

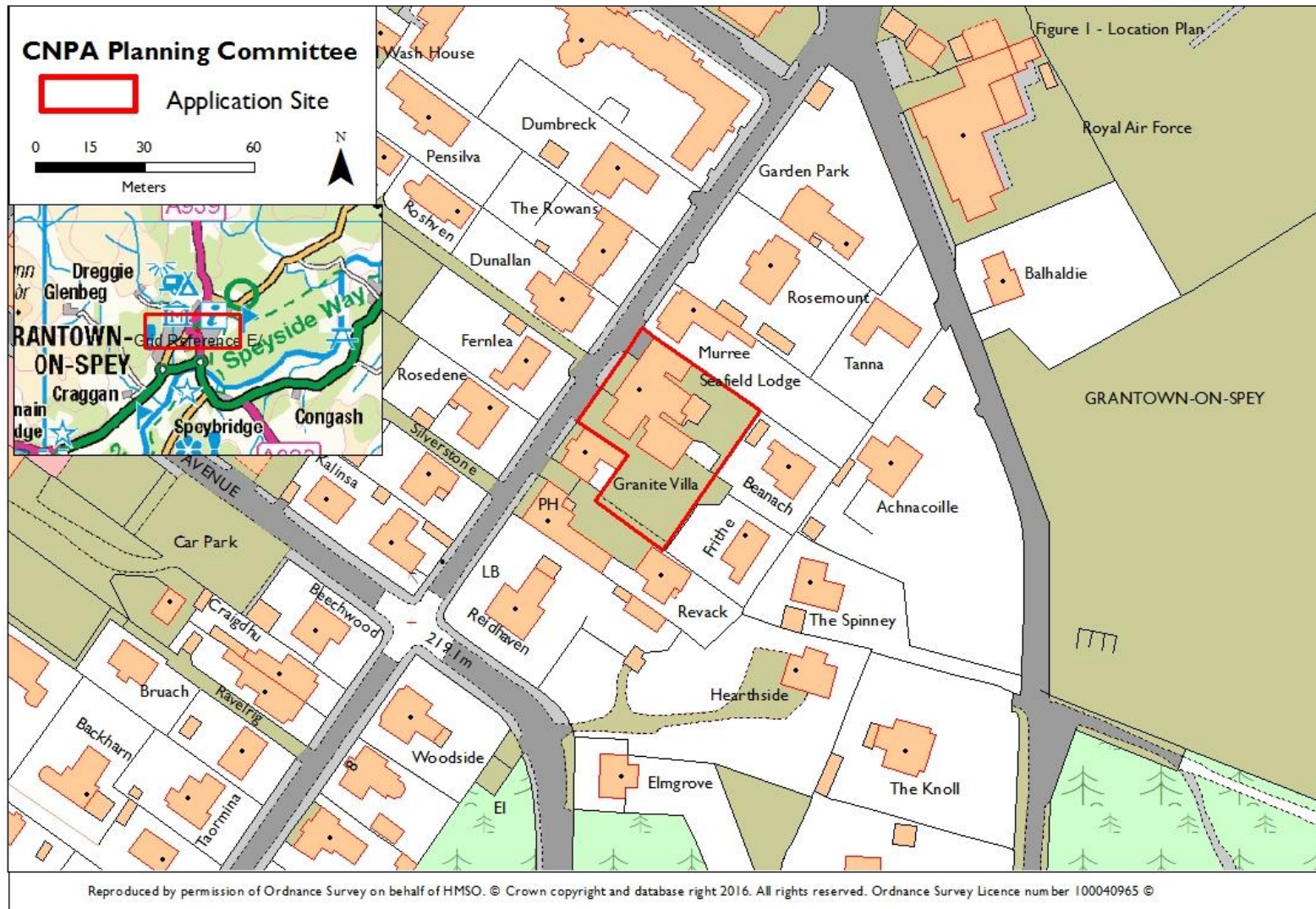
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## CAIRNGORMS NATIONAL PARK AUTHORITY

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<b>DEVELOPMENT PROPOSED:</b>	
Conversion of hotel to form residential units (6no. flats and 1 no. house), demolition of existing steel escape stairs and single storey extension to rear and alterations to existing building, at Seafeld Lodge Hotel, 5 Woodside Avenue, Grantown-on-Spey.	
<b>REFERENCE:</b>	2016/0110/DET
<b>APPLICANT:</b>	Mr Trevor Lockwood
<b>DATE CALLED-IN:</b>	18/04/2016
<b>RECOMMENDATION:</b>	APPROVE WITH CONDITIONS
<b>CASE OFFICER:</b>	David Allan, Planning Technician

