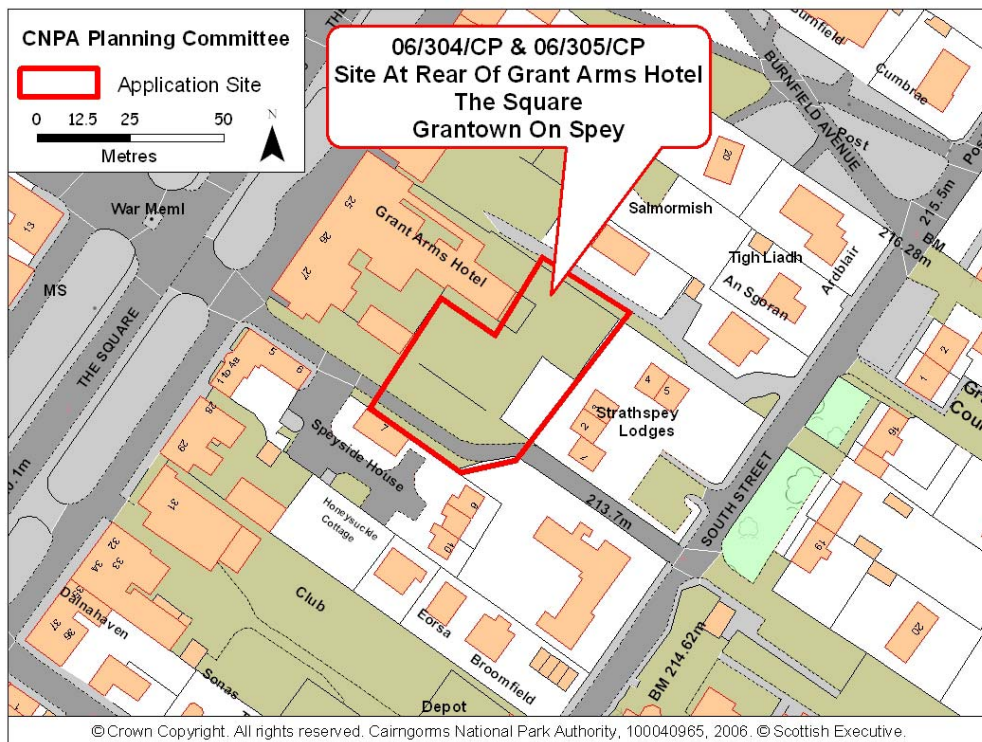


CAIRNGORMS NATIONAL PARK AUTHORITY

Title: **OUTLINE PLANNING PERMISSION FOR
ERECTION OF 6 NO. FLATS AND 4 NO.
DWELLINGHOUSES, REAR OF GRANT ARMS
HOTEL, THE SQUARE, GRANTOWN-ON-SPEY
(06/304/CP) – SUGGESTED CONDITIONS OF
APPROVAL**

Prepared by: **NEIL STEWART (PLANNER, DEVELOPMENT
MANAGEMENT)**



Site Location Plan

BACKGROUND

1. Members will recall that at the Planning Committee of 23 February 2007, a decision was made, to set aside a recommendation of refusal, and to approve Outline Permission for the erection of 6 no. flats and 4 no. dwellinghouses, on this vacant site, to the rear of the Grant Arms Hotel, in Granttown-on-Spey.

REASON FOR REPORT

2. In making their decision to grant Outline Permission, the Committee required that conditions of approval be returned for their further consideration.
3. As such, set out below are my recommendations in this respect, which also includes a Section 75 Legal Agreement securing the provision of on site affordable housing.

RECOMMENDATION

4. **That Members of the Committee agree the following as the terms and conditions of approval for Outline Planning Permission for the Erection of 6 No. Flats and 4 No. Dwellinghouses, Site at Rear of Grant Arms Hotel, The Square, Grantown-on-Spey:**
 - i. **Completion of a Section 75 Legal Agreement for the provision on site, of a minimum of 2 no. affordable houses.**
 - ii. **Conditions;**
 1. A formal planning application and detailed plans indicating all matters relating to the siting, design and external appearance of all buildings, means of access thereto, vehicle parking and turning, means of enclosure, open space and garden provision, means of communal refuse bin storage and collection, landscaping and tree planting proposals, and means of surface water disposal (in accordance with the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland, CIRIA C521 2000) shall be submitted for the prior approval of the Planning Authority within 3 years of the date of this consent and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing Reserved Matters.
 2. The development hereby approved, shall be of a traditional architecturally sympathetic design in respect of building form, detail, and finishing materials.
 3. That unless otherwise agreed by the Planning Authority in consultation with Highland Councils Area Roads and Community Works Manager, the internal road and parking areas shall be designed and constructed to a generally adoptable standard satisfying the requirements of Highland Council's Road Guidelines for New Developments, including the provision of a turning area suitable for a larger service vehicle and street lighting to the satisfaction of Highland Council's Lighting Engineer.

4. That unless otherwise agreed by the Planning Authority in consultation with the Highland Councils Area Roads and Community Works Manager, communal car parking shall be provided on site at a rate of no less than 1.5 car parking spaces per dwelling unit.
5. That unless otherwise agreed with the Planning Authority in consultation with Highland Councils Area Roads and Community Works Manager, prior to the completion of the development hereby approved, the existing vehicular access through the site to South Street shall be permanently closed off in a manner and at a location which is acceptable to the Planning Authority, in consultation with Highland Council.
6. That a pedestrian link, designed and constructed to adoptable standards and to meet the requirements of all abilities access, shall be provided to link the development hereby approved with the existing access to South Street.

iii. Advice note to applicant stating that the developer is responsible for the completion of any legal and/or administrative processes necessary to satisfy the requirement for closing off the existing vehicular access through the site to South Street.

Neil C. Stewart
12 March 2007

planning@cairngorms.co.uk

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.