
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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(PLANNING OFFICER,
DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED: Installation and operation of a mobile asphalt plant for the production of bituminous materials.

REFERENCE: 2015/0151/DET

REASON FOR CALL IN: This application raises issues in respect of the aims of the National Park as it may affect nationally important natural and cultural heritage interests and/or sites. May raise significant issues for the social and economic wellbeing of communities in the Park and may make a significant visual impact within the principal A9 transport corridor. Type I – minerals application that is directly related to applications that have previously been determined by CNPA.

APPLICANT: Breedon Aggregates Scotland Ltd

DATE CALLED-IN: 18 May 2015

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

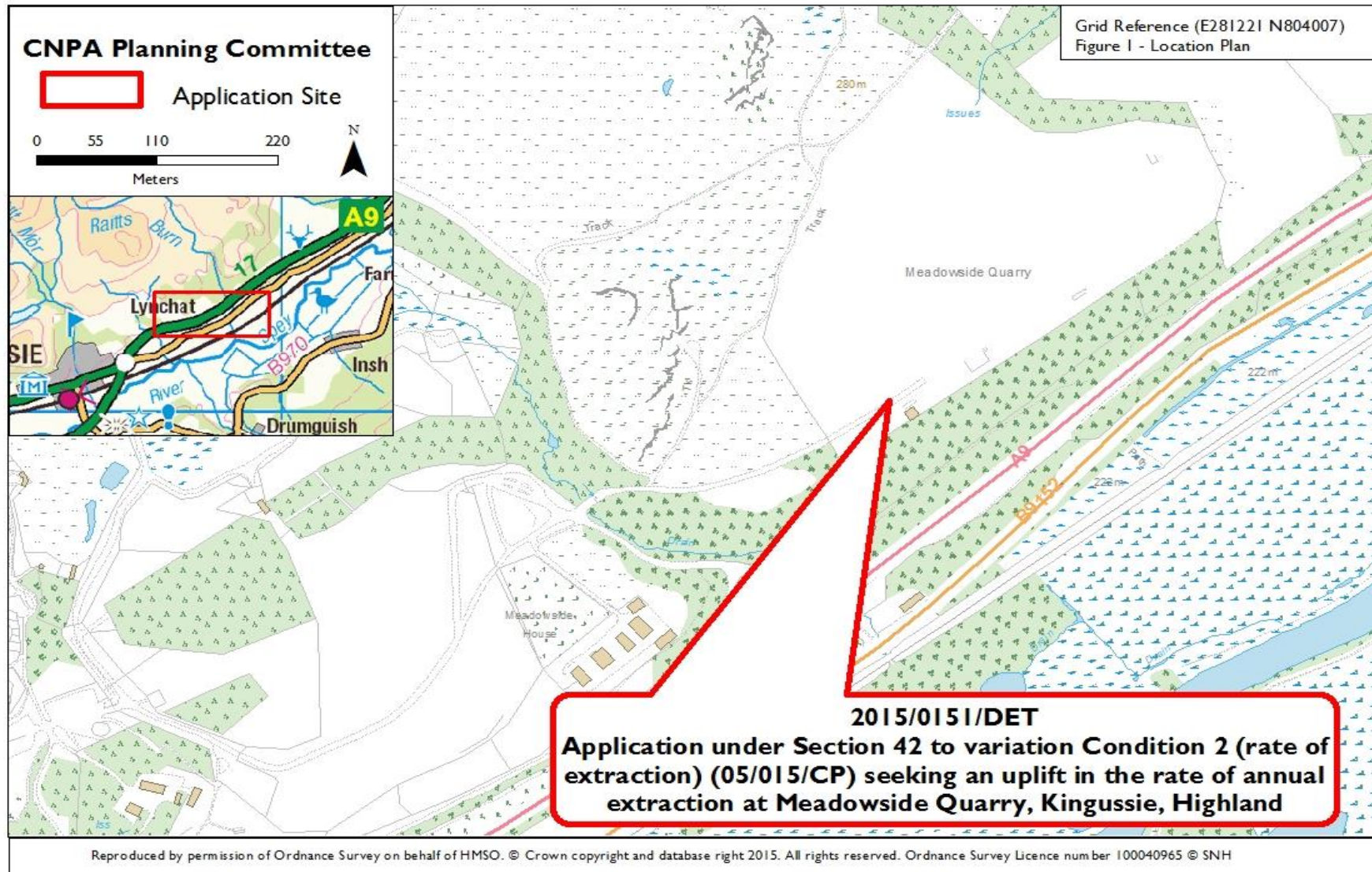


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. 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=NO8N5BSI0C000>

Title	Drawing Number	Date on Plan	Date Received
Application Boundaries Plan SUPERSEDED	M02/PA/15/01	March 2015	18 May 2015
Application Boundaries Plan	M02/PA/15/01A	March 2015	18 May 2015
Detailed Cross Sections of Asphalt Plant	M02/PA/15/03	March 2015	18 May 2015
Asphalt Plant Site Layout Plan	M02/PA/15/02	March 2015	18 May 2015
Assessment of Environmental Impact of Noise (Report)	R15.8342/4/RK	28 April 2015	18 May 2015
Supporting Statement		May 2015	18 May 2015
Visual Appraisal	PG341-01/PJL/RK	24 April 2015	18 May 2015
Cultural Heritage Appraisal		April 2015	18 May 2015

Development Proposal

2. The planning application submitted by Breedon Aggregates Scotland Ltd is located immediately adjacent to the south west corner of the existing quarry site at Meadowside, which is 2km south west of Kincaig. **See Figure 1 Location Plan.**
