
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Demolition of derelict hotel, together with the erection of 10(No.) affordable flats, and associated parking. at Struan House Hotel Carrbridge Highland PH23 3AS

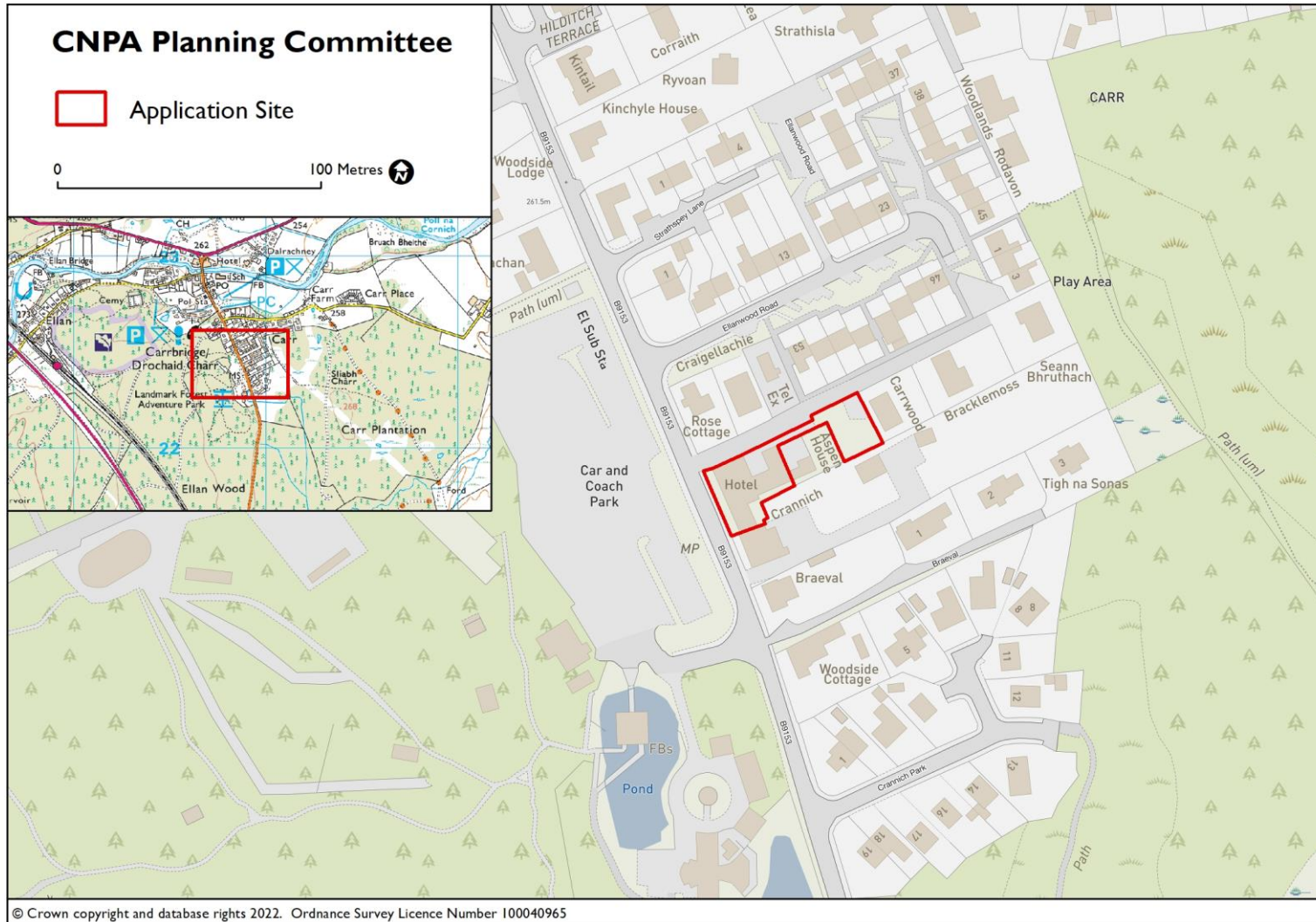
REFERENCE: 2021/0305/DET

APPLICANT: Housing Development Services

DATE CALLED-IN: 27 September 2021

RECOMMENDATION: Approve, subject to Conditions and Developer Contribution

CASE OFFICER: Stephanie Wade, Planning Officer



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is the former Struan House Hotel located on the eastern side of the B1953 within the village of Carrbridge. On the opposite side of the road is the Landmark Forest Adventure Park Tourist Attraction. Vehicular access to the property is by an unadopted road, off the Main Street, on the north side. This road also provides vehicular access to four other properties.
2. The building comprises a traditional, 2 storey frontage, facing west to the public road, with modern extensions to the rear (east). The building is finished with slate to the roof, whitewashed wet harling to the walls, with traditional sash and case timber framed windows to the older part and modern casement window types to the rear extensions. A low wall forms the roadside boundary. Adjoining the rear extensions, to the east, is a house (“Aspen House”). This property benefits from separate access courtyard and parking area situated immediately adjacent to the hotel extensions. Beyond the garden area of Aspen House, is a rectangular area of ground which formed an informal parking area for the hotel. Further east and adjacent to the parking area is a residential dwelling “Carrwood”. Further residential dwellings follow the linear pattern of the road network within the immediate area.

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=QZVWZFSI0CI00>

Title	Drawing Number	Date on Plan*	Date Received
PLANS			
Plan - Location Plan	CBH-NOR-ZZ-ZZ-DR-A-900005 P01	26/07/21	27/09/21
Plan – Site Plan	CBH-NOR-ZZ-00-DR-A-90003 P08	18/03/22	21/03/22
Plan – Street Elevations	CBH-NOR-ZZ-ZZ-DR-A-00101 P05	14/01/22	01/04/22

Plan – Flat Types A and B Elevations	CBH-NOR-ZZ-ZZ-DR-A-00104 P07	31/03/22	01/04/22
Plan – Flat Types A and B Floor Plans	CBH-NOR-ZZ-ZZ-DR-A-00105 P02	09/09/21	27/09/21
Plan – Flat Type C Elevations	CBH-NOR-ZZ-ZZ-DR-A-00103 P04	16/03/22	16/03/22
Plan – Flat Type C Floor Plans	CBH-NOR-ZZ-ZZ-DR-A-00002 P03	11/01/22	01/04/22
Plan – Vehicle Swept Path	3727:111	01/09/21	05/11/21
Plan – Road Layout	3727:101 Rev.C	05/04/22	05/04/22
Plan – Fencing Elevations	CBH-NOR-ZZ-XX-DR-A-00107 P01	19/01/22	07/02/22
Plan – Landscaping Plan	CBH-NOR-ZZ-DR-A-90004 P03	16/03/22	16/03/22

SUPPORTING DOCUMENTATION

Other - Drainage Impact Assessment	3727 Issue.1	08/09/21	27/09/21
Other - Design Statement			27/09/21
