
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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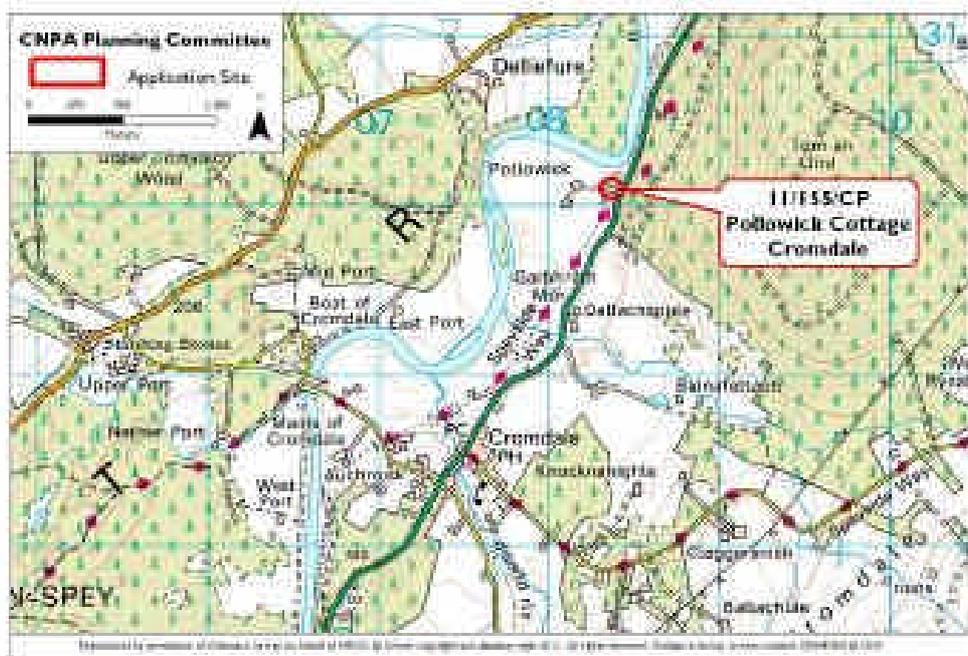
DEVELOPMENT PROPOSED: PLANNING PERMISSION FOR REFURBISHMENTS, ALTERATIONS AND EXTENSION TO DERELICT COTTAGE AND SITING OF RESIDENTIAL CARAVAN DURING CONSTRUCTION PERIOD AT POLLOWICK COTTAGE, CROMDALE

REFERENCE: 11/155/CP

APPLICANT: MR. SHAUN NICHOLLS C/O COLIN ARMSTRONG ASSOCIATES, FAIRWAYS BUSINESS PARK, INVERNESS

DATE CALLED-IN: 27 MAY 2011

RECOMMENDATION: APPROVE WITH CONDITIONS



Grid reference: 308387 830103 (easting northing)

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Planning permission is sought in this application for the refurbishment and alterations to Pollowick Cottage, together with an extension to the cottage. In conjunction with this, permission is also sought for the siting of a residential caravan on the site during the construction period. The subject site extends to 0.159 hectares and is located approximately 1.80 kilometres to the north of Cromdale. The identified site area includes the access track which leads uphill from it to the junction with the A95 Trunk Road are included within the identified site boundaries. The access track also continues past Pollowick Cottage to provide access to the farm and lands to the west.
2. Pollowick Cottage is a single storey structure, which has been uninhabited for many years and is in a deteriorating condition. It consists of a stone building under a corrugated tin roof. The currently proposed design would result in the retention of the cottage as part of a larger house, with the existing wall finish retained and refurbished and a new slate roof to replace the tin roof. A new entrance porch is proposed on the front elevation. In general, the openings proposed largely adhere to existing openings. The new extension which is proposed as part of the development proposal would create a new one and three quarter storey block, positioned perpendicular to the original cottage. The new extension would also have a slate roof and external walls would be finished in a white render. All windows and doors are proposed to be timber.



Fig. 2: Pollowick Cottage, as existing

3. The refurbished cottage element of the property would include the aforementioned entrance porch, as well as the kitchen, utility, WC and cloakroom. A corridor would lead into the new extension where ground floor accommodation would include a lounge, dining / family room and one en suite bedroom. The remaining two bedrooms and bathroom would be located on the first floor of the new extension.