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## **SITE DESCRIPTION, PROPOSAL AND HISTORY**

### **Site Description**

1. The application site is an existing hotel, with 14 guest rooms together with ancillary facilities, including hotel bar and dining areas, and a function suite. It is located within a residential setting in Grantown-on-Spey. The hotel comprises a mock-Tudor style stone villa circa 1879 which has had later extensions in the 1970s and 1980s to both gable elevations and to the rear elevation. A further two storey extension has been added to the rear and is connected by way of a link corridor.
2. Access to the site is from Woodside Avenue. Within the application site and to the west of the hotel is an area of parking for 12 cars, which includes an allocation for use by the hotel of 9 spaces and an allocation of three shared spaces for exclusive use by the adjacent flats at Granite Villa. To the rear of the hotel building is an area of maintained garden and outdoor seating associated with hotel operations.
3. The hotel is bound to the east by a neighbouring dwellinghouse and to the west by an access lane. To the north the hotel is bound by Woodside Avenue and to the South are two detached dwellinghouses, Beanach and Ault na Frithe, that have a shared access through the application site.
4. There are no natural heritage designations at this location; the nearest site being Anagach Woods Special Protection Area to the rear of the application site, designated for Capercaillie. Woodside Avenue forms part of the South East boundary of the Grantown-on-Spey Conservation Area. The hotel therefore is out with the Conservation Area.

### **Proposal**

5. 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/#searchApplications>

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan</b>	<b>Date Received</b>
Location Plan*	PL01	28/03/2016	18/04/2016
Existing Plans and Elevations	PL02	22/02/2016	18/04/2016
Proposed Plans and Elevations*	PI.03A	24/03/2016 – Revised 02/08/2016	04/10/2016
Proposed Site Plan*	PL04B	28/03/2016 – Revised 13/06/2016	15/06/2016

Design Statement		31/03/2016	18/04/2016
Bat Survey Report*	P16012	August 2016	15/06/2016

6. The proposal is for the conversion of the hotel to form 6 flats and 1 house with associated parking. The proposed flats include 2no. 2 bedroom flats, 3no. 3 bedroom flats, 1no. 4 bedroom flat, and the proposed house is a 3 bedroom, 2 storey unit. The proposed plans and elevations contained within Appendix 1 of this report illustrate the extent of the intended down takings, external modifications and changes to the internal layout.
7. Modifications to the principal elevation are restricted to alterations to the existing fenestration providing new door openings for flat one and the house and enlarging of window openings. To the rear, a single storey extension and two fire escape stairways are to be removed. Two new access stairways and alterations to the existing fenestration, including new door and window openings are proposed. The felt roof of the attached two storey extension is to be replaced with a slate finish. The proposed conversion will also require modifications to the internal layout which are within the remit of building control.
8. The existing parking provision is to be reconfigured to provide 10 designated spaces to the rear of the hotel. A further two parking spaces are retained on Woodside Avenue for the use of Flat 1 and House 1. Three parking spaces to the rear are retained for the use of Granite Villa, the adjacent flats.
9. Separate refuse storage areas are provided for each of the seven residential units and are located near to their front doors.

## **Background**

10. The applicant has provided a Design Statement, which outlines the history of the building, background to the application, details of the proposals, and analysis against CNPA policies.
11. Seafield Lodge Hotel has provided tourism accommodation within Grantown-on-Spey dating back to at least the 1970s. The current owners purchased the hotel in 2006. They advise that they have invested in the property but have been affected by the economic downturn, legislative changes and increased taxation. They have indicated their intention to retire as they no longer feel they can continue to invest personally or financially in the continued operation of the hotel. They consider that the major investment now required is not viably justifiable for the use to continue. Having unsuccessfully marketed the hotel as a going concern for eight years they are now seeking to convert the property into residential units as a means of securing a viable and sustainable future use of the building.

