
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Change of Use of Agricultural Land to Form Caravan Park Erection of Storage Shed and Installation of Decking and Hot Tubs and Formation of Access at Land Adjacent To Old Hall Dinnet Bridge Dinnet Aboyne Aberdeenshire

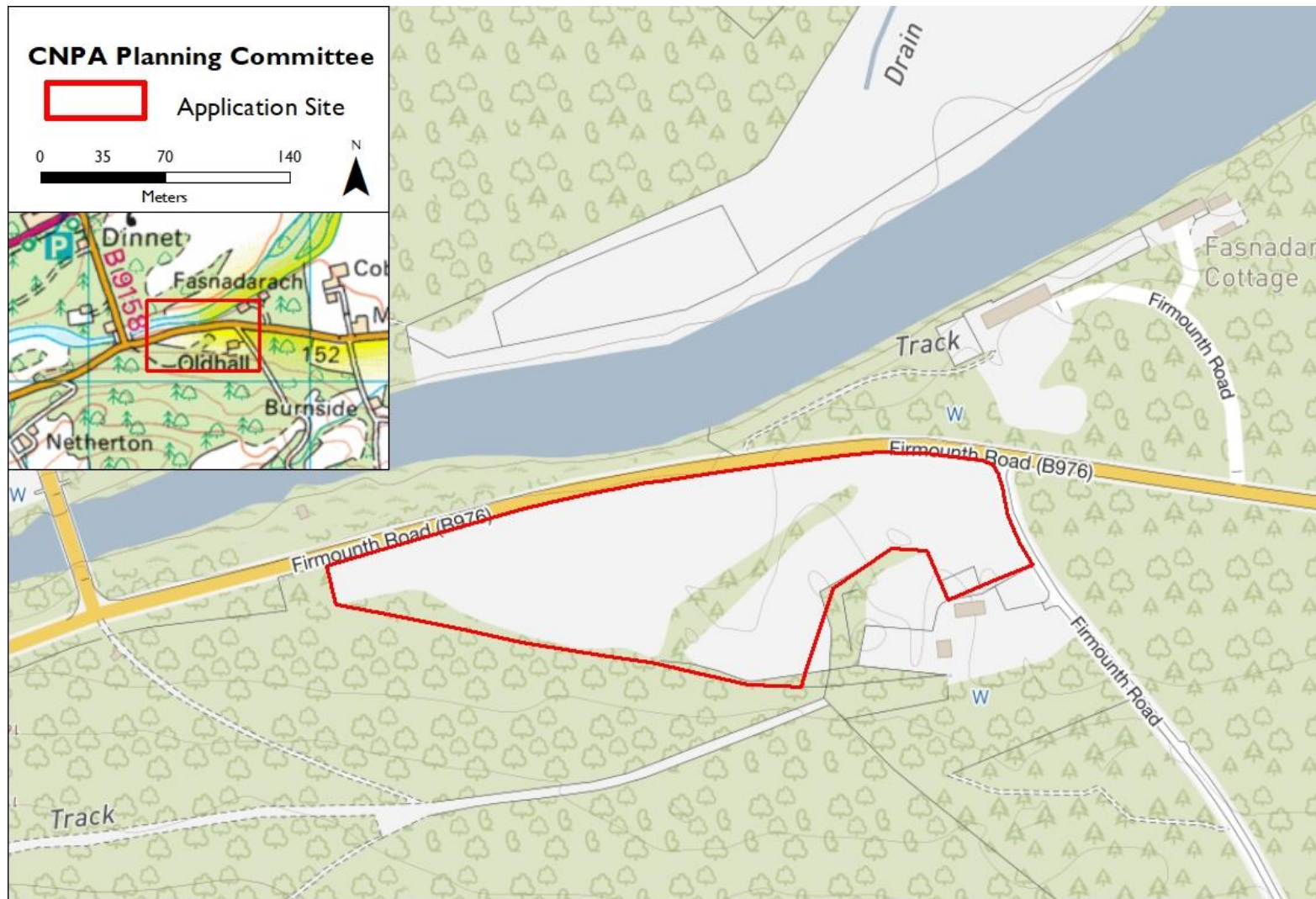
REFERENCE: 2021/0035/DET

APPLICANT: Mr A Buchanan

DATE CALLED-IN: 8 February 2021

RECOMMENDATION: Approve subject to conditions

CASE OFFICER: Stephanie Wade, Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site comprises an agricultural field located approximately 1.1km south-east of Dinnet, in-between the B976 road and River Dee to the north and existing woodland to the south. The field is currently laid to grass with a line of mature trees along the north edge (alongside the B976) and also across part of the centre of the field, running south west – north east. The north of the site is bound by a drystone wall and the applicant's residential dwelling is located adjacent to the east of the site. Firmouth Road also runs along the eastern site boundary.
2. The site is not covered by any specific environmental designations, although it is within the vicinity of the River Dee SAC and adjacent to the Dinnet Oakwood SAC, National Nature Reserve and Dinnet Oakwood SSSI. The core path UDE4 is also within the vicinity of the site.

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=QNULUZSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Plans			
Plan- Location Plan	008/110	27/01/2021	08/02/2021
Plan- Proposed Site Plan	008/101	10/05/2021	10/05/2021
Plan- Floor Plan- Proposed storage shed plan and elevations	008/110	27/01/2021	08/02/2021
Plan- Swept Path Analysis	008-103	21/12/2020	08/02/2021
Plan- Old Hall Water Source Waste Plan Map			06/05/2021
Plan- Swept path analysis using a luxury 4x4 and twin axle caravan	2434-001 Rev.A	07/05/2021	10/05/2021
Plan- Proposed visibility splays and entrance area	008-102	10/05/2021	10/05/2021
Plan- Tree protection Plan	OHDB-2105-TP	10/05/2021	10/05/2021
Plan- Percolation Test Site Plan			06/05/2021
Supporting Documentation			
Other- Road Safety Assessment	D00074-RSI	08/04/2021	10/05/2021

