
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of house and semi-detached pair of houses at 18 Dulicht Court, Grantown-On-Spey

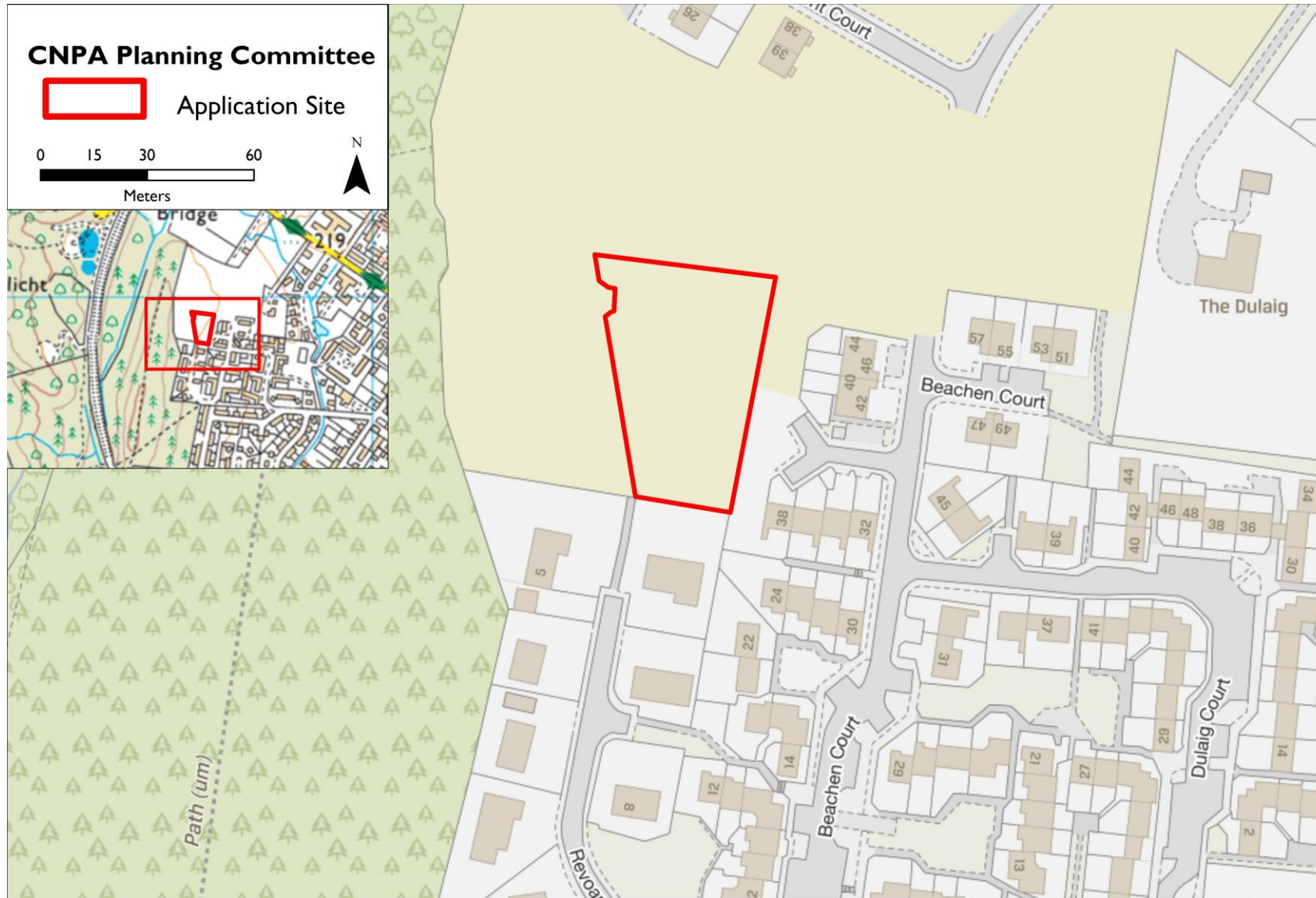
REFERENCE: 2019/0378/DET

APPLICANT: RS Mcleod Developments Ltd

DATE CALLED-IN: 16 December 2019

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

CASE OFFICER: Robbie Calvert, Graduate Planner



© Crown copyright and database rights 2020. Ordnance Survey Licence number 100040965

SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site was originally grazing land located on the north-west side of Grantown-on-Spey. It lies in the western part of a wider ongoing housing development at Beachen Court, accessed via Seafield Avenue, which was approved in 2016 in terms of the road layout, infrastructure and landscaping (reference number 2016/0060/DET). A copy of this originally approved layout is attached as **Appendix I Plans**.
2. The site itself is approximately a rectangular shape, measuring 47m² by 58m², although narrower at the southern end. The site is currently semi-improved pastoral grazing land, sloping with a steep gradient from west to east. To the west and north-west of the application site itself is the internal access road serving these plots. Beyond this, further north, are housing plots where a two storey pair of semi-detached houses are in the process of being constructed within a group of semi-detached two and 1 ¾ storey houses (reference 2017/0286/DET). Further north lies a proposed village green area as approved with the original consent. To the east of the site is a strip of trees and further east are recently constructed social housing beside Dulaig Court approved in 2016 (reference 2015/0394/DET). To the west and north-west are a series of six individual plots. There is further woodland beyond this to the far west within which the former railway line now constitutes a core path. To the north of the wider site is landscaped amenity land leading down to Seafield Avenue. This site location is shown in more detail in **Appendix I Plans** which contains plans of the proposed development.
3. The internal access roads are currently under construction, and this access network then leads onto the main access road from Seafield Avenue to the north east via a new access point which is being constructed as per the original planning permission here. A copy of the originally approved site layout is attached for information as **Appendix I Plans**.
4. In terms of the overall context of the application site, the lower part of the wider development site here is bounded to the west by the Kynlutra Burn which leads into the River Spey Special Area of Conservation (SAC). This burn also runs along the roadside to the north boundary along Seafield Avenue, and within the wider site. The overall site access runs through this land. A SUDS pond has been constructed here too, to the immediate west of the drive to the Dulaig.
5. Land to the far west on the other side of the former railway is Ancient Woodland. On the other (east) far side of Grantown lies Anagach Woods, which are designated as a Special Protection Area (SPA) for Capercaillie interest. The River Spey Special Area of Conservation (SAC), designated for its Atlantic salmon, lamprey, fresh water pearl mussel and otter interest lies to the south of Grantown, distant from the development site. The River Spey is also designated as a Site of Special Scientific Interest (SSSI) for these interests.

Proposal

6. 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=Q21FAMSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Site Layout Plan	PL_90_100 Revision D	26/07/19	09/01/20
Section Plan	PL_90_101 Revision A	08/29/19	09/01/20
Proposed Location Plan	PL_90_102	09/03/19	16/12/19
General Arrangements 3B5P Semi-detached	B11_00_100 Revision A	May, 2017	19/12/19
General Arrangements 3B5P Detached Bungalow	PL_00_300	08/08/19	16/12/19
Proposed Floor Plan 3B5P	PL_00_100 Revision A	09/21/17	19/12/19
Supporting Design Statement			23/12/19

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

7. This application seeks full permission for the erection of two, three bedroom semi-detached houses and one single storey three bedroom detached bungalow located on the southern side of the wider Beachen Court development. This layout is shown in **Appendix I – Plans**.
8. As noted earlier the overall plot layout, infrastructure and landscaping has been previously approved.
9. Vehicular access is proposed off the main access to the wider site as approved with the original application here from Seafield Avenue. This will be via new non-adopted roadways.
10. In terms of servicing, connection is proposed to existing public water and drainage supplies with surface water to be treated by means of connection to the existing sustainable urban drainage system (SUDS) located to the west of the Dulaig and as approved with the original consent.
11. The application proposes two, two storey three bedroom semi-detached houses on the northern part of the site. The height of the roof pitch is just over 8.5 metres. These units are served by off street parking with 12.8 metre long tarmac driveways. They will each have seven metre deep rear gardens located directly east behind the properties with a strip of trees beyond. The semi-detached house on the northern side of the application will have additional 8 metres of garden to the north of the property extending out 19 metres west to the new non-adopted roadway, including a communal bin uplift area. Provision for bat and bird roosting boxes is also indicated.

