

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of 8No. Holiday Lodges and Plant/Storage Building, Formation of Vehicular Access, Parking and Turning Areas, Installation of Sewage Treatment Plant and Surface Water Soakaways at Land North West Of Clova Hotel Glen Clova

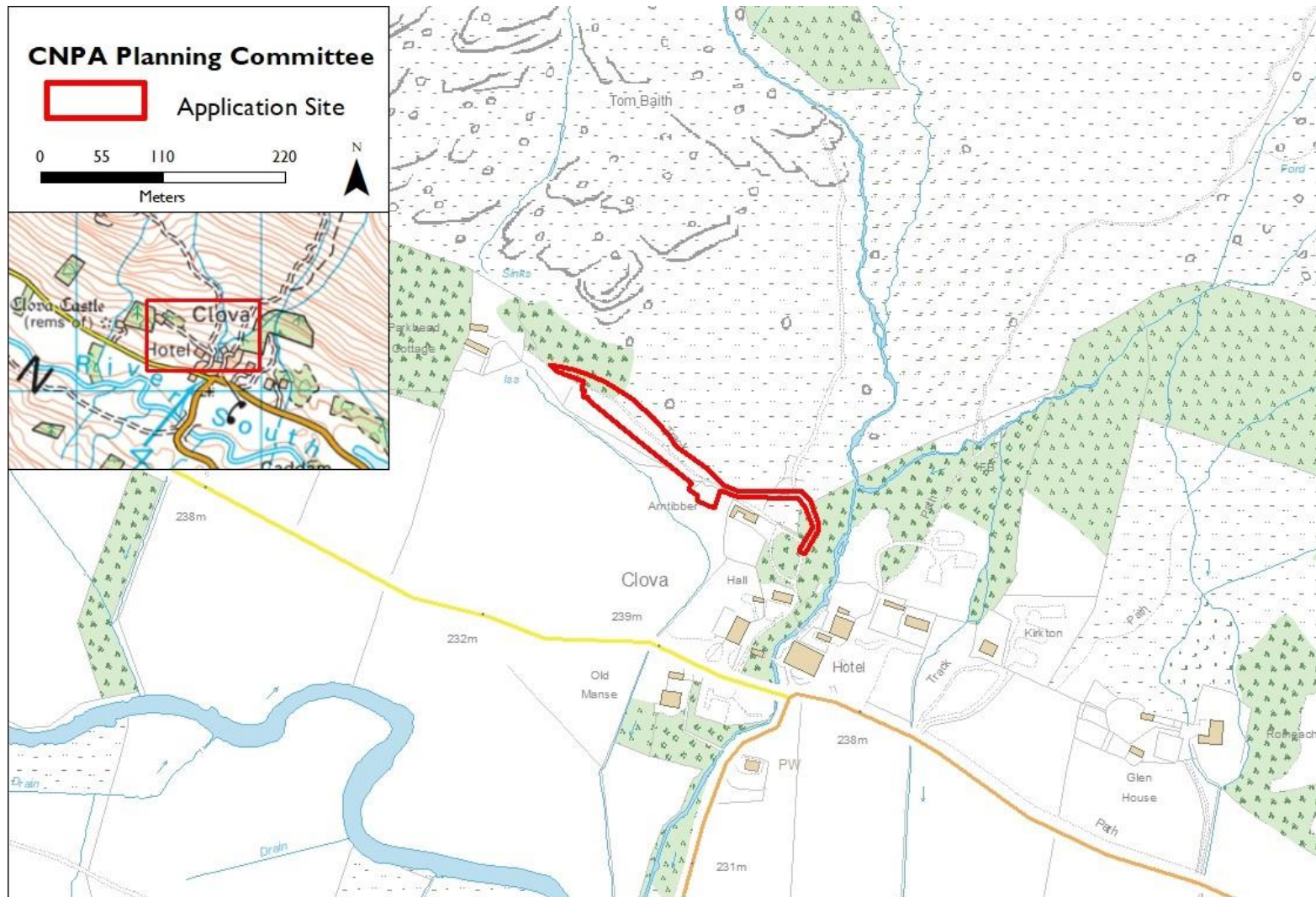
REFERENCE: 2021/0168/DET

APPLICANT: Mr Hugh Niven

DATE CALLED-IN: 24 May 2021

RECOMMENDATION: Refuse

CASE OFFICER: Alan Atkins – Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The proposed development site is located along an existing track to the northwest of the Glen Clova Hotel and covers an area of 4160 square metres. The site comprises of upland grassland, characterised by its openness between the woodland surrounding the Clova Hotel and its buildings and a plantation to the west.
2. The site sits above the enclosed farmland and has remains of fences and stone walls and linear groups of trees to the south and southeast. This site can be accessed via the B995, which leads to Kirriemuir, located 15m to the south.

Proposal

3. 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=QTAZ3MSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
PLANS			
Plan – Location Plan	382 L (90) 001	01/03/21	24/05/21
Plan – Existing Block Plan	382 L (90) 002	01/03/21	24/05/21
Plan – Proposed Site Plan	L (90) 004 Revision B	01/11/21	08/11/21
Plan – Land Ownership Plan	382 L (90) 001	01/03/21	24/05/21
Plan – Proposed Block Plan	L (90) 003 REV A	01/09/21	29/09/21
Plan – Revised Plans and Elevations	L (20) 004		11/11/21
Plan – Proposed Plan Room and Store	382L (20) 004	01/02/20	24/05/21
SUPPORTING INFORMATION			
Design Statement	382/3.1		24/05/21
Planning Supporting Statement		01/04/21	24/05/21
Ecological Assessment			11/11/21
Photomontage	382 SK002		24/05/21
Photomontage	SK 001 REVISION B		11/11/21

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

4. Plans of the proposals are included in **Appendix I**.
