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## CAIRNGORMS NATIONAL PARK AUTHORITY

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**Title:** REPORT ON CALLED-IN PLANNING APPLICATION: UPDATE AND AMENDED RECOMMENDATION TO REFUSE

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**DEVELOPMENT PROPOSED:** ERECTION OF TWO HOUSES (REVISED PROPOSAL) AT LAND TO REAR OF 129 GRAMPIAN ROAD, AVIEMORE

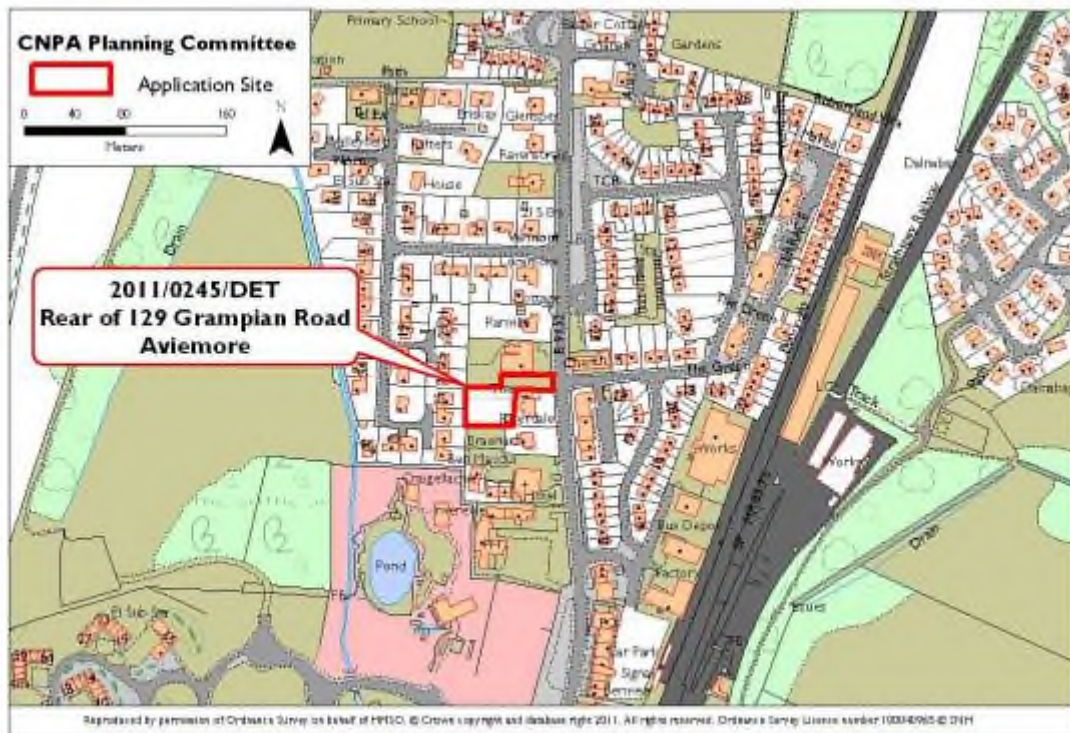
**REFERENCE:** 2011/0245/DET

**APPLICANT:** MS D SLOAN

**DATE CALLED-IN:** 08 AUGUST 2011

**CONSIDERED:** 16 SEPTEMBER 2011

**RECOMMENDATION:** REFUSE



**Grid Reference:** 289515 E / 812954 N

**Fig. 1 - Location Plan**

## PURPOSE OF REPORT

1. Following consideration by the Planning Committee on 14 October 2011, it was resolved to grant planning permission for this application subject to the completion of a Planning Obligation agreement to secure the payment of developer contributions towards affordable housing, primary education and secondary education OR the payment of the required developer contributions in advance of the release of the decision notice and a number of conditions. The Committee paper and conditions from October 2011 is attached as an Appendix.
2. This report has been brought to the Planning Committee to update Members on the progress following the original resolution in October 2011. To date developer contributions have not been secured and it is recommended that this application is refused.

## INFORMATION

3. The application for full planning permission for the erection of 2 houses at land the rear of 129 Grampian Road, Aviemore was recommended for approval at the Committee meeting on 14 October 2011 (CNPA Reference No. 2011/0245/DET).
4. Following determination the CNPA have had correspondence with the applicant on a number of occasions highlighting the need for developer contributions to be resolved. This includes several reminder letters and a meeting with the applicant and the CNPA between October 2011 and January 2014. On each occasion it was made explicit that the application would return to Committee for reconsideration if action was not taken on behalf of the applicant to conclude developer contributions.
5. The application was determined against planning policy including the Cairngorms National Park Local Plan 2010. Specifically, Policy 19- Contributions to Affordable housing and Policy 18- Developer Contributions. As a result of the applicant not meeting requirements set out in these policies the application is subsequently recommended for refusal.

## RECOMMENDATION

6. That Members of the Planning Committee **refuse** to grant planning permission as it is contrary to Local Plan Policies 19 and 18.

**Fiona Oldroyd**  
**27 January 2014**  
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