Fig. 3: New extension (left) and refurbished cottage (right)

4. A residential caravan is already in place adjacent to the eastern site boundary. The details contained on the proposed site layout plan state that the temporary caravan and its associated decking would be removed upon completion of the works. The caravan was apparently positioned on the site some years ago in connection with the start of initial works to implement a previous permission for an extension to the cottage. In addition to the caravan, there are also a variety of miscellaneous structures on the site, including a block built flat roof shed which houses the existing well,¹ a 'portaloo' facility and a shipment container.

Site history

5. Planning permission was granted by Highland Council in 2003 for alterations, extensions and re-instatement of Pollowick Cottage as a dwelling house. Some foundation work was started in connection with the previously approved extensions. However, due to practical difficulties in implementing the permission, the applicant chose to pursue an alternative development proposal and in 2009 submitted a planning application seeking permission for the demolition of the derelict cottage and the erection of a new dwelling on the site.
6. The application was 'called in' by the CNPA (CNPA ref. no. 09/054/CP refers) as it represented a proposal for a new house in an area identified as Restricted Countryside under the Badenoch and Strathspey Local Plan (1997) and was considered to raise issues in relation to the collective aims of the National Park. The applicant was required to provide various points of additional information in support of that proposal, including alterations to the junction of the access with the trunk road, flood risk information and details to demonstrate compliance with the applicable housing policy.² The applicants / agent were given a lengthy time period in which to bring forward proposals which would address the various concerns. This culminated in a meeting on site in January 2011, attended by the applicant's agent and a CNPA planning officer. Various measures were agreed in an effort to address the unresolved issues and the current planning application has been submitted as a result. CNPA planning ref. no. 09/054/CP was withdrawn upon submission of this application.

Supporting information

7. A Design Statement has been submitted in support of the proposal and describes the background to the design concept under a number of headings :

Site analysis: The site and existing cottage are set well down below the public road level, and with the relative levels and existing natural planting, the site and cottage would have no visual impact from the immediate public road. It is stated that the existing cottage can only be seen clearly from the public road at some considerable distance to the south west when leaving Cromdale.

¹ The existing well would be redirected underground to the new dwelling. The site layout plan identifies that the existing enclosure would be demolished.

² Under the Badenoch and Strathspey Local Plan, proposals for new houses in Restricted Countryside Areas were only permitted in exceptional circumstances where a house was essential for the management of land, related family and occupational reasons.

Existing building: The existing derelict cottage consists of stone walling and timber roof trusses, covered with corrugated iron sheeting. The footprint extends to approximately 66 square metres. The general condition of the structure is described as being “very poor to dilapidated with cracking in the stone walling and existing openings generally in a very poor condition.” Reference is also made to the chimney stacks at either end of the structure being in a similarly poor condition, with the one to the south having collapsed, and the existing fireplace and ‘hanging lum’ on the northern gable partially collapsed. Drawings and photos have also been included in the Design Statement to demonstrate the existing condition of the structure.

Proposed building: The current proposals stem from a combination of the applicants accommodation requirements and discussions with various Highland Council and CNPA planning officials over the past two year period. In addition to the retention and refurbishment of the existing cottage, the proposed small entrance porch extension, with its pitched roof, is considered to be in keeping with the existing domestic style. The remainder of the required accommodation would be provided in the new build one and three quarter storey extension.

Design Statement Conclusion: the development proposal is described as retaining the existing property and upgrading it substantially to current building standards levels, in conjunction with the aforementioned new extension. The overall proposal is described in the Design Statement as being designed in keeping with the style and scale of normal rural architecture and the limited visibility of the site from the surrounding area is again emphasised. Reference is also made to the development according with Policy 24 (House Extensions and Alterations) of the CNP Local Plan (2010) as it complies with the requirements “whereby there are no adjacent households to be effected in any detrimental way, there is more than sufficient garden / ancillary area within the overall site area and parking provision is available within the site as shown.” The concluding statement refers to the design of the development respecting the massing, proportion, materials and general visual appearance of this rural area and should enhance the general appearance of the immediate area.

