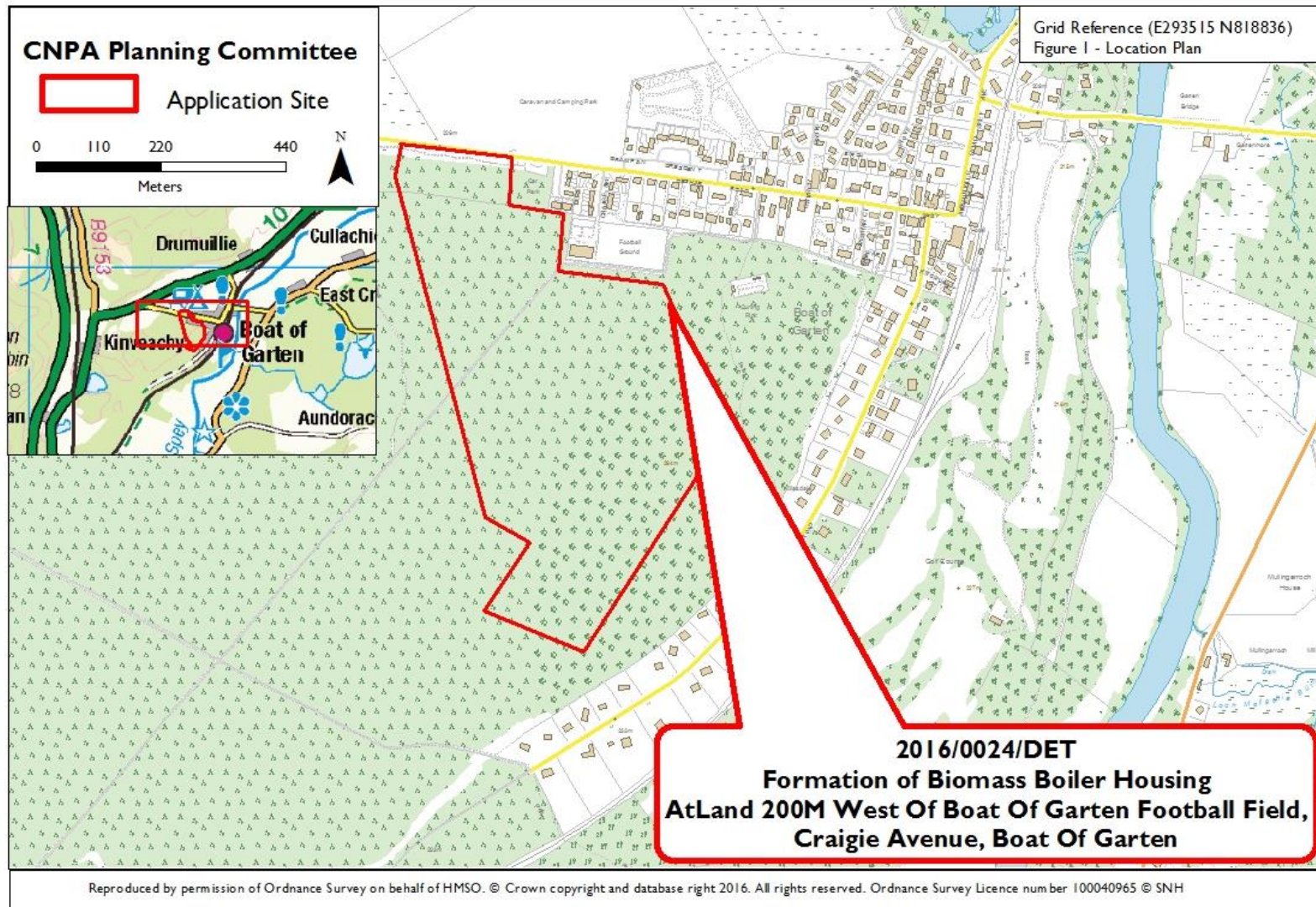


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**CAIRNGORMS NATIONAL PARK AUTHORITY**

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<b>DEVELOPMENT PROPOSED:</b>	
Formation of Biomass Boiler Housing at Land 200M West Of Boat Of Garten Football Field Craigie Avenue Boat Of Garten	
<b>REFERENCE:</b>	2016/0024/DET
<b>APPLICANT:</b>	Davall Developments
<b>DATE CALLED-IN:</b>	01February 2016
<b>RECOMMENDATION:</b>	APPROVE WITH CONDITIONS
<b>CASE OFFICER:</b>	Katherine Donnachie, Planning Officer



## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The proposed site is located to the west of the Boat of Garten Community Centre and to the south of Deshar Road at the western edge of the village of Boat of Garten. It is part of an approved housing site with trees now clear felled to facilitate the approved housing development. The wider housing site is bounded to the west and south by woodland and to the north by the main road leading out of Boat of Garten towards Aviemore.
2. The application site itself is located in the middle of this cleared housing site some 120 metres to the west of the community centre. It comprises part of an area of land, previously designated for landscaped amenity space in the original consent, located beside the feeder road through the housing site and between two blocks of houses.
3. The site is located beside the parking area and garden of the nearest house, which is to be built some 10 metres from the proposed boiler house at its nearest point to the east. To the west is the remainder of this particular amenity open space, beyond which will be another new house, some 30 metres at its closest point from the boiler house. To the south of the application site is cleared woodland which will be landscaped and regenerated under the terms of the original planning permission for housing here and to the north the estate road with housing beyond that. These houses will be some 20 metres away at their closest points. This relationship is shown on the site plan which is attached as part of the plans within **Appendix I**.

