
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of house and garage at 28 Dulicht Court Grantown-On-Spey

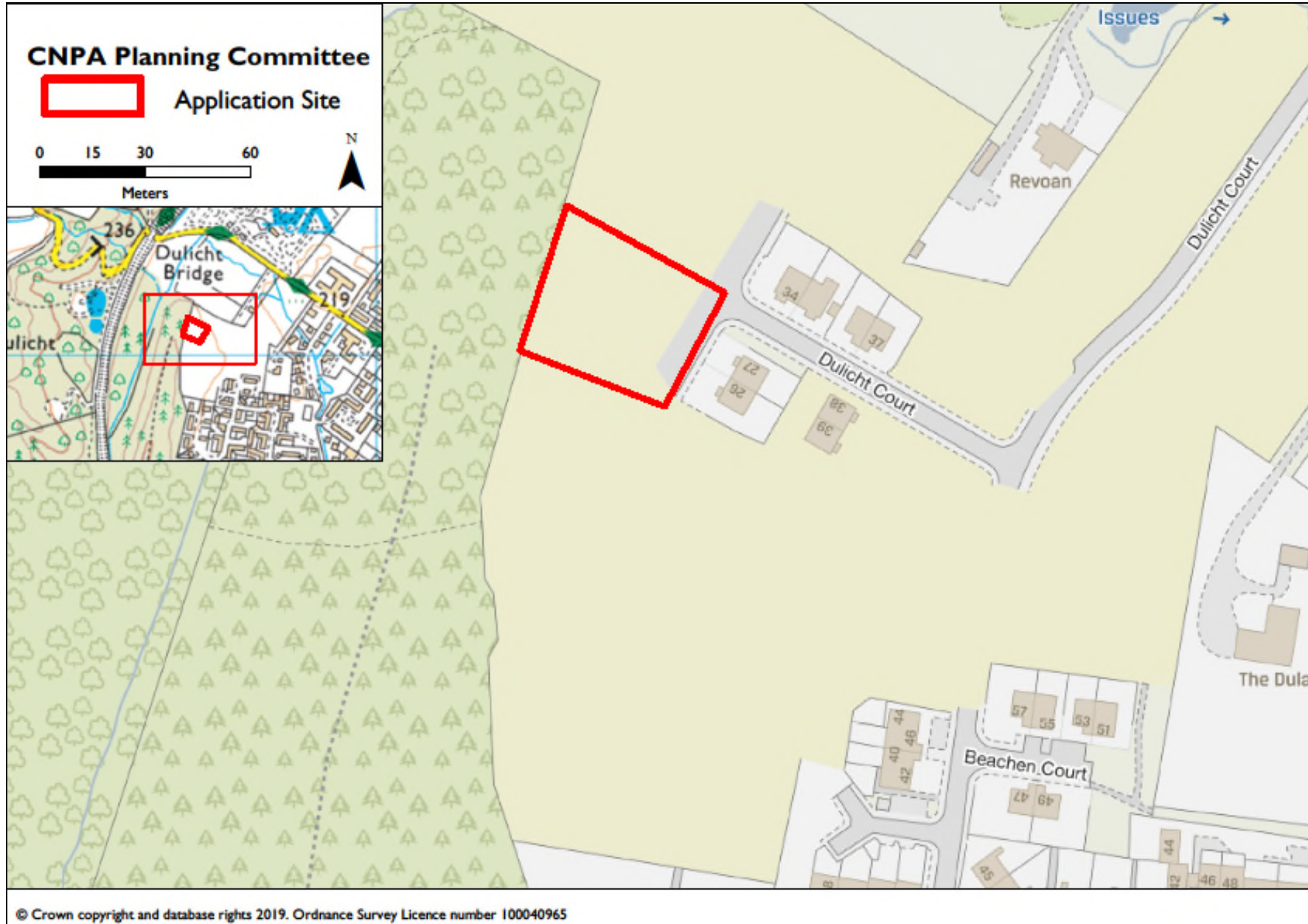
REFERENCE: 2019/0353/DET

APPLICANT: R S Developments Ltd

DATE CALLED-IN: 11 November 2019

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

CASE OFFICER: Robbie Calvert, Graduate Planner



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site was originally grazing land located on the north-west side of Grantown-on-Spey. It lies in the western part of a wider ongoing housing development at Beachen Court, accessed via Seafield Avenue, which was approved in 2016 in terms of the road layout, infrastructure and landscaping (reference number 2016/0060/DET). Further applications have been approved for the details of houses on land to the east and construction has begun on these.
2. The site is part of a row of six proposed plots running along the south west part of the wider site bounded by Beachen woods to the west. The wider site slopes westwards up to these plots. To the east of the application site is the internal access road serving these plots which is around 4 metres below the proposed house level. Beyond this, further east, are housing plots where a two storey pair of semi-detached houses have been approved within a group of semi-detached two and 1 ³/₄ storey houses. A proposed village green area as approved with the original consent lies to the south east. The site location and layout is shown in in **Appendix 2**.
3. The internal access roads are currently under construction, and this access network then leads onto the main access road from Seafield Avenue to the north east via a new access point which is being constructed as per the original planning permission here. A copy of the originally approved site layout is attached for information as **Appendix 1**.
4. The application site measures some 28 metres wide along the road frontage, with depth of 45.5m along northern boundary and 38 metres on southern boundary. It is located between plot six to the north and an area of proposed amenity ground to the south. This amenity ground will form part of the wider landscaping of the overall site with a footpath link proposed through it to the Beachen woods beyond. It also ties into the village green to the east.
5. In terms of the overall context of the application site, the lower part of the wider development site here is bounded to the west by the Kylintra Burn which leads into the River Spey Special Area of Conservation (SAC). This burn also runs along the roadside to the north boundary along Seafield Avenue, and within the wider site. The overall site access runs through this land. A SUDS pond has been constructed here too, to the immediate west of the drive to the Dulaig.
6. Land to the far west on the other side of the former railway is Ancient Woodland. On the other (east) far side of Grantown lies Anagach Woods, which are designated as a Special Protection Area (SPA) for Capercaillie interest. The River Spey Special Area of Conservation (SAC), designated for its Atlantic salmon, lamprey, fresh water pearl mussel and otter interest lies to the south of Grantown, distant from the development site. The River Spey is also designated as a Site of Special Scientific Interest (SSSI) for these interests.

