
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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DEVELOPMENT PROPOSED:

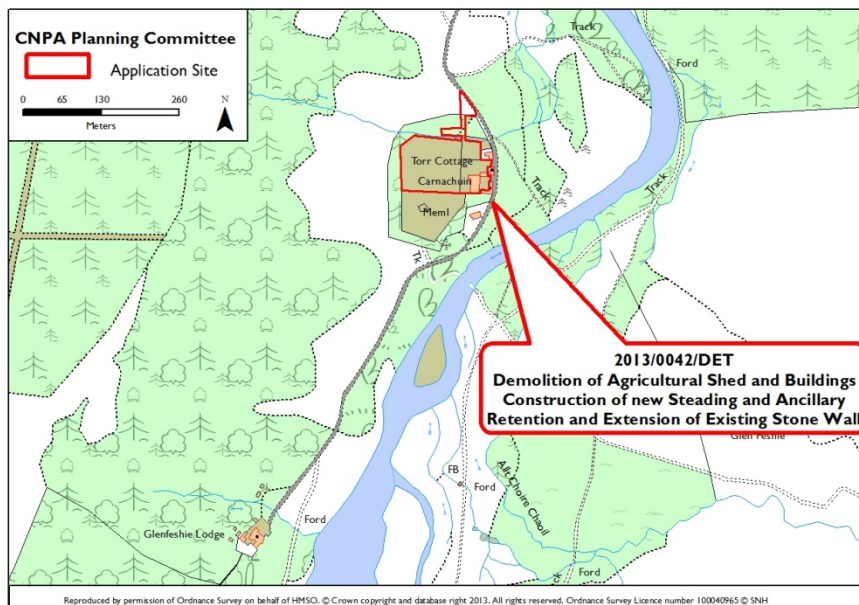
DEMOLITION OF EXISTING AGRICULTURAL SHED AND ANCILLARY BUILDINGS. CONSTRUCT NEW REPLACEMENT STEADING BUILDING, ANCILLARY BUILDINGS, RETENTION OF EXISTING STONE WALL AND ADDITIONAL TREE PLANTING (AMENDED PROPOSAL) AT CARNACHUIN, GLENFESHIE, KINGUSSIE

REFERENCE: 2013/0042/DET

APPLICANT: MR. THOMAS MACDONELL ON BEHALF OF GLENFESHIE ESTATE LTD., C/O GROVES – RAINES ARCHITECTS LTD.

DATE CALLED-IN: 18 FEBRUARY 2013

RECOMMENDATION: APPROVE WITH CONDITIONS



Grid reference : 284637 793902

Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This planning application is on land at Carnachuin on Glenfeshie Estate, which lies to the south east of Kingussie. The identified site area currently accommodates a variety of buildings associated with Estate operations, including large existing storage / agricultural facilities and dog kennels. The majority of those buildings are of standard agricultural design, with finishes of corrugated metal cladding and timber cladding. A number of residential properties¹ are located adjacent to the eastern boundary of the site. The distinctive whitewashed dormer style cottages are positioned immediately adjacent to the existing Estate road. The properties frame the entrance to the agricultural courtyard at Carnachuin. The area within the site boundaries includes a gravel surfaced courtyard at the southern end which serves the existing storage and agricultural buildings, and a large open field to the west.



Fig. 2 : Cottages at entrance



Fig. 3 : Courtyard and agricultural buildings



Fig. 4 : View towards the location of the proposed new steading

2. Planning permission is sought in this application for the demolition of the existing large agricultural shed and the ancillary buildings, and the construction of a new replacement building (which is described as a steading building) and new ancillary buildings. The description of the development proposal also refers to the retention of an existing stone wall which is located on the

¹ Torr Cottage, Carnachuin Cottage, Tack Room Cottage and a bothy.

western side of the gravelled courtyard, as well as the undertaking of additional tree and foliage planting. The proposal is essentially an amended proposal from a planning consent which was granted by the CNPA in 2012 (CNPA planning ref. no. 2012/0119/DET refers). Further detail will be provided on this in later sections of this report.

3. The design of the proposed new steading structure is similar in concept and design to the earlier approved development, although with some amendments including a greater number of large openings² on the eastern elevation. It has been described in supporting documentation as a facility which has been designed to be more in-keeping with the location of the site, rather than 'off the shelf' agricultural structures. The design concept is an "interpretation of the traditional Scottish Estate building style of the 18th and 19th centuries." The steading would be a two storey structure, effectively having four sides which would enclose a covered central vehicle and implement store.³ Three sides of the perimeter structure would accommodate a variety of uses over two floors, including estate management offices, changing and shower rooms with locker storage and engineer's workshops / vehicle servicing bays at ground floor level. Upper floor accommodation would include a number of meeting rooms and a gun room.

