in the local or national context that could be considered directly applicable to an application of the nature proposed. It is reasonable to consider that a game rearing farm is a form of agricultural diversification and in this guise, planning policy generally supports such diversification. It is also relevant to bear in mind that the principle of a development of this nature has already been accepted through the granting of planning permission for the game rearing farm at Cuaich, Crubenmore and Invernahavon, albeit in a temporary capacity covering the period from 2000 to 2006, and the granting of a permanent permission for the operation of the game rearing farm on another portion of land at Invernahavon.

34. Although the principle of a game rearing farm has already been accepted on the lands in question, this was prior to the area being designated as part of the Cairngorms National Park. In assessing the proposal from a planning perspective only, the development activity is essentially a form of agricultural diversification and as such is supported by national planning policy as well as **Highland Council Structure Plan** and **Local Plan** policy. In terms of the actual locations at which the development activity is proposed all the proposed sites are located within a designated Area of Great Landscape Value. However, with the exception of the site at Cuiach (which is only intended for use in a rare emergency situation) the sites at Crubenmore and Invernahavon are not of excessive visual prominence. Both locations are contained within the valley of the River Truim and the highest visibility occurs within the immediate surrounds of Glentruim. Neither location is visible from the A9, although views of both sites will be possible from the nearby railway line, and there will also be some limited visibility of the Crubenmore site from the minor public road close to the site, although a large part of the site is hidden from view by an embankment located to the east. Sites A and B at Invernahavon lie approximately 750 metres to the east of the A86 (Newtonmore – Laggan) trunk road but visibility of the sites is limited due to the presence of plantations between the road and the River Truim. There will inevitably be some visibility of all of the sites proposed from upland areas in the vicinity, and in particular from the higher slopes of Creag Dhubh located to the north west of the Invernahavon area. However, in assessing the visual impact of the development, I feel that it is important to bear in mind the fact that the game pens are temporary in nature, being present on the land for a maximum limited period of six months of the year, and in addition that the scale of the actual structures as well as the site layout of the pens could be considered akin to other agricultural structures, such as pig rearing units, which

would be accepted in rural locations. In light of the relatively limited scale of the development and the existence of the game pens on a temporary basis, with their complete removal from the sites in the six month period of 'non use' I am of the opinion that the development could not be considered to have a significant effect on the overall landscape character of the area.

35. In examining the proposal from the perspective of the Cairngorms National Park and in particular its compatibility with the aims of the National Park, one of the aspects that required detailed examination was the impact of the development on the natural heritage value of the area. As detailed in earlier sections of this report, the proposal has been assessed by **Scottish Natural Heritage** as well as the CNPA's **Natural Heritage Group**, and neither consultation response indicated any objection to the development. Both responses recognised the proximity of the development to the River Truim, which is part of the River Spey SAC. However, the nature of the development is not considered to impact on the qualifying interests of the designated area. This is consistent with the findings of **Scottish Natural Heritage** in the course of the previous planning applications on the same land. The CNPA's **Natural Heritage Group** has raised some concern about the potential damage to a portion of the Crubenmore site which is described as a wet heath which hosts abundant lichen. The concerns of the group can be addressed and the particular area of the site safeguarded through a condition attached in the event of the granting of planning permission requiring agreement with the CNPA, acting as Planning Authority, on the position of game pens on that site prior to their erection and a prohibition on the use of the area of wet heath.
36. The overall development could be considered to positively contribute towards the fourth aim of the Cairngorms National Park, due to its role in the economic development of the area. Sporting shoots are long established practice on many estates within the National Park, and the game rearing farm on Phones Estate supplies a significant percentage of the birds to the local market and includes the release of at least 35% of the reared birds onto Phones Estate. The existence of sporting pursuit businesses makes a significant contribution to the economic development of the area and the game farm is an important supply component for the operation of such businesses. I am conscious that the conditions in which birds are reared, the quantities of birds released and the nature of the sport which the game birds are reared for may not meet with widespread approval, as alluded to in the letter of representation detailed in para. 29 of this report. However, the activity proposed is legal, and such issues are matters of conscience as opposed to planning matters and are therefore considered to be outside the remit of a planning application.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

37. The development proposal does not have any impact on the conservation or enhancement of the cultural heritage of the area. In terms of the natural heritage, although some of the subject sites are located immediately adjacent to a designated area (River Spey SAC) the development is not considered to have any adverse impact.

Promote Sustainable Use of Natural Resources

38. The development does not appear to make any contribution to this aim. The pens are partially constructed of a timber frame, with plywood sides, although it is not known if the materials are derived from local sources.

Promote Understanding and Enjoyment of the Area

39. The development does not make any contribution towards promoting the general public's understanding of the area. However, birds reared at the game farm are supplied to local estates for shooting activity and in this respect the development assists in promoting the enjoyment of the sporting pursuits of the area by a limited number of people partaking in such activity.

Promote Sustainable Economic and Social Development of the Area

40. The game farm supplies birds to the local and wider market and in the case of the former could be considered to assist in promoting the economic development of the area, through facilitating sporting activity. The game farm also provides direct employment for a number of local people for the duration of its temporary annual existence, as well as providing seasonal employment for casual workers in the set up phase of the game farm operations.

RECOMMENDATION

That Members of the Committee support a recommendation to :

Grant permission for the renewal of existing game rearing sites at Cuaich, Crubenmore and Invernahavon and also consent to extend the existing site at Invernahavon, subject to the conditions detailed hereunder –

1. The permission hereby approved is for a temporary period and shall have a duration of six years only. At the end of that period the proposed use shall cease and all sites shall be reinstated to their condition prior to the development taking place.

2. Planning permission is hereby granted for the use of each of the sites on a two year rotational basis. Unless otherwise approved in writing by the Cairngorms National Park Authority, acting as Planning Authority, the rotation shall be as follows : rotation period 1- Invernahavon sites A and B, and a portion of the Crubenmore site; rotation period 2 - alternate portion of the Crubenmore site and the remaining areas of the Invernahavon site.
3. All the pens shall be put in place as soon as practicable in any calendar year and in any case no later than 15 April.
4. On each occasion prior to the use of the site at Crubenmore a site layout plan shall be submitted for the agreement and written approval of the Cairngorms National Park Authority, acting as planning authority. No game pens shall be located in the central and eastern area of the site in the area of wet heath.
5. The wet heath 'central and eastern' area of the Crubenmore site shall be safeguarded from all vehicular activity, heavy pedestrian use or any other activity associated with the construction and use of the game rearing pens, by means of the erection of temporary fencing for the duration of activity on the site, in a position and of a type and height to be agreed with the Cairngorms National Park Authority, acting as Planning Authority, prior to the commencement of any development on the site.
6. Within one month of the issuing of a decision notice relating to this planning permission details of the proposed finishing on the pens shall be submitted for the written approval of the CNPA acting as Planning Authority. The finishing of the pens shall generally be of a dark recessive colour.
7. Following the completion of the game rearing at any of the sites hereby approved the site shall be cleared and all equipment and materials shall be removed from the site and stored elsewhere pending the re-use at any one of the other sites in the following year.

Advice note :

1. The game rearing farm should be operated with due regard to the general guidance contained in the Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity (PEPFAA), March 2005.

Mary Grier
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27 April 2006

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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.