
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

**Prepared by: ROBERT GRANT, PLANNING OFFICER
(DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED: DETAILED PLANNING PERMISSION FOR THE ERECTION OF 25 DWELLING HOUSES AT GLENSHEE ROAD, BRAEMAR

REFERENCE: 07/444/CP

APPLICANT: SPRINGFIELD PROPERTIES PLC

DATE CALLED-IN: 16th NOVEMBER 2007

RECOMMENDATION: APPROVAL SUBJECT TO SECTION 75 AGREEMENT AND CONDITIONS

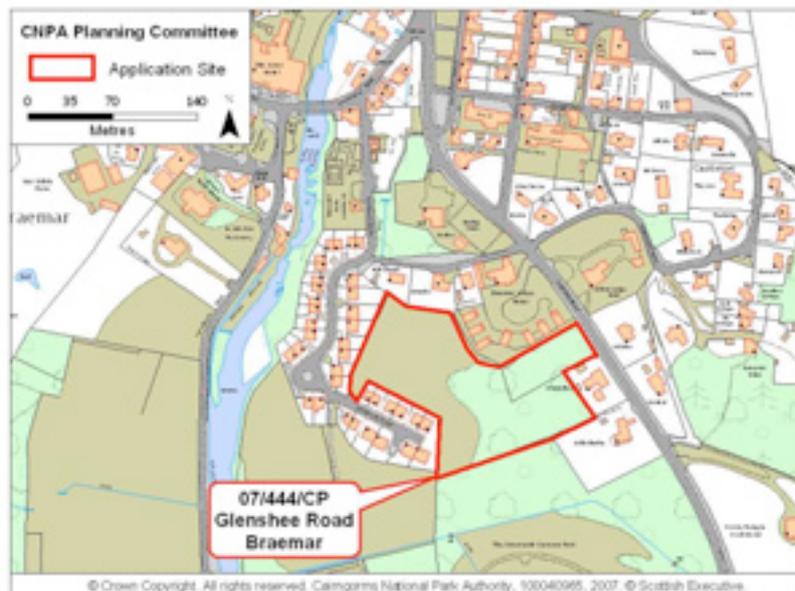


Fig. 1 - Location Plan

SITE DESCRIPTION

1. The application site lies to the immediate south of Braemar, between Glenshee Road to the east, Balnellan Road and Balnellan Place to the west, Braemar Lodge Hotel to the north and the caravan park distant beyond trees to the south. It comprises 1.48ha of rough, undulating land, largely cleared and lying unkempt prior to the commencement of prospective development (some limited site works have been carried out under an existing planning permission granted by Aberdeenshire Council in 2005 – M/APP/2002/0029).
2. The site is generally well-screened by peripheral tree belts to many of its boundaries. The surrounding area is typified by a number of large detached traditional properties scattered in trees, modern semi-detached single storey dwellings and wooden lodges within the grounds of the adjacent Braemar Lodge Hotel. The site lies outwith but adjacent to the Braemar Conservation Area.



Fig. 2 - Site entrance from Glenshee Road, looking south

PLANNING HISTORY

3. Aberdeenshire Council granted outline planning permission for an unspecified number of housing units in March 2001 subject to a S.75 Agreement. This included an indicative scheme illustrating how the site may have been developed for 18 dwellinghouses.
4. An application for full planning permission – M/APP/2002/0029 was granted by Aberdeenshire Council in August 2005 for the ‘Erection of 20 Dwellings’ (incorporating 15no. 3 bed detached and 5no. 3 bed affordable houses). This was considered independently from the outline planning permission by virtue of an enlarged site area.



Fig. 3 - Immediate site entrance, from Glenshee Road looking west



Fig. 4 - Site looking north towards village



Fig. 5 - West to Balnellan Rd village

PROPOSAL

5. The proposal is an amended detailed application for the erection of 25 dwelling houses (reduced from 38no.) within the same defined site area as that of the existing planning permission. The proposed site layout would remain unaltered from that permission; including an access junction (partly constructed) with Glenshee Road; a single road forming a cul-de-sac, associated landscaping, public open space and play area, drainage and a footway/cycle link to Balnellan Place.



