

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Change of house type on plots 21-24, relocation of house on plot 20 and change of boundary line between plots 19 and 20 forming part of (05/306/CP) at Land 105M NW Of 111A Grampian Road Aviemore

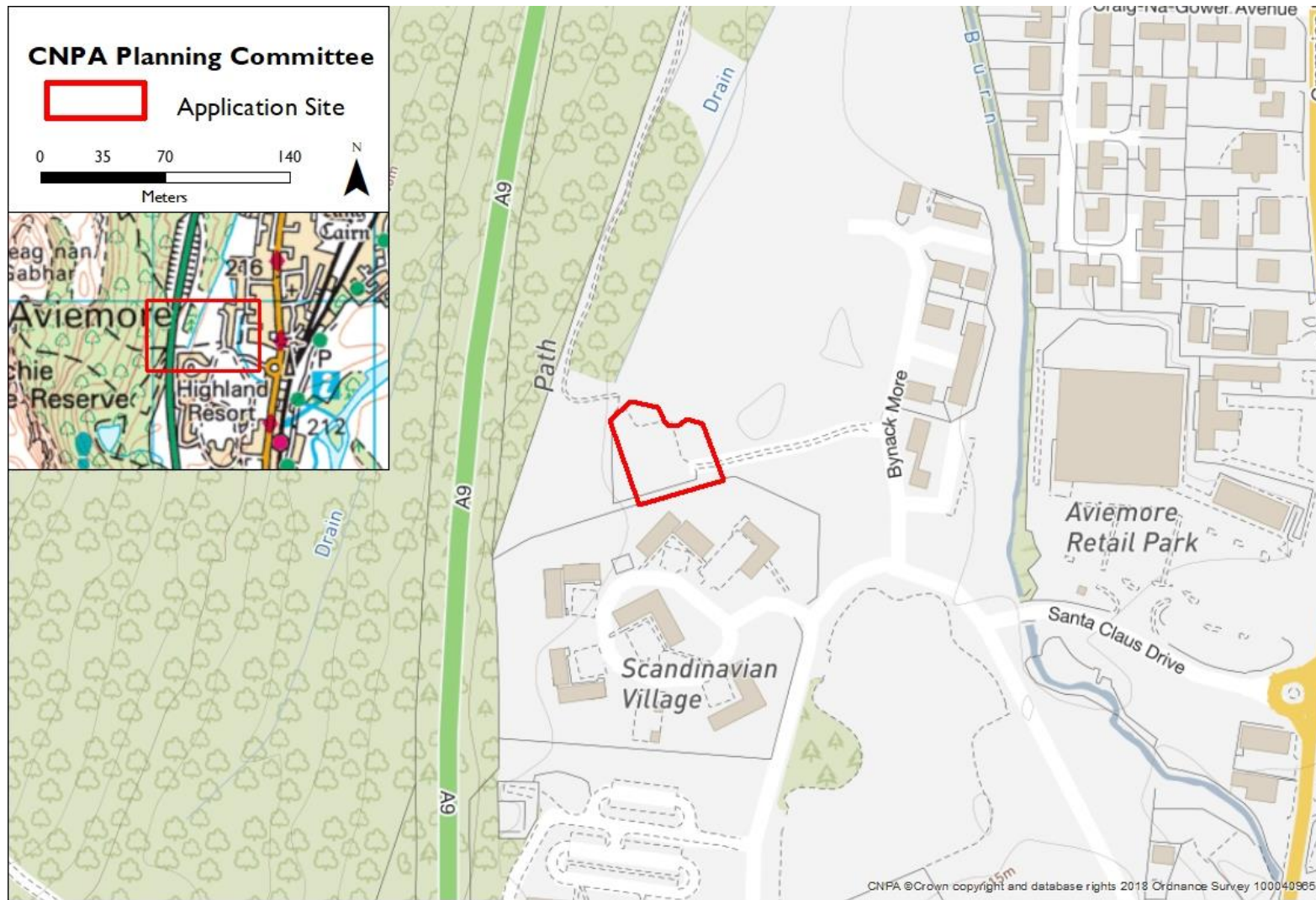
REFERENCE: 2021/0355/DET

APPLICANT: Tulloch Homes Ltd

DATE CALLED-IN: 8 November 2021

RECOMMENDATION: Approve subject to Conditions and Developer Contribution

CASE OFFICER: Stephanie Wade, Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site known as “the Horsefield” is located on land to the north of Aviemore Highland Resort which is currently under development for housing. The overall site area extends to approximately 20 acres and is bounded to the west by the A9 Trunk Road, to the north by an area of open ground and to the east by Aviemore burn and residential dwellings. The majority of the southern site boundary is bound by properties within the Scandinavian Timeshare Village.

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=R20HCTSI0C100>

Title	Drawing Number	Date on Plan*	Date Received
PLANS			
Plan - Location Plan	4479-02-005 Rev.A	01/10/21	08/11/21
Plan - Site Layout Plan	4479-02-003 Rev.L	01/09/21	08/11/21
Plan - Site Layout Plan – Amendments at Plots 19-24	4479-02-006	01/10/21	08/11/21
Plan - Elevations- Type B (3DVI34)	4479-01-104 Rev.B	01/09/19	08/11/21
Plan - Plans & Sections- Type B (3DVI34)	4479-01-103 Rev.B	01/09/19	08/11/21
SUPPORTING DOCUMENTATION			
Other - Design and Supporting Statement	4479 Version 1.0	21/09/21	08/11/21

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

3. The application looks to make alterations to the original permission of 05/306/CP which are listed below:
 - a) **Change of house type on plots 21-24:** This alteration looks to change the 2 sets of semi-detached, single storey dwellings into four detached dwellings of House B design. Type B design is a 1.5 storey, 3 bedroom property of the same material palette and would continue the house design seen in the adjacent plots of 18-20 and seen throughout the development. The proposed change in house type

would alter the accommodation schedule, increasing the size of two dwellings in respect of bedroom numbers as illustrated in the following table:

Number of dwellings	Number of Beds approved under 05/306/CP	Proposed Amendment under current application to Number of Beds
2	2	3
2	3	3

b) Re-location of Plot 20 dwelling and alteration of boundary line between plots 19 and 20: The proposal looks to relocate the approved dwelling within Plot 20 to better relate to the remixed houses on plots 21-24. In order to facilitate this, the boundary line between plots 19 and 20 has also been adjusted.

4. Plans of the proposal are included within **Appendix I**.

History

