
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

**Prepared by: MARY GRIER
(SENIOR PLANNING OFFICER,
DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED:

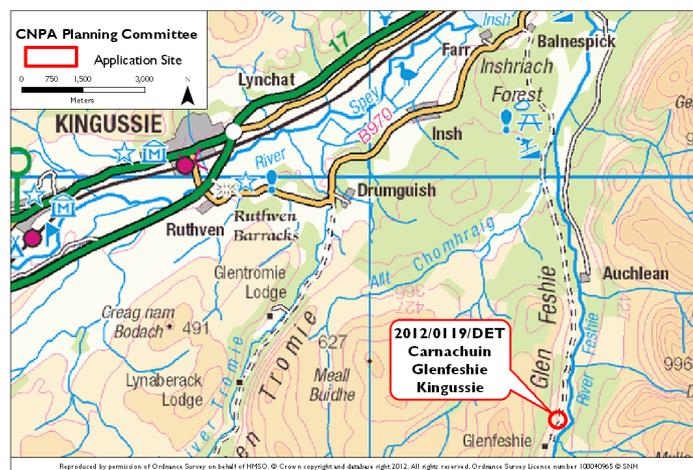
DEMOLITION OF EXISTING AGRICULTURAL SHED AND ANCILLARY BUILDINGS. CONSTRUCTION OF NEW REPLACEMENT STEADING BUILDING, ANCILLARY BUILDINGS, DOG KENNELS, RETENTION AND EXTENSION OF EXISTING WALL, LANDSCAPING AND THE CONSTRUCTION OF A BRIDGE AND A NEW ACCESS AT CARNACHUIN, GLENFESHIE

REFERENCE: 2012/0119/DET

**APPLICANT: MR. THOMAS MACDONNELL,
GLENFESHIE LTD., C/O GROVES – RAINES ARCHITECTS LTD.**

DATE CALLED-IN: 13 APRIL 2012

RECOMMENDATION: APPROVE WITH CONDITIONS



Grid reference : 284637 793902

Fig. I - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This application is at Carnachuin on Glenfeshie Estate, which lies to the south east of Kingussie. The identified site extends to approximately 1.26 hectares (3.11 acres) and currently accommodates a variety of buildings associated with Estate operations, including large existing storage / agricultural facilities and dog kennels. The majority of those buildings are of standard agricultural design, with finishes of corrugated metal cladding and timber cladding. A number of residential properties¹ are located immediately adjacent to the eastern boundary of the site. The distinctive whitewashed dormer style cottages are positioned immediately adjacent to the Estate road. The properties frame the entrance to the existing agricultural courtyard at Carnachuin. The area within the site boundaries includes a gravel surfaced courtyard at the southern end which serves the existing storage and agricultural buildings, and a large open field to the west, with a smaller field to the north. The site boundaries also extend northwards in an irregular shape through an area of recently planted woodland.



Fig. 2 : Cottages at entrance



Fig. 3 : Courtyard and agricultural buildings



Fig. 4 : The new steading would extend the field area to the west



Fig. 5 : Proposed kennels and access

2. Planning permission is sought in this application for the demolition of the existing agricultural shed and ancillary buildings and the construction of a new replacement building, which is designed as a large steading concept. A number of new ancillary buildings and dog kennels are also proposed on the site. A new access is proposed to be created in the north of the site. Various

¹ Torr Cottage, Carnachuin Cottage, Tack Room Cottage and a bothy.

landscaping works would be undertaken in conjunction with the new development.

3. The proposed new steading structure is described in supporting documentation as a facility which has been designed to be more in-keeping with the location of the site, rather than 'off the shelf' agricultural structures. The design concept is an "interpretation of the traditional Scottish Estate building style of the 18th and 19th centuries." Natural stone is the predominant external finish, together with a natural slate roof, cast iron rainwater goods, and all windows and doors being painted timber. The steading would be a two storey structure, effectively having four sides which would enclose a covered central vehicle storage courtyard. The four sided perimeter structure would accommodate a variety of uses, including estate management offices, deer larder and engineer's workshops at ground floor level. Upper floor accommodation would include a seminar room, archive and additional storage areas, with the latter being open to the central machinery storage space.



