

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Conversion Alterations and Extension of Mill (to form Short Term Letting Accommodation) Erection of 3 Dwellinghouses (Short Term Letting Accommodation) and Erection of Multi use Building at Hillockhead Glendeskry Strathdon Aberdeenshire AB36 8XL

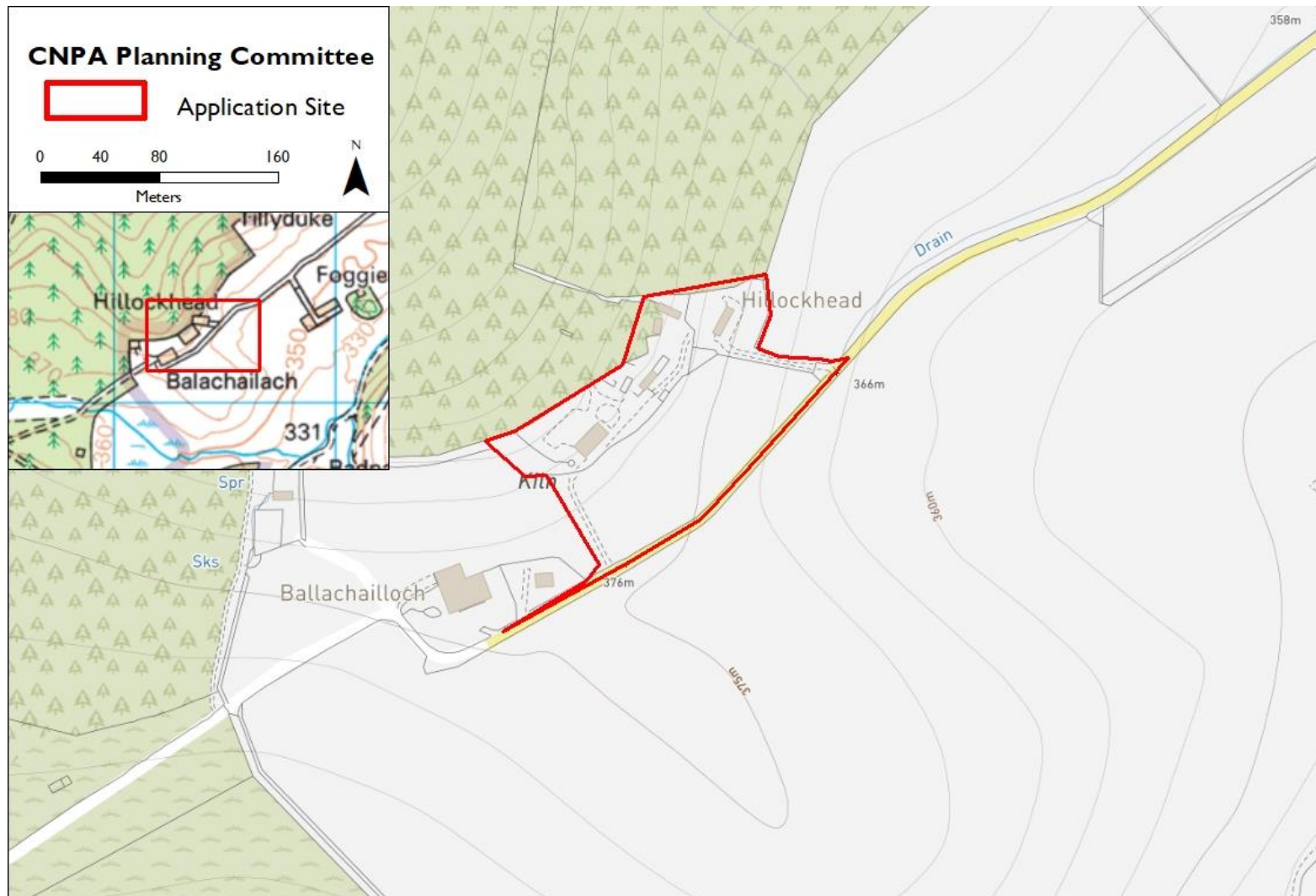
REFERENCE: 2021/0069/DET

APPLICANT: Mr Stephen Campbell

DATE CALLED-IN: 8 March 2021

RECOMMENDATION: APPROVE WITH CONDITIONS

CASE OFFICER: Katie Crerar, Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site lies adjacent to Hillockhead Farmhouse, approximately 5 miles by road to the south-east of Strathdon, Aberdeenshire. The development site itself lies on an elevated south east facing landform shelf overlooking the road to the south east. It is an agricultural area in between woodland to the north and large scale moorland hills to the south and south east. The site comprises the empty and partially ruinous former agricultural buildings which are surrounded by grass and a few dispersed trees. There is an existing access track to the south west of the site which leads up to the existing biomass/greenhouse building and then onto the vacant steadings.

Proposal

2. 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=QPE7QFSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Plan - Location Plan	2028-038_P05	01/02/21	08/03/21
Plan - Site Plan	2028-03_P01	01/02/21	08/03/21
Plan - Site Sections	2028-038_P05	01/02/21	08/03/21
Plan - Stable - Existing floor plans, sections and elevations	2018-038_S02	01/03/19	08/03/21
Plan - Existing floor plans, sections and elevations	2018-038_S03	01/03/19	08/03/21
Plan - Stable - Plans, elevations and sections	2028-038_P04	01/02/21	08/03/21
Plan - The Byre - Plans, elevations and sections	2028-038_P03	01/02/21	08/03/21
Plan - The Mill - Plans, elevations and sections	2028-038_P02	01/02/21	08/03/21
Other - Design Statement		01/02/21	08/03/21
Other - Bat Survey		01/02/21	08/03/21
Other - Contaminated Land Survey Form		22/03/21	26/03/21

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

3. Plans of the proposal are included in **Appendix I**.
4. The proposal is for the conversion, alteration and extension of three existing redundant steadings to form four holiday lets and a multi-use building (See Appendix 2 Site Plan).
