

APPENDIX I

**ORIGINAL PLANNING REPORT
(09/376/CP, 25th JUNE 2010)**

CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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

DEVELOPMENT PROPOSED: PLANNING PERMISSION FOR THE ERECTION OF A SPORTING LODGE, NEW ACCESS ROAD, LANDSCAPING INCLUDING FORMATION OF PONDS AND GATEWAY FEATURES ON LAND 290M NORTH OF BALLINLUIG FARM, AVIEMORE

REFERENCE: 09/376/CP

**APPLICANT: THE KINRARA PARTNERSHIP
C/O HARRY TAYLOR AND CO.,
PERTH**

DATE CALLED-IN: 11 DECEMBER 2009

**RECOMMENDATION : APPROVE, WITH CONDITIONS
AND SUBJECT TO A SECTION
75 LEGAL AGREEMENT**

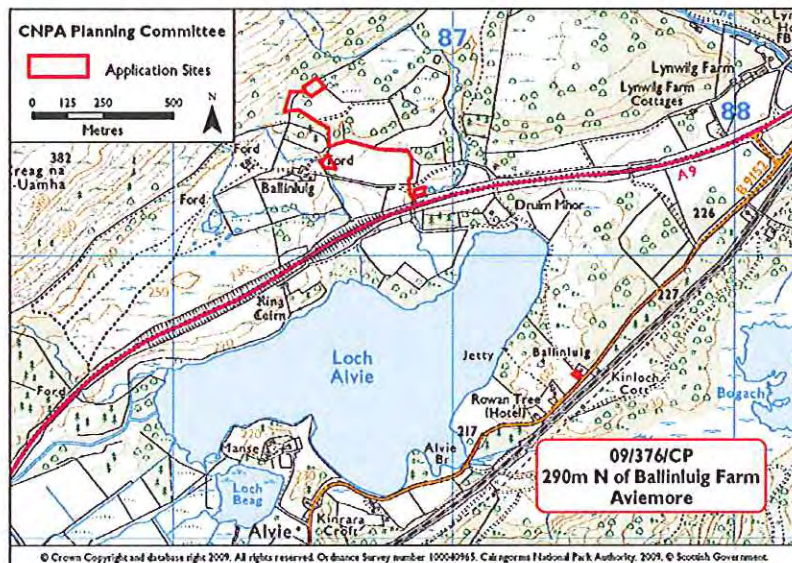


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Planning permission is sought in this application for the erection of a new sporting lodge on land near Ballinluig Farm, which lies to the south west of Aviemore. The subject site is on land which was part of the former Kinrara Estate, but is now in separate ownership, having been acquired by the applicants (The Kinrara Partnership) in 2005. The land owned by The Kinrara Partnership extends to 4,051 hectares and it was purchased with the objective of establishing a sporting and agricultural business centred on grouse, pheasant shooting and hill farming. The Estate lands extend in a north westerly direction, from the B9152 public road and Loch Alvie, into the Monadhliath Mountains. The majority of the Estate lies to the north west of the A9. In addition to the proposed new sporting lodge, planning permission is sought in the current application for various associated works, including the creation of a new section of access road, and the provision of landscaping which includes the formation of ponds and a gateway feature.
2. The sporting lodge is proposed to be sited on rising pasture land to the north of the A9 and north of an existing farm at Ballinluig. Steeper hill land rises to the rear. The proposed siting of the lodge is described in supporting documentation as mirroring “the pattern of development of the adjacent estate houses which sit off the A9 in a highland parkland setting” and it is intended to “produce a building aesthetic of timeless character.” The proposed lodge is a two storey elongated form, classical in design, with strongly emphasised symmetrical elevations. The floor area of the lodge is approximately 1,500 square metres and incorporated within this are a variety of public rooms (drawing room, orangery, library, sitting room, formal and informal dining rooms, games room and estate room and adjacent bar) at ground floor level, with 14 en suite bedrooms occupying the first floor. A variety of servicing and ancillary accommodations are also proposed to be contained on the ground floor, including cloakrooms, kitchen, laundry, drying area and boot room. A plant room would also be contained in a small basement area. Access within the property would be via two staircases – one being the centrally positioned main staircase in the entrance hall, while the second would be a smaller stairs in the eastern wing. A lift is also proposed adjacent to the eastern staircase.

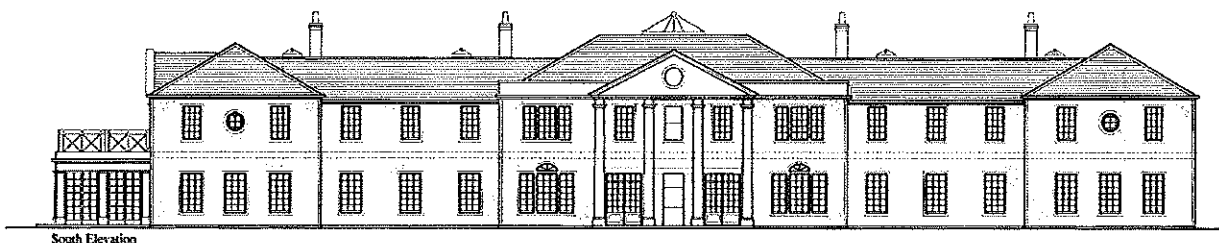


Fig. 2 Sporting lodge(south facing elevation)

3. The lodge is proposed to be positioned on a west to east axis, and extends to approximately 57 metres along its frontage. The ridge height varies from 8.5 metres across much of the structure, to 9.5 metres¹ in the more prominent central section, as well as the projecting hipped roof gables at either end. The central section is emphasised on both the southern and northern elevations by the incorporation of four large columns, and also the positioning of a large cupola at the central pinnacle of the roof. An orangery is proposed on the western end of the building, with a balcony at first floor level, providing access from two bedrooms. At the eastern end of the property, a two storey wing is proposed to extend northwards (to the rear), to create an L shape. A gravelled courtyard would be formed to the rear of the property.

