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## CAIRNGORMS NATIONAL PARK AUTHORITY

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### **DEVELOPMENT PROPOSED:**

Erection of 23 affordable houses at Land 115M NE of Craig An Darach, High Street, Kingussie

**REFERENCE:** 2018/0067/DET

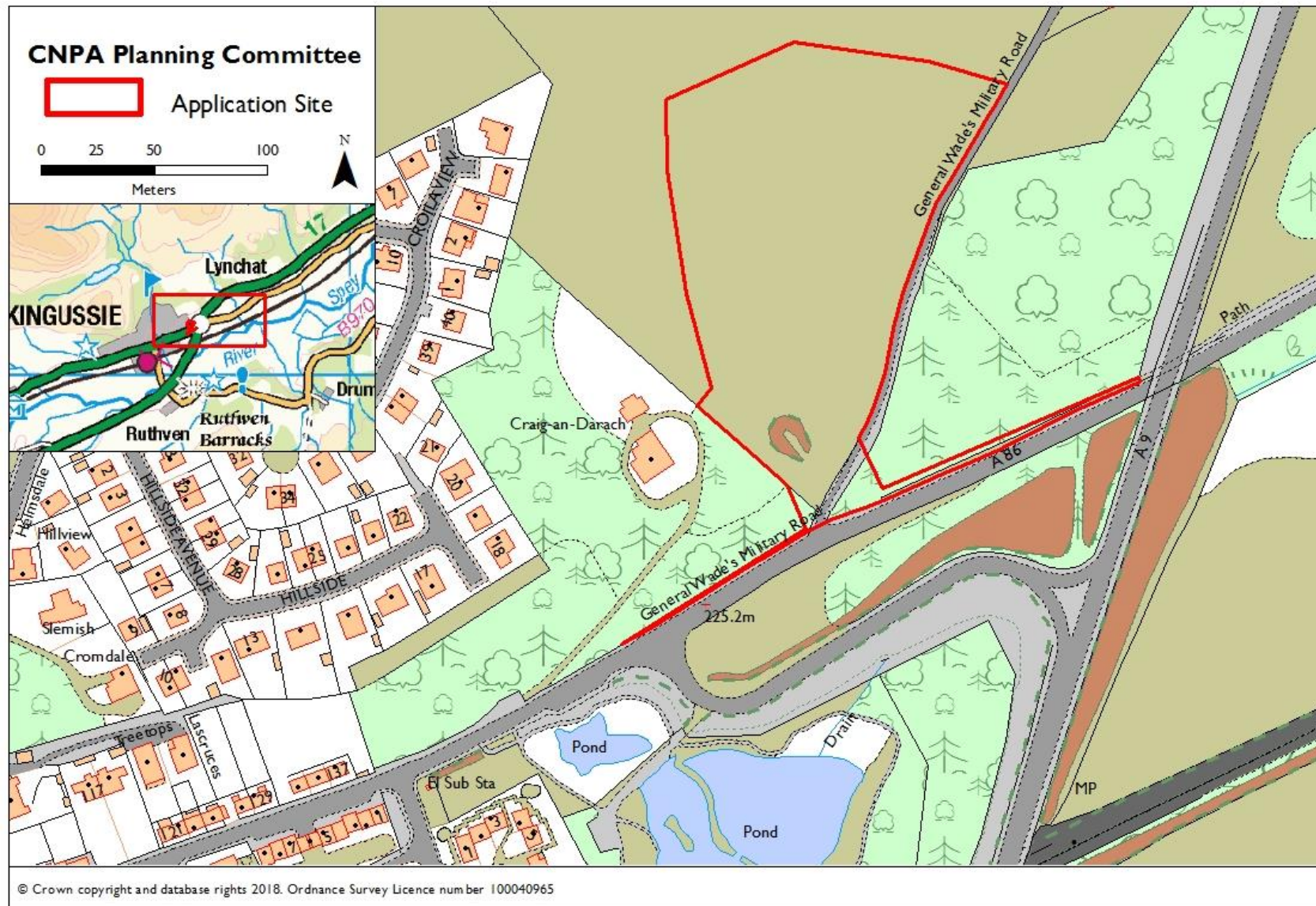
**APPLICANT:** Davall Developments Ltd

**DATE CALLED-IN:** 14 February 2018

**RECOMMENDATION:** Approval Subject to Conditions

**CASE OFFICER:** Emma Wilson, Planning Officer

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## **SITE DESCRIPTION, PROPOSAL AND HISTORY**