12. On the southern part of the site a single story three bedroom bungalow is proposed. The height of the roof pitch is just over 4 metres. This unit will be served by a private 12.8 metre long tarmac driveway. Provision for bat and bird roosting boxes is also indicated. An approximately 8 metre long rear garden to the east and 5 metre long garden to the south is bounded by a 10 metre sloping landscape strip to the south separating the property from the neighbouring property in Revoan Drive in accordance with the previously approved strategic landscaping layout (2016/0060/DET). Provision for bat and bird roosting boxes is also indicated.
13. A design statement was submitted with the application, along with further information on landscaping, site sections and sustainable use of resources. Plans of the layout, design and sections are included in **Appendix I Plans**.
14. The proposed finishes are a mixture of white render and vertically clad, timber walls, grey roof tiles, grey painted windows, doors and fascias. For the purpose of heating the houses, installation of air source heat pumps have been proposed.
15. Site sections have been submitted to show how the unit will sit on the site. These indicate significant changes to existing ground levels with a maximum of approximately 3 meters in level stage. These sections are contained within **Appendix I Plans**.

History

16. This proposal is a resubmission of a previous application which was withdrawn (2019/0301/DET). After initial discussions, the original proposal was not considered to have been in accordance with the previously approved strategic landscaping layout (2016/0060/DET) and was subsequently withdrawn for revision and resubmission.
17. The application site as noted earlier lies within land covered by an earlier planning consent as follows.
18. **2016/0060/DET** - Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping at Land 150M NW of Beachen Court Grantown-on-Spey which was approved at October 2016 Planning Committee. At this time an overall plot layout was approved and the current application fits into this utilising the approved servicing. This development is under construction in terms of the new access roads and SUDS drainage along with houses approved with other more recent consents. (The approved layout is attached as **Appendix I Plans**) The details of individual houses on the scheme were to be the subject of further full planning applications as set out in Condition 28 which stated as follows:
 - a) Applications for full planning permission shall be required for all residential units and these shall include full details of siting, design, layout, landscaping, external finishes, boundary enclosures, access, drainage (foul and surface water), waste management and parking arrangements. These details shall reflect the principles of the approved Design Code and the principles set out in the Cairngorms National Park Authority approved Development Brief for the site together with the following requirements:
 - i. Incorporation of integrated flexibility for home-working and high speed fibre broadband connections within all units;

- ii. Landscaping within the plots to reflect the principles and details established in the approved landscape plan and maintenance regime;
 - iii. Parking provision within plots at ratio of two private spaces per single residential unit (up to four bedrooms) and 1.2 residents and 0.3 visitor spaces per flatted unit;
 - iv. Cycle storage provision for units;
 - v. Parking provision for resident and visitor cycling;
 - vi. Details of bin storage and recycling facilities;
 - vii. Details of existing and proposed ground levels and final floor levels;
 - viii. Details of any bird/bat box provision;
 - ix. Boundary enclosures designed to retain an open feel to the development avoiding enclosure of front gardens; and
 - x. Maximum height of new development 1³/₄ storey.
19. **2015/0394/DET** – east of the above application site, beside Beachen Court, permission was granted at the October 2016 Planning Committee meeting for the erection of ten affordable houses and these houses are under construction. They initially shared their construction access road with the access road being formed for 2016/0060/DET, but now take vehicular access through Beachen Court to the south.
20. **2017/0286/DET** - Immediately to the north consent was granted at the December 2017 meeting of the Planning Committee for the Construction of 16 Private Homes comprising of 8 Blocks of Semi-Detached Dwellings and Access Roadway at Land 150M NW Of, Beachen Court, Grantown On Spey on land within the wider housing site to the west. This consent was for two storey housing and one pair of 1³/₄ storey semi-detached houses. Some of these houses have been constructed and others are currently under construction.
21. **2019/0275/DET** – north-east of the above application site consent was granted at the November 2019 meeting of the Planning Committee for the erection of 13 affordable residential units including 8 cottage flats, 4 semi-detached houses and one bungalow. None of these houses have yet to begin construction.
22. **2019/0353/DET** – north-west of the above application site consent was granted at the January 2020 meeting of the Planning Committee for the erection of house and garage. Construction on this house has yet to begin.