Other - Bat Activity Survey	9741	05/10/21	08/10/21
Other – Transport Statement	3727 Issue.1	04/02/22	07/02/22

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

- The application site seeks planning permission for the demolition of the former hotel building, Aspen House, associated back land buildings and hotel car park. The site would then be developed with the erection of three blocks of flatted, residential accommodation comprising ten units with associated services. The new units look to utilise the footprint of the former hotel and existing vehicular access from the private lane leading to Main Street (B9153). All units are proposed as affordable housing with two wheelchair user units. The housing accommodation schedule is as follows:

Number of Units	Design Type	Type of Affordable Housing	Number of Bedrooms
6	Types A and B Flats	Social rent	1
2	Type C Flats	Social rent	2
2	Type C Wheelchair User Flats	Social rent	1

5. The main block of units, formed of Type A and B Flats, is located linear to the Main Road. The two further blocks of Type C units are located further east within the site separated by the garden areas and vehicular parking area. Vehicular parking is proposed within a paved court off the access lane providing 13 parking spaces. Each of the ground floor Type C, wheelchair user flats, is served by a disabled parking space which has its own direct access from the access lane to the north. A secure bike store is proposed to be erected to the north of the paved courtyard which would provide storage for 10 bicycles. A visitor bicycle stand for 6 bikes is proposed to be installed along the north of the site. Each flat has an allocated private garden within the site which also provides individual refuse storage, with main refuse collection points located adjacent to the main road and access road.

6. The design of the terraces includes a combination pitched, roof orientations, clad with slate. The walls are proposed to be finished with white render and horizontal cladding. Doors and windows are proposed to be dark grey in colour. Heating is proposed as quantum electric heating and photovoltaic panels on roofs. The gardens are proposed to be bound by 1.8-metre-high timber fencing and the drystone wall along the street frontage is proposed to be retained.

7. The application is supported by the following documents:
 - a) Drainage Impact Assessment- The document confirms that the proposed development will be connected to the existing Scottish Water Combined sewer which is within the site to deal with foul sewerage. Regarding surface water, the proposed parking area is to be constructed of permeable block paving with discharge by way of infiltration. Roof water is proposed to be collected via guttering and discharged to the permeable block paving, parking areas.

