
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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

DEVELOPMENT PROPOSED: FULL PERMISSION FOR THE DEMOLITION OF THREE HOUSES AND THE ERECTION OF THREE HOUSES AT PARK COTTAGES AND MARTINEZ, DUACKBRIDGE, NETHYBRIDGE.

REFERENCE: 07/213/CP

APPLICANT: MR. K. SANDERS C/O PAUL DEVLIN ARCHITECT, ALLT BEAG, DALRACHNEY, CARRBRIDGE, PH23 3AX.

DATE CALLED-IN: 1ST JUNE 2007

RECOMMENDATION : GRANT WITH CONDITIONS

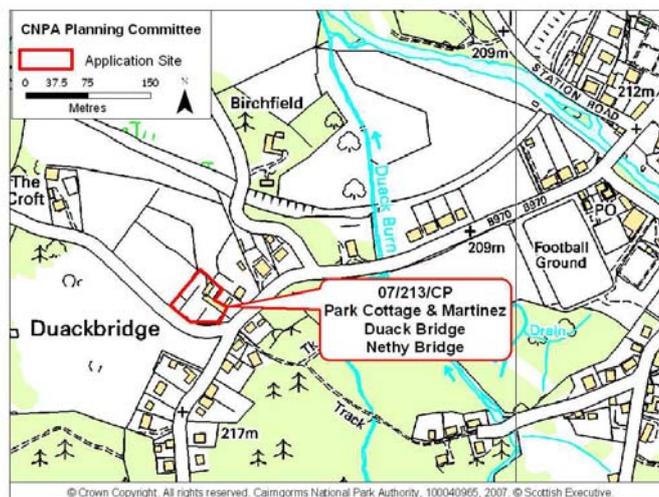


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Full permission is sought in this application for the demolition of three dwelling houses and their replacement with three new dwellings. The subject site is at Duackbridge, Nethybridge, adjacent to the existing 30mph speed limit signs on the Boat of Garten road. The three dwellings that are the subject of this application are part of a complex of buildings, known as Kimberley holiday cottages.
2. The overall site area currently accommodates a total of five dwelling units. Two cottages, each of one and a half storeys and arranged in a semi detached form, are located in the eastern area of the site. The two properties are known as Park Cottages and as far as I understand have until recently been used for holiday letting purposes. The units are also physically attached to the dwelling house to the north - Kensaleyre, which is outside the boundaries of the application site and in entirely separate ownership; and also attached by means of a 'shed' to a larger two storey dwelling house within the Kimberley site complex. That dwelling is known as Kimberley and has until recently been used as a private dwelling by the operators of the holiday letting business. It is the third residential unit on the site. The current proposal involves the demolition of the semi detached cottages (Park Cottages) and their replacement with a pair of one and a half storey dwellings, still in a semi detached form, but physically separated from the adjacent properties of Kensaleyre and Kimberley.



Fig. 2 : Park Cottages

3. The fourth residential unit within the overall site area is a one and a half storey structure which adjoins the western side of Kimberley. It is oriented on a north / south axis, perpendicular to Kimberley, with the two units combining to form an L shape. This fourth property is known as 'Martinez' and is of a significantly smaller scale than Kimberley. There are a number of outbuildings between the end gable of Martinez and the northern (rear) boundary of the subject site. As part of this current application it is also proposed to demolish 'Martinez' and erect a new one and a half storey dwelling in its place.
4. The fifth property within the overall site area is known as 'Lindenlea'

and is an L shaped dwelling, of one and a half storeys, with a number of garages incorporated within the eastern wing of the L. 'Lindenlea' is of relatively recent construction and is located in the north western corner of the site.



Fig. 3 : View of Lindenlea, Martinez Kimberley and Kimberley.



Fig. 4 : Martinez, attached to Kimberley and Kimberley.