5. The proposed development is for eight new holiday lodges located northwest of the Glen Clova Hotel. The lodges have been designed as individual units and would be ancillary accommodation to the existing hotel and lodge accommodation. They have been sited in two groups of four. The lodges are single storey structures finished in fibre cement weatherboard cladding (grey/green and grey/blue) with pitched roofs clad in dark grey corrugated steel. Each lodge will have balconies projecting from the south facing elevations. A parking bay for each group of four lodges will be located to the north and south end of the proposed development. A plant room will be located at the southeast end of the eastern group, also constructed with fibre cement cladding, facing brick, a corrugated steel roof, and timber doors.
6. The lodges are located on the terrace provided by an existing access track serving an estate property at Parkhead Cottage. A new wider track will be constructed above the lodges to replace the existing access to that property and the lodges. Following comments from the CNPA on the layout and design of the development, seeking to reduce the linear effect of the development across the open slope through reconfiguration or a reduction in the number of units, the applicant modified the layout slightly so that rather than four blocks of two semi-detached lodges spaced evenly across the slope there are now two lines of four lodges. They have also proposed some tree planting to the south to break view from the glen road.

History

7. In June 2020, the CNPA approved retrospective planning permission (ref 2020/0068/DET) for the upgrade of a track to the east of the application. In 2019 the CNPA served an enforcement notice requiring the removal of a section of unauthorised track above the application (ref 2017/0001/ENF). In April 2018, Angus Council approved an application (ref 17/00712/FULL) to convert the former village Hall into four hotel staff accommodation units.

Habitat Regulations Appraisal

8. An Habitats Regulations Appraisal (HRA) has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Site of the Cairngorms Special Protection Area. The full appraisal is attached at **Appendix 2**.
9. The appraisal concludes that providing the mitigation measures are implemented for the development, then the conservation objectives will be met and therefore there will not be an adverse effect on site integrity for the Cairngorms SPA and River South Esk SAC.

