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## CAIRNGORMS NATIONAL PARK AUTHORITY

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**DEVELOPMENT PROPOSED:**

Installation of half barriers to Dalfaber Level Crossing in accordance with condition 20(c) of 07/00093/OUTBS (as amended by 14/03676/S42) at Level Crossing Dalfaber Drive, Aviemore (2019/0040/MSC)

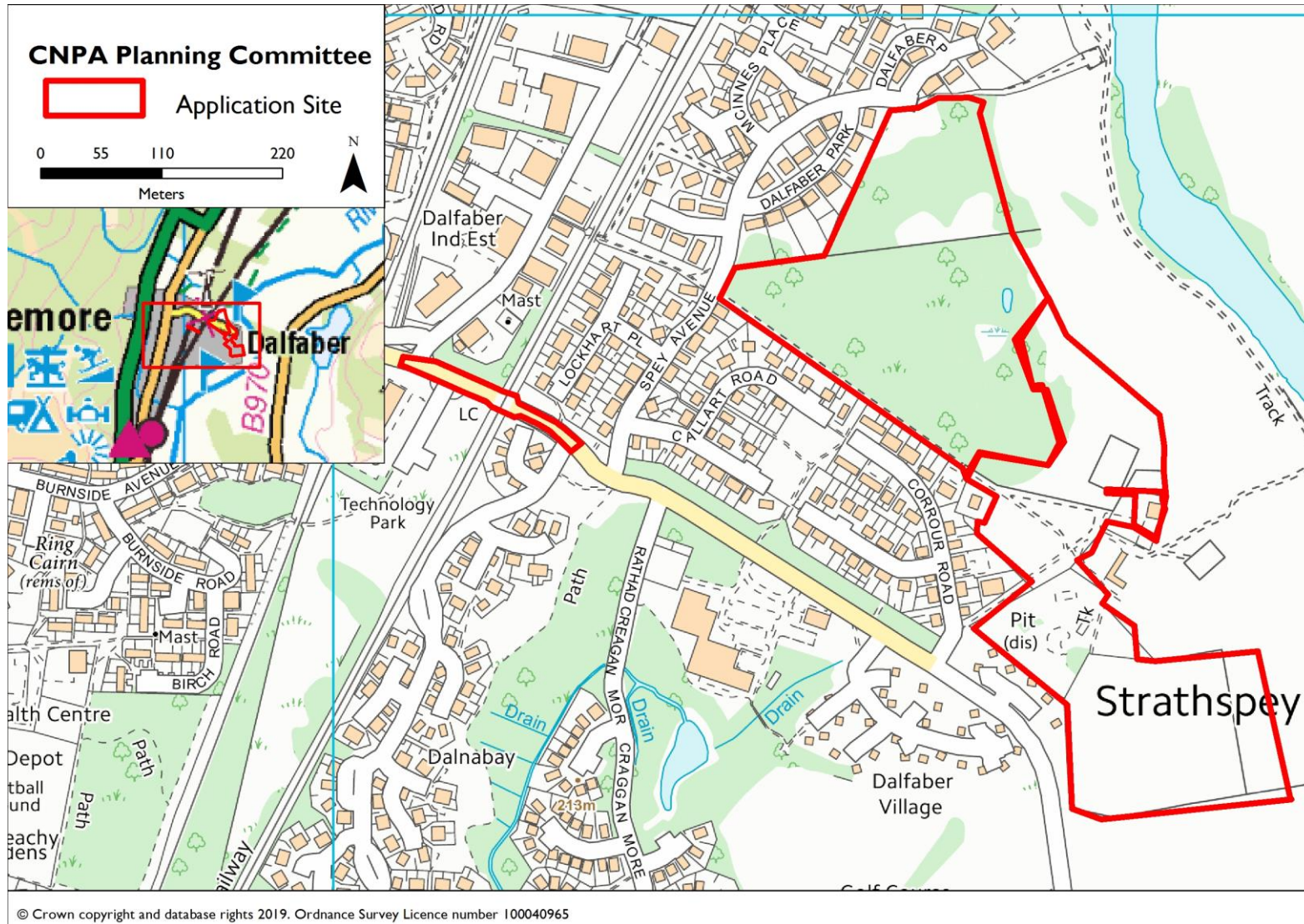
Installation of half barriers to Dalfaber Level Crossing in accordance with condition 21(c) of 07/00094/OUTBS (as amended by 14/03675/S42) at Level Crossing, Dalfaber Drive, Aviemore (2019/0041/MSC)