 - b) Bat Activity Survey- Confirms that during the surveying of the building, a roosting bat recorded using the building and small numbers of bats were recorded foraging and commuting past the site. The building is assessed to host a transitional roost that may occasionally be used by bats. Due to the state of disrepair, the building is assessed as unlikely to be suitable to host a maternity roost and not suitable as a hibernaculum. The report outlines mitigation measures which include: the occurrence of demolition within winter months to avoid the presence of roosting bats and the installation of bat boxes within the site. A European Protected Species licence for bats is not required to undertake the proposed works.

 - c) Transport Statement- States that the development is readily accessible by a range of sustainable travel modes which provide a service suitable for residents commuting to and from work in the surrounding area. There are appropriate pedestrian facilities at

the boundary of the site; bus stops located within 5 minutes walking distance; and the railway station within 20 minutes walking from the site. There is no dedicated cycle provision within the existing road network. The development is within walking distance of a wide range of local amenities. Regarding parking provision, a new communal parking court is proposed providing a total of 15 parking spaces which includes the 2 disabled spaces. Lockable cycle storage is provided for 10 bicycles with an additional space for 6 visitor bicycles provided. A residential travel pack is proposed to be given to all new residents with information relating to sustainable travel choices.

8. During the progression of the application and in response to the comments from the original consultation, revisions were made to the original scheme with adjustments to the refuse storage and collection points, cycle storage and the relocation of the most easterly block of C flats, to provide a bigger distance between the building and the residential property to the east.
9. Plans of the proposal can be viewed in **Appendix 1**.

History

10. The site has remained vacant since 2006. In 2008, planning permission was granted by the CNPA for the “conversion of, and alterations and extension to, hotel to form 5 dwellinghouses” under application reference 08/117/CP. It is understood that this permission was never implemented.

Habitats Regulations Appraisal

11. A Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Sites as listed within the document- attached at **Appendix 2**. The European sites potentially affected are collectively referred to as the Badenoch and Strathspey capercaillie Special Protection Areas.
12. The document concludes that there will be no direct or indirect effects on the habitats, their structures or function or supporting processes, due to the location of the proposed development on a brownfield site within a settlement, remote from the Special Protection Areas. Regarding capercaillie, there would not be any significance disturbance of the species and as all the Conservation Objectives will be met, there will not be an adverse effect on site integrity for any of the Special Protection Areas.

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 (2021) 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	DESIGN AND PLACEMAKING	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	OPEN SPACE, SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
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:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.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 (2015)	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Sustainable Design Non-Statutory Guidance (2015)	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 (2015)	X

CONSULTATIONS

Summary of the main issues raised by consultees

15. **NatureScot** agrees with the conclusions of the HRA that the proposal is unlikely to result in an adverse effect to any European designated sites. They agree with the reasons outlined in Annex I of the HRA, that there is unlikely to be an adverse effect on the integrity of the five SPAs as a result of this proposal. All the conservation objectives of the SPAs will continue to be met, and it is highly likely that the future residents of the development will continue to utilise the extensive network of existing recreational routes through these woods. There is no reason to believe that this small increase in the population of Carrbridge will result in a change in recreational behaviour or a significant increase in recreational disturbance to capercaillie using the surrounding area.
16. **Scottish Water** has no objection to the proposal. They confirm that the development would be fed from Aviemore Water Treatment Works although capacity will have to be reviewed once permission is granted for the scheme. Regarding wastewater, the development would be serviced by Carrbridge Waste Water Treatment Works and again capacity would be reviewed once planning permission is granted.
17. **Highland Council Transport Planning Team** originally requested the submission of further information to inform their assessment of the scheme. Following receipt of additional information, the Team removed their holding objection and had the following comments:
 - a) Transport Statement- The document was requested to provide an assessment of the quality and accessibility of walking routes to local services for people with mobility issues. The Team note that the document fails to address the fundamental fault in the pedestrian route to the village which is the absence of a footway outside Kinchyle House. The Planning Team require a planning condition for a new buildout to be provided along the length of Kinchyle House to ensure there is a continuous pedestrian route to the bus stop/ services in the village. The design of the build out must be approved by the Transport Planning Team.
 - b) Cycle Parking- The Team confirms the visitor cycle parking is acceptable. The Team considers the resident's cycle parking shed to be undersized to accommodate 10 bicycles and therefore object.
 - c) Car Parking- the development has enough car parking spaces to meet Council standards.
 - d) Refuse and recycling- The layout has been amended to provide 4 refuse collection points at the back of the footway on the B9153 and a six-bin collection point on the private track close to the junction with the public road. The Team have discussed the layout with the Waste Management Team, and they are satisfied that the refuse collection points are acceptable.
18. **Highland Council Flood Risk Management Team** has no objections to the scheme subject to the inclusion of a planning condition requiring the submission and agreement of a finalised drainage information assessment. The Team notes that from SEPA's flood mapping, the proposal lies outwith any indicated pluvial flooding during a 1

in 200-year return period storm event, although note there may be a residual flood risk. The FRM Team welcomes the applicant's statement that the site would be designed to pass any pluvial flooding and the Team has no objection on the grounds of flood risk.

