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## CAIRNGORMS NATIONAL PARK AUTHORITY

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**Title: REPORT ON CALLED-IN PLANNING APPLICATION**

**Prepared by: MARY GRIER (SENIOR PLANNING OFFICER, DEVELOPMENT MANAGEMENT)**

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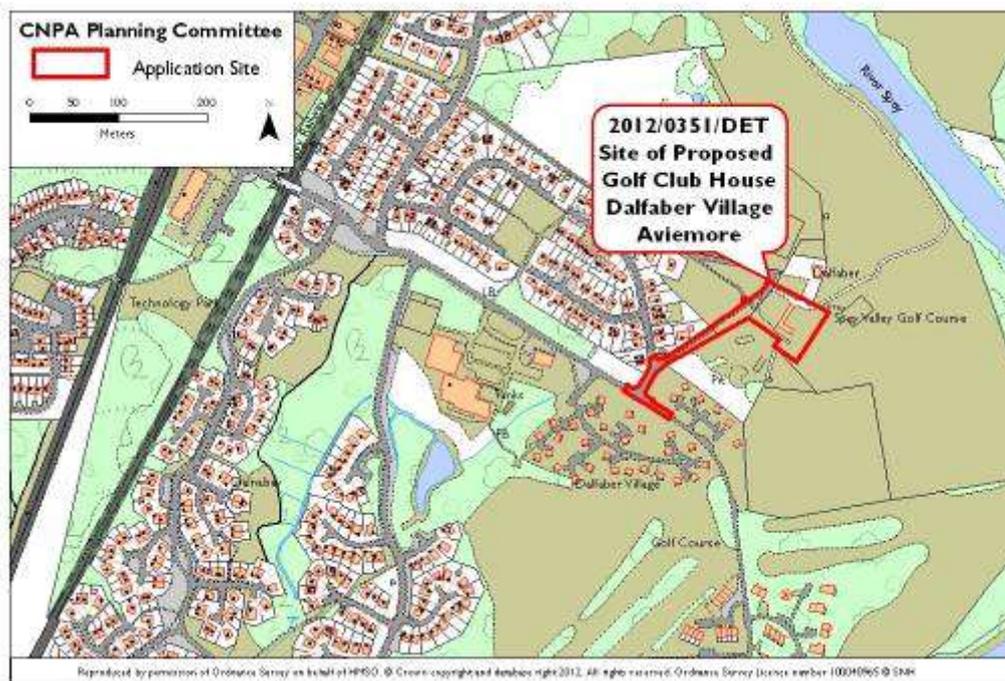
**DEVELOPMENT PROPOSED: PLANNING PERMISSION FOR THE ERECTION OF A GOLF CLUBHOUSE AT SPEY VALLEY GOLF CLUB, DALFABER DRIVE, AVIEMORE**