5. The majority of open space on the overall site is located to the front of the properties and is maintained in a communal form. The subject site is located adjacent to a bend in the road and the site plan indicates that the entire area of ground extending to the roadside boundary is not all within the site boundary. A small area of ground adjacent to the public road is excluded from the site boundaries and is not in the ownership of the applicant. The land does however have the appearance of being maintained as part of the garden area of the Kimberley complex.
6. Two openings off the public road provide access to the site. One access is located on the eastern boundary of the site and is immediately adjacent to the access to Kensaleyre, the adjoining, but separately owned property. The entrance to the Kimberley complex leads into a gravelled area of hard standing to the front of Park Cottages. It is also possible to traverse past Park Cottages and Kimberley on the gravel surfaced drive, to gain access to the remaining areas of the site, although the owners have recently installed a gate on the driveway between Park Cottages and Kimberley, in order to restrict vehicular movement between the two areas of the overall site. The second access is located in the south western area of the site. From its junction with the public road, the private driveway runs X metres into the site and then splits into two, with the western side leading directly towards Lindenlea, the communal hard standing area to the front of Lindenlea and also the Martinez property. The eastern spur of the access drive leads towards the front of the former main house, Kimberley.
7. The semi detached cottages which are proposed to replace 'Park Cottages' are of a simple, traditionally proportioned one and a half storey design. Natural light to the upper floor accommodation is proposed to be provided via two roof lights in the front elevation of each property and a smaller roof light in the rear. A projecting porch is

proposed on the front of each property, with a pitched roof and a centrally positioned front door. The porch is positioned between a double patio door on one side and a 'sash and case' style window on the other. The porch is proposed to have an external finish of vertical timber cladding. All other external walls would have a white harl finish, all under a natural slate roof. No details have been provided to clarify whether the windows and doors in the property are proposed to be timber or uPVC. Each of the two proposed cottages has an identical internal layout. Ground floor accommodation includes a living room, kitchen and utility, with a door from the utility providing access to a small area of open space to the rear of each of the properties. Two bedrooms and a bathroom are proposed on the upper floor level. As detailed earlier, the two proposed replacement Park Cottages are not on the same footprint as the existing structures. They are proposed approximately 1.2 metres forward of the existing position, thereby facilitating a separation of the new dwelling units from the neighbouring property, Kensaleyre, where a boundary wall is shared at present.



Fig. 4 : proposed replacement Park Cottages as seen in the context of their relationship with Kimberley (left) and Kensaleyre (gable visible to the right)



Fig. 5 : proposed Martinez replacement with Kimberley gable visible to the right

8. The third replacement unit (proposed in place of Martinez) is a small one and a half storey structure, with the front elevation having a centrally positioned front door, with a window serving the living room to the left and a bay window projecting to the right hand side of the door, serving the dining / kitchen area. Two windows and a patio door are also proposed in the northern gable elevation of the property, serving the living room. Two bedrooms and a bathroom are proposed on the first floor level, with roof lights proposed in the front elevation to serve each of the bedrooms. As with Park Cottages, a white harl finish and a natural slate roof is proposed.
9. In response to queries raised in the course of the assessment regarding the potential future use or ownership of the properties, the

applicant has indicated that “at present only Park 2 is likely to be sold to finance the refurbishment and building of Kimberley and Martinez.” However, in the event that any of the other properties are sold separately in the future, the site plan submitted includes an identification of the boundaries to be associated with each individual property.¹ No. 1 and No. 2 of Park Cottages would share the existing eastern access, and two car parking spaces would be provided within the curtilage of each of the two properties. Access from the public road to Lindenlea, Martinez and Kimberley would be from the existing western access point, with Martinez and Kimberley being served by the eastern drive. One car parking space has been identified to serve Kimberley, while two spaces are shown at Martinez. The site area associated with Martinez also includes one of the three existing garages located towards the rear of the overall site area. The site area proposed to be associated with the remaining property, Lindenlea, includes one identified car parking space within a large area of hard surfacing at the front of the property. Two garages also exist on that site.