19. The Team notes the proposed drainage arrangements of connecting to the public sewer, however, the drainage design appears to be based on an assumed infiltration rate, which itself is based on a desktop study and an intrusive investigation, 250m away. Should the actual infiltration rate be lower than expected, the FRM Team does not rule out that a minor or a major site layout change may be required to accommodate acceptable alternative drainage proposals. A finalised drainage strategy should therefore be provided, which can be dealt with by planning condition.
20. **Highland Council Environmental Health Officer** was consulted on the application but did not provide any comments.
21. **Highland Council Contaminated Land Team** confirms that due to the age of the existing building to be demolished, there may be asbestos containing material within the fabric of the building. In addition, depending on the heating type, there may be a fuel tank and associated boiler house which could have caused contamination over years of use. The Team therefore recommends the inclusion of a planning condition for the submission of a scheme to deal with potential contamination and site investigation.
22. **Highland Council Housing Officer** confirms that the derelict Hotel has been a blight on Carrbridge High Street for a considerable amount of time. It sits in a location where there is high demand for affordable housing and this development would deliver 10 much needed homes in the community. It is incumbent on the Council to make the best use of developable sites in areas such as the Cairngorms National Park where land supply is limited. This proposed development makes the best use of the available area in terms of density and creates a new active frontage on the village streetscape bringing benefits to the village in terms of improved aesthetics. The use of brownfield sites such as this is environmentally responsible. As well as repurposing an existing site, there is minimal disruption in terms of the provision of utilities. The site is sustainably located in the village with ease of access to local services for future occupants. The proposed development is contained within the Highland Council's strategic investment plan for affordable housing delivery.
23. **Highland Council Corporate Address Gazetteer Service** wish to inform the applicant that the street naming and numbering process can be found on the Highland Council website.
24. **CNPA Ecology Officer** considers that the proposal will have a negligible impact on ecology, resulting in the loss of a small number of trees associated with a garden, and the loss of a derelict building which currently has low value as a bat roost (single pipistrelle only confirmed to be using the building). The Officer notes that there is an opportunity for the SUDs to provide biodiversity value- i.e. rain gardens as opposed to using only permeable paving. The Officer welcomes the submission of the landscape plan which includes planting of native tree species such as rowan and cherry providing wildlife and amenity value. The Officer also welcomes the provision of swift bricks within the elevations of the buildings. Details of external lighting and a bat species

protection plan to include measures as detailed in the bat report are recommended as planning conditions.

25. **CNPA Landscape Officer** notes that, in general, the proposal is unlikely to result in significant adverse landscape and visual effects. The Officer appreciates that the existing building is in a very poor condition although references the distinctive architecture which contributes to the landscape character of Carrbridge. The proposed building facing the B1953 would appear fairly plain in design and thus would not contribute the same architectural qualities as the existing hotel. This is a shame but, nonetheless, the proposal does include some welcome elements that would relate to its setting, such as the proposed slate roof, the roadside drystone wall, and the roof height being slightly lower than the adjacent Crannich House.
26. The Officer welcomes the inclusion of the dry-stone wall but states that 450mm in height is too low to be effective as a wall, robust in its drystone construction and it is advised that it is altered to at least 800mm high. Regarding the revised landscaping scheme, the Officer welcomes the additional planting of broadleaf trees (16) which would have some positive landscape effects and would help to break up the hard edges and surfaces. Planning conditions are recommended for details of proposed planting and landscape management and maintenance, adjustment to drystone wall height and exterior lighting details.
27. **CNPA Outdoor Access Officer** has no comments to make in respect of matters pertaining to statutory access rights.
28. **Carrbridge and Vicinity Community Council** support the development, although have additional comments on the scheme. They note a couple of the proposed flats are to be suitable for disabled residents. This is warmly welcomed, but please be aware that the pavements in Carrbridge at the site and particularly travelling further north into the village centre, narrow down to barely a foot wide, there is also a lack of dropped kerbs. Anyone in a wheelchair or with mobility issues would have great difficulty accessing local services such as the shop/ post office. If possible, could this be addressed by way of condition or legal agreement to have the pavements widened to accommodate wheelchair users? Residents more directly affected by the development have expressed concern at proximity to their properties and concern at the loss of daylight and sunlight. The Community Council's full comments can be viewed at **Appendix 3**.