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 (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	X
POLICY 3	DESIGN AND PLACEMAKING	X
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	

10. 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

11. 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	X
Policy 3	Sustainable Design Non-Statutory Guidance (2015)	X
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)	

CONSULTATIONS

Summary of the main issues raised by consultees

12. **Scottish Water** has no objections, however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. According to recent records there is no public Scottish Water infrastructure within the vicinity of this proposed development therefore, it is advised that the applicant should investigate private options. According to recent records there is no public wastewater infrastructure within the vicinity of this proposed development, and therefore it is advised that the applicant should investigate private treatment options.
13. **NatureScot** have agreed with the conclusions of the Habitats Regulations Appraisal.
14. **Angus Council Environmental Health Team** has noted that this application will include the erection of 8 holiday lodges that will be located to the northwest of Arntibber, and that the lodges will be connected to a private water supply. However, no details about the private water supply have been provided in terms of the proposed infrastructure, water source, water treatment and storage on the site. Environmental Health are aware that there are two separate private water supplies at this location, one derived from several spring supplies which is treated at the Glen Clova Hotel and lodges to the northeast of the hotel and the other from the Brandy Burn, where the water is treated at each property on the supply. Each source supply has a separate collection tank to ensure that enough water can be stored for emergency should there be an interruption to the water supply.
15. In terms of the Private Water (Scotland) Regulations, both these supplies are classed as for commercial use and therefore are annually sampled and risk assessed. To ensure that the lodges are supplied with a wholesome water supply that is sufficient for the current use, it would be necessary for the applicant to provide further details in relation to the water supply for the proposed lodges so it is clear which supply will be used. It is, therefore, requested that the following additional information be provided:
 - a) Details of the source supply and proposed infrastructure, together with a schematic drawing showing all other properties served by the supply
 - b) Details of the last water analysis sample results, together with a water treatment plant to show how any defects on the supply will be suitably treated
 - c) Details of any water storage, this should ensure that based on maximum occupancy of each of the lodges that a minimum of 200 litres per head per day can be stored in case of emergency.
16. **Angus Council Roads Team** has raised no objections to the proposed development.
17. **Aberdeenshire Council Archaeology Service** (contracted to Angus Council) has stated that the proposed development area lies within the archaeology site Angus HER NO37SW0119, the remains of settlement in the form of footings of buildings and structures. The date of these structures is not known, however, it is assumed they are pre-19th century. While several the features are outside the development boundary,

some will be directly impacted by the proposed works – especially those closest to the existing track. In terms of protection of archaeological features such as these, the options are preservation in situ (reassess and redesign the proposed scheme to avoid the visible upstanding remains) or preservation by record (the proposed design would remain the same, but the archaeological mitigation required would increase).

18. The service advise that If the application is minded for approval, an appropriate condition would be required for an archaeological written scheme of investigation (WSI) to be undertaken, for written approval, and a subsequent programme of archaeological works to be carried out in accordance with the approved WSI. The WSI would include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition is submitted for approval. The PERD shall be carried out in complete accordance with the approved details. The purpose of this condition would be to safeguard and record the archaeological potential of the area. A full specification for archaeological works can be provided by this service at pre-determination or post-determination stage.
19. **CNPA Outdoor Access Officer** has stated that an assessment of the above application has been carried out in relation to impacts on core paths, rights of way and the exercise of responsible access rights. There is a core path (EC6) near this development proposal, the path to the rear of the existing hotel to Loch Brandy. The plans do not seem to impact directly on this route. Furthermore, the plans indicate that the existing track from the rear of the buildings will be used, this track extends up to towards Ben Reid along the Corrie Burn. It is likely that the public may use this track as part of a wider walk or mountain bike taking in both Loch Brandy, Ben Reid and the Snub. It is requested that public access is maintained along this track and that any gates have suitable side gates or gaps. Such provision would also benefit the clients using the lodges.
20. **CNPA Landscape Officer** has stated the landscape in which the application is located possesses some capacity for the type of development being proposed, influenced by the cluster of existing buildings around the Glen Clova Hotel. Nonetheless, it is assessed that the number, siting, and design of chalets currently proposed are inappropriate and would result in significant adverse effects on the landscape character, visual amenity, and Special Landscape Qualities (SLQ) of the National Park.
21. The proposed development would be clearly visible by people travelling along the minor road through Glen Clova, particularly when travelling northwest, from where the chalets would appear in key views looking along the glen and towards the focal feature of Ben Reid/The Laird's Chamber. It would also be visible from tracks and paths upon the surrounding hill slopes, and by local residents, including from Brandy Burn Cottage and Brandy Burn House. Based on the information currently submitted, it is assessed that the proposal would result in some significant adverse landscape and visual effects. The siting of the proposed chalets would appear 'out of character'. This

