
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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DEVELOPMENT PROPOSED: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS FOR THE ERECTION OF A DWELLING HOUSE ON LAND TO THE EAST OF CORRIECHULLIE, GRANTOWN ON SPEY

REFERENCE: 09/015/CP

**APPLICANT: MR. CRAIG GRANT
C/O A.W. LAING LTD., HIGH STREET, GRANTOWN ON SPEY**

DATE CALLED-IN: 6TH FEBRUARY 2009

RECOMMENDATION: APPROVE WITH CONDITIONS



Grid reference: 306542 821084 (easting northing)

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This planning application is an Approval of Matters Specified in Conditions¹ and concerns a proposal for the erection of a dwelling house. The subject site is located at Corriechullie, which lies approximately 5.5 kilometres to the east of Nethy Bridge and a short distance off the A939 road from Tomintoul to Granttown on Spey. The CNPA Planning Committee resolved to grant outline planning for a dwelling house on the site in January 2006 (CNPA planning ref. no. 05/349/CP refers).



Fig. 2: Proposed site, as viewed from the A939 road.

2. The proposed site consists of a broadly rectangular parcel of land and is located along a private access track off the minor road which links the A939 to the settlement of Nethy Bridge. The access track currently serves the existing farmhouse at Corriechullie and also provides access to a number of farm buildings and agricultural land. The existing farmhouse is a traditional 1 ½ storey property, with a recently constructed sun room extension on the side elevation. The property is located approximately 55 metres to the west of the proposed site. The site is flat and is currently used for the storage of agricultural materials and machinery, and is bounded on three sides by wire fencing. A small plantation of mature trees exists to the rear of the site and assists in providing an immediate backdrop for the proposed new dwelling house. There is also a larger plantation further to the south.
3. Details provided in the outline planning application demonstrated that the applicants family have a long association with the Corriechullie landholding, having farmed the land for over half a century. The applicant in the outline planning application was George Grant, father of the current applicant. It was indicated at that time that Mr. Grant Snr. intended to reside in the new dwelling house and gradually retire from farming activity, with his son Craig (the current applicant) assuming responsibility for the farm workload and taking up residence with his family in the original farmhouse. The situation regarding farming responsibilities remains the same, with Craig Grant now being involved in farming activities. The residency plans of Messrs. Grant Snr. and Jnr. have altered, with George Grant now remaining in the original

¹ Formerly referred to as an application for 'Approval of Reserved Matters'.

farmhouse, and his son taking up residence in the proposed new dwelling. In a submission from the applicant's agent it has been confirmed that Craig Grant is involved in the land management activities at Corriechullie and fulfils the occupancy requirements of the Section 75 legal agreement.

4. The proposed dwelling is a one and a half storey structure, of relatively traditional design, which is intended to reflect the design of the existing farmhouse at Corriechullie. Various design changes have been made in the course of this planning application. The originally proposed dwelling, although one and a half storey, was of a design and proportions which was not considered to appropriately reflect the rural setting or the specific surroundings of the site.

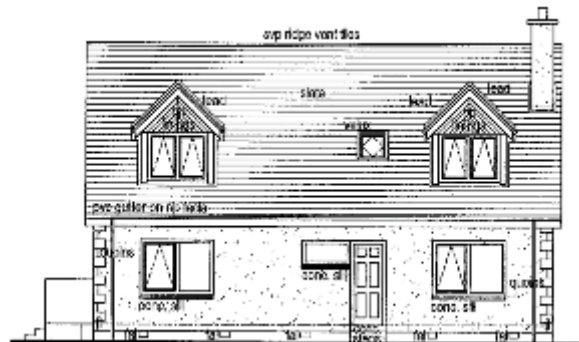


Fig. 2: Originally proposed front elevation

5. Various draft design revisions were provided to the CNPA for comment, including one which illustrated a traditional frontage almost identical to the existing dwelling house. The design also included a double garage and car port, attached to the rear of the property. While the front elevation was considered acceptable, the rear projection was not, being considered out of keeping with the traditional proportions of the main element of the dwelling, as well as creating an excessively prominent roof form.



