

---

## CAIRNGORMS NATIONAL PARK AUTHORITY

---

**Title:** REPORT ON CALLED-IN PLANNING APPLICATION

**Prepared by:** ANDREW TAIT , PLANNING OFFICER  
(DEVELOPMENT MANAGEMENT)

---

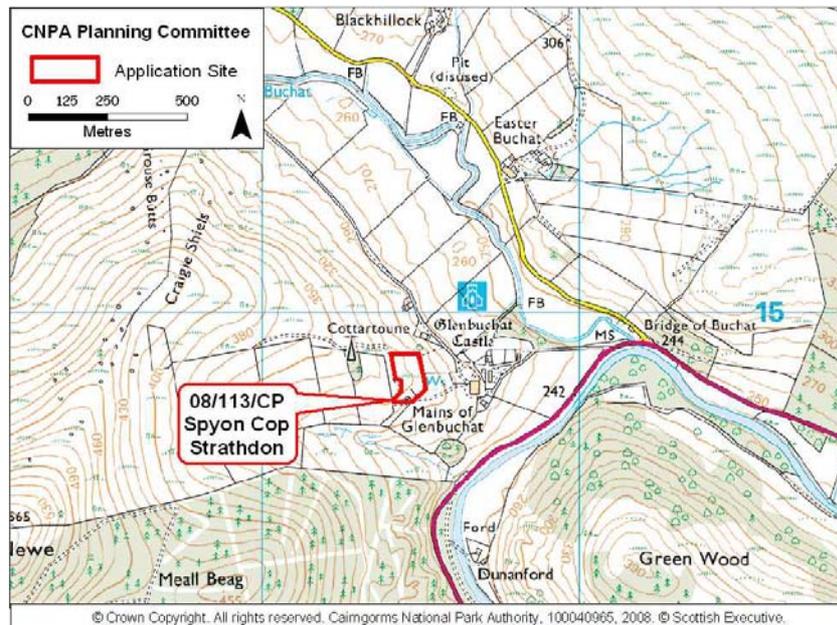
**DEVELOPMENT PROPOSED:** DEMOLITION OF EXISTING COTTAGE AND ERECTION OF DWELLINGHOUSE AND GARAGE/OUTHOUSE, SPYON COP, STRATHDON (FULL PP)

**REFERENCE:** 08/113/CP

**APPLICANT:** MR D SOLE

**DATE CALLED-IN:** 4 APRIL 2008

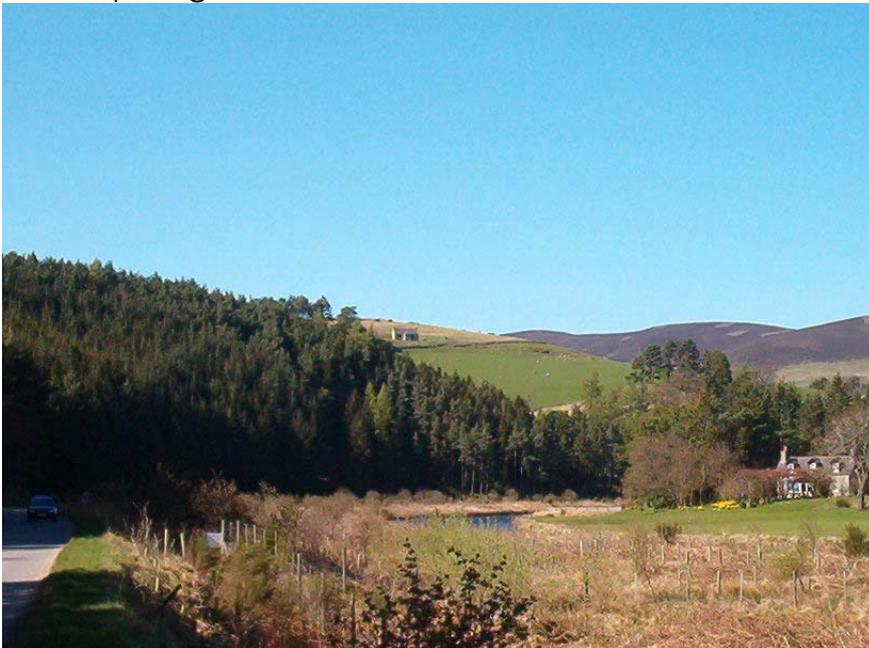
**RECOMMENDATION:** REFUSAL



**Fig. 1 - Location Plan**

## SITE DESCRIPTION AND PROPOSAL

1. The site for this application is at the termination of a hill spur that divides Strathdon from Glen Buchat. The site is just above an existing stone cottage that can be seen on the hillside when driving along the A944 through Strathdon in the Aberdeen direction and below a small copse of trees that host a telecomms mast. (see fig 2). Glenbuchat Castle which is a Scheduled Ancient Monument lies 220 metres to the north of the proposed site. Over this distance the site of the application is something in the order of 40-50 metres in height above the castle. The site is located in an area identified as an Area of Landscape Significance in the Aberdeenshire Local Plan.