Fig. 6 – Superseded proposed site plan (originally 38 units)



Fig. 7 – Amended proposed site plan (revised 25 units)

Original Proposals

6. Planning permission was originally sought for the erection of 38 dwellings comprising various 2-storey semi-detached and terraced dwellings (20no. 2-bedroomed and 18no. 3 bedroomed) of which 18 would have been affordable housing units. These proposals marked a significant move away from the approved scheme – in terms of density and design. The dwellings were laid out broadly in 12no. mixed building groups fronting the road and appeared of a contemporary design - finished with white smooth render and horizontal cedar linings, albeit with a number of traditional features including overhanging eaves, exposed rafters, timber linings and slate roofs.



Fig. 8 – Original Proposals: Typical Elevations (2 bed semi/terrace)

Design Amendments

7. Concerns were raised by the CNPA in the course of the assessment of the application in terms of the overall scale, density and extent of the development. A number of design issues were also raised. Following a series of draft changes and discussions with the CNPA, revised drawings were formally submitted in June 2010 responding to the concerns raised – the proposed amendments fully mirror the approved house types (M/APP/2002/0029) with some small changes to reflect new building standards requirements (100mm roof height increase, velux windows). The number of units has now been reduced from 38 to 25, to better accommodate the houses within the proposed layout.
8. The proposal now features a total of 25 dwellinghouses incorporating 10no. 'type A' 3 bedroomed semi-detached dwellings of which 6 are affordable and 15no. 'type B & C (opposite handed)' 4 bedroomed detached dwellings. All dwellings would be 1.5 storeys with wallhead dormer windows and a number of traditional elements including overhanging eaves, exposed rafters, sash and case windows (stained dark green or grey) and be finished with wet dash render, timber lined porches and natural slate roofs.

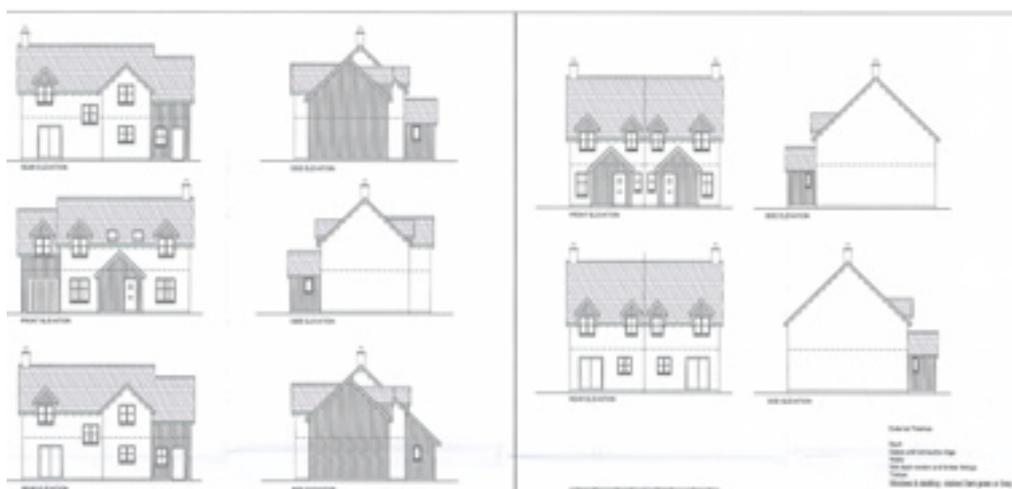


Fig. 9 - Revised House Design: reflecting existing planning permission

Plot Nos.	House Type	Total
Plots 4,5, 9-14, 22, 24	Type A 3 bed semi-detached (6 affordable)	10
Plots 1-3, 6-8, 15-21, 24 and 25.	Type B&C 4 bed detached	15

Fig. 10 – House Types

9. Public open space and communal landscaped areas are to provided at the east and west ends of the site as per the approved scheme – with substantial planting at the entrance to the site from Glenshee Road, whilst a SUDS pond and play area would be located towards the north west corner along with a foot/cycle path to the neighbouring residential area. All the dwellings would have acceptable areas of usable garden ground (100m²) and private driveways. An existing drainage ditch would be relocated and run for a significant length of the northern site boundary; a number of existing trees would also be retained.