3. The application is made to the Planning Authority by Breedon Aggregates Ltd who employs over 650 people in Scotland and is one of the leading producers of material and construction products throughout Scotland.
4. The proposal is for the temporary erection of mobile asphalt plant adjacent to the quarry site for a period of up to 2 years in supply of the A9 (T) duelling works between Kincaig and Dalraddy.
5. The application site for the asphalt plant comprises an area of 1.6 ha. This area has been subject to historic quarrying and currently slopes gently from north east to south west from an elevation of 255.5m AOD (Approx) to 249.5 m AOD with historic areas of tipped overburden. As part of the

proposal the overburden would be subject to a limited amount of re-profiling to maximise the noise screening effects of this landform and to facilitate direct access from the quarry excavation for the delivery of material from the quarry stockpiles. Once re-profiled this historic overburden will be seeded with an appropriate grass seed mix to minimise dust emissions. **See Figure 2 below.**



Figure 2 – Site of the proposed temporary plant.

6. The supporting information states that the stone and manufactured sand from Meadowside Quarry will be the main constituents used in the production of asphalt with the environmental advantages this brings. The manufacturing of asphalt and coated roadstone involves the heating of stone/sand and rock fines prior to mixing with bitumen to produce the product. Once produced, coated roadstone/asphalt is placed into hot storage bins within the plant before being discharged directly into road going vehicles for delivery to the point of use.
7. The proposed asphalt plant and associated structures (**See Figure 3**) comprise:
 - a) Cold feed bins where aggregates are stored prior to use;
 - b) Bitumen tanks and fuel tanks;
 - c) Asphalt plant including, burner/dryer; baghouse/particulate filter and stack, and hot storage bins.

