
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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

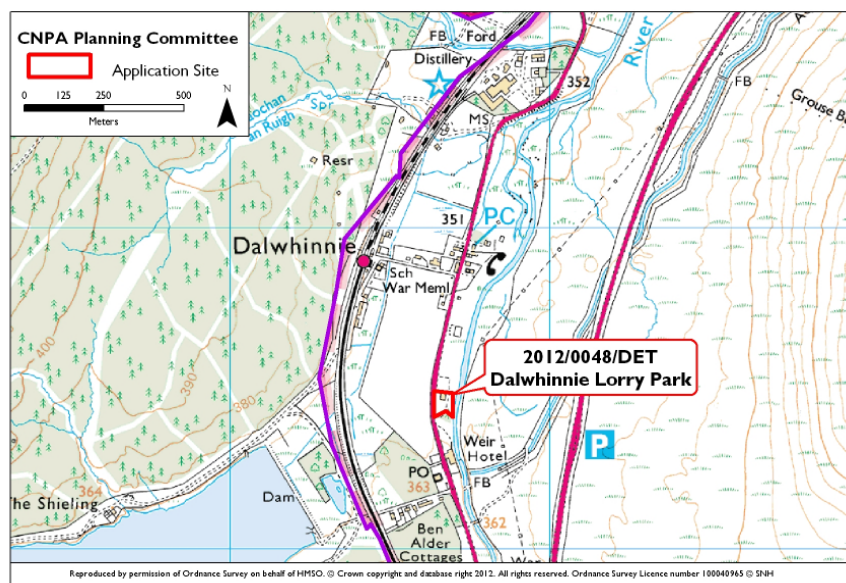
DEVELOPMENT PROPOSED: VARIATION TO DEMOLITION OF EXISTING DILAPADATED FORMER TOURIST INFORMATION BUILDING AND RELOCATION AND ENLARGEMENT OF PORTACABIN ACCOMMODATION AT DALWHINNIE LORRY PARK, DALWHINNIE

REFERENCE: 2012/0048/DET

APPLICANT: BALFOUR BEATTY UTILITY SOLUTIONS LTD C/O CKD GALBRAITH, EDINBURGH

DATE CALLED-IN: 2 MARCH 2012

RECOMMENDATION : APPROVE WITH CONDITIONS



Grid reference : 263673 784529

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This application is on land in Dalwhinnie, and is part of a site on which the CNPA granted planning permission for the formation of a temporary site construction compound and associated welfare and accommodation facilities (CNPA planning ref. no. 10/264/CP refers). The development was required in connection with the Beauly Denny overhead line works which Scottish Ministers granted consent for in January 2010. The subject site is located within the settlement of Dalwhinnie, a short distance to the north of the core area of the settlement. It is bounded to the west by the A889 trunk road and the former Loch Ericht Hotel is located on land to the south of the site.
2. Planning permission is sought in the current application for a variation to the consent granted by the CNPA, with the variation involving the demolition of the existing dilapidated former tourist information building and the relocation and enlargement of portacabin accommodation on the site.

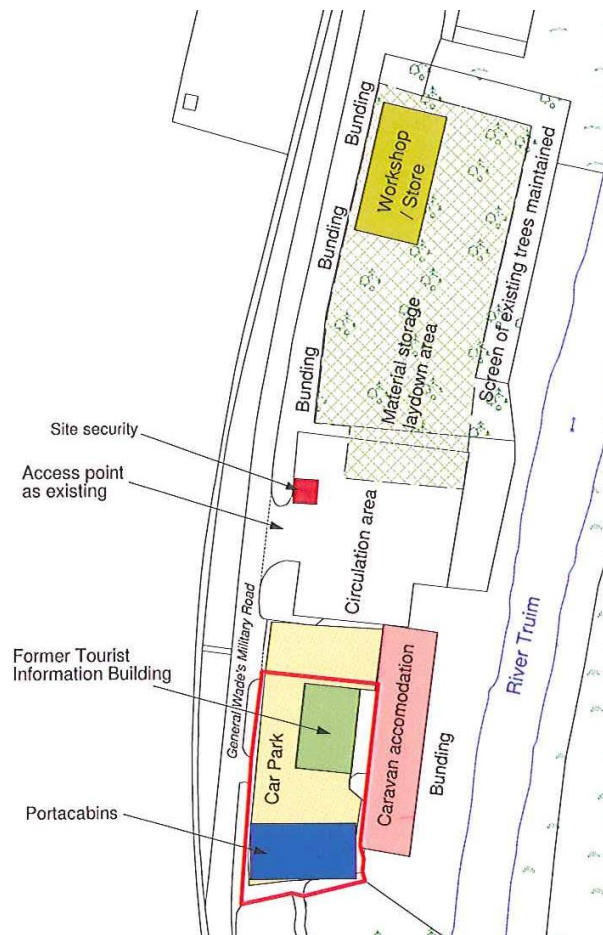


Fig. 2 : Proposed site layout

3. The currently proposed site only encompasses the southern area of the overall compound site. The site includes the former tourist information office building and the immediately surrounding land. The treatment of the building is the main element of consideration in the current planning application. Areas to the north outwith the current site boundaries accommodate a number of

