
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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(PLANNING OFFICER
DEVELOPMENT MANAGEMENT)**

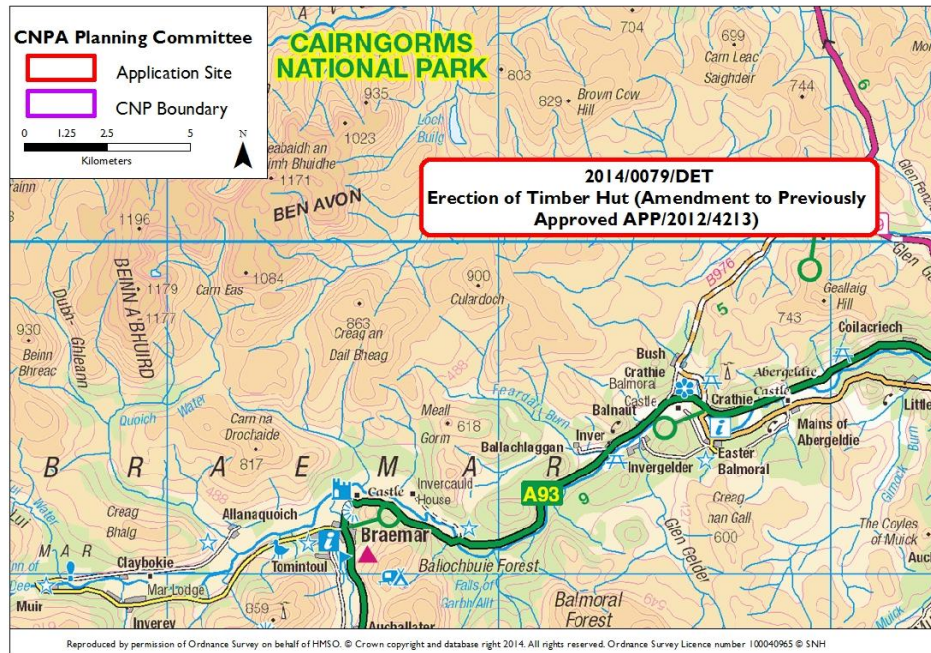
DEVELOPMENT PROPOSED: Erection of Timber Hut (Amendment to Previously Approved APP/2012/4213) at Land West Of Culardoch Beag Crathie Ballater