Proposal

7. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:
<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0FXJWSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Site Layout Plan	PL_90_101 Revision B	18/09/19	13/12/19
Site Sections	PL_90_201	18/09/19	05/12/19
Proposed Location Plan	PL_90_100	18/09/19	11/11/19
Landscape Plan	HLD K240.16/SL-01 Revision B	29/05/16	05/12/19
Floor Plans	PL_00_100 Revision F	18/09/19	05/12/19
Elevation Plans	PL_00_300	18/09/19	11/11/19
Visual Information	PL_00_301	19/09/19	11/11/19
Supporting Design Statement	Revision B	-	13/12/19

**Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.*

8. This application seeks full permission for the erection of a single storey, four bed-roomed house centrally located on plot 5 of the wider Beachen Court development. This layout is shown in **Appendix 2 – Plans**.
9. As noted earlier the overall plot layout, infrastructure and landscaping has been previously approved.
10. Vehicular access is proposed off the main access to the wider site as approved with the original application here from Seafeld Avenue. This will be via new non-adopted roadways.
11. In terms of servicing, connection is proposed to existing public water and drainage supplies with surface water to be treated by means of connection to the existing sustainable urban drainage system (SUDS) located to the west of the Dulaig and as approved with the original consent.
12. The application proposes an L-shaped 1.5 storey detached dwelling with an attached garage. A series of dual pitched roofs includes a glazed dormer and glazed balcony facing West and a vertical and sloping combination window facing south. The design features strong use of vertical glazing including 2 large vertically glazed windows at the gable end on the Southern elevation. The proposal includes a mezzanine level above the kitchen leading to the West facing balcony. To the North of the building the attached garage has space for two vehicles and storage space for two bikes.

13. A design statement was submitted with the application, along with further information on landscaping, drainage and site sections. Plans of the layout, design and sections are included in **Appendix 2**.
14. The proposed finishes are a mixture of white render and vertically clad, grey Siberian larch walls, grey roof tiles, grey painted windows, doors and fascias. The driveway will consist of 6m of tarmac then gravel. Provision for bat and bird roosting boxes is also indicated. For the purpose of heating the house, installation of air source heat pumps have been proposed.
15. Landscaping is proposed to the east, west and south of the dwelling in accordance with the previously approved strategic landscaping layout (2016/0060/DET). Along the eastern (roadside) frontage of the site, the planting proposed comprises six trees of mixed native species and beech hedging. To the south outside the property boundary a landscaping strip will be created. Plans further indicate sloping landscaping to the rear of the property to the east.
16. Site sections have been submitted to show how the unit will sit on the site. These indicate significant changes to existing ground levels with a maximum of approximately 3 meters in level stage. These sections are contained within **Appendix 2 - Plans**.

