
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

Prepared by: DEREK MANSON PLANNING OFFICER (DEVELOPMENT MANAGEMENT)

DEVELOPMENT PROPOSED: ERECTION OF BOTTLING HALL, STORAGE BUILDING AND OFFICE AS PHASE I OF REDEVELOPMENT OF SITE AT UNIT 12, DALFABER DRIVE, AVIEMORE

REFERENCE: 09/252/CP

APPLICANT: CAIRNGORM BREWERY CO LTD.

DATE CALLED-IN: 7 AUGUST 2009

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS

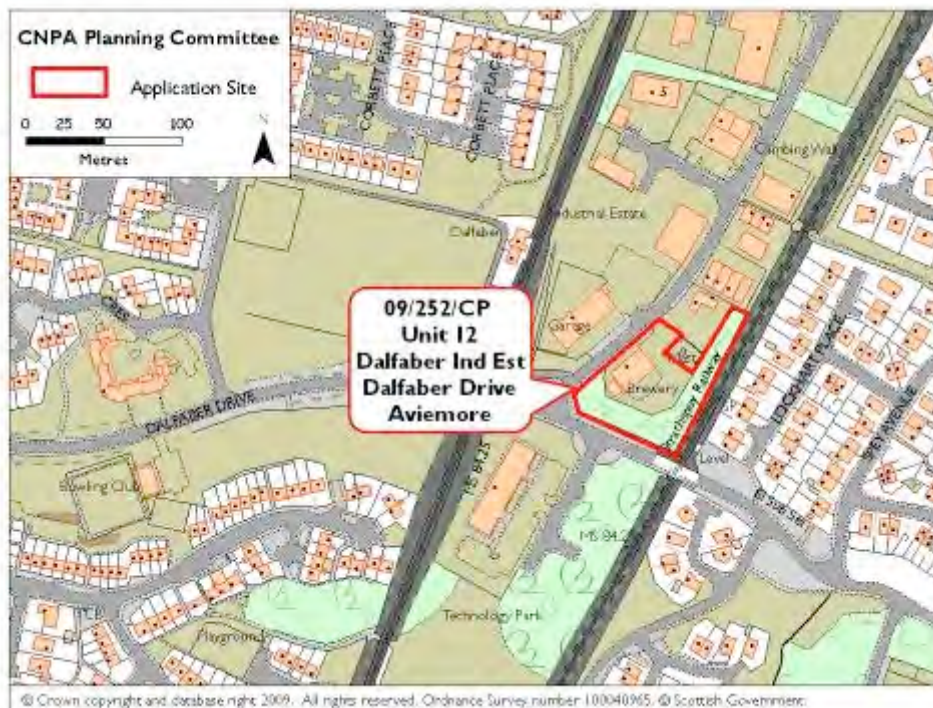


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This application seeks amendments to a previously approved planning application (08/259/CP) and is for the erection of bottling hall and storage building with office accommodation as phase I of the redevelopment of the site. The planning application has been submitted as a result of a change of design to the original consent to now be materially larger than the previously approved planning consent, there is also a necessity for more of the land on the south eastern side of the site to accommodate the building.
2. The existing site is almost flat and includes parts of the raised landscaped embankments to the east and north and a strip of land running along side the railway to the north east. The embankments help to screen the site from view apart from the north and west sides, facing into the industrial estate. To the east of the site is the Speyside Railway line with residential properties beyond in Lockhart Terrace. To the south of the site is the Cairngorm Technology Park, a modern office in landscaped grounds.
3. The proposal is for a new bottling plant, storage building with office space at the existing brewery. The business and sustainability objectives of the development are described below. The current proposal, for the first phase of the building would comprise an 8.9m high storage building and a 6.8 m high building which will house a plant room, and first floor accommodation which will form office space, and a high bottling hall. The roof would be virtually flat, concealed behind a parapet. The storage building will have an area of approximately 236 sqm, the bottling hall will have a floor area of approximately 206 sqm the total floor area of the plant room and maintenance room is approximately 98 sqm with the office situated directly above this area.