is because they would appear neither similar in siting to existing tourist accommodation clustered around the hotel and/or within woodland, nor similar to the traditional cottages or outbuildings dotted through the surrounding open landscape. They would collectively create a ribbon of built development which would distract from existing foci in the landscape.

22. The proposed architectural design of the chalets would contrast strongly to the local vernacular within open parts of the glen and would not appear to relate to the distinct landscape character, visual amenity or SLQs. The chalets would appear incongruous in architectural design, including form, materials, and colour.
23. Furthermore, the proposed new access track, drainage ditch and parking bays would result in local landscape and visual effects, both individually and cumulatively with other tracks in the area, particularly due to the steep cross slope which would mean that cutting and/or embankments are likely to be required.
24. It is advised that the applicant reconsiders and revises the siting and design of the proposed development.
25. **CNPA Ecology Officer** has stated that the impact on the natural heritage of the site will not be significant. No trees will be affected by the proposals, with the nearest tree being 15m from the proposed construction site. There are stands of trees in the vicinity of the development site, but none of these constitute ancient woodland. There have been reptiles (adder and lizard) recorded in the vicinity of the proposed development site. If the existing stone walls are removed, or altered to enable construction, this could lead to habitat loss, and an effect on reptiles at the development site. To avoid adverse effects on reptiles and ensure compliance with protected species legislation, a reptile species protection plan following NatureScot guidance should be submitted for approval in writing by CNPA before any ground preparation or construction works commence.
26. Breeding birds (particularly waders) could use the surrounding field for nesting and foraging, with tree nesting birds potentially using the trees on, and in the vicinity of, the proposed development site. Therefore, there could be some risk of disturbance. In terms of other ground and tree nesting birds, there may be a moderate effect at the development site, and immediate vicinity. However, this would be limited to the breeding season, and affected by construction only. To avoid adverse effects on breeding birds and ensure compliance with protected species legislation, ground preparation and construction works should not start during April to July (inclusive). If this is not possible, a pre-start walk over of the site and 200m surrounding area by a suitably experienced (and licensed) ecologist will be required to identify signs of breeding birds and an appropriate breeding bird protection plan submitted for approval in writing by CNPA before any ground preparation or construction works commence.
27. Regarding the impact on the water environment, there is direct connectivity with the river South Esk Special Area of Conservation (SAC), and, therefore, the proposals could have an effect on wider water environment. The requirement for a Construction Method Statement identified in the HRA for the River South Esk SAC would minimise effects on the water environment.

28. **The Kirriemuir Landward Community Council** has not made any comments on the proposed development.

REPRESENTATIONS

29. The North East Mountain Trust have objected to the development on the basis of landscape impacts and seek additional tree planting to the south of the development to screen view from the road as well planting to the north to screen views from the hills.

APPRAISAL

30. The main planning considerations are considered to be: the principle of development; the impact upon landscape, siting, layout and design; environmental impacts; flood risk and water supply; and cultural heritage.

