
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: UPDATE REPORT ON CALLED-IN
PLANNING APPLICATION

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DEVELOPMENT PROPOSED: CREATE A NEW CEMETERY
WITH ACCESS FROM THE
PUBLIC ROAD

REFERENCE: 2012/0015/DET

APPLICANT: MORAY COUNCIL

DATE CALLED-IN: 30 MARCH 2012

RECOMMENDATION: APPROVE WITH CONDITIONS

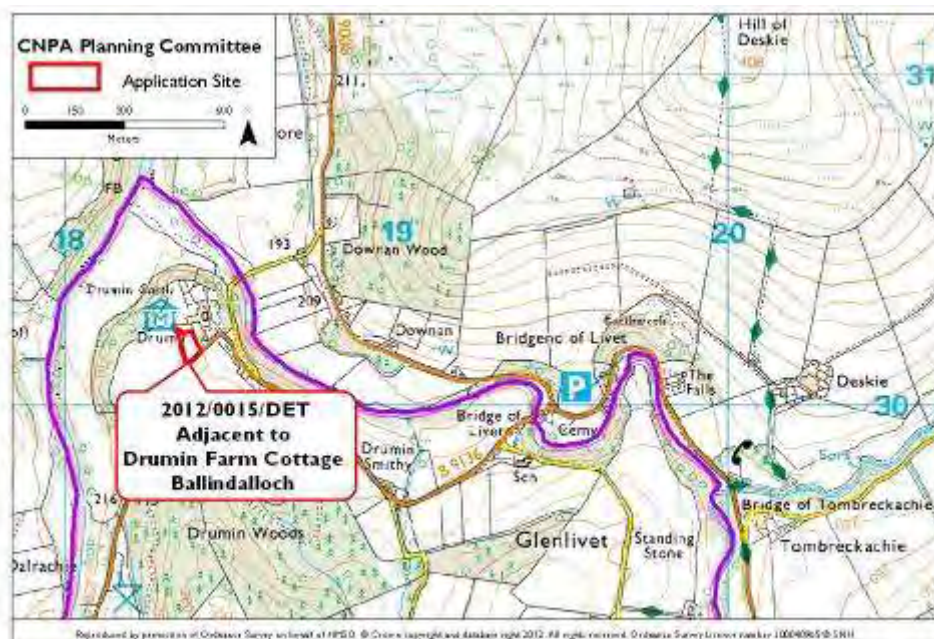


Fig. 1 – Location Plan

UPDATE

1. This site lies at Drumin Castle, Glenlivet (see fig. 1) where a new cemetery is proposed by Moray Council. This application <http://www.eplanningcnpa.co.uk/online-applications/simpleSearchResults.do;jsessionid=86533317E006FC0B7BA4A7DB4F64C643?action=firstPage> was presented for approval to Planning Committee on 17 August this year. The Committee were supportive of the application and resolved to grant consent. However, this was subject to the boundary treatment for the cemetery being a dry stone dyke.
2. Moray Council has considered the resolution by the Committee and are unable to provide a stone wall around the entire cemetery. This is largely due to cost. A costing has been carried out for a dry stone dyke around the entire cemetery. This would double the project costs (forming some 67% of the over-all project costs) for which there is no budget allocation. As a compromise Moray Council has agreed that the front boundary onto the road be stone with the remainder being fenced and planted with a hedge.
3. The Council has commented that after two years of searching this is the only site available near to the existing Downan Cemetery with suitable ground conditions for burial purposes and road access. Failure to secure this site will mean any new cemetery for Glenlivet would have to be located outwith the local area.



Fig. 2- Site from B 9136 (Drumin Castle behind)

APPRAISAL

4. Planning Officers recommended approval of the application in August. At the request of the Committee Moray Council was contacted and asked to consider a dry stone dyke for the Cemetery.
5. The offer of dry stone walling for the boundary on the road is considered to be a reasonable compromise and is recommended for approval. This results in slight change to condition 3 (c) to include reference to a stone boundary wall along the public road.

RECOMMENDATION

6. That Members of the Committee support a recommendation to **GRANT** planning permission for the creation of a cemetery and access from the public road, land adjacent to Drumin Farm Cottage, Ballindalloch, subject to the following conditions:
 1. 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 amended by the Planning etc. Scotland Act 2006.
 2. No changes are to be made the ground levels of the cemetery unless otherwise agreed in writing by the CNPA.

Reason: To ensure that the site is adequately accessibility for all user groups.
 3. Prior to the commencement of development the following landscaping details shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority –
 - (a) A detailed landscaping plan pertaining to all areas identified for ‘soft landscaping.’ The landscaping strategy shall include a mix of large growing trees together with smaller trees and shrubs, boundary hedges to be holly/beechn mix not hawthorn;
 - (b) A planting specification that ensures a high level of establishment and good early growth. The specification shall include details of timing, ground preparation, fertilising and watering;
 - (c) Details of all boundary treatments, and in particular proposals for a dry stone wall along the boundary of the site with the public road and a boundary/containment feature between the car park and burial area.

The landscaping works shall be undertaken thereafter in the first available planting season following commencement of works in accordance with the agreed measures. The landscaped areas shall be maintained in perpetuity in accordance with a detailed maintenance schedule/table. 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 five 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 visual amenity and to enhance the natural heritage value of the area.

4. No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works to cover 5% of the site area in accordance with a written scheme of investigation which shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority, in consultation with the Archaeology Service. Thereafter, the agreed programme of archaeological works shall be fully implemented to ensure that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Cairngorms National Park Authority.

Reason: to safeguard and record the archaeological potential of the area.

5. The following roads related conditions shall be complied with prior to the cemetery coming into use :
 - (a) The maximum gradient of the first 5m of the new access must not exceed 1 in 20;
 - (b) the first 5 metres of vehicular access (measured from the edge of the road) shall be fully paved;
 - (c) Off street parking for 30 cars, shall be provided within the site on a surface to be agreed with the CNPA acting as Planning Authority. Notwithstanding the detail on the approved drawing there shall be a minimum of 3 clearly identifiable disabled user spaces.
 - (d) Visibility splays of 2.4 x 90 metres to the north and 2.4 x 120 metres to the south west shall be provided unless otherwise agreed.
 - (e) Ditch at roadside to be piped, using a suitable diameter pipe to a self cleansing gradient.

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

Advice notes:

1. Adequate precautions shall be taken to protect any Statutory Undertaker's plant which may be affected by the works / development;
2. Adequate provision shall be made for internal surface water drainage to ensure that surface water does not run into the site or onto the public road or vice versa;
3. In the event that signage regarding 'No dogs' is to be placed on the cemetery gates, it should include details to clarify that this does not pertain to assistance dogs.

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3 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.