Fig 6 : Proposed eastern elevation

4. The steading is proposed in a relatively central position in the existing courtyard, and the footprint would also extend into the open field to the west. The steading would be positioned to emphasise its symmetry, with the central double height opening being located immediately opposite the existing main entrance into the yard. Similarly, on the northern elevation, the central entrance would be directly aligned with the proposed new access and the bridge across the burn.

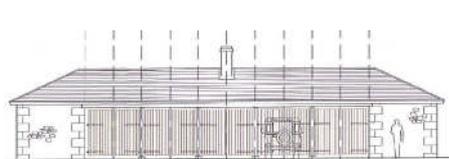


Fig. 7 : Proposed fuel/ refuse store

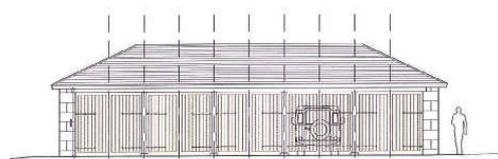


Fig. 8 : Proposed cart store

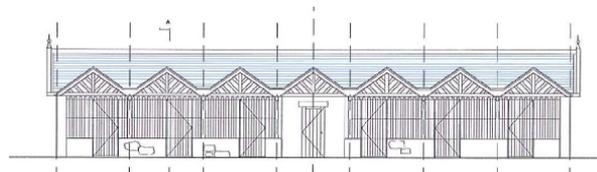


Fig. 9 : Kennel building

5. Of the two ancillary buildings proposed, one would be positioned at the southern end of the site. The single storey hipped roof building is identified as the fuel / refuse store and incinerator building. A series of timber double doors in the front (northern) elevation would provide vehicular access to valeting / maintenance bays and a wash bay. The remainder of the floorspace

(approximately 40%) would be occupied by a refuse storage area and incinerator, with a fuel store at the end of the building. The second ancillary building, identified as the 'cart shed' is of similar form, design and material finishes and is proposed to the south of the existing access to the yard. The southern façade of the structure would be formed by vehicular entrance doors, providing access to a five bay vehicle / cart parking area.

6. The dog kennels are proposed in a separate structure, remote from the new steading building, in the north western area of the proposed site, where relatively recent tree planting appears to have been undertaken. External materials are consistent with those on the other proposed new buildings – stone finish, with a slate roof. The structure would accommodate six kennels and associated runs.
7. The final major element involved in the redevelopment of the site is the construction of a new access leading from the north, towards the northern entrance of the steading. The new access would include a crossing of a burn and in conjunction with this works are proposed to create a pond.

