
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

**Prepared by: KATHERINE DONNACHIE,
(DEVELOPMENT MANAGEMENT)**

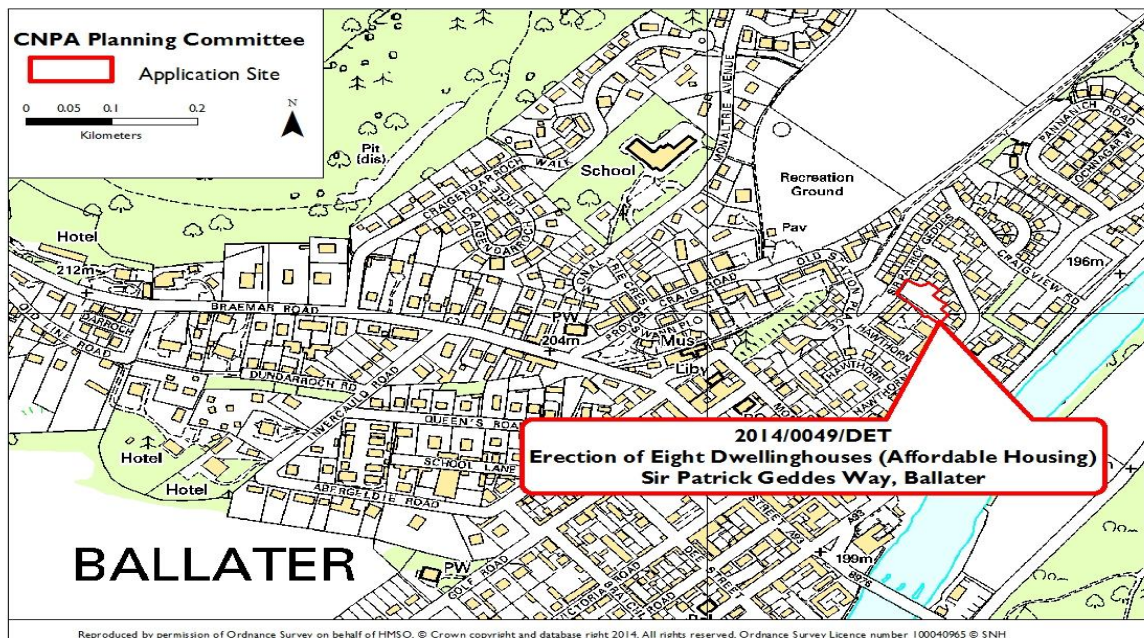
DEVELOPMENT PROPOSED: Erection of Eight Dwellings (Affordable Housing) at Open Space Sir Patrick Geddes Way Ballater

REFERENCE: 2014/0049/DET

APPLICANT: Aberdeenshire Council Housing and Social Work

DATE CALLED-IN: 24 February 2014

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS



Grid reference: (E/337252, N/796020)

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This application seeks full planning permission to erect 8 affordable rented houses at Sir Patrick Geddes Drive, Ballater. The site currently comprises open space, with some landscaping, trees and childrens' play equipment. The site is gently sloping north west to south east. It is proposed to relocate the play equipment/create a substitute play area on open space at Craigview Road to the north east of the site. Aberdeenshire Council planning service has advised that planning consent will not be required for this work subject to the size of equipment, cost and the works being carried out by Aberdeenshire Council.
2. The application site is centrally located in Ballater bounded by residential development with single storey housing to the north and east at Hawthorn Place, and the Sluiemohr sheltered housing complex to south west together with further sheltered housing at the rear of Hawthorn Grove. Two storey housing lies on the opposite (north west) side of Sir Patrick Geddes Drive.
3. The site is within ready walking distance of the village centre via roads and footway links. **Figure 2** below shows the site location and relationship to substitute play area.