10. The information supplied by the applicant states that all of the cottages have all been rated separately for at least the last 20 years and are all billed separately for rates, water and electricity.

Site history

11. I understand from a telephone conversation with the applicant that he and his family purchased the Kimberley complex over ten years ago, at which time it included the main dwelling house and the three units which it is now proposed to replace. Access to the site at that time was in a position on the southern boundary which was further east of the current access arrangement. The easternmost access to the site was also in existence. Full planning permission was sought from Highland Council in 2001 for the erection of a new dwelling house and the formation of a new vehicle access (Highland Council planning ref. no. BS/01/233/FULBS refers). The new dwelling is the property which has recently been constructed in the north western corner of the site (known as Lindenlea). Various issues were raised in the course of that application process, including in particular access issues. The Area Roads and Community Works division of Highland Council referred to the two accesses existing at that time as being substandard in nature and recommended that no further development be approved until the two accesses were closed off and a new access to appropriate standard and serving the whole development had been formed on the western boundary of the site. The applicants put forward a case as to why the closure of the existing eastern access could not be considered.
12. Highland Council granted planning permission in August 2002 for the development subject to three conditions. The first condition referred to

¹ Park Cottage no. 1 – 0.033 hectares; Park Cottage no. 2 – 0.025 hectares; Kimberley – 0.047 hectares; Martinez – 0.070 hectares; Lindenlea – 0.082 hectares.

access issues, requiring prior to the commencement of development that a new access be formed in the south western corner of the site and also including various stipulations for the achievement improved visibility.² The second condition of the permission required that the house connect to the public sewer upon completion of the upgrading of the Nethybridge Sewage Treatment Works and that the septic tank approved be disconnected at that time. The third and final condition stipulated that “the dwelling hereby approved shall be occupied by a person or persons solely or mainly employed in the operation and management of the business known as Kimberley Holiday Homes, or relatives or dependants of such person or persons.” The reason for this condition was “because the occupational link with the Holiday Home business justifies an exception to the Adopted Local Plan Policy affecting the site.”

DEVELOPMENT PLAN CONTEXT

National Policy

13. At national level, **Scottish Planning Policy 3 (Planning for Housing) (February 2003)** considers design in new housing developments to be an important issue when planning for housing development in both urban and rural areas. **Planning Advice Note 44 (Fitting New Housing Development into the Landscape) (March 1994)** states that *“In seeking to protect and enhance the quality of the environment, developers should aim for a high standard of design and landscaping in new housing development.”* Particular emphasis is given to the shape, layout and form of the development and its impact on the surrounding area; the choice of materials, with colours and textures that complement development in the locality; well designed schemes that respect both the local environment and the landscape setting; and the visual impact of new developments as seen from major roads and rail routes.

² Condition no.1 stated that “Prior to the commencement of operations, the following works shall be undertaken in relation to access arrangements: a new combined access serving both dwelling and Kimberley Holiday Homes shall be constructed at the south western corner of the site with a throat width of not less than 3.5 metres and edge radii of at least 6 metres; a spur road to serve the Holiday Homes shall diverge from this new access, at right angles to it, with its centre line set back at least 10 metres from the nearside edge of the public road; the first 6 metres of the access shall be surfaced in bituminous macadam; the superseded length of existing access shall be topsoiled and grass seeded and closed off by means of an extension of the existing roadside fence, alongside the B970, and a new fence along the side of the new spur access to the holiday homes; a vehicle barrier or fence or wall shall be erected on the east side of the applicant’s property so as to prevent through vehicle movement between the application site and Kimberley Holiday Homes, and the existing access on the inside of the B970 curve opposite the Tulloch Road end; visibility splays measuring 3 metres by 90 metres in westerly direction and 3 metres by 60 metres in an easterly direction shall be provided, and thereafter maintained in perpetuity, such that within the visibility splay area so defined, there is no obstruction to visibility exceeding 1 metre in height as measured from adjacent carriageway level (for the avoidance of doubt, compliance with this condition will require the felling of two roadside deciduous trees on land the property of Seafield Estates, and a number of coniferous trees on land the property of the applicant).”