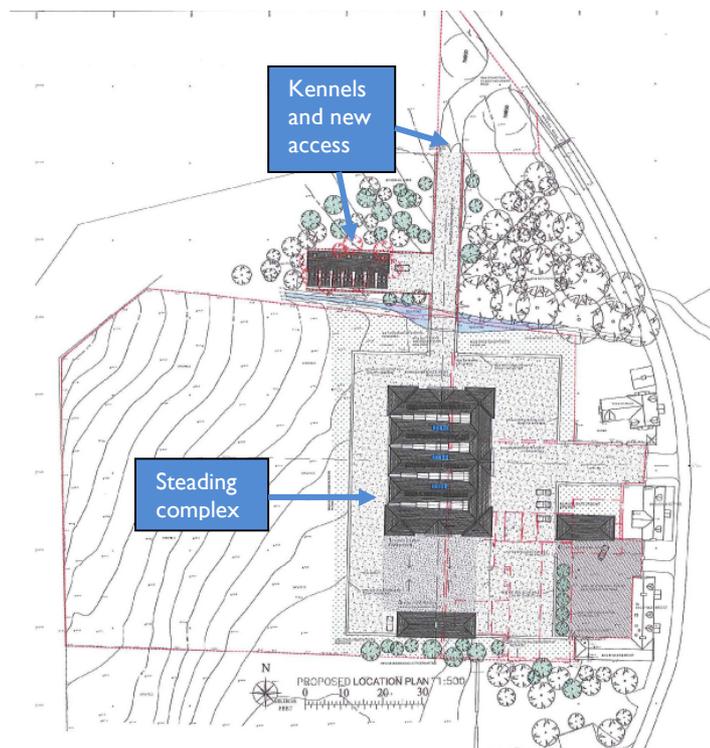


Fig. 10 : Proposed site layout

Development justification

8. The subject site is described in supporting documentation as being a long established settlement site. The existing facilities at the Carnachuin site are described as not being sufficient to serve Glenfeshie Estate which extends to over 50,000 acres. Consequently a significant upgrading and enhancement is required. The proposed new buildings would be “better organised for the current needs of Glenfeshie Estate.” The agricultural and storage buildings on the site which are to be demolished are described as obsolete and substandard and having “no intrinsic or historic value.”

9. In terms of the design concept, the design statement submitted in support of the proposal describes the design of the steading as being in the style of many of the classical 19th century Scottish estate steadings. Reference is made to the design including detailing similar to that of the lodge at Glenfeshie. It is suggested that the “approach with refined symmetry in the elevations is fitting to a principle estate steading in this area, echoing the form of a traditional group of farm buildings.

DEVELOPMENT PLAN CONTEXT

National policy

10. **Scottish Planning Policy² (SPP)** is the statement of the Scottish Government’s policy on nationally important land use planning matters. It supersedes a variety of previous Scottish Planning Policy documents and National Planning Policy Guidance. Core Principles which the Scottish Government believe should underpin the modernised planning system are outlined at the outset of **SPP** and include:
- The constraints and requirements that planning imposes should be necessary and proportionate;
 - The system shouldallow issues of contention and controversy to be identified and tackled quickly and smoothly; and
 - There should be a clear focus on quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.
11. **SPP** emphasises the key part that development management plays in the planning system, highlighting that it should “operate in support of the Government’s central purpose of increasing sustainable economic growth.” Para. 33 focuses on the topic of Sustainable Economic Growth and advises that increasing sustainable economic growth is the overarching purpose of the Scottish Government. It is advised that “the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places.” Planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that would contribute to economic growth.
12. Under the general heading of Sustainable Development, it is stated that the fundamental principle is that development integrates economic, social and environmental objectives, and that the “aim is to achieve the right development in the right place.”
13. As a replacement for a variety of previous planning policy documents the new **Scottish Planning Policy** includes ‘subject policies’, of which many are applicable to the proposed development. Topics include economic development, rural development, and landscape and natural heritage. The

² February 2010

following paragraphs provide a brief summary of the general thrust of each of the subject policies.

14. Landscape and natural heritage : The **Scottish Planning Policy** document recognises the value and importance of Scotland's landscape and natural heritage. It is accepted that landscape is constantly changing and the aim is to facilitate positive change whilst maintaining and enhancing distinctive character. As different landscapes have different capacities to accommodate new development, the siting and design of development should be informed by landscape character. There is also an acknowledgement that the protection of the landscape and natural heritage may sometimes impose constraints on development, but the potential for conflict can be minimised and the potential for enhancement maximised through careful siting and design.
15. **Scottish Planning Policy** concludes with a section entitled 'Outcomes' in which it is stated that the "planning system should be outcome focused, supporting the creation of high quality, accessible and sustainable places through new development, regeneration and the protection and enhancement of natural heritage and historic environmental assets."