DEVELOPMENT PLAN CONTEXT

National Policy

8. **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

³ February 2010

- 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.
9. **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.
 10. 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.”
 11. 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.

Housing: **SPP** highlights the Scottish Government commitment to increasing the supply of new homes. The planning system is expected to enable the development of well designed, energy efficient, good quality housing in sustainable locations. In discussing the ‘Location and Design of New Development’ the SPP advises that redevelopment of urban and rural brownfield sites is preferable to development on greenfield sites.

12. *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.
13. *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.

14. **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)

15. 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.
16. 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. Section 5.2.4 of the Plan focuses on housing and highlights the need to ensure greater access to affordable and good quality housing in order to help create and maintain sustainable communities. The Plan advises that the quality and design of all new housing should meet high standards of water and energy efficiency and sustainable design and be consistent with or enhance the special qualities of the Park through careful design and siting.

Structure Plan Policy

Highland Council Structure Plan (2001)

17. **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.

18. 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.
19. 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.”
20. **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)

21. 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>
22. 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.
23. 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.

24. Policy 4 – Protected Species: development which would have an adverse effect on any European Protected Species will not be permitted unless (a) there are public health, public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative solution; and (c) the development will not be detrimental to the maintenance of the population of the species concerned.
25. 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.
26. Policy 11 – The Local and Wider Cultural Heritage of the Park: there is a presumption against development which does not protect or conserve and enhance a site, feature, or the use of land of local or wider or cultural historic significance, or its setting.
27. 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.
28. Policy 24 – House extensions and alterations : development proposals for extensions and alterations will be permitted except where the extension would (a) adversely affect the appearance and character of the dwelling and / or the surrounding area; (b) have a significant and unacceptable detrimental effect in the residential amenity of adjoining households; (c) reduce the provision of private garden ground to an unacceptable level; and (d) result in inadequate off-street parking provision and / or access property. The policy is intended to be implemented in conjunction with the Sustainable Design Guide.

Supplementary Planning Guidance

29. 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

30. The guide highlights 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.
31. 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

32. The proposal has been considered by **SEPA** and it has been confirmed that there is no objection on flood risk grounds. It is noted in the consultation response that **SEPA** was consulted in 2009 in connection with the previous application on the site and initially objected, but later withdrew the objection as sufficient information was provided to address concerns regarding flood risk at the site.
33. The current consultation response from **SEPA** advises that the site is sufficiently elevated above the River Spey to make a more detailed flood risk assessment of the site unnecessary for the purposes of this application.
34. In a response from **Transport Scotland** it is recommended that planning permission be granted subject to a condition requiring that improved access to the site from the trunk road be formed in accordance with the details shown on the submitted site layout plan, prior to any other works commencing on the site.
35. **Scottish Natural Heritage (SNH)** was consulted on the development proposal in relation to the subject of European Protected Species – a bat survey was undertaken and the results provided as part of the documentation supporting the planning application. The response from **SNH** notes that the bat survey concluded that there were no bats or signs of bats in the building or within the external fabric of the building. **SNH** agree with the bat specialists conclusions that the existing building has very few features which could be attractive to bats and as such the potential to accommodate bats was assessed as low. **SNH** have no objection to the proposal, subject to the work being undertaken in accordance with the conclusions of the bat survey.⁴

⁴ Work to be undertaken outwith the hibernation period (December to February); workers to be briefed on the possible presence of bats, and of procedures to be followed should bats be found; and all work to stop immediately if bats are found and advice sought from SNH before proceeding further.

