

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of art gallery building, reconfigure car park, installation of 4 air source heat pumps, landscaping and associated works at House Of Bruar, Pitagowan, Blair Atholl, Perth And Kinross, PH18 5TW

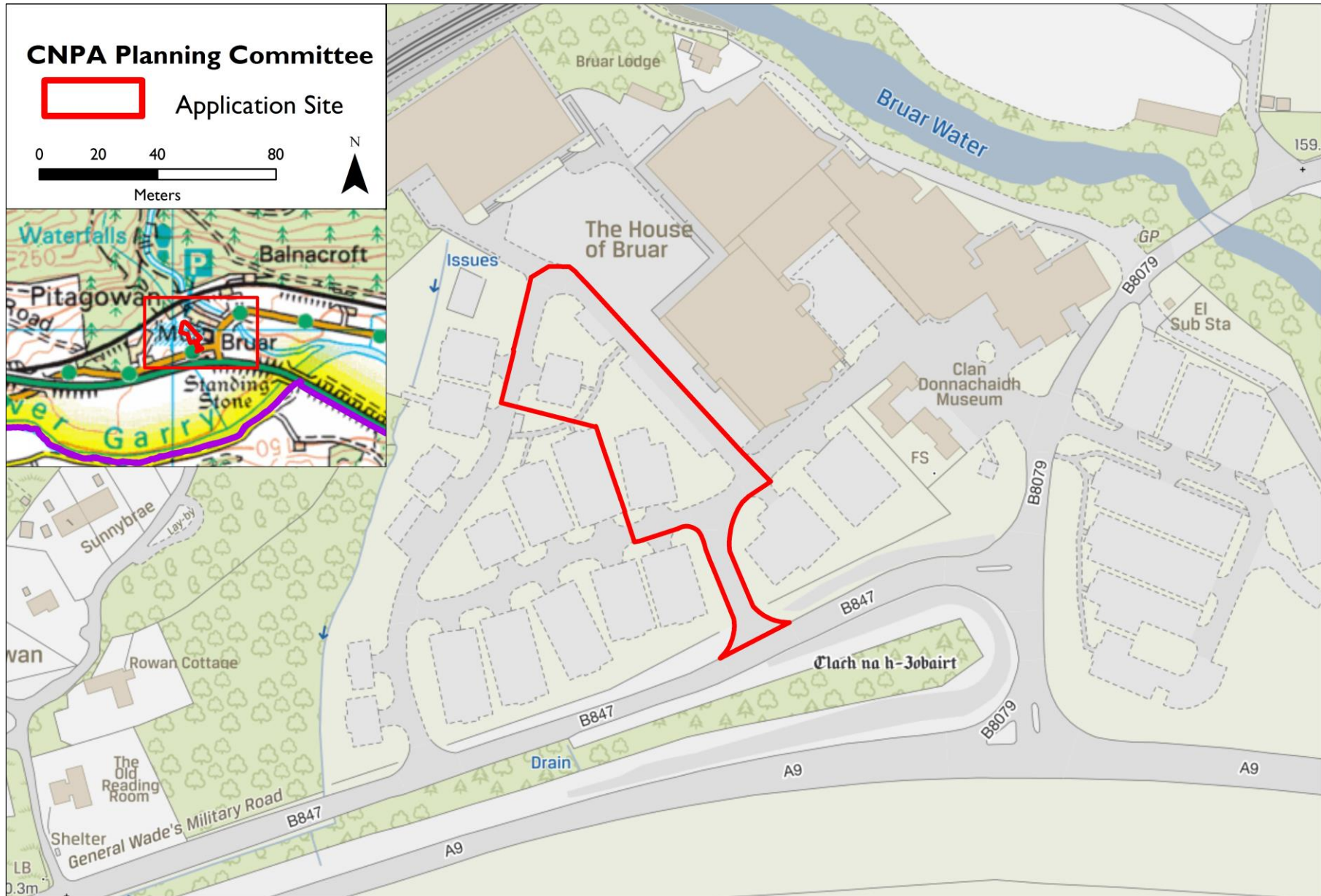
REFERENCE: 2020/0012/DET

APPLICANT: The House Of Bruar Ltd

DATE CALLED-IN: 20 January 2020

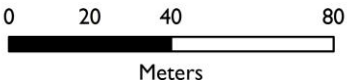
RECOMMENDATION: Approve subject to conditions

