

CAIRNGORMS
NATIONAL PARK AUTHORITY

ÙGHDARRAS PÀIRC NÀISEANTA A'
MHONaidh Ruaidh

Cairngorms National Park Authority

Planning Performance Framework 2018-19



2018/19 – Performance Headlines

Development planning and land supply



Local Development Plan **4 yrs** old
Progress **on track** to replace it by 5th anniversary



6.8 yrs of effective housing land
318 new houses built over last 5 yrs



24 ha of marketable employment land available

Development management and decision making



87% of applications
approved



Pre-application advice given
on **30%** of applications



Processing agreements for
93% of all applications



18.6 wks on average to
determine planning
applications for local
developments



2 legacy applications
remaining at end of year

Enforcement



64 enforcement cases taken up
33 breaches resolved

Contents

Introduction	4
Part 1: Qualitative Narrative and Case Studies	5
Quality of outcomes	5
Quality of service and engagement	7
Governance	11
Culture of continuous improvement	12
Project focus	13
Part 2: Supporting Evidence	32
Part 3: Service Improvements	34
CNPA Service Improvement actions 2018-19	34
Delivery of CNPA service improvement actions in 2017-18	35
Part 4: National Headline Indicators (NHIs)	36
Key outcomes	36
Context Statement	38
Part 5: Official Statistics	44
A: Decision-making timescales	44
B: Decision making: local reviews and appeals	45
C: Enforcement Activity	45
D: Context	45
Part 6: Workforce Information	46
Part 7: Planning Committee Information	46

Our Commitment

Our Planning Service is a key part of the Cairngorms National Park Authority (CNPA) and is committed to the Vision¹, Mission and Values as set out in the Corporate Plan 2015 to 2018. The Planning Service plays a key part in creating the Park we all want by getting the right development in the right place, by promoting investment, by protecting and enhancing the natural/cultural environment and by creating places that we will value and enjoy.

Read our Planning Service Charter for further information www.cairngorms.co.uk

¹ The Vision for the Cairngorms National Park is: “An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together”.
Source: Cairngorms National Park Partnership Plan 2017-2022

Introduction

The Planning Performance Framework (PPF) was developed by Heads of Planning Scotland in conjunction with the Scottish Government. The framework involves a mix of qualitative and quantitative measures to provide a toolkit to report on and improve performance. All planning authorities prepare PPF reports annually.

This is the eighth annual Planning Performance Framework report for the CNPA Planning Service. Scottish Government feedback about our last report for 2017/18 was generally positive and is available online. This report includes a summary of how we have performed in 2018/19 and looks ahead to 2019/20, highlighting the key areas where we want to improve our practice. We use the PPF report to feed back to Scottish Government and to significant stakeholders including our Developers Forum and Planning Representatives Network (Community Councils and Associations).

In the Cairngorms National Park, more than in any other part of Scotland, there is a partnership approach to planning – the National Park Authority and the five relevant local authorities all play a key role in making the planning system work efficiently. The CNPA

sets the planning policy for the National Park through the development of the National Park Partnership Plan and the Local Development Plan. All planning applications in the Park are determined with reference to this policy background. CNPA “calls in” and determines the most significant planning applications, generally around 10% of all applications, leaving the five local authorities to determine the remainder.

In the Cairngorms National Park, more than in any other part of Scotland, there is a partnership approach to planning – the National Park Authority and the five relevant local authorities all play a key role in making the planning system work efficiently