REPRESENTATIONS

29. The application was advertised when first submitted. A total of four letters of public representation have been received including from neighbouring residents to the application site. Two letters have been received in support, one letter offering general comments and one letter raising objection to the scheme. Full copies of all responses can be found at **Appendix 4**.

30. The letters of support note that:
- a) Current proposal is well conceived, of an appropriate style, massing, and density for the site.
 - b) Proposal offers a solution to the 15-year increasing eyesore of the hotel.
31. The general comments received cover:
- a) Queries regarding the potential mess arising from demolition activities.
 - b) Concern regarding rodent numbers presently at the site.
 - c) Raising awareness of water sometimes found on the hotel drive which was raised with Scottish Water previously.
32. One letter of objection has been received from the nearest residential neighbour to the east of the site, of the property known as Carrwood. Concern is raised over the following points:
- a) Concern regarding the most easterly building and the impact on neighbouring amenity.
 - b) Concern regarding position of flats to Carrwood.
 - c) Proposed overlooking of Carrwood from 2 windows of the flats.
 - d) Height and siting of the building will impact sunlight to principal rooms of Carrwood.
 - e) Removal of established vegetation and trees on site will impact wildlife.
 - f) Proposal would increase traffic flow on private road.
 - g) Concern regarding visibility from access road onto Main Road.
33. Following the consultation process, the scheme has subsequently been revised to seek to address concerns raised. This is described further in paragraph 8.

APPRAISAL

34. The main planning considerations are the principle of development; the impact upon the landscape, layout, and design; the environmental impacts; access and servicing and developer contributions.

Principle of Development

35. The principle of redeveloping the site to provide housing was originally established under the previous application in accordance with policy provision at that time. The loss of hotel accommodation within the National Park is not an uncommon one, with similar schemes being undertaken, although all must be judged on a case-by-case basis.
36. **Policy 2.5: Protecting Existing Economic Activity** of the Cairngorms National Park Local Development Plan 2021 allows for the alternative use of tourism sites currently in, or last used for economic, employment or tourism purposes where:
- a) It is satisfactorily demonstrated that it is not practical for financial or other reasons to sustain the existing or last economic, employment or tourism use; or

- b) The site or buildings are unsuitable for the business needs and impact adversely on the built and natural environment, local character, or neighbouring properties.
37. The Struan House Hotel, although once a popular and well used business, has remained vacant and derelict from use for over 15 years falling into a state of disrepair. It is understood that the business closed due to falling into financial difficulties and that management of the hotel had also changed on several occasions prior to this. During this period, the property was offered for sale and no forthcoming bids were received from any purchasers wishing to retain its original use. The property has not contributed to the local economy for a significant amount of time and therefore its loss is not considered to have any adverse impact on the tourist accommodation supply within the area, nor on the wider economy. The building in its current state, has affected the local character of the area for a considerable amount of time. In addition, it is noted that there is support from the Community Council and public representations for the redevelopment of the site. On this basis, the proposed loss of the business use of the site is acceptable and in accordance with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021.
38. **Policy 1: New Housing Development** of the Cairngorms National Park Local Development Plan 2021 provides support for new housing development where it is located within an identified settlement boundary, subject to that development meeting the requirements for the settlement and reinforcing and enhancing the character of the settlement.
39. The settlement objectives for Carrbridge as outlined within the 2021 Local Development Plan, includes the following objectives:
- a) Support the delivery of housing that meets local needs, particularly affordable and mid-market housing,
- b) Support proposals for the redevelopment of the Struan House Hotel for uses that benefit the community.
40. The development is put forward for consideration by the Highland Council to provide 10 affordable flats in a central location within Carrbridge, making use of a brownfield site. In accordance with policy 1.4, the proposal includes a mix of dwelling sizes to help secure a balanced housing stock for the area by providing a range of smaller units of 1- and 2-bedroom units. The proposal also accords with Policy 1.5, which seeks the provision of affordable housing within development schemes of at least 25% of the development. In this case, the proposal looks to provide 100% affordable housing which is welcomed. The principle of housing on this site, meeting a local need for affordable housing to benefit the community is acceptable and accords with Policy 1: New Housing Development, subject to compliance with other relevant Local Development Plan policies.

Landscape Impacts, Layout and Design

41. **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2021 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. **Policy 1: New Housing Development** and **Policy 3:**

Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 seek to reinforce and enhance the character of the existing settlement and encourage new development to be sympathetic to the traditional pattern and character of the area, whilst encouraging innovative design and finishes.