Figure 2 : Cairngorm Brewery looking South



Figure 3 : The site looking North West across the railway line

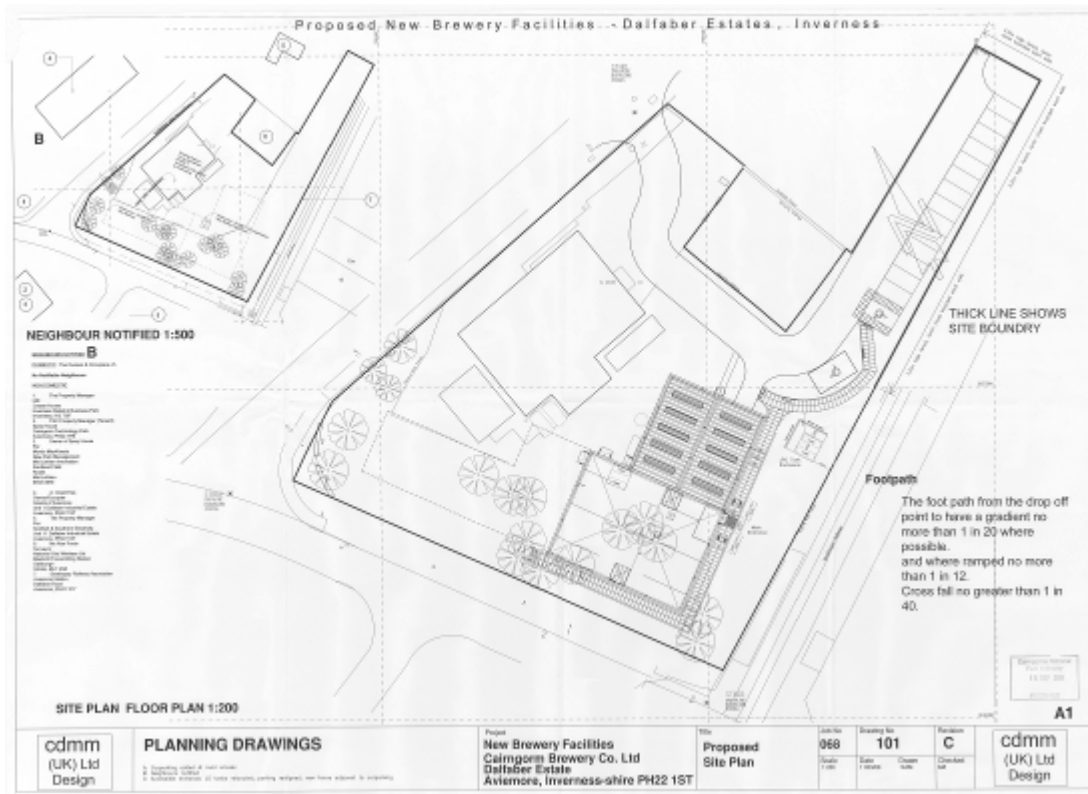


Figure 4 The proposed site layout

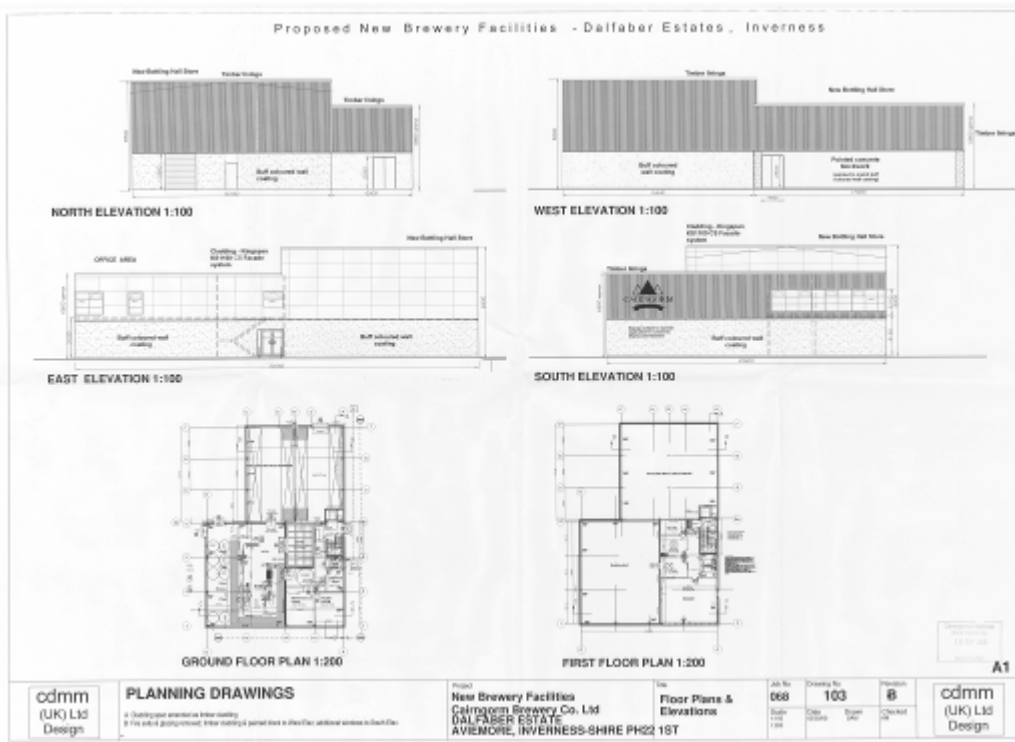


Figure 5 : Elevations and Floor Plans

PLANNING HISTORY

4. 07/00330/FULBS - Temporary siting of two portacabins for office use. The application was approved by the Highland Council subject to conditions.
5. 08/259/CP - Erection of bottling hall and storage building as Phase 1 of redevelopment of site and temporary siting of 2 no. portakabins for office use. This was approved by the CNPA subject to conditions on 14 November 2008.

DEVELOPMENT PLAN CONTEXT

Cairngorms National Park Plan 2007

6. Strategic objectives for Landscape, Built and Historic Environment include; ensuring that development complements and enhances the landscape character of the Park. New developments within settlements and surrounding areas should complement and enhance the character, pattern and local identity of the built and historic environment. Strategic objectives for Sustainable Communities include making proactive provision to focus settlement growth in the main settlements. Strategic objectives for the Economy and Employment include maintaining sustainable growth, year round employment and higher incomes to provide “an international shop window” for the best the country has to offer. Strategic objectives for Sustainable Tourism include strengthening and maintaining the viability of the tourism

industry in the Park and the contribution it makes to the local and regional economy.

- National Planning Policy**
7. **Scottish Planning Policy 2 (SPP 2) Economic Development** seeks to secure new development in sustainable locations, to improve integration between transport and locations for development and to encourage more sustainable forms of development. The planning system should therefore be responsive and sufficiently flexible to accommodate the particular requirements of mobile inward investment, growing indigenous firms and other major investments.