### Proposal

4. 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/#searchApplications>

Title	Drawing Number	Date on Plan	Date Received
Location Plan	2532/01/01 Revision B	01/02/2016	24/02/2016
Biomass Boiler Housing	2532-300	13/11/2015	
Proposed Development Plan	2532-02-02 Revision E	undated	01/02/2016
Biomass Boiler Information Request Form		undated	24/02/2016
Proposed Soft Landscape	HLD. 1753.13 Revision F	12/01/2016	

Maintenance and Management Regime			
Landscape Scheme	HLD 1753.13.SL01 Revision 1	23/02/2016	24/02/2016

5. This application seeks full planning permission to erect a biomass boiler house to provide heating and hot water to the approved housing development here. It is understood that this heating system is for the private housing on this site. The proposal will involve erection of a shallow pitched roof building measuring some 5.5 metres wide by 9.6 metres long with height to roof tip of 3 metres, and height to wallhead of 2.3 metres.
  
6. It is proposed to clad the building in timber cladding of natural finish and the roof in grey profiled metal sheeting. There will be a series of four metal flues on the roof measuring 0.6 metres above roof. These will be located on the rear elevation of the building. On the front elevation will be a series of four fill points to enable the pellets to be delivered to the stores within the building. The building will house four 35 kW boilers and four pellet stores. Carbon monoxide detectors will also be provided. The proposed floor plans and elevations are contained within **Appendix I**.
  
7. There are no proposals for fencing around the building with land to the west to be landscaped in accordance with the landscape scheme approved for the wider housing development and updated to take account of this new proposal. The landscape scheme is contained within **Appendix I**.

## **History**

8. A planning application for the wider housing development of 32 houses was considered at the June 2013 meeting of the Cairngorms National Park Authority Planning Committee. (Reference 2013/0115/DET) This application was delegated to officers to approve subject to conclusion of a legal agreement to ensure delivery of capercaillie mitigation measures, and submission of a revised landscape plan showing control/landscaping of land around the immediate housing site. Following conclusion of these matters consent was issued in October 2014 and since then work to discharge various suspensive planning conditions has been ongoing with the majority of conditions successfully discharged.
  
9. Key amongst these was agreement on a landscape scheme which also covered management and maintenance of the land around the application site. Once clearing of trees on the site itself began it became evident that due to wind blow and site condition issues a wider belt of trees would require to be felled around the site. This was agreed subject to revised landscape proposals which provided for protection of this area to enable natural regeneration and also further landscaping. The revised landscape scheme forms the basis of the scheme now submitted with this current application. The only outstanding matter with this scheme is how the proposed deer fencing to protect the regenerating woodland

will be implemented without detriment to public access. This can readily be addressed by provision of gates.

## **DEVELOPMENT PLAN CONTEXT**

### **Policies**

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2012 - 2017	
<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	
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	<b>X</b>
POLICY 4	NATURAL HERITAGE	<b>X</b>
POLICY 5	LANDSCAPE	<b>X</b>
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	<b>X</b>
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	
POLICY 11	DEVELOPER CONTRIBUTIONS	

10. 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>

11. It should also be noted that the site lies within the settlement boundary of Boat of Garten as defined in the Local Development Plan settlement statement on a site identified under EPI as having existing consent for 32 houses.

### **Planning Guidance**

12. 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	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	<b>X</b>
Policy 4	Natural Heritage Supplementary Guidance	
Policy 5	Landscape Non-Statutory Guidance	<b>X</b>
Policy 7	Renewable Energy Supplementary Guidance	<b>X</b>

Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	
Policy 11	Developer Contributions Supplementary Guidance	

## CONSULTATIONS

13. A summary of the main issues raised by consultees now follows:
14. **The Highland Council (Roads Authority)** has no comments to raise and offers no objection to the proposals.
15. **The Highland Council (Environmental Health Service)** has been consulted in relation to their interest in biomass boilers and they have confirmed that the likely impact in this case is not considered to be significant.
16. **CNPA Landscape Adviser** considers that the proposed landscaping is appropriate and has no objections. The advisor has suggested the use of sinusoidal profiled sheeting on the roof rather than box profile sheeting as this has a less industrial appearance and would fit better with the vertical wood board cladding for the walls.
17. **Boat of Garten and Vicinity Community Council** has no objections to the proposed development.