REFERENCE: 2014/0079/DET

APPLICANT: Mr Simon Blackett

DATE CALLED-IN: 17 March 2014

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

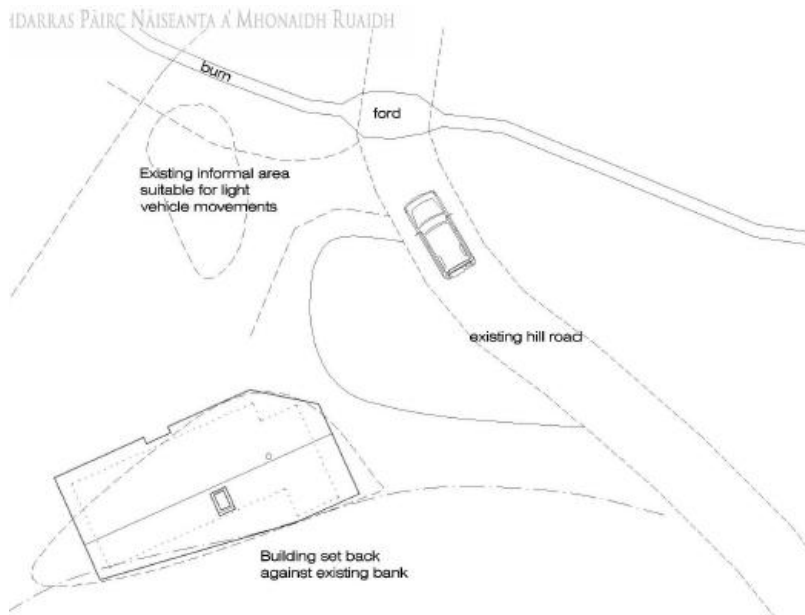


**Grid reference: INSERT GRID REF (E/318003, N/800740)
Fig. I - Location Plan**

SITE DESCRIPTION AND PROPOSAL

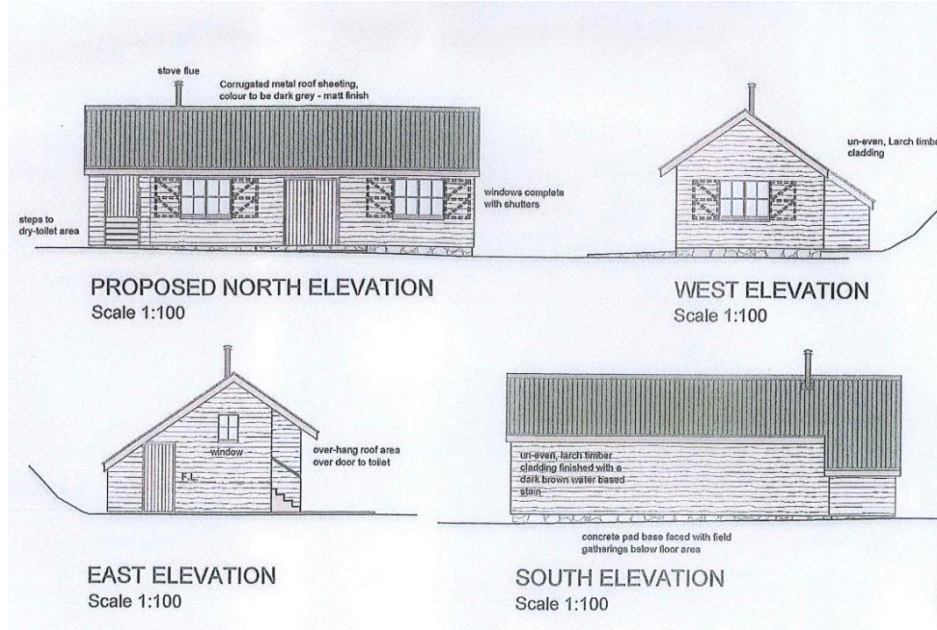
1. This application seeks full planning permission to amend the design of a previously approved lunch hut proposal on Invercauld Estate in Glen Gairn.
2. The site is located at Culardoch, some 8 km north of Braemar and can be accessed from the B976 up past Corndavon Lodge via an existing long access track into the hills beyond. The proposed site is located beside an existing access track and ford as shown in Figure 2 below. The position of the hut is the same as previously approved which is shown dotted below the current footprint. It is only the design of the hut which has changed with the proposed informal parking area as per the previous submission.

Figure 2 – Site Layout



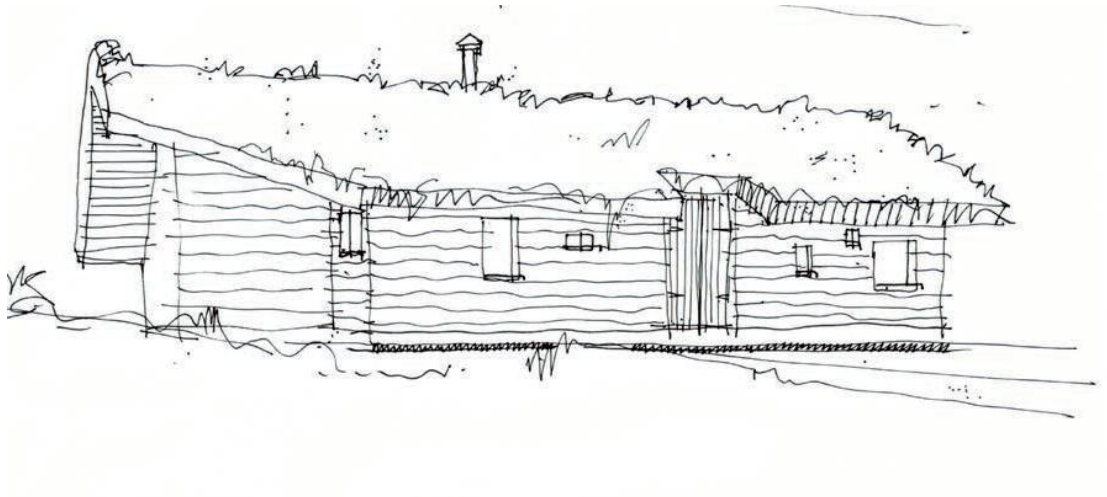
3. This position and use (for sporting purposes) is as already approved under application reference 2013/0017/DET by the Committee at their June 2013 meeting. An otter survey was carried out with the previous submission and that has been resubmitted. No circumstances have changed and the survey concluded there would be no adverse impacts upon otter in the area.
4. The previously approved design was a functional building as shown in Figure 3 below