- Highland Structure Plan 2001**
8. Policy B7 Business Development in Rural Areas encourages business development and extensions.
- Badenoch and Strathspey Local Plan 1997**
9. The flat part of the site is allocated for business and industry whilst the embankments to the South and East are allocated as amenity woodland. **Policy 2.2.1(a)** states that new economic development will be encouraged where it is compatible with a clean environment. The policy principles for Aviemore include environmental enhancement, the “greening up” of the village and its reconnection with the wider landscape. **Policy 6.2.11 Business in Aviemore** allocates land for business and encourages a consolidation on industrial sites whilst endeavouring to ensure that buildings are of a scale and design capable of being absorbed into the overall landscape framework.

CONSULTATIONS

10. **Scottish Water** has no objection but states that a separate assessment of the impact of the proposal on the existing supply and disposal infrastructure will be required. However, there is sufficient capacity in the water supply system and there is limited capacity in the Aviemore Waste Water Treatment Works to serve the new demand.
11. **Scottish Environmental Protection Agency (SEPA)** note that the foul drainage is going to the public sewer and have no comments on this aspect. They do advise that for surface water drainage two levels of SUDS treatment is recognised best practice. Roof water run-off requires a single level of treatment. **SEPA** advise that appropriate information needs to be provided to the Planning Authority to confirm that a SUDS drainage scheme can a) be achieved and b) be accommodated in the proposed layout.
12. **Aviemore and Vicinity Community Council** has no objections to the development.