Allocation of affordable housing units in accordance with condition 21 of 07/00093/OUTBS (as amended by 14/03676/S42) in conjunction with application reference 18/05859/MSC at Land North West Of Dalfaber Farm, Dalfaber Drive, Aviemore, Highland (2019/0011/MSC)

Allocation of affordable housing units in accordance with condition 22 of 07/00094/OUTBS (as amended by 14/03675/S42) in conjunction with application reference 18/05857/MSC at Land North West and South Of Former Steadings, Dalfaber Farm, Dalfaber Drive, Aviemore (2019/0042/MSC)

Restoration of dwelling in accordance with condition 23 of 07/00094/OUTBS (as amended by 14/03675/S42) at Dalfaber Farm Dalfaber Drive Aviemore Highland (2019/0012/MSC)

<b>REFERENCE:</b>	2019/0040/MSC & 2019/0041/MSC  2019/0011/MSC & 2019/0042/MSC  2019/0012/MSC
<b>APPLICANT:</b>	Davall Developments
<b>DATE CALLED-IN:</b>	11 February 2019  15 January 2019 & 11 February 2019  15 January 2019
<b>RECOMMENDATION:</b>	Approve 2019/0040/MSC, 2019/0041/MSC & 2019/0012/MSC  Approve 2019/0011/MSC & 2019/0042/MSC subject to conclusion of a legal agreement
<b>CASE OFFICER:</b>	Emma Wilson Planning Manager



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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The applications relate to two sites, allocated for housing, EP2 and EP3 within the adopted Cairngorms National Park Local Development Plan 2015. The overall area of the sites extends to 11.2 hectares and lies to the north east of Aviemore, west of the River Spey. The sites are within the Cairngorm Mountain National Scenic Area.
2. The overall area of land is bounded to the north-west, west and south west by existing residential developments in Dalfaber. The character of these residential areas varies from detached properties set within individual plots to the north with higher density semi-detached properties, holiday lodges and ‘four-plex’ units to the south. The sites are bounded by the golf course and open land to the east and south.

### Proposal

3. These applications seek to discharge the details for the following conditions attached to the consents granted under appeal references (PPA-270-2126) and (PPA-270-2127). The specific requirements are outlined in the two decision notices which are in **Appendix 3**.
  - a) **Condition 21c) (PPA-270/2127)** and **Condition 20c) (PPA-270-2126)** – the installation of half barriers at the crossing of Dalfaber Drive over the Aviemore / Boat of Garten private railway.
  - b) **Condition 22 (PPA-270-2127)** and **Condition 21(PPA-270-2126)** – Arrangements for the provision of affordable housing.
  - c) **Condition 23 (PPA270-2127)** – Detailed arrangements for the restoration of the farmhouse to residential use and its integration into the layout of the development at North Dalfaber.
4. 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=PL46YDSI0CH0>
  - a) **Condition 21c) (PPA-270/2127)** and **Condition 20c) (PPA-270-2126)** – the installation of half barriers at the crossing of Dalfaber Drive over the Aviemore / Boat of Garten private railway.