## REPRESENTATIONS

18. The application was advertised and no comments have been received.

## APPRAISAL

19. The principle of using sustainable energy sources for heating is supported by both national and local planning policies. Biomass heating systems have been used successfully in housing developments throughout Scotland, and more recently at the Milton Burn development in Aviemore. In relation to Local Development Plan requirements, Policy 7: Renewable Energy sets out support in principle for renewable energy generation, including biomass, subject to meeting various detailed criteria including provision of sufficient storage capacity. In addition Policy 3: Sustainable Design sets out the importance of new development making sustainable use of resources, including the minimisation of energy usage. Subject to the detail of the layout and design, the principle of the proposed development complies with these policies. Accordingly the details of the submission will now be assessed.

## Design and Location

20. In terms of design, the simple, functional design and wooden finishes of the boiler house is considered to be entirely appropriate in this particular location

within a wider woodland setting. The suggestion of the CNPA Landscape Advisor regarding the use of sinusoidal (wavy) sheeting of the roof has been discussed with the agent who has noted that box profiled sheeting has been used on the roof at another similar biomass development in Milton, Aviemore which was used as their reference point.

21. Whilst each site is considered on its particular merits it is considered that given the shallow pitch of the roof whereby the finishes will not be prominent; the fact that box profiled sheeting has been used on the Boat of Garten Community Centre building to the east; and the successful appearance of the albeit smaller building at Milton Burn this is not a significant matter. In the event of the application being supported this issue may be covered by planning conditions requiring submission of samples for agreement in due course.
22. In relation to the siting itself the proposed building is considered to fit in with the overall housing layout here. Its function will be clear as part of important infrastructure to deliver sustainable heating for the housing here, and the landscaping proposed beside the building will help provide a good visual setting. In addition the wider landscaping proposed for the land to the rear as approved under the terms of the original planning consent will also contribute to this setting. It is of course important to ensure delivery of this landscaping and conditions can be imposed to this end.
23. Finally the site can be readily accessed in terms of delivery vehicles, being located beside the access road with sufficient storage space for wood pellets contained within the proposed building.
24. In these circumstances the proposed development is considered to comply with Local Plan Policy 3: Sustainable Design and Policy 5: Landscape which seek to ensure that development is sympathetic to the character of the surrounding area and enhances and conserves the landscape.

### **Environmental Impacts**

25. The proposed development will not have any environmental impacts in terms of ecological impacts, given that it involves land which is already approved for development, with satisfactory landscaping provision proposed in and around the application site itself.
26. The other potential environmental impact arises from any impacts on future residents from the operation of the building. This has been assessed by the Highland Council Environmental Health Service and they have no adverse comments.
27. The application is therefore considered to comply with Policy 3: Sustainable Design which seeks to protect the amenity of neighbours and Policy 4: Natural Heritage which seeks to ensure that new development conserves and enhances natural heritage interests.

## CONCLUSION

28. The proposed development is appropriately designed and sited and will fit in with the surrounding area and approved housing development. It is considered to fully comply with Local Development Plan policies and is welcomed as a positive step towards providing a sustainable energy source for a new housing development. Approval is therefore recommended subject to appropriate planning conditions regarding finishes and landscaping.

## RECOMMENDATION

**That Members of the Committee support a recommendation to:  
GRANT FULL PLANNING PERMISSION for Formation of Biomass  
Boiler Housing at Land 200M west Of Boat of Garten Football Field,  
Craigie Avenue, Boat Of Garten subject to the following conditions:**

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

- 1. No development shall commence on site until a revised landscape scheme is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority to show how the deer fencing to be provided to protect landscaping will be constructed to ensure public access is not constrained (i.e. provision of gates)**

**Thereafter the development shall be implemented in accordance with those approved details and timetable and maintained thereafter in accordance with the approved maintenance and management scheme entitled Proposed Soft Landscape Maintenance and Management Regime HLD. 1753.13 Revision F**

Reason: To ensure the development complements and enhances the landscape character and in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

- 2. No development shall commence on the construction of the building hereby approved until samples of the proposed roof and wall finishes have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. Thereafter the development shall be implemented in accordance with those approved details**

Reason: To ensure the development complements and enhances the landscape character and in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.



**Informatives:**

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of three years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place out with the hours of 0800 hours to 1800 hours Mondays to Fridays, 0900 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.
3. Prior to the commencement of development, a notice of the intended date of initiation of development shall be submitted to the CNPA acting as Planning Authority and such notification shall contain the information set out in the 'Notification of Initiation of Development Notice as appended, pursuant to Section 27A(1) of the Town and Country Planning (Scotland) Act 1997.
4. Following the completion of the development, a notification of the completion shall, as soon as practicable, be submitted to the CNPA acting as Planning Authority and such notification shall contain the information as set out in the 'Notification of Completion of Development' Notice as appended, pursuant to Section 27B(1) of the Town and Country Planning (Scotland) Act 1997.

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.