
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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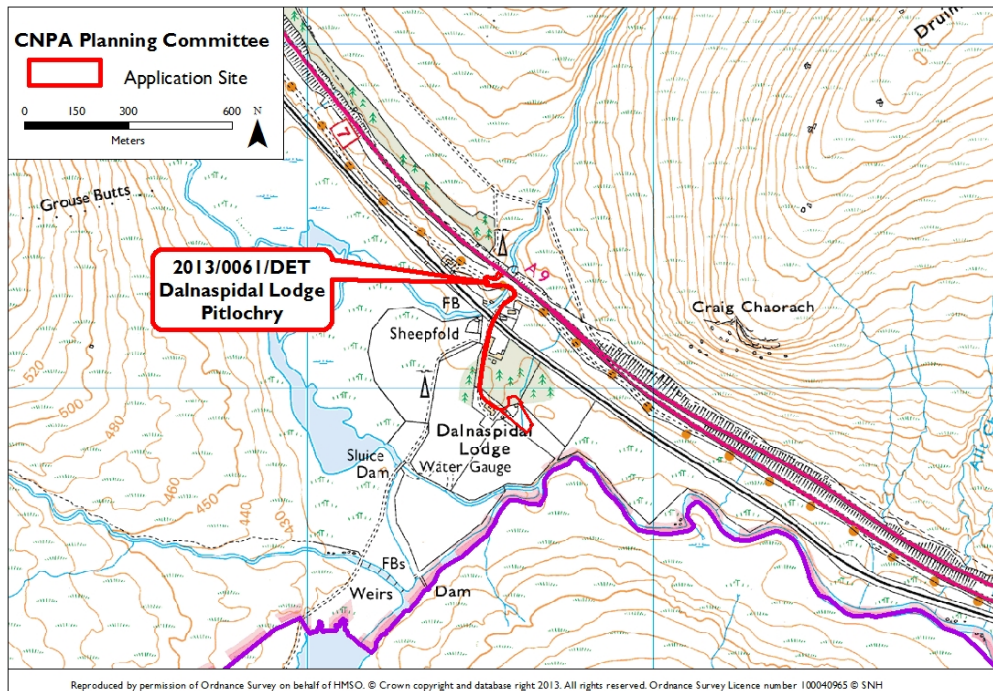
DEVELOPMENT PROPOSED: ERECTION OF 3 DWELLINGHOUSES AT DALNASPIDAL LODGE, DALNASPIDAL, PITLOCHRY

REFERENCE: 2013/0061/DET

APPLICANT: MR. ALEX MCKAY, BEN ALDER ESTATE LTD., C/O ORCHIL ARCHITECTURAL CONSULTANTS

DATE CALLED-IN: 25 FEBRUARY 2013

RECOMMENDATION : APPROVE WITH CONDITIONS



Grid reference : 264523 772942

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Planning permission is sought in this application for the erection of three new dwelling houses on land adjacent to Dalnaspidal Lodge in Highland Perthshire. The proposal also originally included the demolition of an existing derelict cottage. However, that aspect of the proposal has since been excluded and in conjunction with this minor amendments have been made to the site boundary.¹ The subject site lies to the south of the Perth to Inverness railway line and the A9 trunk road. It is located approximately 20 miles north west of Pithlochry and 6.5 miles south of Dalwhinnie. Access to the site is via a minor road off the A9 which serves a number of properties on the north of the railway line. A private track extends from the gated railway crossing to Dalnaspidal Lodge and the proposed site, as well as serving lands beyond that. It also serves a number of existing estate properties a short distance to the south of the railway line. The subject site is on substantially lower ground than the A9 trunk road and there are only glimpsed views when approaching from the southbound A9. The hummocky, higher ground immediately to the rear (north) of the site, much of which has benefitted from tree planting, provides an effective screen and would result in the proposed new properties nestling into a discreet and sheltered area.

