
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of 15 Dwellinghouses and Associated Infrastructure at Site At
Kindrochit Court Mar Road Braemar Aberdeenshire

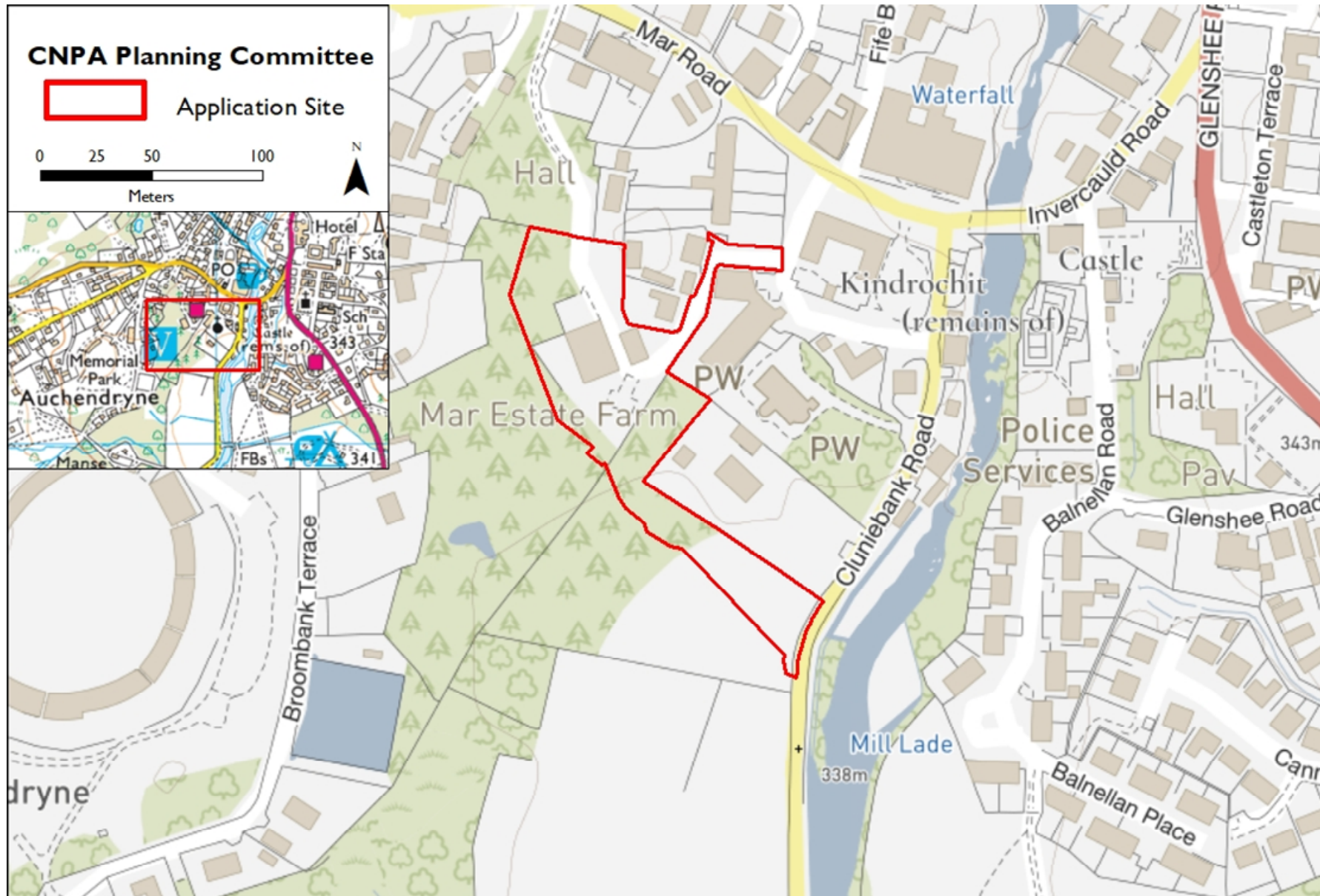
REFERENCE: 2021/0166/DET

APPLICANT: Braemar Community Council

DATE CALLED-IN: 24 May 2021

RECOMMENDATION: Approve, subject to Conditions, Legal
Agreement and Developer Contribution

CASE OFFICER: Stephanie Wade, Planning Officer



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is located on brownfield land within the settlement boundary of Braemar, on its south edge, to the south west of Kindrochit Court. The site is currently accessed by an un-adopted road which exits from the road, looping around the Braemar Mews and heads westwards to the site, between existing houses. On the site are a couple of former Mar Estate farm and storage buildings which are contained by mature trees to the south and west. The existing access track extends through the site to join a track leading northward to Mar Road. There are some footpaths which traverse the site and its immediate surroundings. It is understood that the existing buildings have been used for storage purposes in more recent times but now remain redundant in use.
2. The site is located within the Braemar Conservation Area and within the wider designation of the Deeside and Lochnagar National Scenic Area. Core path UDE54 runs along Cluniebank Road.

Proposal

3. 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.eplanningnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QT90W8SI0CH00>