aspects of the temporary compound, including a hard surfaced area which is in use as a circulation space, and materials storage area and a large workshop / store which has been erected in the northern area of the site. A number of caravans are also sited on the previously approved site, in a location to the rear of the former tourist office building (and outside the current site boundaries).

4. Timber fencing has been erected around the northern and southern areas of the subject site, forming an effective separation from the vehicular circulation area to the north. The area immediately surrounding the former tourist office has been cordoned off with security barriers and herras fencing to prevent access. Much of the surrounding area is currently being used for compound staff car parking and in addition, a series of portacabins have been installed in the southernmost area of the site and are in use by staff. This is part of the office accommodation for which permission is sought in the current application, in lieu of the use of the building as office space. This aspect is therefore partly retrospective.

Development permitted under CNPA ref. no. 10/264/CP

5. The planning permission granted on the site in November 2010 was for a temporary period, for a maximum of five years and included permission for the following :
 - The retention and refurbishment of the former tourist information building in order to provide office accommodation and meeting room facilities;
 - A workshop / storage building;
 - Open storage facility of circa 0.6 hectares;
 - An accommodation area for up to 25 caravans; and
 - Parking facilities for cars and lorries.



Fig. 3 : Derelict building



Fig. 4 : Portacabins in place

Current demolition proposal and justification

6. Planning consent is now being sought for the demolition of the existing building and the erection of temporary office accommodation, with proposals to restore the site to a “a clean and tidy condition with a level hardcore finish” on expiry of the original consent.
7. A significant level of supporting information has been provided in order to justify the proposed demolition of the former tourist information building. The building is described as being in a dilapidated state, having been vacant for over ten years. The applicants acknowledge that at the time of submitting the

previous application on the site in 2010, an inspection has been undertaken and budget figures had been prepared for its refurbishment. More in depth investigation into the structural integrity of the building has since been undertaken in recent months, involving the services of Consulting Structural Engineers and a local building contractor.

8. Due to the poor structural condition of the building, the estimated costs of refurbishment would be at least three times more than originally budgeted.¹ It appears from the supporting information provided that an initial visual survey of the building did not identify the deficiencies of the building and the extent of work that would be necessary in order to bring it up to current building standards and secure Building Regulations Approval. Further structural details have now been provided on the condition of the building in support of this current planning application. The refurbishment of the building would require the strengthening of the existing external walls in conjunction with the incorporation of new internal walls bonded into the existing / retained external walls. Some of the formerly existing internal walls have been removed and this has negatively impacted on the stability of the building. Other work which would be necessary as part of a refurbishment programme includes :
 - Replacement of the existing flat roof structure with a new pitched roof which would be more suited to the exposed location of the building;
 - Complete repair or demolition of the annex structure;
 - Remedial works to tie the existing external and internal wall components together;
 - The incorporation of insulation to the existing wall and ground floor constructions; and
 - The replacement of the existing timber floor with a new ground bearing concrete floor.

9. The submission from the applicants states that there is no economic justification for the significantly increased expenditure that would be required to refurbish the building. Although the original planning application highlighted the potential for betterment to the community, the case still remains that the property is privately owned and when handed back to the owner at the end of the period of use, would not be available for public use without specific agreement with the landowner. Supporting information also suggests that there is no commercial market demand for space in Dalwhinnie currently. The applicants suggest that the proposed demolition of the dilapidated structure and leaving the site in a cleared state at the end of the period of use would provide longer term potential for the site to accommodate some form of commercial use, as the costs of demolition would not have to be borne by a developer or occupier. Reference is also made to the “likelihood of even a refurbished building standing vacant for a significant period of time” and the proposed demolition would instead avoid the “legacy of a vacant building in a relatively exposed situation deteriorating over time.”

¹ The original budget for the refurbishment of the building was approximately £70,000, while the works which are now known to be necessary to refurbish the building are calculated to be over £320,000. In contrast, the current proposal to demolish the building and provide office accommodation in modular buildings for the duration of the project would cost £221,664.