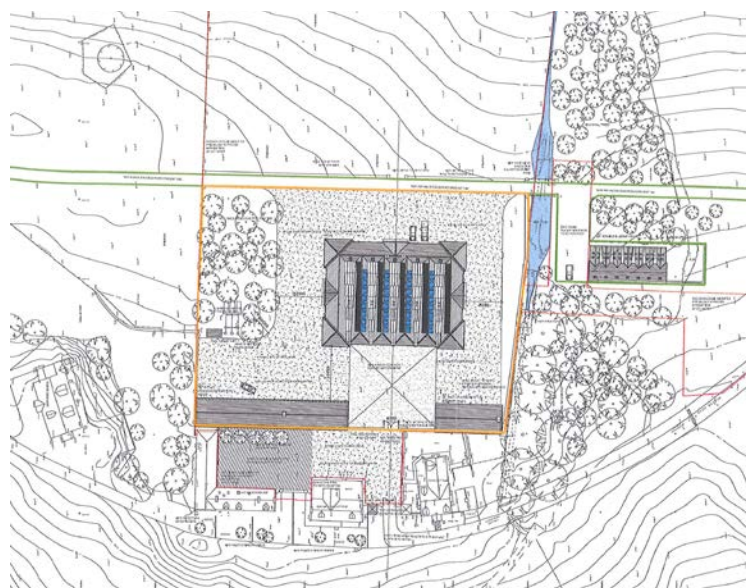


Fig 5 : Proposed site plan

4. The steading is proposed in a relatively central position in the existing courtyard. As with the previous proposal the steading would be positioned to emphasise its symmetry, with the central double height opening on the eastern elevation aligning with the existing main entrance into the yard.
5. The two ancillary buildings proposed in this application would be positioned immediately adjacent to the eastern site boundary, with both being sited on a north / south axis. The largest of the two ancillary buildings is proposed on the southern side of the main access to the courtyard. The single storey

² Double height openings to accommodate vehicular access.

³ The central vehicle / implement store would extend to 511 square metres.

buildings is intended to assist in clearly delineating the division between the working steading complex and the residential dwellings;

- A proposal for new kennels and additional access provision which was part of the previously approved planning application has also been amended and is the subject of a separate planning application which is currently being considered by the CNPA (planning ref. no. 2013/0048/DET refers).

Development justification

8. The details which were provided in support of the previously approved planning application remain applicable to the current proposal. Key reasons to justify a development of this nature and scale include :
 - Carnachuin provides a base for vital land management facilities to service Glenfeshie Estate, which extends to over 50,000 acres.
 - The current facilities at the site are insufficient to service the operation of a modern estate;
 - The proposed development is considered to provide a more functional arrangement and would be of a significantly higher quality than the standard agricultural type structures in place at present; and
 - The development would achieve a greater separation between new agricultural and existing residential buildings and would provide an opportunity to enhance the amenity space of the dwellings.
9. In terms of the design concept, the design statement submitted in support of the proposal describes the design of the steading as being in the style of many of the classical 19th century Scottish estate steadings. Reference is made to the design including detailing similar to that of the lodge at Glenfeshie. It is suggested that the “approach with refined symmetry in the elevations is fitting to a principle estate steading in this area, echoing the form of a traditional group of farm buildings.

DEVELOPMENT PLAN CONTEXT

National Policy

10. **Scottish Planning Policy⁷ (SPP)** is the statement of the Scottish Government’s policy on nationally important land use planning matters. It supersedes a variety of previous Scottish Planning Policy documents and National Planning Policy Guidance. Core Principles which the Scottish Government believe should underpin the modernised planning system are outlined at the outset of **SPP** and include:
 - The constraints and requirements that planning imposes should be necessary and proportionate;
 - The system shouldallow issues of contention and controversy to be identified and tackled quickly and smoothly; and