14. **Planning Advice Note 67 (Housing Quality) (February 2003)** emphasises the essential role that the planning process can play in ensuring that the design of new housing reflects a full understanding of its context in terms of both its physical location and market conditions; the design of new housing reinforces local and Scottish identity; and new housing is integrated into the movement and settlement patterns of the wider area. It refers in the main to more urban housing developments but it nonetheless emphasises the importance of general issues such as landscape and visual impact, topography, building height, relationship with adjacent development, and views into and out of a site.
15. **Planning Advice Note 72** is the most recent advice from central government on **Housing in the Countryside, (February 2005)** and on the subject of design it states “High quality design must be integral to new development and local area differences must be respected”. Furthermore it states “In some areas, such as National Parks, National Scenic Areas and Conservation Areas, there may be a case for more prescription and a preference for traditional design, but it is also important to encourage the best of contemporary designs. There is considerable scope for creative and innovative solutions whilst relating a new home to the established character of the area. The overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.” In its concluding remarks, it states “Every settlement should have its own distinctive identity. This is determined in part by the local characteristics of the area's architectural style of individual buildings and the relationship of these buildings to each other.”
16. **Paragraph 13 of NPPG 14 Natural Heritage** recognises that the scale, siting and design of new development should take full account of the character of the landscape and the potential impact on the local environment. Particular care is needed in considering proposals for new development at the edge of settlements or in open countryside.

Highland Structure Plan 2001

17. **Policy H3** of the Structure Plan states that housing will generally be within existing and planned new settlements. **Policy L4 Landscape Character**, states that the Council will in the consideration of development proposals have regard to the desirability of maintaining and enhancing present landscape character. **Policy G2 Design for Sustainability**, lists a number of criteria on which proposed developments will be assessed. These include service provision (water and sewerage, drainage, roads, schools, electricity); accessibility by public transport, cycling, walking and car; energy efficiency in terms of location, layout and design (including the utilisation of renewable energy sources) and impacts on resources such as habitats, species, landscape, cultural heritage and scenery.

Badenoch and Strathspey Local Plan (1997)

18. The site is within the settlement area of Nethy Bridge as identified in the Badenoch and Strathspey Local Plan (1997). The majority of the subject site (including the area of land on which each of the three replacement properties, as well as the existing dwelling known as Kimberley) is allocated for 'infill' purposes. The remaining westerly area of the site, on which the newer dwelling house, Lindenlea, is located, is on land identified as 'amenity woodland.'
19. Objectives set out in the Badenoch and Strathspey Local Plan for the development of Nethy Bridge include ensuring that new development maintains a form and scale compatible with the village character, that it protects the woodland setting, and that development help strengthen and diversify the economic base of the community. Section 4.1.3 details the policy in relation to land allocated for 'infill' purposes. In the interests of safeguarding the character of established residential areas, there will be a presumption against further infill housing if the development is of an inappropriate scale, design or orientation, where it breaches established building lines, involves loss of privacy or amenity to neighbouring occupiers or would have substandard access.

Highland Council Development Plan Policy Guidelines (2003)

20. The Highland Council produced Development Plan Policy Guidelines dealing specifically with 'Housing in the Countryside' in 2006. The Cairngorms National Park Authority was not consulted on the guidelines. In view of the lack of involvement in the formulation of the guidelines and the eminence of the Local Plan for the Cairngorms National Park a decision was taken by the CNPA Planning Committee in January 2006 not to adopt the 2006 Guidelines. Accordingly the **Development Plan Policy Guidelines (2003)** remain applicable in the assessment of applications called in by the CNPA.
21. The **Development Plan Policy Guidelines** include a policy on replacement dwellinghouses, although the policy generally relates to housing proposals within the open countryside as opposed to land within defined settlements. The **Guidelines** allow for "the replacement of an existing dwelling which does not meet the requirements for modern living and where the costs of upgrading are not justified on economic or environmental grounds (subject to the existing dwelling being demolished)."

