
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED:

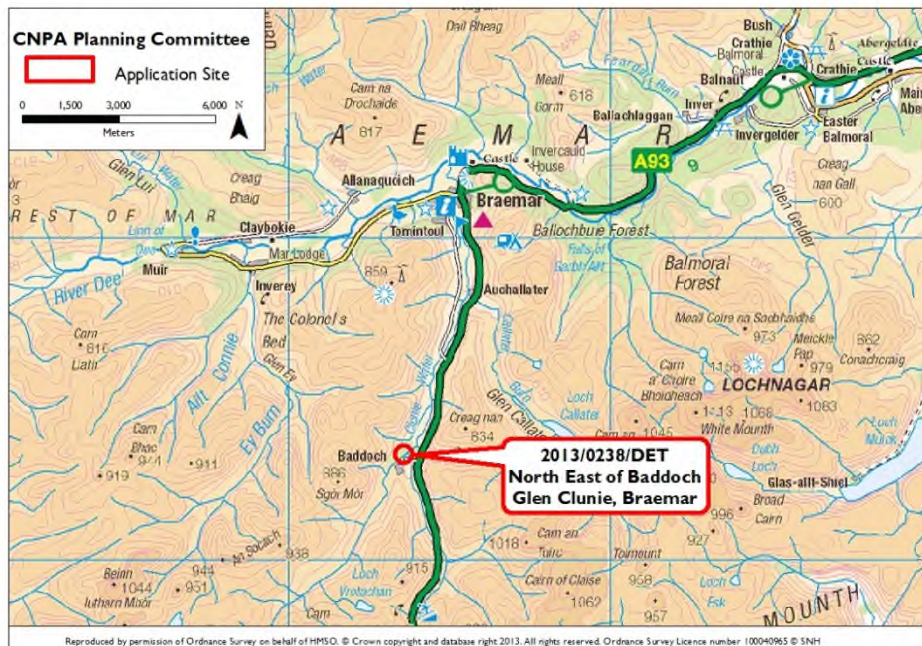
ERECTION OF CABIN AND STORAGE CONTAINER TO PROVIDE ACCOMMODATION FOR MARINE SCOTLAND OPERATIVES, SCREEN FENCING AND FORMATION OF HARDCORE TURNING/PARKING AREA INCLUDING CHANGE OF USE OF AGRICULTURAL LAND TO SUI GENERIS AT LAND TO NORTH EAST OF BADDOCH, GLEN CLUNIE, BRAEMAR.

REFERENCE: 2013/0238/DET

APPLICANT: SPACE SOLUTIONS (SCOTLAND) LTD

DATE CALLED-IN: 12 AUGUST 2013

RECOMMENDATION: APPROVE



Grid reference: 313612E, 783306N

Figure I. - Location Plan

SITE DESCRIPTION AND PROPOSAL

The Proposed Site

1. The site is located approximately 8km south of Braemar, approximately 600m from the A93. The site lies between the junction of Clunie Glen and Baddoch Glen and lies behind a distinct block of coniferous woodland on the A93.



Figure 1.- View of existing site

2. The proposed application is for a cabin and storage container to provide accommodation for Marine Scotland during scientific data collection and fish tagging. The application also comprises an area of hardcore and a change of use from Agriculture to Sui Generis.
3. The proposal involves the re-use and relocation of the existing steel container which is currently located on the site with the placement of a new cabin. The proposed cabins exceed the footprint of the current containers however, are located in the same position as those existing. The existing steel cabin will be repainted green and supported on timber sleepers as is currently the case. The proposed steel cabin is also green in colour and will be supported on concrete foundations above ground level with concrete steps to all cabin doors and precast concrete slab path around the cabin. The site plan can be seen in Figure 2.



Figure 2. Site Plan

4. The application includes change of use from agricultural land to contain a cabin and storage container, screen fencing and formation of hardcore turning/parking area. This proposed use class does not fall into any other use class and is termed 'Sui Generis'.
5. The site is reached by an existing estate track which runs approximately 400m from the A93 along the woodland edge to reach an informal grassy area currently used by operatives for parking. It is proposed that the current parking area which stretches from the existing access tracks to the proposed cabin and the fish trap is covered by hardcore.
6. Visits to the traps are infrequent and are generally one visit per week increasing to 1 visit per day during relatively short periods according to requirements. Current accommodation is basic, acting as a storage shed and area for fish measurements.