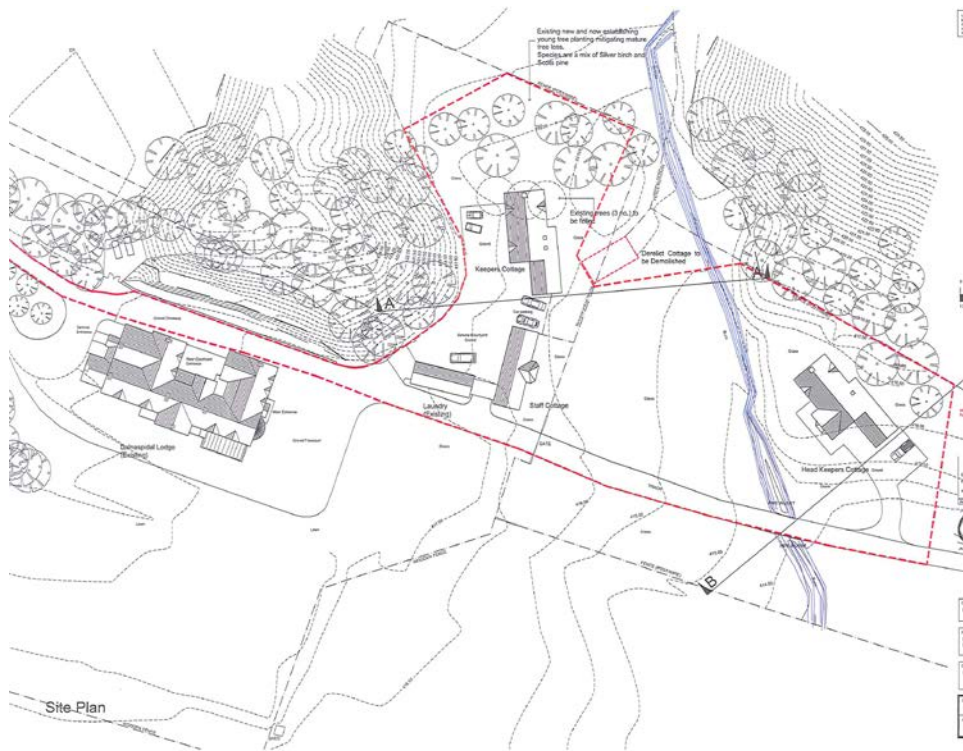


Fig. 2 : Proposed site plan

¹ A bat survey was recently carried out and the results were inconclusive. Further investigation would be required on this matter in the event that demolition was being pursued. Demolition is not necessary to accommodate the proposed development of the three new properties and the derelict cottage has therefore been excluded from the site boundaries and from the overall proposal.



Fig. 3 : Existing Estate properties, with railway crossing in the background



Fig. 4 : Approaching Dalnaspidal Lodge and subject site beyond

- The three new dwellings are proposed on land which is a short distance to the north east of Dalnaspidal Lodge.² The first dwelling proposed is a single storey design, which would be sited at right angles to the existing access track. The single storey property is identified as a 'staff cottage.' Two entry doors are proposed on the western elevation and the associated floor plan shows that the property could be utilised either a single residential unit or two smaller units, with each utilising a shared kitchen and living room. The structure is generally traditional in scale and design, with the exception of the projecting living room bay on the eastern elevation.³

