
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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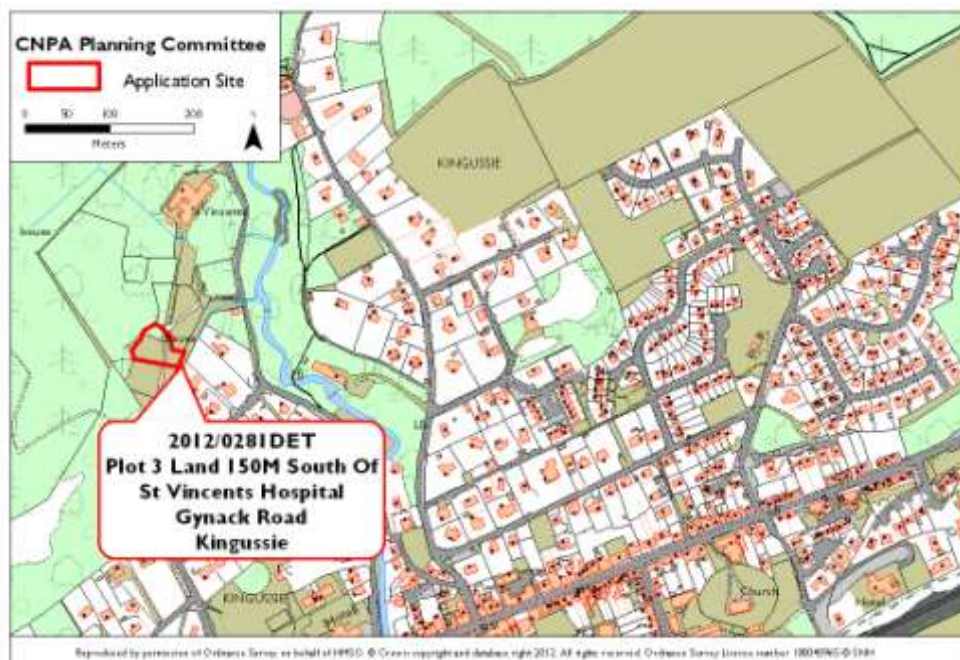
DEVELOPMENT PROPOSED: PLANNING PERMISSION FOR THE ERECTION OF A HOUSE (PLOT 3) ON LAND 150 METRES SOUTH OF ST. VINCENT'S HOSPITAL, KINGUSSIE

REFERENCE: 2012/0281/DET

APPLICANT: ALLAN MUNRO CONSTRUCTION LTD., C/O BRACEWELL STIRLING CONSULTING

DATE CALLED-IN: 14TH SEPTEMBER 2012

RECOMMENDATION: APPROVE WITH CONDITIONS



Grid reference: 275395 800996

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Planning permission is sought for the erection of a dwelling house on land which is located to the south of St. Vincent's Hospital in the north western area of Kingussie. The identified site is Plot 3 of a larger housing development site which was permitted through an appeal decision by the Directorate for Planning and Environmental Appeals (DPEA) in October 2009.¹ Plot 3 is located approximately 150 metres to the north of the junction of the existing access track and the public road (Middle Terrace). The subject plot and the wider development site previously formed part of the grounds of St Vincent's Hospital, which is located to the north of this site and accessed from Gynack Road. Access to the subject site and the other three adjacent consented plots is off Middle Terrace. An existing track leads from the public road and forms part of a promoted footpath route to Creag Bheag. The new access for the 4 plot housing development involves the formalisation of access arrangements, which would initially follow the route of the existing track from the public road junction and then divert slightly further west of the existing track from where it would lead into the principle area of the 4 plot development site.