| Title | Drawing Number | Date on Plan* | Date Received |
|---|-----------------------|----------------------|----------------------|
| PLANS | | | |
| Plan – Location Plan | [LP]01_Rev.C | 28/07/21 | 28/07/21 |
| Plan – Site Plan Existing Topo | [EE]01_Rev.D | 28/07/21 | 28/07/21 |
| Plan - Block Plan | [PP]05_Rev.M | 11/04/22 | 13/04/22 |
| Plan – Block A Elevations | [PP]01_Rev.C | 12/08/21 | 12/08/21 |
| Plan – Block A Plans | [PP]12_Rev.C | 07/05/21 | 24/05/21 |
| Plan – Block B Elevations | [PP]02_Rev.D | 24/11/21 | 24/11/21 |
| Plan – Block B Plans | [PP]13_Rev.B | 22/04/21 | 24/05/21 |
| Plan – Block C Elevations | [PE]03_Rev.C | 12/08/21 | 12/08/21 |
| Plan – Block C Plans | [PP]14_Rev.B | 22/04/21 | 24/05/21 |
| Plan – Context Elevations/ Sections | [PP]04_Rev.B | 12/08/21 | 12/08/21 |
| Plan - Road Route | [PP]01_Rev.L | 11/04/22 | 13/04/22 |
| Plan - Road Adoption Layout | 2009-12-903 Rev.C | 23/03/22 | 13/04/22 |
| Plan - Road Layout | 2009-12-902 Rev.C | 23/03/22 | 13/04/22 |
| Plan - Drainage and Hardstanding Layout | 2009-12-900 Rev.C | 23/03/22 | 13/04/22 |
| Plan - Site Wide Drainage | 2009-12-901 Rev.C | 23/03/22 | 13/04/22 |
| Plan - Vehicle Tracking Layout | 2009-12-950 Rev.B | 23/03/22 | 13/04/22 |

| | | | |
|--|-----------------------------------|----------|----------|
| Plan – Road Sections | 2009-12-904 Rev.B | 19/11/21 | 24/11/21 |
| Plan – General Landscape Layout | KC2164-RFB-XX-GF-DR-AL-0002 Rev.H | 12/04/22 | 13/04/22 |
| Plan – Detailed Landscape Layout | KC2164-RFB-XX-GF-DR-AL-0003 Rev.H | 12/04/22 | 13/04/22 |
| Plan – Tree Removal Plan | [PP]09_Rev.E | 23/02/22 | 24/02/22 |
| Plan – Tree Constraints Plan | KC2164-RFB-XX-GF-DR-AL-0001 REV.B | 08/11/21 | 25/11/21 |
| Plan – Proposed Cycle Store | [PP]20_Rev.A | 24/11/21 | 24/11/21 |
| Plan – Scottish Water Fresh Water Plan | | 16/10/20 | 12/08/21 |
| Plan – Scottish Water Waste Water | | 16/10/20 | 12/08/21 |
| Plan – Demolition Site Plan | [EE]-2_Rev.B | 05/08/21 | 12/08/21 |
| Plan – A/B Communal Garden Visualisation | [PD]06 | | 24/05/21 |
| Plan – B/C Communal Garden Visualisation | [PD]04 | | 24/05/21 |
| Plan – Block A Gable Visualisation | [PD]03 | | 24/05/21 |
| Plan – Block C Gable Visualisation | [PD]02 | | 24/05/21 |
| Plan – Block C South Elevation | [PD]05 | | 24/05/21 |
| Plan – Existing Services Drawing | PES-607065-0010-00-GF-00-AS | 26/10/20 | 24/05/21 |
| Plan – Landscape Sections | KC264-RFB-ZZ-GF-DR-AL-004 Rev.B | 22/04/21 | 24/05/21 |
| Plan – Street Lighting | 0002157949-E-R1 | 11/02/21 | 24/05/21 |
| SUPPORTING DOCUMENTATION | | | |
| Other - Squirrel Species Protection Plan | | 14/04/22 | 14/04/22 |
| Other – Stage 2 Road Safety Audit Report | 117422(2) | 11/04/22 | 13/04/22 |
| Other – Landscape, Biodiversity & Community Woodland Management Plan | 2164/LBWMP Rev.D | 13/04/22 | 13/04/22 |
| Other – Woodland NVC Survey | Revision.A | 21/02/22 | 24/02/22 |
| Other – Agent response to consultees updated | Version.02 | 24/11/21 | 25/11/21 |
| Other – Geo-Environmental and Geotechnical Preliminary Investigation | 140423 Doc 01 | 01/01/21 | 24/11/21 |

| | | | |
|---|---------------|----------|----------|
| Other – Geo-Environmental and Geotechnical Preliminary Investigation Appendix 1 | 140423/9000 | 06/01/21 | 24/11/21 |
| Other – Geo-Environmental and Geotechnical Preliminary Investigation – Appendix 1- Preliminary Conceptual Model | 14023/9001 | 06/01/21 | 24/11/21 |
| Other – Geo-Environmental and Geotechnical Preliminary Investigation- Appendix 4- Scottish Water | | | 24/11/21 |
| Other – Geo-Environmental and Geotechnical Preliminary Investigation – Appendix 4 - Linesearch | 20753817 | 09/12/20 | 24/11/21 |
| Other – Breeding Bird Survey Report | | 18/08/21 | 02/11/21 |
| Other – Drainage Impact Assessment | 210630 Rev.A | | 12/08/21 |
| Other – Bat Survey Report for the Buildings | | 12/08/21 | 12/08/21 |
| Other – Red Squirrel Survey Report | | 11/08/21 | 12/08/21 |
| Other – Extended Phase 1 Habitat Survey and Protected Species Assessment | | 18/12/20 | 25/05/21 |
| Other – Preliminary Ground level Bat Roost Assessment | | 18/12/20 | 25/05/21 |
| Other- Tree Schedule | 1176 | 26/11/20 | 24/05/21 |
| Other – Design and Access Statement Sections 1 and 2 | | 26/04/21 | 24/05/21 |
| Other – Design and Access Statement Sections 3 and 4 | | 26/04/21 | 24/05/21 |
| Other – Flood Risk Assessment | 9433 | 13/04/21 | 24/05/21 |
| Other – Geo-environmental Investigation | Issue 1 | 18/02/21 | 24/05/21 |
| Other – Ground Investigation Report – Part 1 | 140423 Doc 02 | 01/02/21 | 24/05/21 |
| Other – Ground Investigation Report – Part 2 | 140423 Doc 02 | 01/02/21 | 24/05/21 |
| Other – Landscape and Visual Appraisal Part 1 | 15022021 | 15/02/21 | 24/05/21 |
| Other – Landscape and Visual Appraisal Part 2 | 15022021 | 15/02/21 | 24/05/21 |
| Other – Landscape and Visual Appraisal Part 3 | 15022021 | 15/02/21 | 24/05/21 |
| Other – Tree Survey | 1176 | 26/11/20 | 24/05/21 |

| | | | |
|--|---------------------------------|----------|----------|
| Other – Scottish Water Capacity Review | DSCAS-0032942-YNZ | 19/03/21 | 24/05/21 |
| Other – Soil Tier Risk Assessment | 140423 | | 24/05/21 |
| Other – Outdoor Lighting Report | 0002157949-E-R1-RTMA (P3 3000K) | 11/02/21 | 24/05/21 |
| Other – Outdoor Lighting Report | 0002157949-E-R1-RTMA (P5 2200K) | 11/02/21 | 24/05/21 |