**Fig.2 View towards site (on ridgeline directly above cottage) from Strathdon**



**Fig 3. Cottage to be demolished**



**Fig 4. View from site showing existing cottage and view south westwards along Strathdon**



**Fig 5. Looking south eastwards from site down Strathdon, Glenbuchat Castle on left of photo.**



**Figure 6. Looking northwards across Glen Buchat from site**



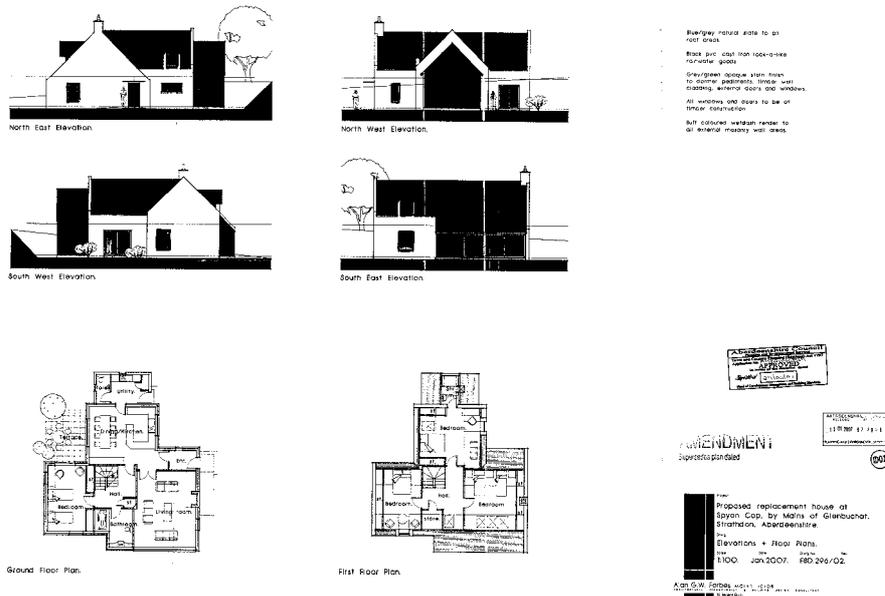
**Fig 7. View of front of site above existing cottage.**



**Fig 8 View of site (on first ridgeline) from Glenbuchat Castle**

2. Full planning permission was granted for the replacement of the granite cottage with a modest house by Aberdeenshire Council in May 2007 (see fig 9). The CNPA did not call this application in. The approval was subject to detailed negotiation on the scale and design for a house on the same site as the stone cottage. The current application site is above the cottage on a shallow step in the ridgeline within an area of semi improved rough

grazing; juniper is also evident on the site. The site lies between the 320-330 metre contour line.