13. **Highland Council's Area Roads Manager** has no objections, subject to conditions. The relevant conditions have been included within the attached recommendations.
14. **Highland Council's Environmental Health Officer** has been consulted concerning possible noise nuisance from the bottling plant. A detailed noise assessment and proposals for noise insulation of the building have been submitted. The Environmental Health Officer is satisfied that there is unlikely to be a noise nuisance to the nearest dwellings and no mitigation conditions are recommended provided that the building is insulated as planned.
15. The **CNPA's Economic and Social Development Officer** advises that the brewery is a major local production company and an important diversification of the Aviemore economy. The proposal also provides an opportunity for improvements in waste reduction, lower running costs and a heat recovery plant. The bottling plant will allow local bottling of the beer, reducing the environmental impacts of transportation and improving the economic viability of the business. It is located on an existing industrial site and the development should be welcomed and supported.
16. **CNPA Heritage and Land Management (Landscape Officer)** has no objections to the proposals subject to conditions. The Landscape Officer states that the proposed buildings are high in comparison to others nearby and this combined with the bulk of the built form and prominence of the location means that the building will tend to dominate the site. The combination of roofing, timber-cladding and rendered walls proposed will help to reduce the apparent scale. Using planting to partially screen and direct views beyond the development could also reduce the apparent scale. The Landscape Officer states that between the existing Cairngorms Brewery and Dalfaber Road there is a substantial tree and shrub belt, which continues round the east side of the site along side the Strathspey steam railway. This was probably established as the original structure planting for the industrial estate, and it mirrors planting on the other side of the road, and contributes to the general 'leafy' character of this bit of Dalfaber Road. As it stands this tree and shrub area is about 16m to 18m or so deep. The footprint of the proposed building and site works will push the band of tree and shrub planting reducing it to about 3m to 4m in depth. Not only will this result in a loss of much of the current growth but it will severely compromise any screening and impact reduction potential. The extent of the eastern planting will be largely unaffected, but the viability of both areas of trees will be compromised by the need to retain the ground with built structures up to 2.5m high. The massive nature of the retaining structures shown on the elevation (drawing I04) will further reduce the effective growing medium for any saved trees and its construction will involve significant damage to the roots of existing trees and shrubs. The end result is likely to mean the near complete loss of this tree belt and leave only a very narrow band of ground with the potential to grow trees of any stature
17. **Highland Council's Forestry Officer** has commented that the main trees on site are within the landscaping strip which runs around part of the west

side, the south side and part of the east side. The trees are relatively young larch, pine aspen, birch, rowan and cherry, but have already formed an important visual feature which frames the entrance to the industrial estate and provided separation between the industrial and residential areas. However, the separation has been much reduced by the removal of pine along the side of the Strathspey Railway. The proposed site plan does not show the full extent of the trees on site, just individuals indicatively placed around the southern side of the site. The Proposed Site Plan also does not distinguish between trees to be retained and trees to be removed. The Elevations do show some retentions and new tree planting, however, this would be far clearer if it were shown on a Site Plan. The officer was disappointed to note that the screening which was shown for retention on the previously approved application (08/258/CP) between the new parking area and the railway line and residential is now proposed for removal. The south building line of the bottling hall comes to just 5m from the boundary and the adjacent walkway is just 3m from the boundary. The east building line of the proposed bottling hall comes to between 10m and 12m from the boundary and the adjacent walkway is between 8m and 10m from the boundary. This will require excavation into the landscaped bund around the site. The South Elevation shows a height difference of almost 3m between the ground level of the bottling plant and the top of the bund, but there is no indication of how this is to be engineered-battered bank, retaining wall etc. Depending on the means of engineering there could be a significant impact on any trees proposed for retention. There is no landscape planting proposals in mitigation for trees to be felled, the level of development is such that there will be very little space available for landscaping.

REPRESENTATIONS

18. The proposal was advertised in the Strathspey and Badenoch Herald on the 5th August 2009. No representations have been received to the proposal.

APPRAISAL

Key Issues

19. The key issues relating to the current proposal are the significant improvements to sustainable transport, energy saving and the costs of production that it would represent, employment opportunities and working conditions, parking and servicing, noise, the appearance and public presentation of the site, tree screening and the loss of amenity landscaping.

Business and Economy Issues

20. The proposal is the first phase of a three phase project that would ultimately bring economies of production, better organisation of the production line and energy savings through heat recovery, biomass energy from spent grain and building insulation. It will also provide more comfortable working conditions, replacing the current ad-hoc collection of semi-open sheds.