Office accommodation

10. The office accommodation and meeting space which is required on site would be accommodated in single storey modular (Titan portakabin) units. As detailed earlier in this report, a number of the units have already been positioned on site, in the southern area, at 90 degree angles to the public road. Supporting information states that this was necessary in order to provide basic operating facilities.

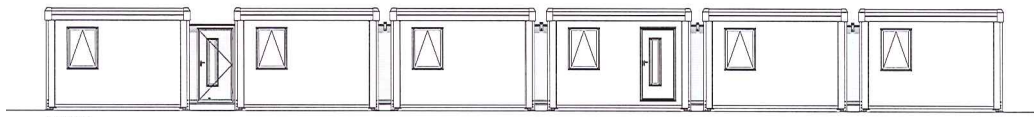


Fig. 5 : Proposed temporary units

11. A total of six units are proposed², all of which would be interlinked by small corridor link units. The overall footprint of the conjoined units would extend to approximately 14.6 metres x 27.1 metres. The portakabin units have an external finish of plastisol-coated galvanised steel cladding on the walls and roof. Windows are double glazed uPVC. The following is a summary of the accommodation that would be provided in the 6 units on site :
- Unit 1 – reception and conference room;
 - Unit 2 – open plan office and one private office;
 - Unit 3 – open plan office;
 - Unit 4 – open plan office and one private office;
 - Unit 5 – canteen and toilet facilities (welfare suite); and
 - Unit 6 – four private offices.

DEVELOPMENT PLAN CONTEXT

National policy

12. **Scottish Planning Policy³ (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.

² 5 of the units have a floor area of approximately 14.6 metres x 4 metres, with the final unit being approximately 12m x 4m.

³ February 2010

13. **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.
14. 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.”
15. 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 following paragraphs provide a brief summary of the general thrust of each of the subject policies.
16. Economic development : Planning authorities are encouraged to respond to the diverse needs and locational requirements of different sectors and to take a flexible approach to ensure that changing circumstances can be accommodated. The benefits of high environmental quality are also recognised and planning authorities are therefore required to ensure that new development safeguards and enhances an area’s environmental quality and where relevant, also promote and support opportunities for environmental enhancement and regeneration.
17. Rural development : Para. 92 of **Scottish Planning Policy** states in relation to rural development that the “aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality.” All new development is required to respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards.
18. 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.

19. **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." Planning authorities are required to be clear about the standard of development that is required. Quality of place not only refers to buildings, but also how the buildings work together as well as the relationships between buildings and spaces. Design is highlighted as an important consideration and planning permission may be refused solely on design grounds.⁴ Finally it is stated that the planning system should be "judged by the extent to which it maintains and creates places where people want to live, work and spend time."

Strategic Policy

Cairngorms National Park Plan (2007)

20. 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 in settlements and surrounding areas and the management of public spaces complements and enhances the character, pattern and local identity of the built and historic environment.
21. 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

Highland Council Structure Plan (2001)

22. **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.

⁴ Para. 256.

23. 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.
24. 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.
25. 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.”
26. **Policy UI – Electricity Distribution Network** Highland Council states that it will welcome the refurbishment and strengthening of the electricity distribution network.
27. **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)

28. 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/planning/localplan/pdf/19-Aug-10-Local-Plan-with-PIMs-included-for-web-23-Aug.pdf>
29. 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.

30. 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.
31. *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.
32. *Policy 25 : Business Development* : proposals which support economic development will be considered favourably where the proposal is compatible with existing businesses in the area, supports or extends an existing business, is located within an allocated site on proposal maps, or meets one of four other criteria –
- (a) In identified settlements; or
 - (b) Outwith settlements; or
 - (c) Other business opportunities; or
 - (d) Loss of business.
- In the context of the current development proposal, (a) is the most relevant as the proposal is on land which is within an identified settlement. The policy requires developments proposed within identified settlement boundaries to support the economic vitality and viability of the centre.
33. In terms of specific settlement proposals contained in the Cairngorms National Park Local Plan, as already detailed the proposed site is within the identified settlement boundaries of Dalwhinnie.⁵ The site has not been identified for any specific land use allocation and as such it is 'white land' which allows consideration to be given to various appropriate uses.

Supplementary Planning Guidance

34. 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.

⁵ Dalwhinnie is identified as a rural settlement in the settlement hierarchy.