**Fig 9 House approved by Aberdeenshire Council**

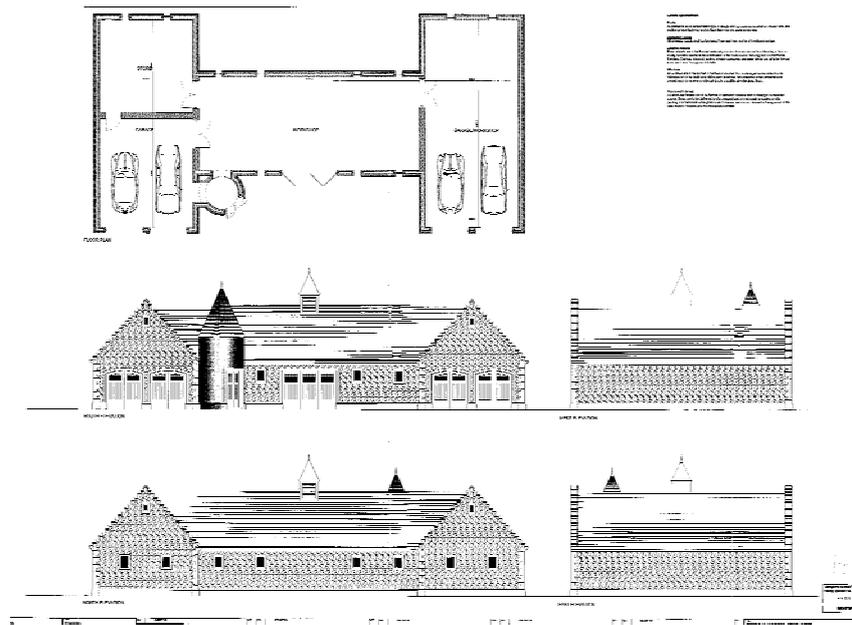
3. The site would be accessed from a track past existing residencies at Mains of Glenbuchat. This route forms the access for the existing cottage. The proposed lodge and outbuilding are sited on the ridge and are designed in the style of a Scottish Baronial Lodge. The house is based upon a two storey design and hosts 5 bedrooms. The ridge height of the house is 8.4 metres with two towers reaching 10.4 metres. The external detailing includes features such as crow-stepped gables and the towers. All roofs are to be of a conservation type design with natural slate. Walls are to be finished in stone that will be sourced from the site or a locally available source. Windows and doors would be in hardwood and sourced from a managed sustainable resource. Drawings of the building have been produced at figures 10, 11 and 12.



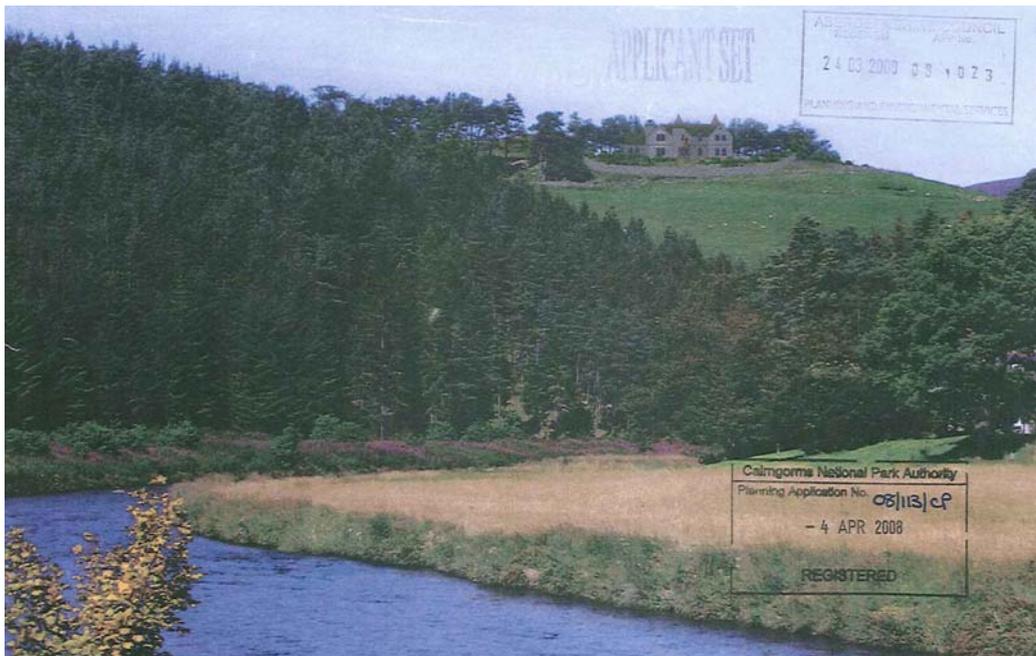
Fig 10 Layout Plan



Fig 11 House Elevations



**Fig 12 Outhouse/Garage plans**



**Fig 13 Agent's photo-montage looking to site from south west down Strathdon.**

4. The proposed outbuilding (see fig 12) would be sited to the rear (north) of the main house and is designed with a pair of gables either side of a linking element. Garaging for cars would be available in each wing with a workshop in the connecting element. A tower is also attached to one of the wings. This is a single storey building to be finished in materials to match the house as outlined above. A letter from the agent setting out the

thinking behind the proposal is attached at the back of the report.