**REFERENCE: 2012/0351/DET**

**APPLICANT: MACDONALD RESORTS LTD., C/O GD LODGE ARCHITECTS, GLASGOW**

**DATE CALLED-IN: 9 NOVEMBER 2012**

**RECOMMENDATION : APPROVE WITH CONDITIONS**



**Grid reference : 290713 813497**

**Fig. 1 - Location Plan**

## SITE DESCRIPTION AND PROPOSAL

1. Planning permission is sought for the erection of a clubhouse at the MacDonald Resorts Spey Valley Golf Course in Dalfaber, Aviemore. The site is accessed off Dalfaber Drive and Corrou Road and encompasses part of the land that was part of Dalfaber Farm. There is an L-shaped stone and slate steading on the site at present which sits on a flat raised area above the golf course. The golf course spreads out to the east and north east between the proposed site and the River Spey. Flat hardcore areas surround the steading, with the area to the west (rear) occasionally being used for car parking associated with the golf course. The northern site boundary is demarcated by a line of conifer trees – the canopy overlaps the site, although the trees are outwith the identified site boundaries. Beyond the site to the north is a vacant two storey house, known as Dalfaber Farmhouse.
2. The proposed clubhouse is a one and a half storey detached structure, which would be located on the eastern periphery of the site, essentially on the edge of the plateau, in order to avail of expansive views over the lower lying golf course and River Spey, and further afield to the Cairngorms. The proposed structure is a rectangular plan form, and would be positioned on a north west / south east access. External materials would comprise of a combination of render,<sup>1</sup> stone<sup>2</sup> and timber cladding.<sup>3</sup> Windows are detailed as being “triple glazed timber / aluminium” and the roof would have a natural slate finish. The entrance to the building is proposed on the north western elevation, adjacent to the car parking area. A stone clad pitched roof entrance vestibule is proposed to project from the main body of the building. The remainder of openings on the north western elevation are relatively limited in size and numbers. In contrast, the dominant feature on the south eastern elevation overlooking the golf course and areas beyond, is the full height glazing which is proposed at ground floor level. Upper floor openings on the south eastern and north western elevations are limited to velux style windows in the roof space, whilst the openings on the north eastern and south western (gable) elevations serve as features of the building. Large openings are proposed in each of the gables, opening onto balconies. The balcony balustrade would consist of toughened glass with a stainless steel cap rail.



**Figs. 2 and 3 : North west elevation and south east elevation**

<sup>1</sup> A traditional sand / cement wet dash finish is detailed in supporting documentation.

<sup>2</sup> Reclaimed stone is intended to be used on the stone basework and feature stonework elements, and would be sourced from either site demolitions or local quarries within the Cairngorms National Park. Cills would be wet cast stone.

<sup>3</sup> Cladding is proposed to be “either locally sourced Scottish larch which would be left to weather naturally or heat treated timber such as Thermowood which has the advantage of keeping its colouring and is naturally durable without preservative treatment.”



**Fig. 4 and 5 : North east and south west elevations**



**Fig. 6 : Proposed clubhouse location**



**Fig. 7 : Proposed clubhouse**

3. The ground floor of the clubhouse is proposed to accommodate a pro shop adjacent to the entrance lobby, and a large open plan dining and bar area. The remainder of the ground floor would be utilised for kitchen facilities, a storage area for the bar and kitchen, and toilet facilities. The stairs to the upper floor would lead off the ground floor lobby. Facilities on the upper floor would include separate ladies and gents changing rooms and shower and toilet facilities, and also a gents golfers lounge at the northern end of the building and a ladies golfers lounge in the southern area. Each of the lounge areas would have access to the balconies which are proposed on either end of the building.
4. A detailed design statement has been submitted in support of the proposal and the following are some of the salient points expressed :
  - Massing and scale : there is an acknowledgement of the existing hierarchy established by the farmhouse and the steading. The proposed one and a half storey design is taller than the steading but the ridgeline of the building is intended to be in line with the farmhouse, so that the farmhouse and clubhouse become the two dominant forms against the

lower steading structure. The ridgeline of the clubhouse would be visible above the steading and this, together with the clubhouse footprint being offset from the steading courtyard, is deliberate in order to ensure that the main entrance to the clubhouse is directly opposite the entrance to the site;

- Construction : the construction will be based on timber frame or a structural insulated panel system, and will provide a “well insulated and air tight envelope” with U values and air tightness in excess of industry standards. The building design is also intended to maximise daylight and solar gains to the internal spaces, particularly at ground floor level.
- Energy Statement : heating is proposed to be provided by an LPG gas fired condensing boiler which would serve the hot water cylinder and the heating circuit. The boiler would be located in a timber clad boiler store on the southern gable of the building, beneath the balcony. The submitted plans also indicate that a stove would be installed in the dining area on the ground floor.

High efficient heat recovery air handling units would be located within the roof void above the changing areas, in order to function as supply and extract ventilation to the bar and changing areas.



Fig. 8 : Currently proposed site layout

5. The identified site boundaries encompass the main area of the site where the steading exists and in which the new building is proposed and also extends to include the access leading from Dalfaber Drive. The extent of access provision included in the current application generally reflects access arrangements previously proposed and consented in earlier applications for alternative

clubhouse designs. Upgrading works have already been undertaken at the junction and footpaths as part of a consent for an alternative clubhouse in 2008. Beyond the upgraded roadway, the access narrows to a single track and a separate footpath with a compacted hardcore finish was recently developed. The current proposal would utilise the existing arrangement.