Other- Tree and Environmental Walkover Survey Report	OHDB-2105-TR	10/05/2021	12/05/2021
Other- Drainage Proposals		27/11/2021	08/02/2021
Other- Design and Sustainability Statement			08/02/2021
Other- Site Licence Letter	921391	05/04/2021	06/05/2021
Other- Letter regarding field water drainage		09/04/2021	10/05/2021
Other- Applicant response to CNPA Outdoor Access Officer		30/04/2021	06/05/2021
Other- Old Hall Water Supply Report		08/04/2021	06/05/2021
Other- Applicant response to Mid Deeside Community Council		30/04/2021	06/05/2021
Other- Applicant response to Flood Protection Officer		30/04/2021	06/05/2021
Other- Field Water Drainage	2345/BPW	09/04/2021	06/05/2021
Other- Agent response to Environmental Health		30/04/2021	06/05/2021
Other- Environmental Health Questionnaire		04/02/2021	06/05/2021
Other- Investigation and Design of Infiltration System		06/04/2021	06/05/2021
Other- Agent response to contaminated land officer		30/04/2021	06/05/2021
Other- Caravan Supply Water Treatment		30/04/2021	06/05/2021
Other- Caravan Club Site Rules			06/05/2021
Other- Potable Private Water Sample	10215291	07/04/2021	06/05/2021
Other- Potable Water Sample	10215290	07/04/2021	06/05/2021
Other- Response to ecology officer		30/04/2021	10/05/2021
Other- Investigation and design of infiltration system for disposal of wastewater and system for disposal of surface water		06/04/2021	10/05/2021
Other- Water supply- risk assessment report	10611	07/04/2021	10/05/2021
Other- Response to Landscape Officer		30/04/2021	10/05/2021
Other- Construction Method Statement			10/05/2021

Other- Responses to public consultation			10/05/2021
Other- Response to Waste Management Officer		05/04/2021	10/05/2021
Other- Septic Tank details		24/05/2021	24/05/2021

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

4. The application proposes the change of use of agricultural land to provide eight caravan pitches for use as a touring caravan/motorhome site. The pitches are proposed to be created of sub-base and granite chip top to provide the hardstandings. Two hot tubs are proposed to be sited on timber decking serving two pitches. The pitches are proposed to be well spaced around the site and no formal vehicular or pedestrian tracks are proposed to be constructed within the site apart from the access junction from the road into the site. Any vehicular access areas around trees are to be constructed of a cellular confinement system over the root protection areas. The remaining vehicle routes to the pitches will be maintained as mown grass. The proposed site access from the B976 is proposed as a priority junction with a separate entrance and exit around the existing trees along the boundary. A timber storage shed is proposed to be erected on site, with a shallow, dual pitched roof. This is to be located next to the caravan waste disposal area which is to be formed of a timber fenced compound.
5. Waste water is to be disposed of by a septic tank and soakaway, with the soakaway also taking surface water (from the storage shed roof) and hot tub water. Hot tub water will be pumped into a portable external storage tank between guests, which is recycled through a 3 stage filter and pumped back for reuse. After one month this water is disposed of to the soakaway via the 3 stage filters first. The septic tank is proposed to be emptied annually and is designed for caravan toilet waste which uses formaldehyde free chemicals only, of which customers of the site are to be made aware of at booking.
6. Regarding landscaping works, the applicants propose the planting of 50 native trees along the north perimeter between Firmouth Road and the start of the row of tall Douglas fir to provide screening. The soakaways are proposed to be planted with wild flower seed mixes.
7. The applicants look to operate the site under the Caravan and Motorhome Club Certified Site Scheme which permits a maximum of five caravans/motorhomes on the site at any one time. They propose to have six standard pitches with one always out of use and in rotation for maintenance and repair if required. They will also have two luxury pitches with hot tubs which are included within the five pitch operation limit. Following site establishment over a couple of years, the applicants would look either continue operation at five pitches or apply for a Caravan Site Licence from Aberdeenshire Environmental Health to run eight pitches during peak periods.
8. During the progression of the application, the applicant has provided additional information in response to queries raised during the consultation process. The following summary contains original documentation submitted and additional

information submitted:

9. **Site Licensing-** A letter from Aberdeenshire Environmental Health confirms that should the application site gain certification by the Caravan and Motorhome Club, a Caravan Site Licence would not be required. Section 2 of the 1960 Act provides for the exemption from licensing requirements under circumstances specified in Schedule 1 of the same Act. The Caravan and Motorhome Club may issue a certificate having effect for no more than one year and permitting the use of the land as a caravan site for no more than 5 caravans at any one time. A copy of the eight basic Club Rules has been provided in support of the application.
10. **Water supply documentation-** The documentation confirms that there is no water mains within a reasonable distance of the development and a private water supply will serve the development. The location of the water sources is on rough disused ground, grid reference NO 465975. The location of the water storage tank is on the edge of a grazed field, grid reference NO 468976. There are 4 No. current water sources which comprise of 600mm well pipe all approximately 2m in depth and have fiberglass access lids, all of which are fenced off from any livestock. The supply is then fed by 32mm mdpe pipework to a concrete water storage tank, approximately 8000 litres in size, with fiberglass access lid. The pipework from the storage tank to Old Hall is 63mm mdpe pipe and pressure was found to be 4.2 bar. There are no septic tanks located within 50 metres of the water supply. This supply currently serves Old Hall and Fasnadarroch. Regarding quantity, discharge to waste was found to be 23 litres/minute = 1380 litres /hour = 33,120 litres/day. The document concludes that this quantity is more than adequate for any proposed development. To secure quantity should a shortage of water occur, the underground storage reservoir can be topped up by means of water bowser. The report recommends water treatment to be confirmed by environmental health standards. The proposed water treatment to be fitted would comprise a 20" big blue particle filter at 5 micron, which removes any debris etc and also a 40-megajule UV steriliser, which is rated at 49 litres/minute. Servicing of the water treatment would be required annually, together with chlorination of the pipework. The water supply was inspected and tested by Aberdeenshire Council in April 2021 and a copy of the inspection report has been provided with this application.
11. **Road Safety Assessment-** The report states that the B976 is a rural single carriageway road with no footway and is subject to a 60mph speed limit. The main traffic use on the road is light, however it is a main route for timber lorries connecting the A93 (via Dinnet Bridge) to their destination site to the east. No collisions have occurred in the last 5 years in the vicinity of the site with the most recent collision recorded in 2002. The report states road safety problems and makes the following recommendations:
 - a) Absence of warning signs for new junction could result in an increased risk of side impact and rear shunt collisions: Proposed access junction: warning signs are to be placed in advance of the junction on both approaches on the B976 in consultation with Aberdeenshire Council. Marker posts should also be provided either side of the access to help highlight the presence of the access at night;
 - b) Absence of signage and road markings: give way signs and road markings are to be provided along with no-entry signs across the egress. Hatched markings in the