Strategic Policies

Cairngorms National Park Plan (2007)

16. The Cairngorms National Park Plan sets out the vision for the park for the next 25 years. The plan sets out the strategic aims that provide the long term framework for managing the National Park and working towards the 25 year vision. Under the heading of 'conserving and enhancing the special qualities' strategic objectives for landscape, built and historic environment include maintaining and enhancing the distinctive landscapes across the Park, ensuring that development complements and enhances the landscape character of the Park, and ensuring that new development enhances the character, pattern and local identity of the built and historic environment.
17. Under the heading of 'Living and Working in the Park' the Plan advises that sustainable development means that the resources and special qualities of the national park are used and enjoyed by current generations in such a way that future generations can continue to use and enjoy them. Strategic objectives for economy and employment include creating conditions that are conducive to business growth and investment that are consistent with the special qualities of the Park and its strategic location and the promotion of green business opportunities.

Structure Plan Policy

Highland Council Structure Plan (2001)

18. **Highland Council Structure Plan** is founded on the principles of sustainable development, which are expressed as –
 - Supporting the viability of communities;

- Developing a prosperous and vibrant local economy; and
 - Safeguarding and enhancing the natural and built environment.
- A variety of detailed policies emanate from the principles.

19. The following provides a brief summary of the policies applicable to a development of this nature. **Policy NI – Nature Conservation** advises that new developments should seek to minimise their impact on the nature conservation resource and enhance it wherever possible. The Plan refers to the socio-economic benefits of the nature conservation resource and advises that it should be optimised by a high level and standard of interpretation and understanding wherever possible.
20. The Structure Plan also includes a section on biodiversity, defining it as “natural richness and diversity of nature – the range of habitats and species and the uniqueness of each and every organism.” Biodiversity is not the same as natural heritage, but is one of the key functional components. As a key part of the natural heritage of an area it is important to protect, and where possible enhance biodiversity and to monitor any change.
21. Section 2.4 of the Plan concentrates on the subject of landscape, stating that “no other attribute of Highland arguably defines more the intrinsic character and nature of the area than its landscape.” Similar to national policy guidance, there is a recognition that landscape is not a static feature and that the protection and enhancement of landscape and scenery must be positively addressed. **Policy L4 Landscape Character** states that “the Council will have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals.”
22. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things make use of brownfield sites, existing buildings and recycled materials; are accessible by public transport, cycling and walking as well as car; are compatible with service provision; demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environments; and contribute to the economic and social development of the community.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

23. The Cairngorms National Park Local Plan was formally adopted on 29th October 2010. The full text can be found at :
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
24. The Local Plan contains a range of policies dealing with particular interests or types of development. These provide detailed guidance on the best places for development and the best ways to develop. The policies follow the three key themes of the Park Plan to provide a detailed policy framework for planning decisions:
 - Chapter 3 - Conserving and Enhancing the Park;

- Chapter 4 - Living and Working in the Park;
 - Chapter 5 - Enjoying and Understanding the Park.
25. Policies are not cross referenced and applicants are expected to ensure that proposals comply with all policies that are relevant. The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 6. These proposals, when combined with other policies, are intended to meet the sustainable development needs of the Park for the Local Plan's lifetime. The following paragraphs list a range of policies that are appropriate to consider in the assessment of the current development proposal.
26. Policy 4 Protected Species : development which would have an adverse effect on any European Protected Species will not be permitted unless there are imperative reasons of overriding interest, including public health or public safety; there is no satisfactory alternative solution; and the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. The policy is intended to ensure that the effects of development proposals on protected species are fully considered by the planning authority. Developers will be required to undertake any necessary surveys for species at their own cost and to the satisfaction of Scottish Natural Heritage and the planning authority.
27. Policy 5 – Biodiversity : development that would have an adverse effect on habitats and species identified in the Cairngorms Biodiversity Action Plan, UK Biodiversity Action Plan, or by Scottish Ministers through the Scottish Biodiversity List, will only be permitted where
- (a) The developer can demonstrate that the need and justification for the development outweighs the local, national and international contribution of the area of habitat or population of species; and
 - (b) Significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable, and appropriate compensatory and / or management measures are provided and new habitats of commensurate or greater nature conservation value are created as appropriate to the site.
28. Policy 6 – Landscape : there will be a presumption against any development that does not complement and enhance the landscape character of the Park, and in particular the setting of the proposed development. Exceptions will only be made where any significant adverse effects on the landscape are clearly outweighed by social or economic benefits of national importance and all of the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction.
29. Policy 16 – Design Standards for New Development : this is one of a number of policies which is intended to encourage developers to consider how they can best include the principles of sustainable development in their proposals, and consider the impact on the environment, economy and community. Policy 16