History

17. The application site as noted earlier lies within land covered by an earlier planning consent as follows.
18. 2016/0060/DET - Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping at Land 150M NW of Beachen Court Grantown-on-Spey which was approved at October 2016 Planning Committee. At this time an overall plot layout was approved and the current application fits into this utilising the approved servicing. This development is under construction in terms of the new access roads and SUDS drainage along with houses approved with other more recent consents. (The approved layout is attached as **Appendix I**) The details of individual houses on the scheme were to be the subject of further full planning applications as set out in Condition 28 which stated as follows:
 - a) Applications for full planning permission shall be required for all residential units and these shall include full details of siting, design, layout, landscaping, external finishes, boundary enclosures, access, drainage (foul and surface water), waste management and parking arrangements. These details shall reflect the principles of the approved Design Code and the principles set out in the Cairngorms National Park Authority approved Development Brief for the site together with the following requirements:
 - i. Incorporation of integrated flexibility for home-working and high speed fibre broadband connections within all units;
 - ii. Landscaping within the plots to reflect the principles and details established in the approved landscape plan and maintenance regime;
 - iii. Parking provision within plots at ratio of two private spaces per single residential unit (up to four bedrooms) and 1.2 residents and 0.3 visitor spaces per flatted unit;
 - iv. Cycle storage provision for units;

- v. Parking provision for resident and visitor cycling;
 - vi. Details of bin storage and recycling facilities;
 - vii. Details of existing and proposed ground levels and final floor levels;
 - viii. Details of any bird/bat box provision;
 - ix. Boundary enclosures designed to retain an open feel to the development avoiding enclosure of front gardens; and
 - x. Maximum height of new development 1³/₄ storey.
19. This proposal is a resubmission of previously approved application for the plot (2018/0138/DET), with permission granted at the June 2018 Planning Committee.
20. 2015/0394/DET – south east of the above application site, beside Beachen Court, permission was granted at the October 2016 Planning Committee meeting for the erection of ten affordable houses and these houses are under construction. They initially shared their construction access road with the access road being formed for 2016/0060/DET, but now take vehicular access through Beachen Court to the south.
21. 2017/0286//DET Immediately to the east consent was granted at the December 2017 meeting of the Planning Committee for the Construction of 16 Private Homes comprising of 8 Blocks of Semi-Detached Dwellings and Access Roadway at Land 150M NW Of, Beachen Court, Grantown On Spey on land within the wider housing site to the west. This consent was for two storey housing and one pair of 1 ³/₄ storey semi-detached houses. Some of these houses have been constructed and others are currently under construction.
22. 19/03564/FUL (2019/0259/DET) south of the above application site consent was granted by Highland Council on the 14th October 2019 for the erection of house and garage. Construction of the house has yet to begin.
23. 19/03507/FUL (2019/0254/DET) further south of the above application site consent was granted by Highland Council on the 14th October 2019 for the erection of a house. Construction of the house has yet to begin.
24. 2019/0275/DET – east of the above application site consent was granted at the November 2019 meeting of the Planning Committee for the erection of 13 affordable residential units including 8 cottage flats, 4 semi-detached houses and one bungalow. None of these houses have yet to begin construction.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	X
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

25. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:
<http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>
26. The application site is expressly designated for housing in the Local Development Plan settlement statement for Grantown on Spey located within the site designated as H1. A Development Brief has also been approved which covers the site setting out the design principles, constraints and key issues to be considered when developing the site. This informed the original planning application for 43 plots and is non-statutory planning guidance.
27. The LDP settlement statement for Grantown on Spey also highlights the importance of maintaining the visual permeability of the settlement and replicating this in new development.