- area between the access could also assist drivers in taking the correct path into and out of the site.
- c) Potentially gated access: although a gated access is not currently being promoted, any gate provision should be set back from the carriageway to allow a car and caravan to wait fully off the carriageway.
 - d) Absence of a footpath and crossing facilities between the site and Dinnet Bridge: it is recommended that path improvements are provided with a link to the junction at Dinnet Bridge.
12. The report concludes that subject to improvements being implemented, the proposed development would not create an adverse impact on the safety of the road network.
13. **Ecological Surveys and Tree Protection-** The submitted tree survey and protection plan concludes that no trees are to be felled for the proposals, with 180 trees surveyed. The caravan stances and water treatment area are all installed outwith the root protection area and canopy of the trees. Cellular confinement system will be used to access the caravan site and also to pass through the diagonal strip of trees, preventing damage to trees and their roots. Regarding the ecological survey work undertaken, the report concludes that no protected species are affected by the proposals and an area of ruderal/wetland vegetation lies outwith the mown grass area and will be retained and managed to remove bracken. Whilst the site is immediately adjacent to the Dinnet Oak Wood SSSI, access is prevented by a deer fence running the length of the southern boundary. No protected species living within the SSSI will be affected by the proposals. The river Dee SAC and its derogated species will be unaffected by the proposals.
14. **Construction Method Statement-** a construction method statement has been submitted outlining the processes and procedures associated with the construction phase of the development.
15. **Drainage System Information-** includes trial pit locations and percolation testing survey work together with information of the proposed waste water and surface water drainage systems to be installed and treatment and soakaway details.
16. **Applicant responses, Design and Sustainability document and Business Plan-** The applicant has provided a number of individual responses to the statutory and public consultation queries raise during the original consultation period. The design document outlines the ethos behind the final design solution for the development. The applicants have submitted a business case for the proposal noting their previous experience of working within the tourist accommodation sector with example occupancy ratings from their other business provided. The document states that the Caravan Club are positive about the proposal due to the lack of smaller certified sites in the area and that staycation demand will be fuelled further by the implications and restrictions of Brexit and Covid-19. Regarding wider economic benefits, the document states that the construction of the development will provide employment opportunities and the customers of the site will utilise the local tourist attractions and businesses.
17. Copies of the plans which accompany the application can be found at **Appendix I**.

History

18. There is no recent history relating to the site.

Habitats Regulations Appraisal

19. A Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Sites as listed within the document- attached at **Appendix 2**.
20. Regarding the Dinnet Oakwood SAC, the Appraisal concludes there would be no likely significant effect due to the existing 7 foot deer fence surrounding the SAC that bounds the proposal site preventing access other than through formal access points outwith the proposal site, on formal existing paths therefore there would be no effect on habitat.
21. Regarding the River Dee SAC, there is considered to be a likely significant effect to Atlantic salmon and fresh water pearl mussel due to the increase in nutrients from the proposed waste water septic tank and soakaway arrangements affecting the water quality in the SAC approximately 50metres away. Regarding otter, a likely significant effect is also considered to occur due to the disturbance if occupants of the proposal go down to the river causing an increase in human activity within that area.
22. Although there will be a potential increase in human activity at the river opposite the access to the proposal development, this would be for a maximum of 16 people (assuming 2 people per caravan). There is an existing fishing lodge at this location and therefore existing level of disturbance. People from the proposed development are more likely to go down there during the day and early evening which is when fishermen would be present and the time of day when river is in less use by otter. Therefore due to low levels of additional activity and existing levels of disturbance. Distribution of otter will not be affected.
23. The applicant has proposed that foul waste from the development be treated and disposed of using a septic tank and soakaway. The proposed septic tank and soakaway arrangement appears to meet building regulations and SEPA requirements and is to be sided approximately 50 m from the River Dee SAC and there do not appear to be any other watercourses connecting the development site to the SAC; and no discharge to any watercourse is proposed. The HRA concludes that as it is currently proposed by the applicant, the proposal will not adversely affect the integrity of the River Dee SAC or undermine the site's conservation objectives, including the objective to restore the habitats supporting freshwater pearl mussels.

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	X

24. 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

25. 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	Open Space, 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)	X

CONSULTATIONS

Summary of the main issues raised by consultees

26. **Scottish Water** has no objection. Regarding waste water, Scottish Water note that there is no public waste water infrastructure within the vicinity and the applicant is advised to explore private treatment options.
27. **NatureScot** agrees with the conclusions of the CNPA's HRA that the proposal is unlikely to have a significant effect on Dinnet Oakwood SAC and that it is likely to have a significant effect on the River Dee SAC. In their view, the development, as it is currently proposed by the applicant, will not adversely affect the integrity of the River Dee SAC or undermine the site's conservation objectives, including the objective to restore the habitats supporting freshwater pearl mussels. The applicant has proposed that foul waste from the development be treated and disposed of using a septic tank and soakaway. NatureScot understand from the HRA that the proposed septic tank and soakaway arrangement appears to meet building regulations and SEPA requirements. In addition, the soakaway would be located approximately 50 m from the River Dee SAC and there do not appear to be any other watercourses connecting the development site to the SAC; no discharge to any watercourse is proposed. In their view, therefore, while a secondary treatment system will further reduce impacts on the environment in general, such a system is not likely to be necessary to avoid an adverse effect on the integrity of the River Dee SAC. Neither would the incorporation a secondary treatment system be necessary to allow the future restoration of the SAC.
28. **Aberdeenshire Council Infrastructure Services Roads Development** confirms that following the submission of the additional information, the Service does not object to the application subject to the inclusion of planning conditions relating to: access gradient, access paving, provision of 3 off-street parking spaces, provision of visibility splays and turning area. The Service notes that the applicant has provided updated information showing the access and exit manoeuvres can be undertaken in a safe manner and that the drawings show the necessary parking spaces for the development scale.
29. **Aberdeenshire Council Environmental Health Officer** originally requested further information to be submitted regarding the private water supply. Following the submission of this documentation, the Officer confirms they have no objections to the scheme and request the inclusion of a post determination condition to ensure the private water system is installed in accordance with the approved details prior to the first use of the development.
30. **Aberdeenshire Council Flood Risk and Coast Protection Team** originally requested further information on the following points:
 - a) The Team requested clarification of where the percolation tests were carried out and the locations of the proposed soakaways;
 - b) The Team requested details of the proposed surfacing of the trafficked areas of the proposed park. Defined tracks constructed of unbound materials may become effectively sealed over time and they require these to be treated as impermeable

for drainage design purposes, however the Team would accept a large area with no delineated tracks as free draining dependent on the materials proposed.