requires that all proposals are accompanied by a design statement which sets out how the requirements of the policy have been met. The design of all development is encouraged to :

- Reflect and reinforce the traditional pattern and character of the surrounding area and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and materials;
- use materials and landscaping that will complement the setting of the development;
- demonstrate sustainable use of resources; and
- be in accordance with the design standards and palette of materials as set out in the Sustainable Design Guide.

Supplementary Planning Guidance

30. In addition to the adoption of the Cairngorms National Park Local Plan (2010) on 29th October 2010, a number of Supplementary Planning Guidance documents were also adopted.

Sustainable Design Guide

31. The guide highlights the fact that the unique nature and special quality of the Cairngorms National Park and the consequent desire to conserve and enhance this distinctive character. The guidance has at its core the traditional approach to design which aims to deliver buildings which provide a resource efficient, comfortable and flexible living environment. The **Sustainable Design Guide** requires the submission of a Sustainable Design Statement with planning applications. It is intended that applicants would use the Sustainable Design Statement to demonstrate how standards set out in the Sustainable Design Checklist will be achieved.
32. One of the key sustainable design principles referred to in the document is that “future development in the Park should be sensitively located, reflect existing development pattern and setting, and respect the natural and cultural heritage of the Park.” Developments are also required to reflect traditional materials and workmanship, and take on board innovation, contemporary design and the emergence of modern methods of construction.

CONSULTATIONS

33. **Highland Council Forestry Officer** : The Forestry Officer notes in his response that the kennels are proposed in an area of young trees, and that the formation of the proposed new access in this area would also require the removal of a mature pine tree. Overall, the level of tree removal in relation to the extent of retained trees is considered acceptable. There is no objection to the proposal although it is recommended that further details are provided in relation to new planting. It is suggested that this could be required as a condition in the event of the granting of planning permission.
34. **Planning Gain** : The proposal has been considered by Planning Gain officials and due to the replacement nature of the proposal it has been confirmed that

the proposed development would not be the subject of developer contributions.

35. **CNPA Ecology Officer** : The Ecology Officer has considered the natural heritage implications of the development proposal and notes in the consultation response that the development would have a minor impact on ecology, but with the impact capable of being addressed by appropriate mitigation measures. The potential impacts identified include :
- the loss of a grassland habitat to accommodate the footprint of the new structure;
 - the loss of bird nesting habitat in the built environment through the removal of existing structures;
 - the loss of young native trees due to the proposed creation of the track, bridge and kennels; and
 - potential modifications to the stream through the construction of the proposed bridge and weir in conjunction with the new access.
36. A number of measures and precautionary actions are recommended to mitigate the identified impacts. For example, the dismantling of the existing buildings should not occur during the nesting season and in conjunction with this the loss of nesting opportunities in the demolished buildings should be compensated for by the incorporation of nest boxes or cavities within the new building design. Roosting opportunities should also be provided for bats. The area of young planted trees which would be lost at the proposed new northern access to the site could be compensated for by the planting of diverse, local origin, native trees species.
37. **CNPA Landscape Officer** : The consultation response from the Landscape Officer notes that Carnachuin is visible in places from the estate road and a number of access tracks, as well as from higher open hill ground to the east. Despite this visibility, the large structure which is proposed is considered to be of a form and stature which could sit comfortably in this large scale and simple landscape. The orientation and symmetry of the proposed new buildings (steading, cart shed and fuel store) are considered to relate well to the existing cottages which lie immediately on the eastern boundary of the site. Trees which exist to the north of the identified site provide a setting for the whole cluster of buildings at Carnachuin.
38. In general the traditional form and finish of the new buildings is considered appropriate. Reference is however made to the roof expanse of the steading building, which is large and when viewed from a distance in conjunction with the extensive area of hard standing in the vicinity, is likely to be prominent. In order to address this, it is recommended that consideration be given to tree planting within the walled yard. The Landscape Officer has no objection to the development proposal but recommends, in order to ensure that the development complements and enhances the landscape character of this part of the National Park, that a detailed landscaping plan is provided, which would include formal tree planting proposals within the walled yard area.