## **History**

12. Various extensions have been added during the 70s and 80s.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2012 - 2017	
<b>Local Plan Policy</b>	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	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	
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	
POLICY 11	DEVELOPER CONTRIBUTIONS	X

13. 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

14. 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	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	
Policy 11	Developer Contributions Supplementary Guidance	X

## CONSULTATIONS

15. A summary of the main issues raised by consultees now follows:
16. **SNH** advised in consultation with CNPA's Ecology Adviser that there is no likely significant effect to nearby Anagach Woods SPA in relation to potential increases in recreational use, and as such a HRA is not required.
17. **The Highland Council (Conservation Architect)** supports the application subject to condition. They advise that the proposed down takings and alterations to the rear would not be visible from the public realm and would not therefore affect the character or appearance of the conservation area. These alterations are considered acceptable in historic environment terms and no further comment is made on this aspect of the development.
18. They note that external works to the street-facing elevation are confined to the two later 20<sup>th</sup> century extensions and principally involve the reconfiguration of the existing openings, including the insertion of two doorways. The proposed change in emphasis of the openings from horizontal to vertical across both extensions, along with the addition of the doors is considered to have a positive effect on the building and the adjacent conservation area.
19. For the replacement windows on the ground floor, it may be preferable that a simpler window, more in keeping with the style and proportions of the ground floor sash and case windows of the villa may help further unify the historic building with the extensions and enhance the originally intended distinction between the ground and first floor windows. Replacement doors and windows are required to be timber with a paint finish and it is recommended that a condition be attached whereby details on materials, finish, and furniture/ironmongery be submitted and approved prior to commencement.
20. Notwithstanding concerns raised regarding the fenestration the proposal should result in a net benefit to the historical and architectural interest of the building and enhance the character and appearance of the adjacent conservation area.
21. **The Highland Council (Environmental Protection)** were consulted in relation to the siting of bins but did not submit any comments.
22. **The Highland Council (Housing)** advised that the appropriate requirement for affordable housing contributions can be achieved onsite. This has been assessed through a valuation of the properties, which determined that flats 1 and 6 are valued at below the benchmark valuations for properties of those size. Therefore, no affordable housing commuted sum will be sought for this development.
23. **The Highland Council (Transport Planning)** initially raised concerns that there was insufficient car parking provision and a lack of detail on bicycle parking. The site layout has been revised accordingly to increase the level of car parking spaces allocated specifically to this development from 9 to 12. A revised

plan was also submitted detailing dimensions for the proposed bicycle storage. Having resolved issues in relation to parking provision there is no objection.

24. **NHS Highland** was consulted on potential impacts to the local health care provision but did not submit any response.
25. **CNPA Economic Development Manager** advised that due to the low number of bed spaces potentially lost, the application does not have any significant or strategic impact on the local economy.
26. **CNPA Natural Heritage Officer** advised that the proposal has the potential to impact on roosting bats. A bat survey is needed; this will require a detailed check of the outside of the building, and also internally where access to attic spaces is available. A series of activity surveys will be needed once roosts or potential roost access points are identified. There are no trees or other ecological constraints.
27. A preliminary bat presence survey, supported by additional activity surveys and a survey report which details the proposed mitigation measures to prevent disturbance to bats, have been submitted to the satisfaction of CNPA's Natural heritage officer.
28. **Grantown-on-Spey and Vicinity Community Council** raised objections to the proposal, due to the loss of beds and hospitality functions, and are concerned that the development may cause parking issues. They further note that the hotel is an attractive purposeful building which has a lot of history in the town. Their full response is contained within Appendix 2 of this report.

## REPRESENTATIONS

29. Five public representations were received in respect of this application. Of these, two were in support, one was in objection, and two neither supported nor objected to the proposal. Full representation responses are contained within Appendix 3 of this report.
30. The key concerns raised in objection can be summarised as follows:
  - a. The rationale provided by the applicant that the business has become uneconomically viable together with the assumptions/facts put forward by the applicant to make their case is questioned.
  - b. Potential over development.
  - c. Poor provision of communal space and parking.
  - d. Potential adverse impacts on access and amenity, in terms of noise and smells.
31. Comments raised in support can be summarised as follows:
  - a. The original site boundary was incorrect and included land not under ownership of the applicant. (*Note: This has been amended to the satisfaction of the contributor*)
  - b. It is questioned who will maintain existing trees to ensure they do not adversely impact amenity of neighbours.

- c. It is noted that access through the development will need to be maintained to allow access to properties to the rear.
32. Comments neither in support nor in objection are summarised as:
- a. Concern was raised over potential for increased on-street parking at Seafield Avenue.
  - b. It is suggested that the garden space provided will be insufficient to allow residents to cultivate fruit and vegetables and therefore, developer contributions should be sought to enable the provision of off-site allotments.