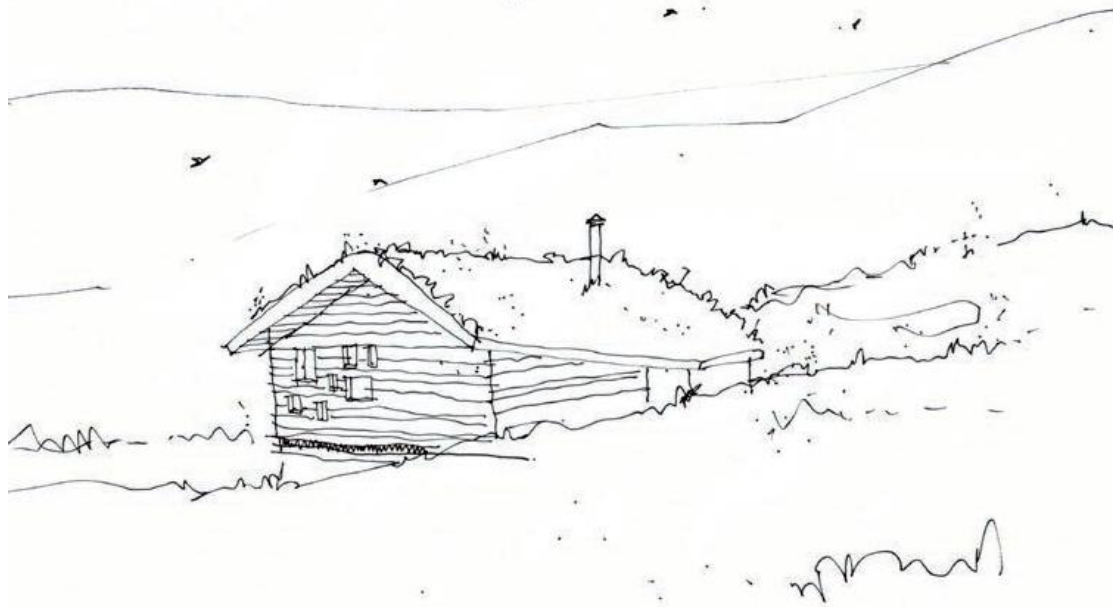
Figure 3 – Previously Approved Design



5. The current design now incorporates a curved turf roof, wavy edged larch walls and small irregularly placed timber windows. The intention of this revised design is to enable the building to sit more naturally in the landscape and this is set out in more detail in the agents' supporting design statement which is attached as **Appendix I**. **Figures 3 (a) and (b)** below shows the design concept.

Figures 3 (a) and (b) – Currently Proposed Design





6. The footprint is similar including the same accommodation, namely dining and storage spaces. It will not however be constructed upon a concrete pad as originally proposed but rather will have a suspended timber floor with concrete only used in foundation strips.

Planning History

7. In terms of planning history as noted in paragraph 3 earlier, consent was granted last June for a lunch hut on this same location. In the wider area an application for upgraded tracks on the land leading to the proposed lunch hut was approved in July 2012 and these have been constructed.

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 Partnership Plan 2012-2017 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 outcomes 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 formally adopted on 29th October 2010. The full text can be found at :
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
14. The Local Plan contains a range of policies dealing with particular interests or types of development. All policies of the plan apply but in this case the key policies , given this is simply a design change are:
15. Policy 16 Design Standards which, supported by the Sustainable Design Guide, sets out that new development should be suitably designed, including the need to reflect and reinforce the character of the area, use complementary materials and demonstrate sustainable use of materials.
16. Policy 6 – Landscape: presumes against any development that does not complement and enhance the landscape character of the Park
17. Policy 34 – Outdoor Access: advises that development which improves opportunities for responsible outdoor access will be encouraged. Development proposals which would result in a reduction of public access rights, or loss of linear access will only be permitted where an appropriate or improved alternative access solution can be secured to the satisfaction of the planning and access authorities.
18. Policy 4 – Protected Species: seeks to ensure that there is no adverse effect on any European Protected Species

19. *Policy 5 – Biodiversity:* seeks to ensure that development does not that have an adverse effect on habitats or species identified in the Cairngorms Local Biodiversity Action Plan, UK Biodiversity Action Plan or by Scottish Ministers through the Scottish Biodiversity List