CASE OFFICER: Stephanie Wade, Planning Officer



CNPA Planning Committee

 Application Site



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is located to the north of, and adjacent to the Pitagowan A9/B8079 road junction with the B847 running along the southern site boundary and the railway line bounding the site to the north with mature woodland beyond. Bruar Water runs along the north-eastern site boundary. The application relates to the well-known House of Bruar retail complex, which is situated in a prominent position and covers an 11 acre site. The site at present comprises a group of buildings, with a central courtyard, which are used for retail purposes, a foodhall and a café / restaurant. Buildings to the northern area of the site include officing and warehousing with visitor car parking located predominantly to the west of the buildings and to the south-east, on the other side of the B8079. The hamlet of residential dwellings at Pitagowan is located to the west of the Bruar site complex and is separated from the site by woodland.
2. Regarding site designations, part of the building complex, on the on the east and north side of the wider site, are included within the Falls of Bruar (ref: GDL00177), which is designated as a Garden and Designed Landscape. Bruar Lodge, located within grounds, is designated as a Category C listed building and the scheduled monument of Clach na h'lobairt, standing stone, is located to the south of the application side, on the southern side of the B847. Bruar Water also forms part of the River Tay Special Area of Conservation.

Proposal

3. 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=Q43NCPSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Plan			
Location Plan at 1:10,000	1915.1.01	25 October 2019	20 January 2020
Location Plan at 1:2500	1915.2.02b	25 October 2019	20 January 2020
Site Plans	1.03b	25 October 2019	20 January 2020
Gallery Drawings-4a	P04a	25 October 2019	20 January 2020
Gallery Drawings- 4b	P04b	25 October 2019	20 January 2020

Gallery Drawings- 5	P05	25 October 2019	20 January 2020
Supporting Documentation			
Supporting Statement	19/240	07 January 2020	20 January 2020
Retail Statement	-	01 December 2019	20 January 2020
Planning Statement	-	01 December 2019	20 January 2020
Construction Method Statement	19/240	01 December 2019	20 January 2020
Air Source Heat Pump Brochure	PUHZ-W-VAA	-	20 January 2020

*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

4. The application seeks planning permission for the erection of a detached building to the west of and in parallel with the main building complex, within part of the existing landscaped car parking area. The building is proposed to be used for retail space as an art gallery and covers a total gross floor area of 720 square metres with the retail area covering 680 square metres of this and staff facilities and retail storage covering the remaining 30 square metres.
5. The building has a long, rectangular form, measuring 72 metres in length and 10 metres in width. The building is proposed with a maximum ridge height of 5.5 metres. Four air source heat pumps are proposed to be installed adjacent to the north-western elevation of the building. The walls of the building are proposed to be a mix of off-white render and glazed units under a dark grey, profiled sheeting, pitched roof.
6. The landscaped car parking areas are proposed to be reconfigured to accommodate the building and the following amendments would be made to the parking spaces:

Car Park Location (as illustrated on the Site Plans)	Existing number of parking spaces	Proposed number of parking spaces following realignment of parking area
Parking on north	10	10
Parking on north-east	23	26
Parking on south	18	15
TOTAL:	51	51

7. The reconfigured car parking areas would have a gravel finish to match the existing car parking areas within the site and the existing footpath from the west car parks leading to the main building complex is proposed to be realigned to serve an entrance on the western elevation of the proposed art gallery. A low wall is proposed to be erected along the north-eastern elevation separating this from the car parking spaces, which abut this elevation. The wall is proposed to be finished in off white harling. The hard and soft landscaping will match the existing landscaping scheme on site with the trees currently located in the proposed location of the building, being relocated within the site.