Fig. 3: Currently proposed dwelling house.

6. The finalised one and a half storey design includes a traditional centrally positioned timber clad pitched roof front entrance porch. The sun room which is proposed on the eastern elevation is almost identical to the recent sun room addition to the side of the existing farmhouse. The external finish on the dwelling would be wet roughcast, with the exception of the aforementioned timber porch which would be larch, and the base wall of the sun room which would have a natural stone finish. Natural slate is proposed on the roof. Proposed accommodation in the dwelling includes an open plan lounge / dining

/ kitchen on the ground floor, as well as a sunroom, utility, shower room and a bedroom. The two remaining bedrooms and the main bathroom are proposed on the first floor.

7. A detached double garage is proposed in the south western corner of the site. The external finishes would be the same as those on the dwelling house. Boundary treatment at the site is proposed to be post and wire stock proof fences. The details provided in support of the planning application suggest that the maturing plantation of trees in close proximity to the south and south east boundaries of the site would provide sufficient screening, while minimal new planting could be introduced to the north east of the site.

Site history

8. As referred to in the foregoing paragraphs, the proposed site has the benefit of outline planning consent (CNPA planning ref. no. 05/349/CP refers). Conditions in the outline permission included a stipulation that the dwelling house should be designed in accordance with the traditional vernacular architecture of the area, a maximum of 1 ½ storeys in design and incorporating external materials which visually complement existing properties in the vicinity. A number of conditions were also included in relation to access arrangements, including upgrading of the access track leading to the site, the maintenance of visibility splays at the junction of the access track and the public road, and the provision of on site car parking in order to ensure that vehicles can enter and leave the site independently in forward gear.
9. A case was advanced in the course of that application to demonstrate that the dwelling was required to provide accommodation for a person engaged in land management on the Corriechullie landholding.² A Section 75 legal agreement was required to regulate the occupancy of the new dwelling house and also to ensure that it would remain linked to the landholding. The legal agreement has been completed by all relevant parties.
10. The terms of the agreement stipulate that the new dwelling “may only be occupied by someone engaged or last engaged solely or mainly in land based industry activity on the Farm and by a dependant of such a person residing with him or her.” The agreement also stipulates that the development “may not be disposed separately from the remainder of the Farm.”

Supporting information

11. A Design Statement has been submitted in support of the proposed development. Details have been provided to justify the location which was selected at the time of outline planning permission being sought. The identified plot does not have any arable value and is not used for any agricultural purposes, other than occasional storage. The location is also considered to have the dual benefit of offering a degree of separation and privacy from the existing farmhouse, whilst still being convenient to both stock and machinery.

² It was indicated in the previous planning application that the Corriechullie landholding extended to an area of approximately 2,117 acres.

Reference has also been made to the amenity benefits of the proposed location, with the dwelling house being designed and oriented to take advantage of views to the east and north. Views to the south would be curtailed due to the maturing forest plantation in that area, although it is highlighted that the plantation will assist in reducing the impact of the proposed new structure on the landscape.

12. As already detailed design changes have been made to the proposed dwelling house in the course of this planning application. The Design Statement highlights that the proportions of the gable width and ridge height of the new dwelling house mirror the existing farmhouse. In addition, the dormer windows in the new house replicate the shape and form of the dormers in the existing farmhouse. It is however conceded in the Design Statement that the ground floor windows proposed in the front elevation of the new dwelling are not consistent with those of the farmhouse, and in justification of this, reference is made to the views from this elevation and the applicants wish to enjoy those views and maximise light.
13. The Design Statement also includes a section on the sustainability credentials of the proposed new dwelling house. Although not shown on the elevation drawings submitted, the applicant apparently intends to fit solar panels to the south facing roof. Insulation standards would also be maximised.