Cairngorms National Park Plan (2007)

22. The Park Plan highlights the special qualities of the Cairngorms, stating

that the “Cairngorms is widely recognised and valued as an outstanding environment which people enjoy in many different ways.” It recognises that there is a wide diversity of landscape, land-uses, management and community priorities across different parts of the Park. In a section entitled ‘Living and Working in the Park’ the subject of ‘housing’ is explored. The Strategic Objectives in relation to housing refer to the need to ensure greater access to affordable and good quality housing in order to help create and maintain sustainable communities. A further strategic objective is to improve the quality, energy efficiency and sustainable design of housing in all tenures throughout the Park. It is expected that housing developments would be consistent with or enhance the special qualities of the Park through careful siting and design.

23. In terms of ‘Conserving and Enhancing the Natural and Cultural Heritage’ the National Park Plan includes a number of objectives in relation to Landscape, Built and Historic Environments. Strategic Objectives include maintaining and enhancing the distinctive landscapes across the Park and ensuring that development complements and enhances the landscape character of the Park. Of particular relevance to the current proposal are the strategic objectives relating to the built environment, which require that “new development in settlements and surrounding areas and the management of public spaces should complement and enhance the character, pattern and local identity of the built and historic environment” and to “understand and conserve the archaeological record, historic landscapes and historic built environment.”

CONSULTATIONS

24. The proposal has been assessed by the **Area Roads and Community Works Division** of Highland Council and the initial response indicated that the “access arrangements for existing developments at the site are less than satisfactory.” Concern was expressed that the recently created western access serving Kimberley had not been formed in accordance with the earlier planning permission (Highland Council planning ref. no. 01/233/FULBS) and also noted that there was limited visibility in the eastern direction. With regard to the existing eastern access, which is indicated on the site layout plan to serve Park Cottages, the initial consultation response referred to there being limited visibility and described it as potentially dangerous.³

³ In response to this issue, the applicant has submitted evidence that Seafield Estate (owners of the strip of land adjacent to the roadside, near the eastern entrance) has no objection to the removal of small trees and bushes in this area in order to improve visibility. The letter from Seafield Estate also states that the Estate has no objection to Mr. Sanders maintaining the area in question “by mowing the grass until such as time as it is required by the Estate in the future.”



Fig. 6: Eastern access eastern



Fig. 7 : Restricted visibility at access

25. The **Area Roads and Community Works Division** put forward a suggestion at that time that in the event of the applicant having insufficient control to effect any meaningful improvements at the eastern access that the development is served from the western end of the site and that access arrangements in the western area would be generally upgraded and rationalised. It was also advised in the event of 5 no. dwellings in separate ownership being served by a single access point, that the internal access road would require to be designed and constructed to adoptable standards.



Fig. 8 : South western access



Fig. 8 : View east from SW access



Fig. 9 : view west from SW access

26. A site meeting was subsequently held between an official of Highland Council's **Area Roads and Community Works Division** and the applicant and his agent⁴ where the existing and proposed access arrangements were examined. Agreement was eventually reached on the proposed two new Park Cottages being served from the existing

⁴ The meeting took place in mid November 2007.

eastern access, while the remaining properties of Kimberley, Lindenlea and the new Martinez would be served from the western entrance, with the cross flow of traffic between the two entrances being restricted. The acceptance of the access arrangement was subject to all vegetation and obstacles that restrict vehicular vision between the two entrances (including the land previously referred to as being in the ownership of Seafield Estate) being removed by the applicant.

