

CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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DEVELOPMENT MANAGEMENT)**

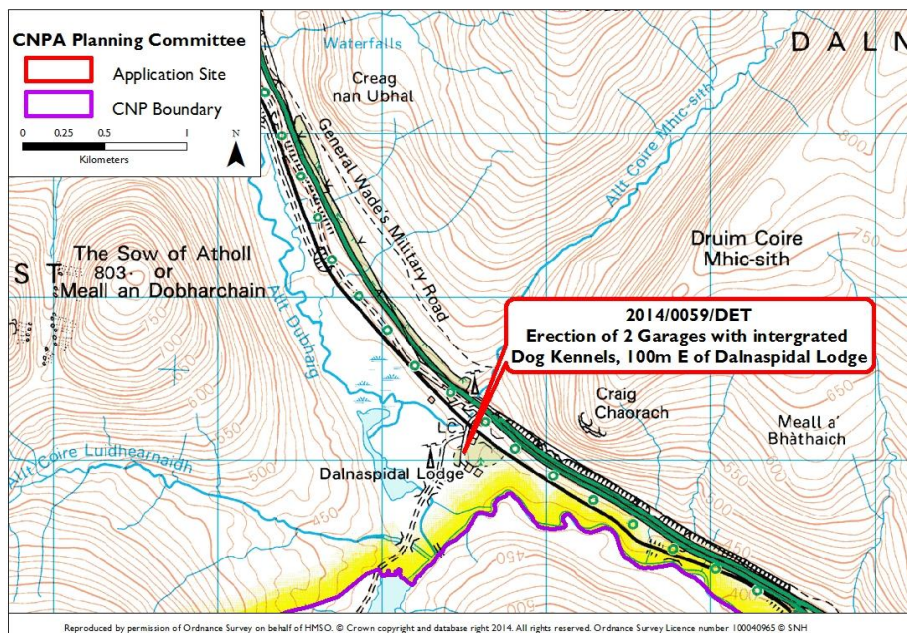
DEVELOPMENT PROPOSED: ERECTION OF TWO GARAGE BUILDINGS WITH INTEGRATED DOG KENNELS, ANCILLARY TO THE KEEPERS AND HEAD KEEPER COTTAGES CURRENTLY UNDER CONSTRUCTION AT LAND 100M EAST OF DALNASPIDAL LODGE, DALNASPIDAL

REFERENCE: 2014/0059/DET

APPLICANT: MR. ALEX MCKAY, 12 ROUNDWOOD WAY, BANSTEAD, SM7 1EF

DATE CALLED-IN: 3 MARCH 2014

RECOMMENDATION: APPROVE WITH CONDITIONS



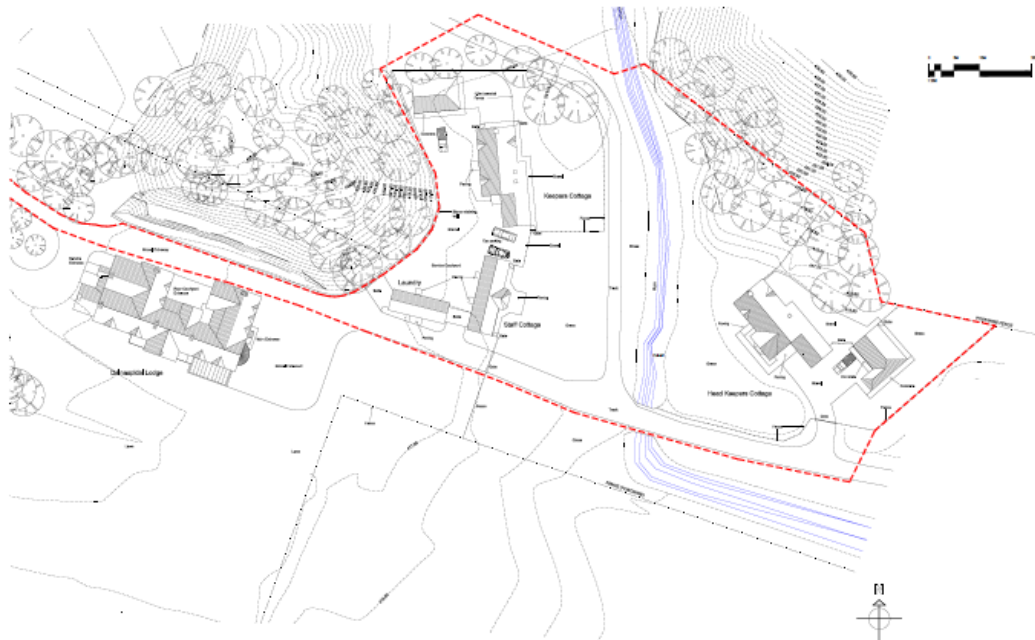
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Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. The subject site lies to the south of the Perth to Inverness railway line and the A9 trunk road. It is located approximately 20 miles north west of Pitlochry and 6.5 miles south of Dalwhinnie. Access to the site is via a minor road off the A9 which serves a number of properties on the north of the railway line. A private track extends from the gated railway crossing to Dalnaspidal Lodge and the proposed site, as well as serving lands beyond that. The subject site is on substantially lower ground than the A9 trunk road and there are only glimpsed views when approaching from the southbound A9. The hummocky, higher ground immediately to the rear (north) of the site, much of which has benefitted from tree planting, provides an effective screen and would result in the proposed new properties nestling into a discreet and sheltered area.