Planning Guidance

28. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X

Policy 7	Renewable Energy Supplementary Guidance	X
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	

Cairngorms National Park Local Development Plan 2020

29. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”) which will cover the period 2020 – 2025 is currently being progressed. The proposed plan has been through a public consultation process and the formal responses have been assessed and submitted along with all other relevant materials to Scottish Ministers for examination. As the examination of the Proposed Plan is yet to start, the Proposed Plan and its contents currently carry limited weight. In addition, proposals and policies which received heavy objection following the public consultation process are afforded even less weight.
30. Within the Proposed Plan, Grantown-on-Spey H2 site remains allocated for housing and the 1.3ha site has an indicative residential capacity of 53 units. The Plan states “The site has an approved Development Brief and an existing planning permission for 53 dwellings. It is currently under construction. Any future/amended development proposals should be in general accordance with the principles in the Development Brief.”

CONSULTATIONS

Summary of the Main Issues Raised by Consultees

31. **Highland Council Transport Planning Team** have no objection to the proposed development on the proviso that conditions are attached to ensure (1) that the tie- in of the private driveway with the public access road and footway is formed as a footway crossing so that pedestrian priority is retained and (2) a private linear drain is provided behind the adoptable footway to prevent surface water run-off from the driveway running out onto the road.
32. **CNPA Landscape Officer** considers the scheme is acceptable in landscape terms. In response to the initial consultation, extra information was requested in regards to existing levels and post construction levels of the site and the surroundings alongside floor levels and details of retaining walls on site. The applicant has now submitted revised material to address these points with clarification made that no retaining walls will be constructed.
33. **Grantown-on-Spey Community Council** were consulted but did not make a representation.

REPRESENTATIONS

34. No public representations have been received.

APPRAISAL

Principle and Provision of Affordable Housing

35. The principle of housing on this site is well established by both the Local Development Plan designation which allocates the site for residential development and by the existing consent for plot layout, landscaping roads and infrastructure here. The servicing in terms of the main road layout and surface water drainage was covered by this previous application, as was developer contributions.
36. In addition, Local Development Plan Housing Policy I.1: Housing in Settlements offers clear support for development on sites identified in the Plan, subject of course to compliance with all other relevant planning policies.
37. **Policy I: New Housing Development of the Cairngorms National Park Local Development Plan** also requires that a contribution be made towards affordable housing for any proposals for four or more open market dwellings. In this regard it is noted that the matter of affordable housing provision for the wider site was fully considered with the previous application 2016/0060/DET when it was agreed that the adjacent ten house affordable housing development (2015/0394/DET) formed part of the 25% provision. This approach was also confirmed with the Highland Council Housing Service. The agreed provision was based on 25% of the entire development site at the time (53 plots) being affordable – a total of 14 units. The consent of 13 affordable houses (2019/0275/DET) will result in the delivery of more than the prescribed requirement for the overall site. Therefore in this case there is no requirement for the current submission for a single plot to make any further contribution to affordable housing provision and this matter is adequately addressed by the terms of the existing permissions here. The proposal therefore complies with Policy I: New Housing Development of the Cairngorms National Park Local Development Plan 2015.
38. In these circumstances the principle of developing this land is welcomed and it is the detail of the house type, its layout and the accompanying landscaping which falls to be considered with this application.

Landscape Impacts

39. A fundamental consideration with this development is the impacts on the landscape character of the area in order to consider whether the requirement of Local Development Plan policy 5: Landscape to conserve and enhance the landscape character and special qualities of the National Park is met. This is expanded on within the guidance contained in the approved development brief for this site and the design code which sets out basic design principles to be followed. The development brief explains that the built form should be carefully integrated with the terraced topography of the site, working together and in sympathy with the slopes to preserve the excellent views over the rooflines of houses below, but avoiding unacceptable engineering operations, such as platform creation. Condition 28 of the planning consent also highlights that development should not be more than 1¾ storey and that any detailed submission should reflect the principles of the approved Design Code and

the principles set out in the Cairngorms National Park Authority approved Development Brief for the site.

40. In this case, the key landscape impact arises from the prominence of the site, with the application site prominently located as part of the row of six plots which sit on the western extremity of the site although the levels start to drop down again at this plot leading northwards. It is however important that the house sits well in the landscape. Sections submitted by the applicants illustrate that this will be the case as the single storey nature of house will enable it to be viewed against a backdrop of the mature trees to the rear at Beachen woods and to fit in satisfactorily with the houses approved to the east. Whilst there will be changes to ground levels these are not excessive. Satisfactory landscaping is also proposed between the house and its access road, which will also help create a setting over time with “street” trees proposed here. As a result the proposed development is considered to comply with the principles set out in the approved design code and development brief for the site.
41. Landscaped areas in line with the approved landscape layout have been provided, with the details of landscaping in terms of species and layout considered to be satisfactory subject to the landscape scheme being updated to clearly show protection for existing trees bordering the site as highlighted by the objector. This can be readily addressed by planning condition in the event of the application being supported.
42. In these circumstances, it is considered that the proposed development complies with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015, subject to planning conditions to cover the details of landscaping.