Figure 2 – Site location and compensatory play area



Development Proposal

4. It is proposed to erect two blocks of semi detached (all two bedroom units) and one block of terraced housing (four x two bedroom units) largely fronting south towards a “home zone” area between the new housing and

the sheltered housing to the south. An existing boundary fence between the site and this housing will be removed, whereby the home zone area will then bound the central green area in front of the sheltered housing. This area is already planted with mature trees forming an attractive feature of the local streetscape with a network of paths throughout. Within the home zone area the intention is to give priority to pedestrians but also providing for emergency vehicles to turn safely.

5. “Nose in “car parking is shown off Sir Patrick Geddes Drive and there are examples of this type of parking elsewhere in the surrounding area. Existing boundary hedging along the rear of properties to the north of the site will be retained and extended around the back of this new parking area with bin storage located behind this hedge. Vehicular access will be formed from Sir Patrick Geddes Drive to serve the home zone area with some parking within the site beside the new housing. A total of 10 car parking spaces will be provided. Connection to public sewers and water supply is proposed with surface water to be disposed off via a sustainable urban drainage scheme which discharges to an underground soakaway located under the access/turning area. The site layout is illustrated in **Figure 3** below

Figure 3- Proposed Site Layout



6. The proposed house types are all one and a half storey, fairly traditional in design with porch and dormer window features. As noted earlier all properties are two bedroom units and all have private rear gardens. Proposed finishes are cream dry dash walls, slate coloured concrete tiles, timber windows and doors painted or stained dark grey, black UPVC rainwater goods and blue weather boarding porches. It is also indicated on the plans that solar panels will be fitted on the south elevations of the houses and air source heat pumps provided at the rear of the houses. **Figure 4 (a)** below illustrates Block 3 **Figure 4 (b)** illustrates Block 2.

Figure 4 (a) Elevations of Semi Detached Housing

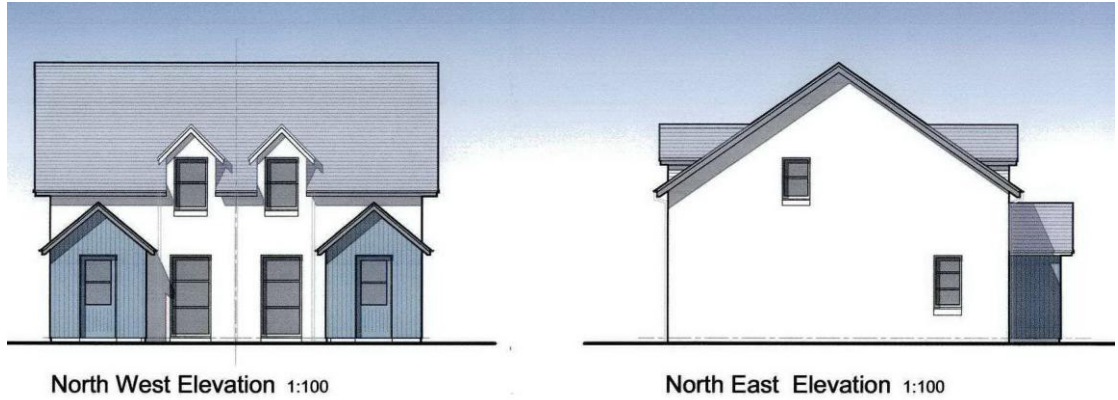


Figure 4 (b) Elevations of Terraced Housing



7. Site sections have been submitted to illustrate how the housing will fit in with the surrounding streetscape as shown in **Figure 5** below

Figure 5 – Streetscape Elevations



Site Section Looking North East Scale 1:200



Site Section Looking South East Scale 1:200

8. Supporting information has been provided as follows

- Detailed landscape plan to show trees to be removed and those to be retained together with replacement planting. Much of the existing vegetation will be removed with replacement planting proposed together with provision of central seating area for all residents to use and to help create a new focal point. Details of hard landscaping are also included and this shows the use of a mixture of concrete cobbles and block paving for finishing of roads, parking areas and hard landscaping.
- Sustainable drainage system plan which sets out that the surface water will be via a gravity system discharging through treatment and infiltration to below ground soakaway chamber located under the turning area within the site.
- Swept analysis path vehicular information to illustrate to roads colleagues how larger service vehicles will access the site
- Design Statement which explains the rationale behind developing the layout including the aims to protect privacy of existing houses and to maximise outlook of the new and existing housing. This is attached as **Appendix I.**