27. Standard recommendations made by the **Area Roads and Community Works Division** include the provision of parking and manoeuvring space for at least 2 no. cars within the curtilage of each property in a position which allows all vehicles to enter and leave the site independently in forward gear.
28. Highland Council's **Archaeology Section** indicated in the consultation response that the development proposal would affect at least two buildings that are depicted on the first edition Ordnance Survey map of c. 1870. The response recognises that the buildings have been altered, but advises that major alterations or demolition should not be carried out to the buildings or to the immediate setting without a visual record first being made. It is recommended, in the event of consideration being given to the granting of planning permission, that a condition is attached requiring such a photographic record.
29. **Nethybridge and Vicinity Community Council** responded to the consultation request stating that "as the footprint of the existing house doesn't change and the rooflines seem to be in order there wouldn't appear to be any reason to object to the proposed project."

REPRESENTATIONS

30. One letter of representation has been received from Mrs. Lynne Matheson of Kensaleyre, Nethy Bridge. The letter encloses a copy of a letter which Mrs. Matheson had sent to the applicants agent, making comments on number of aspects of the development proposal. In the letter to the CNPA Mrs. Matheson requests that the comments are taken into consideration when considering this application. Issues raised includes queries on the demolition of Park Cottages, which are physically connected to the objectors property; a requirement that the gable end of the objectors property be roughcast in the same colour as the existing building; the reinstatement of the roof at the rear of Kensaleyre where it is currently connected to Park Cottages; and a request that the proposed windows in the upper floor of Park Cottages be glazed with heavily frosted glass (in the elevation facing the objectors property). Of the thirteen points included in the letter to the agent, a number are comments and requests relating to civil matters between the author of the letter and the applicants or matters which would be assessed in the course of a building warrant being sought for the development, rather than matters relating to the planning assessment of the development proposal. Such matters include a

requirement that a copy of the demolition and building contractors insurance documentation be provided to the objector; the agreement of a timescale for the works; and the provision of an engineers report on the foundation and drawings showing the new foundation for Park Cottages.

APPRAISAL

31. The proposed development is of a relatively straightforward nature being for the demolition of three existing dwelling units on the site, and their replacement with three new dwelling units. As detailed in foregoing sections of this report the subject site is in a prominent position at the entrance to Nethy Bridge and is primarily on land which is allocated in the existing local plan for 'infill' purposes within the settlement area. The principle of development on this site is acceptable. The replacement of the existing units is also acceptable, particularly as the existing units appear to be in a deteriorating condition and have had many interventions which have eroded their traditional character. The proposed new dwelling units have been designed to incorporate many traditional architectural features and would result in a higher quality development at the site, thereby improving the aesthetic quality of this area at the entrance to the village.
32. The existing properties which are proposed for demolition have until recently been used as self catering tourist accommodation. The applicant is uncertain at the present time as to whether or not he would intend to continue to operate all of the new dwelling units for this purpose, indicating that he may wish to sell some of the units to finance the overall project. He has also made the point in a submission that the properties have all been billed separately for rates, water and electricity. In the event that the latter option of selling some of the new units is pursued, a detailed site layout plan has been submitted to identify the extent of private open space, car parking provision and access arrangements to serve each of the individual units. The layout is acceptable and the extent of open space and car parking fulfills the normal requirements of Highland Council's Development Plan Policy Guidelines.
33. Concerns regarding the access arrangements to the overall site were a significant factor in the overall assessment of the proposal, particularly as the extent of visibility available at the entrances to the site (particularly the eastern entrance) have long been a point of concern, as expressed by Highland Council roads officials in an earlier planning application on the site. The currently proposed access arrangements continue to fall short of the normally required levels of visibility. However, the arrangement has been accepted by Highland Council's Area Roads and Community Works Division, subject to some further remedial work being undertaken. The work is in a small area of land between the applicants site and the public road, which is outside the ownership of the applicant. The applicant has provided evidence of

confirmation from the owners of that area of land (Seafield Estate) that they have no objection to the removal of small trees and bushes in order to improve visibility.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

34. The subject site is not affected by any natural heritage designations. The buildings which are proposed for demolition have been the subject of various interventions through time, which have eroded their traditional features. The demolition of the buildings and their replacement with new structures would not therefore diminish the cultural heritage of the area.