DEVELOPMENT PLAN CONTEXT

10. Part 2, Section 25 of the Planning etc (Scotland) Act 2006, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan covering the application site comprises the North East Scotland Together (NEST) Structure Plan 2001 and the Aberdeenshire Local Plan 2006. The Cairngorms National Park Local Plan Post-Inquiry Modifications 2010 is a significant material planning consideration as is the National Park Plan 2007

National Planning Policy and Guidance

11. **Scottish Planning Policy 2010** includes subject policies with regard to **Housing** (para 66 onwards) which encourages the development of well designed, energy efficient, good quality housing. The siting and design of new housing should take account of its setting, the surrounding landscape, topography, character, appearance, ecologies and the scope for using local materials. The aim should be to create places with a distinct character and identity, promoting a well integrated mix of land uses including well designed homes of different types and tenures.
12. In a section about **Affordable Housing** (para 86 onwards) it states that policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. Authorities may seek a percentage affordable housing contribution from developers of new housing developments where this is justified by the housing need and demand assessment and is included in the local housing strategy and development plan. The benchmark figure is that each site should contribute 25% of the total number of housing units as affordable housing.

13. **PAN 67 Housing Quality** recognises the fact that many people want to live in a place that has a distinct identity, “rather than one that could be anywhere.” **PAN 67** advises that all development has the potential to contribute to a sense of neighbourhood and also highlights the fact that “thoughtlessly chosen standard house types and inappropriate materials look disconcertingly out of place.” In a detailed section on layout, it also urges developers to think about the qualities and characteristics of places and not consider sites in isolation.
14. **Designing Streets** is national planning policy setting out the aspirations for good design and creating a sense of place. Streets have two functions; place and movement, creating good streets is not principally about creating successful traffic movement: it is about creating successful places which are distinctive; safe & pleasant; easy to move around and welcoming.

North East Scotland Together Structure Plan

15. **North East Scotland Structure Plan 2001 (NEST)** details a strategic land use vision, alongside a number of ‘core land use objectives’ and ‘locational objectives.’ The strategy focuses future development on the main settlements. In terms of locational objectives, objective 7 of the Strategy is to “secure a choice of location for a viable supply and adequate variety of land for housing (including affordable housing).
16. In the section entitled **Living in the North East** it is stated that housing is to be located within settlements which are accessible to services and facilities and supports economic development.
17. **Policy 11 General Housing Considerations** requires that developments are well sited and properly designed to fit their surroundings and also advises that every effort should be made to ensure that a full range of market sectors is catered for in all localities.
18. **Policy 14 Affordable and Special Needs Housing** states that the Councils, in conjunction with private developers and housing agencies, shall seek to secure appropriate levels of affordable and special needs housing.

The Aberdeenshire Local Plan 2006

19. The subject site is located within Braemar - identified in the Aberdeenshire Local Plan as site ‘eh1’ and allocated for around 13 houses. The site falls outwith the Conservation Area which occupies a large area of the Braemar settlement.

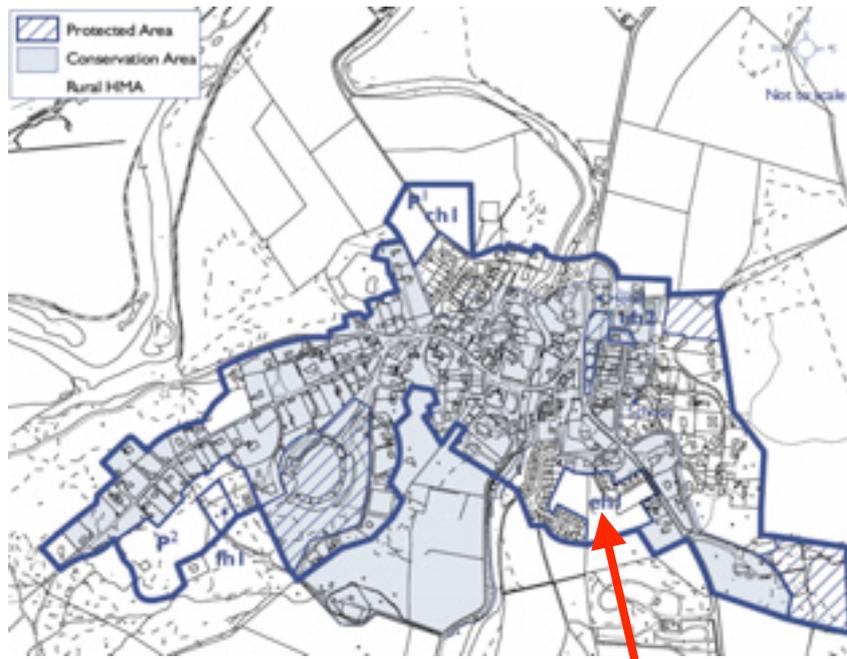


Fig. 9- Aberdeenshire Local Plan: Braemar (site eh1)