DEVELOPMENT PLAN CONTEXT

National Policy

14. **Scottish Planning Policy³ (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters. It supersedes a variety of previous Scottish Planning Policy documents and National Planning Policy Guidance. Core Principles which the Scottish Government believe should underpin the modernised planning system are outlined at the outset of **SPP** and include:
 - The constraints and requirements that planning imposes should be necessary and proportionate;
 - The system shouldallow issues of contention and controversy to be identified and tackled quickly and smoothly; and
 - 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.
15. **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

³ February 2010

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.

16. 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.”
17. 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.
18. *Housing*: **SPP** highlights the Scottish Government commitment to increasing the supply of new homes. The planning system is expected to enable the development of well designed, energy efficient, good quality housing in sustainable locations. In discussing the ‘Location and Design of New Development’ the SPP advises that redevelopment of urban and rural brownfield sites is preferable to development on greenfield sites.
19. *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.
20. *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.
21. **Scottish Planning Policy** concludes with a section entitled ‘Outcomes’ in which it is stated that the “planning system should be outcome focused, supporting the creation of high quality, accessible and sustainable places through new development, regeneration and the protection and enhancement of natural heritage and historic environmental assets.”

Strategic Policies

Cairngorms National Park Plan (2007)

22. The Cairngorms National Park Plan sets out the vision for the park for the next 25 years. The plan sets out the strategic aims that provide the long term framework for managing the National Park and working towards the 25 year vision. Under the heading of 'conserving and enhancing the special qualities' strategic objectives for landscape, built and historic environment include maintaining and enhancing the distinctive landscapes across the Park, ensuring that development complements and enhances the landscape character of the Park, and ensuring that new development in settlements and surrounding areas and the management of public spaces complements and enhances the character, pattern and local identity of the built and historic environment.
23. Under the heading of 'Living and Working in the Park' the Plan advises that sustainable development means that the resources and special qualities of the national park are used and enjoyed by current generations in such a way that future generations can continue to use and enjoy them. Section 5.2.4 of the Plan focuses on housing and highlights the need to ensure greater access to affordable and good quality housing in order to help create and maintain sustainable communities. The Plan advises that the quality and design of all new housing should meet high standards of water and energy efficiency and sustainable design and be consistent with or enhance the special qualities of the Park through careful design and siting.

Structure Plan Policy

Highland Council Structure Plan (2001)

24. **Highland Council Structure Plan** is founded on the principles of sustainable development, which are expressed as –
- Supporting the viability of communities;
 - Developing a prosperous and vibrant local economy; and
 - Safeguarding and enhancing the natural and built environment.
- A variety of detailed policies emanate from the principles.
25. The following provides a brief summary of the policies applicable to a development of this nature. **Policy NI – Nature Conservation** advises that new developments should seek to minimise their impact on the nature conservation resource and enhance it wherever possible. The Plan refers to the socio-economic benefits of the nature conservation resource and advises that it should be optimised by a high level and standard of interpretation and understanding wherever possible.
26. Section 2.4 of the Plan concentrates on the subject of landscape, stating that “no other attribute of Highland arguably defines more the intrinsic character and nature of the area than its landscape.” Similar to national policy guidance, there is a recognition that landscape is not a static feature and that the protection and enhancement of landscape and scenery must be positively

addressed. **Policy L4 Landscape Character** states that “the Council will have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals.”

27. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things make use of brownfield sites, existing buildings and recycled materials; are accessible by public transport, cycling and walking as well as car; are compatible with service provision; demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environments; and contribute to the economic and social development of the community.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