Promote Sustainable Use of Natural Resources

35. No details have been provided of the source of materials for the development in order to assess whether or not compliance with this aim is possible.

Promote Understanding and Enjoyment of the Area

36. The subject site occupies a highly prominent position at the entrance to the settlement of Nethy Bridge and sensitively designed new development on the site in place of the existing deteriorating structures would have the potential to contribute positively towards the achievement of this aim, particularly in terms of improving the visual aesthetics of this entrance to the settlement.

Promote Sustainable Economic and Social Development of the Area

37. In the event that the applicant chooses to continue to provide tourist accommodation in the new structures, it could be considered that the provision of improved tourist accommodation facilities would assist in promoting the economic development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to:

Grant full planning permission for the demolition of three houses and the erection of three houses at Park Cottages and Martinez, Duackbridge, Nethy Bridge, subject to the following conditions –

- 1. The development to which this permission relates must be begun within five years from the date of this permission.**

2. Prior to the commencement of development a photographic record shall be made of the remains of old buildings and / or other features affected by the proposed development, in accordance with the attached specification, and shall thereafter be submitted to the Cairngorms National Park Authority acting as Planning Authority. A copy shall also be submitted to Highland Council. No site clearance work shall take place until confirmation in writing has been received from the CNPA acting as Planning Authority, in consultation with Highland Council, that the record has been lodged and is satisfactory.
3. The eastern access shall be hard surfaced for at least the first 6 metres measured from the nearside edge of the public road. The access shall have a throat width of at least 3.5 metres and edge radii of at least 3 metres. Construction over this length shall consist of a minimum of 40mm thick Close Graded Wearing Course on 60mm Dense Basecourse on a minimum thickness of 350mm Type 1 sub base, all on a sound formation.
4. All vegetation and obstacles (within the subject site and also on the adjacent portion of land bounding the public road and in separate ownership) that restrict vehicular vision between the two existing entrances shall be removed within one month of the granting of planning permission.
5. No water from the site shall discharge onto the public road and the applicant / property owner or occupier shall be responsible for any measures necessary to ensure that road water does not enter the site.
6. Parking and manoeuvring space for at least 2 no. cars shall be provided within the curtilage of each of the three proposed properties, such that all vehicles can enter and leave the sites independently in forward gear.
7. All public services for the development, including electrical, cable television and telephone cables, shall be located underground throughout the site.
8. All windows and external doors in the dwelling houses shall be timber.
9. The development shall not interfere with the structural integrity of the adjoining property (Kensaleyre). All works shall be undertaken in accordance with the details contained in the submitted construction method statement and a structural engineer shall be retained to supervise the demolition work and the reinstatement of the fabric of the area of that property affected.

Advice note :

Prior to any work of excavation or surfacing commencing within 2 metres of the public road edge, a road opening permit shall be obtained from the Roads Authority.

**Mary Grier,
3rd January 2008**

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Determination Background :

The application was called in by the Cairngorms National Park Authority at its meeting of 1st June 2007, following which consultations were initiated. A site visit was carried out and upon receipt of the consultation responses a comprehensive assessment was undertaken. Arising from that assessment it was necessary to request further information on a number of points and a letter requesting the information was issued from the CNPA Planning Department on 26th July 2007. The issues raised were addressed in correspondence from the applicant / agent on 3rd October 2007, 26th October 2007 and finally on 22nd November 2007, after a site meeting with a roads official from Highland Council took place on 21st November 2007. Although having received the required information in November it was not possible to schedule this application for determination at the December meeting due to complex agenda items concerning a variety of development proposals in Aviemore.

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.