42. The Cairngorms National Park Landscape Officer considers that the proposal is unlikely to result in significant adverse landscape and visual effects. The proposed building although simpler in design than the former hotel building, includes welcomed elements relating to its setting such as the drystone wall, roof height and material palette, including natural slate. A landscaping scheme has been provided which includes the planting of 16 broadleaf trees, creating a positive landscape effect, breaking up the hard edges and surfaces. The height of the roadside drystone wall has also been increased in line with the comments of the Landscape Officer. Subject to planning conditions being included for, a landscape maintenance scheme, and exterior lighting details, the proposal is considered to comply with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.
43. The proposed layout follows the general grain of the street pattern, with active frontages along Main Street and building scales appropriate to the wider street scene and to the structures being replaced. On this basis the proposal is considered to comply with the specific policy requirements of Policy 1 and Policy 3.
44. Regarding design, Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that all new development delivers high standards of design and contributes to the sense of place. It should minimise the effect of climate change and make use of sustainable resources. The design of the proposed dwellings adopts a modern approach whilst utilising traditional proportions and scale, which is evident with the local architectural vernacular. The site is considered to have capacity for the number of residential units proposed and the density is therefore considered acceptable to the site size. Solar panels are proposed to be installed to aid the minimisation of energy usage.
45. On this basis, the proposal is considered to accord with Policy 3: Design and Placemaking and Policy 1: New Housing Development of the Cairngorms National Park Local Development Plan 2021.

Environmental Impacts

46. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species, or biodiversity whilst **Policy 10: Resources** sets out the need to fully consider impacts on flooding and water resources.
47. The European sites potentially affected are collectively referred to as the Badenoch and Strathspey capercaillie Special Protection Areas. NatureScot agrees with the conclusions of the HRA that the proposal is unlikely to result in an adverse effect to any European designated sites. All the conservation objectives of the SPAs will continue to be met, and it is highly likely that the future residents of the development will continue to utilise the extensive network of existing recreational routes through these woods. There is no reason to believe that this small increase in the population of Carrbridge will result in a

change in recreational behaviour or a significant increase in recreational disturbance to capercaillie using the surrounding area.

48. Regarding protected species and habitats, the CNPA Ecology Officer has no objection to the scheme, confirming that the proposal will have a negligible impact on ecological interests. The building to be demolished has low value as a bat roost and a bat species protection plan is recommended as a planning condition, to ensure mitigation measures as advised by the bat survey are undertaken. Ecological enhancements are included within the scheme such as swift bricks, and the planting of native tree species.
49. It is noted that there are no 'green' SUDs incorporated within the proposed development. The CNPA Ecology Officer suggested the inclusion of this as a biodiversity enhancement. The benefit of such a system has been acknowledged but given the size and mix of tenure together with scheme viability and maintenance reasons, this approach has not been adopted in the design of this development. This is unfortunate, however the proposed SUDs as presented within the scheme satisfies the standards specified in relevant guidance. Given this, the proposal is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.
50. Regarding other environmental matters, it is confirmed that the site is not at risk of flooding from any source, nor will it impact on any neighbouring residential properties in terms of flooding. The Highland Council Contaminated Land Team request the inclusion of a planning condition for the submission of a scheme to deal with potential contamination and site investigation due to the age of the building and its potential to house asbestos material within its fabric. Subject to the inclusion of this condition, the proposal is therefore considered to comply with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Servicing

51. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
52. Regarding water connections, the proposal would be connected to the mains water in the area, of which Scottish Water have no objections but require the applicant to submit a formal application to them following the granting of any permission to review capacity.
53. The site is proposed to be connected into the Scottish Water public sewer. For surface water runoff arising from the site, it is proposed that this is dealt porous paving and infiltration. The Highland Council Flood Risk Management Team request the submission of a finalised drainage scheme by planning condition, to ensure that the actual infiltration rate is sufficiently reflected in the drainage scheme. On this basis the proposed surface water and foul water drainage measures are acceptable in accordance with Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Access

54. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 states that all new development must include an appropriate means of access, egress and space for off street parking.
55. The development will be satisfactorily accessed from the existing access onto Main Street from the private lane which serves the site. The Highland Council Transport Planning Team has no objection to the scheme regarding its access, car parking and refuse collection points. The Team note that the proposed resident cycle storage is undersized, and a planning condition is therefore recommended to seek revisions to this to ensure the size meets standards.
56. Regarding accessibility of walking routes to local services from the development, the Transport Planning Team highlight the absence of a footway outside Kinchyle House and therefore request a planning condition is included for a buildout at this location to be provided ensuring there is a continuous pedestrian route to the bus stop/ services in the village. This issue is also highlighted by the Community Council who suggest the widening of pavements to improve accessibility within the village. The agent objects to the inclusion of this requirement. Their reasons for objecting state that the issue is a Roads matter and not for this development to resolve with the proposed buildout being outwith the red line boundary. The agent considers that this problem has existed for some considerable time and has not been pursued as a requirement for other recent housing developments within the area. As the consultee and the applicant are both departments of Highland Council, it is recommended that a planning condition is included to deliver the buildout by the relevant department. Subject to the appropriate conditions being attached, it is considered that the application satisfies the roads requirements of **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021.

Impact on Neighbouring Amenity

57. In terms of residential amenity **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that new development protects amenity currently enjoyed by neighbouring occupants to sites and affords sufficient private amenity ground and off-street parking with the development. The application as originally submitted proposed the erection of a building near the eastern site boundary which is shared with the residential property Carrwood. The building was separated from the boundary by a 1.2 metre footway. The residents of Carrwood, submitted an objection the scheme, raising concern of the impact of this building on their amenity. The proposed building is two storeys in height and has been moved further west into the site to improve the distance between it and Carrwood. The building now sits 3.8 metres away from the site boundary with the disabled parking space and footway between the building and the boundary. The height of the building is not dissimilar to the original buildings on site and the building has been reorientated in its new location, resulting in two ground floor doors, and one first floor, stairway window on the eastern elevation. The first-floor window on the proposed building is not within a principal room and therefore would not give rise to any adverse impacts of overlooking. A 1.8-metre-high boundary fence is proposed to align the eastern boundary

providing screening between the two properties. It is also noted that the principal elevation of Carrwood is on the eastern elevation and not the western elevation. The building is also offset to Carrwood and closer to the private access road. As the buildings are not directly in line with each other and considering the extended distance between the two properties, this proposal is not considered to cause any adverse impact on sunlight, privacy, overlooking or overshadowing in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

58. The proposed building to be erected along the street frontage of Main Road, is of a smaller scale to that it's replacing but has a lower ridge height and the building is now detached from the property to the south, replacing the previous attached building. This is considered to improve amenity between the two sites by creating a less dominant building and creating separation between the structures, in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Authority.

Developer Contributions

59. **Policy 11: Developer Obligations** of the Cairngorms National Park Local Development Plan 2021 states that where development creates a need to increase or improve public services, facilities, or infrastructure, or mitigate adverse effects, the developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The Policy also requires contributions to affordable housing where applicable and where no affordable housing is provided on site.
60. The development will give rise to potential impacts upon primary education inters of the capacity of Carrbridge Primary School, whereby a contribution per unit, as per Highland Council guidance on developer contribution, will be required. The applicant has been made aware of this and subject to its payment, the development complies with Policy 11: Developer Contributions of the Cairngorms National Park Local Development Plan 2021.

Other Issues Raised in Consultations and Representations

61. All matters raised by consultees and third parties have been addressed above.

CONCLUSION

62. The redevelopment of the former hotel will bring this vacant, derelict site back into use. The introduction of housing will fulfil a local need which will benefit the local community, through the provision of social rental units and properties suitable for disabled occupants. The development is sympathetically designed and will enhance the existing layout and character of the village. Any remaining points of detail that have not been sufficiently addressed will be resolved through the imposition of suitable conditions. Subject to these recommended conditions and the payment of the developer contribution figure, the proposed development is considered to comply with the policies contained within the adopted Cairngorms National Park Local Development Plan 2021 and approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to **APPROVE** the Demolition of derelict hotel, together with the erection of 10(No.) affordable flats, and associated parking. at Struan House Hotel Carrbridge Highland PH23 3AS subject to:

- 1) **Conclusion of an appropriate agreement or upfront payment regarding the developer contribution in respect of primary education requirements; and**
- 2) **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 either:**
 - a) **Details of the arrangements for the provision of a pedestrian buildout on the B9153 at Kinchyle House, has been submitted to and agreed in writing by the Cairngorms National Park Authority, in consultation with the Highland Council Transport Planning Team. The development shall not be occupied until the approved details have been implemented; or,**
 - b) **The Cairngorms National Park Authority receives written confirmation from Highland Council as the Transport Planning Authority that an appropriate alternative arrangement for the provision of those facilities has been made in agreement with them.**

Reason: To be consistent with the requirements of Scottish Planning Policy to ensure that the development promotes sustainable transport methods and accessibility in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Authority Local Development Plan 2021.