6. A total of 57 car parking spaces are proposed on the site, generally occupying the area currently used for car parking, but in a slightly more formalised arrangement. Two spaces identified for disabled parking would be located adjacent to the main entrance to the clubhouse. Rows of hedging (consisting of mixed beech, hawthorn and holly, are proposed to create internal divisions between rows of parking.
7. Detailed landscaping proposals have been submitted in support of the development proposal. Key features of the landscaping strategy include the aforementioned low level hedging to define the car parking area, restoration works at areas of disturbed grass surrounding the new clubhouse, the provision of an increased area of grassland mix on either side of the pedestrian path adjacent to the access road, proposals for the planting of individual trees in the south eastern corner of the site, and the use of protective fencing<sup>4</sup> during construction in order to avoid damage to the existing trees outside the northern site boundary. Details of the proposed landscaping management and maintenance programme have also been submitted in support of the proposal.
8. Non vehicular access provision would continue to be maintained through the site to facilitate connections to existing path networks. The submitted plans specifically indicate that no lockable gates would be installed. Obligations to maintain pathways in a way that does not inhibit access are recognised in the submission documentation and it has been confirmed that waymarking will be included in compliance with the Scottish Outdoor Access Code.

#### **History of clubhouse planning permissions**

9. Highland Council granted planning permission in 1999 for the formation of a golf course and clubhouse facilities. The golf course development commenced and become operational in recent years. However, the clubhouse was not developed and there have been a number of planning applications since the original consent in 1999, seeking amendments to the clubhouse design. Various design changes were granted consent by Highland Council in 2003 and 2004, with the latter consent being for a clubhouse design which included retention and extension of the existing steading.
10. A further planning application was submitted in 2007 (CNPA ref. no. 07/025/CP refers) seeking permission for the erection of a clubhouse (including change of use of the steading for golf buggy storage), the formation of a car park and the upgrading of access. The application was called in and planning permission was granted by the CNPA in November 2007. The proposal involved using the existing steading building for golf buggy storage purposes, together with a new building to be positioned immediately adjacent, on the

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<sup>4</sup> 2.3m high weldmesh fencing, according with BS 5837:2012.

south eastern side. The new building was a single storey form with curved glazed frontage with outdoor decking. Materials included a zinc colour coated standing seam roof (with some rooflights), glazing, stone reclaimed from the site, white wet dash render, and some timber panels. The curved glazed frontage extended above the ground levels which slope down to the golf course and this area was intended to be supported by columns.



Fig. 9 : Proposed clubhouse (2007)



Fig. 10 : Proposed clubhouse (2008)

11. A further application was submitted in 2008 for a modified clubhouse design, which included some of the features of the 2007 design, but within a smaller footprint. The application was approved by the CNPA (ref. no. 09/084/CP refers). Materials proposed included an aluminium standing seam roof, aluminium framed glazing to the curved frontage and timber cladding to the

walls. The design also included a decked viewing area was proposed to be constructed on columns over the slope down to the golf course and a central courtyard area was to be formed between the new building and the existing steading. The steading was proposed for continued use as a golf buggy storage area. The approved site plan included parking provision for 55 vehicles. The site area identified in that application was larger than in the current application, as it extended northwards beyond the line of existing mature conifers and into an area of land which is more closely associated with the derelict Dalfaber Farmhouse.