20. **Policy Hou\1 Housing Land Allocations 2000–2005** states that new housing will be approved in principle on land allocated for housing.
21. **Policy Hou\8 Affordable Housing** requires all development, and in particular housing development, to support a strategy to provide more affordable housing.
22. **Policy Hou\13 Public Open Space for Housing** states that new housing will be approved in principle, if the provision and arrangements for maintenance of public open space conform to set standards.
23. **Policy Gen\1 Sustainability Principles** states that proposed development should not impact negatively on the character, including landscape character, environment or amenity of the surrounding area.
24. **Policy Gen\2 The Layout, Siting & Design of New Development** requires the layout, siting and design of new development to fit successfully into the site itself and respect the character and amenity of the surrounding area; its scale, massing, height and density to be appropriate, whilst displaying a high standard of design, materials, textures and colours that are sensitive to the surrounding area.
25. **Policy Gen\3 Developer Contributions** ensures developers make a fair and reasonable contribution towards the costs of public services, facilities and infrastructure.
26. **Policy Inf\1 Roads and Access** states among other things that a new road or other access will be approved, in principle, if it is safe, convenient and causes minimal impact on the character of the site and surrounding area.

27. **Policy Inf\2 Parking, Servicing and Accessibility** development will be approved in principle if it is well related to existing settlements, it can be accessed conveniently by walkers and cyclists, and is designed to cause minimal impact on the character of the site and surrounding area.
28. **Policy Inf\4B Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS)** development will be approved in principle if surface water treatment is dealt with in a sustainable manner and in ways that avoid flooding and pollution. Sustainable Urban Drainage Systems will be required as a means of achieving sustainable disposal and / or re-use / recycling of surface water.
29. **Policy Env\5A National Scenic Areas** the subject site is located within the Deeside and Lochnagar National Scenic Area (NSA). The policy states that development which would have an adverse effect on a NSA will be refused unless the developer demonstrates that (a) any significant adverse effects on the quality for which the area has been designated are clearly outweighed by social and economic benefits of national importance; (b) the objectives of the designation and overall integrity of the area will not be compromised; and (c) there is no alternative site for the development. The stated aim of the policy is to provide the best landscape within Aberdeenshire with adequate protection against damaging development.
30. **Appendix I** of the Aberdeenshire Local Plan provides design guidance for new developments. It provides guidance advising that a successful development requires careful attention to the space and relationship between buildings as well as to the design of buildings themselves; and layout. In terms of density, it should relate to the position of the proposed site within the settlement, should make efficient use of land and should respect the landform and special features of the site.

Cairngorms National Park Plan 2007

31. The **Cairngorms National Park Plan** sets out the strategic objectives for the Park under three headings – (i) conserving and enhancing the Park; (ii) living and working in the Park; and (iii) enjoying and understanding the Park.
32. In relation to **conserving and enhancing the Park** the objectives set out in the Plan include maintaining and enhancing the distinctive landscapes across the Park and ensuring that development complements and enhances the landscape character of the Park. The Park Plan also requires that new development in settlements and in surrounding areas should complement and enhance the character, pattern and local identity of the built and historic environment. In elaborating on this particular objective it is advised that new development should enhance the local identity, quality of public space and surrounding environment and that high quality design should be a feature of all new developments.

33. Under the heading of **Living and Working in the Park**, the Park Plan includes a specific section on Housing. Objectives include increasing the accessibility of rented and owned housing to meet the current and future needs of communities throughout the Park and ensuring that there is effective land and investment for market and affordable housing to meet the economic and social needs of communities throughout the Park.