36. In a response from Highland Council's **Historic Environment Team** the proposal to retain the historic building rather than demolish it is welcomed. It is suggested in the consultation response that the cottage was likely to have been originally cruck-framed and thatched, with hanging lums at both ends. Specific comment and suggestions have been made on the submitted plans, including a recommendation that the eastern lum which survives as a wooden frame partly supported by stone pillars, is restored internally and retained as a feature of the building. It is also suggested that the design of the new roof should incorporate one false lum in order to reflect the original protruding lums.
37. The consultation response from the **Historic Environment Team** also recommends that a condition is attached in the event of the granting of planning permission, to ensure that a detailed record of the building is made in advance of predicted impacts. The record of the building is expected to include a Standard Building Survey in order to establish the historical context.
38. The **Contaminated Land** section of Highland Council considered the proposal and have confirmed that there is no objection and no further comment to make.
39. The proposal has also been considered by the CNPA's **Landscape Officer** and the response notes that the subject site is within the Strathspey Landscape Character Area, and located at a point where the strath is quite narrow and framed by steep hillsides. Reference is also made to the A95 trunk road running along the elevated river terrace and it is noted that there are glimpsed views from there into the proposed site and across to the river and lower terraces. The **Landscape Officer** considers that the location of the proposed development will complement the existing character of the area. The proposed extension, sited at 90 degrees to the existing cottage is considered to have the potential to sit comfortably on the site. In terms of design, the scale and form of the one and a half storey building is considered to relate well to the range of vernacular design seen in other dispersed dwellings in the wider area. The proposal raises no issues in relation to landscape and is considered acceptable.

REPRESENTATIONS

40. No representations have been received in connection with the development proposal.

APPRAISAL

41. There are several issues to consider in assessing this application, including compliance with planning policy, the cultural heritage value of the property on which works are proposed, the impact of development of natural heritage interests particularly on European Protected Species, as well as considering infrastructural concerns such as potential flood risk and the access arrangements at the junction of the access track and the public road.

Policy compliance and design

42. Planning policy has been detailed in paragraphs 8 to 32 of this report. The proposal for refurbishment works, in conjunction with a proposed extension can be considered to accord with the generalities of national planning policy, as well as strategic policy and Structure Plan policies, including for example housing aspirations

which seek to encourage well designed, energy efficient, good quality housing in sustainable locations, and landscape and natural heritage policies which place an emphasis on facilitating appropriate changes that would assist in enhancing the distinctive character of an area. In considering the development proposal in the context of CNP Local Plan policies, it is a renovation project, involving refurbishment of the existing derelict structure, together with addition of a new extension. In terms of the physical works to the property, Policy 16 (Design Standards for Development) and Policy 24 (House Extensions and Alterations) are of particular relevance. Significant dialogue has taken place over the past two years between the applicants agent and CNPA planning officials, culminating in the current proposal. The design concept is considered to offer the most appropriate solution in rehabilitating the derelict property and restoring the site to an acceptable residential use.

43. In utilising the existing cottage, in a refurbished form, as a key part of the new accommodation, the design has the potential to successfully reflect and reinforce the traditional character of the site. The exposed stonework of the existing cottage element of the development, contrasting with the render finish of the proposed extension, together with the natural slate roof finish throughout, represents an acceptable palette of materials, which are sympathetic to overall setting. All of this is a clear indication of compliance with the key expectations of Policy 16 in terms of the design standards of development. The proposed new extension is larger in scale than the existing cottage, being one and three quarter storey and providing accommodation over two floors. This does not however render it inconsistent with Policy 24 on House Extensions and Alterations. The policy opposes developments which would adversely affect the appearance and character of the dwelling. In this instance, the extension is considered to be sympathetically designed and positioned relative to the derelict cottage and the combined effect of the cottage refurbishment and new build element offer an opportunity to significantly enhance the site from its present state, and create a completed development which would assimilate into the landscape of the area.

Cultural heritage

44. Paragraphs 37-38 of this report details the points raised in the consultation response received from Highland Council's Historic Environment Team. In light of the suggestion that the proposed works in the existing cottage should be amended to restore the existing hanging lum and retain it as a feature of the property, the possibilities of this have recently been explored with the agent responsible for the planning application. The applicant and agent consider that it would not be possible to agree to this suggestion and have offered several reasons to justify this stance, including reference to the dilapidated structure of the remaining lum and the likelihood that restoration work would leave very little of the original structure. In addition the retention of the lums would leave "little or no scope to refurbish and include the existing cottage within the layout of the overall proposal." The final point raised by the agent in relation to the potential retention of the 'lum' concerns current building regulations. In order to comply with current requirements, the agent anticipates that it is unlikely that the 'lum' could be retained without effectively obscuring it from view. Necessary works could include framing out the 'lum' with a timber frame / plasterboard box, followed by insulating and waterproofing it externally, all of which would give rise to a loss of the character and appearance.

