

## CAIRNGORMS NATIONAL PARK AUTHORITY

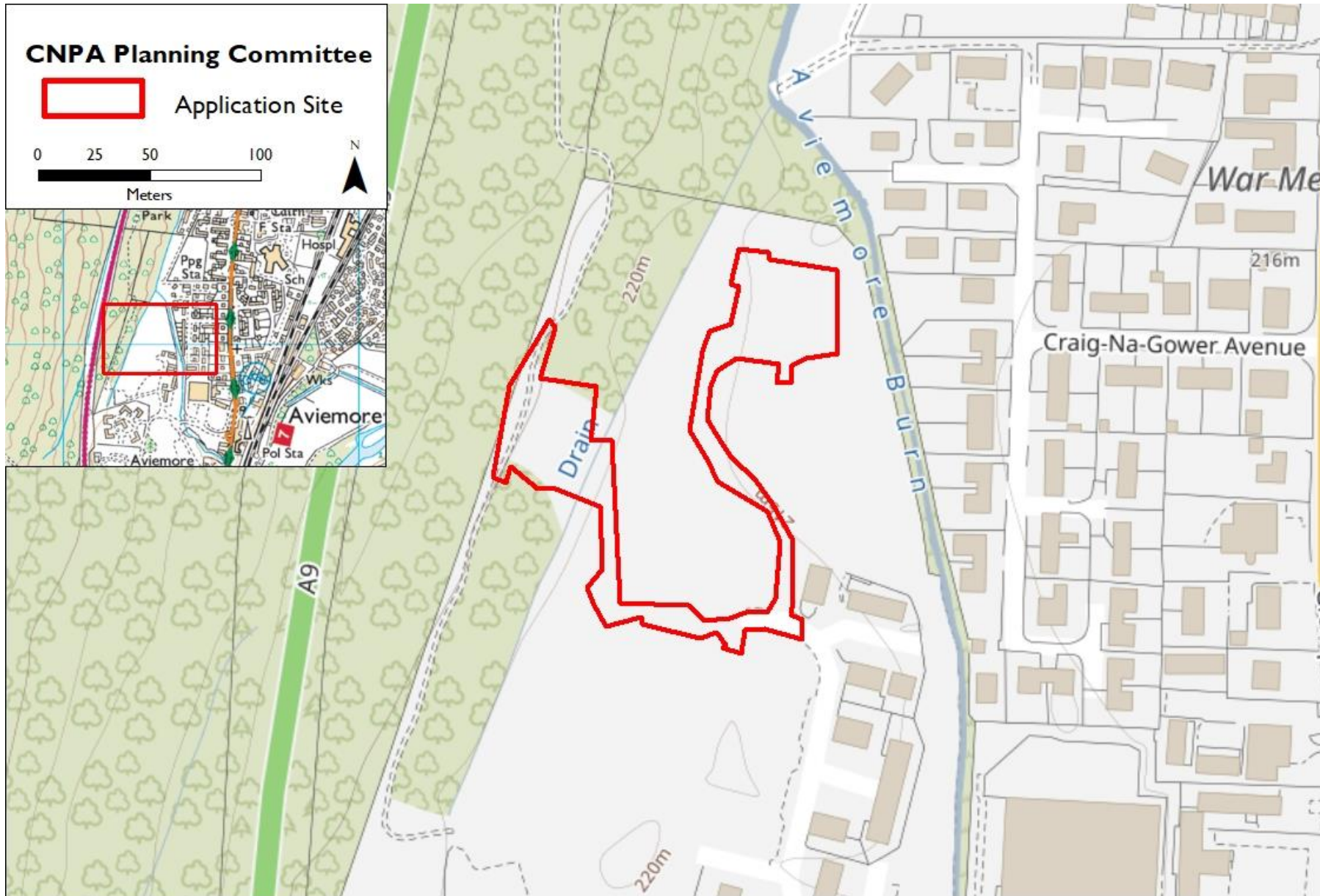
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### DEVELOPMENT PROPOSED:

Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) at Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore Highland

<b>REFERENCE:</b>	2023/0019/DET
<b>APPLICANT:</b>	Tulloch Homes Ltd
<b>DATE CALLED-IN:</b>	16 January 2023
<b>RECOMMENDATION:</b>	Approve, subject to Conditions
<b>CASE OFFICER:</b>	Stephanie Wade Planning Officer

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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The application site known as “the Horsefield” is located on land to the north of Aviemore Highland Resort which is currently under development for housing. The overall site area extends to approximately 20 acres and is bounded to the west by the A9 Trunk Road, to the north by an area of open ground and to the east by Aviemore Burn and residential dwellings. The majority of the southern site boundary is bound by properties within the Scandinavian Timeshare Village.