⁷ February 2010

- There should be a clear focus on quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.
11. **SPP** emphasises the key part that development management plays in the planning system, highlighting that it should “operate in support of the Government’s central purpose of increasing sustainable economic growth.” Para. 33 focuses on the topic of Sustainable Economic Growth and advises that increasing sustainable economic growth is the overarching purpose of the Scottish Government. It is advised that “the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places.” Planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that would contribute to economic growth.
 12. Under the general heading of Sustainable Development, it is stated that the fundamental principle is that development integrates economic, social and environmental objectives, and that the “aim is to achieve the right development in the right place.”
 13. As a replacement for a variety of previous planning policy documents the new **Scottish Planning Policy** includes ‘subject policies’, of which many are applicable to the proposed development. Topics include economic development, rural development, and landscape and natural heritage. The following paragraphs provide a brief summary of the general thrust of each of the subject policies.
 14. Rural Development : the planning system is expected to play a vital role in supporting sustainable economic growth in rural areas. Developments which provide employment or community benefits are to be encouraged. Planning authorities are also advised to support and promote opportunities for environmental enhancement and regeneration in rural areas.
 15. Landscape and natural heritage : The **Scottish Planning Policy** document recognises the value and importance of Scotland’s landscape and natural heritage. It is accepted that landscape is constantly changing and the aim is to facilitate positive change whilst maintaining and enhancing distinctive character. As different landscapes have different capacities to accommodate new development, the siting and design of development should be informed by landscape character. There is also an acknowledgement that the protection of the landscape and natural heritage may sometimes impose constraints on development, but the potential for conflict can be minimised and the potential for enhancement maximised through careful siting and design.
 16. **Scottish Planning Policy** concludes with a section entitled ‘Outcomes’ in which it is stated that the “planning system should be outcome focused, supporting the creation of high quality, accessible and sustainable places through new development, regeneration and the protection and enhancement of natural heritage and historic environmental assets.”

Strategic Policies

Cairngorms National Park Partnership Plan (2012 - 2017)

17. The Cairngorms National Park Partnership Plan sets out the approach to managing the National Park, and reflecting the special qualities, challenges and opportunities it presents. The Plan highlights three long-term outcomes :
- Having a sustainable economy that supports thriving businesses and communities;
 - Enabling people to enjoy the Park through outstanding visitor and learning experiences; and
 - Being a special place for people and nature with natural and cultural heritage enhanced.

Structure Plan Policy

Highland Council Structure Plan (2001)

18. **Highland Council Structure Plan** is founded on the principles of sustainable development, which are expressed as –
- Supporting the viability of communities;
 - Developing a prosperous and vibrant local economy; and
 - Safeguarding and enhancing the natural and built environment.
- A variety of detailed policies emanate from the principles.
19. The following provides a brief summary of the policies applicable to a development of this nature. **Policy NI (Nature Conservation)** advises that new developments should seek to minimise their impact on the nature conservation resource and enhance it wherever possible. The Plan refers to the socio-economic benefits of the nature conservation resource and advises that it should be optimised by a high level and standard of interpretation and understanding wherever possible.
20. The Structure Plan also includes a section on biodiversity, defining it as “natural richness and diversity of nature – the range of habitats and species and the uniqueness of each and every organism.” Biodiversity is not the same as natural heritage, but is one of the key functional components. As a key part of the natural heritage of an area it is important to protect, and where possible enhance biodiversity and to monitor any change.
21. Section 2.4 of the Plan concentrates on the subject of landscape, stating that “no other attribute of Highland arguably defines more the intrinsic character and nature of the area than its landscape.” Similar to national policy guidance, there is a recognition that landscape is not a static feature and that the protection and enhancement of landscape and scenery must be positively addressed. **Policy L4 (Landscape Character)** states that “the Council will have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals.”
22. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things make use of

brownfield sites, existing buildings and recycled materials; are accessible by public transport, cycling and walking as well as car; are compatible with service provision; demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environments; and contribute to the economic and social development of the community.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

23. The Cairngorms National Park Local Plan was formally adopted on 29th October 2010. The full text can be found at :
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
24. The Local Plan contains a range of policies dealing with particular interests or types of development. These provide detailed guidance on the best places for development and the best ways to develop. Policies are not cross referenced and applicants are expected to ensure that proposals comply with all policies that are relevant. The following paragraphs list a range of policies that are appropriate to consider in the assessment of the current development proposal.
25. *Policy 4 Protected Species* : development which would have an adverse effect on any European Protected Species will not be permitted unless there are imperative reasons of overriding interest, including public health or public safety; there is no satisfactory alternative solution; and the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. The policy is intended to ensure that the effects of development proposals on protected species are fully considered by the planning authority. Developers will be required to undertake any necessary surveys for species at their own cost and to the satisfaction of Scottish Natural Heritage and the planning authority.
26. *Policy 5 – Biodiversity* : development that would have an adverse effect on habitats and species identified in the Cairngorms Biodiversity Action Plan, UK Biodiversity Action Plan, or by Scottish Ministers through the Scottish Biodiversity List, will only be permitted where
 - (a) The developer can demonstrate that the need and justification for the development outweighs the local, national and international contribution of the area of habitat or population of species; and
 - (b) Significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable, and appropriate compensatory and / or management measures are provided and new habitats of commensurate or greater nature conservation value are created as appropriate to the site.
27. *Policy 6 – Landscape* : there will be a presumption against any development that does not complement and enhance the landscape character of the Park, and in particular the setting of the proposed development. Exceptions will only be