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

4. The application seeks planning permission for the erection of 15 dwellinghouses with associated access, drainage, service and landscaping works. The development includes three blocks comprising ten flats and five terraced houses. All residential units are proposed to be for affordable housing for social rent in Braemar. The housing accommodation schedule is as follows:

| Number of units | Accommodation Type | Number of bedrooms | Number of Occupants |
|------------------------|---------------------------|---------------------------|----------------------------|
| 2 | Flat | 1 | 2 |
| 4 | Flat | 2 | 3 |
| 2 | Flat | 2 | 4 |
| 2 | Flat- Disabled Occupant | 2 | 3 |
| 5 | 2 storey Terraced house | 3 | 5 |

5. Block A, situated at the northern end of the site, comprises 6 flats arranged over two floors. Each storey has 2 x 2-bedroom flats and 1 x 1 bedroom flat. All flats are accessed via their own external entrance and have a balcony area. Elevations are proposed as vertical larch timber cladding coloured blue, with elements of light grey horizontal cladding under windows to create visual interest in the design. The dual pitched roof is proposed to be clad with red coloured corrugated roof sheets with translucent sheeting overhanging the first-floor balcony areas. External, covered, metal stairways with open timber cladding, providing first floor flat access are to be installed on the eastern, western, and southern elevations. Each balcony is proposed with laminated glass balustrades. Windows and doors are proposed as triple glazed, aluminium clad timber units. The ground floor flats have direct access on the northern elevation to individual private gardens, which are to be bound by post and wire fencing. To the southern elevation are communal landscaped areas including raingardens and area of ornamental planting with seating.
6. Block B, situated centrally within the site, comprises 4 flats arranged over two floors. The ground floor comprises 2 x 2-bedroom disabled user flats and the second floor comprises 2 x 2-bedroom flats, accessed via external, covered stairways on either side of the block. Each flat has a balcony area on the southern elevation. The two disabled parking spaces are situated to the east of the block with a ramp from the accessible parking bays to the ground floor flat to the east and an accessible path leading around the south of the building to provide access to the western ground floor flat. Elevations are proposed as vertical larch timber cladding coloured ochre, with elements of light

grey horizontal cladding under windows to create visual interest in the design. The dual pitched roof is proposed to be clad with red coloured corrugated roof sheets with translucent sheeting overhanging the first-floor balcony areas. Windows and doors are proposed as triple glazed, aluminium clad timber units. The ground floor flats have direct access on the northern elevation to individual private gardens, which are to be bound by post and wire fencing. To the southern elevation are communal landscaped areas including raingardens and area of ornamental planting with a path network and seating.

7. Block C, situated at the southern end of the site, comprises the 5 terraced houses. Elevations are proposed as vertical larch timber cladding coloured dark green with elements of light grey horizontal cladding under windows to create visual interest in the design. The dual pitched roof is proposed to be clad with red coloured corrugated roof sheets, with two rooflights on the southern side. The southern elevation also has two one and half storey elements set forward from the two-storey section, helping to break up building mass and providing a change in eaves height to reduce scale. Windows and doors are proposed as triple glazed, aluminium clad timber units. Entrance doors to each dwelling, on the north, west and east elevations are proposed with a flat roof canopy. Boundary treatments to the southern garden areas for each dwelling are to be a mix of vertical timber fencings with glazed sections above a gabion wall.
8. A new adoptable road is proposed to be installed to the south of the site with an access junction onto the Cluniebank Road. The access junction is proposed to have visibility splays of 2.4m x 90m in both directions. A passing place is to be installed on the access road approximately 75m from the junction and traffic calming measures are proposed to be installed to ensure that the speed of vehicles within the site is restricted to 15mph. This is due to the site being operated as a Home Zone with shared spaces for vehicles and pedestrians and no formal segregation. The traffic calming measures include changes in surface colour and texture and the use of bends in the road to slow traffic speeds. The adoptable area stops at the north-eastern end of Block C, with a turning-T for the refuse lorry. Existing tracks to the north of the site and to the northeast to join Kindrochit Court will be connected to the development so that access to existing cottages to the north of the site is maintained. The northern section of shared space will be maintained privately. A total of 25 parking spaces are to be provided on site in three blocks. This includes 23 vehicular spaces and 2 accessible parking spaces. Cycle storage is proposed between Blocks A and B in a purpose built shed. The shed is proposed with stone gabion elevations under white coloured, vertical timber cladding and a red corrugated, dual pitched roof. The store provides lockable storage for 12 bicycles.
9. Regarding water supply, the development is proposed to be connected to the Scottish Water Mains Water supply in the area. For foul sewerage, connections are also proposed to the Mains sewerage network and surface water is proposed to use an infiltration system into soakaways. Heating for all units is proposed via ground source heat pumps.
10. During the progression of the application, several amendments and further information has been submitted in response to consultation queries. These changes predominantly relate to the road and drainage layouts, with further ecological and landscaping information provided. Plans of the proposal can be found at **Appendix I**.