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	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	

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	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

23. 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>
24. The application site is expressly designated for housing in the Local Development Plan settlement statement for Grantown on Spey located within the site designated as H1. A Development Brief has also been approved which covers the site setting out the design principles, constraints and key issues to be considered when developing the site. This informed the original planning application for 43 plots and is non-statutory planning guidance.
25. The LDP settlement statement for Grantown on Spey also highlights the importance of maintaining the visual permeability of the settlement and replicating this in new development.

Planning Guidance

26. 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	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	

Cairngorms National Park Local Development Plan 2020

27. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”) which will cover the period 2020 – 2025 is currently being progressed. The proposed plan has been through a public consultation process and the formal responses have been assessed and submitted along with all other relevant materials to Scottish Ministers for examination. As the examination of the Proposed Plan is yet to start, the Proposed Plan and its contents currently carry limited weight. In addition, proposals and policies which received heavy objection following the public consultation process are afforded even less weight.
28. Within the Proposed Plan, Grantown-on-Spey H2 site remains allocated for housing and the 1.3ha site has an indicative residential capacity of 53 units. The Plan states “The site has an approved Development Brief and an existing planning permission for 53 dwellings. It is currently under construction. Any future/amended development proposals should be in general accordance with the principles in the Development Brief.”

CONSULTATIONS

Summary of the Main Issues Raised by Consultees

29. **The Highland Council (Transport Planning Team)** advised that they had no objection however recommended that any permission granted included a suitably worded informative clarifying that a formal variation to the existing Road Construction Consent (RCC) should be sought for any changes to the road network.
30. **CNPA Landscape** advised that the resubmission of this application from the previous application (2019/0301/DET) was welcomed in terms of landscaping particularly the inclusion of the landscape strip. Clarification however was further sought on:
 - a) Proposed access and linkage arrangements – in particular references to the landscape strip on the southern boundary to the west and east. This matter has now been addressed with the applicant submitting a revised site plan to clarify the retention of access gates from the property on the southern bounds of the site and inclusion of a compacted gravel path connecting an existing pathway on the south-western part of the site to the internal access road to the north-west.
 - b) Protection of existing tree belt along eastern boundary. This matter can be addressed with an appropriately worded condition and is covered in the Tree Protection Plan for the previously approved layout of the wider site (2016/0060/DET).
 - c) Quality of fill material in landscape strip – to provide a quality growing medium for proposed planting. This matter could have been covered by a planning condition but the applicant has now submitted revised material to address this point.

Concerns were raised about the west-east orientation of the detached bungalow on the southern half of the site requiring substantial cut and fill of ground material contrasting with the landform landscape character. However with the above points

addressed it was considered that on balance the proposed development would be unlikely to result in significant adverse landscape and visual effects within the Park.

31. **CNPA Outdoor Access** considers the scheme acceptable and welcomes retention of access to the development through gates on the southern boundary. However a request was made to construct the proposed path link as a sealed (bitmac) surface instead of rolled grit, in order to provide continuity with the existing path link into the site and for long term maintenance.
32. **Grantown-on-Spey and Vicinity Community Council** was consulted but have not provided any comments at the time of writing.

REPRESENTATIONS

33. One letter of objection has been submitted which is attached in **Appendix 2**.
34. The objector highlights concerns over the elevation of the proposed development and its effect on the amenity of the neighbouring property south in Revoan drive, especially concerning the semi-detached houses on the northern part of the site.
35. One general comment has been submitted which is attached in **Appendix 2**.
36. The commenter was supportive of the resubmission of the application with the landscape strip reinstated in alignment with the previously approved strategic landscaping. Clarification was requested in regards to ensuring the 10 metre landscape strip was reflected accurately in the Site Section Plan and that the elevations of the bungalow were labelled to reflect the orientation of the proposed development. The applicant submitted revised material to address the above points.