5. The Stable building comprises the main stable with the adjoining 'Wee Cartie Shed' on its south western elevation and the 'Cruik House' on the northern elevation. The Stable is the biggest of the three steadings and will be demolished and re-built on the existing footprint to form two holiday units – one three bed unit over two floors and a one bed ground floor unit (**See Appendix I: The Stable plans, elevations and sections**). The new development will utilise the stone to reform new walls on the south eastern (front) facing elevation and south west gable end (of the Wee Cartie Shed) whilst incorporating a number of full height windows for light and views. The stable will be re-built in a similar traditional pitched roof form with a rear extension to the stable to provide two floors. The rear of the Stable will comprise a gently sloping roof and will be finished in blackened timber cladding. The Stable and 'Wee Cartie Shed' will have a red profiled sheeting roof with six front facing roof/Velux style windows. All windows and doors will be timber framed.
6. The adjoining 'Cruik House' will be rebuilt to house a multi-purpose area which will be a single open space (384m²) with toilets and a store at the rear. It will comprise a cruck framed structure with full height glazing between the frames on the south east and north east elevations and a lightweight sedum green roof. It will have a low stone rubble walling around the perimeter to reflect the existing ruin and the rear of the building will be finished in blacked timber.
7. The Byre lies to the north of the Stable buildings and will also be demolished and reformed using the downtakings from the original building. The Byre will be rebuilt with a timber clad, flat roofed, glass fronted link on its eastern elevation which connects to a new blackened timber clad extension mirroring the original steading. The original steading will have a red profile sheeting roof whilst the new timber clad steading will have a black profile sheeting roof. This will create a three bedroom holiday unit (See **Appendix I: The Byre plans, elevations and sections**).
8. The Horse Mill to the north of the Byre and Stable will be renovated to provide a two bedroom holiday unit. The stone walling is to be retained (and re-pointed) with new openings formed to create accesses and windows. It will be finished with a new slate roof and timber framed doors and windows. A timber clad extension will be added to the western elevation of the building to provide a bedroom. This addition will be finished in blackened timber cladding and a black profiled sheeting roof (with three roof/velux style windows) (See **Appendix I: The Horse Mill plans, elevations and sections**).
9. All the buildings will be built using high performance insulation and will be heated by the existing biomass boiler system which has sufficient capacity to serve the development providing district heating.