### Proposal

2. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RODCI9SIOCP00>

Title	Drawing Number	Date on Plan*	Date Received
<b>PLANS</b>			
Plan - Location Plan	4479-02-007	01/10/22	13/01/23
Plan - Site Layout Plan - Phase 3	4479-02-008 Rev.B	01/03/23	24/03/23
Plan - Elevations Plan - Block 4	4479-01-120 Rev.A	01/03/23	24/02/23
Plan - General Plan - Plans and Sections - Block 4	4479-01-119 Rev.A	01/03/23	24/03/23
<b>SUPPORTING INFORMATION</b>			
Other - Design and Supporting Statement	V1	06/12/22	13/01/33

\*Where no specific day of month has been provided on the plan, the system defaults to the 1<sup>st</sup> of the month.

3. The application looks to make alterations to the original permission of 05/306/CP which are listed below:
  - a) **Deletion of 3no. Type A houses on plots 36-38 and relocation of the footpath connection to the Aviemore Orbital path.** This alteration looks to remove the 3 x detached, two storey dwellings of House A design which comprised a split level, 4 bedroom property. The ground is proposed to be open space and the connecting footpath to the orbital path has been realigned to avoid the trees. The amended path route also allows for a shallower incline in the path. The applicant has stated

that the reason for this alteration is due to a water main which runs along the west edge of the site and the requirement for the houses to have a lot of engineering works to accommodate the split level design which would cause impacts on the water main and the existing trees. For this reason, the applicant has decided to relocate the number of units elsewhere on site.

- b) **Block 4 changed from 2-storey to 3-storey, forming 3No. additional flats.** Block 4 is located within the northern area of the development and is proposed to have an additional storey added to it to create a further 3 x 2-bedroom flats.
  - c) **Changes to Block 4 parking and servicing.** A larger bin/ cycle store has been included on the northern elevation of block 4 to accommodate the increased requirements arising from the additional flats. The road turning head to the south of Block 4 has been relocated to allow the construction of 5no. extra parking spaces to serve the additional units. To accommodate this change, there has been minor adjustments made to the end of the driveways at renumbered plots 52-53.
  - d) **Houses on plots 39-58 renumbered to plots 36-55.**
4. Following the request from Planning Committee at the April 2023 committee meeting, the agent has provided visualisations of Block 4 and sectional drawings of the proposed path alteration. These documents together with the original plans of the proposal are included within **Appendix 1**.

## History

- 5. Outline planning permission was granted on the subject site for 140 houses under Highland Council planning reference: 02/00007/OUTBS for “outline planning application to amend existing Masterplan permission at the Aviemore Centre.” The permission included a stipulation that 20% of the housing units were provided as affordable. The masterplan approval included conditions requiring that buildings be generally two and three storeys in height with a limited number of high-quality external materials utilised for external finishes.
- 6. Approval for reserve matters for the erection of 140 houses and associated infrastructure and landscaping on the subject site was permitted by the CNPA under application reference 05/306/CP in 2008. Concurrently with that application and on land adjoining the immediate south, approval for the development of 21 dwelling units was also granted under reference 05/304/CP. The affordable housing units were erected and work paused on developing the remainder of the site until earlier this year with non-material variations being submitted in the meantime to seek minor changes to external finishes of buildings, internal layouts, landscaping and minor changes to the road configuration in response to transport planning requirements. The two permissions 05/304/CP and 05/306/CP are being developed as one large development in phases.
- 7. Application ref. 2021/0355/DET was submitted and approved by Committee Members in January 2022 for the “Change of House Types on plots 21-24, relocation of house on plot 20 and change of boundary line between plots 19 and 20 forming part of (05/306/CP)”.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	National Planning Framework 4 (NPF4) Scotland 2045	
POLICY 1	Tackling the Climate and Nature Crises	
POLICY 2	Climate Mitigation and Adaptation	
POLICY 3	Biodiversity	
POLICY 9	Brownfield, Vacant and Derelict Land, and Empty Buildings	
POLICY 14	Design, Quality and Place	
POLICY 16	Quality Homes	
POLICY 22	Flood Risk and Water Management	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2022 – 2027	
<b>Local Plan Policy</b>	Cairngorms National Park Local Development Plan (2021) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	<b>X</b>
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	DESIGN AND PLACEMAKING	<b>X</b>
POLICY 4	NATURAL HERITAGE	<b>X</b>
POLICY 5	LANDSCAPE	<b>X</b>
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	<b>X</b>
POLICY 11	DEVELOPER OBLIGATIONS	<b>X</b>

8. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

### Planning Guidance

9. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	Housing Supplementary Guidance	<b>X</b>
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Design and Placemaking Non-Statutory Guidance	<b>X</b>
Policy 4	Natural Heritage Non-Statutory Guidance	<b>X</b>
Policy 5	Landscape Non-Statutory Guidance	<b>X</b>
Policy 7	Renewable Energy Non-Statutory Guidance	

Policy 8	Open Space, Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Obligations Supplementary Guidance	X

## CONSULTATIONS

### Summary of the main issues raised by consultees

10. **Highland Council Transport Planning Team** has no objection the removal of the three dwellings and addition of the flats, although note that changes are required to the Roads Construction Consent and therefore recommend a planning condition for the approval of the RCC changes prior to the commencement of the amended works. The Team welcomes the additional parking space provision for the flatted units. The Team originally recommended a planning condition to agree the details of the additional bin and bike storage requirements and requested clarification on the position of bins for emptying and distance to their storage area.
11. Following the agent's submission of the additional information as requested, the Roads Officers recommend a condition requiring the shared bin and bike store incorporates a secure lockable entry gate into the store that only residents will have a means of accessing. It is noted that the refuse collection point (RCP) is located directly adjacent to the ground floor flat of the south western corner of the altered block. Given bins will have to be left here on collection days, it may not be welcomed by the future occupants of this flat. Should the RCP have to be relocated, this will have to be done at the expense of the Developer or ongoing owner/operator of this flatted block and will have to be agreed by the Council's Local Waste and Roads Authority.
12. **Highland Council Flood Risk Management Officer** has no objection to the scheme, noting that the proposed changes will not have an impact on flood risk or drainage.
13. **CNPA Ecology Officer** notes that the site is already active construction. The changes to the development (omission of three proposed buildings and realigning footpath) have not changed any of the impacts to already identified ecological constraints. The current planning conditions are satisfactory to protect any existing natural heritage.
14. **CNPA Landscape Officer** has no objections noting that the omission of the three units on the western side of the development is welcomed, allowing the footpath to avoid the trees on site and retains more open space. The changes to the flat unit do not significantly change its footprint. However, it does require additional carparking and some minor changes to the landscape around it. Neither is of landscape significance.
15. The main change is the increase in height of the flat building from two to three floors, possibly an increase of 2.5-3.0m. The design is the same otherwise including a tall, pitched roof. This will make the building a bit more prominent on the site but still seen in context of the other new builds on the site. The nearest residential property is approximately 40m from the building. At this distance, the higher building will be more

visible, but it is not likely to make a significant change in the landscape character or the visual amenity beyond the currently approved application.

16. **Aviemore Community Council** were consulted and provided comments to Highland Council. The Community Council note their objection to the steps on the realigned pathway linking to the development to the Orbital path. They consider that the pathway should be altered to create a path suitable for all abilities. Their full comments can be found at **Appendix 2**.

## REPRESENTATIONS

17. The application was advertised when first submitted. A total of 5 letters of public representations have been submitted to and received by the CNPA- 4 objecting and 1 noting general comments. Upon review, an additional 34 letters of objection were submitted to Highland Council. These have now been incorporated into this report. A copy of the full comments can be found within **Appendix 3**. A summary of the comments received follows below:
18. **Comments relating to Flood Impacts.**
  - a) Concern relating to flooding impact arising from the wider development; and building within the flood plain.
  - b) Concern regarding drainage impacts and exacerbation of existing problems.
  - c) Concern regarding pollution of the burn arising from the construction works.
  - d) Immoral to build on a floodplain.
  - e) Development shouldn't be built as it is in a flood plain.
  - f) SUDs pond is an eyesore, dangerous and does not work.
  - g) Floodplain needs to be returned to its original state.
  - h) No flats should be built on the floodplain.
  - i) Development is built on a spring.
  - j) Development is not in line with SEPA's flood risk policy or the Cairngorms National Parks Local Development Plan.
19. **Officer Response:** Covered by appraisal of application.
20. **Comments relating to design, scale, and landscape impacts.**
  - a) Concern regarding the visual impact of creating a three-storey structure.
  - b) Over development.
  - c) Not in keeping with the area.
  - d) Concern regarding building a three-storey eyesore of holiday flats on the highest point of the site.
  - e) Elevation is too high dwarfing the existing residential street.
  - f) Expanding the block of flats will be inconsistent with the original plans and therefore should not be considered.
  - g) Layout and density of the development is already crowded, flat should not be built in this area.
  - h) Additional storey would dominate the landscape.
  - i) Completely out of place from its surroundings.