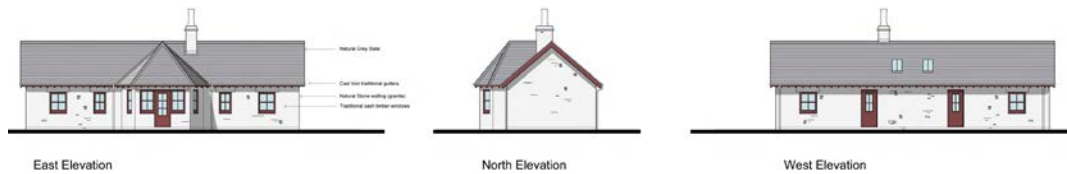


Fig. 5 : Staff cottage



Fig. 6 : Proposed staff cottage floor plan

- The second of the residential properties proposed would be located to the north of the staff cottage. The one and three quarter storey dwelling is intended as a Keepers Cottage. Ground floor accommodation includes a living room, kitchen / dining room, utility room and an annex bedroom with en suite facilities. The annex accommodation would be contained within a projecting single storey wing. Upper floor accommodation is contained within the main body of the dwelling house and would consist of three bedrooms and bathroom facilities. The orientation and the location of the Staff Cottage and

² The nearest of the proposed new dwellings would be approximately 46 metres from the Lodge.

³ In the course of the assessment of the application, the discordant nature of this design feature on an otherwise simple, traditional structure was highlighted to the agent and it was advised that the proposal should be amended. The agent rejected this and stated in a response there is "no reason why the bay should be regarded as disproportionate."

Keepers Cottage and their relationship with an existing laundry building⁴ is intended to create an enclosure, which would form a traditional courtyard typical of rural highland buildings. Vehicular access would be taken from a point between the laundry building and the staff cottage and would lead into a gravelled courtyard area. The courtyard area would be demarcated by the two new residential units on the eastern side and the rising wooded land on the west.

- The final new dwelling, which is identified as the Head Keepers Cottage, is proposed approximately 50 metres further east of the Staff Cottage and the Keepers Cottage. It is proposed to be positioned on slightly rising ground, to the east of a burn which runs through the site. The structure is a one and three quarter storey design. The projecting gabled section on the front elevation also includes a bay window at ground floor level. Similar to the Keepers Cottage, the design also includes a projecting single storey wing on the side elevation. Accommodation in the Head Keepers Cottage is proposed to consist of a living room, kitchen / dining room, utility room, bathroom, and an office⁵ at ground floor level. Upper floor accommodation would consist of three bedrooms and bathroom facilities.



West Elevation
Fig. 7 : Keepers Cottage



South West Elevation
Fig. 8 : Head Keepers Cottage



Fig. 9 : Existing cottage to be demolished



Fig. 10 : Site of proposed Head Keepers Cottage.

- All of the proposed new dwellings would have the same external finish. Natural grey slate is proposed as the roof finish. All external walls would be finished in granite. Details in the supporting information indicate that this would be sourced from an Inverness based supplier who has already supplied stone for

⁴ Construction activity is currently on-going to refurbish the laundry building and to restore it to use as a laundry facility.

⁵ Proposed in the projecting single storey wing.

refurbishment of the Main Lodge. Photos have been provided to demonstrate how the stone matches that of the existing building. Cast iron rainwater goods are proposed and all windows would be traditional sash timber.

6. A single storey hipped roof cottage in a derelict state is located to the east of the proposed location of the Keepers Cottage (and as referred to in paragraph 1 is now outside the site boundary). Supporting information outlines various difficulties associated with the potential re-use of the structure, including its position on low lying, wet ground and associated damp problems, as well as the limited size of the structure.
7. Three mature trees would be felled in order to accommodate the proposed location of the Keepers Cottage. It has however been noted in supporting information that there has already been extensive new tree planting around the grounds of Dalnaspidal Lodge, and particularly adjacent to the proposed location of the Keepers Cottage. A mix of silver birch and Scots pine have been planted in this area and the trees are currently maturing.