Principle of Development

31. **Policy 2.2 Tourist accommodation** of the Cairngorms National Park Local Development Plan 2021 supports proposals for tourist-related accommodation where
- a) It has no adverse environmental or amenity impacts on the site or neighbouring areas; and
 - b) It contributes to/ support the provision of a wider range of visitor accommodation options including low cost accommodation; and
 - c) It supports or contributes to a year-round economy.
32. **Policy 2.3 Other tourism and leisure developments** and **Policy 2.4 Other economic activity** of the Cairngorms National Park Local Development Plan 2021 also support developments that:
- a) have no adverse environmental or amenity impacts on the site or neighbouring areas; and
 - b) make a positive contribution to the experience of visitors
 - c) are compatible or complementary with existing business activity in the area
 - d) support the vitality and viability of the local economy
33. This application for eight holiday lodges seeks to provide additional accommodation to support and grow the Clova Hotel business, targeting a growing part of the market for luxury accommodation. The proposed lodges would provide a form of accommodation that occupiers would enjoy, with good views across the glen. Clearly, some visitors may not appreciate the appearance of the new developments which will change views from the road up hill and from hills above, but the location of the development is not immediately beside any popular paths or viewpoints.
34. Glen Clova and the Clova Hotel are popular destinations year round but the increased capacity would support the area in the months with fewer day visitors. The development is clearly compatible and complementary with the nearby Hotel and it's range of accommodation and generally, more people staying overnight in the area will

increase revenue for the Hotel business and any other service or activity providers operating in the area.

35. On this basis, the principle is considered likely accord with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021 subject to compliance with other relevant Local Development Plan policies that address other environmental or amenity impacts in more detail.

Landscape Impacts

36. **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2021 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
37. The site is characterised by open upland with extensive views of the adjacent hillsides, rough grazing fields, punctuated by dry stone dykes and small clusters of trees. There are a number of local tracks and paths in and around the site. The location and character of this site contribute to the special landscape qualities of the National Park in particular 'landscapes both cultural and natural', 'broad farm straths', 'strong juxtaposition of contrasting landscapes', and a 'landscape of layers from inhabited strath to remote, uninhabited upland'.
38. There is an existing cluster of holiday accommodation based around the Glen Clova hotel, however, the proposed ancillary holiday accommodation will be located to the northwest of the hotel along an existing track. The eight lodges will extend along the track between two existing properties, Arntibber Cottage to the east and Parkhead Cottage to the west.
39. The proposed development will be linear in nature, detracting from the traditional layout of the existing buildings within the local area. Furthermore, given their positioning on the hillside, the lodges will be particularly prominent in contrast to the existing landscape character of the site and the surrounding area. The proposed development will be clearly visible to those travelling northwest through Glen Clova and the lodges will obstruct key views within the local area, particularly the view north to Ben Reid. Furthermore, the lodges will also be visible from the various tracks and paths in the surrounding hills and by local residents at the settlement of Clova. There are a few clusters of existing trees to the south of the site, which, along with the proposed tree planting, would offer some screening, however, this would not significantly address the predicted landscape and visual effects of the lodges.
40. The applicant was encouraged at pre-application stage and during the processing of the application to revise the proposals and change the layout or reduce the numbers of units within the development site in order to reduce the visual impact of the development and its impacts on landscape character and special landscape qualities. However, the applicant maintains that the project would not be viable or desirable with such changes and that the benefits to the business and local economy outweigh other impacts. Nevertheless it is worth highlighting the advice provided by CNPA to the application at the pre-application stage that:

“..the landscape possesses some capacity for development upon the site, but only if the siting and design of this relates closely to the distinctive landscape character, visual amenity and Special Landscape Qualities of the area. To achieve this, it is strongly recommended that the applicant considers a reduced number/density of lodges and for these to be of a different architectural design.

As currently proposed, the lodges would appear collectively as ribbon development along the glen and their design would appear highly incongruous in an open and sensitive location. It is advised that the lodges are, instead, sited and designed to relate to the rural setting and distinct character and SLQs of the local area, including in architectural scale, form and materials, so they contribute positively to the local landscape for residents and visitors.”