45. The case made submitted by the agent in relation to the subject of the 'lum' suggests as a compromise position, that amendments could be made to the design to create an external stack that would "at least keep the external appearance of the lum and therefore the character of the original building. While the suggestion of Highland Council's **Historic Environment Team** is helpful and consistent with the first aim of the Cairngorms National Park to conserve and enhance the cultural heritage of the area, there is a need to balance this aspiration against the practicalities involved in essentially resuscitating the dilapidated structure of the ruined cottage, including in particular the various interventions that would be necessary in order to achieve compliance with current building regulations. In considering and balancing the various considerations, it would appear that the most reasonable outcome could be achieved by the use of suitable conditions attached to any permission that might be granted, to (a) ensure that a complete photographic record of the existing property and its unique features is compiled prior to any work commencing and (b) that amended drawings be provided to show details to 're-create' the effect of an external stack, as a means of reflecting the original character of the building.

Other matters

46. In terms of natural heritage implications, earlier sections of this report have referred to the fact that a bat survey was undertaken and submitted in support of the proposal. **SNH** agree with the conclusions of the survey and have no objection to the development proposal. There are no other natural heritage issues affecting the site.
47. Infrastructural matters were one of the major factors of concern in the course of the previous (now withdrawn) planning application on the site. The access arrangements and the limited visibility available at the junction of the access track and the public road necessitated extensive dialogue between the agent and the **Transport Scotland**. The access issue has now been resolved, with the current proposals for various remedial works⁵ at the junction with the public road being acceptable to the Trunk Roads Authority. The works would not only be of benefit to occupants of the proposed development, but also to other users of the existing access lane, including those taking access to Pollowick Farm and lands beyond.
48. The subject of flooding was also raised in the course of the previous planning application and sufficient detail was provided to satisfy **SEPA** that the development would not have any implications in this regard.

Temporary siting of residential caravan

49. The final matter to consider is in relation to the proposal for the siting of a residential caravan on the site for the duration of the build period. As evidenced from the site photos, a caravan is in place on the site, and has apparently been there for some years. Whilst temporary structures of this nature sporadically located in the rural area are not generally acceptable and could cumulatively have a negative impact on the setting and special qualities of the national park, it is necessary to consider this proposal on its merits. The caravan is currently sited immediately

⁵ Works include a realignment and reforming of the existing junction and verge, in conjunction with the relocation of a crash barrier and reflective bollards.

adjacent to the eastern boundary of the site. Its position is relatively discreet, being on lower ground than the adjacent access track and public road. The location on the periphery of the site would also be practical in terms of ensuring that sufficient land is available for construction activities to be undertaken and vehicles to manoeuvre etc. It is considered that the presence of a caravan on the site during the construction period is reasonable and its position is acceptable, subject to it being in place for a limited period.

50. In conclusion, the proposed development is acceptable. It represents an appropriate design solution, which generally respects the cultural heritage of a traditional vernacular building and safeguards the existing cottage from further deterioration. The new extension is appropriately designed and sited to render it a sympathetic addition to the original structure. The granting of planning permission would also provide the opportunity to regulate the development of the site in a manner which would ensure that the various structures that have been randomly erected in the site in recent years would be removed. The overall development will significantly enhance the site.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

51. The proposed development would result in the retention and refurbishment of a traditional cottage and in this respect is considered to assist in conserving and enhancing the cultural heritage of the area. In addition, investigations have been carried out in respect of the potential presence of European Protected Species and there is sufficient evidence to demonstrate that the development would not adversely affect such species.

Promote Sustainable Use of Natural Resources

52. The proposal involves utilising the existing cottage structure as one of the main components of the new residential accommodation and as such will minimise the extent of new material required for the project. No details have been provided to indicate the sourcing of the remainder of materials.