Planning History

7. The application site is currently used as one of three sites in Scotland used to monitor information on salmon population dynamics which feeds into advice used by the Scottish Government. The Baddock Trap has been operational since 1988 and currently contains a shed and a container which provides basic facilities for staff (Figure 3) for the tagging of fish and scientific data collection.



Figure 3. – Existing cabin and storage shed

DEVELOPMENT PLAN CONTEXT

National policy

8. **Scottish Planning Policy (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters. SPP emphasises the core principles of the planning system, highlighting the key role of development management to 'operate in support of the Government's central purpose of increasing sustainable economic growth'.
9. **SPP** includes broad 'subject policies' which may apply to the proposed development including Landscape and Natural Heritage, Economic Development and Rural Development.

10. **SPP** concludes with a section entitled 'Outcomes' in which it is stated that the 'planning system should be outcome focused, supporting the creation of high quality, accessible and sustainable places through new development, regeneration and the protection and enhancement of natural heritage and historic environmental assets'.

Strategic Policies

Cairngorms National Park Partnership Plan 2012-2017

11. The Cairngorms National Park Plan sets out the vision and overarching strategy for managing the Park at a time of limited financial resources. The Plan provides the strategic context for the Local Development Plan and shows how the four aims of the National Park can be achieved together, benefitting people and place.
12. The long-term outcome of the Park Partnership Plan address the interaction of three characteristics of the Park as an internationally important area for nature conservation, a fragile rural economy and an internationally known tourism destination. The interdependence and successful delivery of these outcomes is at the heart of the National Park.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

13. The Cairngorms National Park Local Plan was adopted on 29th October 2010. All policies of the Plan apply, and the following paragraphs refer to the key policies which are applicable to the site.
14. Policy 5 – Biodiversity: This policy aims to protect any habitats or species identified in the Cairngorms Local- or UK- Biodiversity Action Plan or Scottish Biodiversity List by permitting development only where it can be demonstrated that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species or where significant harm or disturbance to the ecological function is unavoidable and appropriate compensatory measures are provided.
15. Policy 6 – Landscape: There will be a presumption against any development that does not complement and enhance the landscape character of the Park, and in particular, the setting of the proposed development. Proposed development that does not complement and enhance the landscape character of the Park and the setting of the proposed development will be permitted only where any significant adverse effects on the landscape character of the Park are clearly outweighed by social or economic benefits of national importance and all adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction to the satisfaction of the planning authority.
16. Policy 16 – Design Standards for development: This policy identifies the requirements for development to include principles of sustainable development. This includes, where appropriate, design which minimises the effect of

development on climate change; reflects traditional pattern and character in the local area; uses materials and landscape that will complement its setting; sustainable use of resources; enables recycling; reduces travel; protects the amenity of neighbouring properties and is in accordance with the design standards set out in the Sustainable Design Guide.

Supplementary Planning Guidance

17. 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.

CONSULTATIONS

18. **The CNPA Landscape Officer** advised that the proposal would have a minor impact on the landscape and experience of place, but has the potential to be addressed through appropriate mitigation measures. These include the use of grass seed throughout the area of proposed hardcore to minimise the visual impact and the provision of information boards to the public. It was concluded that following the adoption of these mitigation measures that the overall landscape impact beyond what effect already exists is neutral.
19. **The CNPA Access Officer** states that the proposal raises no issues of outdoor access.
20. **Scottish Environment Protection Agency (SEPA)** initially objected to the proposal given its location within an area at risk of flooding. Following dialog with the applicant the objection was withdrawn given the location is required for operational issues relating to fish welfare.
21. **Aberdeenshire Council Environmental Health Officer** has no concerns with the proposal given that there will be no connection to the public water supply or foul water drainage.
22. **Aberdeenshire Council Roads Department** considers that the proposed development will not increase vehicle movements at the shared access and is acceptable, given the infrequency of visits which would not exceed those currently made.
23. **Aberdeenshire Council Infrastructure Services** considers that there are no significant issues caused by the proposal providing that the buildings should be resilient and/or resistant to flooding and that it should not be used for overnight accommodation.