### **Site Description**

1. The site lies on the eastern edge of Kingussie, to the north of the A86 from which access will be taken. The site's eastern boundary follows the line of General Wade's Military Road. The site is currently fields covering approximately 1.36 hectares, sloping northwards with the property Craig-an-Darach lying to the west. The site is readily visible from the south from the opposite side of the Strath.

### **Proposal**

2. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise: <http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P46Q5DSI0CA00>

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan*</b>	<b>Date Received</b>
Location Plan - Location Plan	AL (0) 01		19/02/18
Site Plan - Site Layout Plan	AL (0) 02		19/02/18
Site Plan - Site Layout as Existing	AL (0) 03		19/02/18
Plan - House Type A	AL (0) 10		19/02/18
Plan - House Type B	AL (0) 20		19/02/18
Plan - House Type C	AL (0) 30		19/02/18
Plan - House Type D	AL (0) 40		19/02/18
Plan - House Type E	AL (0) 50		19/02/18
Plan - House Type F	AL (0) 60		19/02/18
Plan - Landscaping Layout	AL (9) 01		19/02/18

\*Where no specific day of month has been provided on the plan, the system defaults to the 1<sup>st</sup> of the month.

3. The application is for a residential development and includes the erection of 23 affordable homes with associated access, parking and landscaping. There will be a mix of 1, 2 and 3 bedroom properties, and one 4 bedroom house. Access will be taken directly from the A86 trunk road. The layout proposes a spine road with houses along the west side and two short cul-de-sacs to the east. A large SUDs pond / basin will be located to the west of the site entrance.
4. The proposal also includes a small diversion to an existing Core Path LBS73 (General Wade's Military Road via Kerrow) and Right of Way of approximately 20 metres in length. This will be incorporated into the site adjacent to the SUDs basin. It is proposed to redirect the right of way along a new section of footway along the existing road (A86) for approximately 30 metres to the junction with the proposed new access road at which point the footway will run for a length of approximately 20 metres before re-joining the core path.

5. The site forms part of a larger site which has consent for a residential development with associated access. This application, however, does not form part of these proposals so must be considered on its own merits.
6. Copies of the proposed plans are included in **Appendix I**.

## History

7. The following details the planning history of the larger site which this site forms part of:
  - a) 2015/0317/DET – application under Section 42 for variation or non-compliance with conditions 4 (haul road), 7 (landscaping) and 8 (re-seeding of plots) for Phase I Housing Development of 37 serviced plots and 18 affordable dwellings granted under Planning Permission Ref. PPA-001-2013 – permission granted 29 March 2017.
  - b) 2015/0316/DET – application for planning permission for a haul road – planning permission granted 29 March 2017.
  - c) 2013/0190/MS – Part 1 – approval of a number of matters specified in conditions including a masterplan of the entire site and details of layout and servicing of Phase I (55 residential units – 37 serviced plots and 18 affordable houses), construction of a haul road to east of Phase I with new junction onto A86 trunk road and proposal for residential access (post construction) for Phase I to Dunbarry Road/Dunbarry Terrace – planning permission refused by CNPA. Subsequent appeal upheld by DPEA 2014 approving majority of conditions of 09/048/CP.
  - d) 2013/0190/MS – Part 2 – Section 42 application for planning permission without compliance with Condition 4 of 09/048/CP to permit access from Dunbarry Terrace/Road and Kerrow Drive network – planning permission refused by CNPA. Subsequent appeal upheld by DPEA who issued a revised planning permission in principle reference PPA-001-2013 which included a new condition allowing 55 houses in Phase I to be accessed from the Dunbarry Terrace/Dunbarry Road/Kerrow Drive network but with access to the remaining phases to be taken via a single main access point onto the A86.
  - e) 09/048/CP – development for housing, economic and community uses – planning permission in principle granted on 18 January 2013 following conclusion of legal agreement.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2017 - 2022	
<b>Local Plan Policy</b>	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	

POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

8. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at: <http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

### Planning Guidance

9. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	X

### CONSULTATIONS

10. A summary of the main issues raised by consultees now follows:
11. **Transport Scotland** raises no objections subject to conditions in relation to appropriate visibility splays being formed and the existing access being closed off.
12. **Highland Council Transport Planning Team** initially indicated that they were unable to support the application as there was insufficient roads related information to assess the application. Additional information was submitted, however, clarification is still being sought regarding the dimensions of the turning head, car parking and drainage. These matters can however be addressed through the imposition of appropriate conditions.

13. **Highland Council Flood Prevention Team** initially objected to the application on the grounds that there was insufficient information to assess the application. Additional information has been submitted; however this has not fully addressed their concerns regarding drainage issues raised. They maintain their objection, however recommend a condition which requires the information they are seeking – the final drainage design, including pipe network, SUDs basin and discharge flows, etc.
14. **CNPA Ecology Officer** initially sought further information in respect of trees with bat roost potential, the proposed SUDs and the landscaping proposals. Additional information has been submitted, including a bat survey. Issues raised have now been addressed or can be done so through the imposition of appropriate conditions.
15. **CNPA Landscape Officer** identifies the following objectives for this site:
  - a) To develop a character which links with, and in time will continue the well treed character of the settlement of Kingussie;
  - b) To provide a strong landscape structure that gives an attractive internal character to the development with a balance between enclosure, shelter, views out and solar gain;
  - c) To introduce planted ‘corridors’ which create visual and biodiversity connectivity across the site and opportunities for connectivity for people; and
  - d) To have a landscape management plan and maintenance regimes in place which will secure the delivery of the above.

Further information and clarification was sought in relation to the proposed:

- a) Layout in terms of roads and junctions, SUDs, landscape proposals;
- b) Siting in terms of plot arrangements, placing of hosing on the site;
- c) Design in terms of form, fenestration, fencing and boundaries, and;
- d) The maintenance and management.

Additional information has been submitted and issues raised have now been addressed or can be through the imposition of appropriate conditions.

16. **CNPA Outdoor Access Team** are satisfied that the short diversion of the core path and Right of Way does not have a significant impact on public access and that the development will otherwise maintain access and connect satisfactorily to other path links.
17. **Kingussie Community Council** has not responded.

## REPRESENTATIONS

18. Two letters of representation have been received which are attached in **Appendix 2**. One letter supports the application and the other objects to the proposals and the grounds are summarised as follows:
  - a) The development will result in a loss of value of their property;
  - b) The development will introduce a “security issue”;
  - c) The entrance is located between slip roads to the A9 which will have to be re-routed;
  - d) Question the future use of the existing quarry; and

- e) The land is water logged for most of the year.

## APPRAISAL

### Principle

19. **Policy I:** New Housing Development, of the Cairngorms National Park Local Development Plan 2015 supports new housing within identified settlement boundaries, where they are on identified sites. The site forms part of larger identified site which already has consent for residential development. Policy I.4 - Contribution towards affordable housing - seeks that all new residential development of 4 or more units provides for a minimum of 25% affordable housing provision. The proposed development is for 100% affordable housing and is thus well in excess of this requirement.
20. The provision of affordable homes is also a key objective of the Cairngorms National Park Partnership Plan 2017-2022. The Plan highlights that it is currently hard for many households that work within the National Park to access housing on the open market given that average incomes are relatively low and house prices are high.
21. The principle of the proposed development is considered to be acceptable in terms of policy, subject to compliance with other relevant Local Development Plan policies.