made where any significant adverse effects on the landscape are clearly outweighed by social or economic benefits of national importance and all of the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction.

28. Policy 16 – Design Standards for Development : this is one of a number of policies which is intended to encourage developers to consider how they can best include the principles of sustainable development in their proposals, and consider the impact on the environment, economy and community. Policy 16 requires that all proposals are accompanied by a design statement which sets out how the requirements of the policy have been met. The design of all development is encouraged to :
- Reflect and reinforce the traditional pattern and character of the surrounding area and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and materials;
 - use materials and landscaping that will complement the setting of the development;
 - demonstrate sustainable use of resources; and
 - be in accordance with the design standards and palette of materials as set out in the Sustainable Design Guide.

Supplementary Planning Guidance

29. In addition to the adoption of the Cairngorms National Park Local Plan (2010) on 29th October 2010, a number of Supplementary Planning Guidance documents were also adopted.

Sustainable Design Guide

30. The guide highlights the fact that the unique nature and special quality of the Cairngorms National Park and the consequent desire to conserve and enhance this distinctive character. The guidance has at its core the traditional approach to design which aims to deliver buildings which provide a resource efficient, comfortable and flexible living environment. The **Sustainable Design Guide** requires the submission of a Sustainable Design Statement with planning applications. It is intended that applicants would use the Sustainable Design Statement to demonstrate how standards set out in the Sustainable Design Checklist will be achieved.
31. One of the key sustainable design principles referred to in the document is that “future development in the Park should be sensitively located, reflect existing development pattern and setting, and respect the natural and cultural heritage of the Park.” Developments are also required to reflect traditional materials and workmanship, and take on board innovation, contemporary design and the emergence of modern methods of construction.

CONSULTATIONS

32. **Planning Gain** : The previously approved development was considered by Planning Gain officials and due to the replacement nature of the proposal it was confirmed that the proposed development would not be the subject of developer contributions. That situation remains applicable to the current proposal.
33. **Highland Council Forestry** : It is noted in the response from the Forestry Officer that the current proposals are fully within open or previously developed ground and would not have any bearing on existing trees and woodland. As such there is no objection to the proposal.
34. The response from the Forestry Officer also welcomes the new landscaping proposals detailed in the Landscape Masterplan, although some revisions to the plan are suggested in order to include details such as tree protection and maintenance proposals. It is recommended that this be required through a planning condition in the event that planning permission is granted.
35. **Highland Council Contaminated Land** : The consultation response notes that the proposal is on land which has been in use for agricultural buildings. It is recommended that a condition is attached in the event of granting planning permission, requiring an assessment of potential contamination prior to the commencement of development.
36. **CNPA Ecology Officer** : The Ecology Officer considered the natural heritage implications in the course of the previous similar development proposal and noted in the consultation response that the development would have a minor impact on ecology, but with the impact capable of being addressed by appropriate mitigation measures. Some of the points raised by the Ecology Officer remain applicable to this current amended proposal, particularly the loss of bird nesting habitat in the built environment through the removal of existing structure.⁸ In light of this the Ecology Officer recommended that the dismantling of the existing buildings should not occur during the nesting season and in conjunction with this the potential loss of nesting opportunities in the demolished buildings should be compensated for by the incorporation of nest boxes or cavities within the new building design. Roosting opportunities should also be provided for bats.
37. **CNPA Landscape Officer** : The comments from the Landscape Officer in the course of the previously approved (and similar) proposal on the site referred to the general form and finish of the new buildings being appropriate. It was noted that due to the large expanse of the roof of the steading that it is likely to be prominent when viewed from a distance. It was recommended that additional landscaping was provided in the vicinity of the walled courtyard in order to assist in minimising the potential impact. Notwithstanding this, the Landscape Officer had no objection to the proposal.