Site History

9. This site has been the subject of discussion during the development of the current proposed Local Development Plan (plan now at examination stage) leading to its designation in that Plan for 8 affordable housing units. At this time it is understood that the Community Council were involved in considering the provision of open space in Ballater and the need for compensatory provision should this particular site be developed.
10. In addition, pre-application discussions were held between Aberdeenshire Council Development Management Service and CNPA officers together with the agent in October 2013 to discuss the principle of the development and the type of information which would be required to consider any application. It was recommended at this stage that the applicants reconsider the scale of

the proposal and the layout – these comments were taken on board. The applicants also held a public consultation to discuss the proposals in November 2013.

DEVELOPMENT PLAN CONTEXT

National policy

11. **Scottish Planning Policy (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters. It sets out that planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that would contribute to economic growth and has the basic aim "to achieve the right development in the right place."
12. SPP sets out the Scottish Government's objectives of creating successful places and achieving quality residential environments which should guide the whole process of delivering new housing. It highlights that the siting and design of new housing is required to take account of its setting to create places with a distinct character and identity.
13. In terms of national policy also relevant are the Scottish Government publications "Designing Streets" and "Designing Places" which emphasise the need to create communities with a strong sense of place. Designing Streets expressly sets out that street design must consider place before movement explaining that street design should meet the six qualities of successful places (as set out in Designing Places) these being : distinctive, safe and pleasant; easy to move around, welcoming, adaptable, and resource efficient and sustainable.
14. The need to create inclusive environments is stressed and the fundamental importance of designing development to make the most of its setting in the landscape and so avoid today's common failing of looking and feeling as if the development could be anywhere.

Strategic Policies

Cairngorms National Park Partnership Plan (2012-2017)

15. The Cairngorms National Park Partnership Plan 2012 – 2017 is the management plan for the National Park for the next 5 years. It sets out the vision and overarching strategy for managing the Park and provides a strategic context for the Local Development Plan. Three long term outcomes have been identified to deliver the vision for the Park, to continue the direction set out in the first National Park Plan and to together deliver the four aims of the National Park. The outcomes are:
 - A sustainable economy supporting thriving businesses and communities;

- A special place for people and nature with natural and cultural heritage enhanced; and
- People enjoying the park through outstanding visitor and learning experiences.

Policies to secure the outcome of 'a special place for people and nature with natural and cultural heritage enhanced' are of relevance and Policy 2.8 which seeks to enhance the design and sense of place in new development and existing settlements.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

16. The Cairngorms National Park Local Plan was formally adopted on 29th October 2010. The full text can be found at :
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
17. The Local Plan contains a range of policies dealing with particular interests or types of development. These provide detailed guidance on the best places for development and the best ways to develop and all relevant policies of the Plan apply. In this case the site lies within the settlement boundary of Ballater and the following paragraphs list a range of the key policies that are appropriate to consider in the assessment of the current development proposal.
18. *Policy 20: Housing Development within Settlements* which explains that settlement boundaries have been identified to indicate the extent to which the settlement may expand during the Local Plan period and that new housing should be contained within these boundaries. Housing proposals within the settlement boundaries will be considered favourably where it occurs on an allocated sites or where it is compatible with existing and adjacent land uses, and comprises infilling, conversion, small scale development, the use of derelict or underused land or the redevelopment of land. This support is also subject to the proposals reinforcing and enhancing the character of the settlement and accommodating appropriate amenity space parking and access arrangements
19. *Policy 19 – Contributions to affordable housing* seeks to ensure the delivery of a wide range of housing options to a wide range of households in the Park and requires development to incorporate a proportion of affordable housing. The policy highlights that development solely for affordable housing will be favourably considered in policy terms. Further detail is provided in the Supplementary Planning Guidance on Affordable Housing.
20. *Policy 18 – Developer contributions* sets out that developments which give rise to a need to increase or improve facilities or infrastructure or will normally require the developer to make a fair and reasonable contribution in cash or in kind towards the additional costs or requirements. Further detail is

provided in the Supplementary Planning Guidance on Developer Contributions.