31. The Team have reviewed the additional information and confirms it addresses their previous points raised. The Team have no objection to the proposal.
32. **Aberdeenshire Council Waste Management Team** has no objection to the proposal subject to the layout being designed to the satisfaction of the Roads Team.
33. **Aberdeenshire Council Contaminated Land Officer** has no comment on the application noting that there is no indication of any past use of the site which may have caused contamination.
34. **Aberdeenshire Council Archaeologist** has no objections to the scheme subject to the inclusion of a planning condition for a programme of archaeological works due to the proposed depths of excavation at various locations across the site between 300-1000mm (or greater for e.g. Septic tank), and due to the potential for previously unrecorded archaeology to survive within the proposed development area.
35. **CNPA Access Officer** has no objections to the scheme following the applicant's submission of further information relating to the site's links to the access routes within the wider area.
36. **CNPA Ecology Officer** confirms that following the additional information submission, the Officer has no objections to the scheme. A Walkover survey was undertaken during May 2021 and looked for evidence of protected species in and around the site that may be impacted from the change of use. No signs of otter were found either on site or between the site and the river. Evidence of some badger foraging was found but no setts were located within 30m of the site. As no trees are to be removed there will be no impact on bats or squirrel (many of the large mature trees have low suitability for squirrel) and the Officer concludes that the proposal will have no impact on badger, squirrel, pine marten otter or bats. Regarding reptiles, the Officer concludes from the vegetation survey that any areas of longer grass that could support reptiles will be retained on site and the caravan locations will be on areas of mown grassland therefore there will be no likely impact on reptiles.
37. No suitable sites exist for ground nesting birds and no trees will be removed for this proposal so no breeding bird survey was undertaken and is not required. The proposal is not considered to impact on breeding birds.
38. Regarding the River Dee SAC, it is noted that details of the recirculation and filtration system and details of the septic tank and soakaway system have been provided and there will be no impact on the River Dee SAC regarding the disposal of water from the proposed hot tubs and the waste water disposal. Regarding the Dinnet Oakwood SAC, the Officer notes that the site is largely bounded by a deer fence preventing informal access to the woodland therefore there will be no impact on the site integrity.

39. The tree protection plan and retention schedule is welcomed together with the further planting of 50 trees on site. The Officer also welcomes the submission of the Construction Method Statement. The Officer references that no SUDs scheme is proposed as the hard standing is proposed to be permeable, with run-off from a small shed directed to a soakaway which is to be planted with wildflowers.
40. **CNPA Landscape Officer** considers that the proposed development site is sensitive to the development of a caravan site, mainly due to its rural location, visibility from the B976, and the potential for caravans and associated infrastructure to contrast to the distinct landscape character and SLQs of the National Park (NP). Following assessment of additional information submitted (May 2021), the Officer considers that the proposed development would result in some adverse landscape and visual effects within the local area. This would be mainly due to the prominence of the caravans/ motorhomes from the B976 and because these would be seen within a distinctive open space encircled by trees/ woodland and within a rural area. The application has, however, incorporated some design/ mitigation measures to reduce these effects and it is predicted that these effects would not be Significant (in relation to the baseline conditions) or compromise the integrity of the Park SLQs. This judgement is subject to the provision of some extra information regarding the proposed tree planting, storage building and fenced area. It is envisaged that this information could be obtained through substantive planning conditions.
41. The Officer notes that conclusions of the Tree Survey that states no trees are to be felled for the proposal and caravan stances and water treatment area are all installed outwith the root protection area and canopy of the trees. Cellular confinement system will be used to access the caravan site and also to pass through the diagonal strip of trees, preventing damage to trees and their roots. In addition, the applicant has confirmed that electricity cables and water pipes would be constructed outwith the root protection areas. The Officer welcomes this. The Officer recommends revisions are sought by way of planning condition in relation the design of the storage building and fenced area to better reflect the rural character of the site by taking a more traditional, agricultural appearance.
42. Information on proposed access across the site, both of vehicles and pedestrians, has now been provided by the applicant. Given the low number of vehicles anticipated with up to 8 pitches, that access across the site will be informal, and the applicant has described how potential erosion will be addressed, it is predicted that the proposed access across the site is unlikely to result in significant landscape and visual effects. The Officer welcomes the submission of informal path link details, the construction method statement and the information on proposed grassland management and drystone dyke maintenance.
43. The Officer also recommends refinements are sought via planning condition for the proposed planting of 50 native trees so that the type and design of the proposed tree planting is considered further in relation to the existing trees on site as well as the details of positions and method of tree establishment.
44. **Mid Deeside Community Council** are broadly supportive of the proposal, they raise concerns. In support of the application, the development will provide a service to

the area which is currently lacking, namely pitches for touring caravans. This development may therefore attract additional tourism which could be advantageous for local businesses. It may also be advantageous for local businesses supplying goods and services to the development. However concern is raised on the following points:

- a) In the absence of express planning conditions controlling the use of the site, the development could incrementally change over time, particularly if ownership or management of the site were to change, for example, increasing the number of caravans, the type of caravans or expanding to include camping, glamping, lodges, yurts etc. This could cause competition with existing local businesses providing lodges etc., and exacerbate potential other impacts highlighted below;
 - b) There is limited screening of the site from the South Deeside Road. The caravans using the site and associated infrastructure will be visible from the road, as may parked cars, awnings and equipment brought by the caravan users. Whilst the Community Council recognise that the Cairngorms National Park is a diverse, living, working landscape, this may have a negative visual impact on the area. There is also potential for users of the site to cause a nuisance, e.g. by playing loud music;
 - c) Owing to the location of the site, the Community Council expect that pedestrians will walk from the site over Dinnet Bridge to the Loch Kinord restaurant and bar and to the Holly Tree Inn. They are concerned for the safety of pedestrians doing this, particularly at night, given the absence of a footpath serving most of the route from the site to the centre of Dinnet. In particular, the Community Council are aware that the road is used by lorries to and from the local sawmill.
45. The Community Council recognise that it may be possible to limit some of the potential impacts highlighted through planning conditions. The Community Council's full comments can be found at **Appendix 3**.

REPRESENTATIONS

46. The application was advertised when first submitted. A total of 10 letters of representation raise objection to the scheme and three letters of representation note their support for the scheme. The full copies of the representations can be found at **Appendix 4** and a summary of these now follows:
47. The letters of support include a response from the Caravan and Motorhome Club. The respondents noting their support include the following points:
- a) Provides caravanners with a small, less commercialised site in a quiet area;
 - b) The limitation to caravan club members only means that users of the site are committed to upholding the club standards and respecting their surroundings with rules adhered to such as no noise on site after 10pm at night;
 - c) The proposal will contribute to tourist revenue for local businesses in the area;
 - d) Due to the limitation of facilities of site and occupancy limitation, the traffic generation would be lower than that typically associated with larger commercial sites;
 - e) By being a certified caravan club site, the site would be subject to rigorous standards set by the club which help to protect neighbouring amenity;

- f) The proposed is to be operated as a certified location which is a small, low impact 5 pitch site for caravans, motorhomes and trailer tents for members of the caravan and motorhome club to use for recreational purposes only;
- g) The certified location application is subject to a 21 day consultation period which includes the immediate neighbours;
- h) Caravan and Motorhome Club members spend over £310 million in local economies every year and the Club works hard to support the countryside and people living and working in it;
- i) By allowing landowners to set up small 5 van sites, it helps reduce the need for wild camping and preserves the land for many generations to come;
- j) Proposal meets a demand for this type of facility;
- k) Addition of hot tubs is innovative and adds a unique selling point to the business;
- l) Supportive of touring caravans only and not static therefore any permission should be restricted to touring caravans.