History

11. The application site previously benefitted from planning permission granted in 2014. Applications 07/222/CP and 07/223/CP permitted full planning permission and conservation area consent for the demolition of the agricultural buildings together with the erection of five dwellings and six flats.
12. Submitted at the same time as the application being considered within this report was an application for Conservation Area Consent (ref: 2021/0158/CON). This application sought conservation area consent for the demolition of the agricultural buildings. During the progression of the Conservation Area Consent application, it became apparent that the previous permissions granted for the demolition of these buildings is extant and the 2021 application was superfluous and subsequently withdrawn. Separate to the planning process, it is confirmed that a building warrant was granted for the demolition of the agricultural buildings on site in September 2021 with an expiration date of three years from September 2021.

Habitats Regulations Appraisal

13. A Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Sites as listed within the document- attached at **Appendix 2**. The European site potentially affected collectively relate to the nearby capercaillie Special Protection Areas and the River Dee Special Area of Conservation.
14. Regarding Capercaillie and Scottish crossbill of the SPA's, the document concludes there is no likely significant effect for the species and the appraisal does not consider it further. This is due to the habitats not being directly affected by the proposed development, with disturbances being unlikely to occur considering the intervening topography and the use of existing promoted paths where there an existing level of human activity occurring.
15. Regarding the River Dee SAC, a planning condition is required for the agreement and implementation of a Construction Method Statement and pollution prevention measures to prevent sediment entering the Clunie Water. Subject to this condition, the conservation objectives will be met and there will not be an adverse effect on site integrity.

DEVELOPMENT PLAN CONTEXT

Policies

| | | |
|--------------------------|---|----------|
| 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 | X |
| 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 | |
| POLICY 9 | CULTURAL HERITAGE | X |
| POLICY 10 | RESOURCES | X |
| POLICY 11 | DEVELOPER CONTRIBUTIONS | X |

16. 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

17. 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 | X |
| Policy 2 | Supporting Economic Growth Non-Statutory Guidance | X |
| Policy 3 | Sustainable Design Non-Statutory Guidance (2015) | 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 | |
| Policy 9 | Cultural Heritage Non-Statutory Guidance | X |
| Policy 10 | Resources Non-Statutory Guidance | X |
| Policy 11 | Developer Contributions Supplementary Guidance (2015) | X |

18. Also of relevance is allocation of the site allocation with the Cairngorms National Park Local Development Plan 2021. Allocation 'H3: Kindrochit Court' covers the site area of the existing planning permission for 11 dwellings. The site has previously been

developed and provides an important opportunity to contribute to meeting Braemar's affordable housing needs. The site is within the Braemar Conservation Area.

CONSULTATIONS

Summary of the main issues raised by consultees

19. **NatureScot** agrees with the conclusions of the appraisal, that there is a likely significant effect on the qualifying features of the River Dee SAC. However, provided a condition is attached to a planning consent requiring the production and agreement of a Construction Method Statement prior to work commencing on site, they agree that there will not be an adverse effect on the integrity of the SAC.
20. **Aberdeenshire Roads Team** raises no objection to the application. They confirm that the applicant has developed the proposal in liaison with CNP and Aberdeenshire Council RD Services. The unique layout has been agreed as an acceptable solution for this development. A detailed RCC application should be made at which time the proposed details can be considered fully and consented for construction through the RCC process. Regarding parking arrangements, it is confirmed that the 25 spaces shown are adequate for this development considering that the spaces will not be allocated to properties. Planning Conditions are recommended covering: the provision of all surfaced areas including parking spaces prior to the occupation of dwellings; and provision of the visibility splays.
21. **Aberdeenshire Council Flood Risk Management Team** originally sought the submission of further information to inform their assessment of the drainage proposals. Having reviewed the latest drainage scheme which utilises soakaways together with the revised drainage calculations, the Team has no comment on the application and does not raise any objection to the scheme. Regarding flood risk, the Team request the inclusion of a planning condition to ensure no land raising is permitted and permitted development rights are removed from the area of land below the 339.4m contour.
22. **Aberdeenshire Council Contaminated Land Team** confirms that the submitted Preliminary Investigation Report's contents, conclusions and recommendations are satisfactory. Additional intrusive site investigation and a remedial scheme are still required. Since the buildings requiring demolition are present on site then, to allow an adequate intrusive investigation to take place, the additional investigation, submission for approval of a remedial scheme and the execution of the remedial works should be the subject of a planning condition.
23. **Aberdeenshire Built Heritage Team** welcomes the proposed amendments to the scheme which include the reduction in height of Block C, the darker green staining and the breaking up of the glazed elements. The Officer queried the colouring of Block B and would still like to see the use of a more natural tone. The Officer also queried the use of the same roof colouring across all three blocks and what the wider landscape view will be across the roof profiles, considering there are no other large blocks of multiple corrugated roof buildings in proximity. The Officer recommends planning condition for the final agreement of external material colours and finishes. The Officer

also suggested that the use of stone walls would be more appropriate to the settlement that the proposed boundary treatments.

24. **Aberdeenshire Council Housing Officer** confirms there a demand for affordable housing in Braemar. They note that this development is an off-site contribution for previous planning applications 07/219/CP and 07/222/CP and as such there is an obligation for all units to be affordable housing. The Housing Team therefore welcome the inclusion of 100% affordable housing by the community group. Aberdeenshire Council also require a legal agreement that protects the affordable housing and maintains the housing authority's agreed rights of nomination within the project's allocation policies.
25. **Aberdeenshire Waste Management Team** has a holding objection to previous versions of the proposed road layout due to the access road appearing to be very tight and requesting a width of 3metres with no growth/ obstructions. The Officer also considered that the number of passing places was not appropriate for the length of the road. Following revisions to the scheme, the Officer has not provided amended comments.
26. **Aberdeenshire Council Developer Obligations Officer** has reviewed the submitted proposal in respect of development contributions and notes that contributions have already been received under the previous permission for a total of 11 units. This proposal equates to 12.6 housing units equivalents (in developer contribution terms) and the assessment is based on the house unit equivalent uplift only. The Officer's assessment confirms that no mitigation is required for Education, however a developer contribution is required towards healthcare provision and the extension to Braemar Health Centre to cater for the additional capacity requirements.
27. **Aberdeenshire Council Archaeologist** confirms that no archaeological mitigation is required.
28. **Aberdeenshire Council Environmental Health Officer** has no objections and no specific comments.
29. **Scottish Forestry** confirms that the applicant must clearly demonstrate how the proposed development and the compensation measures will deliver significant additional public benefits in accordance with the removal of ancient woodland policy.
30. **CNPA Ecology Officer** has no objections to the proposal following the refinements made to the scheme throughout the progression of the application. The Officer has the following comments:
 - a) Tree Removal- The Officer welcomes the document. 37 trees in total are proposed to be removed and it is confirmed that only category U trees shown to have a health and safety concern will be removed within the woodland management area. It is also confirmed that the felled aspen tree is proposed to remain on site as deadwood which is of high value for biodiversity.
 - b) Impact on Red Squirrel- The Officer welcomes the design to retain low vehicle speeds throughout the site and proposed signage to reduce collision risk to red