Title	Drawing Number	Date on Plan*	Date Received
Location Plan	39020/02/LC/01	18/12/18	11/12/19
Visual Information Layout	39020/20/LC/02	18/12/19	11/12/19
Details Sheet 1 of 2	B90554-DRG-LXG0001 I	13/8/14	11/2/19
Details Sheet 2 of 2	B90554-DRG-LXG0001 I	13/8/14	11/2/19

- b) **Condition 22 (PPA-270-2127)** and **Condition 21(PPA-270-2126)** – Arrangements for the provision of affordable housing.

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan*</b>	<b>Date Received</b>
Location Plan	3920/K2/01-00B	17/12/19	11/12/19
Site Layout	3920/K2/00-06B	17/12/19	11/12/19
Supporting Statement			11/2/19

- c) **Condition 23 (PPA270-2127)** – Detailed arrangements for the restoration of the farmhouse to residential use and its integration into the layout of the development at North Dalfaber.

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan*</b>	<b>Date Received</b>
Location Plan	3920/K2/01-19- Loc	18/12/19	14/1/19
Block Plan	3920/K2/01- 19FH	18/12/19	14/2/19
Proposed Elevations	3920/K2/02-24	28/11/17	14/2/19
Proposed Floor Plans	3920/K2/02-25	28/11/17	14/2/19

## History

5. There has been an extensive history relating to housing development on this site, as follows:
- a) **05/101/CP** – Development of 101 serviced house plots with associated roads, access points, services and landscaping (outline) at Dalfaber North, Aviemore. Refused on 16 November 2006. Approval was granted on appeal (reference P/PPA/01/8) for up to 104 houses in total. **The approval was also unsuccessfully challenged at the Court of Session.**
  - b) **07/144/CP** – Development of 20 serviced plots at Land North West of Dalfaber Farm, Dalfaber Drive, Aviemore. Approved by Planning Committee subject to a legal agreement; this was never signed. Applicant appealed against non-determination. **Appeal allowed on 11 March 2010 (reference PPA-001-2000).**
  - c) **07/145/CP** – Development of 104 houses at Land North West and South of Former Steadings, Dalfaber Farm, Dalfaber, Aviemore. Approved by Planning Committee subject to a legal agreement; this was never signed. Applicant appealed against non-determination. **Appeal allowed on 11 March 2010 (reference PPA-001-2001).**
  - d) Applications **07/0144/CP** and **17/0145/CP** combined to cover the site of 05/101/CP.
  - e) **10/028/CP** – Section 42 application to extend time limit for approval of matters specified in condition permission P/PPA/01/8 (05/101/CP) at Land North West of Dalfaber Farm, Dalfaber Drive, Aviemore. **Application withdrawn 25 March 2010.**