5. Outline planning permission was granted on the subject site for 140 houses under Highland Council planning reference: 02/00007/OUTBS for “outline planning application to amend existing Masterplan permission at the Aviemore Centre.” The permission included a stipulation that 20% of the housing units were provided as affordable. The masterplan approval included conditions requiring that buildings be generally two and three storey in height with a limited number of high quality external materials utilised for external finishes.
6. Approval for reserve matters for the erection of 140 houses and associated infrastructure and landscaping on the subject site was permitted by the CNPA under application reference 05/306/CP in 2008. Concurrently with that application and on land adjoining the immediate south, approval for the development of 21 dwelling units was also granted under reference 05/304/CP. The affordable housing units were erected and work paused on developing the remainder of the site until earlier this year with non-material variations being submitted in the meantime to seek minor changes to external finishes of buildings, internal layouts, landscaping and minor changes to the road configuration in response to transport planning requirements. The two permissions 05/304/CP and 05/306/CP are being developed as one large development in phases.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2021) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	DESIGN AND PLACEMAKING	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	
POLICY 11	DEVELOPER CONTRIBUTIONS	X

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:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.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 (2015)	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance (2015)	X
Policy 4	Natural Heritage Supplementary Guidance	X
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	X

CONSULTATIONS

Summary of the main issues raised by consultees

9. **CNPA Ecology Officer** confirms that the land within the red line boundary for the proposed changes already has consent for the same type of development and the same number of units/plots covering the same area, albeit semi-detached rather than detached units as now proposed. The change of house type does not significantly affect the level of ecological effects compared to the existing consent, as the units would occupy very similar locations within the plots. Based on information provided by CNPA staff who attended a recent site visit and have detailed knowledge of the site and consented plans, the change in the boundary between plots 19 and 20 would not affect any existing trees or the previously approved landscaping proposals.
10. **Aviemore Community Council** were consulted on the application and have not provided any formal comments.