squirrel. This is also reflected within the mitigation measures outlined in the red squirrel species protection plan. The other mitigation measures include timings, pre-start surveys, nest boxes, supplementary feeding, rope bridges, licencing and working distances which are sufficient to ensure a natural outcome for red squirrels on the site.

- c) Landscape Plan and the Landscape, Biodiversity and Community Woodland Management Plan – includes all the woodland area and this is welcomed and includes the creation and management of various habitats within the site. Norway Spruce outside of the felling required for the development is proposed to be retained for the benefit of the squirrels.

31. **CNPA Landscape Officer** considers that overall, the proposals will benefit the site and its landscape character without detriment to the wider village or its setting. The proposed housing will change the character of the site however this is currently dominated by the agricultural sheds which has a strongly adverse effect on the site. On balance it is likely the new housing will be a more positive addition to the site. The proposed planting will help mitigate any visual impacts of the proposal, including its new road, as this will filter views outside the site to a reasonable extent. This is important considering the location at the entrance to the village.
32. There will be more than 30 trees removed, and the number of larger trees is a loss to the overall landscape. However, this is a relatively small loss compared with the extent of the whole wood. The proposed additional woodland and improvements to the existing one will mitigate the loss in the medium to long term. The Officer is content with tree protection measures and recommends hand excavation is undertaken around trees T6,7 and 7854-7861 to ascertain the presence of roots.
33. There are many good features to the overall landscape design including the retention of mature trees on the boundary and peripheral planting to partially screen the development from the surrounding village. The rain garden and swales are also an opportunity to reflect the natural planting of the area and establish a strong natural character for the site. The communal garden is a good way to enhance the housing area without having a bland 'municipal' effect and it will encourage outdoor use and foster good neighbour relationships. Lastly the management of the existing woodland should help retain its landscape as well as ecological value by ensuring its health into the long term.
34. With reference to the Aberdeenshire Heritage Team comments, the Officer considers the development is sufficiently separated from the main village by the woodland and other trees on site for there to be little or no significant visual intrusion. The examples submitted by them show similar materials and colours however on smaller buildings and this is the only key difference. The development is largely self-contained, and the colour palette proposed is attractive and will give it a distinctive identity which is a good feature. The Officer previously suggested the use of stone walling in place of the gabion baskets which is more commonly seen in the village. The Officer notes the agent's insistence on the suggested walling being unaffordable and whilst the Officer still maintains walling would be a better boundary feature than the proposed gabions, like

the building colours, something that will contribute to the overall character of the development but not detract from the rest of the village by itself.

35. The latest amendments which sought minor changes to the road layout for road safety purposes propose no significant change to the landscaping and are acceptable.
36. **CNPA Outdoor Access Team** has no objections with regards to the impacts on core paths, rights of way and the exercise of access rights. They are content the proposal has considered access into the woodland, and this has been catered for. Following the Officer's request for the cycle store to be revised to accord with Transport Scotland's *Cycling by Design 2010 (revision 2, July 2020)*, the agent provided a revised cycle store proposal, and the Officer confirms the revision is acceptable.
37. **Braemar Community Council** were consulted on the application but have provided no formal comments.

REPRESENTATIONS

38. The application was advertised when first submitted and again during the application progression. A total of 11 respondents have provided written representations, 10 raising objection and one respondent providing general comments. The full copies can be found at **Appendix 4**.
39. The general comments received cover the overall suitability of the site for development, whilst understanding the need for affordable housing within Braemar.
40. The letters of objection raise the following concerns:
 - a) Loss of mature and ancient woodland
 - b) Impact on wildlife
 - c) Concerned about the increased risk of flooding to neighbouring properties
 - d) Proposed Fluvial flood risk on new road route
 - e) Traffic generation and associated noise impacts
 - f) Proposed impact on visual amenity due to street and car lights
 - g) Loss of privacy by overlooking arising from the housing
 - h) Proposed blocks lie outwith the identified boundary of site H3.
 - i) Proposal would have a detrimental impact for those living adjacent
 - j) Design of homes not in keeping with the village
 - k) Wrong location for development
 - l) Issues surrounding access and use of track to access properties to the north of the site
 - m) Impact of asbestos from buildings being demolished
41. Following the consultation process, the scheme has subsequently been revised to seek to address concerns raised. This is described further in paragraph 10.

APPRAISAL

42. The main planning considerations are: the principle of development; the impact upon landscape, layout and design; the environmental impacts; the historic environment impacts; neighbouring amenity impacts; access and servicing and developer contributions.