### Layout, Amenity and Design

22. **Policy I:** New Housing Development and **Policy 3: Sustainable Design**, of the Cairngorms National Park Local Development Plan 2015 seek to reinforce and enhance the character of the existing settlement and encourages new development to be sympathetic to the traditional pattern and character of the area whilst encouraging innovative design and finishes. The proposed layout takes reference from the constraints of the existing landform with properties to the west addressing a central spine road at the base of a slope. Properties to the east are located off two short cul-de-sacs. The site is on the edge of the settlement and the proposed layout and density respects the more open character of this part the town. On this basis the proposals comply with Policies I and 3.
23. **In terms of residential amenity Policy 3:** Sustainable Design, of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that new development protects the amenity currently enjoyed by neighbours and affords sufficient private amenity ground and off street parking. Each property will be set within reasonably sized plots with sufficient distance between them to ensure there will be no issues of overlooking and loss of privacy and an adequate level of amenity will be afforded to future occupants. The closest residential property (Craig an Darach) is also located a sufficient distance from the proposed development and as such their amenity will be protected. Each dwelling also has its own private garden and car parking provision. The proposal therefore complies with policy 3 in this respect.
24. **Finally in terms of design, Policy 3:** Sustainable Design, of the Cairngorms National Park Local Development Plan 2015 requires that all new development delivers high



standards of design and contributes to the sense of place. It should minimise the effect of climate change and make sustainable use of resources. The proposed dwellings will be a mix of bungalows and two storey dwellings which will incorporate traditional proportions, features and finishing materials. Accordingly the proposed development complies with Policy 3 in terms of design.

## Landscape Issues

25. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2015 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
26. This site forms part of a larger site which has been subject to a full landscape assessment previously. Objectives for the site have been identified as follows:
  - a) To develop a character which links with, and in time will continue the well treed character of the settlement of Kingussie;
  - b) To provide a strong landscape structure that gives an attractive internal character to the development with a balance between enclosure, shelter, views out and solar gain;
  - c) To introduce planted 'corridors' which create visual and biodiversity connectivity across the site and opportunities for connectivity for people; and
  - d) To have a landscape management plan and maintenance regimes in place which will secure the delivery of the above.
27. Decisions taken on the wider site have supported the need to ensure a suitable landscape setting is established and maintained for new development here. The current application is for a much smaller site, however, the landscaping proposals endeavour to address these objectives. Clarification and additional information was sought by the Landscape Advisor and issues raised have now been addressed. Landscaping measures will be undertaken to ensure the SUDs attenuation basin to the south west corner will integrate with the rest of the site. Three areas of planting are proposed here, which is welcomed, however, a condition to ensure trees will be 'individual' specimens and that an equal number of smaller trees of the same species will be planted between the individual larger trees to provide a more diverse structure is recommended.
28. In terms of the rest of the site, there will be light standard tree planting on the west side of the central access road which will create a more balanced, slightly formal appearance to the landscaping. There will also be small copses of woodland screen planting along the western and northern boundaries which will provide shelter, enhance privacy and improve the backdrop to the properties located there. Hedgerow of birch and oak is proposed along the eastern boundary which will provide a robust boundary treatment and which will be consistent with the character of the rest of the site. There was an issue in relation to the landscaping proposals around the SUDs basin given the location of an existing water main wayleave which has a 'no planting' zone. This has been resolved and three areas of planting around the basin are proposed with a mix of Silver Birch and Scots Pine. Again a condition to ensure trees will be individual trees and equal number of smaller trees of the same species will be planted between the individual larger trees to provide a more diverse structure is recommended.



29. A landscape maintenance schedule forms part of the submission which will ensure the proposed landscaping scheme is maintained and the landscape setting and character of the proposed development safeguarded in the long term.
30. **Subject to the recommended conditions the proposals are considered to comply with Policy 5:** Landscape of the Cairngorms National Park Local Development Plan.