21. Policy 6: Landscape sets out that there will be a presumption against development which does not conserve and enhance the landscape character of the National Park unless any significant adverse effects are outweighed by social or economic benefits of national importance and all adverse effects can be mitigated.
22. Policy 16: Design Standards for Development sets out the design standards to be met with new development and is supported by supplementary planning guidance in the form of the sustainable design guide
23. Policy 36: Other Open Space Provision sets out the need for new development identified on proposals maps to make a contribution towards maintenance or improvement of open space. It also presumes against the loss of existing provision, particularly where that provision has been identified within the Local Plan or open space strategy. The loss of such open space will only be supported where a number of criteria are met such as open space audit or compensatory provision or commuted sum towards future provision
24. Policy 12: Water Resources seeks to ensure that resources are used sustainably, connection is made to public sewers and surface water is treated in accordance with SUDS principles.
25. Policy 29: Integrated and Sustainable Transport Network seeks to ensure that adequate consideration is given to maintaining or improving the sustainable transport network and requires submission of transport assessment where impacts are considered to be significant. This should cover local transport impacts.

Supplementary Planning Guidance

26. In addition to the adoption of the Cairngorms National Park Local Plan (2010) on 29th October 2010, a number of Supplementary Planning Guidance documents were also adopted. With this application the key document is the Sustainable Design Guide which sets out the principles to be considered when planning new development in the Park,

CONSULTATIONS

27. **Ballater and Crathie Community Council** was consulted and fully support the application. They note there is a shortage of affordable (to local people on rural incomes) housing in Ballater and every opportunity must be taken to overcome this. They further advise that consultation with the residents within the proposed development site area and other parts of Ballater was held in a combined effort by both the Council and Community Council. This identified support for the proposal.

28. **CNPA Housing Officer** advises that work has been ongoing with Aberdeenshire Council on this project which is supported in terms of meeting housing needs in the village.
29. **Aberdeenshire Council's Affordable Housing Officer** has also noted that social rented provision will be made by this development and has no further comment to make.
30. **Aberdeenshire Council Flood Prevention Unit** has been consulted on the proposals for disposal of surface water and advises that a number of points are not satisfactory and require to be resolved, such as the proposal to install the underground soakaway underneath a road/turning area. The agents have been asked to clarify this point and a response is awaited at the time of writing. It is anticipated that the various issues could be addressed by re design of the SUDS scheme and an update will be provided at the Committee meeting.
31. **Aberdeenshire Council Roads Officers** are satisfied with the visibility at the new access point and also with the parking provision. They required further information on swept path drawings to show how a larger vehicle would turn within the site together with information on roads drainage and transport statement and objected to the application until such information was supplied. The swept path analysis has been provided and is considered satisfactory but at the time of writing the other two points remain outstanding. It is understood that the proposal is likely to be acceptable but such information requires to be submitted. It is anticipated that an update on this will be able to be given at the Committee meeting.
32. **Aberdeenshire Council Outdoor Services** comments are awaited at the time of writing and reminders have been sent.
33. **Aberdeenshire Council Environmental Health Service** was consulted in view of the proposal for air source heat pumps. They recommend that a noise condition be imposed to ensure that any noise emissions from the air source heat pumps does not adversely affect existing residents in the area
34. **Aberdeenshire Council's Waste Management Service** initially raised some concerns relating to the position of the collection point being far from the road; space for 9 bins for 8 houses potentially not being sufficient if a household requires more bins for any reason and the potential for a large number of bins to be left at the collection point if householders do not pick them up again. This has been the subject of further discussion and the Service is now satisfied with arrangements which took on board comments originally made.
35. **Scottish Water** has confirmed that public water and drainage supplies are available – the applicant to liaise direct regarding connections.

