

## CAIRNGORMS NATIONAL PARK AUTHORITY

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### FOR INFORMATION

**Title: PROPOSAL OF APPLICATION NOTIFICATION – PROPOSED DISTILLERY AT GLENBEG ESTATE ON BEHALF OF SPEYMALT WHISKY DISTRIBUTORS LTD.  
REFERENCE: PRE/2018/0019**

**Prepared by: Katherine Donnachie, Planning Officer**

### Purpose of Report

To inform the Planning Committee of:

- a) A Proposal of Application Notification (PAN) received direct by the CNPA from the applicants on 25 July 2018 advising that the PAN been submitted to the Highland Council and was for a major planning application for the erection of a new distillery with ancillary plant, external process tank, warehousing, hardstanding, SUDS pond, visitor centre, conference facility, offices, bottling site, visitor accommodation, visitor and retail centre, centre of innovation, roads and all other associated infrastructure.
- b) The CNPA Officer's advice in response to the pre application consultation from the Highland Council and
- c) To allow members to raise any views on the issues to be addressed in an application.

### Recommendation

That the Planning Committee:

- a) **Note the Proposal of Application Notification for the erection of a new distillery with ancillary plant, external process tank, warehousing, hardstanding, SUDS pond, visitor centre, conference facility, offices, bottling site, visitor accommodation, visitor and retail centre, centre of innovation, roads and all other associated infrastructure at Glenbeg;**
- b) **Note the CNPA Officer's advice on the issues to address; and**
- c) **Make comment on any additional relevant issues to be addressed in any future application.**

### Background

1. The Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications in December 2015. The procedure involves officers presenting the information provided with the notification alongside an assessment from officers on the issues that need to be addressed. Planning Committee members have an opportunity to note issues that an application would be expected to address. Members are not being asked to approve the advice of officers.
2. The formal pre-application process is led by the relevant local authority, with the CNPA being a consultee in the process. The CNPA's comments focus on the planning

context natural heritage, landscape and access issues. Relevant Local Authority teams such as transport planning, flooding and contaminated land teams provide advice alongside any necessary statutory consultees.

3. Planning Committee members are expected to approach decision-making on the applications presented at Committee with open minds. Being involved in pre-application process places a responsibility on members not to express views that would indicate pre-determination of a future application. To do so could mean that the member could not take part in the future decision-making or could lead to a legal challenge. Members are reminded that this is not a planning application and that they should not comment on the merits of such a proposal. Any additional issues raised by members will be recorded and passed on the applicant's agent for their consideration.

### **The Proposal**

4. The proposal is to erect a new distillery with all associated infrastructure including bottling plant and visitor facilities as well as limited accommodation on a green field site to the south of Grantown-on-Spey.
5. The site comprises agricultural land located to the south east of the A95 trunk-road, located between Lower Gaich Farm to the south and the Craggan Outdoors complex to the north east and bounded on the eastern side by the River Spey. A copy of the location and site plans are attached in **Appendix I**.

### **CNPA Officer Advice**

6. CNPA staff attended Highland Council's major application pre-application advice service meeting with the applicant's team on 30 May 2018 when this proposal was presented. CNPA staff provided written feedback to Highland Council on 14 June 2018 and a copy of this advice is attached in **Appendix 2**. CNPA officers also provided input to Highland Council on the Environmental Impact Assessment screening process later in June 2018 advising that the CNPA considered that EIA was necessary in this case. The PAN was submitted to the Highland Council in July 2018.
7. Relevant planning policy and information requirements have been set out. Key land use planning issues raised during the pre-application process were the need to fully consider landscape impacts and design issues given the prominence of the location; environmental impacts given the proximity to the River Spey; access issues; and to submit a case for the proposals in a rural location.

### **Conclusion and Next Steps**

8. CNPA officers consider that the relevant issues for such a development on the site selected have been raised with the applicant through meetings and correspondence. Any additional relevant issues that members consider important that are raised at the Planning Committee meeting will be passed on to Highland Council and the applicant for their consideration following the Committee meeting.

**Katherine Donnachie**

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