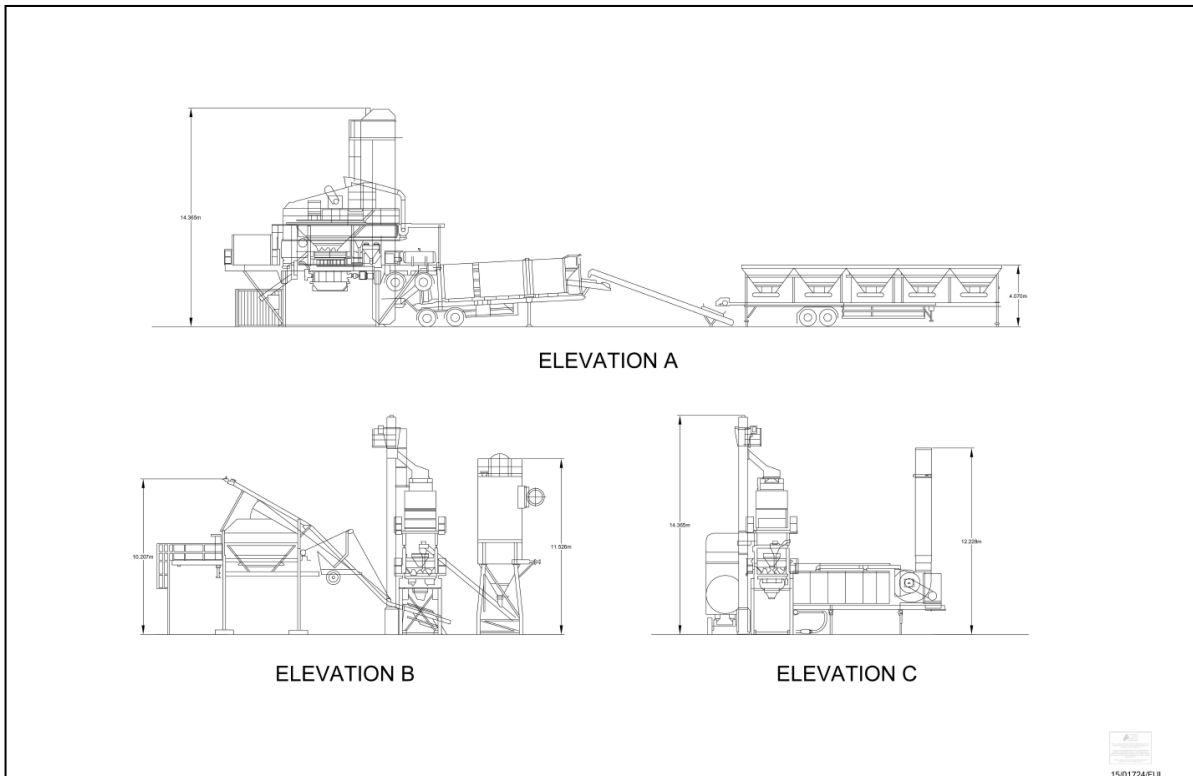


Figure 3 – elevation of mobile plant and equipment

8. The proposed plant is a mobile plant of modern design with a maximum elevation of 4.4m. A visual appraisal of the proposals as a whole has been undertaken by Johnson Poole and Bloomer Land Consultants. Overall the applicant considers that the visual appraisal demonstrates that views of the proposals are restricted by both topography and vegetation and that potential visual impacts from the key viewpoints are not significant.
9. The applicant has also stated that the closest existing asphalt plants to the A9 (T) project are at Daviot, near Inverness 51 km to the north, and Shierglas, Killiecrankie 77 km to the south. They consider that the proposal to supply asphalt to the A9 (T) project with return trips of just 5km would provide significant environmental and economic benefits, and with a direct access away from residential properties (subject to a separate permission). There would be minimal impact upon the existing levels of residential amenity.

Site History

10. The site is located immediately adjacent to the operational quarry at Meadowside. The land appears to have formed part of the original quarry area but was later excluded and not forming part of subsequent planning applications.