## DEVELOPMENT PLAN CONTEXT

### National Policy

12. **Scottish Planning Policy<sup>5</sup> (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters. It supersedes a variety of previous Scottish Planning Policy documents and National Planning Policy Guidance. Core Principles which the Scottish Government believe should underpin the modernised planning system are outlined at the outset of **SPP** and include:
  - The constraints and requirements that planning imposes should be necessary and proportionate;
  - The system should .....allow issues of contention and controversy to be identified and tackled quickly and smoothly; and
  - There should be a clear focus on quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.
13. **SPP** emphasises the key part that development management plays in the planning system, highlighting that it should "operate in support of the Government's central purpose of increasing sustainable economic growth." Para. 33 focuses on the topic of Sustainable Economic Growth and advises that increasing sustainable economic growth is the overarching purpose of the Scottish Government. It is advised that "the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places." 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.
14. Under the general heading of Sustainable Development, it is stated that the fundamental principle is that development integrates economic, social and environmental objectives, and that the "aim is to achieve the right development in the right place."
15. As a replacement for a variety of previous planning policy documents the new **Scottish Planning Policy** includes 'subject policies', of which many are applicable to the proposed development. Topics include economic development, rural development, and landscape and natural heritage. The

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<sup>5</sup> February 2010

following paragraphs provide a brief summary of the general thrust of each of the subject policies.

16. Economic development : Planning authorities are required to respond to the diverse needs and locational requirements of different sectors and sizes of businesses. The planning system is expected to support development which will provide new employment opportunities. SPP also recognises, in paragraph 48, that high environmental quality can be an important component in attracting investment into an area which in turn can provide important economic opportunities. Consequently planning authorities are therefore required to ensure that new development safeguards and enhances an area's environmental quality, and should also promote and support opportunities for environmental enhancement and regeneration.
17. Landscape and natural heritage : The **Scottish Planning Policy** document recognises the value and importance of Scotland's landscape and natural heritage. It is accepted that landscape is constantly changing and the aim is to facilitate positive change whilst maintaining and enhancing distinctive character. As different landscapes have different capacities to accommodate new development, the siting and design of development should be informed by landscape character. There is also an acknowledgement that the protection of the landscape and natural heritage may sometimes impose constraints on development, but the potential for conflict can be minimised and the potential for enhancement maximised through careful siting and design.
18. **Scottish Planning Policy** 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**

19. 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 terms 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.

## Structure Plan Policy

### Highland Council Structure Plan (2001)

20. **Highland Council Structure Plan** is founded on the principles of sustainable development, which are expressed as –
- Supporting the viability of communities;
  - Developing a prosperous and vibrant local economy; and
  - Safeguarding and enhancing the natural and built environment.
- A variety of detailed policies emanate from the principles.
21. The following provides a brief summary of the policies applicable to a development of this nature. Section 2.4 of the Plan concentrates on the subject of landscape, stating that “no other attribute of Highland arguably defines more the intrinsic character and nature of the area than its landscape.” Similar to national policy guidance, there is a recognition that landscape is not a static feature and that the protection and enhancement of landscape and scenery must be positively addressed. **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.”
22. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things make use of brownfield sites, existing buildings and recycled materials; are accessible by public transport, cycling and walking as well as car; are compatible with service provision; demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environments; and contribute to the economic and social development of the community.
23. Section 2.5 of the Structure Plan concerns ‘Sport and Recreation’ and includes specific reference to golf. Golf is recognised as offering recreational opportunities for local residents, as well as being a key component of tourism in the highlands. Reference is made to the Highland Golf Development Strategy which is concerned with the tourism and economic development aspects of golf, whilst also recognising the relationship of these with local recreational and sports development initiatives. **Policy SR3 (Golf development)** states that golf developments that are consistent with the aims of the Highland Golf Development Strategy will be supported.
24. Tourism is recognised in the Structure Plan as being a vital element of the Highland economy. Tourism policies set out in the Plan are strongly linked to the Plan’s economic strategy, as well being linked to policies which maintain and enhance the high quality environment upon which tourism depends. **Policy T2 (Tourism developments)** supports high quality tourism development proposals, particularly those which extend the tourism season, spread economic benefit more widely and are accessible by means other than private vehicles.