Fig. 2: Proposed site plan



2. The application proposes the erection of two separate double garages, one beside the Head Keeper House, with six kennels attached, and the second beside the Keeper House, with four kennels attached. The proposed structures have pitched, slated roofs and are finished in Siberian larch vertical cladding. The doors are sectional.

Fig 3 Proposed Keeper House Garage and Kennels

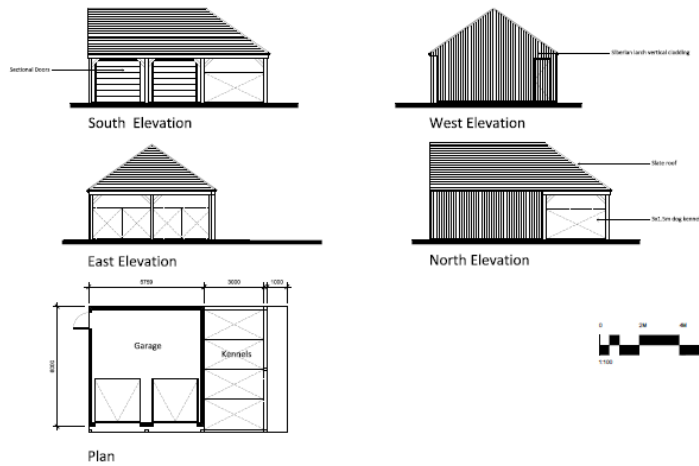


Photo 1 Site of Proposed Keeper House Garage and Kennels



Fig 4 Proposed Head Keeper House Garage and Kennels



Photo 2 Site of Proposed Head Keeper House Garage and Kennels



Planning History

3. Planning permission was granted subject to conditions on the 6 June 2013 for the demolition of existing cottage and erection of 3 dwelling houses on the same site (Application No 2013/0061/DET). The conditions included Condition 6, which required landscaping details to be agreed prior to the commencement of development, and Condition 5, which required turning and parking facilities for each dwelling to be provided prior to the occupation of the first of the dwelling houses. Condition 6 has been discharged and the dwelling houses are still under construction, so the requirements of Condition 5 have still to be met in full.

DEVELOPMENT PLAN CONTEXT

National Policy

4. **Scottish Planning Policy¹ (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 shouldallow 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.
5. **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.
 6. **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

7. 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.

Local Plan Policy

Perth and Kinross Highland Area Local Plan (2000)

8. The purpose of the Local Plan is to guide development and change in land use in a way that can best serve community interest. As the application site lies out with any settlement identified in the Local Plan, it is considered to be in the landward area. The planning policies detailed in the following paragraphs are therefore relevant in the assessing the proposal.

9. **Policy 1 – Sustainable Development:** It is intended to ensure wherever possible that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed practical and necessary to minimise the adverse impact. The policy outlines a number of principles which will be used as guidelines in assessing a projects commitment to sustainable development. Principles include :
- The quality of the natural environment should be maintained and improved;
 - Biodiversity is conserved; and
 - New development should meet local needs and enhance access to employment, facilities, services and goods.
10. **Policy 2 – Development Criteria :** The policy outlines various criteria against which development proposals will be judged, including :
- The site should have a landscape framework capable of absorbing, and if necessary screening the development;
 - Regard should be had to the scale, colour and density of development within the locality;
 - The development should be compatible with its surroundings in land use terms;
 - The local road network should be capable of absorbing the additional traffic generated by the development;
 - The site should be large enough to accommodate the impact of that development; and
 - Buildings and layouts for new developments should be designed to be energy efficient.
11. **Policies 3 and 4 – Landscape:** Development proposals should seek to conserve landscape features and a sense of local identity (Policy 3). Details of landscape treatment should be submitted with development proposals, including boundary treatment and impact in key views. Developers will be required to demonstrate that satisfactory arrangements will be made, in perpetuity, for the maintenance of areas of landscaping (Policy 4).
12. **Policy 5 – Design:** High standards of design are required for all developments. Encouragement will be given in particular to the use of appropriate and high quality materials, innovative modern design, and avoidance of use of extensive under building on steeply sloping sites, ensuring that the proportions of any building are in keeping with its surroundings, and ensuring that development fits its location.