11. The general area of the site was subject to a planning application submitted in 2003 under application reference 03/004/CP by The Scottish Executive through Bear Scotland for “The formation of centre to recycle road construction material at Meadowside Quarry, Kincaig (full permission for a temporary period of 5 years)” The application for consent was refused by the CNPA in September 2005 with the reason for refusal being:

Due to the nature and type of increased heavy goods vehicles using the shared access road and the potential for general industrial type disturbance, the development will have a detrimental impact on the quality of the experience of users of the adjacent tourism activities at the Highland Wildlife Park and Meadowside House Highland Country Cottages, and the general character and amenity of this popular rural location. These negative implications are not off-set by any significant social, economic or environmental benefits to the local community or the wider National Park area. As such, the development is deemed to be contrary to Highland Structure Plan Policy G2 (Design for Sustainability) and Badenoch and Strathspey Local Plan Policy 2.2.9 (Tourism and Recreation).

The development raises significant negative implications for the collective aims of the National Park; in particular the third and fourth aims which seek to promote the understanding and enjoyment of the special qualities of the area, and promote the sustainable economic and social development of the area’s communities. The proposed development is in close proximity to popular, established, sustainable tourism activities that promote the understanding and enjoyment of the special qualities of the area, at the Highland Wildlife Park and Meadowside House Highland Country Cottages. The negative implications are caused by the potential for general industrial type disturbance from the development and the incompatibility of the use of the shared access road by the significant increase in heavy goods vehicle traffic movements. There are no significant social, economic or environmental benefits to the local community or the wider National Park which would off-set these negative implications for the National Park’s aims.

12. The refusal of the 2003 application for road construction material recycling centre was primarily based on the potential for industrial type disturbance, and notably the significant increase in heavy good vehicle traffic using the shared access with the Wildlife Park and Meadowside House.
13. There is no other recent planning history recorded for the site.

DEVELOPMENT PLAN CONTEXT

National policy

14. **Scottish Planning Policy** (SPP, revised 2014) sets out national planning policies that reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. Under planning law, planning applications must be determined according to the development plan unless material considerations indicate otherwise. The content of SPP is a material consideration in planning decisions that carries significant weight.

The SPP promotes consistency in the application of policy across Scotland while allowing sufficient flexibility to reflect local circumstances.

15. The SPP sits alongside four other Scottish Government planning policy documents:
- a) The **National Planning Framework (NPF)** which provides the statutory framework for Scotland's long term spatial development. The NPF sets out the Scottish Government's spatial development policies for the next 20 to 30 years;
 - b) **Creating Places**, the policy statement on architecture and place, containing the Scottish Government's policies and guidance on the importance of architecture and design;
 - c) **Designing Streets**, a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance; and
 - d) **Circulars**, which contain policy on the implementation of legislation or procedures.

Strategic Policies

Cairngorms National Park Partnership Plan (2012-2017)

16. The Cairngorms National Park Plan sets out the vision and overarching strategy for managing the Park and provides focus and priorities at a time of limited financial resources. The Plan also provides a strategic context for the Local Development Plan and shows how the four aims of the National Park can be achieved together. It sets out the strategic direction and priorities for the Park.
17. Three long term outcomes for the Park are set out as follows:
- a) A sustainable economy supporting thriving businesses and communities;
 - b) A special place for people and nature with natural and cultural heritage enhanced; and
 - c) People enjoying the park through outstanding visitor and learning experiences.

These outcomes address the interaction of the three main characteristics of the National Park these being that the Park is an internationally important area for nature conservation; a fragile rural economy, and an internationally known tourism destination. Recognising the relationship of these outcomes is at the heart of the National Park. A series of work programmes to help deliver the outcomes is set out in the Plan.