Fig. 2: Proposed site layout (plot 3 identified by red line boundary)

2. The two more southerly plots within the larger consented development site are of a more wooded nature than Plot 3. The currently proposed plot is within an open area of the former garden. The land rises from the front of the site to the rear. The front boundary is partially demarcated by a variety of mature trees. The higher ground, outside the rear boundary of the plot is generally of a more wooded nature. The lower lying land on the opposite side of the track is occupied by a number of residential properties, accessed off Middle Terrace. The existing track at the front of the site is somewhat

¹ DPEA reference no. PPA-001-014 – full planning permission for the formation of 4 house plots and access road.

overgrown on the vicinity of proposed plot no. 3 and there is evidence of pedestrians diverting off the track and continuing through the open grassland of the plot, in order to access Gynack Road via the exit from the St. Vincent's Hospital grounds.

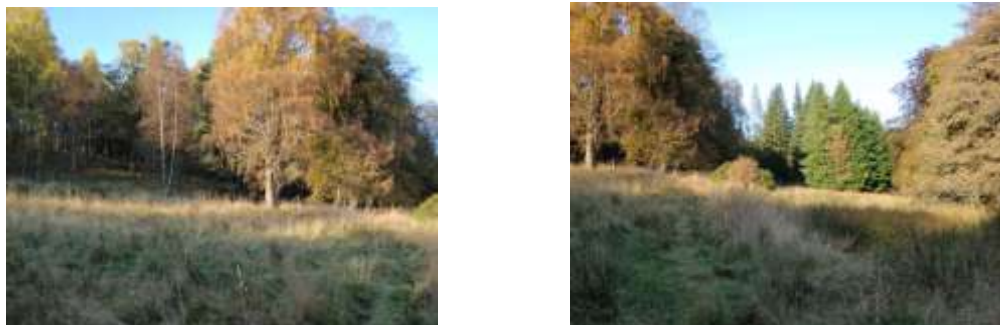


Fig. 3 and 4: Proposed plot 3

3. The proposed dwelling house is a one and three quarter storey. The split level design takes account of the natural incline of the site. A large gable fronted projecting element forms one of the main features of the front elevation, and includes extensive glazing at ground and upper floor levels. Other features on the front elevation include a Juliet type balcony on the upper floor and a raised and railed deck at ground floor level. A second smaller deck is also proposed at the front of a set of French doors on the front elevation. The proposed external materials include a combination of stone, render and timber cladding, under a slate roof. The proposed dwelling has an overall floor area of 229 square metres and the floor plan accommodates a lounge, study, kitchen /dining / family room and two bedrooms on the ground floor, with a further lounge, three bedrooms and bathroom facilities on the upper floor. The site plan also shows a detached garage, positioned at an angle a short distance from the northern gable of the proposed dwelling. However, the formal description of the development proposal does not refer to this, nor have any plans been submitted of a garage. It is not considered to form part of the current development proposal.



Fig. 5: Front elevation

4. A design statement has been submitted in support of the proposal. It states that the building has been “designed to be sympathetic to local vernacular styles” with finishes “all suitable for the house’s distinctive setting.” The house

is proposed to be set into the hillside in order to reduce its impact on the surroundings, and the site layout has been planned to ensure that the dwelling would fit sympathetically within a wooded setting with minimal disruption to existing trees. Reference is also made to the site being screened by existing trees and together with the general siting of the dwelling, this is considered beneficial in ensuring that there is “minimal impact on neighbouring properties or the amenity enjoyed by local residents.”

Site history

5. Full planning permission was sought in CNPA planning reference no. 2008/184/CP for the formation of 4 house plots and an access road. The CNPA refused permission for the development in December 2008, for three reasons, primarily based on concerns regarding natural heritage and the loss of the area as an amenity resource. The decision was appealed to the DPEA² and the appeal was allowed, with consent being granted subject to 5 conditions. Some work has recently been undertaken on the wider site area and constitutes the commencement of the consented development for the overall plot layout and the associated access road.

DEVELOPMENT PLAN CONTEXT

National Policy

6. **Scottish Planning Policy³ (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.
7. **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.