Ultimately, in Phase 3, a strong visitor attraction will replace the current on-site shop and limited tour arrangements. In summary, the Phases comprise:

Phase 1 (current planning application): bottling plant, plant room product store and office space; (increase from 17 to 20 jobs)

Phase 2: new brewery and malt store; (at least 5 additional jobs)

Phase 3: removal of old brewery building and shop and erection of first floor visitor area including viewing areas, corporate and office space, catering and shop. (jobs not yet specified)

21. The applicants Statement in Support of the proposals is published in full as an appendix of the report as it clearly sets out the current difficulties in production, the need to tanker beer to Stockport for bottling, the costs of off-site bonded warehousing and the need for large production runs. An on-site bottling plant would bring the whole process to Aviemore. It will also allow smaller production runs to better supply customer needs. There would be more deliveries of finished beer from Aviemore to locations around the UK but this would be direct to customers, including some large retailers, rather than through off-site bonded warehousing in England.

Parking and Servicing

22. The site is currently very constrained and construction space will be required along side the continuation of production. The HC Roads Engineer would prefer on-site turning for HGV's but this is not possible due to the large telecoms compound located adjacent to the site. The lorries will therefore continue to reverse off the public industrial estate road 3 times per week and will be unloaded on-site. However, these operations will be suspended and it is proposed to condition this requirement within the conditions.

Noise

23. The site is located on a general industrial estate but presently benefits from a significant landscape scheme that protects the amenity of residential properties to the south. The bottling plant has been examined for a potential noise nuisance to residents but, with suitable insulation to the building already planned for operational reasons, it is not expected to cause a nuisance during working hours. A condition controlling hours of operation is recommended.

Appearance and Public Presentation of the Site

24. The proposed building is functional, environmentally informed and contemporary, and would be an improvement to what has been built up on site currently. The building will offer a much more attractive feature when viewed from outside the industrial estate and will present a much better appearance at the entrance to the industrial estate. The walls will be finished in light coloured render with cladding and timber linings. The existing building is barely visible outside the industrial estate. The on-site production will require a higher and larger building and it is proposed to utilise these features to achieve a more public profile and draw the attention of the public to the business and the processes going on inside. This has implications for the landscape character of the area.

Screening and Landscaping

25. Dalfaber Road is characterised by commercial and residential premises set back, with maturing tree-planting being the most obvious feature along the road sides. Local plan policy seeks to “green up” Aviemore.
26. In order to accommodate the proposed building on the site, provide for construction space and storage, continue production in the existing building and ultimately, provide parking and landscaping for the new building, it has proven necessary to intrude into the existing landscaped embankments and set the building into these embankments. The proposals will result in the removal of much of the existing planting down Dalfaber Road and next to the railway line. This substantial removal of the existing planting and breaching of the embankments is necessary to enable the proposals to fit on the site and will also achieve the aspiration of giving the site and building a more public profile. However, a condition requiring the submission of detailed landscaping proposals is recommended.
27. The embankment to the north east would be removed to allow for parking space. This faces the railway and Lockhart Terrace gardens. The present 2m embankment is topped with shrubs. The parked cars would be largely screened with a 2 metre high close boarded larch fence around the side facing the railway.

Conclusions

28. The proposal represents a strong project for the growth and development of a local company. It is located on an industrial estate in a central location but one which would benefit from an upgrade of its built fabric. The proposal would achieve this but would have some impacts on the character and amenity of the surrounding area and the established amenity planting. This would be arguably contrary to aspects of local plan policy but qualities of the building, ensuring there is sufficient replacement planting and conditions to protect against loss of amenity and noise nuisance are sufficient to offset the likely changes to the immediate environment. Overall, both on policy and site assessment grounds, the proposal should be supported.

IMPLICATIONS FOR THE AIMS OF THE PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

29. The proposal would not wholly conserve and enhance the amenity screen of native species that currently surrounds the east and south of the site. This would be removed and mitigation provided in the remaining parts of the embankment through a planting and replacement tree-planting scheme using native species.

Promote Sustainable Use of Natural Resources

30. Phase I would lead to significant operational improvements that would bring the bottling process on site, materially reducing transport impacts. It would introduce energy saving buildings and processes.

