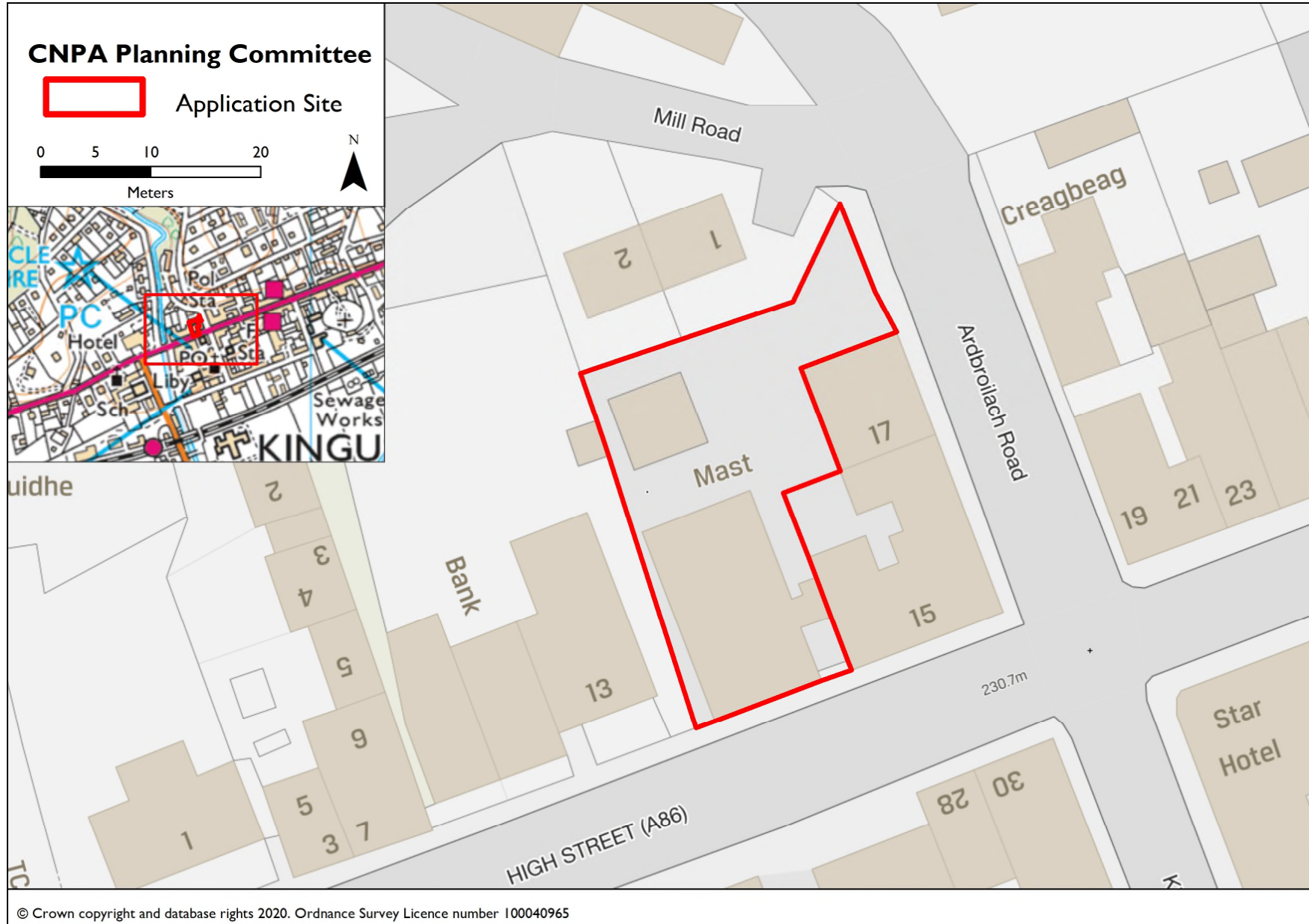


CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Conversion, extension and change of use of existing office building to create 8 number flatted dwellings for holiday letting use at Former Police Station Kingussie Highland PH21 IHS

REFERENCE:	2020/0031/DET
APPLICANT:	Mr Gordon Thomson
DATE CALLED-IN:	10 February 2020
RECOMMENDATION:	Approval subject to conditions
CASE OFFICER:	Robbie Calvert, Graduate Planner