² DPEA ref. no. PPA-001-014

³ February 2010

8. 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.”
9. 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 following paragraphs provide a brief summary of the general thrust of each of the subject policies.
10. *Housing*: **SPP** highlights the Scottish Government commitment to increasing the supply of new homes. The planning system is expected to enable the development of well designed, energy efficient, good quality housing in sustainable locations. In discussing the ‘Location and Design of New Development’ the SPP advises that redevelopment of urban and rural brownfield sites is preferable to development on greenfield sites.
11. *Rural development*: Para. 92 of **Scottish Planning Policy** states in relation to rural development that the “aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality.” All new development is required to respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards.
12. *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.
13. **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

14. 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, in order 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.

15. A number of policy priorities have been identified to help deliver each of the outcomes. Policies to secure the outcome of ‘a special place for people and nature with natural and cultural heritage enhanced’ are of particular relevance to the current proposal. Policy 2.8 seeks to enhance the design and sense of place in new development. The Plan sets out a number of means by which policy 2.8 can be achieved, including new development contributing positively to a sense of place; promoting a high standard of sustainable design, energy efficiency, sustainably sourced materials and construction in new development; and supporting the retention and enhancement of the local character.

Structure Plan Policy

Highland Council Structure Plan (2001)

16. **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.
17. The following paragraphs provide a brief summary of the policies applicable to a development of this nature. **Policy NI – Nature Conservation** advises that new developments should seek to minimise their impact on the nature conservation resource and enhance it wherever possible. The Plan refers to the socio-economic benefits of the nature conservation resource and advises that it should be optimised by a high level and standard of interpretation and understanding wherever possible.
18. The Structure Plan also includes a section on biodiversity, defining it as “natural richness and diversity of nature – the range of habitats and species and the uniqueness of each and every organism.” Biodiversity is not the same as natural heritage, but is one of the key functional components. As a key part of the natural heritage of an area it is important to protect, and where possible enhance biodiversity and to monitor any change.
19. 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.”

20. **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.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

21. 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>
22. 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. The policies follow the three key themes of the Park Plan to provide a detailed policy framework for planning decisions:
- Chapter 3 - Conserving and Enhancing the Park;
 - Chapter 4 - Living and Working in the Park;
 - Chapter 5 - Enjoying and Understanding the Park.
23. 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.
24. *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.

25. Policy 16 – Design Standards for New 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.
26. Policy 20 – Housing Development within Settlements: Housing proposals within settlement boundaries will be considered favourably where the development (a) occurs within an allocated site identified within the proposals' maps; or (b) is compatible with existing and adjacent land uses, and comprises infilling, conversion, small scale development, the use of derelict or underused land or the redevelopment of land. Proposals are expected to reinforce and enhance the character of the settlement, and accommodate within the development site appropriate amenity space, and parking and access arrangements.
27. Settlement strategy: Kingussie is identified in the CNP Local Plan settlement strategy as a main settlement. The subject site is within the settlement boundary. As 'white land' it does not have a specific land use allocation.

Supplementary Planning Guidance

28. 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

29. The guide highlights 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.
30. 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.

Natural Heritage SPG

31. The guidance sets out how the natural heritage of the National Park will be taken into account when considering development proposals. Applicants are required to consider any effect that their development might have on any aspect of natural heritage. Applicants are required to provide adequate natural heritage information in support of their proposals, including a description of the natural heritage on the site and possibly the surrounding area, including its significance and value; an assessment of any effect on the natural heritage; and if adverse effects are found within the assessment, then details of mitigation or compensation measures, to avoid or minimise the effects, must be submitted.