10. Access to the development is via an existing track to the south west of the development. Parking (9 spaces) for the holiday units will be provided adjacent to the Byre and Horse Mill buildings, just north of the Stable building. Additional parking can be accommodated on the site to the north of the existing Biomass shed/greenhouse.
11. In terms of drainage, a soakaway is proposed for the development although the details will be confirmed through conditions.

History

12. Planning permission was granted for an extension to the main dwellinghouse at Hillockhead which whilst it lies within the application site, does not form part of the proposal (APP/2005/1536). In addition, permission was more recently granted for the erection of an agricultural building with a glasshouse, boiler room, woodchip hopper and storage area (APP/2013/2659) (identified as Biomass shed on the site plan).

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 (2015) 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	SUSTAINABLE DESIGN	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	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	
POLICY 11	DEVELOPER CONTRIBUTIONS	

13. 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>

Other relevant local policies are (delete if not applicable)

Planning Guidance

14. 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	
Policy 10	Resources Non-Statutory Guidance	
Policy 11	Developer Contributions Supplementary Guidance (2015)	

CONSULTATIONS

15. A summary of the main issues raised by consultees now follows:
16. **Roads (Aberdeenshire Council)** noted that the development must be accessed by a single entry and the existing visibility splay should be cleared of shrubbery to ensure minimum visibility splay is achieved. They requested the following conditions and informatives:
- a) The maximum gradient of the first 5m of the new access must not exceed 1 in 20
 - b) Prior to occupancy of development, first 5 of access (measured from the edge of road or back of footway) to be fully paved
 - c) Prior to occupancy of development, off-street parking for 9 cars, surfaced in hard standing materials must be provided within the site
 - d) Prior to commencement of development, a lay-by measuring 8m x 2.5m with 45° splays to be formed on frontage of the site and the proposed vehicular access to be taken via this. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
 - e) Prior to commencement of development, visibility splays, measuring 2.4m by 45m splays to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
 - f) Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from being wind blown. Details must be submitted to Roads Development for approval.
 - g) Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, 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.

Informatives:

- a) The proposed vehicular access onto the public road shall be formed at the Developer's expense & must be constructed in accordance with the Council's Specification.
- b) 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.
- c) Adequate precautions to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.
- d) 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 any 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 emailing the relevant Area Roads Office (see below) or on the Councils website: marr.roads@aberdeenshire.gov.uk.

17. **Environmental Health (Aberdeenshire Council)** do not object to the application.
18. **Waste Management (Aberdeenshire Council)** do not object to the application subject to the proposed layout being designed to the satisfaction of Roads Development. They note the standards required for LGVs to be able to service a development however this is addressed through the roads standards.
19. **Contaminated Land (Aberdeenshire Council)** was satisfied that there is no indication of any past use that may have caused contamination. However they requested that the following informative is added:

This site has been used for activities associated with farming. Some farming activities have historically been, or are potentially contaminative. The applicant is advised that should any contamination of the ground be discovered during the development the Planning Authority shall be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the Planning Authority. The responsibility for ensuring the safe development of the site rests with the developer.

20. **Archaeology (Aberdeenshire Council)** note that this site affects the archaeology site NJ30NE0014 – a fermtoun dated to the 19th century or earlier and requires the following condition and informative is applied:

Condition: Photographic Survey

No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the planning authority. All external and internal elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the buildings is made for inclusion in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

21. *Informative: Archaeological Discoveries Bona Vacantia*

The developer has a legal requirement, under the laws of bona vacantia to report to the Treasure Trove Unit any objects or artefacts found during the development works.

22. NESBReC's response did not highlight any notable biological information relating to the site.

23. **Landscape Advisor (CNPA)** is content that the site is discreet being located on a landform shelf within broad, south facing strath slopes. The site lies within a largely agricultural area in between woodland to the north and open scale moorland to the south and south east. Hillockhead farmhouse, its outbuildings and grounds create a collective local landscape feature.

Taking into account the conditions and surroundings, the design principles and concept are considered to be very suitable relate well to the landscape character.

24. **Ecology Advisor (CNPA)** noted that the bat surveys did not detect any bat presence however requested that a pre-commencement check for signs of roosting bats should be undertaken prior to any demolitions taking place.