Corgarff Castle

Part I: Qualitative Narrative and Case Studies



Grantown-on-Spey

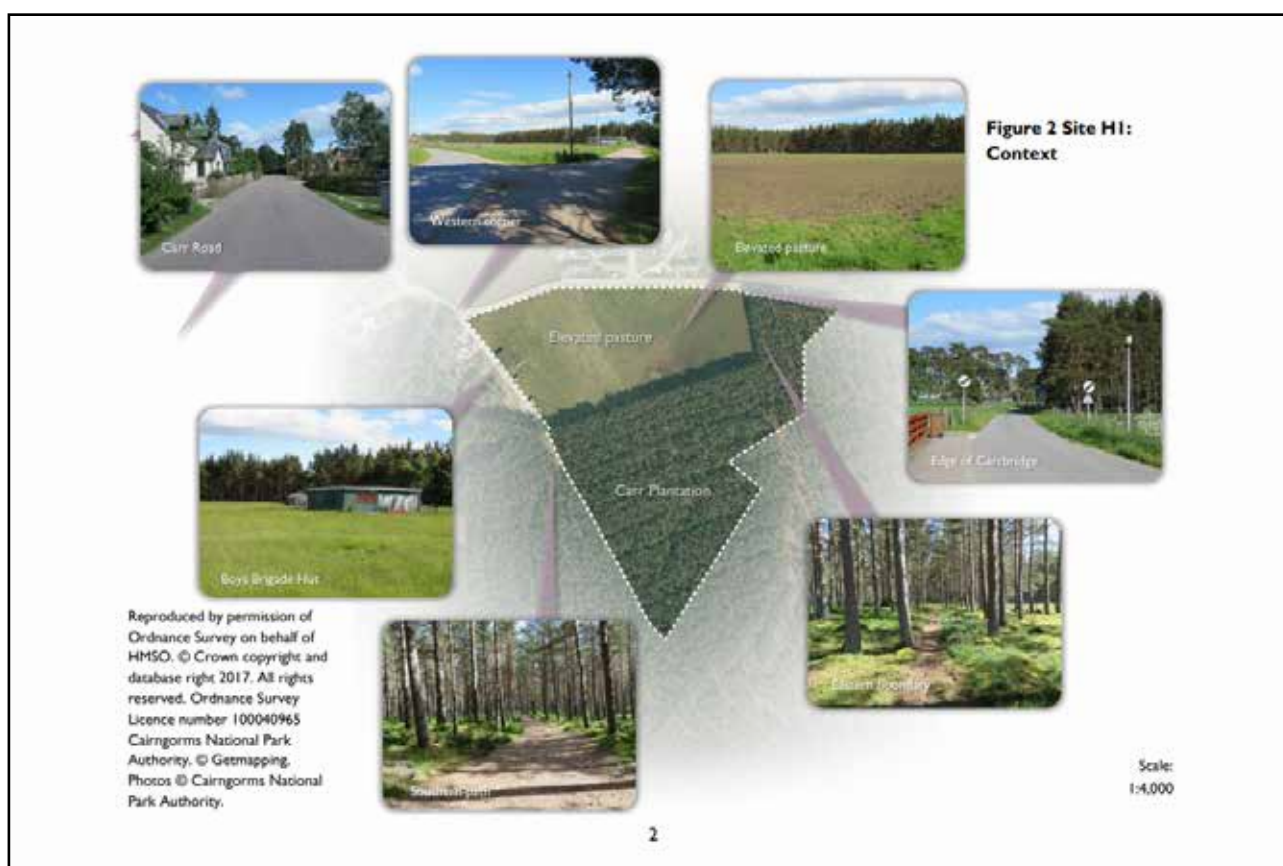
Quality of outcomes

The CNPA has:

1. Undertaken further monitoring of the delivery of the Local Development Plan (LDP) and the associated suite of statutory and non-statutory Planning Guidance during the first and second year of their operation. This follows the Monitoring Report that was undertaken for the first year of the LDP's operation and continues to build our understanding of how planning policies are being applied in practice. This, in turn, helps to ensure our LDP and associated planning guidance is providing the policy framework and clarity necessary to secure high quality development on the ground. The monitoring work is being used to inform proposed policy changes in the next LDP.
2. Adopted a Development Brief for the HI housing allocation at Carr-Bridge. This

adds to the existing suite of development briefs for key housing sites in the LDP. The HI allocation at Carr-Bridge is a significant development site and has a complex planning history. The Development Brief will provide a framework for ensuring high quality development on the site by providing guidance on site layout, design, open space integration and other general development requirements including the provision of a safe off-road route to the village primary school. These measures will ensure that the development is effectively integrated with the existing community. A planning application for the site was submitted in April 2019 (2019/0120/DET), just outside the monitoring period of this report, with the proposal clearly demonstrating how it has taken the Development Brief into account.