## DEVELOPMENT PLAN CONTEXT

### National Planning Context

5. At national level, **Scottish Planning Policy 3 (Planning for Housing) (February 2003)** considers design in new housing developments to be an important issue when planning for housing development in both urban and rural areas. **Planning Advice Note 44 (Fitting New Housing Development into the Landscape) (March 1994)** states that *"In seeking to protect and enhance the quality of the environment, developers should aim for a high standard of design and landscaping in new housing development."* Particular emphasis is given to the shape, layout and form of the development and its impact on the surrounding area; the choice of materials, with colours and textures that complement development in the locality; well designed schemes that respect both the local environment and the landscape setting; and the visual impact of new developments as seen from major roads and rail routes are sought.
  
6. **Planning Advice Note 67 (Housing Quality) (February 2003)** emphasises the essential role that the planning process can play in ensuring that the design of new housing reflects a full understanding of its context in terms of both its physical location and market conditions; the design of new housing reinforces local and Scottish identity; and new housing is integrated into the movement and settlement patterns of the wider area. It refers in the main to more urban housing developments but it nonetheless emphasises the importance of general issues such as landscape and visual impact, topography, building height, relationship with adjacent development, and views into and out of a site.
  
7. **Planning Advice Note 72** is the most recent advice from central government on **Housing in the Countryside, (February 2005)** and on design it states "High quality design must be integral to new development and local area differences must be respected". Furthermore it states "In some areas, such as National Parks, National Scenic Areas and Conservation Areas, there may be a case for more prescription and a preference for traditional design, but it is also important to encourage the best of

contemporary designs. There is considerable scope for creative and innovative solutions whilst relating a new home to the established character of the area. The overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process."

8. **Paragraph 13 of NPPG 14 Natural Heritage** recognises that the scale, siting and design of new development should take full account of the character of the landscape and the potential impact on the local environment. Particular care is needed in considering proposals for new development at the edge of settlements or in open countryside. **NPPG 5 Archaeology and Planning** provides advice in relation to Archaeological and Scheduled Ancient Monument's. An emphasis is placed on the protection of the setting of monuments as well as the monuments themselves.

### Structure Plan

9. Section 3.18 of the **North East Scotland Together, Aberdeen and Aberdeenshire Structure Plan 2001 – 2016 (NEST)** directs new development towards towns and villages and to meet market demand in existing settlements in preference to isolated development in the open countryside.

Policy 12 of **NEST**, entitled House Building in the Countryside Beyond the Green Belt states that there will be a presumption against house building in such areas except

- (a) rehabilitation or extension of an existing house; or
- (b) replacement on the same site of the largely intact house; or
- (c) a new house which is essential to the efficient operation of an enterprise, which is itself appropriate to the countryside.

Policy 12 also includes the caveat that "all such development must be of the highest quality particularly in terms of siting, scale, design and materials.

10. Policy 19 of **NEST** refers to Wildlife, Landscape and Land Resources and outside of designated sites it is the general policy that "all new development should take into consideration the character of the landscape in terms of scale, siting, form and design. Design concerns are further expressed in Policy 20 relating to the Built Heritage and Archaeology, with section 4.12 highlighting the fact that national trends towards standard forms of construction can threaten the distinctive character of the North East and emphasising that good design has an important contribution to make towards achieving sustainable development.

### Local Plan

11. The key policy that relates to this application is Policy Hou\6. While it must be recognised that the principle of the replacement of the granite cottage has been accepted there are still elements of this policy (criteria d & e) that are relevant to the proposal.

The policy states that the replacement of an existing house in the Countryside with a new house will be approved, in principle, if:

- a) it is for no more housing units than those existing
- b) the existing house is not a Listed Building
- c) the existing house is largely intact, with external walls and roof, or it has been occupied on a permanent basis within the previous 5 years
- d) the scale of the house is no more intrusive in the surrounding area than the existing house
- e) the new house is located on the site of the existing house unless it is satisfactorily demonstrated that an alternative position within the curtilage and directly adjacent to the existing house is more suitable in terms of Policy Gen\2 (and if so the existing house is demolished before occupation of the new house);
- f) AND it conforms to appendix 1.