Principle of Development

43. **Policy 2.5: Protecting Existing Economic Activity** of the Cairngorms National Park Local Development Plan 2021 allows for the alternative use of tourism sites currently in, or last used for economic, employment or tourism purposes where:
- a) It is satisfactorily demonstrated that it is not practical for financial or other reasons to sustain the existing or last economic, employment or tourism use; or
 - b) The site or buildings are unsuitable for the business needs and impact adversely on the built and natural environment, local character, or neighbouring properties.
44. The principle of redeveloping the site to provide housing was originally established under the previous application in accordance with policy provision at that time. The development land sites within the settlement boundaries of Braemar. The existing buildings on the site are former agricultural buildings which have in more recent years been used for local storage purposes. The site represents a brownfield opportunity within a settlement where the infill policy would be applicable. On this basis, the proposed loss of the business use of the site is acceptable and in accordance with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021.
45. **Policy 1: New Housing Development** of the Cairngorms National Park Local Development Plan 2021 provides support for new housing development where it is on an identified allocated site; or located within an identified settlement boundary, subject to that development meeting the requirements for the settlement and reinforcing and enhancing the character of the settlement.
46. The settlement objectives for Braemar as outlined within the 2021 Local Development Plan, includes the objective to 'deliver housing to meet local needs particularly affordable housing.'
47. The development is put forward for consideration by the Community Group on behalf of the community to provide 15 affordable dwellings in a central location within Braemar, making use of a brownfield site. The site utilises the area allocated within the Local Development Plan under allocation "H3". This allocation was based upon the development area of the extant planning permission for the erection of 11 dwellings on the site and was not necessarily based upon the wider allocation potential of the immediate area. The proposal being assessed within this report, looks to go beyond that allocated within the LDP. The proposal is still within the remits of the settlement boundary and therefore the principle of extending beyond that allocated, is accepted.

48. In accordance with Policy 1.4, the proposal includes a mix of smaller scale dwellings to help secure a balanced housing stock for the area. The proposal accords with Policy 1.5, which seeks the provision of affordable housing within the development scheme of at least 45% of the development. In this case, the proposal looks to provide 100% affordable housing which is welcomed. The Aberdeenshire Housing Officer confirms there is demand for this amount of affordable housing within the area. The principle of housing on this site, meeting a local need for affordable housing to benefit the community is acceptable and accords with Policy 1: New Housing Development, subject to compliance with other relevant Local Development Plan policies.

Landscape Impacts, Siting and Design

49. **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2021 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development. **Policy 1: New Housing Development** and **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seek to reinforce and enhance the character of the existing settlement and encourage new development to be sympathetic to the traditional pattern and character of the area, whilst encouraging innovative design and finishes.
50. The proposal is unlikely to result in significant adverse landscape and visual effects. The site is for the most part well screened from the adjacent area by mature woodland. Views into the site from areas within the village are limited. The greatest effects would be on the adjacent dwellings however there is some attempt to mitigate this through the siting of the development, retention of existing trees and the planting of new trees. The proposed removal of the existing agricultural buildings is considered to have a positive impact on the landscape character and the enclosed nature of the site allows for the inclusion of a more contemporary development, as proposed. A landscaping scheme has been provided which includes the retention of mature trees on the boundary and peripheral planting to help with screening. The addition of communal and rain gardens is welcomed, in addition to the management of the existing woodland which should help retain its landscape as well as ecological value by ensuring its health into the long term. The landscape impact and proposed landscaping accord with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.
51. The proposed layout of three blocks of flats is considered appropriate to the site context and building scales are appropriate to the surrounding area and structures being replaced. On this basis the proposal is considered to comply with the specific policy requirements of Policy 1 and Policy 3.
52. Regarding design, Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that all new development delivers high standards of design and contributes to the sense of place. It should minimise the effect of climate change and make use of sustainable resources. The design of the proposed dwellings adopts a modern approach. The site is considered to have capacity for the number of residential units proposed and the density is therefore considered acceptable to the site size.

53. On this basis, the proposal is considered to accord with Policy 3: Design and Placemaking and Policy 1: New Housing Development of the Cairngorms National Park Local Development Plan 2021.

Environmental Issues

54. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species, or biodiversity whilst **Policy 10: Resources** sets out the need to fully consider impacts on flooding and water resources.
55. The Habitats Regulations Appraisal concludes that provided a condition is attached to the planning consent requiring the production and agreement of a construction method statement, the proposal will not have an adverse effect on site integrity of the River Dee Special Area of Conservation. NatureScot agree with the conclusions reached.
56. Regarding protected species and habitats, the CNPA Ecology Officer has no objection to the scheme and notes that the proposal would not have a negative impact on any protected species or habitats around the site. The Officer welcomes the mitigation measures for red squirrel. On this basis the proposal is considered to accord with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.
57. The housing footprint lies within the most ecologically degraded parts of the site and the remaining community woodland is also degraded. Evidence from the supporting information highlights that the pine forest is likely to have been planted woodland on what was previously ancient woodland, of a different composition to the present-day pine. Heavy grazing has led to underdeveloped ground flora and shrub although it is noted that the woodland has potential to be ecologically restored with the right management. A total of 37 trees are proposed to be felled during the construction of the development. Removal of woodland is only permitted where it complies with the Scottish Government's Control of Woodland Removal Policy and where the removal of the woodland would achieve clearly defined benefits. It is acknowledged that the number of larger trees to be removed, is a loss to the overall landscape. However, this is a relatively small loss compared with the extent of the whole wood. The proposed additional woodland and improvements to the existing woodland will mitigate the loss in the medium to long term. The proposed community benefit of meeting a community housing need, on an existing brownfield site, is considered on balance to outweigh the local contribution of the subject trees. Substantial compensatory planting is proposed within the scheme together with a Community Woodland Management Plan which proposes management of the wider woodland area, with the creation and management of various habitats to improve the ecological value. The tree cover at this location is sizeable and extends southwards and although it is designated as ancient woodland, the overall impact, will not be significant or detrimental to the overall integrity of the woodland area.
58. Regarding other environmental matters, it is confirmed that the proposed access road is sited on land at risk of fluvial flood risk from the Clunie Water for a 1 in 200-year fluvial flood event. The development includes mitigation measures of no land raising within the functional floodplain and the minimisation of ground raising within the buffer zone,

together with the retention of the secondary access via the existing lane to the north of the development to ensure safe access/egress during flood events. A planning condition is recommended to ensure no land raising occurs for all locations with a current ground elevation of 339.4m AOD or below which takes account for the functional floodplain and buffer.