3. Adopted a Development Brief for the Aviemore Highland Resort site. This site is centrally located in Aviemore and has significant development potential. While part of the site has an extant planning permission for housing development, outline permission for the wider site has now lapsed. The LDP Action Programme identified the preparation of a Development Brief as a delivery priority to inform future development proposals for the site. The Development Brief aims to ensure that future development is carried out in an integrated and holistic way.
4. Built upon the success of the Cairngorms Design Awards 2016 competition (as reported in last year's PPF) by expanding the range of design resources on our website. We have developed an online 'Design Story Map', which provides case studies of high quality design across the National Park. This enhances our existing suite of advice and guidance aimed at promoting the highest standard of design in the Park. The story map is intended to be a live resource, which will be updated with new case studies as and when they emerge.
5. Continued to utilise the Cairngorms Landscape Toolkit as a means of ensuring that development proposals complement and enhance the special landscape qualities of the National Park.
6. Supported the delivery of a range of high quality developments through the planning process. Selected highlights are identified within the Project Focus section of this report.



Extract from Carr-Bridge H1 Development Brief

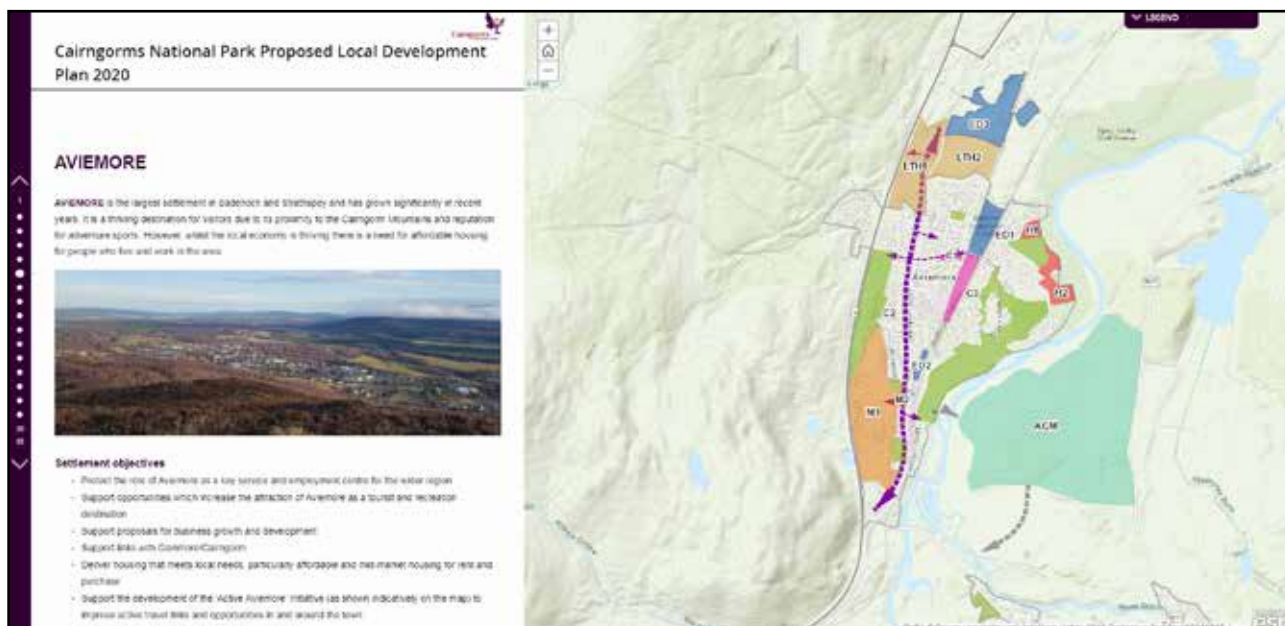
Quality of service and engagement

The CNPA has:

1. Continued to promote our Planning Service Charter to outline the overall purpose of the planning service and our commitments to the standards that customers can expect.
2. Maintained our good working relationships and shared understanding of different customer's experiences of the planning service through our Developer's Forum and Planning Representatives Network (made up of representatives from Community Councils and Associations). We have undertaken a comprehensive review of both of these groups during 2018/19 to ensure they remain relevant, useful and effective for members.
3. Operated a customer satisfaction survey throughout 2018/19. The feedback from the survey is reported to CNPA's Management Team and is used to inform service improvements. A review of the survey approach was undertaken by Management Team in March 2018 and this has identified a future need for more directly targeted surveys of users of the development management service (both applicants and consultees). These new targeted surveys were introduced during 2018/19 and the feedback received is being used to drive future service improvements. Building on this, the CNPA will be more active and dynamic in discussing the results of future customer feedback surveys with the Developers Forum and the Planning Representatives Network.
4. Offered processing agreements on all applications that are "called in" by CNPA and continued to promote the availability of this service via the CNPA website. Uptake of processing agreements has continued to grow during 2018/19, with 93% of the planning applications determined by CNPA during the reporting period having a processing agreement (this compares with the previous high of 91% during 2017/18).