Design and Layout

43. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan requires development to be sympathetic to the traditional pattern and character of the surrounding area, use materials that will complement the setting of the development and protect the amenity of neighbours.
44. In this regard, the area surrounding the application site at Dulaig Court and Beachen Court is characterised by a mixture of housing types, terraces and semi-detached with a winding road layout with cul-de-sacs and communal parking evident, whilst on the wider housing site here a mixture of 2 storey and 1 ¾ storey housing has been approved and largely built. The proposed layout with a series of pitched-roof gables is congruous with local vernacular building typologies.
45. The proposed house style is of satisfactory design using front wing features to break up its frontage with a mixture of render and painted timber finishes helping to create variety.
46. At the time of the original plot layout consent here effort was made to secure a layout which created a good landscaped setting for new residential units to sit within. This has been reflected with the current submission which is consistent with the approved landscaping plans with the appropriate planting of small trees and shrubbery.

47. In these overall circumstances the application is considered to comply with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms Local Development Plan 2015.

Residential Amenity

48. **Policy 3:** Sustainable Design of the Cairngorms Local Development Plan 2015 seeks to protect the amenity of neighbours. In this regard the houses are located sufficiently far from existing houses so as to ensure that existing residential amenity and privacy is retained with a wide landscape strip at eastern (roadside) frontage of the site and to the south outside the property boundary.
49. Finally with regard to residential amenity whilst there will inevitably be a degree of disturbance from the construction of new development, particularly for those properties closest, any undue disturbance can be controlled through Environmental Health legislation. This service has not sought to duplicate such controls or to impose conditions relating to construction operational hours on planning consents in the National Park, or indeed on this overall development site, but instead has used standard informatives on construction hours. Consequently it is not considered appropriate to impose additional conditions on this development.
50. Accordingly, the application is considered to comply with Local Development Plan Policy 3: Sustainable Design.

Environmental Impacts

51. **Local Development Plan Policy 4:** Natural Heritage seeks to ensure that there are no adverse effects on European Protected Species and other biodiversity interests.
52. Satisfactory surveys were submitted with the original application here to demonstrate that there will be no adverse impacts on habitats and general species with suitable enhancement and mitigation opportunities provided which will ultimately enhance biodiversity along with the proposed landscape provision within the site which can provide biodiversity as well as landscape benefits.
53. In terms of European Protected Species, a satisfactory Species Protection Plan was previously provided to secure that there will be no harm or disturbance to otter which use the Kylintra Burn here, together with re-design of the culvert proposed under the new road which has been designed to ensure the safe passage of otter.
54. The proposed landscaping will deliver biodiversity benefits over time as will the provision of bat and bird boxes on site all of which is welcomed. Recommendations made by the CNPA Ecology Advisor for bat or bird box provision for each unit can be readily addressed by planning conditions, whilst the impacts of the wider site on designated sites in the area was fully considered with the previous application with a Habitats Regulation Appraisal undertaken then and mitigation measures required (site specific construction method statement) followed during construction of the associated infrastructure.

55. It is therefore considered that the application complies with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

Environmental Impacts – Flooding and Surface Water Drainage

56. Local Development Plan Policy 10: Resources requires that all development should be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land requiring flood prevention measures and not affect the ability of the functional flood plain to store or move flood waters. This policy also requires that all development should avoid detrimental impacts on the water environment, with existing and potential impacts up and downstream of the development, particularly in respect of potential flooding, to be addressed. It presumes against unnecessary culverting of watercourses and any unnecessary engineering works in the water environment. This policy also requires that surface water be treated in accordance with the SUDS manual.
57. The issue was considered fully at the time of the original planning consent here. In terms of surface water drainage the current site will connect to the approved SUDS arrangements and pond constructed on the site.
58. It is therefore considered that the application complies with Local Development Plan Policy 10: Resources.