Local Plan Policy

Cairngorms National Park Local Development Plan (2015)

18. 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/park-authority/planning/local-development-plan>. Key policies relevant to the proposed development are summarised below:
19. *Policy 2: Supporting Economic Growth* seeks to ensure that sustainable growth in the economy of the park is at the heart of supporting our communities, helping them become and remain vibrant and attractive places for people to live and work. The economy of the National Park is based on a number of sectors, including land management, tourism, recreation etc. The policy aims to assist existing businesses and create a flexible framework whilst ensuring that new development is supported by robust and 'fit for purpose' infrastructure, which makes access to the wider economy as simple as possible. This must all be achieved in a way which protects the special qualities that make the park an attractive place to invest.
20. *Policy 4: Natural Heritage* ensures that development conserves and enhances the outstanding natural heritage of the National Park. It offers the necessary level of protection from adverse development and enables enhancement. It supports the international reputation of the Cairngorms National Park as a high quality place for nature and the contribution of the National Park to Scottish biodiversity targets. It also enhances the special qualities which make the Cairngorms an attractive place to live and work. Development that would adversely affect the Cairngorms National Park will only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated, or any such adverse effects are clearly outweighed by social, economic or environmental benefits of national importance, and compensated by the provision of features of commensurate or greater importance than those that are adversely affected. Development that would have an adverse effect on any European Protected Species will only be permitted in cases of special justification.
21. *Policy 5: Landscape* does not seek to keep landscapes unchanged, but to ensure that they evolve in ways that conserve and enhance the special qualities. In practice this means making the most of every opportunity that comes as a result of a development proposal to ensure that development conserves and enhances the distinctive characteristics we value, making changes where opportunities for enhancement exist, and avoiding change that would erode the characteristics that make the Park a special place. The policy supports development that contributes to landscape enhancement and protects against development that would erode the landscape qualities we value.
22. *Policy 10: Resources* ensures that new development or engineering works requiring planning permission protects our important resources.

Development to exploit mineral reserves will only be considered favourably where:

- a) the developer can demonstrate the market within the Cairngorms National Park where the mineral will be used to provide other social economic benefits; and
- b) there are no adverse environmental impacts; and
- c) the material furthers conservation of the distinctive landscape character and built environment of the Park; and
- d) full restoration details are incorporated as part of the proposal; and
- e) no suitable and reasonable alternatives to the material are available.

Statutory and Non-statutory Planning Guidance

23. Current planning guidance on sustainable design, natural heritage and landscape sets out the issues to be considered and these are largely reflected in the statutory Supplementary Guidance and non-statutory Planning Guidance which are proposed for adoption by the Board.

CONSULTATIONS

24. **Community Council.** At their May meeting the Kincaig and Vicinity Community Council decided to endorse the planning applications for the temporary development of Meadowside Quarry. The diverting of quarry traffic away from the B9152 will be welcomed, especially as this road will be carrying A9 traffic during the construction of the dual carriageway.
25. **Transport Scotland** does not propose to advise against the granting of permission.
26. **CNPA Landscape Officer** concurs with the visual appraisal that apart from I viewpoint, the magnitude of change will be negligible and the significance of visual impact slight adverse or neutral. The magnitude of effect in those accessing the wildlife park will be greater (leading to a moderate adverse impact) but the view is fleeting and the effect temporary. The overall potential visual impacts are not significant.
27. **CNPA Ecological Advisor** states that there are no impacts on ecology and they have no comments to make.
28. **Highland Council Environmental Health Officer** recommends that a condition be included to ensure that any noise associated with plant and machinery complies with Noise Rating Curve 25 when measured and/or calculated within any nearby noise sensitive dwelling, and that no structure borne vibration is perceptible within any nearby noise sensitive dwelling. The applicant is advised to follow BS guidance for mitigation.
29. In order to avoid any potential dust nuisance issues arising during the construction phase, the following condition is recommended: the applicant

shall take all necessary measures to avoid nuisance caused by dust which arises from operations carried out in connection with this planning consent.