Braemar Proposed LDP consultation event



Extract of the Proposed LDP Story Map

5. Implemented our suite of statutory and non-statutory Supplementary Guidance as a means of providing clear guidance on the information that will be required in support of planning applications within the National Park.
6. Promoted the adopted LDP and associated Supplementary Guidance as the source of information on developer contributions. The LDP has a clear policy on developer contributions (Policy 11), and statutory Supplementary Guidance supports this policy. The Supplementary Guidance refers to the Circular 3/2012 tests and makes clear that contributions will only be sought where the tests are met. We are also continuing to use the Cairngorms National Park Planning Service Protocol to ensure the policy is applied consistently by the CNPA and the five Local Authorities who deal with planning applications within the Park. Where relevant, developer contributions are highlighted during pre-application discussions, although in practice there are relatively few large developments in the Park that trigger the policy requirements.
7. Reviewed and updated our Planning Enforcement Charter in June 2018 and continued to promote it to explain how the enforcement process works in the Cairngorms National Park and outline the respective roles of CNPA and the local authorities that share enforcement powers. The Planning Enforcement Register has been refreshed with additional information and links to the most recent notices. We have also identified some additional specific areas of work that will improve our ability to deal with unauthorised hill track works in particular. We also introduced a reporting tool on our website for members of public to report planning breaches. This work will be built upon in 2019/20 with the mapping of all hilltracks within the National Park providing a baseline for decision making.
8. Maintained our suite of Planning Advice Notes which explain the way the planning system operates within the National Park and provide easy to read advice on matters that customers frequently ask about.



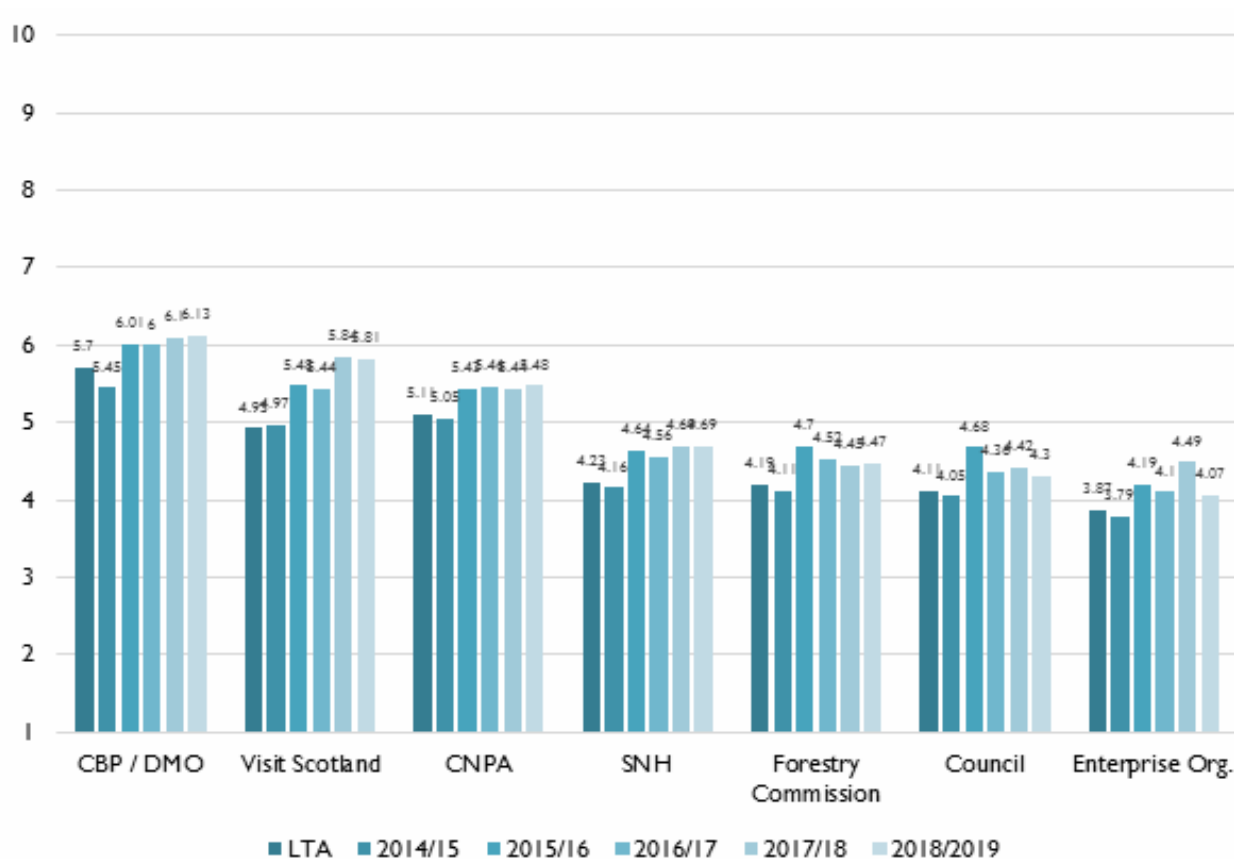
9. Reviewed our Development Plan Scheme (DPS) to outline the timetable for producing the next LDP and set out our commitments to engaging the public and other stakeholders within its production. The DPS includes an overview of the project plan for the next LDP and demonstrates that robust project planning and management structures are in place to ensure the delivery of the new LDP within 5 years of the adoption of the existing plan.
10. Completed an extensive programme of work to get the next LDP from Main Issues Report to Proposed Plan stage. This has included holding an additional consultation to consider new site proposals suggested during the MIR process. The process has included both formal and informal discussions with Planning Committee Members as well as discussions with