- j) Block 4 is not in keeping with the 1 and 1½ storey dwellings located on Craig Na Gower Avenue.
  - k) Roof pitch makes it more like a 4-storey building.
21. **Officer Response:** Covered by appraisal of application.
22. **Comments relating to Amenity Impacts**
- a) Noise disturbance, air pollution, and headlight light pollution arising from parking.
  - b) Concern regarding housing becoming second homes.
  - c) Light pollution.
  - d) Concern regarding overlooking.
  - e) Concern regarding loss of privacy.
  - f) Loss of view.
  - g) Additional parking spaces will be intrusive to neighbouring houses.
  - h) Thought should be given to the nuisance a development of such a scale would bring to neighbouring properties.
  - i) Additional floor will cause overshadowing to neighbouring properties.
23. **Officer Response:** Covered by appraisal of application.
24. **General comments**
- a) Concern regarding housing becoming second homes.
  - b) Development does not benefit local residents who cannot afford the asking prices.
  - c) The site was used by Aviemore Primary School as an outdoor learning area, if this planning goes ahead, there will be no area for the pupils to learn.
  - d) References to the breach of condition for the SuDs basin.
  - e) Increase in residences means increase in traffic in Aviemore.
25. **Officer Response:**
- a) Covered by appraisal of application.
  - b) This is not a material planning consideration in the determination of this application.
  - c) The site already has planning permission and is currently being developed, this application seeks to alter the approved scheme.
  - d) This is being dealt with under an active enforcement case and is not affected by the considerations of this planning application.
  - e) The proposed change from 3x 4-bedroom properties to 3x2-bedroom flats would not increase the level of traffic generation assessed within the original permission.
26. **Comments relating to recreational access.**
- a) Overdevelopment making Orbital path inaccessible.
  - b) The re-routing of the Orbital path is of concern as it brings pedestrians and dog walkers into closer conflict with the A9 and with the dualling.
  - c) Orbital path needs to be accessible for everybody.
  - d) Flats will ruin the pleasure of walking in the woods.
27. **Officer Response:** Covered by appraisal of application.



**28. Procedural Comments**

- a) The planning permission was issued by CNP so why has this amendment been sent to the Highland Council?
- b) The company have contravened planning restrictions regarding the floodplain of the Aviemore Burn and cannot be trusted.
- c) Planning applications for the site should be refused until the enforcement action is rectified.

29. **Officer Response:** As per the protocol, CNPA have called-in the application for determination. The details of the application are still available to view on the Highland Council website, and a link is provided to redirect users to the CNPA page. This is a live planning application and has no direct effects on the enforcement case. The CNPA must therefore determine the application as per procedure otherwise an appeal case against non-determination could arise.

**APPRAISAL**

30. The main planning considerations in relation to this application, an amendment to the previously approved development (ref 05/306/CP) are: the principle; design, scale and landscape impacts, impact on ecology, servicing and parking arrangements, impact on flooding and drainage and developer contributions.

**Principle of Change in Dwelling Mix**

31. The application looks to change the accommodation type for three units within the residential development. The change involves the loss of three detached, 4 bedroomed dwellings and the addition of three 2-bedroomed flats, by way of an additional storey to a flatted block.

32. **Policy 1.4: Designing for Affordability and Specialist Needs** of the Cairngorms National Park Local Development Plan 2021, states that residential developments will be required to provide a mix of dwelling types and sizes to help secure a balanced housing stock, with an emphasis on smaller dwellings. **Policy 16: Quality Homes** of NPF4 supports development for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision.