Sustainable Design Guide

35. 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.
36. 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

37. **Dalwhinnie Community Council** : Concern was expressed in the initial consultation response from Dalwhinnie Community Council. Reference was made to the original planning application on the site involving the refurbishment of the existing building for use as office accommodation to serve the applicants. The submission stated that “the Community Council has received assurances from the owner of the building that after the transmission line is completed the refurbished building would be put to some agreed community use, either commercial or social.” It suggested that the refurbishment of the building is one of the few “community gains” for Dalwhinnie from the Balfour Beatty compound being placed in the village. The concluding point in the initial consultation response was that “the opportunity for a new commercial or community enterprise in the heart of the community that the refurbished building will create, is of real and lasting significance to the future of the village.”
38. The CNPA drew the concerns of the Community Council to the attention of the applicants’ agent. As a result of dialogue between the agent and a community council representative, the applicants were invited to attend the recent Community Council meeting⁶ to discuss the proposal.⁷ Following this meeting, Dalwhinnie Community Council have recently submitted a revised response expressing support for the proposed demolition of the disused

⁶ Meeting of May 28th, 2012.

⁷ It was originally intended that this application would be scheduled for determination at the CNPA planning committee of May 25th. This intended scheduling did not proceed, as it was considered inappropriate prior to the Community Council having the opportunity to fully explore their concerns directly with the applicants.

tourist office, “subject to the site being appropriately cleared and landscaped when the compound is no longer required.”

REPRESENTATIONS

39. The proposal was advertised in the Strathspey and Badenoch Herald on 22nd February 2012. No representations have been received in connection with the proposal.

APPRAISAL

40. The CNPA previously accepted the principle of the development of a temporary compound on land at the former tourist information office in Dalwhinnie. The current proposal seeks to vary elements of the approved development, primarily the demolition of the building on the site (rather than the previously approved refurbishment) and the use of portacabins to provide office accommodation. While the principle of the overall compound development remains applicable, the main factor to consider is whether or not the proposed demolition of the building, and the associated use of temporary portacabin facilities on the site is an appropriate alternative.

Principle

41. As detailed in para. 33, the subject site does not have a specific land use allocation and as such a variety of uses are open to consideration. In this context, the demolition of the existing structure is not precluded. The refurbishment of the building to accommodate office space for the duration of the compound works in the area was a key feature of the previously approved planning permission on the site. It was not however the primary factor in the granting of that consent, but was part of an overall package of measures associated with the operation of the compound. The refurbishment plans were accepted at that time as being a practical solution to the requirement for office space, and one which would improve the building from its disused deteriorating condition.

Community concerns

42. The refurbishment works which were planned for the building were viewed as positive. However, there was always an awareness that the site is in private ownership and that the use of the refurbished building at the end of its compound use would revert back to the control of the landowner. As such, the benefits to the community from the refurbishment of the building would be curtailed to aesthetic benefits, arising from an overall improvement of the site and improvements to the appearance of the building. Any community aspirations for the longer term use of the refurbished building are outwith the scope of the planning permission and this would be a private matter between the landowner and community members. Although the Community Council initially raised concerns about the proposed demolition, alluding to assurances from the building owner that the refurbished building would be “put to some agreed community use,” the most recent submission, as detailed in para. 38, accepts and supports the current proposal for demolition. A copy of the minutes of a recent Community Council meeting have been included with the revised consultation response, and they indicate that community efforts for a

particular facility⁸ are to be concentrated on another “more appropriate” village location and building.

Case for demolition

43. Notwithstanding the initial community concerns, other matters to consider in relation to the proposed demolition includes the evidence presented in this application to support demolition rather than refurbishment, and the impacts of the demolition on the site and the surroundings. The initial Community Council response raised a pertinent point in suggesting that there was ample opportunity to survey the building and be aware of its condition prior to the submission of the original planning application. Recently submitted information from the applicants in support of the case for demolition appears to suggest that investigations were curtailed to a visual inspection at that time. The extent of work required to bring the building up to the required standard to secure Building Regulation approval have been investigated in much greater detail in recent months and the extent of defects and the resulting costs have been identified. The projected costs of refurbishment are over four times the original budget allocated. However, the determination of the current planning application should not focus on cost issues. It is only of relevance in the context of whether or not the costs that might be expended would ultimately deliver a building which would be appropriate and beneficial in that location. The design of the current unused structure is uninspiring and does not make a particularly positive contribution to the setting of Dalwhinnie. The origins of the building would seem to have derived from a functional requirement, rather than being driven by aesthetic considerations. The refurbishment of the building as permitted through the consent for the temporary compound only involved repair works to the exterior (as well as internal improvements to create office space) and did not involve any proposals to visually enhance the structure.
44. The issue which must be weighed up in the current proposal is whether or not the demolition of the building and the achievement of a cleared, tidy site, with elements of landscaping provision, at the end of the period of use of the compound, would be of greater benefit than the retention of a poorly designed building, which is an adversely prominent feature in the landscape, and where no specific after use or demand has been identified for the building. In the event that the demolition of the building is deemed acceptable, this would be in conjunction with the acceptance of the use of temporary portacabin facilities on the site for the remaining duration of the temporary compound consent. In considering all of the issues, the demolition of building is considered an acceptable and pragmatic solution to the challenges presented at the site. The temporary office facilities would undoubtedly result in an additional visual impact, but this would be for a limited period and the units would be in keeping with the somewhat industrial appearance of the remainder of the compound. The impact of the temporary office units can be partly gauged at present due to the fact that some of the units are already in place in the southern area of the site. Their installation, without the benefit of planning