Background and justification

8. Dalnaspidal Estate consists of 11,500 acres and forms part of the larger Ben Alder Estate. It is used for a mix of agricultural and sporting purposes and provides employment for four full time gamekeepers / shepherds. The Estate only has one staff house at present. The current proposal is intended to provide accommodation for two new gamekeepers and also housekeeping staff. The proposal is described in supporting information as supporting the Estate's plan to provide a high quality sporting location.
9. Construction activity is currently on-going at Dalnaspidal Lodge and once the repair and improvements works are complete it is intended that the Lodge would be partly utilised to provide short term holiday accommodation for customers of the larger Ben Alder Estate.⁶ It is the aim of the Estate to "provide high quality sporting holidays to UK and worldwide clients." The additional staff are required to service the needs of the business. The need for on-site accommodation for the new staff has been outlined in some detail in the supporting documentation, and includes reference to their on-site presence being required for good management, to provide security for the Lodge, and to provide the level of close service expected by guests from staff. Reference is also made to the fact that the keepers also fulfil a role as shepherds on the Estate and in this context it is necessary for them to be in close proximity to the flock. The provision of accommodation on site for those key staff is considered the most appropriate solution rather than relying on the provision of local accommodation in the nearest settlement, which it is noted is at Dalwhinnie, some 6.5 miles to the north of the site.

⁶ Supporting information indicates that under the terms of the existing planning permission (granted by Perth and Kinross Council) for the extensive refurbishment of Dalnaspidal Lodge it is to be used as a single dwelling by the owners and also a single let to hunting parties.

DEVELOPMENT PLAN CONTEXT

National Policy

10. **Scottish Planning Policy⁷ (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters. It supersedes a variety of previous Scottish Planning Policy documents and National Planning Policy Guidance. Core Principles which the Scottish Government believe should underpin the modernised planning system are outlined at the outset of **SPP** and include:
 - The constraints and requirements that planning imposes should be necessary and proportionate;
 - The system shouldallow issues of contention and controversy to be identified and tackled quickly and smoothly; and
 - There should be a clear focus on quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.
11. **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.
12. 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.”
13. 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.
14. Housing : The planning system is required to enable the development of well designed, energy efficient, good quality housing in sustainable locations. In a section entitled ‘Location and Design of New Development’ it is advised that new housing development should be integrated with public transport and active travel networks rather than encouraging dependence on the car.
15. Economic development : Planning authorities are required to respond to the diverse needs and locational requirements of different sectors and sizes of

⁷ February 2010

businesses. Planning authorities are advised in para. 48 to ensure that new development safeguards and enhances an area's environmental quality and should also promote and support opportunities for environmental enhancement and regeneration.

16. *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.
17. *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.
18. **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 Partnership Plan 2012 - 2017

19. The Cairngorms National Park Partnership Plan 2012 – 2017 is the management plan for the National Park for the next 5 years. It sets out the vision and overarching strategy for managing the Park and provides a strategic context for the Local Development Plan. Three long terms outcomes have been identified to deliver the vision for the Park, to continue the direction set out in the first National Park Plan and to together deliver the four aims of the National Park. The outcomes are :
 - A sustainable economy supporting thriving businesses and communities;
 - A special place for people and nature with natural and cultural heritage enhanced; and
 - People enjoying the park through outstanding visitor and learning experiences.
20. A number of policy priorities have been identified to help deliver each of the outcomes. Policies to secure the outcome of 'a special place for people and nature with natural and cultural heritage enhanced' are of particular relevance

to the current proposal. Policy 2.8 seeks to enhance the design and sense of place in new development and existing settlements. The Plan sets out a number of means by which policy 2.8 can be achieved, including enabling new development which contributes positively to a sense of place; promoting a high standard of sustainable design, energy efficiency, sustainably sourced materials and construction in new development; and supporting the retention and enhancement of the local character.