## APPRAISAL

### Principle

33. Policy 2: 4 seeks to protect existing business or tourism facilities and their loss will only be considered acceptable where they are no longer needed, where the use is no longer economically viable and where the loss will have no adverse impact on the local economy. As outlined in the applicant's Design Statement, the applicants have marketed the property for eight years and continue to do so. There has been no interest in purchasing the hotel. There are other hotels and B&Bs also on the market within Grantown. The CNPA's Economic Development Manager has advised that the loss of this small hotel would not have any significant or strategic impact upon the local economy. As such it is considered that the loss of this hotel is considered to comply with Policy 2 and is therefore acceptable in principle.
34. Policy 1: New Housing Development of the Cairngorms National Park Local Development Plan, which states that new housing development within settlements should be contained within these boundaries. The application site is situated within the settlement boundary of Grantown-on-Spey and therefore accords with this policy.
35. The proposal development seeks to provide new residential units through the conversion of existing building stock, which is also supported by Policy 1: Housing and Policy 3: Sustainable Design.
36. Woodside Avenue is a predominantly residential street on the southern boundary of Grantown Conservation Area, which already contains a number of premises providing tourism accommodation and hospitality. Whilst Seafield Lodge Hotel contributes to this mix, it is likely that the original villa was residential, albeit it was probably let out during the summer months. The conversion of the property to residential units can reasonably be considered to reinforce and enhance this residential setting. Additionally, the proposed conversion seeks to retain and enhance the traditional appearance of the building and therefore the integrity of the adjacent conservation area will not be adversely affected.



37. In conclusion, the conversion of this hotel to residential is considered to be acceptable in principle and therefore complies with Policy 1: Housing and Policy 3: Sustainable Design.

### **Affordable Housing**

38. In accordance with Policy 1:6 and supplementary guidance, it is a requirement for housing developments within the Park to make a contribution towards the provision of affordable housing. For proposals of 4 or more open market dwellings, this is generally no more than 25% of the total number of units. As such, a contribution of 2 on-site units has been sought for this proposal.
39. Having been assessed by the Highland Council, flats 1 and 6 have been valued below the benchmark housing valuation for properties of their size and are therefore considered to meet the affordable housing requirement. Both of these affordable units are to be made available for purchase on the open-market. It is recommended that a planning condition be imposed which would require flats 1 and 6 to be marketed at a fixed-price below that of the benchmark valuation for their first sale. A further planning condition is recommended which would require a period of preferential marketing to residents of the National Park before the properties are made available externally.
40. The proposals include the necessary contribution towards the provision of affordable housing and therefore comply with Policy 1: Housing.

### **Sustainable Design**

41. Policy 3: Sustainable Design states that the conversion of existing building stock will be considered favourably where the building is redundant for its original use and is unlikely to have a commercial or economic future in its current form; and the conversion works maintain the style and character of the original building, where they contribute positively to the context and setting of the area.
42. As outlined in the submitted Design Statement, the current owners have expressed their intention to retire and state that they are no longer able to invest personally or financially in the hotel. In this respect, and in the event of their not being able to secure a successful sale of the existing business over the last eight years, there is potential that the building may cease to have a commercial or economic future in its current form.
43. Overall, the character and setting of the building within the streetscape is to be maintained, as the proposed external modifications are relatively minor and are largely concerned with the rear elevations. The creation of additional entrances to the principal elevation will provide definition to the gable end extensions and help reinforce a residential character within the streetscape. To help ensure that these features positively contribute to the buildings sense of place facing the adjacent conservation area, it is recommended that a planning condition be attached requiring the submission of full details of finish, materials, and furniture for proposed windows and doors.

44. The removal of functional features such as fire escape stairways and the single storey extension to the rear, and their replacement with new access stairways and entrances will provide an enhanced residential context in terms of neighbouring properties to the rear. Internally, the plan layout will remain largely intact with only minor alterations to the configuration of rooms.
45. The site layout demonstrates an adequate provision for car parking and bicycle storage and is achieved through re-use of existing parking areas. Highland Council Roads have confirmed the acceptability of this level of provision. As the application site is close to the centre of Grantown-on-Spey, this will benefit the promotion of sustainable modes of transport such as walking and cycling.
46. The existing garden space is to be retained and will afford future residents an appropriate provision of communal open space typical of flatted developments. Further to this, it is noted that nearby opportunities for outdoor recreation include a Grantown-on-Spey golf course, Ladies Wood, Anagach Wood and the Speyside Way.
47. Highland Council Roads have raised no objections to the access provision for this development. It is anticipated that the current access off Woodside Avenue will be required for site access during construction. As this access is shared with two dwellinghouses to the rear of the application site, it will be necessary to ensure that this is retained as safe in use for the duration of works. It is recommended that a planning condition be attached to ensure that an appropriate level of access is maintained.
48. Separate refuse provision has been provided for each residential unit and has been located for ease of use/access for these units. Although concern has been raised regarding the potential impact upon these locations to the residents of the other units, there is adequate space within the development site for location of the bin storage to be moved to accommodate individual concerns. A condition has been recommended to require further details of the bin storage areas.
49. The details of the proposed development are considered to demonstrate sustainable design. Accordingly the proposals comply with Policy 3: Sustainable Design.