Cairngorms National Park Local Plan Post-Inquiry Modifications 2010

34. The CNPA have accepted the reporter's recommendations and should assume the policies contained will not be the subject of any further change. Thereby the materiality of the plan is considerable in the determination of planning applications in the National Park.
35. The application site is located within the Braemar settlement boundary, as BM/HI, the text refers to the site having consent for 20 dwellings although capacity could be increased to at least 25.
36. **Policy 2 National Natural Heritage Designations** states that development that would adversely affect an NSA will only be permitted when the overall integrity of the designation is not compromised and the impacts would be outweighed by socio-economic benefits.
37. **Policy 6 Landscape** states a presumption against any development that does not complement and enhance the landscape character of the Park.
38. **Policy 8 Archaeology** requires that impacts on any archaeological resources be considered, including the need for submission of survey reports where considered necessary.
39. **Policy 10 Conservation Areas** any development affecting the setting of a conservation area should preserve or enhance its character and be appropriate in terms of materials, scale and layout.
40. **Policy 11 The Local and Wider Cultural Heritage of the Park** development should protect, conserve and enhance the cultural heritage of the area.
41. **Policy 12 Water Resources** development should utilise SUDS, be free from the risk of flooding and connect to the public sewerage network where available.
42. **Policy 13 Minerals** all development must avoid unnecessary disturbance of soils, peat and any associated vegetation.
43. **Policy 16 Design Standards for Development** requires that all development minimises the effects of climate change, reflects the local vernacular and uses materials and landscaping that compliments its setting.

44. **Policy 18 Developer Contributions** requires the developer to make a fair and reasonable contribution towards increased or improved public services, facilities or infrastructure where necessary.
45. **Policy 19 Contributions to Affordable Housing** requires all housing developments of 3 or more units to incorporate a proportion of affordable housing onsite.
46. **Policy 20 Housing Development within Settlement Boundaries** will be considered favourably on allocated sites identified within the proposals maps.
47. **Policy 36 Other Open Space Provision** requires sites identified within the proposals maps to make a contribution in space or payment towards opens space provision in the affected community.

CONSULTATIONS

48. **Aberdeenshire Council's Environment Planner** required further information for SUDS, planting and landscaping regimes, and that more native trees should be utilised and existing trees protected during construction. This has been provided and found acceptable.
49. **Aberdeenshire Council's Archaeology Service** have identified the area has having archaeological potential and require a scheme of archaeological works to be submitted and agreed.
50. **Aberdeenshire Council's Transportation and Infrastructure (Roads) Service** has assessed the proposal and confirm that the layout is acceptable following revisions.
51. **Aberdeenshire Council's Planning Gain section** indicates that a financial contribution is required towards education provision, public facilities and other infrastructure. Determination of the level of financial contribution required has taken into account the already negotiated agreement in respect of the earlier planning permission.
52. **Aberdeenshire Council's Flood Prevention Unit** are satisfied with the drainage details, including partly relocating the ditch, the detention basin and that a 1:200 flood event is factored in.
53. **Aberdeenshire Council's Waste Management Services** raised concern over narrow pinch points which may have obstructed refuse vehicles. This has been overcome by altering the road layout.
54. **Aberdeenshire Council Housing Services** states that a mix of size of units would be preferred, including 4no. 2 bedroom and 2no. 3 bedroom houses which would better cater for the need identified within Braemar. This has been addressed via condition 17.

55. **Scottish Water** has no objection, both Braemar water treatment works and waste water treatment works currently has capacity to service the proposed development.
56. **Scottish Natural Heritage** previously raised concerns regarding potential pollution impacts on the River Dee SAC however these have been allayed following further discussions with SEPA (water quality impacts were later agreed not to be of concern). SNH has no objections.
57. **SEPA** initially objected to the proposal due to lack of information on surface water drainage. These details have now been submitted and SEPA confirmed they are content with the SUDS proposals. It further recommends a condition requiring public sewerage connection.
58. **Grampian Police (Architectural Liaison)** advise that in general terms the layout is very good from a crime prevention point of view.
59. **Braemar Community Council** objected to the original proposed development (38 units) on the grounds of excessive density, unsympathetic design and appearance inappropriate to the character and visual amenity of the village. They also raise concern of the cumulative impact on the facilities and infrastructure brought about as a result of this and other potential developments. An updated response agrees that the amended designs are a vast improvement and wishes the 'trashed site' to be remediated one way or another as quickly as possible, they also highlight that there is a real need for small business units for the community.
60. **CNPA Visitor Services and Recreation (Access Officer)** requests adequate cycling provision is provided, including the aspiration for better cycle path networks in Braemar.