REPRESENTATIONS

11. The application was advertised when first submitted. No letters of public representation have been received.

APPRAISAL

12. The main planning considerations in relation to this application, an amendment to the previously approved development (ref 05/306/CP) are considered to be the impact of the proposed changes on the character and appearance of the dwellings, the locality; impact on ecology; and developer contributions.

Principle of Design Changes

13. The revisions that are detailed in paragraph 3 above, comprise a change of house design for four plots, and a relocation of a dwelling within another plot to better relate to the amended four plots.
14. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seek to reinforce and enhance the character of the existing settlement and encourage new development to be sympathetic to the traditional pattern and character of the area, whilst encouraging innovative design and finishes. The proposed change of the four semi-detached bungalows to one and a half storey detached dwellings, is considered to be in keeping with the established design, scale and massing of other plots within the housing development. This house type is already permitted for 11 plots within the wider housing development site and the proposed use of it for a further four plots would help to reinforce the established design and character of the wider development site. The proposed minor change to the location of the dwelling within Plot 20 is also considered to be acceptable helping it to better relate to the adjacent dwellings. On this basis, the proposal is considered to accord with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

15. The principle of the proposal has been considered to be acceptable previously and the proposed amendments make no changes to the number of units previously approved. As such, the principle of development is considered to be acceptable.

Impact on Ecology

16. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species or biodiversity. The proposed change of house type does not significantly affect the level of ecological effects compared to the existing consent, as the units will occupy very similar locations within the plots. In addition, the change in boundary between plots 19 and 20 would not affect any existing trees or the previously approved landscaping proposals. The proposal is therefore considered to accord with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

Developer Contributions

17. **Policy 11: Developer Obligations of the Cairngorms National Park Local Development Plan 2021** states that where development creates a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, the developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The Policy also requires contributions to affordable housing.
18. Developer contributions were originally sought with the original permission, which included the affordable housing contribution for the development site. As the proposal does not change the number of dwellings to be erected on site, the application would not give rise to any additional affordable housing contributions.
19. Regarding education contributions, the proposed alterations does increase the dwelling size of two units from 2 bedroom units to 3 bedroom units and this therefore triggers an additional contribution towards the Aviemore Primary School major extension requirement due to the capacity of the primary school being already exceeded. The applicant has been made aware of this and has indicated their agreement for its payment prior to the issuing of any decision notice.

CONCLUSION

20. The proposed alterations, are minor in nature and are not considered to alter the substance of the application and the changes do not alter the consideration or matters raised under the approved scheme.
21. In these overall circumstances the works are considered to comply with all relevant policies of the Cairngorms National Park Local Development Plan 2021 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission. Approval and the granting of consent

is therefore recommended subject to the planning condition and payment of the developer contribution for education.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Change of house type on plots 21-24, relocation of house on plot 20 and change of boundary line between plots 19 and 20 forming part of (05/306/CP) at Land 105M NW Of 111A Grampian Road Aviemore subject to:

- a) the following condition; and**
- b) payment of the developer contribution for education**

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

Conditions

- I. This permission is an amendment to the permission 05/306/CP. The development permitted must therefore be undertaken in strict accordance with the approved plans, documents and conditions as outlined on the decision notice of 05/306/CP as well the approved plans, documents and conditions outlined on this decision notice for 2021/0355/DET.

Reason: The application permitted is an amendment to a live permission which is currently being implemented on site. The proposed amendments are required following implementation of the approved scheme. The approved plans, documents and conditions of the original scheme 05/306/CP are therefore relevant and must be adhered to in addition to the approved plans, documents and conditions attached to this permission.

Informatives

1. The development hereby approved must commence within three years of the date of this decision notice. If it has not commenced within this period, then this planning permission consent shall 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.

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.