41. The applicant has also presented some information showing the lodges in the context of a wider woodland creation scheme that the applicant hopes to progress. However, while that scheme would change the character of the landscape and the backdrop to the development in the medium to long term, the scheme is not approved or implemented and is not proposed as part of the planning application.
42. In this instance, the siting of the proposed lodges is not considered to be in keeping with the character of similar existing tourist accommodation centred around the Glen Clova Hotel and in the adjacent woodland. The proposed development is also different in character to the traditional cottages and outbuildings that can be seen sporadically throughout the surrounding landscape. It will create a relatively uniform ribbon of development across the open slopes between the wooded areas where development has been focussed to the west of the main group of buildings. In its current form and design, the proposed development will result in significant adverse effects on the landscape character, visual amenity, and special landscape qualities of the National Park and is therefore considered to be contrary to Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

Siting, Layout and Design

43. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 states that all developments must be designed to be sympathetic to the traditional pattern and character of the surrounding area, local vernacular, and local distinctiveness, whilst encouraging innovation in design and use of materials. All materials and landscaping should complement the setting of the development.
44. The lodges are sited in a linear pattern along an existing track in two blocks of four creating a form of ribbon development which is in direct contrast to the existing dispersed form of built development within this locality. Their siting and form would be out of character with the traditional pattern of development and the surrounding open landscape, distracting from the existing landscape focal points within the area.
45. In terms of design, the lodges may appear incongruous given the proposed architecture and will contrast with the local vernacular due to the chosen combination of form, materials, and colour. The proposed external finishes of horizontal coloured fibre cladding and the introduction of the covered balconies and balustrades will be out of keeping with the character and form of development which is local to Glen Clova.

46. Furthermore, the exterior lighting will increase the landscape and visual effects of the lodges, particularly at night. There have been some amendments to the original design of the lodges, including some screening of the originally exposed brick foundation walls to the south, but these do not result in a significant reduction in the adverse effects of the siting, layout, form, and materials of the lodges which will stand out in contrast to the landscape character of the site and wider area.
47. In terms of servicing, the development would have suitable access via the road network as well as easy access by foot and cycle to nearby facilities and activities. Water supply and treatment facilities would be sufficient subject to conditions requiring further detail and waste material from the operation of the lodges would be managed as part of the waste management of the wider Clova Hotel business.
48. Given the siting and form, and the scale and design, the proposed development of eight lodges will not be sympathetic to, nor complement the surrounding landscape and will therefore have an adverse impact on the character and setting of Glen Clova. As such the proposal is considered to be contrary to Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021

Environmental Impacts

49. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species or biodiversity. Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 also requires developments to be designed to create opportunities for further biodiversity and promote ecological interest.
50. The proposed development presents a risk of impact to several protected species which have been recorded locally. The site offers opportunities for several protected species as demonstrated by existence of local records for bat species, badger, adder, otter, and ground nesting birds including wading species. The River South Esk Special Area of Conservation is approximately 300m from the site, and has recorded populations of Atlantic salmon, otter, and freshwater pearl mussel.
51. Further ecological surveys have been sought and subsequently an Ecological Assessment has been submitted that provided some further detail. Given the information available, and low likelihood of the site being used by for resting places or dens of breeding protected mammals, officers consider that suspensive conditions requiring pre-commencement checks for protected mammals, the provision of a reptile species protection plan, and Construction Method Statement would address these matters if the application was approved. Simple additional measures to promote biodiversity and ecological interest could be incorporated within the development in an appropriate landscape plan which could also be secured through the use of a suspensive condition.

52. With necessary conditions attached to a consent, it is considered that the proposals could comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

Flood Risk and Water Supply

53. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
54. **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that surface water is dealt with accordingly and to ensure that all new development is free from significant risk of flooding and that there be no significant adverse impact on existing or private water supplies.
55. In terms of water supply, the proposal design statement this will either be from existing burns or boreholes. Angus Council Environmental Health Team, have no objection in principle but because no details have been provided of the infrastructure of the water supply, its source, or any on site water treatment and storage facilities, they require a suspensive condition a suspensive condition to require the submission and approval of this information prior to development. In addition, they require a schematic drawing should also be submitted, showing all other properties that are served by the private water supply and details of both the last water test analysis results and the capacity of the water storage facilities.
56. In terms of foul drainage, the proposal identifies that a new waste water treatment plant and filtration system will be installed. This facility would be of scale that requires to be licensed by SEPA and to meet their standards for treatment and discharge.
57. In terms of surface water drainage, the application proposes permeable surfaces for track and parking bays, with two underground soakaways proposed for water from lodge roofs and decks. A SuDS scheme would provide greater benefits for biodiversity than underground soakaways, but irrespective of method, a suspensive condition would be required to ensure the submission of detail to be approved prior to development.
58. If the application were to be approved, the addition of appropriate suspensive conditions would be allow it to comply with the relevant part of Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Road Safety Issues

59. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 states that all new development will include appropriate means of access, egress and space for off street parking.
60. The development site is accessed off the B995 road, and then via a local track. A new 2m wide, gravel access track is proposed to serve the eight lodges, with parking bays

located at either end of the site. The Council's Roads team have raised no objections. The level of parking provision proposed is appropriate for this scale of development.

61. The proposals, subject to the recommended conditions are considered to be acceptable in terms of road safety and are in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

Cultural Heritage

62. **Policy 9: Cultural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to conserve and enhance features of historic or archaeological significance, or to avoid, minimise or mitigate and adverse effects on them.
63. Aberdeenshire Council Archaeological Service have highlighted that archaeological remains dating from prehistory and potentially medieval to modern times are known to be in and close to the application site. These would be disturbed or destroyed by the development proposal so if the application were to be approved, it would require a suspensive condition requiring an approved scheme of archaeological investigations, recording and potentially analysis to be undertaken prior to development. Subject to such a condition the proposal is considered to comply with Policy 9 Cultural Heritage of the Cairngorms National Park Local Development Plan 2021.

CONCLUSION

64. This application for tourism accommodation seeks to create additional and complementary overnight accommodation at the Glen Clova Hotel. It would expand the range of accommodation available, support the operation and viability of the Hotel and support the economy of the area through additional overnight stays throughout the year. The principle of additional visitor accommodation associated with Hotel is one that policy supports.
65. However, in their current form and design, the proposals will result in significant adverse effects on the landscape character, visual amenity, and special landscape qualities of the National Park. It will introduce a form of development whose scale and design will not be sympathetic to, nor complement the surrounding landscape, which in turn will have an adverse impact on the character and setting of Glen Clova. Because of that, it is considered the application does not comply with Policy 2: Supporting Economic Growth, Policy 3: Design and Placemaking or Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021. There is also capacity in the land surrounding the Clova Hotel for additional development that would not have such significant adverse effects.
66. Officers don't consider that the contribution to the existing hotel business, the range of visitor accommodation available or to the local economy outweigh the significant adverse effects on the landscape character, visual amenity and special landscape qualities of the National Park which mean it is considered contrary to the relevant policies of the Local Development Plan and therefore recommend refusal of the application. Other matters that relate to the detail of the proposals and compliance

with other policies that could all be addressed through suspensive conditions if the application were to be approved, become additional reasons for its refusal.

RECOMMENDATION

That Members of the Committee support a recommendation to REFUSE the Erection of 8No. Holiday Lodges and Plant/Storage Building, Formation of Vehicular Access, Parking and Turning Areas, Installation of Sewage Treatment Plant and Surface Water Soakaways at Land Northwest of Glen Clova Hotel, Glen Clova, for the following reasons:

Reasons for Refusal

1. The proposed development is contrary to Policy 2 Supporting Economic Growth, and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021 because it will have significant adverse effects on visual amenity, landscape character and special landscape qualities of the National Park due to its layout, design, architecture and combination of materials.
2. The proposed development is contrary to Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2021, because it will not be sympathetic to the traditional pattern and character of the surrounding area, does not use a combination of material and landscaping that will complement the setting of the development and does not create opportunities for further biodiversity or promote ecological interest.
3. The proposed development is contrary to Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 because it has not demonstrated it will not have significant effects on protected species, breeding birds or the River South Esk Special Area of Conservation.
4. The proposed development is contrary to Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2021 because it has not demonstrated it will conserve or enhance the archaeological remains of the site or take reasonable measures to avoid, minimise or mitigate any adverse effects on the remains.

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.