REPRESENTATIONS

30. When deciding an application for planning permission, the authority must also take into consideration representations received timeously under the provisions. Representations have been received, objecting to this and associated proposals. The representations are included and attached as **Appendix I**.
31. Representations were submitted by two individuals, both owners of holiday cottages at the nearby Meadowside House complex, with one of the objectors also acting on behalf of the other owners of further properties at Meadowside House. The basis for the objections being:
- a) That the proposal is for the large scale expansion of operations;
 - b) The likelihood of continued use beyond the temporary period;
 - c) Concerns over the operators use of the site;
 - d) Possibility of vibration, noise, dust, smell, traffic impacts etc;
 - e) Change in the existing views;
 - f) Concern that the alternative access will not be used;
 - g) If approved it is essential that the temporary access be approved;
 - h) Blight on a valuable tourism enterprise.

APPRAISAL

Principle

32. When determining a planning application the planning authority is required to make the determination in accordance with the provisions of the development plan unless other material considerations indicate otherwise. This creates a presumption in favour of development proposals which are in accordance with the provisions of the development plan.
33. Approval is sought by Breedon Aggregates Scotland Ltd to site a temporary (up to 2 years) mobile asphalt plant on land adjacent to the Quarry site in order to supply the immediate demands of the A9 (T) duelling project led by Scottish Ministers and Transport Scotland.
34. A material consideration in this case is one of 'need'. Ordinarily to require a landowner, such as Breedon Aggregates Scotland Ltd, to show the need for a proposed development is excessive interference with rights of ownership. However, in this particular case the applicant has volunteered information to demonstrate a clear 'need' for the temporary mobile plant to supply material for the major infrastructure project of the A9 (T) duelling immediately adjacent to the quarry site.
35. It is also relevant to consider what development can be carried out by the applicant in terms of existing permissions or by exercising permitted

development rights. In this particular case the adjacent quarry site benefits from a current planning consent and attracts permitted development allowances for the siting of certain types of plant and machinery. The operator may revert to allowances provided the plant is located within the quarry area, and is subject to any prior notification or prior approval requirements. However, the current proposal is on a piece of previously developed land immediately adjacent to the quarry site and is outwith the extent of the quarry approval and as such requires a separate planning permission. Whilst full planning permission is required the applicant considers this provides for the most practicable solution given the site constraints and to serve the immediate demands of the neighbouring A9 (T) construction project.

36. The site is previously developed due to the historical quarry use and is considered as brownfield. Therefore the principle of a 'quarrying' related activity is established. However, it is the extent and nature of any proposal that must be considered, and as the 2003 application refusal of the roads construction waste recycling centre testifies, must be considered on its merits and deemed compatible with the surrounding land uses and occupiers.

Landscape and Environmental Impacts

37. A visual appraisal of the proposal has been undertaken by Johnson Poole and Bloomer Land Consultants containing photomontages from a number of viewpoint locations. The full appraisal document can be viewed through the CNPA public access. Overall, the applicant considers that the visual appraisal demonstrates that views of the proposal are restricted by both topography and vegetation and that the potential impacts from the key view points are not significant.
38. The CNPA Landscape advisor has considered the application and supporting information and concurs with the visual appraisal that apart from 1 viewpoint the magnitude of change will be negligible and the significance of visual impact slight adverse or neutral. The magnitude of effect in those accessing the Wildlife Park will be greater (leading to a moderate adverse impact) but the view is fleeting and the effect temporary **See Figure 3**. The overall potential visual impacts are not significant.



Figure 3 – Photomontage of proposed view from the shared access.

39. In respect of noise, Vibrock Limited have undertaken a noise evaluation study of the proposals as a whole including the proposed temporary asphalt plant subject to this application. A series of noise predictions were undertaken, based on British Standards, with the two most noise sensitive locations being Dunachtonmore Farm, and the Meadowside House Complex.
40. From the results of the noise assessment it is apparent that calculated noise levels from the proposed operations, including the contribution of noise from the increase in activity at current operations without exception do not exceed the upper limit for mineral extraction in planning advice (PAN 50) and without exception, do not exceed the relevant daytime limits contained within the existing quarry planning consent.
41. The Highland Council Environmental Health Officer recommendations are consistent with those applied to the quarry consent and can be imposed on a standalone permission. This is considered sufficient to ensure that there is no unacceptable detrimental impact upon neighbouring residents from noise.
42. In respect of air quality, the supporting statement asserts that the operation of the asphalt plant will be subject to a Pollution Prevention and Control Permit from SEPA which will ensure emissions to air are managed in