⁸ Other issues raised in the previous application concerned developments on land which is now outside the current identified site boundary.

38. The current application, seeking amendments to the earlier proposal, reflects the advice provided by the Landscape Officer. A Landscape Masterplan has been included amongst the submission documentation. The landscape plan includes proposals to create a new grassed area adjacent to the northern site boundary, and also shows an increase in the extent of a proposed area of new tree planting in the southern area of the site. The proposed tree planting includes a mix of willow, juniper, hawthorn, hazel and blackthorn.

REPRESENTATIONS

39. No representations have been received in connection with the proposed development.

APPRAISAL

Principle

40. As noted in earlier sections of this report, this application is for amended proposals at Carnachuin farm complex, with planning permission having been granted in 2012 for a similar proposal and design concept. The principle of the demolition of existing buildings and their replacement with new structures to fulfil the same and improved functions was accepted previously and the principle remains acceptable in the context of the current planning application.
41. The key changes in the proposal have been detailed in paragraph 7 and are relatively limited in the context of the overall development of the site.⁹

Design

42. The design concept, including the proposed new steading building reflecting late 18th or early 19th century estate steadings, is generally consistent with the earlier approved development. Some revisions to the internal layout of the building have resulted in an increased number of double height vehicular access points, all of which are positioned to maintain and emphasise the symmetry of the design. The centrally positioned entrance on the eastern elevation remains aligned with the existing access point to the courtyard. The proposed changes to the location of the two smaller ancillary buildings (immediately to the north and south of the access point) and between the proposed new steading and the existing residential properties, is beneficial in gradually introducing the eye to the built structures within the courtyard, with the structures ascending in scale from the single storey ancillary buildings to the more substantial steading.
43. As acknowledged in the course of the previous planning application on the site, the existing agricultural and storage structures on the site are standard off the shelf structures. Whilst they do not necessarily contribute to the enhancement of the area, they are nonetheless maintained in very good condition, they do not offer any enhancement opportunities. A need has been identified by the Estate for buildings which offer better potential to fulfil the functional operating

⁹ Nonetheless, the proposal are a significantly material change to the approved development and could not therefore be dealt with as a Non Material Variation and instead necessitated the submission of a formal planning application.

requirements. The current proposal presents an opportunity to introduce buildings which offer considerable enhancement opportunities and would also meet the changing operational requirements of the Estate.

44. It was previously recognised that the new steading complex represented a significant increase in the built elements on the site. However, it was also accepted that the particular form and stature of the new steading building would sit comfortably in the large scale and simple landscape in which it is proposed. The current amended proposal would not alter that relationship with the surrounding landscape. The attributes of the originally approved proposal has been incorporated into this current amended proposal, including the design concept reflecting Estate architecture of past centuries. The currently proposed changes to the orientation and position of the steading building within the site continue to demonstrate a carefully considered design approach. The geometrical planned relationship with the neighbouring residential properties is maintained and the positioning of the ancillary buildings against the eastern site boundary is likely to have increased benefits for dwellers in the residences, as the new buildings would form a type of buffer between the residential curtilages and the more intensively used area of the Estate courtyard, thereby improving privacy and the general amenity of the residential properties. Together with the nature of the finishes proposed on all of the new buildings, it can be concluded that the development will be one of high quality, appropriate to the location and offering significant enhancement opportunities.

Compliance with policy

45. In considering the overall development in the context of national level planning policy, Structure Plan and Local Plan policy, it is considered to accord with policies on landscape and rural development. The original proposal was accepted as an example of the functional requirements of a rural enterprise being met through a design solution which that strongly reflected the requirements of Policy 16 – Design Standards for Development of the CNP Local Plan and the associated Sustainable Design Guide. The currently proposed amendments to that proposal can also be considered to accord with the policies.

Mitigation measures

46. Details have been provided in paragraph 36 and 37 of this report of the matters raised in the consultation responses from the CNPA's Landscape Officer and Ecology Officer in relation to the original development proposal. A number of relatively minor impacts were identified, (some of which related to works which are outside the currently identified site boundary and are now the subject of a separate planning application) and all were issues which were accepted as having the potential to be satisfactorily mitigated. The main ecological issue identified in relation to development within the current site boundary concerned the potential loss of bird nesting habitat resulting from the demolition of the existing buildings. This could be resolved simply by undertaking demolition works outwith the bird breeding season. Such a mitigation measure is considered reasonable and practical and is consistent with solutions for similar issues presented on other sites.