33. The National Park has a disproportionately high proportion of larger and detached housing, which has resulted in a housing stock that is poorly equipped to meet arising housing needs. A key part of Policy 1.4 is ensuring that both affordable and market housing focuses on delivering smaller dwellings in terms of numbers of bedrooms and public rooms. The existing development provides a range of house types with nearly an even split on the number of houses to the number of flats on site. The change from three larger units to provide smaller units of accommodation, is therefore welcomed for this development of 128 dwellings, and accords with Policy 1.4 of the Cairngorms National Park Local Development Plan 2021, and Policy 16: Quality Homes of NPF4.

**Impact on Design and Landscape**

34. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seek to reinforce and enhance the character of the existing settlement and encourage new development to be sympathetic to the traditional pattern and character of the area. **Policy 5: Landscape** looks to ensure that proposals do not adversely impact the landscape character and setting of the area, including visual impacts. **Policy 14: Design, Quality and Place** of NPF4 requires development proposals to improve the quality of an area and meet the six qualities of successful places. The omission of the three units on the western side of the development is welcomed allowing the footpath to avoid the trees and retain more open space.
35. Letters of concern have been received from public representations regarding the design of the additional storey and its impact on the character of the area together with its dominance in the landscape. The proposed change of the flatted block from 2 storey to 3 storey is in keeping with the established design, scale, and massing of other plots within the housing development. This flatted block design and scale is already permitted on site within the housing development, and although the increase in height would make the building more prominent, it would be seen in the context of the other new builds on site. The nearest residential property is approximately 48m from the building. At this distance, the higher building will be more visible, but it is not likely to make a significant change in the landscape character or the visual amenity beyond the currently approved application. On this basis, the proposal is considered to accord with Policy 3: Design and Placemaking and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021 and Policy 14: Design, Quality and Place of NPF4.

### Impact on Ecology

36. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species, or biodiversity. The proposed change of house type mix does not significantly affect the level of ecological effects compared to the existing consent, and the omission of the western units will benefit the ecological interests by increasing the vegetated area and protecting the existing trees from development impacts. The proposal is therefore considered to accord with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

### Residential Amenity

37. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that developments protect the amenity currently enjoyed by neighbours. Letters of concern have been received from neighbouring properties relating to the potential impact the enlarged flatted block would have on their amenity. The agent has submitted annotated visualisations to demonstrate the relationship between Block 4 and the residential dwellings outwith the development site. The nearest residential properties are situated on Craig-Na-Gower Avenue, to the north-east and east of Block 4. Separating Block 4 and the residential dwellings outwith the site is the burn, vegetated ground, and tree cover. As previously stated, the nearest

neighbouring dwelling is some 48m away from Block 4 and at this distance, together with the natural screening provided by tree cover and vegetation, the alteration to Block 4 is not considered to give rise to any adverse impacts on overlooking, overshadowing, or loss of privacy.

38. Concern has also been raised regarding noise impacts arising from vehicles parking. As stated above, there is a good distance between Block 4 and its associated parking spaces and the residential dwellings which bound the east side of the site. The introduction of an additional floor on Block 4 does not introduce new car parking spaces beyond the eastern build line of Block 4. The additional flats are therefore not considered to cause any adverse noise impacts.

### **Servicing and Access**

39. **Policy 3: Design and Placemaking** and **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources of the environment.
40. Concern has been raised by public representatives regarding flooding and drainage impacts of the wider development site. The consideration of these matters was dealt with under the original permission, and it was demonstrated at that time that the proposal would not adversely impact flooding or drainage matters subject to the conditions attached to that permission. The additional flatted units do not introduce any change to the approved access, or drainage arrangements. The Highland Council Flood Risk Management Officer has no objections, noting that the proposed changes will not have an impact on flood risk or drainage.
41. Regarding road matters, the proposal would involve changes to parking arrangements previously approved. Highland Council Transport Planning Team have no objections to the proposal subject to a planning condition to ensure that the Roads Construction Consent is amended to accord with the planning application details. Adequate waste and bicycle storage has been provided to serve the additional flats, although a planning condition is recommended to agree the security arrangements for the communal bicycle store. In these overall circumstances the proposed access and servicing arrangements for the scheme are acceptable and in accordance with Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2020.