the Developers Forum and Planning Representatives Network.

11. Undertaken a successful consultation on the Proposed Plan for the next LDP. The Proposed Plan consultation ran over a period of 15 weeks from 25th January to 5th April March 2019. The consultation was designed to be as user-friendly and accessible as possible, and during this time more than 250 people attended drop-in sessions and in locations across the National Park. CNPA Officers also attended a range of Community Council meetings to explain the consultation, as well as holding Proposed Plan discussion sessions with the Developers Forum, Planning Representatives Network and the Cairngorms Business Partnership. Extensive use was made of the CNPA's website and social media to promote the consultation. The Proposed Plan consultation webpage and the four supporting MIR and LDP web pages were viewed over 11,000 times during the consultation period. In addition, four news releases were published to the website and these attracted 400 page views in total. We offered digital users the choice of a PDF download of the Proposed LDP or they could access the Interactive Story Map; the Story Map was viewed a total of 1,113 times. During the campaign we published 94 posts to Facebook, Twitter and Instagram and uploaded 22 different videos to YouTube and Facebook. Collectively these posts made 153,782 impressions across the 3 networks (Facebook, Twitter and Instagram). Engagement with all campaign content, including video, resulted in an engagement rate of 26%, which is significantly higher than industry averages, which in 2019 ranged between 0.05% to 1.6% depending on the platform.

12. Maintained our strong reputation with local businesses, as evidenced by the regular survey work undertaken by the Cairngorms Business Partnership – the private sector destination and business organisation. CNPA is regarded by businesses as being generally effective in supporting business within the Park, especially compared to other public sector organisations, and performance is improving over time (see graph below).

Perceived contributions of organisations towards business in the Cairngorms National Park (scale of 1=very poor to 10=very good)