REPRESENTATIONS

39. No representations have been received in connection with the proposed development.

APPRAISAL

Principle

40. As a proposal for the demolition of existing buildings and their replacement with new structures to fulfil the same functions, the principle of the development is acceptable. The issues to consider therefore relate to the detail of the proposal, specifically the design and scale of the proposed development and its impacts on the landscape and other natural heritage interests in the area.

Design

41. The supporting information identifies the existing agricultural and storage structures on the site as standard off the shelf structures. Whilst they do not offend the landscape setting, they do not offer any enhancement opportunities. A need has been identified by the Estate for buildings which offer better potential to fulfil the functional operating requirements. The opportunity is being taken in the current planning application to introduce buildings which fulfill the functional aspect and also offer considerable enhancement opportunities.
42. The proposed new steading complex represents a significant increase in the built elements on the site. However, as acknowledged in the consultation response from the CNPA's Landscape Officer, the proposed new building is of a form and stature which would sit comfortably in the large scale and simple landscape in which it is proposed. As pointed out in the design statement supporting the application, the design concept has its origins in Estate architecture of past centuries. The carefully considered design approach and its geometrical planned relationship with the neighbouring residential properties, together with the nature of the finishes proposed, all lead to the conclusion that the development will be one of high quality, appropriate to the location and offering significant enhancement opportunities.



Fig. 11 : 3D image of proposed new development at Carnachuin

43. The kennels and other ancillary structures would utilise the same combination of external materials and the smaller scale of each of those structures is an appropriate recognition of the need to minimise their impact on the immediate surroundings, such as in the recently planted woodland area where the kennels are proposed, and on the existing residential properties which are in close proximity to the proposed cart shed. In considering the overall development in the context of national level planning policy, and Structure Plan and Local Plan policy, it is considered to accord with policies on landscape and rural development. It could be regarded as a successful example of the functional requirements of a rural enterprise being met through a design solution which strongly reflects the requirements of Policy 16 – Design Standards for Development of the CNP Local Plan and the associated Sustainable Design Guide.

Mitigation measures

44. Reference has been made in the consultation responses from the CNPA's Landscape Officer and Ecology Officer to a number of relatively minor impacts, all of which have the potential to be satisfactorily mitigated. Further enhanced proposals for tree planting are considered a sufficient solution to minimise the visual impact of the large roof expanse of the steading when viewed from a distance. Measures to mitigate against the potential loss of bird nesting habitat resulting from the demolition of the existing buildings, and the loss of a small area of native tree planting, have been outlined in para. 36. All of the mitigation measures suggested are reasonable, practical and can be secured through incorporating them as requirements of a planning consent.

Conclusion

45. In conclusion, the proposed development is acceptable. It accords with planning policy and with the aims of the National Park. It will be of benefit in assisting the more efficient functioning of estate operations and will also deliver a higher quality development than currently existing on the site.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

46. The proposed development involves the replacement of standard agricultural buildings, with a high quality traditional steading concept, which would be of benefit to the overall landscape character of the area. The development has been identified as having the potential to give rise to a limited number of impacts on natural heritage features (loss of some trees, and loss of nesting opportunities in the existing buildings which would be demolished), but sufficient measures can be put in place to mitigate against those potential impacts.