CONSULTATIONS

32. **Scottish Water**: There is no objection to the planning application.
33. **Kingussie and Vicinity Community Council**: At the outset it is stated that the Community Council is “extremely unhappy at the prospect of development on this site” but there is an acknowledgement that this has been granted by the DPEA. A number of concerns are outlined, including :
- Concerns regarding the level of protection available to the ecology on and adjacent to the site;
 - Concerns regarding the access to the site via Tait's Brae, due to the steep and narrow nature of the road, and a blind junction where it joins West Terrace;
 - Loss of amenity to neighbouring properties due to the movements of construction traffic accessing the site, and the likelihood of disruption being over a lengthy period of time due to it being a 4 house development; and
 - Potential that water run-off from the site may be a serious issue for neighbouring properties.
34. Notwithstanding the concerns expressed, the response from the Community Council also requests that conditions are applied in relation to working hours in order to minimise nuisance to adjacent properties; maintaining Tait's Brae, Middle Terrace and Gynack Road in a clean and reasonable condition; and addressing vehicle movements, in the event of site traffic using Gynack Road.
35. The concluding comments from the Community Council focuses on design. It is recognised that one of the conditions imposed on the original consent required a high quality design incorporating traditional design elements. The response notes that “on the face of it this condition appears to have been addressed” but alongside this concern is also expressed that the design appears to be a version “already in use at the High Burnside housing development in Aviemore.” It is suggested that this is fine for an urban development such as High Burnside, but disappointment is expressed that “the quality does not appear commensurate with this special site.”

36. **CNPA Access Officer:** The proposal was considered from the point of view of outdoor access. The response from the Access Officer notes that the development of the access road to serve the overall development would directly impact on the promoted route to Creag Bheag. The provision of a temporary alternative access route is considered sufficient to mitigate against the potential impacts on the route during the course of the construction of the access. It is also noted that access is taken across the subject site on an informal basis. This could be mitigated against through the provision of alternative access within the overall development.

REPRESENTATIONS

37. The application was advertised in the Strathspey and Badenoch Herald on 30th August 2012. No representations have been received.

APPRAISAL

Principle

38. The principle of utilising this land as a plot for a single dwelling house has already been established through the DPEA appeal decision, which granted planning permission for the formation of 4 house plots and an access road on this and the surrounding land. The current application therefore deals only with the detailed development of the identified plot (plot 3). Although matters for consideration are generally plot specific, including general layout and the siting and design of the proposed development, it is also necessary to consider the plot development in the context of the consent granted by the DPEA for the plot formation and access road.



Fig. 6: Proposed section through site

Siting and Design

39. On the subject of siting and design, the split level design of the proposed dwelling house is an appropriate response to the natural gradient of the land, which rises from the front to the rear of the site. Whilst the construction would inevitably involve some excavations, the site sections which have been provided demonstrate that the extent of this would be relatively limited. The site layout and the site sections also demonstrate that the significant tree features on the front boundary and on land to the rear are an appropriate distance from the proposed dwelling and would not be impacted by construction. The retention of trees would assist in assimilating the new dwelling into its woodland surroundings on the semi periphery of Kingussie. The continued existence of the mature tree belt close to the front of the site would also assist in providing screening benefits and would minimise the impact

of the development on existing neighbouring properties, which lie on the lower ground to the south east of the subject plot.⁴

40. In considering the more detailed design elements of the proposed house type, condition 2 (g) of the DPEA consent required a high quality design responding to the topography and semi-wooded setting. As detailed in paragraph 4, the design statement highlights the choice of materials (timber cladding, slate roofing, stone and rendered walling). The combination of materials is considered appropriate to the setting and could be considered to contribute to the achievement of a high quality design. Some concern has been raised in the consultation response from Kingussie Community Council regarding the similarity of the design to properties which have been constructed at the Highburnside housing development in Aviemore. The design similarities⁵ are acknowledged. However, the existence of a similar design on another site within the National Park does not in itself detract from the appropriateness of the particular design on the current subject site. As discussed in the foregoing paragraph, the split level design is entirely appropriate to the topography of the site. The large areas of glazing in the projecting element of the front elevation introduce a contemporary appearance on an otherwise generally traditional form. In addition the glazing features will be of benefit in terms of passive solar gain. All of the foregoing aspects, when taken in conjunction with the central position of the house on a generously sized plot, within the overall low density development of 4 houses, all indicate the acceptability of the design.