8. The proposed opening hours of the art gallery for the public are 1000hrs to 1700hrs, seven days a week, excluding Christmas Day and New Year's Day.
9. Plans of the proposal are included within **Appendix I**.

History

10. The site benefits from a number of recent planning applications, which are outlined below and were all determined by the Local Authority, Perth and Kinross Council:
 - a. Planning application ref: 17/00362/FLL, for the 'Change of use from museum (class 10) to form staff accommodation, change of use of shop (class 1) to restaurant/café (class 3) and erection of extension to form store' was granted conditional consent on 16 May 2017.
 - b. Planning application ref: 17/01858/FLL, for the 'Change of use from restaurant (Class 3) to hot food takeaway (in retrospect), was granted conditional consent on 18 December 2017.
 - c. Planning application ref: 17/01070/FLL, for the 'formation of a pitched roof' was granted conditional consent on 25 August 2017.
 - d. Planning application ref: 13/01885/FLL, for the 'Erection of a glass house enclosing part of the existing courtyard and existing canopy structure' was granted conditional consent on 11 November 2013.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	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	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	X
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

11. 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>

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	X
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	X

Cairngorms National Park Local Development Plan 2020

13. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”), which will cover the period of 2020 – 2025, is currently being progressed. The proposed plan has been through a public consultation process and the formal response have been assessed and submitted along with all other relevant materials to Scottish Ministers for examination. As the examination of the Proposed Plan is currently underway, the Proposed Plan and its contents currently carry limited weight.

CONSULTATIONS

A summary of the main issues raised by consultees:

14. **Transport Scotland** raises no objection to the proposal.
15. **Historic Environment Scotland (HES)** has assessed the development for its potential effect on the Falls of Bruar designated Garden and Designed Landscape and confirm that they have no comments to make on the proposals.
16. **Perth and Kinross Council Transport Planning Team** has no objections to the proposed scheme, although notes that the Perth and Kinross Council Public Transport Unit should be consulted regarding the proposed impact the proposal may have on the bus stop/shelter within the site.
17. **Perth and Kinross Council Public Transport Unit** were consulted but provided no formal comments.

18. **Perth and Kinross Council Archaeology** confirms that the proposed development does not raise any significant issues, noting that the site has already been developed and landscaped as part of the car parking of House of Bruar and therefore the likelihood of any archaeological preservation within this area is low. No further archaeological mitigation is recommended in this instance.
19. **Perth and Kinross Council Development Negotiations Officer** has no specific comments to make on this proposal in terms of the developer contributions.
20. **Perth and Kinross Council Environmental Health Officer** has no objection in principle to the proposal but recommends the inclusion of a post determination condition to ensure that the noise level emitted from the proposed air source heat pumps does not adversely impact on the residential amenity of neighbouring properties.
21. **Perth and Kinross Council Planning Officer** has provided an overview of the policy compliancy of the proposal with regards to the Cairngorms National Park Local Development Plan 2015.
22. **Perth and Kinross Council Flood Risk Management Officer** has reviewed the application details and confirms that the proposed development is outwith the functional floodplain as shown by the SEPA Flood Maps. The Team therefore have no objection to the proposed development on flood risk grounds.
23. **Blair Atholl & Struan Community Council** supports the proposal noting that it should support economic development within the area, help to support tourist trade and will have a minimal adverse impact on the surrounding area. The Community raises a point of concern regarding the impact of the proposal on the conflict arising between vehicles travelling on the B8079 and pedestrian traffic crossing the road to/from the south east car park and request that this is reviewed for the safety of pedestrians. A copy of their comments is attached at **Appendix 2**.

REPRESENTATIONS

24. The application has been advertised and no letters of public representation have been received in respect of the application.

APPRAISAL

25. The main planning considerations are considered to be: the principle of development; design, scale and materials; the impact on the natural and historic environment; access and servicing; and the impact on amenity.