accordance with best practice. In addition to this it is proposed that additional controls are implemented, including seeding of historic overburden mounds in the site area, use of water to dampen down stockpiles and the positioning of stockpiles within the re-profiled bund area to limit wind exposure, and the use of a water bowser to treat un-surfaced roads during periods of dry weather with wheel cleaning facilities adjacent to the temporary access road (subject to the separate application).

43. Water from the temporary asphalt plant area will be channelled into the haul road drainage to the quarry and then into the settlement lagoons within the quarry for treatment within the quarry water treatment facilities.
44. With regards to cultural heritage there are no designated heritage assets within the area.
45. The CNPA Ecological Advisor states that there are no impacts on ecology and they have no comments to make.

Access

46. In terms of transport and access, the supporting statement confirms that the delivery of materials from the quarry stockpile would be via a direct access from the quarry. It is proposed that a condition be applied to the consent to ensure that all material subject to the import and export from site for asphalt production and subsequent export of asphalt to the A9 (T) construction site be restricted to ensure that there is no notable increase in heavy vehicle movements along the shared roadway to the wildlife park and Meadowside House complex. This should protect the access and general amenity of neighbours from transport movements.
47. In respect of the planning history on the site, and specifically the 2005 planning refusal of the roads construction waste recycling centre, it should be noted that the current proposal is less intensive in terms of both transport demands and general environmental and amenity impacts. Furthermore, along with the associated applications at/near the site, permission is sought for a short term, being a temporary period of 2 years, with minor restoration and aftercare being required. It is considered that with appropriate conditions there should be non notable increase in the intensification of use of the shared access to the quarry site.

CONCLUSION

48. The applicant wishes to supply the immediate local demand for material as part of the ongoing A9 (T) duelling project which is now coming on stream.
49. The proposal seeks permission for a temporary siting of mobile plant for a period of up to 2 years only.
50. It is considered that on account of the established nature of the development, the proposed activity is proven to be compatible with existing business and

residential use in the area and supports the vitality and viability of the broader economy of the park by providing direct employment whilst contributing to a sustainable supply of materials for an immediate strategic demand. The production of asphalt for works near to source would reduce the load on the existing road network whilst reducing the potential of conflict between large vehicles and other road users. Therefore the proposal complies with Policy 2 of the CNP LDP 2015.

51. The submitted supporting statement demonstrates a sustainable approach to the development with cognisance of the existing permissions near to the site. Therefore the proposal complies with the relevant provisions and intent of Policy 3 of the CNP LDP 2015.
52. On account of the previously developed condition of the land, it is considered that there would be no adverse impact on habitats or species of interest and therefore the proposal complies with the provisions of Policy 4 of the CNP LDP 2015.
53. The proposal is for a relatively minor development of a temporary nature that will have no impact upon the landscape character and special qualities of the National Park in accordance with Policy 5 of the CNP LDP 2015.
54. The development proposal seeks to make use of materials at an adjacent quarry site and mineral reserve to supply an immediate local demand. The proposal is compatible with and complementary to the neighbouring activity. The proposal therefore complies with the provisions and intent of POLICY 10 (5) of the CNP LDP 2015.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

55. The proposed siting of a temporary mobile plant is located immediately adjacent to the consented development at Meadowside Quarry, and on previously developed land. There are no detrimental impacts upon the Natural and Cultural Heritage of the Area.

Promote Sustainable Use of Natural Resources

56. A temporary permission for asphalt plant to serve an immediate demand in close proximity of the site, would avoid the need to import heavy materials from a distance to the A9 (T) duelling construction, and would efficiently utilise the established local resource.