The replacement of a traditional vernacular house will only be considered against the above criteria where it is demonstrated by the developer that it is not structurally sound for residential use and not capable of retention

- 12. In terms of the justification of **Policy Hou\4**, the primary aim of the policy is to support a long term sustainable pattern of development. It is intended to prevent sporadic development in the countryside and assist in directing new housing development into cohesive groups of houses. The Plan recognises that for some people it is essential to live in countryside because of economic need. The Plan also stated that any new house approved under Part 1 of Policy Hou\4 is never sold to a non essential worker; developers would be required to enter into a Section 75 agreement.
- 13. Chapter 7 of the **Aberdeenshire Local Plan** details General Development Policies, with **Policy Gen\2** on the Layout, Siting and Design of New Development being of particular relevance in the context of the proposed development. The main aim of the policy is to achieve high quality new development, which respects the environment and provides a sense of place. The policy sets out a number of fundamental layout, siting and design principles, including the need for the development to fit successfully into the site and respect the character and amenity of the surrounding area; the scale, massing, height and design should be appropriate and display a high standard of design, materials, textures and colours which should be sensitive to the surrounding area; it respects existing natural and built features on

or around the site; and it respects the characteristics of the landscape in which it is proposed.

14. The site is located in an Area of Landscape Significance. This means that **Policy Env\5B Areas of Landscape Significance** applies to the site. The policy notes that Development within or adjacent to an Area of Landscape Significance will not be permitted where its scale, location or design will detract from the quality or character of the landscape, either in part or as a whole. Where acceptable in principle development must conform to appendix 1 and appendix 5 of the Plan. In all cases the highest standards of design, in terms of location, scale, siting and aesthetics and landscaping will be required in Areas of Landscape Significance. Within the Cairngorms National Park greater weight will be given to the conservation and enhancement of the natural and cultural heritage if the Park's aims are in conflict.
15. **Policy Env\19 Archaeological Sites and Ancient Monuments** notes that development, which would have an adverse effect on an Ancient Monument or its setting will be refused unless: a) there are imperative reasons of overriding public interest, including those of social, environmental or economic nature; AND b) there is no alternative site for the development.
16. Other relevant policies include **INF\4A Foul Drainage Standards** which is to achieve satisfactory disposal of sewage and thereby maintain and improve standards of public health, amenity and the quality of the environment; **GEN\1 Sustainability Principles** which is to ensure that all new development is as sustainable as possible and that developers give increasing consideration to sustainability aspirations in their proposals; and **Appendix 1, The Design of New Development in Aberdeenshire**. The appendix provides design guidance on a variety of issues, including location, site layout, building design and also a specific section on housing design in the countryside. **Under Part 6 of appendix 1 "Housing Design in the Countryside" factors that would lead to a refusal of planning permission include exposed and obtrusive locations, eg hilltop sites with no natural landscape screening.**

#### **Cairngorms National Park Plan 2007**

17. The **Cairngorms National Park Plan** highlights the special qualities of the Cairngorms, stating that the "Cairngorms is widely recognised and valued as an outstanding environment which people enjoy in many different ways." It recognises that there is

a wide diversity of landscape, land-uses, management and community priorities across different parts of the Park. In a section entitled 'Living and Working in the Park' the subject of 'housing' is explored. The Plan refers to the need to ensure greater access to affordable and good quality housing in order to help create and maintain sustainable communities as one of the key challenges in the National Park. Reference is also made to the quality and design of new housing which is expected to meet high standards of water and energy efficiency and sustainable design and also to be consistent with or enhance the special qualities of the Park through careful design and siting.

18. In the Conserving and Enhancing section of the document objectives include maintaining and enhancing distinctive landscapes across the Park and ensuring that development complements and enhances the landscape character of the Park.

## CONSULTATIONS

19. **Aberdeenshire Council Roads** consider the application to meet parking and visibility splay requirements and have no further comments.
20. **Aberdeenshire Council Environmental Health** note that a private water supply is proposed that is as yet undeveloped. A planning condition is recommended that details of quality, quantity of water supply and evidence to show that it would not have any adverse effect on existing users be submitted by planning condition.
21. **Aberdeenshire Council, Environment (Landscape)** considers that further information is required in the form of a landscape and visual assessment of the proposal.
22. **Aberdeenshire Council Environment (Archaeology)** has no objection to the proposal subject to a planning condition for a photographic record of the existing cottage.
23. **Aberdeenshire Council (Planning Gain)** note that a full planning permission already exists for the cottage site therefore no further action is required.
24. **Historic Scotland** has been consulted due to the proximity of the site with Glenbuchat Castle which is a Scheduled Ancient Monument of National Importance.
25. Historic Scotland draw attention to NPPG 5 where Paragraph 17 states that: **“Scheduled Ancient Monuments are of national importance and it is particularly important that they are preserved in situ and within an appropriate setting. Developments, which would have an adverse impact on Scheduled Ancient Monuments or the integrity of their settings, should not be permitted unless there are exceptional circumstances”**.
26. Concern is raised that the scale and location of the proposed buildings will make them visually highly intrusive in views from the castle and therefore represent a significant adverse impact on the setting of the monument. The application includes a photoshop impression of the view of the proposed development from the north east. To enable Historic Scotland to better assess the impacts of the development on the setting of the castle two further photoshop impressions are requested from the viewing

platform within the castle and from ground level on the west side of the castle.