28. The Cairngorms National Park Local Plan was formally adopted on 29th October 2010. The full text can be found at :
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
29. The Local Plan contains a range of policies dealing with particular interests or types of development. These provide detailed guidance on the best places for development and the best ways to develop. The policies follow the three key themes of the Park Plan to provide a detailed policy framework for planning decisions:
- Chapter 3 - Conserving and Enhancing the Park;
 - Chapter 4 - Living and Working in the Park;
 - Chapter 5 - Enjoying and Understanding the Park.
30. Policies are not cross referenced and applicants are expected to ensure that proposals comply with all policies that are relevant. The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 6. These proposals, when combined with other policies, are intended to meet the sustainable development needs of the Park for the Local Plan’s lifetime. The following paragraphs list a range of policies that are appropriate to consider in the assessment of the current development proposal.
31. Policy 6 – Landscape: there will be a presumption against any development that does not complement and enhance the landscape character of the Park, and in particular the setting of the proposed development. Exceptions will only be made where any significant adverse effects on the landscape are clearly outweighed by social or economic benefits of national importance and all of the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction.
32. Policy 16 – Design Standards for New Development: this is one of a number of policies which is intended to encourage developers to consider how they can best include the principles of sustainable development in their proposals, and

consider the impact on the environment, economy and community. Policy 16 requires that all proposals are accompanied by a design statement which sets out how the requirements of the policy have been met. The design of all development is encouraged to :

- Reflect and reinforce the traditional pattern and character of the surrounding area and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and materials;
- use materials and landscaping that will complement the setting of the development;
- demonstrate sustainable use of resources; and
- be in accordance with the design standards and palette of materials as set out in the Sustainable Design Guide.

33. *Policy 22 – Housing developments outside settlements*: the policy is intended to allow for the development of affordable and essential housing outside settlements and building groups and to maintain thriving rural communities. Under the heading of ‘Other housing outside settlements’⁴ the policy indicates that such housing will only be permitted where –

(a) The accommodation is for a worker in an occupation appropriate to the rural location; and

- The presence of the worker on site is essential in order to provide 24 hour supervision of the rural business;
- There is no suitable alternative residential accommodation available, including reuse and conversion of other buildings on the site; and
- The proposed dwelling is within the immediate vicinity of the worker’s place of employment;

or

(b) the dwelling is for a retiring farmer or crofter, on land managed by them for at least 10 years, or for a person retiring from another rural business, where their previous accommodation is required for the new operator of the farm, croft or business.

Policy 22 also advises that where relevant such proposals will be secured through planning condition or legal agreement.

Supplementary Planning Guidance

34. In addition to the adoption of the Cairngorms National Park Local Plan (2010) on 29th October 2010, a number of Supplementary Planning Guidance documents were also adopted.

Sustainable Design Guide

35. The guide highlights the unique nature and special quality of the Cairngorms National Park and the consequent desire to conserve and enhance this distinctive character. The guidance has at its core the traditional approach to design which aims to deliver buildings which provide a resource efficient, comfortable and flexible living environment. The **Sustainable Design Guide**

⁴ This refers to all housing, other than ‘affordable’.

requires the submission of a Sustainable Design Statement with planning applications. It is intended that applicants would use the Sustainable Design Statement to demonstrate how standards set out in the Sustainable Design Checklist will be achieved.

36. One of the key sustainable design principles referred to in the document is that “future development in the Park should be sensitively located, reflect existing development pattern and setting, and respect the natural and cultural heritage of the Park.” Developments are also required to reflect traditional materials and workmanship, and take on board innovation, contemporary design and the emergence of modern methods of construction.

CONSULTATIONS

37. Issues regarding roads, access and servicing were assessed in the course of the outline planning application on the site. **SEPA** confirmed at that time that there was no objection to the development of a dwelling house.
38. Highland Council’s **TEC Services** section also provided comment, addressing the proposed access arrangements. On the advice of **TEC Services** conditions were included in the outline permission requiring the upgrading of the access track linking the site with the public road and also requiring the achievement of adequate visibility in each direction at the junction of the access track with the public road. The access track is outside the identified site boundaries, but the land is all within the ownership of the applicant’s family.