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site currently comprises of an existing detached, two storey building with a single storey, mono-pitched extension attached to the northern elevation of the original building, a detached garage and off-street parking. The building was constructed in 1973 and was previously used as a Police Station but has remained vacant for a number of years. It is located at 15-17 Kingussie High Street (A86) in the village core of Kingussie.
2. The existing primary pedestrian access for the site is from the High Street and vehicular access is towards the north of the site from the Ardbroilach Road which runs along the eastern site boundary of the site.
3. The application site measures approximately 38m x 28m and takes the form of an L-Shape. The site is bounded by residential properties to the north and a mixture of commercial and residential properties to the east, south and west. The built form surrounding the site is predominantly linear to the road network and comprises a mix of commercial and residential uses. Regarding scales, the immediate properties on the northern side of the High Street are two-storey. On the south southern side of the High Street, immediately opposite the application site are a mix of single storey/two storey structures and larger two and a half storey structures featuring pitched roof gabled dormers on the principal elevations. Further along the High Street, three storey structures are present.
4. The site is not covered by any specific environmental designations.

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/applicationDetails.do?activeTab=summary&keyVal=Q56I3ISIOBY00>

Title	Drawing Number	Date on Plan*	Date Received
Site Location Plan	(PL)100	01/07/19	11/02/20
Proposed Ground Floor Site Plan	(PL)04.2	01/12/19	24/02/20
Proposed Elevation and Section Plans	(PL)06.2 Revision A	01/12/19	11/02/20
Proposed Elevation Plan	(PL)05.2 Revision A	01/12/19	11/02/20
Proposed Floor Plan	(PL)03.2	01/12/19	11/02/20
Existing Site Elevation Plans	(PL)01	01/09/18	11/02/20
Existing Site Layout Plan	(PL)02	01/09/18	11/02/20

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

6. The plans seek full planning permissions for the change of use of the existing office block (Class 4) to short-term holiday let accommodation (sui generis) and demolition of an existing garage on the site.
7. It is proposed to convert the office block into 8 short-term holiday let apartments which will be a mix of one and two bedroom units. Proposals include a new 1 ½ storey pitched roof extension extending 12m into the existing car park to the North. Changes to the exterior of the building include the construction of 4 pitched dormer roofs, erection of new entrance on the west of the property, alteration of the window fenestration and removal of an existing chimney flue. Details of the proposed alterations and elevations are included in **Appendix I – Plans**.
8. The finish of the proposed extension will be a mixture of timber cladding, render for the elevations and UPVC windows.
9. A total of 8 parking spaces are proposed to be provided including one for disabled users.
10. Bin storage has been included to the north-east of the development. Secure cycle storage will be incorporated as part of the development.
11. The proposal will continue to use the existing public water and drainage connections which currently serve the site.
12. The application is supported by the following information:
 - a) Design Statement; and
 - b) Bat Roost Assessment Survey.

History

13. This proposal is a resubmission of a previous application (2019/0225/DET) which was withdrawn on the 20/09/19 for revision and resubmission.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	

POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

14. 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

15. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	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

16. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”) which will cover the period of 2020 – 2025 is currently being progressed. The proposed plan has been through a public consultation process and the formal 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 on-going, the Proposed Plan and its contents currently carry limited weight.

CONSULTATIONS

17. A summary of the main issues raised by consultees.
18. **Transport Scotland** were consulted and made no objection to proposals.
19. **Scottish Water** made no objection to the proposed application with sufficient water capacity at Aviemore Water Treatment Works and Kingussie Waste Water Treatment Works but note that the applicant will require to make a formal connection application for water and sewage connections and the Agency will review capacity at that time.

20. **Highland Council Transport Planning** made no objection but asked that bin storage not be located on the embankment adjoining the site and Ardbroilach Road, raising concern that it might damage the structural integrity of the road if removed. The applicant subsequently submitted a revised plan showing an alternative bin storage location confirming that no alteration would occur to the embankment.
21. **Highland Council Contaminated Land Team** raised concerns that the garage on the north of the application site, if used for vehicle maintenance or fuel storage, may be contaminated. In absence of a site history, and in the event that the application were to be supported, it was recommended that a condition be attached requiring the submission of an assessment which appraises the potential nature, extent and type of contamination, identifies pollutant linkages and includes an assessment of risk and a remedial strategy to address issues. If remedial action is required a validation report and monitoring statements would also need submitted and approved.
22. **CNPA Ecology Officer** noted initially that insufficient information had been provided in regards to necessary survey work to evaluate the potential presence of bat roosts. A full Preliminary Roost Assessment was subsequently submitted by the applicant concluding that there was no presence of bats and unlikely to be any roosts therefore no further survey work was required. The submitted assessment did not however include an evaluation of potential bat roosts in the car parking garage due to be demolished. It was therefore recommended that in the event that the application be supported a condition be attached mandating a bat roost survey for the garage prior to any works.
23. **CNPA Access Officer** had no comments to make on the proposals regarding public access considerations. Inclusion of cycle storage was welcomed to support active travel choices.
24. Community Council have been consulted but made no comment.