## Local Plan Policy

### Cairngorms National Park Local Plan (2010)

25. The Cairngorms National Park Local Plan was formally adopted on 29<sup>th</sup> October 2010. The full text can be found at :  
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
26. 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. Policies are not cross referenced and applicants are expected to ensure that proposals comply with all policies that are relevant. The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 6. These proposals, when combined with other policies, are intended to meet the sustainable development needs of the Park for the Local Plan's lifetime. The following paragraphs list a range of policies that are appropriate to consider in the assessment of the current development proposal.
27. *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. Exceptions will only be made where any significant adverse effects on the landscape are clearly outweighed by social or economic benefits of national importance and all of the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction.
28. *Policy 16 – Design Standards for Development* : this is one of a number of policies which is intended to encourage developers to consider how they can best include the principles of sustainable development in their proposals, and consider the impact on the environment, economy and community. Policy 16 requires that all proposals are accompanied by a design statement which sets out how the requirements of the policy have been met. The design of all development is encouraged to :
- Reflect and reinforce the traditional pattern and character of the surrounding area and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and materials;
  - use materials and landscaping that will complement the setting of the development;
  - demonstrate sustainable use of resources; and
  - be in accordance with the design standards and palette of materials as set out in the Sustainable Design Guide.
29. *Policy 25 – Business Development* : proposals which support economic development will be considered favourably where the proposal is compatible with existing business uses in the area and supports or extends an existing business. Part A of the policy sets out the criteria for business development in identified settlements. Business development would be considered favourably if it :
- (1) Is located within an existing settlement boundary; and

- (2) Supports the economic vitality and viability of that centre.
30. *Policy 33 – Tourism related development* : the policy supports tourism related development which has a beneficial impact on the local economy through enhancement of the range and quality of tourism attractions and related infrastructure, provided that they do not have adverse impacts on the landscape, built and historic environment, or the biodiversity, or the geodiversity, or the culture and traditions of the Cairngorms National Park.
31. The subject site is within the Aviemore settlement area and is on 'white land'.

### **Supplementary Planning Guidance**

32. 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.

### **Sustainable Design Guide**

33. The guide highlights the fact that the unique nature and special quality of the Cairngorms National Park and the consequent desire to conserve and enhance this distinctive character. The guidance has at its core the traditional approach to design which aims to deliver buildings which provide a resource efficient, comfortable and flexible living environment. The **Sustainable Design Guide** requires the submission of a Sustainable Design Statement with planning applications. It is intended that applicants would use the Sustainable Design Statement to demonstrate how standards set out in the Sustainable Design Checklist will be achieved.
34. One of the key sustainable design principles referred to in the document is that "future development in the Park should be sensitively located, reflect existing development pattern and setting, and respect the natural and cultural heritage of the Park." Developments are also required to reflect traditional materials and workmanship, and take on board innovation, contemporary design and the emergence of modern methods of construction.

## **CONSULTATIONS**

35. **SEPA** : The proposal has been considered from the point of view of flood risk and SEPA confirm that there is no objection. Reference is made to SEPA previously being consulted on the site, dating back to August 2007, at which time the outcome of the Flood Risk Assessment was accepted. There is no objection to the current proposal subject to the finished floor levels of the clubhouse being set at 208.4m AOD and an understanding that no land raising will take place below the level of 207.8m AOD. It is recommended in the event of the Planning Authority being minded to approve that conditions are attached to ensure that that the stipulations are met.
36. **Highland Council TEC Services (Roads)** : The Roads section of Highland Council considered the proposal and note in the response that the

development is an amended reduced scale design on the site of the previous clubhouse permission. There is no objection to the proposal and a number of conditions are recommended to be included in the event of granting planning permission.