Promote Understanding and Enjoyment of the Area

53. The proposed development would rehabilitate an existing derelict property and as such would assist in enhancing the visual amenity of the area. The views of the rehabilitated and extended property would be acceptable and would not detract from the general public's enjoyment of the area. The presence of a residential caravan on the site during the construction period would have a limited visual impact. As a temporary measure, it is tolerable and in the long term its effects would be eliminated by its removal from the site.

Promote Sustainable Economic and Social Development of the Area

54. The proposal to refurbish and extend a derelict property and restore it to residential use and therefore provide a new accommodation opportunity could be considered to contribute towards the promotion of the economic and social development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT PLANNING PERMISSION for refurbishments, alterations and extension to a derelict cottage and the siting of a residential caravan during the construction period at Pollowick Cottage, Cromdale, 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 as amended by the Planning etc. Scotland Act 2006.

2. This permission authorises the siting of a residential caravan on the site in connection with construction activities on the site, for a limited time period for a maximum period of five years from the date of this permission or upon first occupation of the dwelling house on the site, whichever is the sooner. On or before the appropriate date the caravan shall be removed from the site and the land shall be restored to a condition acceptable to the Cairngorms National Park Authority acting as Planning Authority.

Reason: The caravan is a temporary structure and is only acceptable in this location as an exceptional temporary expedient during the course of construction activities.

3. Within six months of the granting of this permission, the existing temporary structures on the site, with the exception of the residential caravan, shall be removed. 'Temporary structures' refer to existing borehole enclosure, storage container and 'portaloo.'

Reason: In the interests of improving the visual amenity of the area and enhancing the general landscape, and in the interests of the orderly development of the site.

4. Prior to the commencement of development, amended drawings shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority, to show the incorporation of an external stack in the north eastern elevation of the original cottage, to reflect the original external appearance of the lum which exists. The development shall thereafter be undertaken in accordance with the agreed drawings.

Reason: In order to reflect an original feature of the cottage and in the interests of the cultural heritage of the area.

5. Prior to the commencement of development, a detailed photographic record and building survey shall be compiled of the existing cottage and shall be submitted for the written approval of the Cairngorms National Park Authority acting as Planning Authority, in consultation with Highland Council's Historic Environment Team. The photographic record shall include views of all elevations as well as views of unusual internal or external features.

Reason: To ensure that a permanent record is compiled of existing structure and its significance to the cultural heritage of the area.

6. Prior to the commencement of development, a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and require the approval in writing of the Cairngorms National Park Authority acting as Planning Authority, in consultation with Highland Council's Archaeology Section. All arrangements thereby approved shall be implemented by the developer at his expense in accordance with the approved timetable for investigation.

Reason: in order to preserve the archaeological and historical interest of the site.

7. 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.

8. 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 design of dwelling.

Reason: in the interests of conserving and enhancing the natural heritage of the area.

9. Prior to the commencement of development, a landscaping plan shall be submitted for the written approval of the Cairngorms National Park Authority acting as Planning Authority. The landscaping shall be implemented and maintained in accordance with the approved plan. The plan shall include details of finished levels, areas to be seeded, perimeter boundary treatments, and within areas of tree and shrub planting shall show the siting, numbers, species (which shall be appropriate to the rural setting) and heights (at the time of planting) of all trees, shrubs and hedges to be planted shall ensure:-
 - (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
 - (b) The maintenance of the landscaped areas 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 three 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 protecting the visual amenity of the area and in order to enhance the natural heritage of the area.

10. All work shall be undertaken outwith the bat hibernation period (December to February inclusive) and shall be undertaken in accordance with the conclusions of the bat survey (Steve Austin, February 2011). In the event of bats being discovered, all work shall cease immediately and advice shall be sought from Scottish Natural Heritage prior to any further works proceeding.

Reason: In the interests of conserving and enhancing the natural heritage of the area.

11. The improved access to the site shall be formed in accordance with Drawing No. 003 Rev C, prior to any other works commencing on the site.

Reason: To ensure that vehicles leaving the site can undertake the manoeuvre safely and to maintain the safety for both the trunk road traffic and the traffic moving to and from the development.

12. All public services for the development, including electrical, cable television and telephone cables, shall be located underground throughout the site.

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

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12 July 2011

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