REPRESENTATIONS

61. The application was advertised in the Deeside Piper and Herald and the Edinburgh Gazette respectively on 16 November 2007. There are 5 letters of objections to the proposals. Concerns raised include:
 - Unsympathetic design, which fails to recognise the traditional character of Braemar and its rural setting;
 - Overdevelopment, excessive scale and massing raising concerns over density relative to the character and appearance of the village and its setting;
 - Loss of amenity, overshadowing and loss of privacy to surrounding houses, noise and impact of private views. Erosion of the character of Braemar;
 - The area is a habitat for a range of wildlife and development has already impacted on the local wildlife population by virtue of the felling of trees;
 - Drainage concerns – the existing ditch provides much-needed drainage;

- Development would add traffic to a main road leading to a local primary school close by;
 - Pressure on existing amenities and facilities brought on by the additional houses;
 - Lack of employment opportunities in the area, fuelling concern of proposed development being taken up by second home owners;
 - Security concerns owing to inadequate boundary treatments
62. Copies of the letters of representation are appended for information.
63. **CNPA comment:** Many of the concerns raised by the objections have been addressed insofar that the proposals have been reduced in number from 38 to 25 units, decreasing the scale, massing and density of the proposed development overall. The revised design of the house types has also gone some way to addressing a number of aspects with regard to the character and setting of Braemar.
64. Issues including residential amenity are considered throughout the assessment of the development proposal, window to window distances comply with recognised standards and boundary treatments are to be conditioned. Concerns regarding drainage have been addressed to the satisfaction of SEPA and others, including the retention of the existing ditch. No other concerns regarding traffic generation, pressure on facilities or impact of wildlife have been substantiated by the objectors or have been raised as pertinent issues by any of the consultee's.
65. Turning now to the issue of lack of employment – the Aberdeenshire Local Plan identifies a need for new housing in the rural housing market area of Aberdeenshire including Braemar and the surrounding area and allocates land sufficient to fulfil that estimated housing need, taking account of employment opportunities amongst other factors. Looking at the incidence of second and holiday homes - this is an issue that the CNPA has investigated, however it is considered that measures for residency criteria or promoting local need based housing is outwith the scope of this planning application but it is generally recognised that further consideration of this important issue is needed.

APPRAISAL

66. In determining this planning application regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The current statutory plans are those listed above. The main considerations are the suitability of the proposed development in this location in terms of density, siting and design, the impact of the development on the character and amenity of Braemar and the wider area.

The Principle of Development

67. The principle of development on the subject site is well established, the Aberdeenshire Local Plan allocates the site for around 13 houses, coupled with various extant planning permissions for up to 20 houses. In addition, the Cairngorms National Park Local Plan Post Inquiry Modifications recognises the subject site as BM/H1, with outline consent for 20 dwellings, the text makes mention that capacity could be increased to at least 25. The principle of development is accepted; the allocation of the whole of the site for residential development is not in question within this report.
68. The proposed development is materially larger than the Aberdeenshire Local Plan allocates for the site, however the weight attributable to the CNP Local Plan for 25 is considerable. It is considered that the proposals, in particular the density and design of the proposed development is satisfactory and would be inkeeping with the local character. The weight of the CNP Local Plan and the recognition that at least 25 houses could be accommodated on site is a key determinant, coupled with the acknowledgement in previous applications that the site could fit larger numbers. Overall, it is considered that 25 units can be justified given the applicant's case as highlighted immediately below.

Applicant's Justification

69. The applicant has clarified the need to uplift the number of units from 20 which benefit from an existing planning permission to a higher number – 25 and highlights that there are abnormal ground conditions on this site which require a greater degree of earthworks than originally anticipated, including extensive drainage.

Affordable Housing

70. A total of six affordable housing units are proposed, all houses, this equates to 25% of the development and a net increase of 1 unit over and above the existing consent. This is in line with the CNP Local Plan's requirement of between 25% - 40% but under the 35% stated within the Aberdeenshire Local Plan. The applicant cites the cost of developing the site with its technical difficulties over drainage whilst highlighting the present funding issues associated with Registered Social Landlords as to why the proposed level of affordable housing is sufficient. This level is thought sufficient given the circumstances surrounding this site.

Design and Density

71. The immediate area is characterised by a variety of low density house types in a variety of layouts, often in trees which provide a sensitive transition between the surrounding countryside and the settlement of Braemar - contributing significantly to its setting. It is therefore important that the development of the subject site reflects as sensitively as possible this relationship, given the site is partly prominent when approaching Braemar from the south, is within the Deeside and Lochnagar NSA and is adjacent to the conservation area.