37. **Highland Council Contaminated Land** : The development proposal has been considered and the Contaminated Land Team have confirmed that they have no comment to make. The response notes that a contaminated land condition was attached to the previous consent for a clubhouse on the site and that the condition was purified through a site investigation.
38. **Aviemore and Vicinity Community Council** : The response from the Community Council refers to the application being considered at its November meeting and no objections were raised. The response also states that “a clubhouse is long overdue for this golf course”
39. **CNPA Economic Development** : The Sustainable Business Programme Manager considered the proposal and provided comments from the perspective of economic development. The proposed development is considered to have the potential to be of economic benefit to the area as it would provide improved visitor facilities which would add to the wider visitor offering and attract a wider range of visitors. It is commented in the response that the Spey Valley golf course “is a high quality course which attracts an increasing number of visitors to the area.” The proposed clubhouse is considered to be a key component of the visitor offering as it would provide facilities which are required and expected by customers. The provision of visitor facilities would assist in establishing the club as a key visitor attraction. The proposed development is considered to have the potential to impact positively on tourism and local economy.
40. **CNPA Landscape**: The Heritage Manager considered the landscape impacts of the proposal and it is noted that the landscape plan which has been provided in support of the proposal goes some way towards providing adequate mitigation to the development. However, a number of suggestions are made on ways in which the landscaping proposals could be improved in order to benefit the development. The suggestions include a more appropriate mix of species in the proposed hedging, the addition of further trees on the approach to the development, and revisions to the ground treatment and construction methodology in order to ensure that damage does not occur to the root plates of the existing conifer line to the north of the site. The Heritage Manager suggests that all of those matters could be addressed by the use of appropriate conditions in the event of the granting of planning permission.
41. It is also suggested that a number of measures are implemented in order to provide natural heritage enhancements. The suggested measures include the provision of bird and bat boxes on either the proposed building or in adjacent trees, and that an area identified as replacement grass is sown to a wild flower mix in order to increase the potential habitat for invertebrates.

## REPRESENTATIONS

42. The planning application was advertised in the Strathspey and Badenoch Herald on November 8<sup>th</sup> 2012. One letter of representation has been received. Mrs. Mary McKee and Mr. Iain Glen McKee object to the development for three reasons – increases in traffic to and from the site during construction and after work is completed; concerns regarding a potential drinks license in the clubhouse and the potential impacts on the amenity of the representees; and reference to problems already arising due to car parking in proximity to the representees driveway during golf competitions.

## APPRAISAL

### Principle

43. The acceptance of the principle of a golf course and the associated development of a club house facility at this site dates back to 1999. As detailed in paragraphs 9 – 11, various clubhouse designs have been permitted since that time, including two detailed proposals considered by the CNPA in 2007 and 2008. For various operational reasons the applicants have not proceeded with the development of the clubhouse. Facilities, including registration and changing rooms, have instead been provided remote from the golf course, in a building at the Country Club complex. Submission documentation describes the golf course as “lacking a clubhouse to reflect the status and setting of the championship course.” Given the history of planning permissions at the site and the acceptance that clubhouses are routinely developed in conjunction with golf courses, the principle of a clubhouse development on the site remains applicable.

### Siting and design

44. Having accepted the principle of a clubhouse, the main issues to consider in this application primarily concern siting and design. The proposal to locate the clubhouse in the developed area surrounding the steading is consistent with the layout of previously permitted proposals. It is also a logical means of developing the site in an efficient manner which would minimise the impact of both construction activity and the finished structure on the wider surrounding area. The use of the area at the rear of the steading to accommodate an improved car parking layout is acceptable. The surfacing and definition of car parking provision, and the introduction of appropriate landscaping, all offer opportunities to enhance the site from its present condition. Vehicular access provision to the subject site remains consistent with the consent granted in 2008. As referred to earlier in this report, works associated with junction improvements and the provision of a separate pedestrian path have already been undertaken in conjunction with the 2008 consent. The works remain appropriate to the current proposal.