- f) **10/063/CP** – Reserved matters application for 85 serviced plots P/PPA/01/8 (05/101/CP) at Land North West of Dalfaber Farm, Dalfaber Drive, Aviemore. **Application withdrawn 25 March 2010.**
- g) **2013/0073/MSC** – Approval of Matters Specified in Conditions 1 (Plans & Particulars), 4 (Landscaping Information re: Trees), 8 (Details required by Condition 1), 9 (Management and Maintenance Statement), 10 (Details required by Condition 1), 11 (Phasing Plan), 12 (Detailed Design Statement), 14 (Contoured Site Plan), 16 (Construction Method Statement), 17 (Management and Maintenance Statement), 19 (Programme of Archaeological Work) of Planning Permission in Principle 07/144/CP at Land to the North West of Dalfaber Farm House, Aviemore. **Application refused on legal grounds at Planning Committee on 19 February 2015. Appeal allowed on 21 March 2016 (reference PPA-001-2016) – consent now expired.**
- h) **2013/0074/MSC** – Approval of Matters Specified in Conditions 1 (Plans & Particulars), 8 (details required by Condition 1), 9 (Management & Maintenance Statement), 10 (Details required by Condition 1), 12 (Phasing Plan), 13 (Detailed Design Statement), 15 (Site Plan), 17 (Construction Method Statement), 18 (Management and Maintenance Statement), 20 (Programme of Archaeological Work) of Planning Permission in Principle - 07/0145/CP at Land North West and South of Former Steadings Dalfaber Farm, Dalfaber Drive, Aviemore. Application refused on legal grounds at Planning Committee on 19 February 2015. **Appeal allowed on 21 March 2016 (reference PPA-001-2017) – consent now expired.**
- i) **2014/0397/DET** – Application under Section 42 to vary to conditions 1, 11, 12 and 21 on permission ref PPA/001/200(07/93/OUTBS (07/144/CP)) at Land North West of Dalfaber Farm, Dalfaber Drive, Aviemore. Not called in on legal grounds and dealt with by the Highland Council. Applicant appealed against non-determination. **Appeal allowed on 21 March 2016 (reference PPA-270-2127).**
- j) **2014/0399/DET** – Application under Section 42 to vary conditions 1, 12, 13 and 22 of consent PPA/001/2001 (07/94/OUTBS (07/0145/CP)) at Land North West and South of Former Steadings, Dalfaber Farm, Dalfaber Drive, Aviemore. Not called in on legal grounds and dealt with by the Highland Council. **Applicant appealed against non-determination. Appeal allowed on 21 March 2016 (reference PPA-270-2126).**
- k) **2017/0463/DET** – Application to satisfy Condition 2b of planning permissions PPA-001-2016 and PPA-001-2017 for 75 residential units at Land North West of Dalfaber Farm, Dalfaber Drive, Aviemore. **Application withdrawn 9 May 2018.**
- l) **2018/0183/MSC** – Application to satisfy the conditions of Planning Permission PPA-270-2127 for residential units at land to the South of Dalfaber Farm at Land South Of Dalfaber Farm Dalfaber Drive, Aviemore. **Application approved.**
- m) **2018/0184/MSC** – Application to satisfy the conditions of Planning Permission PPA-270 – 2126 for residential units located at Land North West of Dalfaber Farm, Dalfaber Drive, Aviemore. **Application approved.**

6. The current applications relate to the remaining pre-commencement conditions imposed by the Reporter on the appeal decisions PPA-270-2127 (2014/0397/DET) and PPA-001-2126 (2014/0399/DET).

## **DEVELOPMENT PLAN CONTEXT**

### **Policies**

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2017 - 2022	
<b>Local Plan Policy</b>	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	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	
POLICY 5	LANDSCAPE	
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	

7. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:  
<http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

### **Planning Guidance**

8. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	
Policy 5	Landscape Non-Statutory Guidance	
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	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	

## CONSULTATIONS

### Summary of the Main Issues Raised by Consultees

9. **Network Rail** has no comments to make in relation to applications reference numbers 2019/0040/MSC and 2019/0041/MSC Installation of half barriers to Dalfaber Level Crossing.
10. **Office for Road and Rail** in relation to applications reference numbers 2019/0040/MSC and 2019/0041/MSC Installation of half barriers to Dalfaber Level Crossing states that they are the independent safety regulator of railways in Great Britain, and has delegated authority to perform functions under the Level Crossings Act 1983 on behalf of the Secretary of State. Dalfaber level crossing is subject to an existing order made under the 1983 Act (the Dalfaber Level Crossing Order 2002), which sets out legal requirements for the safety measures at the crossing.
11. Any change to the infrastructure or operation of the level crossing which is inconsistent with the current level crossing order would be unlawful. Any proposed variation of the existing order (or new level crossing order) would be considered as a request from the crossing operator. Alternatively, the crossing operator may have to apply for a new level crossing order. For this reason, matters relating to the specific measures for the safety or convenience of users of level crossings in Scotland will fall to them to be determined in accordance with the 1983 Act. The statutory process for the making of a level crossing order, or variation, requires consultation, including of the local traffic authority, and it is this process, along with ORR's consideration of suitable and sufficient risk assessment by the crossing operator, which will determine the necessary and appropriate safety measures to be installed at Dalfaber level crossing. This process will take into account the current and prospective use of the crossing, including use arising from any development in the area.
12. **Scottish Water** has no objection in relation to application ref. 2019/0012/MSC – restoration of dwelling, however the applicant should be aware that SW are unable to reserve capacity at their water and/or waste water treatment works for the proposed development. Once a formal connection application is submitted to SW after full planning permission has been granted, they will review the availability of capacity at that time and advise accordingly. SW will not normally accept any surface water connections into their combined sewer system. Where this connection is anticipated the applicants must provide strong evidence to support this intended drainage plan prior to making a connection request.
13. **Highland Council Transport Planning** relation to application ref. 2019/0012/MSC – restoration of dwelling:
  - a) States that this is essentially a single house application and, unless there are specific roads related concerns, should be considered against the requirements of the Access to Single Houses and Small Developments guidance and standard roads conditions attached to any permission granted. A suitable dropped kerb crossing will be required at the point of access to the site and thereafter the access shall be hard surfaced for a minimum distance of 6 metres from the nearside carriageway edge of the main road.