36. **The Planning Gain Officer (Aberdeenshire Council)** has considered the impact of the proposed development upon local services and amenities and assessed that a developer contribution towards playing fields, ancillary recreational provision (to be spent on recreational elements in the immediate area) and secondary education is appropriate in this case.

REPRESENTATIONS

37. The application was advertised in the local press and two representations were received. These are attached as **Appendix 2**. One of these is from a resident of the Sluiemohr sheltered housing and raises concern that the plans submitted are different to those available for inspection at initial meetings. This party is concerned that the existing fence which protects their privacy on the north east corner of the Sluiemohr building will be removed. This will result in loss of privacy for elderly persons. *(Note: in response to this particular point the applicants' agent has indicated they would be willing to extend a screen fence alongside the boundary of plot 8 on the new development to compensate if this would help)*
38. The second representation also relates to the impact upon the Sluiemohr and the loss of amenity. The writer considers that there are other more suitable sites in the applicants' control and also that the compensatory play area is not well located in relation to users. The main concern is more persons using footpaths and links to Sluiemohr and resultant loss of privacy, a request being made that these be blocked off to further users. Concern is also raised regarding the ability of the sewers to cope with new development.

APPRAISAL

Principle

39. The principle of provision of affordable housing within a designated settlement is welcomed by planning policies subject of course to detailed design, layout, servicing and environmental impacts. These matters are covered in more detail below. However in this case, as the site involves developing on an area which is currently green space and play area, it is important to fully consider the principle of developing on such an area.
40. Planning policy 36: "Other Open Space Provision" presumes against development which would result in a loss of existing provision particularly when the affected site has been identified within the Local Plan proposals map or Open Space Strategy. In this case the site is not identified in the Local Plan for protection. CNPA does not have an open space strategy although Aberdeenshire Council carried out an open space audit in 2012 which covered Ballater. This audit identified the site as amenity land, but also recognised that the village contains a good range of open space and did not identify any shortfall in provision.
41. The supporting text to policy 36 clarifies the policy as follows "*for the avoidance of doubt, the sites referred to in this policy are those allocated as ENV*

within the proposals map.” As noted above the site is not identified on the proposals map. In addition, following public consultation the site is currently identified in the emerging Local Development Plan (LDP) as a housing site. No objections were received regarding this allocation with the only representation received being one of support from the Community Council and Ballater (Royal Deeside) for its use as affordable housing.

42. However, notwithstanding this situation, planning policy sets out that loss of open space should only be supported where an open space audit has demonstrated that the development will not result in a deficit of open space provision, or compensatory provision is made elsewhere, or a commuted sum is paid towards future provision. In this case an alternative site has been identified for provision of the play equipment and as public consultation to date has supported the development of this land in relation to the LDP consultation. Whilst the LDP currently has little materiality, in light of the fact that there are no objections to this site currently with the Directorate of Planning and Environmental Appeals (DPEA), in this case the LDP is considered relevant as a measure of consideration of the value of this open space to the community.
43. In these overall circumstances taking account of the alternative provision being made, and also considering the significant benefits to the community of providing affordable housing it is considered that the spirit and principles of this key policy are fully met.

Layout and Location

44. The site is an infill one surrounded by residential development. As such it fits in well with the surrounding land uses and is very well linked by to the village centre for both pedestrians and vehicles, within easy walking distance of facilities and services.
45. The housing has been laid out on site to provide for private rear gardens with limited front garden provision. This is not dissimilar to the streetscape on Sir Patrick Geddes Drive. Although a relatively high number of houses are being proposed on a infill site the layout has been designed to accommodate this without loss of amenity. The orientation of windows avoids any particular overlooking or amenity issues from the new houses and the rear gardens range in size from 8 to 11 metres deep affording satisfactory levels of amenity for new residents.
46. The proposed home zone area, combined with the opening up of the site to the Sluimohr and sheltered housing green square to the south, will create an open south facing aspect for the new housing. This may also help to integrate the new development with the existing housing here to create a mixed community as supported by national planning policies. Whilst the concerns of objectors regarding loss of privacy from further residents in the area are appreciated, the applicants’ offer to provide a screen fence alongside the private garden of the proposed new house on plot 8 should help address a particular issue raised by residents. However the advantages of opening up

the two developments by creating a central “green” type area are considered to outweigh any concerns regarding privacy, particularly given that persons can already walk through the ground of Sluiemohr.

