

## CAIRNGORMS NATIONAL PARK AUTHORITY

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### **DEVELOPMENT PROPOSED:**

Erection of temporary sales cabin at Land 225M East Of Carr Farm Carr Road Carrbridge

**REFERENCE:** 2022/0291/DET

**APPLICANT:** Tulloch Homes Ltd

**DATE CALLED-IN:** 19 September 2022

**RECOMMENDATION:** Approve, subject to Conditions

**CASE OFFICER:** Stephanie Wade, Planning Officer

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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The application site forms part of the 1.99 hectares of land located to the south of Carr Road in Carrbridge which is currently being developed for housing under planning permission 2019/0120/DET.

### 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=R1776ISI0C100>

Title	Drawing Number	Date on Plan*	Date Received
<b>PLANS</b>			
Plan- Site Location Plan	4465-02-002	01/07/22	20/09/22
Plan- Sales Cabin Proposed Site Plan	4465-01-SCI Rev.B	20/10/22	20/10/22
Plan- Site Layout Reference Plan	4465-02-102 Rev.A	01/04/22	20/09/22

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

3. The application looks to install a temporary sales cabin within the site for a period of 18 months. The sales cabin is to be sited on land which will be open space for the housing site and will have a temporary vehicle access installed onto Carr Road, to the east of the Carr Place junction. The temporary parking area includes 1 disabled space and 2 other vehicle spaces. Pedestrian access to the sales cabin will utilise the permitted footway along the northern site boundary which serves the housing development.
4. The sales cabin is proposed to measure 10 metres in length and 3 metres in width.

### History

5. The wider site is currently under construction under planning permission 2019/0120/DET for the erection of 47 dwellings. This application was considered by the CNPA Planning Committee at the October 2019 committee meeting and subsequently deferred to give further time for more information to be submitted in support of traffic calming measures. The applicant subsequently appealed for non-determination and the appeal was allowed in October 2020 and was subject to a legal agreement.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2022 - 2027	
<b>Local Plan Policy</b>	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	<b>X</b>
POLICY 3	DESIGN AND PLACEMAKING	<b>X</b>
POLICY 4	NATURAL HERITAGE	<b>X</b>
POLICY 5	LANDSCAPE	<b>X</b>
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	

6. 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

7. 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	<b>X</b>
Policy 3	Design & Placemaking Non-Statutory Guidance	<b>X</b>
Policy 4	Natural Heritage Supplementary Guidance	<b>X</b>
Policy 5	Landscape Non-Statutory Guidance	<b>X</b>
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	

## CONSULTATIONS

### Summary of the main issues raised by consultees

8. **Highland Council Transport Planning Team** has no objection. They consider the access design of a vehicle crossover is acceptable with the width of 5.5m to permit two vehicles to pass each other. The dimensions of the car parking spaces, reversing aisles, and footways are acceptable. The Team note that the applicant will be required to apply for a road opening permit from the Council before they can carry out the works to form the new access.
9. **Carrbridge Community Council** were consulted on the application but have not provided any comments.

## REPRESENTATIONS

10. The application was advertised when first submitted. One letter of public representation has been received from a local resident objecting the proposal. The resident raises concern regarding construction traffic speeds along Carr Road. Their full comments can be viewed at **Appendix 2**.

## APPRAISAL

12. The main planning considerations are the principle of development, landscape impact, environmental impact, and road impacts.

### Principle of Development

13. **Policy 2.4 Other Economic Development** of the Cairngorms National Park Local Development Plan permits development which supports the economy where they:
  - a) Have no adverse environmental or amenity impacts on the site or neighbouring areas; and
  - b) Are compatible/ complimentary with existing business activity in the area; and
  - c) Support the vitality and viability of the local economy.
14. The proposal looks to erect a temporary sales cabin with associated parking on an area of construction site for the HI housing development, which is currently being developed. The sales cabin is to be used for the purposes of providing customers with an office to visit for the sales of the open marketing dwellings on the site. The siting of the cabin shall be temporary for an 18-month period, and this will be controlled by planning condition. The proposal is considered to accord with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021.

### Landscape Impacts

15. **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that all new development conserves and enhances the landscape,

character, and special landscape qualities of the National Park. Similarly, **Policy 3: Design and Placemaking** seeks to ensure that development is suitably designed.

16. The proposal is temporary in nature and a planning condition will ensure that the temporary infrastructure is removed in full, and the land restored to that approved under planning permission 2019/0120/DET following the termination of the consent period. The design, layout and scale of the temporary works are acceptable and would not cause any adverse impact on the character of the area, with the proposal seen in context of the housing development site. A sales cabin is a common structure associated with new housing development sites and on this basis the proposal is considered acceptable in accordance with Policy 3: Design and Placemaking and Policy 5: Landscape of the Cairngorms National Park Local Development Plan.

### **Environmental Impacts**

17. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there are no adverse effects on natural heritage interests, designated sites, or protected species and that any impacts upon biodiversity are avoided, minimised, or compensated.
18. The proposal is within an area of ground that has previously been disturbed and of low ecological value. The addition of this temporary use on an active construction site is not considered to give rise to any additional ecological impacts to the wider area than those previously considered and mitigated for under the housing development permission. The application therefore complies with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

### **Road Safety Impacts**

19. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily accessed. The proposal includes the provision of three off-road parking spaces together with a new vehicular access onto Carr Road to serve the temporary sales cabin. The proposal includes space within the site to allow vehicles to turn and egress in a forward gear. The Highland Council Transport Planning Team has reviewed the access, and parking layout proposed and have no objections.
20. One letter of public representation has been received from a local resident raising concern regarding construction traffic speeds along Carr Road. That concern relates to the planning permission 2019/0120/DET and are therefore not related to the proposal being considered under this application. Nevertheless, the CNPA takes that point seriously and is addressing the matter in so far as it can in relation to the wider site.

### **CONCLUSION**

21. In these overall circumstances, the development is considered to comply with all the relevant policies of the Cairngorms National Park Local Development Plan 2021. There are no material considerations which would warrant refusal of temporary consent. Approval is therefore recommended subject to appropriate planning conditions.

## RECOMMENDATION

**That Members of the Committee support a recommendation to APPROVE the Erection of temporary sales cabin at Land 225M East Of Carr Farm Carr Road Carrbridge subject to the following conditions:**

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

### Conditions

1. Planning permission is hereby granted for a temporary period only and shall cease to have effect 18 months from the date of this permission (the 'cessation date'). Prior to the cessation date, or upon the opening of the first show home relating to the development, whichever is soonest, the application site shall be cleared of all development approved, under the terms of this permission including any subsequent ancillary works, infrastructure, fixtures, fittings and the ground restored in accordance with the approved plans under planning permission 2019/0120/DET.

**Reason:** in recognition of the temporary nature of the proposed development.

2. The parking area shall be completed, and the cycle stand installed and available for use prior to the sales cabin being available for use.

**Reason:** to ensure that appropriate car parking and cycle parking measures are in place to serve the cabin.

## Informatives

1. The person undertaking the development is required to give the Planning Authority prior written notification of the date 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.
2. Following completion of the development, a notification of 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.
3. The person undertaking the development is advised that a Road Opening Permit will be required from the Roads Authority (The Highland Council) before work can be carried out to form the new access.
4. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.

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.