72. In terms of the original proposal for 38 houses, a substantial uplift from the scheme of 20, the design, scale and extent of the proposed development occupied a significant proportion of the site - such a density was unacceptable, when considered on the edge of the settlement resulting in 'cramming' or overdevelopment which failed to respond to its context and the area's open character. The contemporary design and appearance of the originally proposed dwellings failed to respond sufficiently with the local character and thus would have had a detrimental impact on the adjacent conservation area and Braemar as a whole.
73. Following on from a number of discussions with CNPA officers, the applicant elected to submit revised proposals reducing the numbers and amending the proposed design. The revised proposals for 25 houses now reflects the design of the existing planning permission (M/APP/2002/0029) which was considered to have a generally sympathetic and traditional character and appearance, which was compatible with the character of Braemar. The development is now considered to be well integrated with the surrounding housing development and landscape.

Conclusions

74. The amended proposals, for 25 houses with an altered house type to mirror that of the design granted planning permission represents a more sympathetic and acceptable development of a key site at the entrance to Braemar. The proposed development meets the criteria for sensitive siting and design set out in the local plans and would not detract from the landscape setting of the village, the conservation area, the National Scenic Area and the integrity of the area overall.
75. It is considered that the layout, design and density is appropriate, and that the proposal would provide a high quality residential development as required by local plan policy, in particular policies Env\5A, Gen\1 and Gen\2 of the Aberdeenshire Local Plan and Policy 16 of the CNP Local Plan Post Inquiry Modifications.

IMPLICATIONS FOR THE AIMS OF THE PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

76. The proposal would not have a significant impact on the landscape setting, character and amenity of Braemar or the adjacent conservation area. The site is well enclosed by tree belts, while landscaping of the site is considered sufficient to ensure that the development provides an appropriate balance between landscaping and housing to provide a development that has a natural setting rather than creating a hard urban edge to the village.

Promote Sustainable Use of Natural Resources

77. The applicant intends to incorporate Air Source Heat Pumps into the housing, whilst all larch timber linings would be sourced from a sustainable

timber supply and all windows and doors would be low 'E' energy rating. All other materials would be sourced from local suppliers particularly fill and aggregates where possible.

Promote Understanding and Enjoyment

78. The impact of the development on the immediate environment, landscape and amenity is unlikely to undermine the enjoyment of Braemar by residents and visitors.

Promote Sustainable Economic and Social Development

79. The addition of housing would assist in augmenting the continued viability of existing commercial businesses and other facilities within the village. The application also proposes a minimum of 25% affordable housing.

RECOMMENDATION

That Member's of the Committee support a recommendation to:

GRANT full planning permission for the erection of 25 dwelling houses at Glenshee Road, Braemar subject to the following:

A. A Section 75 Agreement to cover the following: affordable housing provision in line with current policy, contributions to playing fields and sports facilities, secondary education, library facilities and public art.

B. The following planning conditions:

1. The development to which this permission relates must be begun within 3 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. Affordable housing shall be provided and retained as affordable housing units in perpetuity. The units shall be completed as one contract and shall be built in the first phase of the overall development, unless otherwise agreed in writing by the Cairngorms National Park Authority (CNPA) acting as Planning Authority. Prior to the commencement of any development and within three months of the granting of this planning permission, evidence of a contract between all relevant parties for the provision of and future maintenance of the affordable housing element on the site, shall be submitted for the written agreement of the CNPA acting as Planning Authority.

Reason: To provide affordable housing on site and ensure it remains as such in perpetuity.

3. Prior to the occupation of the first house within the development, the name of the housing development, which shall reflect the character, tradition and natural and cultural heritage of the area, shall be agreed in writing with the CNPA acting as Planning Authority.

Reason: In the interests of the first aim of the Park.

4. Prior to the commencement of any development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached, shall be submitted to and agreed in writing with the CNPA acting as planning authority, in conjunction with the Archaeology Section of Aberdeenshire Council. All arrangements thereby approved shall be implemented by the developers at their expense in accordance with the approved timetable for investigation.

Reason: To ensure that any archaeological remains at the site are investigated and recorded.