47. Whilst the loss of existing landscaping on site is always regrettable, this will be compensated for by new planting and reinforcement and extension of existing hedging which forms an important visual and privacy feature of the site.
48. Overall the proposed layout is considered to comply with Local Plan policies which seek to reflect and reinforce the pattern and character of the area.

Design

49. The design of the new housing is traditional incorporating appropriate materials and finishes for the location which is characterised by a mixture of house styles within the wider residential area. Streetscape sections satisfactorily illustrate how the new housing will fit in, in terms of scale, design and size. Sustainable energy measures are proposed and the design is considered to readily comply with Policy 16 on design standards for new development.

Servicing

50. Adequate parking and access arrangements have been made together with suitable arrangements for waste management. At the time of writing some issues remain outstanding in terms of final details of the arrangements for disposal of surface water and transport impact information. It is however considered that these matters are capable of resolution and an update will be provided at the Committee meeting, together with information on any additional conditions or amendments to conditions which may be required.

Developer Contributions

51. The applicants’ agent has confirmed that the applicants are agreeable to the requirements as set out in the consultations section. The contributions could be dealt with by means of upfront payment or legal agreement.

Representations

52. As noted earlier two representations have been received from residents of the adjoining Sluiemohr complex. These relate to loss of privacy and are covered elsewhere in this report. It is not considered that these concerns regarding future use of the site are sufficient to justify refusal of the application.

Conclusion

53. The proposed development is considered to comply with Local Plan policies and to offer the opportunity to provide much needed affordable housing in

Ballater in a central location. The layout and design complements the surrounding area and should help the new development and its residents to integrate into the existing community. Approval is therefore recommended subject to appropriate planning conditions.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

54. Providing new landscaping and planting is implemented the proposed development will help to support this aim. The development is considered to be suitably designed and laid out which, combined with the proposed replacement landscaping, creation of a home zone and opening up of the new housing to the adjacent sheltered housing, will help to create a pleasant residential environment again supporting this aim.

Promote Sustainable Use of Natural Resources

55. The construction of the houses offers the opportunity to use locally sourced construction materials and energy efficient practises/construction. The proposal to use solar panels and air source heating also helps support this aim.

Promote Understanding and Enjoyment of the Area

56. The proposed development includes a proposal for compensatory play area/open space which will help support this aim. Otherwise the development does not directly relate to this aim other than by providing new housing to attract people into the area and thus provide an opportunity to promote the area to residents. In addition the provision of a central focal point in the development does present some opportunities for the residents to enjoy the immediate area.

Promote Sustainable Economic and Social Development of the Area

57. The proposed development readily supports this aim by providing affordable housing within the village which will help support its ongoing economic and social future. The need for affordable housing has been identified by the community and the development is generally welcomed as fulfilling this need. Provision of housing will help support economic development due to the link between having a house and getting a job. Furthermore the construction of the housing will provide opportunities for local employment and economic benefits. Additional housing in the village will also help to support local facilities and services during both the construction and occupation stage.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT full planning permission for Erection of Eight Dwellinghouses (Affordable Housing) at Open Space Sir Patrick Geddes Way Ballater subject to:

1. **The applicants entering into either an appropriate legal agreement or making an upfront payment relating to developer contributions. (Contributions to be directed towards playing fields , ancillary recreational provision in the immediate area and secondary education)**

2. **The following planning conditions:**

1. No development shall commence on site until revised plans of the disposal of surface water by means of a sustainable urban drainage solution have been submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority in consultation with Aberdeenshire Council's Flood Prevention Unit (This information to reflect the requirements set out in Aberdeenshire Council's Flood Prevention Unit's consultation response). No house shall be occupied until the scheme shall be implemented in accordance with the approved details and certified as being compliant by a suitably qualified professional. The scheme shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that surface water is dealt with in a manner appropriate to the environment in accordance with Local Plan policies

2. Unless otherwise agreed with the Cairngorms National Park Authority acting as Planning Authority, no house on the development hereby approved shall be occupied until play equipment on the site is relocated, or replaced, on the compensatory site identified on the approved plans (drawing number A5158/PLO1A) at Craigview Road, Ballater.