14. **Highland Council Transport Planning** in relation to applications reference numbers 2019/0040/MSC and 2019/0041/MSC - installation of half barriers to Dalfaber Level Crossing have no objection in principle to the works proposed, subject to the following:
- a) SRC as rail operator has primary responsibility for operation and maintenance of the level crossing.
  - b) The Council's interests at the crossing relate largely to road safety, including matters such as the provision of appropriate lighting, road markings and advance signage.
  - c) The CCTV cameras at the crossing are not operated by Highland Council, as roads authority.
  - d) Long term maintenance responsibilities for the upgraded crossing shall be clarified and agreed.
  - e) THC shall be given the opportunity to view and agree the content of the final Draft Level Crossing Order prior to its submission to the Office of the Rail Regulator (ORR).
  - f) On completion of construction SRC shall arrange for a Stage 3 Road Safety Audit to be undertaken in accordance with the requirements of the Design Manual for Roads and Bridges (DMRB).
15. **Highland Council Flood Risk Management Team** has no comments.
16. **Highland Council Forestry Officer** relation to application ref. 2019/0012/MSC – restoration of dwelling, initially made comments about the lack of arboricultural information. It has been confirmed to them that this is the discharge of a condition in relation to the restoration of the dwelling and that the tree issues have already been addressed.
17. **Aviemore and Vicinity Community Council** do not wish to comment in relation to 2019/0012/MSC – restoration of dwelling and 2019/0011/MSC and 2019/0042/MSC – allocation of affordable housing units. They support the proposals for 2019/0040/MSC and 2019/0041/MSC - installation of half barriers to Dalfaber Level Crossing. Their response is attached in **Appendix 4**.

## REPRESENTATIONS

18. **Applications references 2019/0011/MSC and 2019/0042/MSC – allocation of affordable housing units:**
- a) One letter commenting on the potential for overlooking and loss of privacy, the lack of information regarding the construction and the allocation is different to that originally proposed.
  - b) Seven letters of objections have been received. The issues are summarised as follows:
    - i. Inappropriate location for a residential development;
    - ii. Impact on variety of species, including protected species, that use the woodland;
    - iii. Loss of privacy;
    - iv. Increase in volume of traffic and traffic noise;
    - v. Insufficient information on construction;



- vi. Loss of native woodland and valuable greenspace; and
- vii. Neighbour notification incorrect.