### Environmental Issues

31. **Policy 4:** Natural Heritage of the Cairngorms National Park Development Plan 2015 seeks to restrict development that would have an adverse impact on protected species and where this cannot be avoided that appropriate mitigation measures are provided.
32. There are a number of mature trees, principally Scots Pine, adjacent to the site, on the south side of Wade's Road, which will be removed to accommodate appropriate visibility splays. An initial bat survey identified potential for bat roosts within some of these trees. A further survey of potential bat roosts is currently underway and planning permission would not be issued until the survey results have been supplied and it is confirmed that either there are no bat roosts, that if there are, a licence would be issued by SNH allowing disturbance.
33. The proposed development incorporates substantial tree planting of varying size and species around the boundary and within the site adjacent to the SUDs basin, as recommended by the Landscape Advisor. This will compensate for the proposed tree loss and will encourage wildlife potential onto the site. It is also proposed to include meadow mix grassed areas which, with a reduced cutting regime, will provide a floral resource to the benefit of wildlife and the ecological value of the site.
34. Given the above, the proposals are considered to comply with Policy 4 of the Local Development Plan.

### Road Safety Issues

35. **Policy 3:** Sustainable Design of the Cairngorms National Park 2015 states that all new development will include appropriate means of access, egress and space for off street parking.
36. The site will be accessed directly from the A86. Transport Scotland has indicated that the applicants will be required to obtain permission to undertake works within the boundary of a trunk road. They also recommend that conditions are attached to any planning consent which will ensure the development will not introduce road safety issues in relation to the trunk road.
37. The Council's Transport Planning Team initially raised objections to the proposals on the grounds that there was insufficient detail to assess the proposals. Further information has been submitted by the applicants to address these matters. Transport

is now satisfied that the additional traffic generated by this development will not have a detrimental impact on the transport network.

38. In terms of car parking, there is adequate provision, however, conditions are recommended to ensure these are of suitable dimensions in accordance with Council guidelines. There is concern regarding the crossing point and turning head on Road 3 - which accesses the communal parking area to the north of the site, however these details can be subject to an appropriately worded condition.
39. Transport are also satisfied with walking and cycling accessibility, although recommend that a condition be attached to ensure the installation of tactile paving and dropped kerbs at Glebe Court, Ruthven Court and Dunbarry Road. They have also recommended that the applicants provide real time information units at the two nearest bus stops. These locations are all relatively remote from the application site and given the scale of the development - only 23 affordable units - these works are considered to be excessive and it is unreasonable to seek these in this instance.
40. **Policy 3:** Sustainable Design also seeks to maintain and maximise all opportunities for responsible outdoor access, including links into the existing path network. All developments will be consistent with the Core Paths Plan. The proposal involves a small diversion to the Core Path LBS73 and Right of Way (General Wade's Military Road via Kerrow). The new section will offer access for all types of users and will not prejudice the future use of the route. Given the scale of the diversion and the context within which it is located, it is considered that in this instance these works are 'de minimus'. As such it is recommended that no formal procedure is necessary for this diversion. It is recommended however, that a condition be attached to any consent to ensure the proposed works do not impact on the right of way and access is maintained during and after construction works.
41. Subject to the appropriate conditions being attached, it is considered that the proposed development satisfies Policy 3.

### **Flooding and Surface Water Management**

42. **Policy 10:** Resources of the Cairngorms National Park Development Plan 2015 seeks to ensure that surface water is dealt with accordingly and that an appropriate SUDs is adopted. It also seeks to ensure that all new development is free from the significant risk of flooding.
43. The Council's Flood Risk Management Team has objected to the proposals on the grounds that further information is required. Further information has been submitted, however the Flood Team maintains their objection. The proposed discharge point for the drainage system is a watercourse on the opposite side of the A86. It has been demonstrated that the channel can accommodate the expected flows, the route of this feature is unclear. No detail has been provided on ownership, final discharge point or maintenance responsibilities for this. This will then discharge into a manhole, however, there is no information on whether the applicants have permission to discharge into this and whether it can accommodate additional flows. They also have concerns regarding the SUDs infrastructure, surface water treatment and maintenance access to

the basin. As such they recommend a condition be attached to any consent to address all these issues.

44. Subject to an appropriately worded condition being attached to any consent, it is considered that the proposed development will satisfy Policy 10.