Reason: To ensure that compensatory play equipment is provided in accordance with Local Plan policies and to ensure there is no loss of amenity and recreational provision to the community.

3. Unless otherwise agreed with the Cairngorms National Park Authority acting as Planning Authority, the housing shall be retained as affordable rented/social housing.

Reason: To ensure compliance with Local Plan policies on affordable housing

4. No house on the development hereby approved shall be occupied until the access and parking arrangements have been implemented in accordance with the approved plans and landscaping details.

Reason: To ensure the site is satisfactorily serviced, in accordance with Local Plan policies.

5. No development shall commence until revised plans of the proposed bin storage arrangements have been submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority to include a footway from the bin storage area to the public road to enable

bins to be collected. No house on the development hereby approved shall be occupied until the waste management arrangements have been implemented in accordance with the approved plans

Reason: To ensure the site is satisfactorily serviced, in accordance with Local Plan policies.

6. No work shall commence on the construction of the houses hereby approved until details of the proposed focal point feature have been submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. No house shall be occupied until the focal point has been completed in accordance with the approved plans

Reason: To ensure the development fits in with and enhances the amenity of the surrounding area in accordance with Local Plan policies

7. No work shall commence on the construction of the houses hereby approved until details of all proposed boundary enclosures have been submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. These details shall reflect the requirement for the boundary fence alongside plot 8 to be extended protect the privacy and amenity of the adjacent Sluiemohr development. No house shall be occupied until its boundary enclosures have been erected in accordance with the approved details.

Reason: To ensure the development fits in with and enhances the amenity of the surrounding area in accordance with Local Plan policies

8. No work shall commence on the construction of the houses hereby approved until samples of the proposed roof tiles have been submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. The houses shall thereafter be constructed in accordance with these details and the approved finishes as detailed on the approved drawings.

Reason: To ensure the development fits in with and enhances the amenity of the surrounding area in accordance with Local Plan policies.

9. No development shall commence on site until details of the proposed maintenance of the landscaped scheme has been submitted to and approved by the CNPA acting as Planning Authority. The approved landscape scheme shall be implemented in accordance with the approved plans in the first planting season following occupation of the first house on the development and shall thereafter be maintained in accordance with the approved maintenance details. Any trees or shrubs removed, or which in the opinion of the 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

Reason: To ensure the development fits in with and enhances the amenity of the surrounding area in accordance with Local Plan policies.

10. Prior to its installation, details of the proposed lighting scheme for the site shall be submitted to and approved by the Cairngorms National Park acting as Planning Authority in consultation with the Roads Authority. Lighting shall thereafter be implemented in accordance with the approved details

Reason: In the interest of road safety and visual amenity in accordance with Local Plan policies

11. The design, installation and operation of the proposed air source heat pumps shall ensure noise does not exceed NR25 at any of the standard octave bands 31.5 Hz to 8 kHz, when measured within any nearby living apartment (outwith the application site) and that no structure borne vibration should be perceptible within any nearby living apartment (outwith the application site).

Reason: To ensure there is no loss of amenity for householders in the area.

Advice notes:

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration
2. The developer should note the comments of Scottish Water (available on CNPA website) regarding the need to liaise directly with that body on connection to public water and drainage supplies.
3. It is recommended that construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.
4. Please note that Aberdeenshire Council Waste Management Service recommend that rental agreements include a requirement for residents to take their bins back to their properties following emptying and to present their bins to the collection point as required ..

Officer Name: Katherine Donnachie

planning@cairngorms.co.uk

Date: 20 May 2014

CAIRNGORMS NATIONAL PARK AUTHORITY
Planning Committee Paper 8 06/06/14

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.