

CNPA Planning Committee Site Visit – 13 June 2025
Location: Land 160M South of Lynstock Park, Nethy Bridge

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Planning Application 2025/0034/DET – Residential development of 35no. units, formation of access road and SUDS at Land 160M South of Lynstock Park, Nethy Bridge

Purpose

The purpose of this site visit is to help Planning Committee Members to understand the physical context of the site and the land it occupies. Information on the application submitted will be made available in the form of a briefing note, which will be circulated to Planning Committee Members in advance of the site visit. The application is due to be considered at the Planning Committee Meeting of 27 June 2025 and full papers will be available on the CNPA website before then.

Advice and requirements for the day:

1. Follow the instructions of the Convener and the Planning Officer leading the site visit.
2. Read the Cairngorms Planning Advice Note 'Planning Committee Site Visits'
 - a. <http://cairngorms.co.uk/wp-content/uploads/2015/07/141204PANPlanningCommitteeSiteVisits.pdf>
3. A risk assessment has been prepared for the site visit and particular care is required by participants to ensure they are appropriately dressed for cold/wet weather. Suitable footwear will be required.
4. Due to limited parking in the vicinity of the application site, Planning Committee Members are encouraged to travel together from the CNPA offices in Grantown-on-Spey at 9:30am by pre-arranged bus.
5. Members of the public must make their own arrangements for travel to and from the site visit. There are public car parks and on-street car parking in Nethy Bridge.

Itinerary

0930 – All site visit participants meet at CNPA offices in Grantown-on-Spey. The Planning Committee Convener and Planning Officer will lead the briefing for the site visit and safety briefing, before travelling to the site by bus.

0945 / 1000 – All site visit participants will initially view the site from the meeting point (marked as a blue cross on the plan below). Planning Officer will point out relevant features.

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1010 (approx.) – Participants will then walk around the site. Planning Officer will point out relevant features.

1045 (approx.) - Site visit ends and planning committee members will consider the application at a forthcoming meeting on 27 June 2025.