### **Infrastructure and Developer Contributions**

45. **Policy 11:** Developer Contributions of the Cairngorms National Park Local Development Plan 2015 states that where development gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, then the developer will normally be required to make a fair and reasonable contribution towards additional costs or requirements.
46. There is capacity at both the catchment Primary and Secondary schools to accommodate this development and as such no mitigation is necessary. No further improvements to existing services and facilities have been identified therefore there is no requirement for the applicants to make any contributions in this instance.

### **Other Issues Raised in Consultations and Representations**

47. The loss of value to an adjacent property is not a material planning consideration and therefore is not relevant in the determination of this application.
48. The proposal is for a residential development of 23 units and it is not considered that this will introduce a security issue. No comments were sought from Police Scotland in this instance given the nature and scale of the proposed development.
49. Transport Scotland and Highland Council Transport Planning Team have been consulted and have not identified the necessity to reroute the slip roads to the A9.
50. The future use of the existing quarry is not material in the consideration of this application.
51. The submission includes detailed drainage information and the Highland Council Flood Prevention Team has been consulted. Any flooding issues have been addressed.

### **CONCLUSION**

52. The proposed development forms part of a much larger site which already has planning permission for housing. The proposal is for 100% affordable housing and therefore will contribute to fulfilling an identifiable need for access to housing for all incomes. The development is sympathetically designed in terms of its context and will provide an adequate level of amenity for future occupants while retaining a satisfactory level of amenity for surrounding neighbours. The proposals are considered to be acceptable and will comply with Local Plan Policy subject to conditions in relation to landscaping, access, parking and the existing Core Path.

## RECOMMENDATION

**That Members of the Committee support a recommendation to the erection of 23 affordable houses at land 115M NE Of Craig An Darach High Street, Kingussie subject to confirmation of bat roost survey results and any Species Licencing requirements and the following conditions.**

*Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.*

### Conditions

1. Trees planted within the 3 areas identified around the SUDs basin shall incorporate 'individual' specimens with an equal number of smaller trees of the same species to be planted between the individual larger trees to the satisfaction of the Cairngorms National Park Authority acting as Planning Authority.

**Reason:** To provide a more diverse planting structure and ensure the development conserves and enhances the landscape character in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

2. **No works shall commence on site until visibility splays have been provided (and will be maintained) on each side of the new access to the satisfaction of the Cairngorms National Park Authority acting as Planning Authority. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set - back dimension) and the nearside trunk road carriageway measured 160 metres to the right and 215 metres to the left (the y dimension) from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set - back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension.**

**Reason:** In the interests of road safety and to ensure safe access and egress for the development and with minimum interference to the safety and free flow of traffic on the trunk road in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

3. **The new access to the site shall be formed and the existing access closed off before any works commence on the site.**

**Reason:** To ensure that the use of the existing access is discontinued and the safety of traffic on the trunk road is improved.

4. The new access shall be constructed as generally shown on Drawing No. AL (0) 02 for Project IAIV16 - 0034 prepared by NORR and dated 19/12/17.

**Reason:** In the interests of road safety and to ensure safe access and egress for the development and with minimum interference to the safety and free flow of

traffic on the trunk road in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

5. The access to the car parking area – Road 3 – shall be designed as a vehicle crossing and full details of this junction shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority.

**Reason:** In the interests of road safety and to ensure continuity of design throughout the development in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

6. All driveway and car parking space dimensions shall comply with the Council's Roads and Transport Guidelines for New Development.

**Reason:** In the interests of road safety and to ensure safe access and egress for the development in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

7. No development shall commence until details of the arrangements, including any signage, to ensure Core Path LBS73 and Right of Way (General Wade's Military Road via Kerrow) remains unimpeded and accessible to the public during construction have been submitted to and approved in writing by the CNPA acting as Planning Authority. The works shall thereafter proceed in accordance with these approved details.

**Reason:** To ensure public access to Core Path LBS73 is maintained in accordance with Land Reform (Scotland) Act 2003 and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

## Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk round boundary and that permission must be granted by Transport Scotland Trunk Road and Bus Operations. Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.
3. Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation
4. Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

5. The road works which are required due to the above Conditions will require a Road Safety Audit as specified by the Design Manual for Roads and Bridges.
6. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
7. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

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.