It is also noted that the buildings support barn owl and breeding birds such as swallows and house martins. Compensatory nest boxes are required and bird strike prevention required due to the large glazed areas in the design.

Also, the Ecology Advisor notes that surface run off for the site is proposed via a filled sub-surface soakaway however suggests that a planted swale or rain garden type design would have biodiversity benefits.

25. **Donside Community Council** have not submitted any comments to this application.

REPRESENTATIONS

27. No representations have been received for this application.

APPRAISAL

28. The main planning considerations are considered to be: the principle of development; siting and design; the impact upon landscape; environmental impacts; amenity impacts; and access and servicing impacts.

Principle of development

29. The principle of development is considered against all relevant parts of **Policy 2: Economic Development** the Cairngorms National Park Local Development Plan 2021
30. Overall it is considered that the development complies with the criteria set out in Policy 2.2 Tourist Accommodation. It is not anticipated that this proposal will have any adverse environmental impacts and it will contribute to the provision of year round visitor accommodation within the National Park. It is noted in Para. 4.37 of Policy 2 that proposals for new houses which meet residential standards will be subject to developer obligations for residential purposes. Taking into account that the development, whilst meeting residential standards, has been designed to accommodate visitors and it is considered more appropriate to use a condition to ensure that the holiday units are occupied for this use and require a further planning application should this change.
31. It is considered that the principle of this application complies with **Policy 2: Economic Development** of the Cairngorms National Park Local Development Plan 2021.

Siting and Design

32. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to reinforce and enhance the character of the existing settlement and encourages new development to be sympathetic to the traditional pattern and character of the area whilst encouraging innovative design and finishes.
33. In terms of the layout and design, the development comprises a group of redundant agricultural buildings within a largely agricultural landscape and overall it is considered that the redevelopment of these buildings will be sympathetic and in keeping with its surrounding context. The proposal has sought to reflect the vernacular shapes and character of the existing buildings and will re-use much of the existing stone for the front facing walls along with profile sheeting roofs to reflect the existing red corrugated roofs. The use of blackened timber will also enhance the vernacular character of the redeveloped buildings.

34. The development has also been designed to minimise its impact on climate change by maximising solar gain, using high performance energy efficient insulation and the units will all be heated by an existing biomass heating system onsite.
35. Consideration is also given to Policies 3.4: Replacing existing building stock; 3.5: Converting existing building stock and 3.6: Alterations to existing building stock. The proposal complies with each of these policies as the buildings are not listed, they all incorporate the original footprint of the existing buildings, and they are no longer used for their existing purpose and cannot otherwise be used.
36. Additionally, in respect of the Mill which is being converted, it will retain its character and overall will contribute positively to the context and setting of its surroundings. For the alterations proposed, it is considered that these respect the design and visual appearance of the building whilst providing appropriate parking provision and off street parking.
37. Overall, it is considered that the proposals comply with **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021.

Landscape

38. **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.
39. As highlighted by the Landscape Advisors response, overall it is considered that the development will relate well to the distinct landscape character, Special Landscape Qualities and visual amenity of the site within the National Park. The location of the site on elevated discreet landform shelf minimises wider landscape impacts. In addition, the design and materials of the proposal have sought to reflect the vernacular character of the original buildings which help to integrate it within the landscape.
40. The Landscape Advisor did query the level of vehicular activity to the site. Whilst there may be capacity on site for the visitors, it is not clear how many visitors will be using the multifunctional space and it would be important to ensure that the number of vehicles would not adversely affect the rural landscape character.
41. Whilst this is noted, there is the provision of additional parking to the rear of the Biomass building/greenhouse which may provide an overflow if required. Overall it is not considered that the scale of this development, and specifically the multifunctional space, would result in a significant additional level of traffic and cars on the site.
42. Subject to standard conditions to ensure the proper establishment and longevity of the landscaping scheme the proposed development is considered to comply