Principle of Development

26. **Policy 2:** Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2015 supports new retail development where it is located in a way which uses a sequential approach to site selection out of settlements where the development supports economic vitality and viability of the community. The policy also stipulates that development proposals should have no adverse impact on neighbouring properties and should have no detrimental impact on the vitality and viability of that settlement/centre.
27. The application proposes the erection of a new building within the House of Bruar retail complex to be used as an art gallery. A Retail Statement has been provided in support of the application, which demonstrates the use sequential approach to the development submitted. The document describes The House of Bruar as a 'a high quality stand-alone specialist retail destination in Highland Perthshire selling clothing, country living (home and garden), other merchandise as well as a food hall, delicatessen and a small art gallery, including goods particularly associated with the tourism industry'. The planning history over the last 15 year period includes significant expansion of the business at the site and the site is described as not offering a main shopping function typically associated with a town centre.
28. The Retail Statement indicated that the intention is to provide 680sqm of sales/gallery area with the remaining area proposed for storage. The existing space within the current buildings, which is currently used as the gallery will be utilised for further retail space of other products. The assessment states regarding shopping patterns, that customers are typically those making a 'day trip' to visit House of Bruar, and those already on the traffic network. Given the unique nature of House of Bruar and the type of product it currently sells, it is not considered likely that an extension to increase the art gallery sales space, will impact significantly on existing retail use of nearby towns. The proposal provides improvements to the existing shopping facilities on site, and there is scope within the site to accommodate the required floorspace. The Retail Assessment demonstrates that the proposal would not result in an adverse impact on the vitality and viability of nearby centres or settlements; and it broadens the offering and experience at the House of Bruar. The Assessment also confirms that there are no alternative, suitable sites available within either nearby settlements or centres and the principle of development, is therefore considered to be acceptable in accordance with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2015.

Landscape Impacts, design, scale and materials

29. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2015 presumes against development, which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development. This is reinforced by **Policy 3:** New Development, which seeks to ensure that all new development is sympathetic to the traditional pattern and character of the surrounding areas, local vernacular and local distinctiveness. It is therefore clear that policy requires all new development to enhance and complement both the National Park and the character of the settlement itself, using landscape to complement the setting.
30. The House of Bruar has an established, prominent position, adjacent to the local road network which adjoins the A9 at Pitagowan. The proposal is to extend the built form westwards into the car park, taking form of a narrow building running in a north-south direction, in parallel to the existing buildings and incorporating the same design features and palette of external material as the existing built form. The scale, design and massing of the building are considered to be acceptable and subservient to the existing built form, whilst maintaining and reinforcing the established character and appearance of the area. Views into the site will see the proposed building in context with the existing structures of House of Bruar.
31. Regarding hard and soft landscaping, the proposal looks to maintain the established landscaping character on site by using matching hard landscaping materials for the proposal and by moving the existing trees on site, which are currently sited in the area of the footprint of the proposed building to an alternative position adjacent to the new building.
32. The proposal is therefore considered to be acceptable and in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

Access and Servicing

33. **Policy 3:** Sustainable Design and **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2015 set out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
34. In this case, the roof water is proposed to be drained into two soakaways, located to the west of the building. The building includes no provision for foul waste water as these facilities are catered for within the main building complex on site. The Perth and Kinross Flood Risk Management Officer notes that the development is outwith the functional floodplain and has no objection on flood risk grounds. The surface water drainage provision is, therefore, considered to be acceptable.