Local Plan Policy

Perth and Kinross Highland Area Local Plan (2000)

21. The purpose of the Local Plan is to guide development and change in land use in a way that can best serve community interest. As the application site lies outwith any settlement identified in the Local Plan, it is considered to be in the landward area. The planning policies detailed in the following paragraphs are therefore relevant in the assessing the proposal.
22. ***Policy 1 – Sustainable Development*** : It is intended to ensure wherever possible that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed practical and necessary to minimise the adverse impact. The policy outlines a number of principles which will be used as guidelines in assessing a projects commitment to sustainable development. Principles include :
 - The quality of the natural environment should be maintained and improved;
 - Biodiversity is conserved; and
 - New development should meet local needs and enhance access to employment, facilities, services and goods.
23. ***Policy 2 – Development Criteria*** : The policy outlines various criteria against which development proposals will be judged, including :
 - The site should have a landscape framework capable of absorbing, and if necessary screening the development;
 - Regard should be had to the scale, colour and density of development within the locality;
 - The development should be compatible with its surroundings in land use terms;
 - The local road network should be capable of absorbing the additional traffic generated by the development;
 - The site should be large enough to accommodate the impact of that development; and
 - Buildings and layouts for new developments should be designed to be energy efficient.
24. ***Policies 3 and 4 – Landscape*** : Development proposals should seek to conserve landscape features and a sense of local identity (Policy 3). Details of landscape treatment should be submitted with development proposals,

including boundary treatment and impact in key views. Developers will be required to demonstrate that satisfactory arrangements will be made, in perpetuity, for the maintenance of areas of landscaping (Policy 4).

25. **Policy 5 – Design** : High standards of design are required for all developments. Encouragement will be given in particular to the use of appropriate and high quality materials, innovative modern design, avoidance of use of extensive underbuilding on steeply sloping sites, ensuring that the proportions of any building are in keeping with its surroundings, and ensuring that development fits its location.
26. **Policy 54 – Housing in the Countryside** : It is the policy of the Council to normally only support proposals for the erection of individual houses in the countryside which fall into one of five categories :
- (a) Building groups – development within existing small groups where sites are contained by housing or other buildings, and where further development would not significantly detract from the character or amenity of existing housing or lead to extension of the group;
 - (b) Renovation or replacement of houses – consent will be granted for the restoration or replacement of houses, including vacant or abandoned houses;
 - (c) Conversion or replacement of non-domestic buildings;
 - (d) Operational need – “exceptionally where there is an operational need for a house in the countryside, subject to the satisfactory siting and design of the house and to a condition controlling its occupancy;” or
 - (e) Located within Western Highland Perthshire.

CONSULTATIONS

27. **Perth and Kinross Transport Planning** : There is no objection to the proposal and it is recommended that conditions are included in any consent granted to ensure that turning facilities are provided within each plot in order to enable all vehicles to enter and leave in a forward gear and that a minimum of 2 no. car parking spaces per dwelling is provided within each plot.
28. **Perth and Kinross Education and Children’s Services** : The response notes that the proposed site falls within the Struan Primary School catchment area. However Struan primary school is currently mothballed and pupils have been rezoned to Blair Atholl primary school. It is confirmed in the response that there are no capacity concerns in the Blair Atholl Primary School catchment area at this time.
29. **Perth and Kinross Planning Service** : A detailed response has been received from a Perth and Kinross Planning Officer, in which commentary is provided on how the proposal complies with planning policy. Policies 1, 2, 3, 4, 5, 30, 47 and 54 of the Local Plan are listed as being of relevance to the proposal. Policies 30 and 47 pertain to tourism related developments and agricultural diversification respectively. The development proposal is considered to comply with policies 1-5. It is commented that due to the nature of the Estate business, the development of the Estate for sporting purposes falls between

policies 30 and 47 and it is suggested that those policies are both supportive of the development of a business for shoots and linked activities and using this as justification for the additional residential accommodation separate from the main lodge building is considered reasonable.