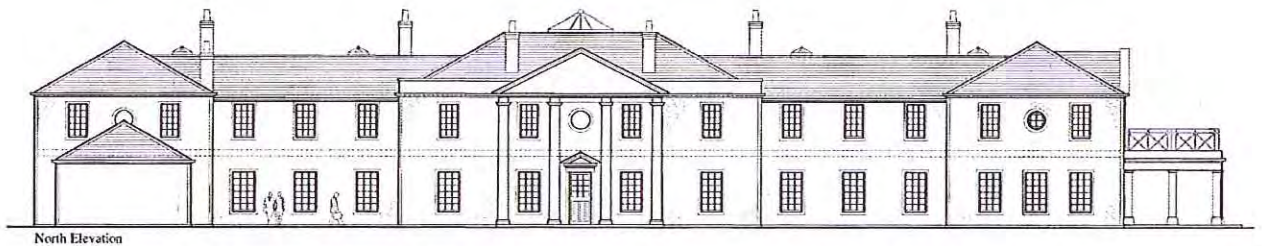


Fig. 3 : Proposed northern (rear) elevation, incorporating the main entrance

4. Although the southern elevation is essentially the front of the property and would be the elevation visible on the approach along the access drive, the main entrance is proposed in the rear (northern elevation), and would be accessed directly from a large courtyard area. Entrance features in the front (southern) elevation are curtailed to two sets of centrally positioned French doors, which would provide direct access from the formal and informal dining rooms to an outdoor flagstoned area.



Fig. 4 : site of the proposed shooting lodge

¹ 9.5 metres ridge height does not include the centrally positioned cupola.

5. The structure is proposed to have a rendered off white / cream finish, with dark grey natural slate on the roof. Doors and sash and case windows would be timber double glazed. Features such as chimney copes, pediment, columns, window surrounds, corner margins and the orangery is proposed to be formed in reconstituted stone. All visible gutters and rainwater pipes would be cast iron.
6. The property is proposed to connect to the public water supply. Foul effluent would be disposed of via a private septic tank and associated puraflo² treatment system. The building would be heated by ground source heat pumps. It has also been suggested in supporting documentation that electricity would be generated on the estate and details have been provided of potential future proposals for a mini hydro scheme near Lynwilg. A planning application has not yet been made for that development proposal.
7. The treatment of the area surrounding the lodge is deliberately proposed to be quite simple. There is no proposal to create a formal decorative garden and instead grass would sweep up to a level terrace in front of the proposed lodge.
8. The proposed access route, from the point at which it emerges on the northern side of the A9 underpass, is included within the identified site boundaries. A significant proportion of the overall access route to the proposed lodge involves utilising the existing access track off the B9152. The existing track winds its way around the northern shore of Loch Alvie, before passing under the A9 and linking into another existing access which serves Ballinluig Farm. The only section of this existing track which has been included within the site boundaries is at the entrance from the B9152 where works are proposed to create a feature entrance, in the form of a drystone dyke.³



Fig. 5 : Access drive off the B9152, adjacent to Ballinluig Cottage

² Trademark name.

³ The development of the new entrance feature would necessitate the removal of two silver birch trees on the western side of the entrance. New trees would be planted in the area, behind the required sight lines. Two small rowan trees, a mature Scots pine and a group of three closely spaced Scots pine would also require to be removed on the eastern side in order to improve sight lines.

9. Supporting information refers to the intention to create an entrance and approach to the proposed new lodge which would be in keeping with the traditions of the surrounding Estate landscapes. By utilising sections of existing access track, together with elements of a new access route, it is intended to create a meandering drive which arrives at the proposed lodge by degrees, with the lodge only becoming visible on the final approaches. The proposals include the following treatments of different sections of the existing and proposed new access:

- (a) *Enhanced entrance at Ballinluig Cottage* : An existing gated entrance drive to the south of Ballinluig Cottage provides access to the Estate, off the B9152 public road. It is proposed to continue to utilise this entrance as the means of access to the proposed new shooting lodge. Works which are proposed to be undertaken in this area include the provision of a low entrance wall feature in the form of a drystone dyke, with the walls splayed and the entrance gate set back sufficiently from the road to allow up to 5 vehicles to stack safely off the road. Various landscaping measures would also be implemented in the vicinity;
- (b) *The drive around Loch Alvie* : This section is not included within the identified site boundaries, although it is within the overall land ownership of the applicants. The drive will follow the established route towards the shores of Loch Alvie, passing through existing woodland before emerging adjacent to the Loch. At a point adjacent to the northern corner of the loch, the drive would follow an existing track westwards, in order to continue the access along the north shore. Some improvement works would be undertaken in this area. Existing access would continue to be retained northwards to serve a separate and privately owned property known as Druim Mhor.⁴ From the end of the realigned section of drive, access would again merge with the existing track towards the A9 underpass;



Fig. 6 : Westerly route of drive, to run adjacent to the north shore of Loch Alvie

⁴ This property also has access provision directly from the A9 trunk road.