Supplementary Planning Guidance

20. Of relevance to this case is the **Sustainable Design Guide** which highlights the need to conserve and enhance the distinctive character and the innate special qualities of the Park. 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’ whilst welcoming ‘innovation in both design and use of material...in keeping with its setting in the National Park’.
21. The **Wildness Supplementary Planning Guidance** also applies and sets out how wildness will be taken into account when considering development proposals. The guidance defines areas where the park wildness is most readily experienced with regard to the quality and sensitivity of the wildness to development

CONSULTATIONS

22. **Braemar Community Council** has been consulted but has not commented on the proposal.
23. **CNPA Landscape Officer** previously concluded that although the proposed lunch hut may have potential to impact on some people’s experience of wildness the level of impact is slight overall particularly given the proximity to existing footpaths and bridges as opposed to the more remote upper Gairn. The development was considered acceptable in terms of landscape impact providing conditions were applied regarding through the use of conditions to address landscape and visual impact to cover the design and finish of the lunch hut, and the construction, restoration and reinstatement of the landform around the hut.
24. With the current proposal the Officer similarly considers that careful restoration is necessary of the surrounding landform. It is also considered that the proposed design with its slightly organic form and finishes is appropriate to the location and responds satisfactorily to the landform. Recommendations are made in respect of the detail of the finishing.

REPRESENTATIONS

25. None

APPRAISAL

26. The principle of this development on this site has already been established by the previous live planning permission and it is therefore only the detail of the revised design which is under consideration now.
27. In this regard the revised design and finishes are considered to fit well into this moorland landscape. The curved roof fits in well with the rounded landscape here whilst the use of species to match the surrounding moorland on this roof (as set out in the design statement) will also help integrate the development into the landscape. Overall the proposal is considered to represent a further improvement on the original design and as such is welcomed. On this basis approval is recommended subject to appropriate conditions regarding reinstatement (as were applied to the earlier consent) and also conditions regarding finishing particular to this application. The revised proposals therefore comply with the above mentioned policies.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

28. As set out with the previous application the proposal would have no significant impacts on designated sites or species. As a low-key feature in the landscape of the glen, the development has potential to have a positive effect in relation to the ongoing evolution of the heritage of a sporting estate. The design now proposed is considered to enhance the area and will help to ensure that the development supports this aim.

Promote Sustainable Use of Natural Resources

29. This revised submission will utilize locally sourced material and it is also likely that local builders and estate staff would assist in the construction of the hut with suitable materials (such as timber and turf) to be used.

Promote Understanding and Enjoyment of the Area

30. As set out with the previous application the proposal would improve the facilities and consequently the enjoyment of the area for people taking part in traditional sporting activities.

Promote Sustainable Economic and Social Development of the Area

31. As set out previously, the provision of the hut should make the sporting estate more attractive and had the potential to contribute to the economic development of the rural area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT FULL PLANNING PERMISSION for the Erection of Timber Hut (Amendment to Previously Approved APP/2012/4213) at Land West Of Culardoch Beag Crathie Ballater subject to the following planning conditions.

1. The proposed chimney pipe shall be coloured black and the turf roof shall be planted with species matching those of the surrounding moorland.

Reason: To ensure that materials are appropriate to the setting in accordance with Local Plan policies.

2. No development shall commence until a construction method statement setting out how the building will be constructed and, in particular how the water environment would be protected, is submitted to and approved by the CNPA acting as Planning Authority. The development shall thereafter be carried out in accordance with these details. These details shall include measures for protection of Otter during construction.

Reason: In the interest of preventing pollution and to ensure there is no adverse impact on the environment in accordance with planning policies.

3. The development hereby approved shall be constructed in accordance with the approved plans, sections and design statement. There shall be no excavations undertaken to form the informal car parking area, instead this area shall remain as existing moor/heath land.

Reason: In the interests of visual amenity and in accordance with Local Plan policies on landscape.

4. In the event of the development becoming redundant for its approved use it shall be removed from site and the site reinstated to moorland with all associated structures removed.

Reason: In the interests of visual amenity and in accordance with Local Plan policies on landscape.

5. Access along the adjacent right of way shall remain unobstructed throughout construction.

Reason: To ensure there is no adverse impact upon public access in accordance with planning policies.

Advice notes:

- I- 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.

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planning@cairngorms.co.uk

Date: 23 April 2014

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