30. In discussing the proposal in the context of Policy 54 of the Highland Area Local Plan, parts (d) and (e) of the policy are considered the most relevant. Part D pertains to Operational Need and Part E concerns residential proposals in Western Highland Perthshire. It is suggested that the proposal would not accord with Part E as Dalnaspidal is not one of the listed settlements in the policy and the proposed site is not within a scattered building group. However, reference is also made in the consultation response from the Planning Officer to other material considerations, of which Perth and Kinross's Housing in the Countryside Policy 2009 is one. It is stated that this provides a more up to date account of the Council's policy approach to development of the nature proposed rather than the adopted local plan.
31. Policy 3 (New houses in the open countryside) of the Housing in the Countryside Policy is identified as the policy most applicable to the proposal. The Planning Officer states in the consultation response that the applicant's supporting statement provides acceptable justification in terms of the associated business need for the principle of staff accommodation and the number of units proposed. It is also suggested in the response that whilst not considering it essential that the actual occupancy of the proposed units is limited, it is recommended that the proposed units should be retained within the ownership of the associated Estate.
32. **Blair and Struan Community Council** : Correspondence from the Community Council expresses support for the proposal. It is noted that the nature of the Estate and Dalnaspidal Lodge requires permanent staff on a year round basis, and it is considered that the accommodation needs of those staff can best be met by on-site housing. The response from the Community Council also suggests that a number of conditions are applied to require that the design of the new houses should be in keeping with the local settlement, that each house is designed to accommodate one family and that the accommodation is tied to staff providing services to the estate.
33. **Planning Gain** : The consultation response from the planning gain advisors noted that the application is for ancillary staff accommodation. In recognition of the need for affordable housing within the Park, it is advised that developer contributions are not considered appropriate in this case.
34. **CNPA Landscape** : The Landscape Officer notes that Dalnaspidal Lodge is in the Drumochter Pass landscape character area (as identified in the CNP Landscape Character Assessment 2009). The settlement features, the pasture and the woodland at Dalnaspidal are described as contrasting in character with the surrounding simple yet dramatic landscape of Drumochter, thereby making it a notable feature whilst journeying along the A9 trunk road. It is noted however that views of the actual Lodge, as well as the proposed site, are well screened from the A9 by the existing woodland.

35. The proposed cluster of new estate houses are considered to have the potential to sit comfortably within the landscape and would have negligible impact on the wider landscape character. However, further information was required in order to provide clarity on potential changes to ground levels, as well as confirmation of the number and location of trees to be felled. Site cross sections and contoured site plans were subsequently submitted, together with details confirming the location of three mature trees that would be felled to accommodate Keepers Cottage.
36. The final comments received from CNPA advisors in respect of landscape issues confirm that the details of the levels provided demonstrate an acceptable relationship between the new buildings and the existing landform and that relatively minor earthworks would be required. It is noted that three mature trees would be removed and although there is a suggestion on the submitted plan that existing young birch in the vicinity would be retained and could provide mitigation, it is considered by the Landscape Advisors that this is not sufficient mitigation nor are the birch trees best placed to complement the new development. It is recommended that small groups of new trees should be planted on the southern side of each new building, with each group consisting of between 3 and 5 Scots pine.
37. **CNPA Ecology** : The initial response from the Ecology Officer raised concerns in relation to the derelict cottage potentially accommodating bats or nesting birds and required further investigation on this matter. As explained in earlier sections of this report, the derelict cottage has now been excluded from the site boundaries and its demolition no longer forms part of the current proposal.
38. The remainder of the advice in respect of ecology matters focuses on the need to introduce nesting and roosting opportunities for birds and bats respectively should be introduced into the built environment. This is a point which has already been brought to the attention of the agent. The agent confirmed that it is intended for form bat roosts within the stone gables of the new buildings. The agent also stated in the response that “the inherent design of all the buildings will provide an ideal nest site for migrating swifts as each roof has a significant over hanging eaves, providing a dry and sheltered location to build a nest.” The subsequent advice from CNPA advisors in respect of this matter pointed out that whilst overhanging eaves are suitable for house martins and swallows, swifts do not use this sort of location unless boxes are provided.⁸ This is a matter which can be easily addressed through conditioning the provision of birdboxes, in the event of planning permission being granted.

REPRESENTATIONS

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

⁸ Swifts do not make ‘mudcups’ in the way that species such as house martins and swallows do.