APPRAISAL

Principal

37. The principle of housing on this site is well established by both the Local Development Plan designation which allocates the site for residential development and by the existing consent for plot layout, landscaping roads and infrastructure here. The servicing in terms of the main road layout and surface water drainage was covered by this previous application, as was developer contributions.
38. In addition Local Development Plan Housing Policy I.1: Housing in Settlements offers clear support for development on sites identified in the Plan, subject of course to compliance with all other relevant planning policies.
39. In these circumstances the principle of developing this land is welcomed and it is the detail of the house types, their layouts on the site and the accompanying landscaping which falls to be considered with this application.

Landscape Issues

40. An important consideration in this development are the impacts on the landscape character of the wider development site in order to consider whether the requirement of Local Development Plan Policy 5: Landscape to conserve and enhance the landscape character and special qualities of the National Park is met.
41. In this regard landscaped areas in line with the approved landscape layout have been provided, with the details of landscaping in terms of layout considered to be satisfactory.
42. Of particular note the 10 metre landscape strip has been retained and a subsequent amendment of site sections submitted by the applicant to reflect the 10 metre strip, alleviating concerns expressed by the general commentator.
43. It is therefore considered that in terms of landscaping the application readily complies with Policy 5: Landscape.

Layout and Design

44. Local Development Plan Policies 3: Sustainable Design and 5: Landscape seek to ensure that new development conserves and enhances the landscape character and special qualities of the National Park and is sympathetic to the character of the area.
45. In this regard the area surrounding the application site at Dulaig Court and Beachen Court is characterised by a mixture of housing types, terraces and semi-detached with a winding road layout with cul-de-sacs and communal parking evident whilst on the wider housing site here a mixture of 2 storey and 1¾ storey housing has been approved and largely built. The proposed layout reflects this, providing a simple layout of one block of housing and one single storey house. The new development is separated by landscaped swathes from the neighbouring property at Revoan Drive to the south and new affordable housing to the east.
46. At the time of the original plot layout consent here effort was made to secure a layout which created a good landscaped setting for new residential units to sit within. The inclusion of the landscape strip is greatly welcomed and over time will create a good landscape setting as well as supporting biodiversity corridors. The proposed layout is “permeable” for non- vehicular traffic with a tarmac path connecting an existing lane leading from Revoan Drive on the south-west boundary of the site to the internal access road to the north-west. Gated access to the landscape strip on the southern boundary of the site has been maintained which is also welcomed.
47. There is a reasonable mix of housing types proposed and site sections demonstrate that the units will sit satisfactorily on the site which slopes slightly. Whilst the single storey unit varies in scale from the two storey properties proposed it is not considered to be unduly incongruous.
48. In terms of the overall design the houses types are considered to be functional and satisfactory, of simple design incorporating an acceptable range of materials. Full details by way of samples can be controlled by planning conditions in the event of the

application being supported. The house types are also considered to be appropriate in an area of mixed house types and complementary to the style of houses approved elsewhere on the wider development site.

49. Given that the house designs are satisfactory, the distance to neighbouring properties is sufficient and the proposed orientation of houses with primary elevations not facing immediate neighbouring properties, it is considered that there will be no significant impact on amenity of neighbours.
50. Responding to concerns highlighted by the general commentator, a revised elevation plan of the bungalow has been submitted with corrected orientations.
51. In these overall circumstances the application is considered to comply with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms Local Development Plan 2015.

Impacts on Neighbours/Residential Amenity

52. Policy 3: Sustainable Design of the Cairngorms Local Development Plan 2015 seeks to protect the amenity of neighbours. In this regard the houses are located sufficiently far from existing houses, as previously discussed, so as to ensure that existing residential amenity and privacy is retained with a wide landscape strip separating the proposed development from the residential property on the south boundary. Concerns were raised by objectors relating to the loss of amenity to the neighbouring property to the south of the application citing the proposed ground levels of the residential units.
53. On balance it is considered that the proposed houses are located sufficiently far from neighbouring properties to safeguard the privacy and amenity of these properties both in terms of scale and potential overlooking/window distances. Furthermore the proposed orientation of the houses will also safeguard the privacy and amenity of existing properties to the south and north.
54. Accordingly, the application is considered to comply with Local Development Plan Policy 3: Sustainable Design.