REPRESENTATIONS

25. A total of six letters of representation have been received from individual members of the public. Copies of the public responses can be viewed at **Appendix 2**. Five of the representations object to the application and are summarised below:
 - a) Insufficient parking has been provided.
 - b) Proposal would negatively impact on amenity during the construction period and during the operation of the site. Impacts including: noise, loss of privacy, and loss of daylight.
 - c) Removal of existing access arrangement for coal delivery to neighbouring residential premises.
 - d) Increase in traffic and noise.
 - e) Development not in keeping with local character.
26. One general comment was contributed welcoming the proposal in general but seeking clarification on arrangements for disabled access.

APPRAISAL

Principle

27. The Cairngorms National Park Local Development Plan 2015 and the Kingussie settlement statement within it, encourages new development, where appropriate, to consolidate the existing settlement and maximise use of existing local services and infrastructure.
28. In this case the application site lies within the defined settlement boundary of Kingussie and involves the conversion of a vacant building and erection of an extension on part of the site currently used as a car park. As such the site may be considered to be a brownfield site and the proposal as redevelopment from an existing vacant property as well as change of use from office to short term letting accommodation. There is general policy support for the principle of reuse of redundant buildings and land as well as the provision of visitor accommodation with the Cairngorms National Park Local Development Plan 2015.

Principle of Short-term Let Accommodation on This Site

29. **Policy 2.2: Supporting Economic Growth – Tourism and leisure development** provides support for tourist accommodation where it has no adverse environmental impacts on the site or neighbouring areas; it makes a positive contribution to the experience of visitors; and it adds to or extends the core tourist season. The proposal to reuse the police station will bring a vacant building into use and provide bespoke visitor accommodation, increasing capacity for tourists to stay in Kingussie and complies in general terms with Policy 2.2.
30. **Policy 2.3: Supporting Economic Growth – Other economic development** provides support developments that support or extend the economy or which enhance the range and quality of economic opportunities or facilities, where they are Compatible or complement existing business activity in the area and support the vitality and viability of the local economy and the broader economy of the Park. The proposal will provide visitor accommodation in Kingussie, provide customers for local businesses and attractions, with a positive contribution to the local and wider economy. The proposal complies with Policy 2.3.
31. **Policy 2.4: Supporting Economic Growth – Protecting Existing Sustainable Economic Activity** allows for alternative use of sites or buildings currently in, or last used for, economic and employment purposes where this promotes the sustainable use of land in accordance with other national and local policies and where it is demonstrated that it is not practical for financial and other reasons to continue with the use; the site and buildings are unsuitably located and impact adversely on the natural environment, local character or neighbouring properties; and the existing use can be appropriately relocated to another suitable site.
32. In this case, the previous use as police station meant a range of uses including office and accommodation. However, the police station has since closed and is no longer required for that use. In spite of being marketed as office space over a period of

years, the building has remained unoccupied and vacant. The proposed new use as short term letting units will create visitor accommodation for a part of the market that has more widely, led to a reduction in housing that is available for people to live in. The creation of bespoke units that can be controlled by a planning condition limiting the occupation by any individual person to no more than 28 days in any calendar year. This will create a new supply of visitor accommodation rather than remove existing residential housing from the local market. The proposal complies with Policy 2.4 and overall, subject to assessment of the design and any environmental and amenity impacts, the application complies with Policy 2 Economic Development of the Cairngorms National Park Local Development Plan 2015.