48. Regarding the objecting respondents, the concerns are as follows:

- a) The location is considered unsuitable with no direct connection to local services in Dinnet;
- b) Proposal will increase traffic within the area with associated noise and air quality impacts;
- c) The road network is used by large lorries serving a nearby sawmill and concern is raised for the safety of pedestrians and cyclists from the application site using the road;
- d) Concern that the site does not form part of the allocated sites within the Local Development Plan and that no consultation has been had with the local community on the proposal prior to its submission;
- e) There are alternative sites that are more suitable for this type of development;
- f) Concern regarding the drainage proposals and its impact on the River Dee SAC;
- g) Concern regarding the proximity of the proposal to Dinnet Oakwood SAC/SSSI/ National Nature Reserve and the impact of human disturbance to the habitats;
- h) Concern regarding noise pollution arising from development;
- i) Concern regarding the impact of the proposal on protected species including otter, goshawk, pine martin and the habitats of the oakwood;
- j) Concern regarding the negative economic impact arising from the development to existing businesses such as the Glen Tanar and Dinnet Fishings;
- k) Concern that there are already 3 large caravan sites within 15 minutes of the site;
- l) Proposal fails to conserve and enhance the natural and cultural heritage of the area;
- m) Concern regarding the poor visibility from the site onto the B976;
- n) Insufficient information relating to landscaping and lighting;
- o) Climate impacts arising from proposal including vehicular pollution;
- p) Proposed access will result in the felling of large pine trees;
- q) Concern regarding the survey work undertaken for the trial pits;
- r) Proposal would be detrimental to existing residential amenity (occupiers of Fasnadarach) and privacy with hot tubs to be used late in the night contrary to Policy 2 and 3.3;
- s) Supporting information fails to demonstrate how the proposal meet the six qualities of successful placemaking under Policy 3;

- t) Insufficient information submitted regarding the proposals impact on the setting of a listed building (Fasnadarach- Category B listed);
 - u) Proposal is contrary to Policy 3.1 on road safety grounds;
 - v) Proposal is contrary to Policy 5.1 as it would negatively affect the landscape character of the area;
 - w) Proposal is contrary to Policy 10 as the water supply is shared by the applicant and neighbouring property and is sufficient for a domestic use but it is unclear if it is adequate to service the caravan park as well;
 - x) Proposal is contrary to Policy 10.8 as no assessment has been provided regarding contaminated land;
 - y) Proposal is contrary to first aim of the National Park as it would be detrimental to existing opportunities to enjoy the Park and adversely impact on more valuable economic activities (especially the fishing tourism);
49. In response to the public consultation comments received, the applicant has submitted revised/ additional information to overcome concern raised. This information is included in more detail as described in paragraphs 9- 16.

APPRAISAL

50. The main planning considerations are: the principle of development; the impact upon landscape, siting and design; the environmental impacts; the historical environment impacts; amenity impacts; access and servicing impacts; and developer contributions.

Principle of Development

51. The National Park Partnership Plan (2017) encourages the provision of low cost tourist accommodation including motor home and camping sites in suitable locations. **Policy 2.2:** Tourist Accommodation of the Cairngorms National Park Local Development Plan 2021 permits development 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.
52. This application for tourism accommodation looks to provide a small scale site for use by touring caravans and motorhomes. Although the proposal looks to create 8 pitches, it is understood that the site is initially to be run under a Caravan and Motorhome Club certification whereby sites are limited for use by up to 5 caravans, motorhomes or trailer tents for members of the Club. A letter of support has been received from the Caravan and Motorhome Club which confirms it has 352,000 member households within the club with members' spend of over £310 million in the local economies every year. The Caravan Club consider that by allowing landowners to set up small 5 pitches sites, it helps to reduce the need for wild camping thus preserving the land for many generations to come.

53. The applicants have submitted a business case for the proposal noting their previous experience of working within the tourist accommodation sector with example occupancy ratings from their other business provided. The document states that the Caravan Club are positive about the proposal due to the lack of smaller certified sites in the area and that staycation demand will be fuelled further by the implications and restrictions of Brexit and Covid-19. Regarding wider economic benefits, the document states that the construction of the development will provide employment opportunities and the customers of the site will utilise the local tourist attractions and businesses.
54. This application looks to provide suitable motorhome facilities at a scale appropriate to its rural context, and to improve the management and ease growing pressure from campervans within the wider areas, which is anticipated to further increase by Covid-related holiday patterns. Notwithstanding the Covid-related tourism pressures, the figures provided by the Caravan and Motorhome Club evidence the continued and long established demand for such small scale sites. The Community Council consider that the development will provide a service to the area which is currently lacking, namely pitches for touring caravans. This development may therefore attract additional tourism which could be advantageous for local businesses. It may also be advantageous for local businesses supplying goods and services to the development
55. On this basis, the principle is considered to 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.

Landscape Impacts, Siting and Design

56. **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.
57. The proposed development site lies within the landscape character are: Upper Deeside- Glen Tanar. The site lies within an existing field with a line of mature policy trees along the north edge (alongside the B976) and also across part of the centre of the field, running southwest- northeast. The site is clearly visible by people travelling along the adjacent B976 road as well as the minor Firmouth road to the east. Within the wider landscape, visibility of the site is limited due to surrounding trees. The proposal includes mitigation measures to reduce landscape and visual effects arising from the proposal and the CNPA Landscape Officer considers that these effects would not be significant in relation to the baseline conditions nor compromise the integrity of the Park special landscape qualities. This is subject to the inclusion of planning conditions to seek refinements of the details for the proposed tree planting, storage building design and fenced area.
58. The proposal includes limited permanent infrastructure to help reduce its visual impact, and additional vegetated screening is proposed on site. The location of the proposal is considered to be distinctive creating a pleasant environment due to the low density of the development and spacing of the pitches. A planning condition is

recommended to limit the number of pitches on site to eight pitches to ensure that any future changes in site density can be fully reviewed to assess impacts. Concern has been raised from public respondents that the siting of the proposal at this location is inappropriate as it is too remote from services and does not make use of brownfield land. The Development Plan allows for developments to be sited on unallocated sites and greenfield sites subject to the development not causing any adverse impacts. The development proposed is remote, but the location is considered to make it distinctive and beneficial to its proposed use as a small scale tourist accommodation site. The National Park does not benefit from large amounts of brownfield land to redevelop and therefore all sites must be judged on the merits of the scheme. It has been demonstrated that the site has connections to the recreational path links within the area and the occupants of the caravan site can utilise the other services provided in the area. The siting and location is considered acceptable.