with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

Ecology

43. **Policy 4:** Natural Heritage of the Cairngorms National Park Development Plan 2021 seeks to restrict development that would have an adverse impact on protected species and where this cannot be avoided that appropriate mitigation measures are provided.
44. Whilst a bat survey was undertaken as part of the planning application and no bats were found to be roosting on the site, it has been noted by the Ecology Advisor that this last survey visit was carried out in September 2019. They state that there is a small chance that bats may have started to use the buildings in the interim period (e.g. small numbers of non-breeding pipestrelles). Therefore pre-commencement checks should be made. If works are undertaken during the active period (May – September), an emergence survey must be undertaken and an advisory note is recommended in this instance to ensure this is carried out if necessary.
45. The recent presence of barn owl along with swallows/house martins has been noted and the demolition and re-build of the buildings on site will result in loss of the current nesting sites for barn owl, swallow/house martin. Therefore compensatory nesting sites are encouraged to provide a safe place for these birds to return to. Overall it is considered that whilst there may be an impact, appropriate mitigation measures can be used to minimise this.
46. It is considered that the proposal complies with Policy 4: Natural Heritage of the Cairngorms National Park Development Plan 2021.

Access and Servicing

47. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 seeks to promote sustainable transport methods and active travel and maximise opportunities for responsible outdoor access.
48. The development will be accessed via an existing track from the main access road and there is adequate parking at the site to accommodate the development. Whilst the final specifications of the road and parking surfaces have not been provided, these will be conditioned and approved prior to construction.
49. Due to the rural location of the development site, there is no public transport serving the development and it will primarily be accessed by private car. However, in terms of active travel, Strathdon (which has some local services) is located approximately 5 miles away by road and could be accessed by bicycle. There is considered to be sufficient space on the site for the parking of bicycles.
50. Overall, due to the nature of the location, opportunities for sustainable travel are limited, however given the small scale of the proposal and efforts to ensure

the development itself is low impact and energy efficient, it is considered that the proposal is still considered to comply with Policy 3: Design and Placemaking.

CONCLUSION

51. It is considered that this proposal for the conversion, alteration and extension of three existing redundant steadings to form four holiday lets and a multi-use building is acceptable in land use planning terms. The principle, character and design of the proposal is compatible with its surroundings and it is not considered that there will be any significant landscape or ecological impacts as a result of the proposal and therefore the application is considered to comply with the Local Development Plan policies and is recommended for approval.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Conversion Alterations and Extension of Mill (to form Short Term Letting Accommodation) Erection of 3 Dwellinghouses (Short Term Letting Accommodation) and Erection of Multi use Building at Hillockhead Glendeskry Strathdon Aberdeenshire AB36 8XL for the following reasons/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

- No development shall commence on site until a fully detailed landscaping scheme both hard and soft landscaping proposals and the future maintenance and management of the proposed scheme has been submitted to and approved in writing by the CNPA acting as Planning Authority. This shall include, but not be limited to hard landscaping material specification, soft landscaping plant and tree species and planting specifications.**

Thereafter the development shall be implemented in accordance with those approved details and not later than the expiry of the next planting season following commencement of the development or within such time as approved by CNPA acting as Planning Authority.

Reason: To ensure the long term retention of an appropriate landscaping setting, enhance biodiversity and ensure the development will not have an adverse impact on the landscape setting or ecological quality of the development 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 on site until specification details for the proposed access and road surface finish is submitted to and approved by the CNPA acting as Planning Authority in consultation with Aberdeenshire Council Roads Development.**

Reason: To ensure the proposed access and access road surface complies with policy guidance and is finished to a suitable standard to ensure an appropriate means of access and egress to the site as specified by Aberdeenshire Council Roads Development and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

- 3. No development shall commence on site until a lay-by measuring 8m x 2.5m with 45° splays shall be formed on the frontage of the site and the proposed vehicular access shall be taken via this. Construction shall be to a standard appropriate to the location and shall be approved by the CNPA acting as Planning Authority in consultation with Aberdeenshire Council Roads Development.**

Reason: In the interests of road safety and to ensure safe access and egress for the development.

- 4. No development shall commence on site (except for those works associated with the provision of the visibility splay) until visibility splays, measuring 2.4m by 45m splays shall be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.**

Reason: In the interests of road safety and to ensure safe access and egress for the development as specified by Aberdeenshire Council Roads Development and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

- 5. Prior to occupancy of the development, the first 5m of access (measured from the edge of the road or back of the footway) shall be fully paved.**

Reason: In the interests of road safety and to ensure safe access and egress for the development.