### **Natural Heritage**

50. Policy 4:4 Natural Heritage requires consideration to be given to any European Protected Species within this site. A preliminary bat survey identified that the application site was being used by bats. Further detailed activity surveys concluded that there are 2 summer non-breeding roosts and a single maternity roost. Bats are European protected species and as such it is an offence to deliberately capture, injure, kill or disturb a bat, or to damage or destroy a breeding site or resting place of a bat.

51. Having established the extent of the presence of bats, the proposed plans have been amended to ensure that there will be no physical alterations to the building which will affect bats or roost locations. As such, the potential to harm or disturb the bats and their roosts has been sufficiently mitigated and works are able to be carried out unlicensed.
52. Additionally, a number of mitigation measures have been prescribed by the bat ecologist which include, amongst other things; a pre-construction site meeting and toolbox talks between the licenced bat worker and contractor, restrictions on timing for specific works, protection of roosts, removal of bat droppings, use of discreet signage at roost locations and the provision of a welcome pack for future residents. It is recommended that a planning condition be attached ensure adherence to these measures. Full details of these measures are contained within the Bat Survey Report in Annex 4 of this report.
53. As there are no further natural heritage designations relevant to this site, and the proposal seeks to retain the existing garden space, this application is in accordance with Policy 4: Natural Heritage.

### **Cultural Heritage**

54. Policy 9:2 requires that development in or affecting a conservation area will enhance its character and use design, materials appropriate to the site and its setting. As stated, the hotel faces the Grantown Conservation Area and therefore the front of the site and building frontage are read within its context. Any changes to the front of the site or the building frontage must preserve or enhance the character and appearance of this conservation area.
55. The majority of the alterations, including removal of a later single story addition and external staircases are to the rear, and therefore not adjacent to the conservation area. Alterations to the front facing the conservation area are minor, including the installation of two new doors and alterations to windows to match the existing ones on the front elevation. A condition is recommended to ensure that the design and finishes of the doors and windows are submitted for approval. There will be improvements to the frontage of the building, which currently comprises parking. Parking will be reduced to two spaces. A condition is recommended to secure details of the landscaping for this area.
56. The proposed development is not considered to have an adverse impact upon the character and appearance of the adjacent conservation area. As such the proposals comply with Policy 9: Cultural Heritage.

### **Developer Contributions**

57. Policy 11: Developer Contributions requires that any development which gives rise to a need to increase or improve public service, facilities or infrastructure, or mitigate adverse effects will normally require the developer to make a fair and reasonable contribution, based in the scale and nature of the development.

58. An assessment has been carried out using the associated Supplementary Guidance and having consulted with relevant parties. It has been established that given the nature and scale of the development there are no direct impacts that would result in the need for developer contributions.
59. One of the representations received refers to the potential to seek a contribution towards allotments provision. Whilst the provision of allotments in Grantown on Spey may be an attractive idea, this is not an infrastructure requirement which has been identified through the Local Development Plan process nor is it considered that it is a requirement which is directly generated by the new development proposals which contain an appropriate level of communal garden space and space around the building commensurate with other flatted developments. Furthermore, it is understood that there are six parties on the waiting list for allotments in Grantown on Spey, and there is not an allotment association. It is not considered appropriate or justifiable to require such provision arising from the development. It is instead recommended that this matter is raised through the emerging Local Development Plan process.
60. The proposed development does not give rise to any impacts warranting developer contributions and therefore complies with Policy 11: Planning Contributions.