Landscape Impacts, Layout and Design

33. **Policy 3: Sustainable Design** of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that all new development is sympathetic to the traditional pattern and character of the surrounding areas, local vernacular and local distinctiveness. It provides support for the conversion of existing building stock 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 in terms of form, scale, materials and detailing, where they contribute positively to the context and setting of the area. The policy also supports alterations to the existing building stock where proposals respect the design, massing, proportions, materials and general visual appearance of the area and maintain an appropriate level of private ground, including space for off-street parking.
34. **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2015 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular, the setting of the proposed development.
35. Kingussie High Street is characterised by a mix of building styles and scales including single storey, two storey structures, two and a half storey and three storey structures featuring pitched roof gabled dormers on the principal elevations. In terms of massing and scale the proposed extension and conversion of the existing building is considered appropriate and will not detract from the visual appearance from the area. The existing building form to the High Street will be maintained and the extension to the rear of the property will complement the main building.
36. The overall design is considered to be simple, functional and satisfactory, with an acceptable range of materials in keeping with the existing building and wider area. Full details of external material can be controlled by standard planning condition. The application is considered to comply with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms Local Development Plan 2015.

Environmental Impacts

37. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that there are no adverse effects on European Protected Species and other biodiversity interests. The application site is currently comprised of

buildings and hard standing. The only potential significant ecological interest in the site was potential for bat roosts in the buildings.

38. A Preliminary Bat Roost Assessment was subsequently undertaken by the applicant. This concluded that no bats were recorded using the building and there were no signs of past use. It also stated that the building construction meant there was low potential for bats to be able to access it. Although the report concluded that no further survey work was required, the survey did not include an internal check of the garage to the rear so a condition requiring a pre-start check of the garage prior to any construction is proposed. Subject to the appropriate condition, the proposal is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.
39. **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2015 includes a policy on **Contaminated land (Policy 10.7)**. This contains provisions for the investigation and remedial works of any contaminated land found or suspected in a development proposal. The Highland Contaminated Land Officer has recommended that given the previous use of the garage, a condition is applied to any consent requiring a scheme to deal with potential contamination on site to be submitted and agreed in writing by the Planning Authority. Subject to this condition the proposal is considered to comply with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

General Servicing, Access and Parking

40. **Policy 3: Sustainable Design** and **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2015 set out the need for the development to be satisfactorily serviced. Policy 3 in particular requires that new developments promote sustainable transport methods including making provision for the storage of bicycles and reducing the overall need to travel.
41. The location of the proposal in the centre of Kingussie means it is well-connected to local services and to existing public transport links. The development includes bike storage to the rear of the properties. The site access is considered acceptable to the Highland Council Transport Planning Team and to Transport Scotland. The car parking provision of one space per unit is also considered acceptable on the basis that the units are for short term letting. Further public parking is available approximately 100m from the site off Gynack Road.
42. The bin storage area was revised during the processing of the application to avoid alterations to an embankment supporting Arbroilach Road and is considered appropriate. The site will be connected to the mains water supply and foul water system.
43. In these overall circumstances the application is considered to comply with Policy 3: Sustainable Design and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

Impacts on Neighbours/Residential Amenity

44. **Policy 3:** Sustainable Design of the Cairngorms Local Development Plan 2015 seeks to protect the amenity of neighbours. Concerns have been expressed by objectors about the development resulting in a loss of amenity in terms of privacy and access to daylight and an increase in noise.
45. Concerns were raised by objectors relating to the loss of amenity in terms of privacy to neighbouring properties to the north of the proposed site on Mill Rd. The rear extension will be approximately 2 metres further away from Mill Road properties than the existing garage and its northern elevation facing those properties will no windows which will help safeguard the privacy and amenity of existing properties to the north. On balance it is considered that the proposed extension and alteration of the building will be sufficiently far away from neighbouring properties both in terms of scale and potential overlooking/window distances to maintain amenity and privacy.
46. Concerns were raised by objectors relating to the loss of amenity to neighbouring properties in terms of noise and traffic congestion. Both the Highland Council Transport Planning Team and Transport Scotland are satisfied with the vehicle access arrangement and have not raised any concerns over traffic congestion or road safety. It is recognised that the short term nature of use is likely to lead to a higher turnover of new individuals staying in the properties than the current use or a residential use. However, the nature of the location on Kingussie High Street as a principle thoroughfare with an array of hotels, hostels, restaurants and bars means that some degree of noise/ disturbance would be expected in this location.
47. The primary entrance to the apartments is located on the High Street and would therefore minimise disturbance to the neighbouring residential properties on the northern side of the application site. Additionally, the proposed flats are one and two bedroom and relatively modest in size. They would therefore be poorly suited to accommodating large groups of individuals, and would be more suited to use by single occupants, couples or families. This would reduce, to some extent, the likelihood of regular disturbance arising from anti-social behaviour by guests inside, or outside the entrance to the flats. It is considered that the building could be used for short-term holiday letting without any materially detrimental effects on the living conditions of nearby residents.
48. Finally with regard to residential amenity during construction, it is recognised that there will inevitably be a degree of disturbance from the construction of new development within the centre of a town or village such as Kingussie. However, limits to any disturbance can be controlled through Environmental Health legislation. A standard informative on construction hours is considered sufficient to draw attention to the normal working practice within acceptable limits.
49. It is therefore considered that the development complies with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015 in relation to the residential amenity of neighbours.