27. Cairngorms National Park Authority: Heritage and Land Management (Landscape) comment as follows:

## Landscape and visual impact

28. There is a clear pattern of settlement within the area. There are a number of smaller and domestic scale dwellings in the area. These are frequently farms and are associated with barns and other farm buildings. They are lower down the slopes of the glen and are surrounded by trees for a wind break. They are mostly around the 270-290m contour line and are rarely seen on the skyline being back-clothed by the hillsides. The Mains of Glenbuchat and the cottage's as around it and the castle is the dominant group for buildings in the immediate area. This is a well established grouping that has a high coherency due to the traditional design of the dwellings, the mature tree coverage and the relationship to the castle.
29. The proposal would not follow this clear pattern of the area by being considerably higher than other dwellings, not having mature trees around it, placed on a prominent ridgeline and so being on a skyline. The traditional design proposed would to some extent fit with the general style of the other buildings. Despite this however it would be out of character with the surrounding area.
30. There is a lack of detailed landscape proposals to address any of these issues. There appears to be a suggestion of mature trees on the 'photo-shop impression' though none is present at the moment. Any planting would take decades to achieve the result in this image. Generally a garden in this position would add to the incongruence of the development as it would emphasise the domestic function of the buildings in this farmland setting.
31. The size of the house is considerable; for example being almost 11m high. The additional garage and workshop which in itself is significant adds to the visibility and visual weight of the proposal. The prominent position is visible from a wide area and is on the skyline for some parts. The visibility would continue at night time due to the lighting from the house and to the garden area where at the moment there are no lights in such a location. This is again contrary to the character of the area.
32. Loss of existing cottage is of some significance as it is a traditional hill cottage and such buildings are seen elsewhere in the area.

## Glenbuchat Castle

33. The castle is a SAM and is of the greatest significance to the cultural heritage of the area. The Gordon's, who built the castle in 1590, were involved in the Jacobite rebellions of the 18thC. The castle is a good example of Scottish tower castle building and its setting is an important part of understanding the reason for it. The walls are largely intact with the roof being removed as late as 1840. The structure is well defined and its chronology of development and functionality is easy to read.
34. The castle has a clear relationship to the Mains and other dwellings in the area; it stands taller than any other building and has good views to and from it. The mature trees on the eastern side of the castle do obscure it from that direction. However this does not detract from the importance of the castle or its physical relationship to the surroundings.
35. This proposal would have a significant effect upon the castle in its setting. The dwelling would be much higher than the castle, the only other building in the area to be so. Its design of complex towers and crenulations would compete with the historical structure and detract from its uniqueness. The dwelling would be very visible from key points within the castle itself. It would also be seen behind and above it from the gateway and approach from the car park to the castle.

### **Conclusion**

36. This proposal would have very significant and detrimental landscape and visual impacts upon the area. In addition it would have serious effect upon the setting of the castle, affecting its relationship to the landscape. It clearly reduces the natural and cultural heritage of the area and so does not comply with the first aim of the National Park. Consequently, objection is raised.

### **REPRESENTATIONS**

37. **Donside Community Council** comments that nobody from that area on the Community Council had views either for or against the development.
38. There are no individual third party representations on the proposal.