Promote Sustainable Use of Natural Resources

47. Supporting information indicates that salvaged or second hand materials would be used where possible. Measures such as the inclusion of solar panels on the roof of the proposed new steading would also assist the sustainability of the development.

Promote Understanding and Enjoyment of the Area

48. The development has limited impact on this aim. The introduction of high quality buildings, inspired by traditional estate architecture of past centuries, in place of the existing standard agricultural buildings on the site, would assist in enhancing the landscape quality of the general area.

Promote Sustainable Economic and Social Development of the Area

49. The proposed development, which has been purpose designed to fit the landscape and be 'fit for purpose' and would provide an improved working environment for a variety of estate activities. As such it could be considered to contribute to the economic development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for the demolition of existing agricultural shed and ancillary buildings and the construction of a new replacement Carnachuin steading building, ancillary buildings, dog kennels, retention and extension of existing wall, landscaping, construction of bridge and new access on land at Carnachuin, Glenfeshie, Kingussie, subject to the following conditions :

1. The development to which this permission relates must be begun within three years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 or amended by the Planning etc. Scotland Act 2006.

2. Prior to the commencement of development revised landscaping details shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority –
- (a) A detailed landscaping plan pertaining to all areas identified for planting on dwg. no. I340E 002 ('Site Plan as proposed);
 - (b) The introduction of additional landscaping proposals within the walled area;
 - (c) A planting specification to include details of timing, ground preparation, fertilising and watering; and
 - (d) A protection plan and maintenance schedule that secures the form, stability and longevity of the planting;

The landscaping works shall be undertaken thereafter in accordance with the agreed measures. The landscaped areas shall be maintained in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason : in the interests of visual amenity and to enhance the natural heritage value of the area.

3. Prior to the commencement of development, detailed drawings shall be submitted for the written agreement of the Cairngorms National Park Authority, acting as Planning Authority, to show the incorporation of bat roosting opportunities and / or swift nest boxes in the new buildings.

Reason: In the interests of achieving a design which is appropriate to the rural setting and in the interests of conserving and enhancing the natural heritage of the area.

4. Prior to the commencement of above ground construction works, samples of window frames, roofing and all external wall materials shall be submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. All agreed materials shall be utilised in the construction thereafter.

Reason: To ensure that the detailed finishing materials are appropriate for the building and its setting.

5. Prior to the commencement of development, detailed elevations of the proposed new wade bridge and culvert, together with an accompanying construction method statement shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority. The works shall be undertaken in accordance with the agreed proposals thereafter.

Reason : in the interests of clarity and orderly development and in order to ensure that watercourses in the area are adequately protected.

6. All public services for the development, including electrical, telephone cables etc. shall be located underground throughout the site.

Reason: In the interests of minimising the visual impact of the development.

7. No buildings shall be dismantled during the recognised bird breeding period between March and August (inclusive), unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority. In the event that work is required in exceptional circumstances to be undertaken during the period from March to August, a nesting bird survey shall be undertaken immediately prior to any work. If nesting birds are recorded the works shall stop until the birds have ceased nesting or a license had been obtained from the Scottish Government to permit disturbance.

Reason : In order to protect nesting birds and in the interests of conserving and enhancing the natural heritage of the area.

Advice notes :

(a) Advice and products on how to incorporate bat and bird nesting opportunities into the built environment is available from a variety of sources, including

- www.rspb.org.uk/advice/helpingbirds/nestboxes/index.aspx;
- www.concernforswifts.com;
- www.swift-conservation.org;
- www.bats.org.uk;
- www.habibat.co.uk;
- www.barnowltrust.org.uk

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11 June 2012

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.