

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

**Title: PROPOSAL OF APPLICATION NOTIFICATION –
FORMATION OF FORESTRY TRACKS IN
ASSOCIATION WITH WOODLAND OPERATIONS
REFERENCE: PRE/2022/0011**

Prepared by: Ed Swales, Monitoring and Enforcement Officer

Purpose of Report

To inform the Planning Committee of:

- a) A Proposal of Application Notification (PAN)
- b) The CNPA Officer's advice in response to the pre application consultation from Angus Council and;
- c) To allow members to raise any views on the issues to be addressed in an application.

Recommendation

That the Planning Committee:

- a) **Note the Proposal of Application Notification for the Formation of forestry tracks associated with woodland creation at Glen Clova, Angus;**
- b) **Note the CNPA Officer's advice on the issues to address; and**
- c) **Make comment on any additional relevant issues to be addressed in any future application.**

Background

1. The Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications in December 2015. This report informs the Planning Committee of the attached Proposal of Application Notice (PAN). The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged with Angus Council. Members are asked to note this may form the basis of a subsequent planning application. The procedure involves officers presenting the information provided with the notification alongside an assessment from officers on the issues that need to be addressed. Planning Committee members have an opportunity to note issues that an application would be expected to address. Members are not being asked to approve the advice of officers.
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3. The submitted information attached at **Appendix I** includes:
 - a) Proposal of Application Notice
 - b) Location Plan

The Proposal

4. The proposal is the formation of up to 30km of forestry tracks which will be used to facilitate the planting of a diverse mix of woodland. Officers understand that an associated woodland planting scheme is being progressed with Scottish Forestry, though at this stage there is no approved scheme and a planning application could be made independently of such a scheme.
5. The applicant has not sought formal pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments prior to lodging this Proposal of Application Notice, though they have discussed EIA screening and scoping with the Angus Council and the CNPA has provided comments on relevant matters for an EIA to consider.

Site Description

6. The site comprises of open moorland hillside above the valley floor which the river south Esk flows through. There are sporadic plantation woodlands through the site, and some are served by forestry tracks at present.

Development Plan Context

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017- 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2021)	
	Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	DESIGN & PLACEMAKING	
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT, AND RECREATION	
POLICY 9	CULTURAL HERITAGE	X
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

7. 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:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

Planning Guidance

8. 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 (2015)	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Design and Placemaking Non-Statutory Guidance	
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance (2015)	

9. Relevant planning policy and information requirements have been set out. Landscape and Visual assessment will be required as part of any subsequent planning application along with substantial ecological surveys.

Potential Material Planning Considerations

10. The material planning considerations for any subsequent application are:
- a. The principle of development
 - b. Landscape impacts
 - c. Environmental impacts (including impacts on protected sites)
 - d. Servicing and access requirements
 - e. Water, Flood Risk, and Drainage

Conclusion and Next Steps

11. The report presents the information submitted to date as part of the PAN. Officers have summarised the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.
12. It is recommended that the Committee notes the submission of the PAN and advises of any material issues it wishes be brought to the applicant's attention.

Ed Swales
Monitoring and Enforcement Officer
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edwardswales@cairngorms.co.uk