⁸ A community birdlife centre has been referred to in the Minutes of the Community Council meeting of May 28th 2012.

permission, cannot be condoned and is disappointing, but nonetheless should not prejudice the consideration of their acceptability on the site until the end of the temporary consent.⁹

Conclusion

45. In conclusion, subject to an appropriate restoration of the currently proposed site in conjunction with the agreed restoration proposals for the wider site area at the end of the period of temporary consent, the request to vary the consent to allow the demolition of the building and the temporary use of the portacabin facilities is acceptable. A bond has already been put in place with regard to restoration of the site and this would be applicable to amended restoration proposals arising in connection with the current application.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

46. The development is on a brownfield site within the village of Dalwhinnie. Although adjacent to the River Spey Special Area of Conservation, the current demolition proposal does not raise issues in relation to natural heritage issues. The building is in a visibly deteriorating condition and combined with the basic design, it is not considered to be a building which contributes to the conservation or enhancement of the landscape qualities of the area. Restoration of this area of the site would occur at the end of the period of use, in conjunction with the restoration proposals already agreed in relation to the others areas of the wider compound site. The overall restoration works could offer some opportunities for the restoration to be undertaken in a manner which would assist in conserving and enhancing the natural heritage of the area. Any restoration works would also have the potential to improve the visual qualities of the site from its present condition.

Promote Sustainable Use of Natural Resources

47. The nature of the development does not provide opportunity to promote the sustainable use of natural resources.

Promote Understanding and Enjoyment of the Area

48. The proposed demolition of the existing building, which is in a deteriorating state, could offer some level of improvement on the current condition of this area of the compound site. In this respect the proposal could be considered to make a very limited contribution to enhancing the public's enjoyment of the area.
49. Nonetheless, it is recognised (and has been acknowledged in the course of the previous planning application for the overall compound development) that for the duration of the existence of the temporary compound, the overall development may detract from the visual enjoyment of the area. However, the

⁹ November 2015.

site would be restored after use, thereby ameliorating the visual impacts and improving the site from its existing condition.

Promote Sustainable Economic and Social Development of the Area

50. The current proposal would allow the site to be utilised in a more efficient manner than at present. This would be of benefit to the overall operation of the compound facility in Dalwhinnie. The operation of the compound at this location for a temporary period has the ability to assist the economic and social development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for the demolition of the existing dilapidated former tourist information building and the relocation and enlargement of portacabin accommodation as a variation to CNPA planning ref. no. 10/264/CP on land at Dalwhinnie Lorry Park, Dalwhinnie, 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. This is a temporary permission, and shall expire on 12 November 2015. The use of the site as part of the construction compound shall cease on that date; all structures shall be removed from the site; and the site shall be restored in accordance with restoration proposals which shall be agreed with the Cairngorms National Park Authority acting as Planning Authority.

Reason: In the interests of the general amenity and the visual amenity of the area and to coincide with the date on which the temporary consent for the overall compound expires, as stipulated in CNPA planning ref. no. 10/264/CP.

3. Prior to the demolition of the existing structure, a detailed post-operational restoration plan shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority, and shall include the following : -
 - (a) Details of all ground works, including removal of areas of hard standing and the redistribution of soils;
 - (b) Details of all restoration proposals; and
 - (c) Landscaping proposals for the planting of native species, which shall be consistent with the general character of the wider area.

The restoration works shall thereafter be undertaken in accordance with the agreed measures and in conjunction with the restoration measures agreed for the remainder of the compound site, in accordance with CNPA planning ref. no. 10/264/CP.

Reason: In order to ensure that the subject site is restored in an acceptable manner which would assist in enhancing this area of the village of Dalwhinnie.

4. Locally sourced hardcore shall be used in the surfacing of all hard standing areas within the site.

Reason: In order to minimise the visual prominence of the development and in order to avoid changes to soil chemistry in the long term.

Mary Grier

planning@cairngorms.co.uk

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.