### **Other Issues Raised by Representations**

61. Most of the material planning issues that have been raised are covered within the report.
62. One representation raised concerns regarding an increase in noise and therefore a loss of amenity to residents. There is a mix of residential, tourist accommodation and another bar/restaurant within this vicinity of the site. It is difficult to quantify the difference in noise and disturbance between a 14 bedroom hotel with facilities for non-residents (bar, restaurant and function room) with 7 residential units. However, it is considered that it is unlikely that the use for residential purposes will cause noise such that there would be a loss of amenity warranting refusal of this application.
63. Whilst the details provided within the Design Statement have been taken into account, the judgement regarding the loss of the hotel and the acceptability of the conversion into residential units has been assessed against planning policy.
64. The proposals do not include any extension to the roof height. The plans have been over-layed to check and no height increase is shown. In implementing these proposals, if approved, the applicant is required to comply with the terms of the description of the proposal and drawings, which does not mention an extension to the height of the roof.

## CONCLUSION

65. The proposed conversion of Seafield Lodge Hotel will provide seven new residential units close to the town centre of Grantown-on-Spey. The majority of these units are flats and as such will contribute to a variety of locally available housing types, including two affordable units. The external modifications are limited and are anticipated to benefit the overall setting and appearance of the building. Whilst the loss of the use, this is not considered to be significantly detrimental to the provision of tourism accommodation in Grantown-on-Spey.

## RECOMMENDATION

**That Members of the Committee support a recommendation to: GRANT FULL PLANNING PERMISSION for Conversion of hotel to form residential units (6no. flats and 1no. house), demolition of existing steel escape stairs and single storey extension to rear and alterations to existing building, at Seafield Lodge Hotel, 5 Woodside Avenue, 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.

- 1. No development shall commence on site until full details of materials, finish, furniture and ironmongery for new and replacement doors and windows are submitted to and approved in writing by the Cairngorms National Park Authority, in consultation with The Highland Council.**

**Thereafter the development shall be implemented and retained in accordance with those approved details, unless otherwise approved by the Planning Authority.**

Reason: To ensure the conversion works maintain the style and character of the original building in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

- 2. No development shall commence on site until full details of the hard and soft landscaping for the area in the front of the building is submitted to and approved in writing by the Cairngorms National Park Authority.**

**Thereafter the development shall be implemented in accordance with those details prior to the occupation of any of the residential units, hereby approved.**

Reason: To ensure that the development preserves and enhances the character of the Grantown Conservation Area in accordance with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

3. An appropriate route through the application site for vehicular access to and from the houses to the rear of the site, Beanach and Ault na Frithe, shall be maintained safe and available for the duration of the works and thereafter.

Reason: To protect the amenity enjoyed by neighbours, including an appropriate means of access and egress, in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

4. All works shall be implemented in accordance with the detailed requirements as set out in the hereby approved Bat Survey Report, dated August 2016.

Reason: To ensure that there is no harm or disturbance to bats or their roosts, as identified in the approved Bat Survey Report, in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

5. The parking and cycle parking provision, shown on Plan PL04B shall be provided prior to the first occupation of any of the residential units, hereby approved, and shall thereafter be maintained unobstructed and retained as parking for the sole use of the occupants of the flats (including 3 spaces for Granite Villa flats) and their visitors.

Reason: To ensure that adequate parking for vehicles and cycles is provided in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

6. Prior to the first occupation of any of the residential units hereby approved, bin storage areas shall be provided, maintained and retained in accordance with details of their location and design, which shall be submitted to and approved in writing by the Cairngorms National Park Authority,

Reason: To ensure that adequate and appropriately located bin storage facilities are provided for each of the residential units, hereby approved, in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

7. Prior to the first sales of Flats 1 and 6, as identified on the approved Plan PL03A and PL04B, details of the selling prices, which shall be no greater than the benchmark property value as determined by the Highland Council, shall be submitted to and agreed in writing by the Cairngorms National Park Authority in consultation with The Highland Council. Thereafter, and for the duration until the first sales, the properties shall not be sold for a value greater than the agreed selling price. Prior to completion of the sales, details of the sale prices shall be submitted to and agreed in writing by the Cairngorms National Park Authority.

8. Prior to the first sales of Flats 1 and 6, as identified on the approved Plan PL03A and PL04B, the property shall be preferentially marketed for a period of no less than 3 months to persons currently resident within the Cairngorms National Park. Thereafter, if the properties remain unsold/if no binding agreement to

purchase is in place, a report evidencing the marketing approach shall be submitted to and approved in writing by the Cairngorms National Park Authority. When agreed by the Cairngorms National Park Authority, the property may then be openly marketed in accordance with the agreed selling price, as required under Condition 7 above.

**Informatives:**

1. (a) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of three years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. Construction work (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.
3. 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 and Country Planning (Scotland) Act 1997.
4. 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 and Country Planning (Scotland) Act 1997.

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.