59. Concern has been raised during the progression of this application regarding potential asbestos within the existing buildings to be demolished. The submitted Geo-environmental/ Contaminated Land assessment confirms that an asbestos survey will be undertaken prior to the demolition. The Aberdeenshire Council Contaminated Land Officer references the site's former use and recommends the inclusion of a planning condition for the submission of an intrusive investigation report to account for potential contaminant addition, movement, and breakdown as well as remediation. Subject to the inclusion of the planning condition, the proposal is considered to comply with to comply with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Impact on the Historic Environment

60. **Policy 9.3: Cultural Heritage- Conservation Areas**, requires development to preserve or enhance the character and appearance of the Conservation Area and use design, materials, scale, layout, and siting appropriate to the site and its setting.
61. The Conservation Area is strongly characterised by the traditional style of the local architecture. The development has clearly addressed this style in the overall design and choice of materials. However, some details are different such as the long roof pitches of metal roof which are larger than any seen in the village and the squared entrance porches. The building colour choice deviates from the local tradition too. Despite this, the enclosed nature of the site, separated by the tree cover of the woodland, allows this more contemporary design to sit in its own landscape. As such, these details do not detract from the existing housing stock but offers a complimentary and more contemporary style of rural highland housing. The removal of the agricultural sheds is also a significant enhancement to the Conservation Area. On this basis, the proposal does not negatively impact the Conservation Area, utilises a mix of traditional materials and the design is considered appropriate to the site.
62. Regarding archaeological interests, the Council's Archaeologist confirms that no mitigation is required. The proposal accords with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2021.

Impact on Neighbouring Amenity

63. In terms of residential amenity **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that new development protects amenity currently enjoyed by neighbouring occupants to sites and affords sufficient private amenity ground and off-street parking with the development. There is a sufficient distance between the flatted blocks and neighbour residential dwellings to avoid any adverse impacts on neighbouring amenity. In between the flatted blocks and site boundaries are retained trees and further vegetated planting which help to provide

screening into the site from neighbouring properties. The flatted units are also offset from each other and from buildings beyond the site boundary.

64. Concern has been raised by neighbouring occupants regarding the impact of the increased traffic and the headlights causing noise and visual impacts. Additional tree and vegetated planting are proposed between the new access road and the shared site boundary with the residential dwelling. In addition, vehicles moving along the new access road are moving in a linear direction to the adjacent dwelling and therefore not directly at the neighbouring property. Vehicle speeds are to be maintained at a maximum of 15mph which would not lead to adverse noise impacts. The proposed additional boundary planting will help buffer any noise and help to screen the development from neighbouring properties. With regards to the proposed parking areas, again it is acknowledged there is a good distance between the spaces and the site boundary with the retention of existing, established trees and changes in topography providing screening between the neighbour properties and the parked vehicles. The site has a former agricultural use and therefore the proposed use is considered more appropriate and compatible with the surrounding residential area.
65. The layout of the site is therefore not considered to give rise to any adverse impacts on neighbouring amenity in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

Servicing and Access

66. **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
67. Regarding water connections, the proposal would be connected to the mains water in the area, of which Scottish Water have no objections but require the applicant to submit a formal application to them following the granting of any permission to review capacity.
68. The site is proposed to be connected into the Scottish Water public sewer. For surface water runoff arising from the site, it is proposed that this is dealt porous paving and infiltration. The Aberdeenshire Council Flood Risk Management Team have received sufficient information to support the drainage proposals and have no objections to the scheme. The proposed surface water and foul water drainage measures are acceptable in accordance with Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.
69. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 states that all new development must include an appropriate means of access, egress, and space for off street parking.
70. The development will be satisfactorily accessed from a new adoptable access road off of Cluniebank Road. The site would be regulated as a 'Home Zone' with traffic calming measures to keep vehicular speeds restricted to 15mph and shared vehicular, pedestrian spaces. Car parking is proposed to be unallocated and meets the required numbers of

spaces for the scale of development. The north-eastern, secondary access is proposed to remain free from obstruction as the secondary access for use in flood events and for use by occupiers of the Cottages to the north of the site who currently use the existing track on site to access their properties. The Aberdeenshire Council Road's Team has no objection to the scheme subject to the inclusion of planning conditions to ensure the visibility splays and parking and access arrangements are fully installed prior to the first occupation of the development. The proposed vehicular access arrangements therefore accord with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

71. The Council's Waste Management Team have previously raised objections to earlier versions of the proposed road arrangements but have not provided comment on the latest scheme. Objection has previously been raised regarding the width of the road and the number of passing places on the route. The width of the proposed road is 0.5metres wider than the minimum width required by the Waste Management Team for their vehicles. In addition, grassed verges are proposed on either side of the road to avoid any planting obstructions to the width of the road. The proposed road layout has been designed in consultation with the Council's Roads Team and a safety audit has been undertaken of the design. The Road's Team has no objection to the design as proposed, nor the number of passing places on the new road. A refuse truck vehicular tracking plan has been provided which demonstrates that the refuse vehicle can manoeuvre into and within the site using the proposed adopted road. On this basis, the proposed waste management arrangements are acceptable.
72. **Policy 3: Design and Placemaking** also sets out that new development should be designed to maintain and maximise all opportunities for responsible outdoor access. The proposal looks to link into the existing access paths within the surrounding woodland and the proposed changes to the cycle storage are welcomed.
73. On this basis, the proposal is considered to accord with Policy 3: Design and Placemaking and Policy 10: Recourses in respect of access and servicing arrangements.

Developer Contributions

74. **Policy 11: Developer Obligations** of the Cairngorms National Park Local Development Plan 2021 states that where development creates a need to increase or improve public services, facilities, or infrastructure, or mitigate adverse effects, the developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The Aberdeenshire Council Developer Obligations Officer has confirmed that the proposal gives rise to healthcare capacity issues and a developer contribution is required for the extension of healthcare facilities which would serve the residents of the development.