**Fig. 11 : Junction of Corrou Road and Dalfaber Drive**



**Fig. 12 : Pedestrian path**

45. In considering the proposed clubhouse in the context of its relationship with the two buildings in the vicinity – the immediately adjacent steading, and Dalfaber Farmhouse which is a short distance to the north east – the modest scale of the proposed clubhouse has the potential to form a suitable visual transition as one views the single storey steading, the one and a half storey clubhouse and the two storey farmhouse. The proposed position of the clubhouse relative to the steading is such that it will facilitate the creation of a courtyard area between the two buildings, with the area identified for use as a golf buggy return point. The availability of this space in an inconspicuous location is a positive feature, as it avoids the need for alternative areas of hard standing in more prominent locations towards the front of the new clubhouse, and as such avoids potential negative impacts of visual clutter that might be likely to arise.
46. In terms of the detail of the design, it is significantly different from the earlier design concepts proposed on the site. The current design, with a more modest floor area, could be considered a more restrained design response to the characteristics of the site and its position on the periphery of the settlement area. As alluded to in the previous paragraph, the location and proportions of the new building would complement the two nearby structures. In doing so, it would blend with the existing buildings rather than compete for visual attention, particularly when viewed from areas on the golf course, from the river or from the distant higher ground. The proposed combination of materials is appropriate. The use of stonework and slate reflect the traditional materials in the steading, while the use of timber cladding in selected areas, together with glass balustrades on the two gable end balconies, complement the stonework and are also useful in introducing a contemporary element to a building which is otherwise relatively traditional in form.

### **Conclusion**

47. All of the foregoing considerations demonstrate that the overall siting and design of the clubhouse complies with CNP Local Plan policies on Landscape (Policy 6), Design Standards for Development (Policy 15), as well as Structure Plan and national level policies on similar subject matter. References have been made in the submission documentation to the need for a club house on the site to reflect the status of the championship course. It is also a fact which is recognised in the consultation response from the CNPA's Economic Development section, in which it is considered that a clubhouse facility on the

site is a key component of the golfer experience. The clubhouse would provide a range of facilities, including a bar and dining area, which has the potential to be of economic benefit in terms of attracting increased user numbers and could also provide additional employment opportunities. In this respect the development is consistent with planning policies which support business development and economic development. In conclusion, the proposed clubhouse is acceptable and has the potential to be a positive addition to the existing golf course development and to the area in general.

## **IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK**

### **Conserve and Enhance the Natural and Cultural Heritage of the Area**

48. The design and scale of the proposed clubhouse is appropriate to the general setting. Construction activities can be undertaken in a manner which will avoid negative impacts on existing trees in the vicinity. Additional measures can also be implemented, such as incorporating bird and bat boxes into the design or in the surroundings, and also enhancing the currently proposed landscaping, all of which would assist in enhancing the natural heritage of the area.

### **Promote Sustainable Use of Natural Resources**

49. The Design Statement which has been submitted in support of the proposal indicates that efforts would be made to source materials locally where possible, such as the sourcing of the stone from site demolitions or alternatively from quarries within the national park.

### **Promote Understanding and Enjoyment of the Area**

50. The proposed clubhouse would assist in the further development of the Spey Valley Golf Club and as such has the potential to enhance the visitor experience for users of that facility. Although the development of a clubhouse on the site is unlikely to provide opportunities to promote the understanding and enjoyment of the area to the wider public, it would not detract from their enjoyment of the area.

### **Promote Sustainable Economic and Social Development of the Area**

51. The clubhouse would provide new facilities for users of the golf course, including restaurant and bar facilities, and as such may attract increased visitor numbers to the golfing facility. It also has the potential to provide increased employment opportunities.

## RECOMMENDATION

**That Members of the Committee support a recommendation GRANT planning permission for the erection of a clubhouse at Spey Valley Golf Club, Dalfaber, Aviemore, subject to the following conditions :**

1. The development to which this permission relates must be commenced within three years from the date of this permission.

**Reason :** To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The lowest finished floor level of the clubhouse hereby approved shall be set at 208.4m AOD, and that no landraising operations shall take place within the site below the level of 207.8m AOD.

**Reason:** In order to prevent the incursion of water in the event of a 1:200 year flood event.

3. Prior to any other work starting in connection with the proposed development the following roads related works shall be completed and approved by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Roads Authority:
  - (a) The road layout shall be generally in accordance with the submitted drawing ref. Job No. 2048, Drg. No. 102 Rev A, and shall include adequate parking provision and manoeuvring space for service vehicles and coaches commensurate with the scale and nature of the development;

**Reason:** In the interests of public safety and in order to avoid traffic congestion.

4. Prior to the commencement of development, detailed proposals for the provision of a minimum of 8 no. secure, covered cycle storage spaces within the development site shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority. The agreed cycle storage facilities shall be provided and maintained on the site thereafter.