REPRESENTATIONS

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

APPRAISAL

40. The principle of a dwelling house on this site has been established in the granting of outline planning permission. As this application is for Approval of Matters Specified in Conditions, one of the key elements is an assessment of the compliance of the current proposal with the conditions attached to the outline planning permission. It is also necessary to consider the proposal in the context of current planning policies, many of which are different from those which were in effect at the time of outline planning permission being granted.
41. Reference has been made in paragraph 8 to the conditions attached to the outline permission. In terms of the design stipulation, the currently proposed dwelling generally complies with condition no. 2 of the outline consent. The overall form and proportions of the dwelling, including its one and a half storey design and the centrally positioned timber clad front porch all contribute towards creating a design which reflects the traditional vernacular architecture

of the area. It is acknowledged that the proposed design is strongly influenced by the existing farmhouse at Corriechullie. Notwithstanding this, there are a number of features which detract from the overall traditional design, including the double windows proposed in the ground floor front elevation, which create an inappropriate horizontal emphasis, rather than the more traditional vertical proportions. In draft design revision drawings which were previously submitted to the CNPA for comment single windows with vertical emphasis were shown to fit with the overall design far more effectively. CNPA planning officials indicated agreement to the design of the front elevation at that time. However, as alluded to in the recently submitted Design Statement, the currently proposed window treatment is derived from the applicants' wishes to "maximise light and enjoy views to the north."

42. A further feature which could also detract from the otherwise traditional appearance of the dwelling is the inclusion of quoins. Feature stonework of this nature sometimes tends to exacerbate the more suburban elements of properties. Similar to the instance of the window design, draft proposals previously demonstrated a more appropriate and simplistic appearance achieved without the addition of quoins in this house design. In order to ensure that the design adheres to the stipulations of the outline planning permission and that it is appropriate to its rural setting, it is suggested in the event of the granting of planning permission that a condition is included to omit the feature quoins and to redesign the windows in the front elevation to achieve a more appropriate vertical emphasis. The suggested minor design changes would also assist in achieving compliance with current planning policy, in the form of Policy 16 - Design Standards for New Developments, which requires that development reflects and reinforces the traditional pattern and character of the surrounding area and reinforces the local vernacular and local distinctiveness, whilst encouraging innovation in design and materials.
43. In considering the proposal in terms of CNP Local Plan Policy 22 on Housing outside settlements, the case advanced in the course of the outline planning permission,⁵ which demonstrated that the dwelling was required in connection with land management activities on the landholding at Corriechullie, remains broadly applicable. The dwelling is now proposed to accommodate the original applicants' son, who, like his father, is involved in land management on the family landholding. The family circumstances and the work on the landholding sufficiently demonstrate that the current applicant, Craig Grant, fulfils the terms of the Section 75 legal agreement, and also complies with Policy 22 (part A) of the CNP Local Plan, as he is involved in the rural enterprise, his supervision of it is necessary and the new dwelling would be in the immediate vicinity of the landholding.
44. It is also pertinent to consider the proposal in the context of Policy 6 of the CNP Local Plan i.e. Landscape. The proximity of the proposed site to the existing farmhouse and farmbuildings at Corriechullie creates the potential for the new dwelling to be viewed as part of that overall group of buildings.

⁵ The outline planning permission was assessed under Highland Council's Badenoch and Strathspey Local Plan (1997) on Housing in a Restricted Countryside Area.

Nonetheless, the visibility of the site from the surrounding area must also be considered, with it being particularly visible from the higher ground of the A939 road and also the minor road which leads past the access track to the site. This is a fact which was considered in the course of the outline planning application on the site. Now that the detailed proposals have come forward it is clear that the proportions of the dwelling, as well as its relatively traditional appearance offer the potential to assimilate the new structure into the landscape. The situation is further helped by the presence of a maturing plantation to the rear of the site, which serves to provide an appropriate backdrop. The proposed dwelling is not considered to have an adverse impact on the landscape character of the area and is acceptable in the context of Policy 6 – Landscape of the CNP Local Plan.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

45. There are no natural heritage designations affecting the proposed site. Having regard to the relatively unobtrusive location, close to an existing group of buildings, the proposed new dwelling house is not considered to have an adverse impact on the natural or cultural heritage of the area.