Promote Understanding and Enjoyment of the Area

57. The proposal is contained within the developed area, and not apparent from wider view, also when viewed in association with the A9 (T) duelling works

the proposal would have minimal impact upon the understanding and enjoyment of the area.

Promote Sustainable Economic and Social Development of the Area

58. The proposal would assist in securing direct employment within the National Park and reducing transportation costs and impacts from distant import of materials. The conditioning of any consent to the approval of a temporary alternative access would ensure that there are no additional impacts to the business and recreational interests within the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT PLANNING PERMISSION for the installation and operation of a mobile asphalt plant for the production of bituminous materials for a temporary period of up to 2 years subject to the following conditions:

- 1 The developer must provide the CNPA as planning authority a minimum of 7 days written notice of the installation of the mobile plant and machinery, thereafter the plant and machinery must be removed and the site reinstated in accordance with the scheme required under condition 2 below and within 2 years from the date at which the plant and machinery was erected on site.

Reason: to maintain adequate control of the development which is of a temporary nature and ensure satisfactory restoration of the site area in the interests of landscape and general amenity.

- 2 No development shall commence until a scheme for the re-grading/profiling and seeding of the site area including the historic overburden is submitted to and approved in writing by the CNPA acting as planning authority. The scheme shall include details of any site restoration or surface treatments following the removal of the plant at the end of the consented period. Thereafter the development shall proceed in accordance with the approved details.

Reason: to ensure the general landscape and amenity of the area is improved and to manage dust or wind-blown materials from the site.

- 3 That unless otherwise agreed in writing with the CNPA acting as Planning Authority, following consultation with Highland Council's Environmental Health Service, the air quality controls in respect of the asphalt plant as detailed in section 4.7 of the Breedon Aggregates "Supporting Statement for Planning Proposals at Meadowside Quarry, Kinncraig" dated May 2015 must be implemented during the course of the development.

Reason: To protect the general amenity of the area and to protect the residential amenity of properties in the vicinity.

- 4 Notwithstanding the approved details, there shall be no asphalt material import or export from the site via the existing access to the B9152, unless otherwise agreed in writing by the CNPA.

Reason: to regulate the export of material to minimise the transport and environmental impacts arising from the development on surrounding land uses and residents.

- 5 Notwithstanding the approved details, other than the initial erection of the plant and machinery on site, there shall be no import or export of material to/from the temporary asphalt plant for its operation unless the route of export and details of the materials are first approved in writing by the CNPA as Planning Authority.

Reason: to regulate the export of material to minimise the transport and environmental impacts arising from the development on surrounding land uses and residents.

- 6 That unless otherwise agreed in writing with the CNPA acting as Planning Authority, the operation of the asphalt plant and machinery shall be restricted to the hours of 0700hrs to 1800hrs (Monday to Friday) and 0700hrs to 1400hrs (Saturday). There shall be no operations on Sunday.

Reason: to protect the general amenity of the area and to protect the residential amenity of properties in the vicinity.

- 7 Notwithstanding the approved details and unless otherwise agreed in writing by the CNPA in consultation with the Highland Council Environmental Health Service, the design and installation of any plant, machinery or equipment should be such that any associated noise complies with Noise Rating Curve 25 when measured and/or calculated within any nearby noise sensitive dwelling, and that no structure borne vibration is perceptible within any nearby noise sensitive dwelling. The developer should follow the guidance contained within BS5228: Part 1 1997 – Noise and Vibration Control on Construction and Open Sites.

Reason: in the interests of protecting the general amenity of the area and to ensure that there is adequate protection of the environmental quality of the area.

Informatives:

- 1 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 & Country Planning (Scotland) Act 1997.

- 2 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 & Country Planning (Scotland) Act 1997.

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Date: 04/09/2015

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.