35. **Policy 3:** Sustainable Design under criterion I(d) supports development proposals, which make sustainable use of resources, including the minimisation of energy. Four air source heat pumps are proposed to be installed adjacent to the northern elevation of the building to provide the heating system for the gallery. The Perth and Kinross Environmental Health Officer has no objection in principle to the proposal but requested the inclusion of a post determination condition to ensure that the noise level emitted from the proposed air source heat pumps does not adversely impact on the residential amenity of neighbouring properties. The agent has subsequently confirmed that the heat pumps meet the noise requirements set out by the Environmental Health Officer. The positioning of the air source heat pumps to the north of the proposed building, allows for the adequate screening of the pumps to be afforded by the existing buildings at House of Bruar, reducing the visual impact of the structures. The installation of the air source heat pumps are considered to be acceptable in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.
36. The proposal will utilise the existing waste management, storage and collection facilities on site for refuse and recycling.
37. **Policy 3:** Sustainable Design also requires that new development should include an appropriate means of access, egress and space for off-street parking. The proposal will utilise the existing access and egress arrangements at House of Bruar. The proposal would reconfigure the location of some of the vehicular parking spaces within the western car park however, the number of parking spaces on site would be maintained to the current level and the proposal would not, therefore, give rise to any loss of parking facility serving the site. Transport Scotland raises no objection to the proposal. Perth and Kinross Council Transport Planning Team also has no objection to the proposed scheme and does not raise any requirement for any additional car parking to be provided. The Perth and Kinross Council Public Transport Unit were consulted regarding the potential impact the proposal may have on the public bus route/pick up point within the site, however no response has been received to date. Notwithstanding this, the agent has confirmed that the bus route within the site would not be impacted during the construction of the development.
38. The Blair Atholl and Struan Community Council raises concern regarding the conflict arising between vehicles travelling on the B8079 and pedestrian traffic crossing the road to/from the south east car park and request that this is reviewed for the safety of pedestrians. As this is an established, existing parking area and pedestrian crossing, it is considered that the proposal would not adversely affect this existing arrangement. In addition, the Perth and Kinross Council Transport Planning Team has raised no concern regarding this matter and the existing arrangements are considered to be acceptable in this case.

Impact on the Historic Environment

39. **Policy 9:** Cultural Heritage of the adopted Local Plan aims to conserve and enhance the rich cultural heritage of the National Park by making sure that development makes appropriate contributions to the historic environment and its significance. Criterion 9.1 requires development affecting a scheduled ancient monument, listed building and inventory gardens, landscapes and battlefields to have no adverse effect on the structure/designated element or their setting.
40. Within the immediate surrounding area of the application site are: the Falls of Bruar Garden and Designed Landscape; Category C listed Bruar Lodge and Clach na h'lobairt standing stone. Historic Environment Scotland has no objection to the scheme regarding its impact on the adjacent heritage assets. The Perth and Kinross Council Historic Environment Manager has also considered the application details and considers that the development does not raise any significant issues. The site has already been developed and landscaped as part of the car parking for House of Bruar and therefore the likelihood of any archaeological preservation within the site is low. No further archaeological mitigation is recommended in this instance.
41. Taking the above into account, the works are not considered to cause serious detriment to the historic environment assets and their designation qualities and the proposal is therefore considered to accord with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

Impact on the Natural Environment

42. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that there is no adverse impact upon protected species or biodiversity.
43. The application relates to previously developed land and although it has no specific environmental designations itself, regarding habitats and species, it is located over 100 metres from the watercourse Bruar Water, which is a tributary of the River Tay. The River Tay has an environmental designation as a Special Area of Conservation with qualifying interests of: river lamprey, brook lamprey, sea lamprey, Atlantic salmon and oligotrophic to mesotrophic standing waters with aquatic vegetation. Taking into account the distance of the proposal to the watercourse, the topography of the site and the proposed drainage measures to serve the development, the proposal is not considered to adversely affect the integrity of the designation. A Construction Method Statement has been submitted in support of the application and it is recommended that a condition is attached to any subsequent decision requesting the submission of an updated construction method statement following the appointment of a contractor and to include a pollution prevention plan due to the proposals proximity to Bruar Water.
44. In these, overall circumstances, and subject to the appropriate planning conditions, the application is considered to comply with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

Impact upon residential amenity

45. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan 2015 seeks to protect the amenity enjoyed by neighbours. In this regard, it is considered that the development is sufficiently distant from any other properties so as to ensure ready compliance with the requirements of Policy 3: Sustainable Design of the adopted Local Plan. The inclusion of the noise restriction planning condition, as outlined earlier in this report, ensures that the existing amenity levels currently enjoyed by neighbouring properties will not be adversely impacted.