Promote Sustainable Use of Natural Resource

46. Locally sourced larch cladding is proposed on the front porch of the dwelling. Reference has also been made to a variety of sustainability measures including the potential to use solar panels.

Promote Understanding and Enjoyment of the Area

47. The traditional nature of the dwelling house design and its siting in proximity to an existing group of buildings in this rural setting would not adversely impact on the general public's enjoyment of the special qualities of this area.

Promote Sustainable Economic and Social Development of the Area

48. The proposed dwelling house is required to accommodate the applicant on the family farm, in which he is engaged in land management activities. As such the proposal could be considered to assist in promoting the sustainable social development of the area. The presence of the applicant within the rural enterprise in which he is involved, could also be considered of assistance to the economic development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT permission for Approval of Matters Specified in Conditions for the erection of a dwelling house on land to the east of Corriechullie, Grantown on Spey, subject to the following conditions :

1. The development to which this permission relates must be begun within three years from the date of this permission.

Reason: to comply with Section 58 of the Town and Country (Planning) Scotland Act 1997 or as amended by the Planning etc. Scotland Act 2006.

2. Prior to the commencement of above ground construction works, samples of window frames (which shall be timber), roofing and all external wall materials shall be submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. All agreed materials shall be utilised in the construction thereafter.

Reason: to ensure that the detailed finishing materials are appropriate for the building and its setting.

3. Prior to the commencement of development, detailed drawings shall be submitted for the written agreement of the Cairngorms National Park Authority, acting as Planning Authority, to show
 - (a) The omission of all feature quoins;
 - (b) The redesign of the windows in the ground floor front elevation, to show the each set of double windows replaced by a single window, of vertically emphasised proportions; and
 - (c) The incorporation of bat roosting opportunities and / or swift nest boxes in the design of new dwelling.

Reason: in the interests of achieving a design which is appropriate to the rural setting and in the interests of conserving and enhancing the natural heritage of the area.

4. Prior to the commencement of development, a landscaping plan shall be submitted for the written approval of the Cairngorms National Park Authority acting as Planning Authority. The landscaping shall be implemented and maintained in accordance with the approved plan. The plan shall include details of finished levels, areas to be seeded, and within areas of tree and shrub planting shall show the siting, numbers, species (which shall be appropriate to the rural setting) and heights (at the time of planting) of all trees, shrubs and hedges to be planted shall ensure:-
 - (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
 - (b) The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying,

being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of protecting the visual amenity of the area and in order to enhance the natural heritage of the area.

5. Prior to the commencement of development detailed proposals for the satisfactory upgrading of the access road linking the site to the public road shall be submitted for the agreement of the Cairngorms National Park Authority, acting as Planning Authority, in consultation with Highland Council as Roads Authority.

Reason: In the interests of traffic safety.

6. Access arrangements shall comply with the following requirements :
 - (a) The gradient of the access shall not exceed 5% for the first 5 metres and thereafter shall not exceed 10%;
 - (b) Visibility splays shall be provided and maintained on each side of the access. These splays are the triangles of ground bounded by the first 3.0 metres along the centreline of the access road (the X dimension) and the nearside edge of the main road (the Y dimension) measured 150 metres in each direction from the intersection of the access road with the main road;
 - (c) Within the visibility splays nothing shall obscure visibility between a driver's eye height of 1.0 metres positioned at the X dimension and an object height of 1.0 metres anywhere along the Y dimension; and
 - (d) No surface water shall discharge on to the main road.

Reason: in the interests of traffic safety.

7. Parking and manoeuvring space for at least 2 no. vehicles shall be provided within the curtilage of the property such that each vehicle may enter and leave the site independently in forward gear.

Reason: in the interests of traffic safety.

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

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

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7 June 2011

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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.