APPRAISAL

40. Issues to consider in assessing this application include compliance with planning policy, the case provided to justify three new dwellings in the countryside location, the siting and design of the structures and the overall landscape implications of the development proposal.
41. Relevant planning policy is detailed in paragraphs 10 to 26 of this report. National policy encourages planning authorities to respond to the diverse needs and locational requirements of different sectors. Alongside national policy which is supportive of rural development as a means of supporting prosperous and sustainable communities, the current proposal can be considered a good fit with national policy. A case has been made to explain the need for the proposed dwelling houses. It is clear that the properties are required to accommodate staff at the Estate, and that increased staff numbers are being employed to service the expanding range of activities being undertaken. The proposal not only provides benefits in facilitating the Estate's business expansion plans, but also provides much needed accommodation in the immediate vicinity of the employee's workplace. This is of assistance to the employees from a personal perspective in addressing their potential housing needs and also eliminating the need to travel from accommodation remote from the workplace. The immediate proximity of staff to the workplace would also create improved efficiencies for the Estate in delivering a range of services, including guest oriented services such as housekeeping, the availability of Keepers to accompany shooting parties, and the proximity of staff to monitor animal welfare.
42. Given that the subject site is located in the area which is part of the recently extended National Park boundary, it is not covered by CNP Local Plan policies, as that Plan was adopted prior to the boundary extensions. The Perth and Kinross Highland Area Local Plan, which dates from 2000, is therefore the Local Plan against which the development proposal must be assessed. One of the key policies against which to consider the proposal is Policy 54 – Housing in the Countryside. Of the various categories in which housing would be facilitated in the countryside, part (d) Operational Need is particularly relevant. As already commented in the paragraph above, the case has been adequately demonstrated to consider that the development complies with this policy. It should also be noted, in accordance with recent Scottish Government advice contained in Circular 3/2012 – Planning Obligations and Good Neighbour Agreements, as a case has been made to justify the proposed dwelling houses, subsequently imposing restrictions on the occupancy or use of the dwellings would not be appropriate.
43. Other Local Plan policies which the proposal can be considered to accord with include Policy I- Sustainable Development. In providing accommodation for workers employed in the enterprise, the proposal can be considered to meet local need. In addition, the details provided are also sufficient to determine that the quality of the natural environment would be maintained and improved. At present due to construction activity that has been on going in the vicinity (the renovations work at Dalnaspidal Lodge and the refurbishment of the former laundry building), part of the site has been significantly disturbed and currently

accommodates a large builders' compound. The completion of development activities on the site would ultimately result in improvements to this immediate area. The proposed site is relatively well contained to avoid encroaching on areas of woodland which would form a backdrop to the new structures.

44. In landscape terms, as noted earlier in this report, the development site is well concealed from open views, due to the nature of the surrounding landform and existing tree growth. In conjunction with Dalnaspial Lodge and the renovated laundry building, the three proposed new dwelling would fit into the landscape and read as part of a group at this location. This would be further assisted by the fact that the external finished proposed on all three properties would closely reflect materials existing on the Lodge.
45. Finally, in considering the proposed designs, it can be concluded that they are generally traditional in style and proportions. This is particularly true in relation to the Head Keepers Cottage and Keepers Cottage. The only remaining concern relates to the proposed staff accommodation unit. Reference has been made in an earlier section of this report to the projecting sun lounge feature on the eastern elevation of the unit, which dominates and detracts from the otherwise simple form and traditional design of the building. Although the planning agent has expressed a reluctance to make any change to this feature, it is nonetheless a matter which continues to merit scrutiny. Whilst the nature of this feature could not be considered inappropriate to such an extent that it would merit a refusal of planning permission on design grounds, relatively minor changes to the form and scale of the sun lounge feature could result in the development demonstrating a far greater degree of compliance with Policy 5 (Design) of the Perth and Kinross Council Highland Area Local Plan, as that policy expects high standards of design and requires that "the proportions of any building are in keeping with its surroundings." This is a matter which could be addressed through an appropriately worded condition in the event of planning permission being granted. It would essentially require design amendments to be agreed with the Planning Authority prior to the commencement of development.
46. In considering all of the foregoing factors, it can be concluded that the proposed development has many commendable factors, and generally achieves compliance with planning policy. It is recommended that planning permission be granted subject to a number of conditions.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