Environmental Impacts

55. Local Development Plan Policy 4: Natural Heritage seeks to ensure that there are no adverse effects on European Protected Species and other biodiversity interests.
56. Satisfactory surveys were submitted with the original application here to demonstrate that there will be no adverse impacts on habitats and general species with suitable enhancement and mitigation opportunities provided which will ultimately enhance biodiversity along with the proposed landscape provision within the site which can provide biodiversity as well as landscape benefits.
57. In terms of European Protected Species, a satisfactory Species Protection Plan was previously provided to secure that there will be no harm or disturbance to otter which use

the Kynintra Burn here, together with re-design of the culvert proposed under the new road which has been designed to ensure the safe passage of otter.

58. Whilst the impacts of the wider site on designated sites in the area was fully considered with the previous application with a Habitats Regulation Appraisal undertaken then and mitigation measures required (site specific construction method statement) followed during construction of the associated infrastructure.
59. The proposed landscaping will deliver biodiversity benefits over time and the provision of bat and bird boxes for each unit on site is greatly welcomed.
60. It is therefore considered that the application complies with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

Environmental Impacts – Flooding and Surface Water Drainage

61. Local Development Plan Policy 10: Resources requires that all development should be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land requiring flood prevention measures and not affect the ability of the functional flood plain to store or move flood waters. This policy also requires that all development should avoid detrimental impacts on the water environment, with existing and potential impacts up and downstream of the development, particularly in respect of potential flooding, to be addressed. It presumes against unnecessary culverting of watercourses and any unnecessary engineering works in the water environment. This policy also requires that surface water be treated in accordance with the SUDS manual.
62. The issue was considered fully at the time of the original planning consent here. As part of this consideration a cut off drain was provided within part of the current application site and as noted by the objector it is important that this is protected during the construction of the new houses on the current site. This matter can be readily addressed by planning condition in the event of the application being supported.
63. Otherwise in terms of surface water drainage the current site will connect to the approved SUDS arrangements and pond constructed on the site.
64. In these circumstances and subject to an appropriate condition regarding the cut off drain the proposed development is considered to comply with Local Development Plan Policy 10: Resources.

Servicing

65. Local Development Plan Policy 3: Sustainable Design requires that all development should include appropriate access and off street parking arrangements, as well as promoting sustainable travel methods including provision for bicycle storage and reducing the overall need to travel whilst Policy 10: Resources requires that there are no adverse impacts on the water environment.

66. The site is well located in terms of its proximity to the services and facilities of Grantown, within ready walking/cycling distance of the town centre thus reducing the need to depend on cars for travel. Furthermore, the proposed development makes suitable provision for path links to the surrounding residential areas which will help support the desired move to sustainable travel which does not depend on cars.
67. In response to comments submitted from the CNPA Access officer the applicant has proposed that the path link from southern bounds of the proposed application site to the internal access road on the western bounds is constructed of bitmac which is greatly welcomed.
68. The roads layout is considered to be satisfactory by the Highland Council Transport Planning Team.
69. Overall, the site can be satisfactorily serviced, connecting to the previously approved roads and surface water drainage arrangements, and to public water and sewage services, with conditions covering this attached to the wider consent.
70. Finally in relation to servicing it is proposed the developments are heated by air-source heat pumps. This type of energy provision is in line with the Cairngorms Local Development Plan Policy 3 Sustainable Design which seeks to minimise the effect of development on climate change and with Policy 8: Renewable Energy of the Cairngorms National Park Local Development Plan 2015.
71. In these circumstances the development is considered to comply with Policy 3: Sustainable Design and Policy 10: Resources of the Cairngorms Local Development Plan 2015.

