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## CAIRNGORMS NATIONAL PARK AUTHORITY

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### FOR DECISION

**Title: UPDATE ON KINGUSSIE HOUSING DEVELOPMENT APPLICATIONS (2015/0316/DET & 2015/0317/DET)**

**Prepared by: Gavin Miles, Head of Planning**

#### **Purpose of Report**

To update the Planning Committee on progress of a revised S75 agreement associated with these planning applications.

#### **Progress and Next Steps**

1. The Kingussie development site makes a very important contribution to the housing land supply in Badenoch and Strathspey and provides housing land for Kingussie for a period of at least 20 years and possibly much longer. After significant work by the applicants and CNPA staff, the Planning Committee agreed to approve the above planning applications in March 2016 subject to a revised S75 agreement securing developer obligations.
2. The applicants were reluctant to enter discussions on the S75 agreement and this delayed progress. The Committee were given an update at the end of August's meeting on the slow progress and told officers would prepare a review paper for this September meeting.
3. Since the August 2016 Planning Committee meeting we have made significant progress towards agreement with the applicants and now have a constructive route to concluding the S75 agreement and issuing decision notices. Given the recent progress, it would be unreasonable not to pursue the conclusion of the S75 agreement at this point.
4. However, given that the process has been delayed till recently, we propose to bring an update to Planning Committee on progress at the November committee meeting and then every month thereafter till the decision notices are issued. This will maintain the urgency an all parties to conclude the agreement.

#### **Recommendation**

**That the Planning Committee maintains the decision to approve the above applications approve subject to conditions and reviewed S75 agreements.**

**Gavin Miles**  
**September 2016**  
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