

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

**Title: PROPOSAL OF APPLICATION NOTIFICATION – RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, LANDSCAPING, SUDS AND ANCILLARY WORKS, AT SITE HI, MONALTRIE PARK, BALLATER
REFERENCE: PRE/2022/0024**

Prepared by: Stephanie Wade, Planning Officer (Development Management)

Purpose of Report

To inform the Planning Committee of:

- a) A Proposal of Application Notification (PAN)
- b) To allow members to raise any views on the issues to be addressed in an application.

Recommendation

That the Planning Committee:

- a) **Note the Proposal of Application Notification for the residential development and associated infrastructure at Site HI, Monaltrie Park, Ballater**
- b) **Note the CNPA Officer’s advice on the issues to address; and**
- c) **Make comment on any additional relevant issues to be addressed in any future application.**

Background

1. This report informs The Planning Committee of the attached Proposal of Application Notice (PAN). The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 17 October 2022 to Aberdeenshire Council. Members are asked to note this may form the basis of a subsequent planning application. 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 submitted information attached at **Appendix I** includes:
 - a) Proposal of Application Notice
 - b) Location Plan

3. The applicant proposes to hold their consultation events between the hours of 1600hrs and 2000hrs on 17th November 2022 and 19th January 2023 at Victoria and Albert Halls, Ballater.

The Proposal

4. The proposal is the formation of a residential development with associated infrastructure for the allocated HI site, within Ballater.
5. The applicant has not sought formal pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments prior to lodging this Proposal of Application Notice. However, the developer has discussed the proposal informally with both CNPA and Aberdeenshire Council and discussed technical elements relating to roads and flooding with Aberdeenshire Council specialist teams. The same developer undertook consultation and pre-application discussions on the site around 2006/07, although site constraints and planning policy have changed since then. The allocation of site has previously been discussed at length during Local Plan inquiries and Local Development Plan examinations.

Site Description

6. The site comprises an area of approximately 14ha situated within the northern area of Ballater at Monaltrie Park. The application site is predominantly laid to grass and used for agricultural purposes with the north-western area comprising wood pasture. The site has an area of low probability flood risk in the northeast, and a medium probability flood risk surrounding the east and south of the site. Craigendarroch SSSI lies 40m northeast of the site and three separate areas of ancient woodland surround the north, west and south of the site, all within 100m. Monaltrie House, a Category B listed building lies to the north-west of the site. Two core paths run along the east and the west of the site boundaries.
7. A copy of the location plan is attached in **Appendix I**.

Development Plan Context

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	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	DESIGN & PLACEMAKING	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT, AND RECREATION	X
POLICY 9	CULTURAL HERITAGE	X

POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

8. 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

9. 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)	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Design and Placemaking Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	X
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	X

10. Within the Cairngorms National Park Local Development Plan 2021, the site is comprised of H1: Monaltrie Park and two areas of 'New Open Space'. Site H1 is allocated for up to 250 dwellings in total. It is proposed that the first phase of 90 dwellings will be delivered in the current Plan period, with the remainder for delivery beyond 2025. In addition, there is capacity for other mixed uses including business and community uses. The boundary of the development area and the new open space is indicative. A masterplan for the whole site, including the existing and new areas of open space, will be required part of the planning application. It should address the following matters: the boundary between the open space and the house; phasing of the development; and the provision of multiple points of vehicular access. It will also need to demonstrate how the viability of the Highland Games event and adequate parking for that event will be maintained.

Potential Material Planning Considerations

11. The material planning considerations for any subsequent application are:
- a) The principle of development
 - b) Landscape impacts
 - c) Design and Layout
 - d) Environmental impacts (including impact on designated sites)
 - e) Impacts on the historic environment
 - f) Impacts on Open Space
 - g) Servicing and access requirements
 - h) Water, Flood Risk, and Drainage
 - i) Impacts on neighbouring amenity

j) Developer contributions

Conclusion and Next Steps

12. The report presents the information submitted to date as part of the PAN. Officers have summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.
13. It is recommended that the Committee notes the submission of the PAN and advises of any material issues it wishes be brought to the applicant's attention.

Stephanie Wade

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