19. **Applications references 2019/0040/MSc and 2019/0041/MSc – installation of half barriers to Dalfaber Level Crossing:**

- a) One letter of comment from the Strathspey Railway Company (SRC) stating they have no comment to make other than to endorse the Reporter's Condition 20(c) in respect of the need, ideally before works starts, for the installation of an Automatic Barrier Crossing Locally Monitored where Dalfaber Drive crosses the SRC's railway line to Boat of Garten. The crossing should be designed for a line speed of 25 mph. For the avoidance of doubt the SRC expect the Developer to bear all design, installation and approval costs. The SRC also expect the Developer to arrange for Highland Council or any successor to take over all future maintenance of the crossing and its equipment as will then exist. The SRC may be able to offer technical assistance in respect of the railway aspects and approvals. Any works associated with upgrading the crossing will need to be timed so as not to compromise the SRC's timetabled services.

20. **Application ref. 2019/0012/MSc – restoration of dwelling:**

- a) One letter commenting on the proximity of a well and the desire for this to be retained.

21. Copies of all representations are attached in **Appendix 5**.

## **APPRAISAL**

### **Background and Principle of Development**

- 22. Planning permission in principle was granted on appeal for the two sites at Dalfaber Farm in March 2016 - see **Appendix 1(b) | Location Plan**.
- 23. Both applications, one for the north site and the other for the south site had a number of suspensive conditions attached. The current applications are for the discharge of the remaining conditions as detailed below.

### **Conditions 20c) and 21c) - Installation of half barriers**

24. The condition 20 and 21 state:

“The development shall not be begun before the following off-site works have been carried out in accordance with detailed plans and specifications approved in writing by the planning authority, or the planning authority has certified in writing its satisfaction with commitments, legally binding all relevant parties, to a programme of works in accordance with such details:

- a) improvements to the junction of Corroul Road and Dalfaber Drive, in which the convenience and safety of pedestrians and cyclists shall have priority over the convenience of drivers;
- b) Improvements to the junction of Dalfaber Drive and Grampian Road

- c) The installation of half barriers at the crossing of Dalfaber Drive over the Aviemore - Boat of Garten private railway.”
25. Conditions 20a and 21a have previously been discharged by works in the ground separating pedestrians and cyclist from vehicles that satisfy the Highland Council Transport Planning team. Conditions 20b and 21b have been discharged via the payment of money to Highland Council for improvements to the junction of Grampian Road and Dalfaber Drive that will be delivered in a scheme that satisfies Highland Council as the transport planning authority.
26. The applicants have submitted an extract from the signed Section 75 Agreement (**Appendix 2(a)**) which constitutes a legally binding commitment from all relevant parties for delivery of the Half Barrier Crossing. The installation and operation of the Half Barrier Crossing is regulated by the Office for Road and Rail, not via the planning system. However, generic details of the barrier design and specification have also been submitted (**Appendix 1(a)**) and therefore the terms of conditions 20c and 21c are now satisfied.

### Conditions 21 and 22 – Allocation of affordable housing

27. The conditions state:  
“The development shall not be begun before *either* the planning authority has certified in writing its satisfaction with arrangements, binding on all relevant parties, for the provision of affordable housing units amounting to not less than 25 % of the dwellings permitted on this site and the contiguous site of appeal decision PPA-270-2127; *or* the planning authority has notified in writing its agreement to alternative arrangements for the provision of affordable housing.”
28. This condition was imposed to allow for flexibility on the exact number of houses to be constructed on the site as opposed to a fixed number of affordable units based on the number of houses originally proposed. The applicants are now proposing 75 units across both sites, of which 19 units will be affordable (**Appendix 1(b) 2**). The 19 units are 25% of the total number of units and complies with the conditions 21 and 22.
29. The applicants are in discussion with the Highland Council’s Housing Service over the delivery of those units but there are no binding contracts in place to secure delivery. In order to discharge condition 21 and 22 a further legal agreement will be required to guarantee that the 19 units will be delivered. Conditions 21 and 22 therefore require the conclusion of a legal agreement to secure the delivery of 19 affordable housing units in order to be discharged.