Servicing

59. Local Development Plan Policy 3: Sustainable Design requires that all development should include appropriate access and off street parking arrangements, as well as promoting sustainable travel methods including provision for bicycle storage and reducing the overall need to travel whilst Policy 10: Resources requires that there are no adverse impacts on the water environment.
60. The site is well located in terms of its proximity to the services and facilities of Grantown, within ready walking/cycling distance of the town centre thus reducing the need to depend on cars for travel. Furthermore, the proposed development makes suitable provision for path links to the surrounding residential areas which will help support the desired move to sustainable travel which does not depend on cars.
61. The roads layout is considered to be satisfactory by the Highland Council Transport Planning Team.
62. Overall, the site can be satisfactorily serviced, connecting to the previously approved roads and surface water drainage arrangements, and to public water and sewage services, with conditions covering this attached to the wider consent.
63. **Policy 8: Renewable Energy** of the Cairngorms National Park Local Development Plan 2015 requires proposals for renewable energy to be considered favourably where they contribute positively to the minimisation of climate change and they complement the sustainability credentials of the development where they can be designed in a sympathetic way to have no adverse landscape, visual or environmental impact. The

inclusion of air source heat pumps is not considered to have a significant impact on landscape or the environment and the inclusion is therefore welcomed.

64. In these circumstances the development is considered to comply with Policy 3: Sustainable Design and Policy 10: Resources of the Cairngorms Local Development Plan 2015 and Policy 8: Renewable Energy of the Cairngorms National Park Local Development Plan 2015.

CONCLUSION

65. The principle of development for housing is established so it is only the detail of this submission that is being considered. The application involves provision of adequately serviced new housing of satisfactory design, scale and massing in the middle of a wider housing development, including provision of landscaping which will create a good setting for the new development over time. The proposal therefore complies with the relevant policies of the Local Development Plan.

RECOMMENDATION

That Members of the Committee support a recommendation to the Erection of house and garage at 28 Dulicht Court Grantown-On-Spey subject to the following conditions:

**Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.*

Conditions

1. **No development shall commence until revised access plans have been submitted to show the following details (a) the tie-in of the private driveway with the public access road and footway to be formed as a footway crossing so that pedestrian priority is retained and (b) a suitably designed drain to be provided across the mouth of the private driveway to ensure that any run off does not end up on the public road. The house shall not be occupied until the access has been formed in accordance with the approved details. Thereafter the access shall be maintained in accordance with the approved details.**

Reason: To ensure that appropriate access provision is made in the interests of road and pedestrian safety and in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

2. No development shall commence on the construction of the house until details (samples or brochures) of the external finishes have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The house shall thereafter be constructed in accordance with the approved plans and details.

Reason: To ensure that the new development conserves and enhances the landscape character of Grantown-on-Spey and is sympathetic to the character of the area in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

3. No residential unit shall be occupied until the parking, access, bin and cycle storage provision, and turning provision pertaining to the unit have been constructed in accordance with the approved site plan

Reason: To ensure that suitable parking, bicycle storage and waste management provision is made for residents in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015

4. The development shall be constructed in accordance with the approved sections.

Reason: To ensure that the new development conserves and enhances the landscape character of Grantown-on-Spey and is sympathetic to the character of the area in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015

5. Unless otherwise agreed with the Cairngorms National Park Authority acting as Planning Authority and notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and any amendments, all boundary enclosures shall be constructed and thereafter maintained in accordance with the approved plans throughout the lifetime of the development hereby approved.

Reason: To retain the open aspect of the site in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

6. All landscaping shall be implemented in accordance with the approved landscaping details in the first planting season following occupation of the development hereby approved. All hard and soft landscaping shall thereafter be managed and maintained in accordance with the approved plans and documents.

Reason: To ensure that the development conserves and enhances the landscape character of the area, and that an appropriate landscape setting is provided and maintained in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. Planning permission for the creation of residential plot layout (43 units), roads, drainage and strategic landscaping (reference 2016/0060/DET) was granted on 27 October 2016. This development unit covered by this planning permission will be situated on part of the site covered by the permission 2016/0060/DET. This permission builds on permission 2016/0060/DET and reflects condition 28 thereof. The single house development permitted by this permission will therefore be subject to both this permission and its conditions and permission 2016/0060/DET and its conditions.
2. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
3. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
4. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
5. Construction work on the application site (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.

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.