Provision of Affordable Housing

72. Local Development Plan Policy 1: New Housing Development requires that for developments of 4 or more open market houses there should be a level of affordable housing provided of not more than 25% of the total number of units.
73. The matter of affordable housing provision for the wider site was fully considered with the previous application 2016/0060/DET when it was agreed that the adjacent ten house affordable housing development (2015/0394/DET) formed part of the 25% provision. This approach was also confirmed with the Highland Council Housing Service. The agreed provision was based on 25 % of the entire development site at the time (53 plots) being affordable – a total of 14 units. As ten units were provided on the Highland Council site this left four more to be provided on the 43 plot site. These ten units are now completed and occupied and an accompanying condition on the original consent sets out that no more than 30 houses can be occupied on the wider 43 plot site until details of the delivery of the four affordable units are provided.
74. With the further approval of 13 affordable houses with the previous application 2019/0275/DET it is considered that the development complies fully with Policy 1 Housing of the Cairngorms Local Development Plan 2015, having previously provided in excess of the affordable housing requirement at the wider Beachen Court site.

CONCLUSION

75. It is considered that the proposed development complies fully with Local Development Plan policies and will facilitate the development of a designated housing site in Grantown-on-Spey and provide further affordable housing in excess of the overall requirement of the designated site. Accordingly, the development is welcomed in principle.
76. The detail of the layout is considered to be satisfactory to deliver a good level of landscaping provision and ecological mitigation, with the design and scale of the houses appropriate to their location. Finally, the site can be satisfactorily serviced and accessed and there are not considered to be any other material land use planning considerations which would justify refusing the application. Approval is therefore recommended subject to appropriate planning conditions.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Erection of house and semi-detached pair of houses at 18 Dulicht Court Grantown-On-Spey 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

1. **No development shall commence on site until the tree protection measures have been implemented on site in accordance with the approved plan and retained throughout the duration of construction unless otherwise agreed in writing by the Cairngorms National Park Authority acting as Planning Authority.**

The approved landscape scheme, including path construction, shall be implemented in the first planting season following occupation or completion, whichever is the sooner, of the last house on the development hereby approved unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority. The scheme shall thereafter be maintained in accordance with the approved soft landscape maintenance and management regime document number.

Thereafter all trees shall be retained and maintained in accordance with the approved scheme and landscape maintenance programme throughout the lifetime of the development hereby approved.

Reason: To ensure that trees on and around the site which contribute to the landscape character and biodiversity of the area are appropriately protected during construction works in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

2. No construction shall commence on the erection of any residential unit until samples of the proposed external materials have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority.

Reason: To ensure that the new development conserves and enhances the landscape character of Grantown-on-Spey and is sympathetic to the character of the area in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

3. No residential unit shall be occupied until the parking, access, bin and cycle storage provision, and turning provision pertaining to the unit have been constructed in accordance with the approved site plan.

Reason: To ensure that suitable parking, bicycle storage and waste management provision is made for residents in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

4. The development shall be constructed in accordance with the approved sections.

Reason: To ensure that the new development conserves and enhances the landscape character of Grantown-on-Spey and is sympathetic to the character of the area in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. Planning permission for the creation of residential plot layout (43 units), roads, drainage and strategic landscaping (reference 2016/0060/DET) was granted on 27 October 2016. The 3 unit development covered by this planning permission will be situated on part of the site covered by the permission 2016/0060/DET. This permission builds on permission 2016/0060/DET and reflects condition 28 thereof. The 3 house development permitted by this permission will therefore be subject to both this permission and its conditions and permission 2016/0060/DET and its conditions.
2. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
3. 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.

4. 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.
5. Construction work on the application site (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place out with 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.
6. The person undertaking the development should note that they will require to apply to Scottish Water for formal connection to public water and drainage supplies at which time the Agency will review capacity – further details available in their consultation response. They will also require to contact Scottish Water’s Assets Impact Team with regard to any Scottish Water infrastructure on the application site – contact service.relocation@scottishwater.co.uk.
7. The person undertaking the development will require to contact the Highland Council Transport Planning Team to seek a formal variations to the Road Construction Consent (reference: 18/02570/RCC) covering this site to cover the changes arising from this planning permission. Approval from the Highland Council must be achieved before being implemented.

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.