- 6. Prior to occupancy of the development, off-street parking for 9 cars, surfaced in hard standing materials must be provided within the site.**

Reason: To ensure there is adequate parking provision to accommodate visitors to the development.

- 7. Prior to occupancy of the development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from**

being wind blown. Details must be submitted to and approved by the CNPA acting as Planning Authority in consultation with Aberdeenshire Council Roads Development.

Reason: To ensure there is adequate waste provision in place for the development.

8. **Prior to occupancy of the development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, 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 there is adequate waste provision in place for the development.

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

Reason: To ensure the proposed access and access road surface complies with policy guidance and is finished to a suitable standard to ensure an appropriate means of access and egress to the site as specified by Aberdeenshire Council Roads Development and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

10. **No demolition or development shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the planning authority. All external and internal elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.**

Reason: To ensure that a historic record of the buildings is made for inclusion in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

11. **No development shall commence until full details of the final drainage design are submitted to and approved in writing to the Cairngorms National Park Authority acting as Planning Authority in consultation with Aberdeenshire Council Roads Development and Flood Risk Management teams.**

Thereafter the approved drainage scheme shall be implemented and maintained in accordance with the approved details in full prior to the occupation of any dwellings within the development.

Reason: To ensure the satisfactory arrangements for the disposal of surface water are provided in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

12. **No development shall commence until details of compensatory nesting sites and the timetable for their installation, for Barn Owl, Swallows and House Martins have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority.**

Thereafter the approved details shall be implemented and maintained in full prior to the occupation of any dwellings within the development.

Reason: To ensure the provision of alternative nesting sites for these species in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

13. **No development shall commence until a pre-construction check for bats has been undertaken in accordance with best practice advice, and if present, a license to disturb them has been granted by NatureScot, and the submitted to and confirmed in writing by the Cairngorms National Park Authority acting as Planning Authority.**

Reason: To ensure the protection of bats in in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

14. **The holiday units hereby approved shall be used solely as temporary holiday letting accommodation and for no other purposes whatsoever including use as permanent residential units without the prior express grant of planning permission by the planning authority. The holiday units shall not be occupied as a person's sole or main residence and the owner of the holiday units shall maintain an up-to-date register of the name of each occupier of the holiday units on the site, their length of stay and their main home address and shall make this information available at all reasonable times to the planning authority.**

Reason: The occupation of the holiday units as permanent residential units would be assessed under different Local Development Plan policies and require appropriate contributions towards affordable housing. Use of the holiday units as a permanent residential dwelling would require planning permission for this use.

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 on 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 the 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. The applicants should note that no demolition or development must be commenced until pre-commencement bat checks have been undertaken by a suitably qualified and licenced ecologist. The last bat survey was undertaken in September 2019 and therefore there is a small chance that bats may have started to use the buildings in the interim period (e.g. small numbers of non-breeding pipestrelles). Therefore pre-commencement checks should be made. If works are undertaken during the active period (May – September), an emergence survey must be carried out.
5. The large glazed areas of the new buildings, particularly the Stable and the Byre are likely to result in bird strike. Given the presence of birds such as barn owl, prevention of bird strike is important and should be factored into the design of the buildings. Permanent decals can be attached to the windows and doors of large glazed areas and can help to reduce the risk of bird strike.

Advice for use and design of window stickers:

<https://www.birdlife.org/worldwide/news/how-can-we-really-prevent-birds-flying-our-windows>

6. Adequate provision must 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.

7. Adequate precautions to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.
8. 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 any 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 emailing the relevant Area Roads Office (see below) or on the Councils website:
marr.roads@aberdeenshire.gov.uk.
9. This site has been used for activities associated with farming. Some farming activities have historically been, or are potentially contaminative. The applicant is advised that should any contamination of the ground be discovered during the development the Planning Authority shall be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the Planning Authority. The responsibility for ensuring the safe development of the site rests with the developer
10. The developer has a legal requirement, under the laws of bona vacantia to report to the Treasure Trove Unit any objects or artefacts found during the development works.

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.