### **APPRAISAL**

39. The first point to note is that the principle of the replacement of the cottage at the site has been agreed previously both in principle and detail by a full planning permission granted by Aberdeenshire Council in 2007. Consequently, the main issues to be considered revolve around the new site and design of the buildings proposed by this particular application. In accordance with the requirements of planning this will be determined on the basis of policies in the Aberdeenshire Local Plan, the National Park Plan and the advice of consultees.
40. Given that the principle of replacing the cottage has been established the only principle Aberdeenshire housing policy I will refer to is Policy Hou\6 Replacement Houses in the Countryside as there are two particular criteria that are applicable. The first criteria to mention (criteria d) considers that the scale of the replacement house should be no more intrusive in the surrounding area than the existing house. The following criteria (criteria e) points out that the new house should be located on the same site as the existing house, unless it is demonstrated satisfactorily that an alternative position within the curtilage and directly adjacent to the existing house is more suitable in terms of Policy Gen\2 which covers layout, siting and design of new development.
41. The proposal involves the siting of a house and an outbuilding that are considerably larger in scale than the house permitted by Aberdeenshire Council in 2007. Crucially, the proposed buildings are located on a site directly above the existing cottage. The existing cottage is highly visible from the A944 in Strathdon when travelling in the Aberdeen direction. However, the siting on a step in the hill ridge above makes this latest proposal much more visible and it would break the skyline on the ridge. In addition, this position means that the house and outbuilding behind would be visible from Glen Buchat and from Glenbuchat Castle. Because of this, in my view, the proposal does not comply with the detail of the replacement policy because the new house proposal is significantly more intrusive than the existing cottage site, and the Aberdeenshire Council house approval.
42. Criteria e of the replacement policy expects any new dwelling to be on the same site as the old as is the case with the existing Aberdeenshire permission. It is not clear whether the new siting can be regarded as being within the curtilage of the old cottage as there is no garden curtilage evident on the ground. However, it appears unlikely that the garden curtilage of this modest cottage would have included the much larger site that is now

the subject of this application. The idea behind the policy of allowing some flexibility on siting is that a more suitable site may be apparent close to an existing house rather than immediately on the site of the existing house. This element of the replacement policy references policy Gen\2 of the Plan which considers siting and design. In particular the policy talks about new development respecting the existing natural and built features around the site and respecting the characteristics of the landscape in which it is proposed. All new development must accord with appendix 1 of the plan which provides advice upon housing design in the countryside. A number of factors are listed which would lead to a refusal of planning permission. One factor in particular refers to exposed and obtrusive locations, e.g. hilltop sites with no natural landscape screening. Given concerns raised by consultees about landscape and visual impact taken together with my own view the proposal could only be seen as failing the criteria of the replacement and siting and design policies in that the new site is more obtrusive than the existing cottage location. The site currently has no natural screening and while recognising that the photo-shop impressions and plans propose considerable planting it would take many years for trees to be established particularly given the altitude and exposed nature of the site.

43. The access to the site would utilise the existing access track to the old cottage with a loop around the rear of the cottage to gain the site above. I have no particular concerns with this access route in landscape terms. I have consulted the CNPA Landscape Officer on the proposal who has carried out a detailed site visit and his concerns are included with this report. The site being within the National Park as embodied by the National Park Plan affords a high level of protection in landscape terms. The Park Plan specifically refers to the need for development to complement and enhance the character of the Park. The site is located within an Area of Landscape Significance as identified by the Aberdeenshire Local Plan which again emphasises the landscape importance of the area. This policy considers that development will not be permitted where its scale, location or design would detract from the quality or character of the landscape either in part or as a whole. The Landscape Officer has noted that the character of the area does include hill farms located relatively high up on hillsides but these are usually backclothed by hills and take advantage of existing topography. In addition they are still generally at lower altitude than the site proposed for development. The proposal being placed on a prominent ridgeline means that the scheme does not accord with the existing character. The traditional

Scottish 'Baronial' style of the building would fit with some others in the area and the proposal has gone to great lengths to ensure use of appropriate and high quality materials such as granite to be sourced from the site, natural slates and timber doors and windows. The proposers should be commended for this. However, while the design of the building itself in isolation from its context could be considered acceptable on some sites the overall scale of the house and outbuilding are clearly at odds with the modest hill farm developments that characterise the hillsides of Strathdon and Glen Buchat.

44. Another key area of concern relates to the proximity of Glenbuchat Castle to the site. The castle is a Scheduled Ancient Monument. Historic Scotland has been consulted and they raise some concern about the proposal and its effect upon the historic setting of the Castle. While the application site is 220 metres from the castle the height of the site above it means that it is clearly visible from the castle and its grounds. The CNPA Landscape Officer has raised particular concern about this and while Historic Scotland has suggested additional photomontages of the proposal from different angles to allow further consideration I am of the view that the proposal would have a detrimental effect upon the setting of this Scheduled Ancient Monument and would recommend that the proposal be resisted on this basis. Policy Env\19 of the Aberdeenshire Local Plan is clear that where development would have a detrimental impact on the setting of an Ancient Monument then permission will be refused unless there is an overriding public interest. There would appear to be no overriding public interest in this case.
45. A range of technical issues have been considered as part of the processing of the application including highways, drainage and water supply which is proposed as a private supply that is as yet undeveloped. Aberdeenshire Roads has no objection to the proposal and drainage and water supply issues could be dealt with by means of planning conditions should the committee wish to approve the scheme.
46. Overall, while the efforts of the developer should be commended in terms of the design of the house in isolation the proposal is contrary to a number of policies in the Aberdeenshire Local Plan with regard to replacement housing and landscape/visual impact. Consequently, there is a clear policy direction for the scheme to be recommended for refusal.