59. The layout and design of the proposed waste facility fenced area and storage shed are considered to be prominent from the B976 in the short- medium term, and the current design is considered to give more of a suburban character and does not relate well to its rural context. A planning condition it therefore recommended to obtain more appropriate designs of the two structures in its distinct rural character by making them appear more like traditional agricultural structures.
60. The proposal does not include any provision of light infrastructure within the site and any lighting management required in relation to the campervans themselves will be controlled by the campervan site licencing through either the Caravan and Motorhome Club or Aberdeenshire Council. Should the requirement for lighting change during the operation of the facility, a planning condition is recommended to be attached to any decision notice to allow the full consideration of such details at any given time during the consent.
61. No trees are to be felled for the proposal and caravan stances and water treatment area are all installed outwith the root protection area and canopy of the trees. Cellular confinement system will be used to access the caravan site and also to pass through the diagonal strip of trees, preventing damage to trees and their roots. In addition, the applicant has confirmed that electricity cables and water pipes would be constructed outwith the root protection areas.
62. The proposal includes no formal constructed access tracks across the site. Given the low number of vehicles anticipated with up to 8 pitches, the informal access together with erosion management, is not predicted to result in any significant landscape and visual effects.
63. The development components would not introduce any notable detrimental change to the character of the site and immediate area, and subject to the conditions being included, the proposal is considered to comply with **Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021**.

Environmental Impacts

64. **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 whilst **Policy 10:** Resources sets out the need to fully consider impacts on flooding and water resources.
65. A Habitats Regulations Appraisal has been undertaken (**Appendix 2**) in consultation with NatureScot who agree with the conclusions reached that there would be no likely significant effect on the qualifying interests of the Dinnet Oakwood SAC and on the qualifying interests of the River Dee SAC from the proposal.
66. Regarding protected species and habitats, the CNPA Ecology Officer has no objections to the scheme and notes that the proposal would not have a negative impact on any protected species or habitats in or around the site. The tree protection plan and retention schedule is welcomed, together with the biodiversity enhancement of the planting of an additional 50 trees on site, and wildflower planting. The Officer references that no SUDs scheme is proposed as the hard standing is proposed to be permeable, with run-off from a small shed directed to a soakaway. This arrangement is considered acceptable taking into account the scale of the scheme. On this basis the proposal is considered to accord with **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2021.
67. Regarding other environmental matters, it is confirmed that the site is not at risk of flooding from any source, although it is noted that there is a risk of nearby surface water flooding to the east. The Aberdeenshire Council Flood Risk and Coastal Protection Team raise no objections to the scheme on flood grounds. The Aberdeenshire Council Contaminated Land Officer has no comment on the application noting that there is no indication of any past use of the site which may have caused contamination. The proposal is therefore considered to comply with **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2021.

Impact on the Historic Environment

68. Concern has been raised by the occupant of the neighbouring property regarding the impact of the proposal on the setting of the listed building 'Fasnadarach'. By way of background Fasnadarach is a Category B listed property and the listed description includes reference to the ancillary structures, gate pillars and boundary walls. **Policy 9:** Cultural Heritage requires development that would affect the setting of a listed building to preserve the special qualities of the building or structure, and enhance the character, and the contribution it makes to the cultural heritage of the National Park. Fasnadarach House itself is located approximately 120 metres (as the crow flies) from the development and therefore the immediate setting of the listed building would not be affected by the proposal as it is not visible within the same viewpoints taking into account the distance and the extensive woodland interspersed between the two sites. The boundary walls to Fasnadarach do extend to bound the northern side of B976, opposite to the application site, which is also bound by a stone wall. The proposal includes no change to the site's boundary wall within the vicinity of the Fasnadarach boundary wall and the proposed break in the wall to create the vehicular access has

been sited further west. The approaches along the B976 to the listed walling would therefore have no adverse changes to that existing and the nature of the proposal includes low key permanent infrastructure, with additional screening proposed along the northern boundary opposite the Fasnadarach walling. Taking this into account together with the density and scale of the development, the proposal is not considered to adversely affect the setting of the listed building and its associated structures.

69. Regarding archaeological interests, the Aberdeenshire Council Archaeologist has no objections to the scheme subject to the inclusion of a planning condition for a programme of archaeological works due to the proposed depths of excavation at various locations across the site between 300-1000mm (or greater for e.g. Septic tank), and due to the potential for previously unrecorded archaeology to survive within the proposed development area. Subject to this condition the proposal is not considered to negatively impact on the historic environment in accordance with **Policy 9: Cultural Heritage** of the Cairngorms National Park Local Development Plan 2021.

Servicing

70. **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.
71. It is noted that the proposal is for use by campervan which have their own toilet facilities and the disposal of waste from them is a key issue in rural areas. Waste water is to be disposed of by a septic tank and soakaway, with the soakaway also taking surface water (from the storage shed roof) and hot tub water. A filter treatment is proposed for the hot tub water during recycling and prior to final disposal within the soakaway. The septic tank is proposed to be emptied annually and is designed for caravan toilet waste which uses formaldehyde free chemicals only. In order to ensure that the water quality of the River Dee is unaffected by the development, a planning condition is recommended requiring the prior agreement and installation of a secondary waste water treatment system to ensure the outflow of nutrients within the treated water is at an acceptable level. All caravan pitches are proposed to be surfaced with a permeable surface and a planning condition is proposed to be attached to any subsequent decision notice to ensure that any changes to surfacing which may require additional drainage arrangements is prior agreed by the Planning Authority. The Aberdeenshire Council Flood Risk and Coast Protection Team have reviewed all the submitted information and confirm they have no objections to the proposal. The drainage proposals are considered to be acceptable on this basis.
72. There is no public water supply within the area and the proposal will therefore be serviced by utilising an existing private water supply which currently serves two residential properties- the applicants' property and the neighbouring property Fasnadarach. Concern has been raised by public consultation respondents about the suitability of the private water supply to serve the development. The Aberdeenshire Council Environmental Health Officer originally requested the submission of further information to confirm that the private supply is capable in terms of quality and quantity of supplying the development without impacting on the existing properties

being served. The supporting information includes a water supply inspection report undertaken by the Council in April 2021 and subject to the proposal being carried out in accordance with the proposed private water system and treatment plant details, the Environmental Health Officer has no objections. For clarification purposes, a post determination condition is recommended to ensure final plans of the private water system, treatment plant and any structures associated with it are submitted to and agreed prior to installation to ensure the system is sufficient for its purpose and to ensure an appropriate visual impact of any associated structures.