Compliance with previously stipulated conditions

41. Reference has been made in several foregoing sections of this report to the consent which was granted by the DPEA for the formation of 4 house plots and access road. The consent included five detailed conditions and prior to determining the acceptability of the current individual detailed plot proposal, it is necessary to consider the proposal in the context of the wider development, in order to ensure compliance and compatibility with the governing permission.
42. Condition no. 1 stipulated that no development or works of any type would take place in the area of the overall site covered by the Ancient Woodland Inventory or lying outwith the settlement boundary. The site plan which has been submitted in the current planning application identifies the position of the settlement boundary (as identified in the CNP Local Plan 2010) and also the boundary of the Ancient Woodland Inventory, which is contiguous to the rear boundary of the subject site. The details demonstrate that that development works on the site would not be encroach on the designated Ancient Woodland Inventory and would occur entirely on land within the settlement boundary.
43. Condition no. 2 set out a number of requirements to be complied with prior to any development commencing on site. Requirements included the submission of a red squirrel survey, drainage details, a detailed landscaping plan,

⁴ The nearest existing residential property would be located approximately 43 metres from the front of the front elevation of the

⁵ Lochnagar house type in the Highburnside housing development by Tulloch Homes.

details of the 4 plot layout and the associated respective access arrangements and parking provision, engineering drawings to show the junction of the new access road with the public road, proposals for footpath routes to be kept open around and through the site during and after construction, as well as requiring the submission of a detailed application for each individual plot, of which this current application is the first. The required elements of information have been submitted to the CNPA.

44. The details provided to date in relation to the overall housing development site are compatible with the specifics details which have been advanced in this current single plot application. There are no squirrel dreys within the plot. The detailed landscaping plan confirms the retention of existing mature trees in the northern corner of the front boundary and also the addition of new shrub screen planting along the remainder of that boundary. The majority of the plot area surrounding the proposed dwelling would be set to lawn, together with the higher elevations of the rear garden being an area of wildflower seeding. This aspect would assist in creating an enhanced backdrop and would also allow the outer areas of the plot to merge naturally with existing long grass areas outwith the plot boundary. Access arrangements throughout the overall development, including on plot 3, are curtailed to the south eastern, lowest elevations of the site area. Details have also been provided of the temporary footpath diversion measures during the period of construction activity on the overall site.
45. Condition no. 3 stipulated that safeguards and other protective measures required in condition no. 2⁶ are in place before any development commences. The intent of the condition remains applicable in relation to the commencement of development on the specific plot which is the subject of this current application.
46. Condition no's 4 and 5 of the DPEA consent pertain to measures to be complied with "before any dwelling is occupied" (condition no. 4) and "within 6 months of the final house being occupied" (condition no. 5). The timing stipulated for the various measures and works is applicable to the development of the currently proposed dwelling on plot 3, and therefore in the event of consideration being given to the granting of permission, suitably worded conditions would be necessary to reflect the requirements of the original consent.

Conclusion

47. In summary, the principle of a 4 house development in this location has already been established. The current application is the first of 4 detailed proposals for the development of individual plots. The dwelling house design is acceptable and has the potential to blend into its surroundings. Whilst it is likely that each of the detailed designs that would ultimately come forward on the remaining individual plots may differ, the current design sets an acceptable benchmark in terms of design features, scale, external finishes and general awareness of the

⁶ Measures to enhance the red squirrel habitat and prevent the disturbance of dreys, all drainage proposals in accordance with SUDS principles, and detailed proposals to maintain footpath routes.

characteristics of its specific siting. The current proposal for the development of Plot 3 is acceptable.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

48. The subject site is in a relatively open area within the larger approved housing development. As such, development on this specific site could be undertaken in a sensitive manner which would not unduly interfere with or detract from the natural heritage qualities of the surrounding area.
49. Natural heritage related information, including a red squirrel survey, has been submitted to comply with the conditions attached to the original consent for the overall housing development and access road.