Developer Contribution

50. **Policy 11: Developer Contributions** of the Cairngorms National Park Local Development Plan 2015, which sets out that where development gives rise to a need to increase or improve public services, facilities or infrastructure or to mitigate adverse effects the developer will be required to make a fair and reasonable contribution consistent with the scale and nature of the development. No developer contributions are considered necessary for the proposed development. The development is likely to support local services and amenities rather than place a burden upon them. The development will not introduce residents who will be using educational services etc.

Other Issues Raised in Consultations and Representations

51. Matters raised by consultees and contributors have been addressed throughout this report. Concern had been raised by a member of the public regarding congestion levels of Kingussie High Street and surrounding area arising from the development and neighbouring land uses. The consideration of the development and road safety matters has been outlined earlier in this report.

CONCLUSION

52. The proposed development for 8 new short-term holiday let accommodation units on a brownfield site, with the reuse of a vacant property, in Kingussie is welcomed in principle, providing further facilities for visitors to the area and supporting the economy. Whilst the proposal includes an extension and roof dormer windows resulting in an increase in size of the property, the scale is appropriate for the location. The design and detailing of the proposal is of good quality which will enable it to help enhance the character of the area over time.
53. The design of the units is specifically for residential letting use which can be controlled by condition. Any change of use would require a planning application to be approved and any planning application would be considered against relevant planning policy and material considerations at the time.
54. In these overall circumstances the development is considered to comply with all relevant policies of the Cairngorms National Park Local Development Plan 2015 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission. Approval is therefore recommended subject to appropriate planning conditions.

RECOMMENDATION

That Members of the Committee support a recommendation to approve the conversion, extension and change of use of existing office building to create 8 number flatted dwellings for holiday letting use at Former Police Station, Kingussie, Highland, PH21 1HS, 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 until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by CNPA acting as the Planning Authority in consultation with the Highland Council Contaminated Land Officer. 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 CNPA acting as the 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 CNPA acting as the Planning Authority.**

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 CNPA acting as the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

- 2. Prior to any demolition works commencing on the garage building, as identified on the existing site plan, drawing number, (PL) 02, for the development hereby permitted, an additional internal bat survey shall be undertaken with the findings of the survey submitted to and approved in writing by the Cairngorms National Park Authority,**

acting as Planning Authority. The bat survey will be carried out in accordance with the Bat Conservation Trust Guidelines (2016).

Reason: To ensure that there are no adverse impacts to bats, which are a European Protected Species and one of the qualifying interests, during construction works in accordance Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

3. The holiday letting units hereby approved shall not be used otherwise than for the provision of short-term let holiday accommodation. The properties shall not be occupied as permanent residential accommodation and shall not be occupied by any person(s) for a period exceeding 28 days in any twelve month period. The owner or operator shall maintain a register of occupants for each calendar year. This register shall be made available on request for inspection by any duly authorised officer of the Cairngorms National Park Authority.

Reason: To enable the Cairngorms National Park Authority acting as Planning Authority to exercise appropriate control over the use of the building, in recognition of the use applied for in accordance with Policy 2: Supporting Economic growth of the Cairngorms National Park Local Development Plan.

4. No construction work shall commence on the creation of any holiday letting units, hereby permitted, 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 Kingussie 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.

5. No unit of accommodation 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.

6. The development shall be constructed in accordance with the approved plans.

Reason: To ensure that the new development conserves and enhances the landscape character of Kingussie 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. 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 on which it is intended to commence the development. Attached to this decision notices is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
4. Construction work 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.
5. 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.
6. In relation to condition 2, if bats or bat roosts are present in the existing building, it would be a criminal offense to disturb them without first having gained a licence from Scottish Natural Heritage.

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.