Developer Contributions

46. **Policy 11:** Developer Contributions of the Cairngorms National Park Local Development Plan 2015 sets out that where development gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects then the developer will normally be required to make a fair and reasonable contribution towards additional costs or requirements.
47. The Perth and Kinross Council Development Negotiations Officer has no specific comments to make on this proposal in terms of developer contributions and there are not considered to be any impacts on the public services, facilities or infrastructure which would require a contribution on this occasion. The development is therefore complies with the requirements of Policy 11: Developer Contributions of the Cairngorms National Park Local Development Plan 2015.

Other Issues Raised in Consultations and Representations

48. The matters raised by consultees and contributors have been addressed throughout this report. The Blair Atholl and Struan Community Council support the proposal noting: its contribution to the economic development in the area, its help to support the tourist trade and its minimal impact on the surrounding area.

CONCLUSION

49. The proposed development involves the erection of an additional building at House of Bruar to be used as a gallery/ sales area, to expand the business space on site, in support of the business growth requirements. The design, scale and materials of the building together with its landscape and visual impact are considered to be acceptable and the proposal would not give rise to any impacts on the existing road network or road safety within the area.
50. The impacts on amenity are considered to be acceptable subject to the inclusion of the noise restriction planning condition and the proposal does not give rise to any adverse environmental impacts.

51. In these overall circumstances the development is considered to comply with all relevant policies of the Cairngorms National Park Local Development Plan 2015 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission. Approval is therefore recommended subject to appropriate planning conditions.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Erection of art gallery building, reconfigure car park, installation of 4 air source heat pumps, landscaping and associated works at House Of Bruar Pitagowan Blair Atholl Perth And Kinross PH18 5TW 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.

Conditions

- I. **No development shall commence on site, until a revised site specific Construction Method Statement has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. This plan is to include the following:**
 - a. **Drawing- Method Statement Plan;**
 - b. **Plant and machinery to be used in the construction works;**
 - c. **Pollution prevention measures;**
 - d. **Construction programme, including timings;**
 - e. **Confirmation of temporary mammal ramps to be installed in all open excavations;**

The construction of the development shall thereafter be implemented in accordance with the approved plan.

Reason: The works are to be undertaken in an environmentally sensitive area. It is therefore necessary for a revised construction method statement to be agreed prior to the commencement of any works to ensure that work on site proceeds without damage to the environment in accordance with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

2. All plant or equipment for the air source heat pumps, of the development hereby permitted, shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily nor any vibration therefrom be detectable, within any neighbouring residential property, with all windows slightly open, when measured and/or calculated and plotted on a rating curve chart.

Reason: To protect the amenity of the occupiers of neighbouring properties to ensure that the noise emissions from the air source heats pumps does not reach such a level that it would cause a nuisance. In accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

3. The landscaping scheme, for the development hereby permitted, shall be carried out in the first planting season unless other agreed in writing by the Cairngorms National Park Authority acting as Planning Authority and shall be maintained for a period of 10 years, such maintenance to include the replacement of any trees or vegetation that die.

Reason: In the interests of amenity and to ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

4. There shall be no vehicle deliveries to the premises, hereby permitted, outside the hours of 0700hours and 2200hours. Any delivery outwith this time shall only be carried out with prior approval of the Cairngorms National Park Authority, acting Planning Authority.

Reason: In the interests of protecting the amenity of neighbouring land uses in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

5. The premises the subject of this permission shall not be used other than for the purposes falling within Class 1: Shops of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without the prior grant of planning permission from the Local Planning Authority.

Reason: To ensure that the use remains compatible with surrounding land uses in the area in accordance with Policy 2: Supporting Economic Growth and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. The development hereby approved, must commence within three years of the date of this decision notice. If this has not commenced within this period, then this planning permission consent shall lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control, which may result in enforcement action being taken.
3. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved, is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
4. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 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.

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.