Promote Sustainable Use of Natural Resources

50. The design statement supporting the development proposal highlights the use of sustainable materials such as timber cladding. The development would also benefit from passive solar gain due to the extent of solar glazing which is proposed on the front (south / south east facing) elevation.

Promote Understanding and Enjoyment of the Area

51. The subject site and the remainder of the surrounding lands in the wider housing development contain a number of paths, both formal and informal, which are popular access routes. Provision would be made within the overall development for the continued provision of access opportunities within the area. This would contribute to maintaining facilities which assist in the general public's enjoyment of the area.

Promote Sustainable Economic and Social Development of the Area

52. The proposed dwelling house would add to the choice and availability of housing stock in the area and as such may be of benefit to the social development of the area. In addition, the construction activity at the site could be considered to assist the economic development in the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for the erection of a house on Plot 3, on land 150 metres to the south of St. Vincent's Hospital, Kingussie, subject to the following conditions :

- I. The development to which this permission relates must be begun within three years from the date of this permission.

Reason: to comply with Section 58 of the Town and Country (Planning) Scotland Act 1997 or as amended by the Planning etc. Scotland Act 2006.

2. No development shall commence on the subject site until all measures and works required under Condition no's 2(a), (b), and (f) and Condition no. 3 of DPEA Ref. No. PPA-001-014 have been implemented in full.

Reason: To ensure that all stipulated safeguards in the governing consent are in place prior to the commencement of development, in order to protect the natural heritage of the surrounding area, ensure that public access is maintained in the area and to ensure that the development proceeds in an orderly manner.

3. No development relating to the construction of the dwelling house shall commence on the subject site until suitable access provision has been developed to serve the overall housing development site of which Plot 3 forms part. The minimum level of required works to be undertaken shall include :
 - (a) The development of the new access road, including all identified passing places and traffic calming measures, from its junction with the public road to the southern boundary of Plot 3;
 - (b) The development of the temporary diversion of the footpath on the western side of the access road referred to in (a).

Reason: in the interests of orderly development and in the interests of traffic safety and public safety.

4. For the avoidance of doubt, this consent does not authorise the development of a domestic garage on Plot 3, as identified on 'Site Layout – Plot P3' Dwg. no. 3794/013 Rev A.

Reason: In the interests of clarity and to ensure that the consented development is commensurate with the development description.

5. Prior to the commencement of development, a detailed landscaping plan pertaining to Plot 3 shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority. The details contained in the plan shall generally reflect the details contained in Dwg. No. HLD 1617.12/SL-01 Rev A ('Soft Landscape Proposals'), as submitted to comply with Condition no. 2 (c) of the governing consent for the formation of 4 plots and access road (DPEA ref. no. PPA-001-014).

The landscaping plan shall also include detailed proposals for all boundary treatments on Plot 3. Within 6 months of the first occupation of the dwelling house, all landscaping shall be completed in accordance with the agreed measures. In addition within 6 months of the first occupation of the dwelling house, any outstanding access works including the completion of lighting and any wearing surfaces shall be completed to the satisfaction of the Cairngorms National Park Authority acting as Planning Authority, in consultation with Highland Council as Roads Authority.

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 protecting the visual amenity of the area and in order to enhance the natural heritage of the area.

6. Prior to the commencement of above ground construction works associated with the dwelling house, the following details and specifications for finishing materials, and where required samples, shall be provided for the further written approval of the Cairngorms National Park Authority acting as Planning Authority -
 - a. External windows and doors;
 - b. External stonework;
 - c. Render for the walls;
 - d. External timber cladding, including details of any stain; and
 - e. Roofing material.

Reason: in the interests of visual amenity and in the interests of achieving orderly development.

7. All public services for the development, including electrical, cable television and telephone cables, shall be located underground throughout the site.

Reason: In the interests of minimising the visual impact of the development.

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31 October 2012

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.