CONSULTATIONS

13. **Blair and Struan Community Council** : No response
14. **SEPA**: No response
15. **Perth and Kinross Roads**: No response
16. **CNPA Landscape and Ecology**: The development would have a minor impact on ecology, but has the potential to be addressed by appropriate mitigation measures. To tie in with landscape advice provided as part of the Dalnaspidal cottages application (2013/0061/DET), a planting proposal is required detailing the planting of native trees and shrubs to mitigate and enhance the proposed development, and the planting of trees and native shrubs in the adjacent woodland to compensate for the loss of mature trees. Planting should be incorporated around buildings and aim to enhance existing woodland, particularly areas affected by wind throw. The planting plan should provide details on species, specification, numbers, planting location, protection and maintenance provision. Species recommended include birch, rowan and Scots pine.
17. **Perth and Kinross Environmental Health** : No response
18. **Scottish Water** : No objection.

REPRESENTATIONS

19. No representations have been received in connection with the development proposal.

APPRAISAL

20. Issues to consider in assessing this application include compliance with planning policy, the siting and design of the structures and the overall landscape implications of the development proposal.
21. Other Local Plan policies which the proposal can be considered to accord with include Policy I- Sustainable Development. In addition, the details provided are also sufficient to determine that the quality of the natural environment would be maintained and improved. The proposed site is relatively well contained to avoid encroaching on areas of woodland which would form a backdrop to the new structures.
22. In landscape terms, the development site is well concealed from open views, due to the nature of the surrounding landform and existing tree growth. In conjunction with Dalnaspial Lodge and the renovated laundry building, the three proposed new dwellings would fit into the landscape and read as part of a group at this location.

23. Finally, in considering the proposed designs, it can be concluded that they are generally traditional in style and proportions.
24. In considering all of the foregoing factors, it can be concluded that the proposed development generally achieves compliance with planning policy. It is recommended that planning permission be granted subject to a number of conditions.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

25. The landscaping associated with the proposed development may be considered to be of assistance in enhancing the natural heritage of the area.

Promote Sustainable Use of Natural Resources

26. The details provided do not provide an indication of how the proposal would accord with this aim.

Promote Understanding and Enjoyment of the Area

27. The proposed garages and kennels will have minimal impact on this aim.

Promote Sustainable Economic and Social Development of the Area

28. The proposed garages and kennels will have minimal impact on this aim.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for the erection of two garage buildings with integrated dog kennels, ancillary to the Keepers and Head Keepers Cottages currently under construction at land 100m east of Dalnaspidal Lodge, Dalnaspidal, subject to the following conditions :

- I. No development shall commence until details and specifications (samples or manufacturers catalogues may be required) of the following finishes have been approved by the Cairngorms National Park Authority acting as Planning Authority:
 - a) Timber cladding;
 - b) Slate; and
 - c) Garage doors.

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

2. No development shall commence until landscaping details have been submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority to show proposals to plant small groups of trees to the south of each of the proposed buildings, with each group of trees consisting of a minimum of 3 Scots pine. Landscaping shall thereafter be undertaken in accordance with the approved landscaping plan. The plan shall ensure:-
- (a) 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 Planning Authority;
 - (b) The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. 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: In the interests of conserving and enhancing the natural heritage of the area, in order to maintain the woodland setting and in the interests of minimising the visual impact of the development.

- 3 Prior to the use of either of the garages, the following shall be provided within each plot:
- (a) the provision of turning facilities to enable all vehicles to enter and leave in forward gear; and
 - (b) the provision of a minimum of 2 no. car parking spaces per dwelling in addition to the garages.

Reason: In the interests of orderly development, to avoid traffic congestion and in the interests of general safety.

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.

Fiona Murphy
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24 April 2014

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.