REPRESENTATIONS

24. The planning application was advertised in the Piper on 09 August 2013. No representations were received.

APPRAISAL

25. In principle, the proposal for replacement of the existing facilities at Glen Clunie raise no particular policy issues, given that the site is already used in this manner. Consequently, the key issues relate to technical issues and those of potential visual impacts.

Technical Issues

26. A technical concern was highlighted by both Aberdeenshire Council and SEPA regarding the risk of flooding to the site. Following discussion with the applicant, the objections were removed given the nature of the site and importance the siting in relation to fish welfare.

Visual Issues

27. The site was found to have a minor impact on the landscape and experience of place in addition to the visual impact on walkers. It is considered that these impacts can be mitigated through conditions applied to any planning permission granted to ensure that the area of hardcore is to be seeded with grass seed to reduce prominence of the parking area in the wider landscape. In addition, it was suggested that the material used for the area should be capable of being removed should the facility no longer be in use. Through the use of conditions and the requirement for an interpretation board at the site, it is through that the proposal raises no significant visual issues.

Conclusion

28. The proposals are considered acceptable in terms of natural heritage, landscape impact and design and are in accordance with the adopted CNP Local Plan. Therefore, it is considered appropriate to recommend the application for approval.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

29. The proposal would have no significant impacts on designated sites or species. The proposal has the potential to continue to maintain facilities to salmon population which will provide further information relating to salmon populations within the Park which may inform conservation measures in the future.

Promote Sustainable Use of Natural Resources

30. The proposal involves the reuse of an existing structure on the site which minimises the need for new materials.

Promote Understanding and Enjoyment of the Area

31. The provision of the replacement cabin to continue operations by Marine Scotland provides the opportunity to involve passers-by with interpretation of the site.

Promote Sustainable Economic and Social Development of the Area

32. The provision of the accommodation for operatives provides a key area within Scotland to maintain an interest in nationwide scientific monitoring programme.

RECOMMENDATION

That Members of the Committee support a recommendation to grant consent for the erection of a cabin and storage container to provide accommodation for Marine Scotland operatives, screen fencing and formation of hardcore turning/parking area including change of use of agricultural land to sui generis at land to the north east of Baddoch, Glen Clunie, Braemar subject the following planning conditions:

1. The development hereby approved shall be implemented in accordance with the plan(s) stamped as forming part of this permission unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

2. BEFORE ANY WORKS START ON SITE, cross-sectional plans shall be submitted for the prior written approval of this Planning Authority indicating:-

- the extent of the development site, the proposed finished floor levels, and the ridge level of the proposed development; and
- any existing or proposed flood alleviation building design measures.

Until such time as the required plans have been approved by this Planning Authority no work shall commence on site.

Reason: In the interests of visual amenity and flood safety; to ensure that the building is water resistant/resilient and not susceptible to damage in the event of flooding.

3. Any external building work that involves the use of noisy plant and machinery should be restricted to between 8.00 am and 6.00 pm Monday to Friday and 8.00 am to 1.00 pm on a Saturday. No operations or activity involving the use of noisy plant and machinery should take place at any time on a Sunday.

Reason: In the interests of preserving local amenity.

4. No commercial vehicles associated with building and construction work should enter or leave the site before 8.00 am and after 6.00 pm Monday to Friday, before 8.00 am and after 1.00 pm on a Saturday and at any time on a Sunday.

Reason: In the interests of preserving local amenity.

5. The geotextile and hardcore used should be capable of being removed should the facility no longer be required. The hardcore must also be seeded with grass seed (highland mix).

Reason: To minimise visual impact.

6. An interpretation board should be erected at the site to explain the purpose of the development to walkers.

Reason: To offer the opportunity to provide passers-by with relevant information and interpretation of the site.

INFORMATION NOTE

1. SEPA recommends that measures are in place to ensure that the building is water resistant/resilient and not susceptible to damage in the event of flooding.
2. The applicant should note that the site is at risk of flooding and that all employees using the site should be made aware of this. In addition, a flood action plan should be produced to ensure the safety of all staff in the event of flooding.
3. In the interest of safety Aberdeenshire Council Infrastructure Services recommend that the building should not be used as overnight accommodation.

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25 November 2013

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.