### **Impacts on Recreational Access**

42. The proposal looks to alter the approved path link on the western side of the development to the Orbital path. It is noted that the Community Council object to the inclusion of steps on the path link stating that the path should be altered to create an all-abilities link. Concern has also been raised within public representations regarding the accessibility of the orbital path following the construction of the wider housing site. The approved path link design under the original permission included steps and a steeper gradient than that being considered under this application. Sectional drawings have been provided to demonstrate the change in ground levels between the housing

site and the orbital path. The agent has confirmed that the gradient within that section of land is too steep to create an all-abilities path and the land is also hindered by the Scottish Water pipework. There is an alternative path link from the housing development to the orbital path which does not include any steps. Considering the gradient, the potential disruption any further amendment would have to the vegetation and tree cover within this area and that there are alternative path links already provided, the proposal as submitted is considered acceptable.

### **Developer Contributions**

43. **Policy 11: Developer Obligations** of the Cairngorms National Park Local Development Plan 2021 states that where development creates a need to increase or improve public services, facilities, or infrastructure, or mitigate adverse effects, the developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The Policy also requires contributions to affordable housing.
44. Developer contributions were originally sought with the original permission, which included the affordable housing contribution for the development site. As the proposal does not change the number of dwellings to be erected on site, the application would not give rise to any additional affordable housing contributions. As the proposal includes a reduction in bedroom numbers, no additional Education contributions are required.

### **Other Issues Raised in Consultations and Representations**

45. All matters raised by consultees and third parties have been addressed above.
46. Concern has been raised regarding the development becoming second homes. The site has an established history in the Local Development Plans of providing housing to meet the needs of Aviemore. The restriction of housing to local people has not been possible since the issuing of the Chief Planner's letter on occupancy conditions and rural housing dated 4<sup>th</sup> November 2011, which states, "The Scottish Government believes that occupancy restrictions are rarely appropriate and so should generally be avoided." The letter does not allow occupancy restrictions to be issued simply on the grounds of the potential use of the dwelling, the origin of the occupier or the workplace of the buyer. The approach of implementing occupancy restrictions on dwellings has therefore not been taken elsewhere in larger housing schemes in the Park and there is no specific evidence to justify its approach here. As the site is included within the Badenoch and Strathspey control zone for short term lets, any potential use of a residential unit for holiday letting accommodation would be assessed by a planning application.

### **CONCLUSION**

47. The proposed alterations are minor in nature and are not considered to alter the substance of the application and the changes do not alter the consideration or matters raised under the approved scheme. The provision of small-scale residential units is welcomed.

48. In these overall circumstances the works are considered to comply with all relevant policies of the Cairngorms National Park Local Development Plan 2021 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission. Approval and the granting of consent is therefore recommended subject to the recommended planning conditions.

## RECOMMENDATION

**That Members of the Committee support a recommendation to Approve the Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) at Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore Highland subject to the following conditions:**

*Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.*

### Conditions

- 1. No development shall commence until confirmation is submitted to and approved by the Cairngorm National Park Authority, acting as Planning Authority, in consultation with the Highland Council Transport Planning Team that approval of the amended Roads Construction Consent ref.19/04215/RCC has been obtained.**

**Reason:** To ensure that the necessary road construction permissions accord with the details approved under the planning permission.

2. Prior to the first occupation of Block 4, hereby permitted, details of the security arrangements for the Block 4 bicycle and bin store shall be submitted to and agreed in writing by the Cairngorms National Park Authority, acting as Planning Authority, in consultation with the Highland Council Transport Planning Team. The works shall thereafter accord with the approved details and be implemented in full prior to the first occupation of Block 4.

**Reason:** To ensure that the communal bicycle storage has adequate security arrangements in accordance with best practice guidance and the Highland Council's Transport Planning Team's consultation response.

3. This permission is an amendment to the permission 05/306/CP. The development permitted must therefore be undertaken in strict accordance with the approved plans, documents, and conditions as outlined on the following decision notices:
  - a) 05/306/CP;
  - b) 2021/0355/DET; and
  - c) 2023/0019/DET.

**Reason:** The application permitted is an amendment to a live permission which is currently being implemented on site. The proposed amendments are required following implementation of the approved scheme. The approved plans, documents, and conditions of the original scheme 05/306/CP, plus its 2021 amendment, are therefore relevant and must be adhered to in addition to the approved plans, documents and conditions attached to this permission.

## Informatives

1. The development hereby approved must commence within three years of the date of this decision notice. If it has not commenced within this period, then this planning permission consent shall lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
4. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.

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.