**Reason:** In order to encourage sustainable transport movements.

5. Suitable refuse provision and bin collection points shall be provided within the site, to the satisfaction of the Cairngorms National Park Authority acting as Planning Authority in consultation with Highland Council's Waste Operations Manager.

**Reason:** To ensure that adequate provision is made for the disposal of refuse within the site.

6. Prior to the commencement of development, a revised landscaping plan shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority and shall include the following :

- (a) Revised specifications for the species mix within the areas of hedging;
- (b) The provision of additional tree planting along the approach to the development;
- (c) Alternative proposals for the grass mix in the area adjacent to the service area;
- (d) Revised proposals for ground treatment (and supported by a construction methodology) of the car parking area on the north western boundary of the site under the tree canopy; and
- (e) Revised maintenance details for the treatment of weeds.

The revised landscaping scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-

- (i) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
- (ii) The maintenance of the landscaped areas in accordance with a detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as 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:** In the interests of conserving and enhancing the natural and cultural heritage of the area; to ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development.

7. On completion of the development hereby approved, and unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, uninterrupted public access through the site shall be maintained at all times in the future. For the avoidance of doubt, any gates installed shall be self-closing, be a minimum of 2m in width and shall remain unlocked at all times.

The identified access to the north east of the clubhouse shall remain free from obstruction at all times, including during the course of development activity, and at all times thereafter unless otherwise agreed in writing by the Cairngorms National Park Authority. In the event that a temporary diversion is necessary during the period of construction activity, the detail of this diversion and all signage measures shall be agreed in advance with the Cairngorms National Park Authority.

**Reason:** In order to retain and improve safe all abilities public access through the site.

8. Prior to the first occupation of the clubhouse hereby approved, a detailed scheme (numbers, locations and designs of signs) for the way marking of the public access route to, through and beyond the site shall be submitted for the further written approval of the CNPA acting as Planning Authority.

**Reason:** In order to provide clear way marking for safe all abilities public access to, through and beyond the site.

9. Prior to the commencement of any construction works associated with the clubhouse, details and specifications (samples or manufacturers catalogues may be required) of the following finishes shall be submitted for the further written approval of the CNPA acting as Planning Authority:
- (a) Timber cladding and any stain proposed;
  - (b) Stonework;
  - (c) Slate;
  - (d) Window frames and doors;
  - (e) Details of all boundary enclosures, including gates and walls; and
  - (f) The surfacing of the car parking areas.

**Reason:** In the interests of visual amenity and to ensure that these finishing materials/boundary enclosures are appropriate to the character of the development and the surrounding area.

10. Prior to the commencement of development, proposals shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority to demonstrate the incorporation of bird nesting and bat roosting opportunities either on the clubhouse structure or in trees within the identified site boundaries. All agreed measures shall be implemented in full thereafter.

**Reason:** In the interests of enhancing the natural heritage of the area.

11. All trees identified for retention on the approved plan (Drawing No. 102 Rev A) shall not be uprooted. These trees shall only be felled with the prior written approval of the CNPA acting as Planning Authority.

**Reason:** In the interests of conserving the natural heritage of the area; to ensure the retention of important landscape features and retain the existing amenities of the site.

12. No development shall commence on this site until all identified tree protection measures have been implemented to the satisfaction of the CNPA acting as Planning Authority, and in accordance with BS5837:2005, Trees in Relation to Construction.

**Reason:** In the interests of conserving the natural heritage of the area; in order to ensure that no damage is caused to these trees during development operations.

13. Unless otherwise agreed in writing with the CNPA acting as Planning Authority, the vehicle parking shall be constructed and completed prior to the commencement of the use of the clubhouse hereby approved.

**Reason:** To ensure the timeous provision of on-site car parking.

14. All public services for the development, including electrical, cable television and telephone cables, shall be located underground throughout the site. All such work shall be carried out prior to road surfacing and junction boxes shall be provided by the developer.

**Reason:** in the interests of visual amenity.

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**29 November 2012**

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