2. **No development shall commence on site until a Construction Method Statement (CMS) and programme of works has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The CMS shall include, but not be limited to:**
 - a) **The approach to site preparation, soils management, restoration and reinstatement;**
 - b) **Construction stage SUDs;**
 - c) **Reference to the bat species protection plan and how this will be adhered to during demolition/ construction;**
 - d) **Construction pollution prevention measures;**
 - e) **Programme of works including demolition details;**

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

Reason: A Construction Method Statement must 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 2021.

3. **No development shall commence on site until full details of the final drainage scheme and a finalised drainage impact assessment have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority, in consultation with The Highland Council Flood Risk Management Team. The assessment should meet the full requirements of the Supplementary Guidance: Flood Risk and Drainage Impact Assessment. The approved drainage scheme shall be implemented and maintained in accordance with the approved details in full prior to the occupation of any residential units within the development.**

Reason: To ensure that satisfactory arrangements for the disposal of surface water are provided in accordance with Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

4. **No development shall commence on site until a detailed landscaping management and maintenance scheme has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority and implemented in accordance with the approved timescale and details thereafter.**

Reason: To ensure the development conserves and enhances the landscape character and that an appropriate landscape setting is provided and maintained in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

5. **No development shall commence on site until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority, in consultation with the Highland Council Contaminated Land Department. The scheme shall include:**
 - a) **The nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by the Cairngorms National Park Authority, acting as Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites- Code of Practice;**
 - b) **The measures required to treat/ remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;**
 - c) **Measures to deal with contamination during construction works;**

- d) In the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- e) In the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Cairngorms National Park Authority acting as Planning Authority, in consultation with the Highland Council Contaminated Land Department.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and if required, monitoring measurements are in place, all to the satisfaction of the Cairngorms National Park Authority acting as Planning Authority, in consultation with the Highland Council Contaminated Land Department.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/ process on the site in accordance with Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

- 6. **No development shall commence on site until a Bat Species Protection Plan has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The development shall thereafter be implemented in accordance with the approved details.**

Reason: To ensure that there is no adverse impact on European Protected Species in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

- 7. No development shall commence on the construction of the dwellings, hereby permitted, until samples of the proposed external finishes for the dwellings and samples or details of the solar panels, hereby permitted, shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development conserves and enhances, and is sympathetic to the existing character of the settlement in accordance with Policy 3: Design and Placemaking, of the Cairngorms National Park Local Development Plan 2021.

- 8. No development shall commence on the construction of the residential cycle storage facilities, until revised plans of the structure have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority, in consultation with the Highland Council Transport Planning Team. The cycle storage facilities shall thereafter be implemented in full in accordance with the approved plans, prior to the first occupation of any residential units.

Reason: To ensure that adequate cycle storage facilities which can cater for the number of residential units are provided on site in accordance with the Highland Council Transport Planning Team Standing Advice and Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

9. No residential unit shall be occupied until all parking, paths, turning and access arrangements, including visibility splays have been fully implemented in accordance with the approved details.

Reason: To ensure that the site is satisfactorily serviced and accessed in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

10. No lighting shall be installed on site until details (position, type and intensity) have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The lighting, if being provided, shall be installed and operated in strict accordance with the approved plans.

Reason: To ensure that the development does not adversely affect European Protected Species including the commuter bats in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

11. No residential unit shall be occupied until it is connected to a public water supply and a public drainage supply.

Reason: To ensure that all residential units are adequately served by public services in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

12. Notwithstanding the provisions of Class 7 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), (or any Order revoking or re-enacting that Order) all boundary enclosures shall be provided in accordance with the approved plans and any proposals for other boundary enclosures shall not be carried out unless planning permission is first granted by the Planning Authority.

Reason: To ensure that the layout of the development fits into the setting of the immediate area in accordance with Policy 3: Design and Placemaking and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

13. Unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, the residential units as indicated on the approved plans, shall be retained in perpetuity as ten units of affordable housing accommodation.

Reason: To ensure that provision is made for affordable housing in accordance with Policy provision of the Local Development Plan and that the tenure remains as considered in this application in accordance with Policy 1: Housing Development and Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

Informatives

1. 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.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date 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 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. The applicants should submit a formal connection application to Scottish Water following the granting of planning permission for review of the availability of capacity.
5. It is recommended that bat bricks and swift bricks should be incorporated into the construction of the dwellinghouses. A leaflet or letter must be provided to new owners explaining the bat and swift bricks and that these are not to be removed or tampered with to ensure the ecological interests of the site are maintained.
6. 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 or Bank Holidays 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.