## IMPACTS ON THE AIMS OF THE NATIONAL PARK

### **Conserve and Enhance the Natural and Cultural Heritage of the Area**

47. The body of the report has raised concerns about the landscape and visual impacts of the proposal and its impact upon the setting of Glenbuchat Castle which is a Scheduled Ancient Monument. Accordingly, the proposal is considered detrimental to this aim. On a more detailed issue there are a number of small Juniper stands on the site that may need to be removed to accommodate the proposal.

### **Promote Sustainable Use of Natural Resources**

48. The proposal uses high quality materials and there is some element of local sourcing of stone from the existing site and surroundings. However, the principle of siting the buildings in an exposed hilltop location must be questioned. The open nature of the site means that the proposal would be open to winds from all directions. By comparison most traditional hill farm buildings are sited to take advantage of topography using the landscape as a form of natural shelter to reduce the effects of wind. While the proposal is sited on a ridgeline there is still very limited flat ground at the site and it is likely that considerable excavation would be required to site the buildings as proposed.

### **Promote Understanding and Enjoyment**

49. Given concerns about the visual impacts upon Glenbuchat Castle the proposal may reduce people's enjoyment of that attraction and the proposal could not be considered to accord with this aim.

### **Promote Sustainable Economic and Social Development**

50. The proposal would result in an additional house in the area that would be likely to contribute towards sustaining local services.

### **RECOMMENDATION**

51. That the Planning Committee support a recommendation to **REFUSE Full Planning Permission** for the application for the demolition of existing cottage and erection of dwelling and garage/outhouse at Spyon Cop, Strathdon for the following reasons:
1. The proposal is for a replacement dwelling and outbuilding on an exposed, hilltop location that would be more intrusive in

the local landscape than the existing cottage to be replaced. The proposal is therefore contrary to Scottish Planning Policy 3 'Planning for Housing', Scottish Planning Policy 14 Natural Heritage, Planning Advice Note 44 'Fitting New Housing Into the Landscape' and Planning Advice Note 67 'Housing Quality'. The proposal is also contrary to Policies Gen\2 'The Layout, Siting and Design of New Development' Hou\6 'Replacement Houses in the Countryside' and Appendix 1 of the Aberdeenshire Local Plan which seek to resist intrusive development upon exposed hilltop locations.

2. The proposal is for a house and outbuilding of considerable scale on an exposed hilltop location within the Cairngorms National Park and an Area of Landscape Significance as identified by the Aberdeenshire Local Plan. The proposal is considered to be out of character with the existing pattern of development in the area and is contrary to the Cairngorms National Park Plan Strategic Objectives for Conserving and Enhancing the Park which refer to the need to ensure that development complements and enhances the landscape character of the Park. The proposal is also contrary to Policy Env\5B 'Areas of Landscape Significance' of the Aberdeenshire Local Plan which resists development where its scale, location or design will detract from the quality or character of the landscape either in part or as a whole.
3. The proposal is for a house in the vicinity, at a higher altitude and clearly visible from the nearby Scheduled Ancient Monument of Glenbuchat Castle. The scale of the buildings and height of the proposal site above the Castle would result in adverse impacts upon the setting of a Scheduled Ancient Monument. This is contrary to National Planning Policy 5 Archaeology and Planning, Policy Env\19 Archaeological Sites and Ancient Monuments of the Aberdeenshire Local Plan and the first aim of the Cairngorms National Park to conserve and enhance the natural and cultural heritage of the area as embodied in the Cairngorms National Park Plan under Strategic Objectives for Conserving and Enhancing the Park.

**Andrew Tait**

**Date 15 July 2008**

[planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

**CAIRNGORMS NATIONAL PARK AUTHORITY**  
**Planning Paper 4 25 July 2008**

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.