
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON PLANNING CONSULTATION
FROM ABERDEENSHIRE COUNCIL

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(DEVELOPMENT CONTROL)

DEVELOPMENT PROPOSED: ERECTION OF 20 DWELLINGS,
GLENSHEE ROAD, BRAEMAR
(FULL PLANNING APPLICATION)

REFERENCE: M102

APPLICANT: CHIMES, SILVERBURN PLACE,
ABERDEEN



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Fig. 1 - Location Plan

REASON FOR REPORT

1. This report has been prepared to advise members in relation to an outstanding consultation response to Aberdeenshire Council regarding the above proposal. The application was received by Aberdeenshire Council in December 2002 so pre-dates the planning responsibilities of the Park. The application was presented to the Marr Area Planning Committee of Aberdeenshire Council in February where it was resolved to grant planning permission subject to a range of conditions and a Section 75 Agreement relating to affordable housing and developer contributions. This resolution to grant planning permission was also subject to a request from the Marr Area Committee to seek comments from the Park Authority.

SITE DESCRIPTION AND PROPOSAL

2. The application is for the erection of 20 dwellings, including 5 3-bedroom affordable housing units. The dwellings are accessed off a single cul-de-sac from Glenshee Road (see layout plan attached at end of report). The site is located within Braemar, but outwith the Conservation Area. The site is undulating with some birch tree cover, particularly in the area of the access to be formed from Glenshee Road.
3. The design of the dwellings tends to be of a traditional nature with overhanging eaves, exposed rafters, with sash and case appearance windows. The dwellings are on a two-storey basis with the first floor largely contained within the roofspace and lit by dormers. The scheme includes a system of sustainable urban drainage which involves the formation of a pond within an area of public open space in the north west corner of the site.
4. In terms of planning history the site received outline planning approval for an unspecified number of houses in March 2001 (although a indicative layout plan suggested 18). This grant of planning permission was subject to a Section 75 Planning Agreement in relation to planning gain money for educational facilities, improvements to public halls, playing field and library service. In addition 25% of the number of housing units were required to be developed for affordable housing. This current application includes a slightly enlarged site area on that previously approved.

DEVELOPMENT PLAN CONTEXT

5. The key policies within the Aberdeenshire Structure Plan and Local Plan include:-

Aberdeenshire Structure Plan

Policy 8 Housing Allocations 2000-2005

Policy 14 Affordable Housing

Aberdeenshire Local Plan

GEN2 Layout, siting and design

Hou 8 Affordable Housing

Inf 5 Sustainable Urban Drainage Systems

Gen 3 Developer Contributions

The site is allocated by the Aberdeenshire Local Plan for around 13 houses.

APPRAISAL

6. The proposal is generally considered to accord with the policies of the development plan and is considered by Aberdeenshire to comply with the relevant policies. Given this, it is considered that the main analysis of the proposal would most usefully be carried out set against the aims of the park rather than reiterating an assessment against policy which has already been made and which I am largely in agreement with. However, it is important to point out that the affordable housing offered here is in line with requirements of the Aberdeenshire Local Plan.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

7. In terms of natural heritage the site is undulating land which has been subject to a element of unauthorised tipping and removal of tree cover. Housing borders the north and west with open ground to the south. Given the level of natural heritage designations in the area, this allocated site would generally help to provide required housing within the area without impacting upon any particular sites of national conservation interest. Consequently, this may help to reduce the potential development pressure in other areas and as such the proposal could be considered to contribute to the protection of more valuable conservation and landscape assets in and around Braemar.
8. In terms of cultural heritage, the proposal does not result in the loss of any existing buildings at the site. The site is allocated for around 13 houses but the plan shows how the 20 proposed can be accommodated with adequate spacings, parking and public amenity space in the form of a pond and play area. This density is not considered unreasonable and ensures a more efficient use of this particular piece of land. The site is outside of the Conservation Area, nonetheless the site is important as it will be partly visible from the southern approach along the A93 It is understood that negotiations have taken place on the layout of the scheme and the detailed design for the dwellings. These now invoke a traditional influence with dormer windows to accommodation in the roofspace and materials including natural slate to roofs and wet dash render to facings with some timber detailing to porches. In terms of layout for vehicles the proposal essentially incorporates a cul-de-sac arrangement but has a footpath link and cycle path link

onto Balnellan Place. While the general layout of houses strung along a cul-de-sac on detached plots is rather suburban, this road layout itself will not be particularly visible from village approaches and it is considered that the overall quality of the scheme will help to define the village boundary and will not detract from the overall character and appearance of the Braemar Conservation Area.

Promote Sustainable Use of Natural Resources

9. In relation to this aim, the proposal is rather difficult to evaluate. The materials proposed are standard in nature and considered generally appropriate to the area, but in terms of their sourcing it is not clear what is to be sourced locally. However, the sustainable urban drainage strategy will ensure that no extra stress is placed upon the existing surface water drains system.
10. In terms of overall sustainability in relation to fossil fuels the location of the site within the village allows access for future occupants to a range of services and a bus link connecting Braemar with Aberdeen and settlements in between. This means that the proposal does not encourage unreasonable levels of reliance upon private means of transport. The footpath/cycle links promote non-motorised access into the village.

Promote Understanding and Enjoyment of the Area

11. The proposal is not considered especially relevant to this aim.

Promote Sustainable Economic and Social Development of the Area

12. As mentioned in the previous section this is considered a relatively sustainable form of development as the housing being created can utilise and perhaps also reinforce the service centre of Braemar.
13. A total of 5 affordable units are proposed in one part of the development. In relation to larger developments spreading the affordable homes throughout the site would be encouraged but given that the total proposed only equates to 5 it is considered that it would be unreasonable to 'pepper pot' the houses around what is a relatively small development. The footpath links between the site and the remaining village would help to integrate the development, including the affordable housing into the wider village setting.

RECOMMENDATION

That Members of the Committee support a recommendation to:

Express support for the proposal for the erection of 20 dwellings on land off Glenshee Road, Braemar subject to:

- (i) Affordable Housing and planning gain contributions being secured by means of an appropriate legal agreement.
- (ii) That a suitable means of sustainable urban drainage infrastructure is agreed between the developer and SEPA.
- (iii) That where possible existing trees are retained on site and protected throughout the development of the site by protective fencing.

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