Conclusion

47. In conclusion, the proposed development is acceptable. It accords with planning policy and with the aims of the National Park. The amendments to a previously approved development would continue to deliver the benefits acknowledged in relation to the original development, including assisting the more efficient functioning of estate operations and delivering a higher quality development than currently existing on the site.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

48. The proposed development involves the replacement of standard agricultural buildings, with a high quality traditional steading concept, which would be of benefit to the overall landscape character of the area. The development has been identified as having the potential to give rise to minor natural heritage impacts (the loss of nesting opportunities in the existing buildings which would be demolished), but sufficient measures can be put in place to mitigate against such a potential impact.

Promote Sustainable Use of Natural Resources

49. Supporting information indicates that salvaged or second hand materials would be used where possible. Measures such as the inclusion of solar panels on the roof of the proposed new steading would also assist the sustainability of the development.

Promote Understanding and Enjoyment of the Area

50. The development has limited impact on this aim. The introduction of high quality buildings, inspired by traditional estate architecture of past centuries, in place of the existing standard agricultural buildings on the site, would assist in enhancing the landscape quality of the general area.

Promote Sustainable Economic and Social Development of the Area

51. The proposed development, which has been purpose designed to fit the landscape and be 'fit for purpose' and would provide an improved working environment for a variety of estate activities. As such it could be considered to contribute to the economic development of the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for the demolition of an existing agricultural shed and ancillary buildings, the construction of a new replacement Carnachuin steading building, ancillary buildings, retention of an existing stone wall and additional tree / foliage planting at Carnachuin, Glenfeshie, Kingussie, subject to the following conditions :

- I. The development to which this permission relates must be begun within three years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 or amended by the Planning etc. Scotland Act 2006.

2. Prior to the commencement of development revised landscaping details shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority. The details shall include –
 - (a) A scaled drawing showing the specific location of tree planting;
 - (b) A planting specification to include details of timing, ground preparation, fertilising and watering; and
 - (c) A protection plan and maintenance schedule that secures the form, stability and longevity of the planting;

The landscaping works shall be undertaken thereafter in accordance with the agreed measures. The landscaped areas shall be maintained in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason : in the interests of visual amenity and to enhance the natural heritage value of the area.

3. Prior to the commencement of development, detailed drawings shall be submitted for the written agreement of the Cairngorms National Park Authority, acting as Planning Authority, to show the incorporation of bat roosting opportunities and / or swift nest boxes in the new buildings.

Reason: In the interests of achieving a design which is appropriate to the rural setting and in the interests of conserving and enhancing the natural heritage of the area.

4. Prior to the commencement of above ground construction works, samples of window frames, roofing and all external wall materials shall be submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. All agreed materials shall be utilised in the construction thereafter.

Reason: To ensure that the detailed finishing materials are appropriate for the building and its setting.

5. Prior to the commencement of development, evidence that the site is suitable for its proposed use, by way of an assessment of potential contamination, shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority and in consultation with Highland Council's Contaminated Land section. The assessment shall be consistent with the approach to land contamination contained in Planning Advice Note 33 and British Standard BS10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. In the event that contamination is found, details of the measures required to treat / remove contamination (remedial strategy) to

ensure that the site is fit for the uses proposed shall be submitted and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The agreed remedial strategy shall be implemented to the satisfaction of the Planning Authority prior to the commencement of development.

Reason : In order to ensure that any potential land contamination issues are satisfactorily remedied.

6. All public services for the development, including electrical, telephone cables etc. shall be located underground throughout the site.

Reason: In the interests of minimising the visual impact of the development.

7. No buildings shall be dismantled during the recognised bird breeding period between March and August (inclusive), unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority. In the event that work is required in exceptional circumstances to be undertaken during the period from March to August, a nesting bird survey shall be undertaken immediately prior to any work. If nesting birds are recorded the works shall stop until the birds have ceased nesting or a license had been obtained from the Scottish Government to permit disturbance.

Reason : In order to protect nesting birds and in the interests of conserving and enhancing the natural heritage of the area.

Advice notes :

- (a) Advice and products on how to incorporate bat and bird nesting opportunities into the built environment is available from a variety of sources, including
 - www.rspb.org.uk/advice/helpingbirds/nestboxes/index.aspx;
 - www.concernforswifts.com;
 - www.swift-conservation.org;
 - www.bats.org.uk;
 - www.habibat.co.uk;
 - www.barnowltrust.org.uk

Mary Grier

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20 March 2013

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.