73. Regarding site licensing, the applicants have indicated that they will pursue certification from the Caravan and Motorhome Club as a certified site and the development would be required to be operated in strict accordance with their regulations. The Council have confirmed that should the applicants decide to not use the Caravan and Motorhome Club site certification, a Caravan Site License would be required to be applied for through the Council and again the development would be required to be operated in accordance with the restrictions imposed on that licence.
74. The Aberdeenshire Council Waste Management Team has no objection to the proposal subject to the layout being designed to the satisfaction of the Roads Team. It is noted that although a small waste collection facility compound is shown within the red line area, the bin uplift for the Council to collect from is located outwith the red line and adjacent to the junction at Firmmouth Road, on land within the applicant's ownership. As the plans indicate that works are required to create a formalised bin uplift area outwith the development boundary of this application, a condition is proposed to be attached to obtain a separate planning consent for the bin uplift area which should be granted and implemented prior to the first operation of the caravan site.
75. On this overall basis the proposal is considered to comply with **Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021** with regards to its servicing.

Access

76. **Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021** states that all new development must include an appropriate means of access, egress and space for off street parking. The proposal looks to install a new priority access junction with separate entrance and exit lanes, onto the B976 to form the junction around the existing trees along the northern boundary. All eight caravan pitches are proposed to be constructed of permeable materials, and an additional area is shown on the supporting plans for visitor car parking for three vehicles as required by the Aberdeenshire Council Infrastructure Services Roads Development Team. There are no proposed formal delineated access tracks across the site to the pitches and instead vehicles will drive across maintained grass. Regarding access visibility the proposal includes splays of 2.4m by 120m to the west and 2.4m by 160m to the east in accordance with the Road Teams requirements. The space within the site is sufficient to provide adequate parking and circulation space to accommodate the development.

77. A number of letters of public representation raise concern regarding traffic generation and road safety implications arising from the proposal. A road safety assessment has been submitted in support of the application (summary included at paragraphs 11-12) which concludes that subject to the implementation of its recommendations, the proposed development would not create an adverse impact on the safety of the road network taking into account:
- a) the low trip numbers due to the size of the site;
 - b) the low speeds mainly as a result of the close location to Dinnet Bridge where most traffic is turning;
 - c) Concerns had been raised over the narrow widths and also of speed, however narrow road width is seen as a positive measure in reducing traffic speeds.
78. The Aberdeenshire Council Infrastructures Services Roads Development has no objection to the proposal subject to the inclusion of planning conditions and on this overall basis, the proposal is considered to accord with **Policy 3: Design and Sustainable Placemaking of the Cairngorms National Park Local Development Plan 2021** with regards to road safety matters.
79. **Policy 3: Design and Placemaking** also sets out that new development should be designed to maintain and maximise all opportunities for responsible outdoor access including links into the existing path network. It is noted that there is a core path to the west of the site UDE4 that links Dinnet Bridge with the Firmouth Road to Glen Tanar through Dinnet Oakwoods. The plans of the proposal have been amended to include an access from the site to Firmouth Road by way of the installation of a pedestrian gate in the site boundary. Regarding other path links from the site, the applicant confirms there is an informal verge path providing access to the western existing path network of Dinnet Oakwood and to the Bridge directly opposite. Across from the proposed site entrance is an existing path leading to the River Dee. A number of letters of public representation raise concern regarding pedestrian and cycle safety and question the appropriateness of the location in relation to its links to the existing path network. With the inclusion of the new pedestrian access to path network to the east, and confirmation that the occupiers of the site can access the other routes within the area, the National Park's Outdoor Access Officer has no objections to the scheme.
80. Regarding the concerns over pedestrian and cycle safety using the B976 for recreational purposes, the supporting Road Safety Assessment Report concludes that although improvements to the path links are recommended, the existing verges are considered suitable for walking on and in winter when weather may be an issue, occupation of the caravan park would be low and users would tend to take alternative modes of transport during bad weather. The existing road is already popular with cyclists and it is not considered that the proposal will make it any less safe nor is it expected to contribute further to any excess level that would require compulsory improvements. The proposal is therefore considered to accord with **Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021**.

Amenity

81. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that new development protects amenity currently enjoyed by neighbouring occupants to development sites.
82. One letter of representation has been received from the occupier of the nearest neighbouring dwelling 'Fasnadarach' raising concern regarding the impact the proposal will have on their amenity and privacy. Fasnadarach is located approximately 120 metres (as the crow flies) from the most easterly caravan pitch proposed. Between the pitch and the neighbouring property is the B976 road and substantial mature woodland on the northern side of the road. The applicants also propose further native tree planting adjacent to the northern boundary wall to provide additional screening. Taking the distance into account and the level of screening existing and proposed, the proposal is not considered to cause a detrimental impact upon neighbouring privacy.
83. The proposal is to be run initially under a Caravan and Motorhome Club site license and subsequently by a Caravan Site Licence from the Council. By operating under either of these licences, sites and their occupiers have to follow strict procedures which help to reduce impacts on amenity of surrounding land use occupiers. For example, under the Caravan Club certified site scheme, touring motorhomes and caravans must arrive before 8pm and noise levels must be at an appropriate level at all times and in particular must not cause disturbances after 9pm. Any generators should not be operated between 6pm and 9am. In addition to these control measures, there is a considerable distance between the site and the neighbouring residential property and the extensive woodland between the sites also helps provide a natural noise buffer. Taking into account the strict controls put in place by site licensing, the low number of pitches proposed and the distance between sites, the proposal is not considered to give rise to any adverse impacts on amenity by way of noise.
84. Chemical treatments to cassette toilets typically used in campervans serve to break down solids and reduce odours which, which considered along with the septic waste treatment system proposed would avoid unacceptable detrimental impacts upon private or community amenity from odour.
85. The proposed number of pitches and site density is not considered to introduce an unacceptable level of additional activity to the area. The proposal is, therefore, considered to accord with the amenity requirements of **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

Developer Contributions

86. **Policy 11:** Developer Obligations of the Cairngorms National Park Local Development Plan 2021 states that where development creates a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, the developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The proposal does not give rise to the requirement of any developer contribution.

Other Issues Raised in Consultations and Representations

87. Letters of support and objection have been received from third parties and all matters raised by consultees and third parties have been addressed above. The Mid Deeside District Council note their broad support for the scheme, although request the site is controlled via planning conditions to restrict its use to 8 touring caravans; and to ensure additional planting for screening purposes is undertaken.
88. Concern has been raised by third parties regarding the negative economic impact the proposal would have on existing opportunities to enjoy the Park, such as the nearby fishing businesses. The proposal is to provide an accommodation facility within the area and does not therefore propose a direct, rival business to the fishing businesses in the area. In addition, the proposal is of a low scale and routes along the River are already established and used by other members of the public for recreational purposes. The proposal is therefore not considered to significantly add to this level of activity and is therefore not considered to negatively impact the existing fishing businesses in the area.