### Conditions 23 – Restoration of Farmhouse

30. The condition states:  
“Before the start of construction of houses on any phase containing or adjoining the curtilage of Dalfaber farmhouse, the planning authority shall have approved in writing detailed arrangements for the restoration of the building to residential use and its integration into the layout of the development at North Dalfaber, not later than simultaneously with that phase of the development.”

31. **Policy 3:** Sustainable Design requires that new development delivers high standards of design which should be sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness whilst encouraging innovation in design and use of materials. Development should seek to use materials and landscaping that will complement the setting of the development.
32. The applicants have submitted details of the proposed restoration works of the existing farmhouse – see **Appendix I(c)**. These are considered acceptable and will ensure the farmhouse will be sympathetically refurbished and will integrate well with the new residential development surrounding it. This information provides satisfactory details to address the requirements of this condition.

### Other Issues Raised in Consultations and Representations

33. Other issues that have been raised are as follows with responses provided in brackets:
  - a) Inappropriate location for a residential development (previously approved under PPIP);
  - b) Impact on variety of species, including protected species, that use the woodland (previously approved under PPIP);
  - c) Loss of privacy (previously approved under PPIP);
  - d) Increase in volume of traffic and traffic noise (previously approved under PPIP);
  - e) Insufficient information on construction (previously approved under PPIP);
  - f) Loss of native woodland and valuable greenspace (previously approved under PPIP); and
  - g) Neighbour notification incorrect (This has been addressed by the Highland Council and neighbours were re-notified).

### CONCLUSION

34. The information submitted satisfactorily addresses the installation of half barriers at the crossing of Dalfaber Drive over the Aviemore/Boat of Garten private railway. **(Condition 20c) (PPA-270-2126) and Condition 21c) (PPA-270/2127)** and the detailed arrangements for the restoration of the farmhouse to residential use and its integration into the layout of the development at North Dalfaber **(Condition 23 (PPA270-2127))**.
35. The details submitted for the provision of affordable housing **(Condition 21(PPA-270-2126) and Condition 22 (PPA-270-2127))** are acceptable in principle, with 19 affordable housing units provided on site. However, without contracts or other legally binding agreements in place with Highland Council as the housing authority, a further legal agreement is required to secure the delivery of those units.

## RECOMMENDATION

That Members of the Committee support a recommendation to approve the following conditions:

**Condition 20c) of 07/00093/OUTBS (as amended by 14/03676/S42)**  
**Condition 21c) of 07/00094/OUTBS (as amended by 14/03675/S42)**  
**At the level crossing, Dalfaber Drive, Aviemore,**

**Condition 21 of 07/00093/OUTBS (as amended by 14/03676/S42)**  
**Condition 22 of 07/00094/OUTBS (as amended by 14/03675/S42)**  
**At Land North West and South of former Steadings, Dalfaber Farm,**  
**Dalfaber Drive, Aviemore** subject to a legal agreement securing the delivery of the  
19 affordable units.

**Condition 23 of 07/00094/OUTBS (as amended by 14/03675/S42) at Dalfaber**  
**Farm Dalfaber Drive Aviemore Highland)**  
**At Dalfaber Farm, Dalfaber Drive, Aviemore**

## Informatives

1. The permission to which this approval relates will lapse unless you commence the development within 2 years from the date of this approval.
2. You are advised that mammal surveys that were undertaken and subsequently approved at the time of the Planning Permission in Principle are now out of date and unreliable. You should undertake pre-start surveys for badger, otter and red squirrel, and obtain and follow advice from Scottish Natural Heritage on any licencing requirements if any species are found, in order to avoid committing a crime. You should not fell trees during the bird breeding season to avoid disturbance to breeding birds which is also a crime.
3. You are advised that the disused farmhouse within Phase three of the development is likely to contain bat roosts and that you should undertake a bat survey and if necessary seek a licence from Scottish Natural Heritage before undertaking any development in the vicinity that could disturb bats in order to avoid committing a crime.

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.