Promote Understanding and Enjoyment

31. The new buildings both at the Phase I stage and at later stages would improve the appearance of the site and raise the visibility of an interesting operation to public view. This would improve its visitor potential, product profile and understanding and enjoyment of the process and product.

Promote Sustainable Economic and Social Development

32. Employment in brewing and bottling would increase from 12 to 15 and help maintain the business in Aviemore. The diversification and tourism aspects would have wider benefits for the economy of the area as a whole

RECOMMENDATION

33. **That Members of the Committee agree to a recommendation to:**

Grant Full Planning Permission for the erection of bottling hall and storage building and office (phase I of redevelopment of the brewery) at Cairngorm Brewery, Dalfaber Drive, Aviemore, subject to the following conditions:

1. The development to which this permission relates must be begun within three years from the date of this permission.

Reason: To comply with the timeframes contained within the relevant Act.

2. The building hereby approved shall be insulated against noise egress to a standard that noise arising from the operation of the bottling plant shall not exceed LAeq (1 hour) 55dBA, when measured externally at the site boundary to the satisfaction of the Planning Authority in consultation with the Highland Council Environmental Health Officer.

Reason: In the interests of the residential amenity of neighbours.

3. The operating hours of the bottling plant, as well as the deliveries and uplifts to and from the premises shall be restricted to between the hours of 7.00am and 7.00pm.

Reason: To minimise the risk of noise disturbance to nearby residential properties.

4. Prior to any work commencing on site a landscape and maintenance proposal plan shall be submitted to and agreed in writing with the CNPA acting as Planning Authority. The agreed landscaping and maintenance scheme shall be implemented during the first planting season following the completion of the development as hereby approved, or such other date as may be approved in writing with the Planning Authority. Any trees or shrubs removed, or which in the opinion of the Planning Authority, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development.

5. The Sustainable Surface Water Drainage Scheme for the site specified in the report by A.F.Cruden Associates CA5898 Dated October 2008, shall be installed and functional prior to the development hereby approved coming into use, to the satisfaction of the Planning Authority, in consultation with SEPA.

Reason: To ensure a satisfactory means of surface water drainage that minimises flood risk and ground water pollution.

6. Samples of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Planning Authority before any work commences on site.

Reason: In the interests of integrating the appearance of the building with its surroundings.

7. Prior to the commencement of any works on site a detailed method statement shall be submitted to and agreed with the Cairngorms National Park Authority acting as Planning Authority, which should clearly show how pedestrian and vehicular traffic will enter and leave the site during the construction phase of the development, including the provision of a banksman. The method statement should also provide details of the temporary and permanent off road parking and manoeuvring space that shall be made available during the construction and operation of the development. The approved method statement shall be implemented and maintained throughout the construction phase of development.

Reason: In the interests of road safety.

8. Prior to any other work starting in connection with the proposed development, the works listed in the following paragraphs shall be completed and approved by the Planning Authority in consultation with the Roads Authority:

- a. Construction of the access for at least the first 15 metres measured from the nearside edge of the public road shall consist of a minimum of 40mm thick Close Graded Wearing Course on 60mm Dense Base course on 70mm thick Dense Road base, on a minimum thickness of 250mm Type I sub base, all on a sound formation. Thereafter construction shall consist of a minimum of 350 mm thick Type I sub base on a sound formation.
- b. The gradient of the access shall not exceed 5% for the first 10 metres measured from the nearside edge of the public road and thereafter shall not exceed 10%.
- c. Any gates that are provided shall open into the site only.
- d. No water shall discharge from the site on to the public road and the applicant shall be responsible for the provision of any measures necessary to prevent water leaving or entering the site. Details of such measures shall be submitted to and agreed in writing with CNPA as Planning Authority, prior to the development coming into use

Reason: In the interests of road safety.

ADVICE NOTES

- (a) **Scottish Water** advise that a separate application for connection to water infrastructure is required.
- (b) The applicants shall undertake pre and post construction surveys, which shall include photographic records, to record the condition of the public road fronting the site. Any damage arising to the public road during the construction of the development shall be made good by the applicants to the satisfaction of the Planning Authority in consultation with the Roads Authority.

Derek Manson
8th October 2009

planning@cairngorms.co.uk

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.