

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: PROPOSAL OF APPLICATION NOTIFICATION - PROPOSED RESTRUCTURE OF ROTHIEMURCHUS CAMP & CARAVAN SITE, COYLUMBRIDGE

Prepared by: Emma Wilson, Planning Officer

Purpose of Report

To inform the Planning Committee of a Proposal of Application Notification (PAN) for a major planning application for restructure of the Rothiemurchus Camping and Caravan site, of CNPA Officer's advice and allow members to raise any views on the issues to be addressed in an application.

Recommendation

That the Planning Committee:

- i. Note the Proposal of Application Notification for restructure of the Rothiemurchus Camping and Caravan site, CNPA Officer's advice on the issues to address and make comment on any additional relevant issues to be addressed in any future application.**

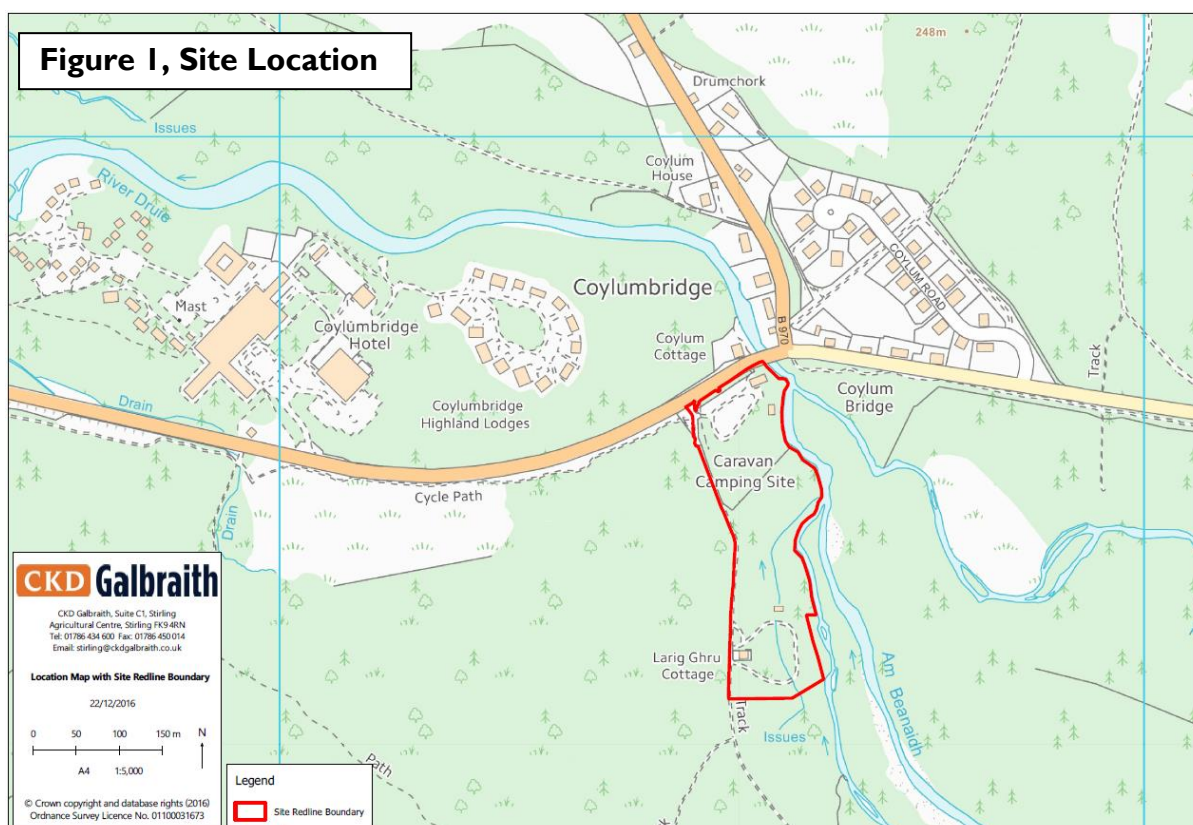
Background

1. The Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications in December 2015. The procedure involves officers presenting the information provided with the notification alongside an assessment from officers on the issues that need to be addressed. Planning Committee members have an opportunity to note issues that an application would be expected to address. Members are not being asked to approve the advice of officers.
2. The formal pre-application process is led by the relevant local authority, with the CNPA being a consultee in the process. The CNPA's comments focus on the planning context natural heritage, landscape and access issues. Relevant Local Authority teams such as transport planning, flooding and contaminated land teams provide advice alongside any necessary statutory consultees.
3. Planning Committee members are expected to approach decision-making on the applications presented at Committee with open minds. Being involved in pre-

application process places a responsibility on members not to express views that would indicate pre-determination of a future application. To do so could mean that the member could not take part in the future decision-making or could lead to a legal challenge. Members are reminded that this is not a planning application and that they should not comment on the merits of such a proposal. Any additional issues raised by members will be recorded and passed on the applicant's agent for their consideration.

The Proposal

4. The proposal is to restructure the existing Rothiemurchus Camping and Caravan site, providing more fixed caravan sites in the north of the site and improving the touring pitch suitability of an area to the south that is currently used for touring pitches and camping. The proposals will not change the boundaries of the existing site. Which are shown in figure 1 below.



CNPA Officer Advice

5. CNPA staff attended Highland Council's major application pre-application advice service meeting with the applicant's team on 30 May 2018 and provided written feedback to Highland Council earlier in June 2018. The summary of that advice is shown in Appendix 2. The most significant issue raised during the pre-application meeting was a requirement for a detailed flood risk assessment for the site which could significantly influence the detail of any proposals.

Conclusion and Next Steps

6. CNPA officers consider that the relevant issues for such a development on the site selected have been raised with the applicant through meetings and correspondence. Any additional relevant issues that members consider important that are raised at the Planning Committee meeting will be passed on to Highland Council and the applicant for their consideration following the meeting.

Emma Wilson

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gavinmiles@cairngorms.co.uk