Other Issues Raised in Consultations and Representations

75. Matters raised by consultees and third parties have been addressed above.

CONCLUSION

76. The redevelopment of the former agricultural site will bring this underused, brownfield site back into a productive use fulfilling a need to support the local housing needs within Braemar for the supply of affordable housing, utilising an allocated housing site within the Local Development Plan. Any remaining points of detail that have not been sufficiently addressed will be resolved through the imposition of suitable conditions. Subject to these recommended conditions and the payment of the development contribution towards healthcare provision, the proposed development is considered to comply with the policies contained within the adopted Cairngorms National Park Local Development Plan 2021 and approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Erection of 15 Dwellinghouses and Associated Infrastructure at Site At Kindrochit Court Mar Road Braemar Aberdeenshire subject to:

- a) A legal agreement with protecting the affordability of the housing and Aberdeenshire Council's agreed nomination rights;**
- b) Payment of a developer contribution for healthcare provision**
- c) 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

- I. No development shall commence on site until a Construction Method Statement (CMS) and programme of works has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The CMS shall include, but not be limited to:**
 - a) The approach to site preparation, soils management, restoration, and reinstatement**
 - b) Construction stage SUDs**
 - c) Reference to the tree protection plan and measures**
 - d) Construction pollution prevention measures**
 - e) Programme of works**
 - f) Demolition details including pre-demolition surveys**
 - g) Reference to ecological surveys, red squirrel species protection plan**

The construction of the development shall thereafter be implemented in accordance with the approved details.

Reason: The works are to be undertaken in an environmentally sensitive area. It is therefore necessary for a Construction Method Statement to be agreed prior to the commencement of any works to ensure that work on site proceeds without damage to the environment in accordance with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

2. **No development shall commence on site until the tree protection measures have been installed on site in accordance with the approve tree protection plan and maintained in accordance with those details for the duration of construction.**

Reason: To ensure that trees adjacent to the site, which contribute to the landscape character and biodiversity of the area are appropriately protected during construction works in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

3. **No development shall commence on site until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority, in consultation with the Aberdeenshire Council Contaminated Land Department. The scheme shall include:**
 - a) **The nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by the Cairngorms National Park Authority, acting as Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites- Code of Practice**
 - b) **The measures required to treat/ remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed**
 - c) **Measures to deal with contamination during construction works**
 - d) **If remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures**
 - e) **If monitoring is required, monitoring statements shall be submitted at agreed intervals for such period as is considered appropriate by the acting Planning Authority.**

The development shall thereafter be undertaken in accordance with the remedial scheme in its entirety and a validation report shall be submitted to and approved in writing by the Cairngorms National Park Authority prior to the first use of the development.

Reason: To ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety due to the site's previous use and in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

4. **No development shall commence on site, until the visibility splays, measuring 2.4m by 90m to be formed on the right-hand side of the junction and 2.4m x 68m to the left-hand side of the junction of the vehicular access with the public road. The visibility splays so forms shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.**

Reason: To ensure acceptable infrastructure at the development access in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

5. No development shall commence on the construction of the residential units, hereby permitted, until samples of the proposed external finishes together with details of colours using the RAL colour chart, shall be submitted to, and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development conserves and enhances and is sympathetic to the existing character of the settlement and Conservation Area in accordance with Policy 3: Design and Placemaking and Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2021.

6. The landscaping hereby approved shall be carried out in complete accordance with the timescales and management regime, together with the management of the community woodland, as set out in the approved document titled 'Landscape, Biodiversity and Community Woodland Management Plan' Rev.D, dated 13/04/2022, carried out by Raeburn Farquhar Bowen.

Reason: In the interests of habitat and biodiversity enhancement in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

7. No land raising for the development, hereby permitted, shall occur for the area below the 339.4m contour within the red line development area of the site.

Reason: Land below the contour is included within the functional flood plain and buffer and therefore to ensure that the proposal does not have adverse flood risk impacts, no works are permitted by way of land raising within the flood area in accordance with the Aberdeenshire Council Flood Risk Management team's consultation and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

8. No lighting shall be installed on site until details (position, type and intensity) have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The lighting, if being provided, shall be installed and operated in strict accordance with the approved plans.

Reason: To ensure that the development does not adversely affect European Protected Species including the commuter bats in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

9. No residential unit shall be occupied, until all parking, paths, turning and access arrangements, including visibility splays have been fully implemented in accordance with the approved details.

Reason: To ensure that the site is satisfactorily serviced and accessed in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

10. No residential unit shall be occupied until it is connected to a public water supply and a public drainage supply.

Reason: To ensure that all residential units are adequately served by public services in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

11. Unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, the residential units as indicated on the approved plans, shall be retained in perpetuity as fifteen units of affordable housing accommodation.

Reason: To ensure that provision is made for affordable housing in accordance with Policy provision of the Local Development Plan and that the tenure remains as considered in this application in accordance with Policy 1: Housing Development and Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period, then this planning permission will lapse.
2. 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.
3. 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.
4. The applicants should submit a formal connection application to Scottish Water following the granting of planning permission for review of the availability of capacity.
5. 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.

Road Informative

6. Adequate provision to be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.
7. Adequate precautions to be taken to protect Statutory Undertaker's plant which may be affected by the works/ development.
8. Construction Consent for the proposed road will be required prior to the commencement of any roadwork. Construction Consent Application forms must be submitted at least three months before any roadworks are intended to commence.
9. A Road Bond must be lodged with Aberdeenshire Council prior to commencing work on any proposed dwelling work. Any exemption should be agreed prior to the start of works.

Contaminated Land Informative

10. The applicant should ensure they are satisfied via survey work that the building to be demolished does not contain asbestos material and that any material should be removed in line with guidance issued by HSE. Asbestos removal should be carried out prior to demolition and disposed of appropriately as a Special Waste.

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.