47. The development proposal involves the demolition of an abandoned cottage of traditional stone construction. The deteriorating nature of the building and the physical difficulties associated with its siting demonstrate that it would be impractical to maintain the building. In addition its loss is only considered to be negligible in the context of landscape significance.

48. Various measures will be introduced to ensure that bat roosting and bird nesting opportunities are provided in the new structures on the site, and this is considered to be of assistance in enhancing the natural heritage of the area.

Promote Sustainable Use of Natural Resources

49. The details provided do not provide an indication of how the proposal would accord with this aim.

Promote Understanding and Enjoyment of the Area

50. The new dwellings are required to provide accommodation for game keepers and housekeeping staff to serve the sporting and tourism activities at the Estate. The proposal could therefore be considered to assist in promoting visitors understanding and enjoyment of the activities of the area. In addition, given the discreet and well screened location at which the properties are proposed, the development would not detract from the wider public's enjoyment of the landscape setting and general qualities of the area.

Promote Sustainable Economic and Social Development of the Area

51. The proposed new dwelling houses are required to accommodate new staff that have been / will be employed on the Estate. The development is beneficial to the economic development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for the erection of 3 dwellinghouses at Dalnaspidal Lodge, Dalnaspidal, Pitlochry, 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.

2. 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 projecting living room feature on the Staff Accommodation Building redesigned to a smaller form and with a traditional pitched roof. The development shall thereafter be undertaken in accordance with the agreed detail.

Reason : In order to improve design standards and ensure that the assimilates into the local surrounding.

3. Prior to the commencement of any construction works, details and specifications (samples or manufacturers catalogues may be required) of the following finishes shall be submitted for the further written approval of the CNPA acting as Planning Authority:

- (a) Stonework;
- (b) Slate;
- (c) Window frames and doors; and
- (d) Details of all boundary enclosures.

Reason: In the interests of visual amenity and to ensure that these finishing materials/boundary enclosures are appropriate to the character of the development and the surrounding area.

4. Prior to the commencement of the development of the dwelling units details shall be submitted for written agreement of the Cairngorms National Park Authority acting as Planning Authority
- (a) To confirm where bat roosting opportunities will be incorporated into the dwelling house designs; and
 - (b) To show the incorporation of swift nesting opportunities in the dwelling house designs.

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

5. Prior to the first occupation of any of the three dwelling houses, the following shall be provided within each plot:
- a) the provision of turning facilities to enable all vehicles to enter and leave in forward gear; and
 - b) the provision of a minimum of 2 no. car parking spaces per dwelling.

Reason : In the interests of orderly development, to avoid traffic congestion and in the interests of general safety.

6. Prior to the commencement of development, revised landscaping details shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority to show proposals to plant small groups of trees to the south of each of the proposed buildings, with each group of trees consisting of a minimum of 3 Scots pine.

Landscaping shall thereafter be undertaken in accordance with the approved landscaping plan. The plan 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 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 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 conserving and enhancing the natural heritage of the area, in order to maintain the woodland setting and in the interests of minimising the visual impact of the development.

7. 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 the visual amenity of the area.

Advice notes :

- (a) Advice and products on how to incorporate bat and bird nesting opportunities into the built environment is available from a variety of sources, including

- www.rspb.org.uk/advice/helpingbirds/nestboxes/index.aspx;
- www.concernforswifts.com;
- www.swift-conservation.org;
- www.bats.org.uk;
- www.habibat.co.uk;
- www.barnowltrust.org.uk

Mary Grier

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16 May 2013

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.