CONCLUSION

89. The application for tourism accommodation facilities looks to address the lack of small scale touring caravan/motorhome facilities within the area to improve the management and ease the growing pressure from touring campervans within the wider areas, which is anticipated to further increase by Covid-related holiday patterns. The proposal utilises an agricultural field and looks to reduce the amount of physical changes to the site by not including any constructed tracks nor any internal road layout. This helps to minimise habitat loss and reduce the proposal's impact on the established character of the area. The Mid Deeside Community Council note there is a requirement for such a facility within the area. Subject to the inclusion of the planning conditions the proposal is considered to accord with the relevant local development plan policies of the Cairngorms National Park Local Development Plan 2021 and approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Change of Use of Agricultural Land to Form Caravan Park Erection of Storage Shed and Installation of Decking and Hot Tubs and Formation of Access at Land Adjacent To Old Hall Dinnet Bridge Dinnet Aboyne Aberdeenshire subject to the following conditions:

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

Conditions

- 1. No development shall commence on site until the tree protection measures have been implemented on site in accordance with the approved plan. Thereafter the trees shall be retained and maintained in accordance with the approved Tree Protection Plan and landscape maintenance programme throughout the lifetime of the development hereby approved unless otherwise agreed in writing by the Cairngorms National Park Authority acting as Planning Authority.**

Reason: To ensure that trees on and around the site which contribute to the landscape character and biodiversity of the area are appropriately protected during construction works in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

- 2. No development shall commence, unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with Aberdeenshire Council and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall 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 hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.**

Reason: To safeguard and record the archaeological potential of the area in accordance with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2021. The scope of works would likely include an element of field walking, archaeological monitoring of ground-

breaking or archaeological test pitting in areas where ground-breaking is proposed.

- 3. No development shall commence until an updated Landscape Plan and Maintenance Programme has been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority. The Landscape Plan shall be implemented in full, by a suitably qualified landscape consultant, during the first planting season following commencement of development or as otherwise agreed in writing by the Cairngorms National Park Authority acting as Planning Authority and stages requiring supervision are to be agreed with the Cairngorms National Park Authority acting as Planning Authority with certificates of compliance of each stage submitted for approval.**

Reason: In the interests of amenity and to ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021. The updated Landscape Plan shall include revisions as recommended within the CNPA Landscape and Ecology Officer's consultation responses.

- 4. No development shall commence onsite, until the visibility splays, measuring 2.4m by 120m to be formed to the west side of the junction and 2.4m by 160m from the east of the vehicular access with the public road are implemented. The visibility splays shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.**

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

- 5. No development shall commence until detailed planning permission has been granted for the refuse bin uplift store area and implemented prior to the first operation of the development, hereby permitted.**

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021. The proposed bin uplift area lies outwith the development boundary of this permission and therefore a separate planning consent is required. The area shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown.

- 6. Prior to its installation, a plan showing the private water treatment system and private water treatment plant including sections and elevations of any structures to house the treatment plant shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The private water treatment**

system shall be installed in accordance with the approved details, including the proposed water treatment plant prior to the first operation of the development. Once installed, the private water treatment system shall thereafter be permanently retained.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site in accordance with Environmental Health requirements and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

7. Prior to its installation, revised drawings of the timber storage shed and fenced compound area shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The structures shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To ensure the structures are of a sympathetic design to reduce their landscape impact and not adversely affect the established character of the area in accordance with Policy 3: Design and Placemaking and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

8. Prior to the first operation of the development, the first 10m of access (measured from the edge of road or back of footway) shall be fully paved.

Reason: To ensure acceptable infrastructure at the development access in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021

9. Prior to first operation of the development, parking spaces, surfaced in hard standing materials shall be provided within the site in accordance with the Aberdeenshire Council's car parking standards.

Reason: To ensure the timely completion of the parking spaces to an adequate standard in the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

10. Prior to first operation of development, a suitable vehicle turning area must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.

Reason: To ensure the timely completion of the vehicle turning areas in the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

11. The junction that the proposed vehicular access forms with the public road shall be kerbed to radii of 7.5m radii and comply with drawing reference: 2434_001A. The area within the bell mouth and for a minimum distance of 10m from the public road carriageway, shall be constructed in accordance with the Aberdeenshire Council's

Specification appropriate to the type of traffic which will use the access, and shall be surfaced with dense bitumen macadam or asphalt.

Reason: To ensure acceptable infrastructure at the development access in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

12. The maximum gradient of the first 5m of the new access must not exceed 1 in 20.

Reason: To ensure acceptable infrastructure at the development access in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

13. No more than eight touring campervan berths shall occupy the red line application site area at any one time. For the avoidance of doubt, static/residential caravans are not permitted to be sited on this identified area of land without express consent of the Planning Authority.

Reason: To confirm the terms of the planning permission in the interests of the nature and character of vehicles attracted to the site and the character and appearance of the landscape in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

14. The development, hereby permitted shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The lighting shall accord with the approved details thereafter.

Reason: To protect the ecological interests of the area and limit the visual impact of the proposal in accordance with Policies 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

15. For the avoidance of doubt, the vehicle parking areas within the site shall be surfaced in a permeable material unless design and provision of a Surface Water Drainage System (SuDS) sufficient to manage runoff from all impermeable areas so that no surface water runoff leaves the site, has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority and thereafter implemented in accordance with those details.

Reason: To ensure that any surface water drainage requirement complies with the principles of SUDS; in order to protect the water environment in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
4. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.
5. A Site License is required to be obtained for the operation of the Caravan Site from either the Caravan and Motorhome Club or Aberdeenshire Council.

Road Informatives

6. The proposed vehicular access onto the public road shall be formed at the Developer's expense and must be constructed in accordance with the Council's Specification.
7. Any existing public roadside ditch crossing the proposed access/ lay-by to be piped, with minimum 225mm dia pipe (incl. headwalls, if specified). Pipes to have a 150mm concrete surround. Detailed specification must be fully agreed before installation with Infrastructure Services, Area Roads Officer Engineers when obtaining road excavation permit.
8. Adequate provision to be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.
9. Adequate precaution to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.

10. An application for a Road Excavation Permit must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of an excavation works within the boundaries of the public road. Applicants should note that failure to obtain a permit is an offence in terms of s56 of the Roads (Scotland) Act 1984. Note: the public road may incorporate- carriageway, verge, cycleway/footway and visibility envelopes. Further details and application forms may be obtained by emailed the relevant area roads office: marr.roads@aberdeenshire.gov.uk

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.