5. Prior to the occupation of any of the development, the proposed surface water drainage system and other SUDS including the detention basin shall be carried out in accordance with the approved Drainage Assessment, along with the retention of the drainage ditch on the northern boundary, all to the satisfaction of the CNPA acting as Planning Authority.

Reason: To ensure that adequate surface water drainage measures are planned and implemented for the site.

6. The development hereby approved shall be connected to the public foul drainage system.

Reason: To ensure that the site can be adequately drained to maintain standards of public health and to prevent pollution.

7. Prior to the commencement of any development, the following details and specifications for finishing materials, and where required samples, shall be provided for the further written approval of the CNPA acting as Planning Authority:-

- (a) External windows and doors;
- (b) External stonework;
- (c) Wet dash render for the walls;
- (d) External timber cladding;
- (e) Roofing material;
- (f) Road, footpath surfaces and kerbs;
- (g) Drainage ditch lining; and
- (h) Boundary treatments

Reason: In the interests of visual amenity and in the interests of achieving orderly development.

8. Prior to commencement of any development, additional drawings highlighting the exact locations, positions and technical specifications (including details of vibrations, noise levels and manufacturers details) of any air source heat pumps shall be submitted and agreed with the CNPA acting as Planning Authority.

Reason: in the interests of safeguarding the amenity of adjoining and nearby residents.

9. The development shall be landscaped and maintained in accordance with the approved scheme as follows:-

(a) Completion of the scheme during the first planting season following the completion of the development, or such other date as may be approved 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 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: To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development.

10. That no development shall commence on this site until trees marked for retention on the approved plans, have been protected around the extremities of the crowns of these trees to the satisfaction of the CNPA acting as Planning Authority, and in accordance with BS5837:2005, Trees in Relation to Construction.

Reason: In order to ensure that no damage is caused to these trees during development operations, in the interests of amenity.

11. All public services for the development, including electrical, cable television and telephone cables, shall be located underground throughout the site. All such work shall be carried out prior to road surfacing and junction boxes shall be provided by the developer.

Reason: In the interests of the visual amenity of the area.

12. Low level street lighting shall be provided for the development, as required by the CNPA acting as Planning Authority in consultation with Aberdeenshire Council.

Reason: To ensure adequate street lighting and to allow the CNPA to have an input into the design and location of any lighting.

13. Prior to the commencement of development details of all boundary treatments on the side and rear boundaries of individual plots shall be submitted for the agreement of the CNPA acting as Planning Authority.

Reason: To ensure the amenity of neighbouring properties and quality of the streetscape.

14. Visibility of splays of not less than 4.5 metres x 60 metres shall be provided in both directions at the junction of the new access with the existing road prior to the commencement of the development and thereafter maintained free from any obstructions exceeding a height of 1 metre above the adjacent road channel levels.

Reason: In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.

15. Adequate temporary car parking accommodation shall be provided on the site for the use of employees engaged in construction work on the site and any spoil or topsoil located in a position to be agreed by the CNPA acting as Planning Authority. Any disruption should be adequately reinstated (as required) thereafter.

Reason: To ensure that any temporary construction compounds are sited so as to protect the amenity of surrounding properties and the local landscape.

16. Prior to the commencement of development, a mammal survey and phase I habitat and notable plant survey shall be undertaken on the site. The surveys shall be submitted for the written approval of the Cairngorms National Park Authority acting as Planning Authority. No work shall be undertaken until the surveys have been verified and where necessary agreement has been reached on any modifications as required. All works shall thereafter be undertaken in accordance with the agreed measures.

Reason: In the interests of ensuring that natural heritage interests in the area are appropriately protected.

17. Notwithstanding the submitted drawings hereby approved, the affordable housing provision shall be altered to include 4no. 2 bedroom and 2no. 3 bedrooomed units. Details of confirming this shall be submitted to the satisfaction of the CNPA acting as Planning Authority

Reason: To ensure the proposed affordable housing provides a mix of house sizes, catering for the identified need of the community.

Advice notes:

1. Road Construction Consent is required in respect of all roads related works intended for adoption by Aberdeenshire Council, Roads Authority.
2. Care should be taken to avoid the spread of invasive, non-native species to the site arising from construction activities, restoration plans etc. In the event of any such species arriving at the site as a result of quarrying activities, it is recommended that they are removed as soon as possible and disposed of appropriately.

Robert Grant – 14 July 2010
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