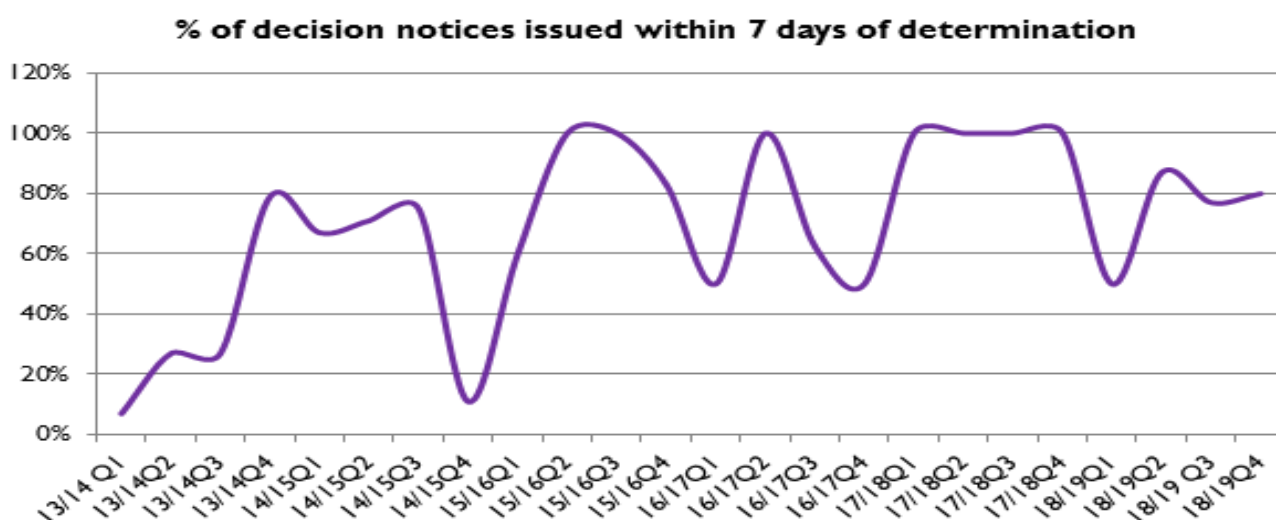


Source: [Cairngorms Business Barometer Annual Summary Report – 2017, 2018 & 2019](#)

Governance

The CNPA has:

1. Continued to apply the Cairngorms National Park Planning Service Protocol – the voluntary agreement between the CNPA and the five Local Authorities who all work together in the exercise of planning functions within and affecting the National Park. We have also convened regular Cairngorms Planning Protocol meetings with the five Local Authorities to provide a forum for discussing issues and ensuring the planning service is operating effectively and consistently across the Park.
2. Capitalised on a recent internal restructure which integrates CNPA's Economic Development and Community Support teams with the Planning team (as reported in last year's PPF). The Park Authority's previous Head of Planning role has been broadened to become the Head of Planning and Communities and now includes direct management oversight of all three functions. This has enabled much closer linkages between the new LDP, the review of the Cairngorms Economic Strategy and the various Community Action Plans that are in place or under development across the Park. A Cairngorms Economic Action Plan is being consulted on in 2019/20.
3. Collaborated with key partners through our Planning Delivery Group (made up of senior managers from Highland Council, Aberdeenshire Council, Scottish Natural Heritage, Scottish Environment Protection Agency, Highlands and Island Enterprise, Forestry Commission Scotland, Transport Scotland and Scottish Water) to guide the preparation of the new LDP.
4. Continued to implement our procedure for reviewing applications post-determination where outstanding s75 legal agreements have delayed the issue of decision notices.
5. Maintained a pattern of issuing swift decision notices following planning committee meetings (where there are no requirements for s75 legal agreements to be concluded). The graph below shows that all such decision notices were issued within 7 days of committee determination during 2018/19.





Culture of continuous improvement

The CNPA has:

1. Continued to use routine quarterly performance reporting to monitor performance barriers at Management Team with six monthly updates for Planning Committee.
2. Continued to participate in the Heads of Planning Scotland's Development Planning and Development Management Sub-Committees.
3. Continued to participate in the North of Scotland Development Plans Forum, which allows the sharing of experiences, best practice, skills and knowledge amongst peers.
4. Officers are active participants within the Royal Town Planning Institute North of Scotland chapter and organised and held a workshop on natural heritage and planning in the CNPA offices in Grantown-on-Spey
5. Introduced a range of service improvements during 2018/19, and agreed with CNPA's Planning Committee a programme of further service improvements for 2019/20 (see Part 3 of this report for full details). The service improvements respond to feedback received from stakeholders, including through the National Park's Planning Representatives Network and Developers Forum, and aim to build upon the progress made in previous years.

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Project Focus

Aviemore Hospital



Aviemore Hospital visualisation: 2018/0311/DET

Location and Dates

Aviemore 2018/2019

Related Elements of a High Quality Planning Service:

Quality of Outcomes

Key Markers:

2, 3

Key Areas of Work

- Design
- Collaborative working
- Active Travel

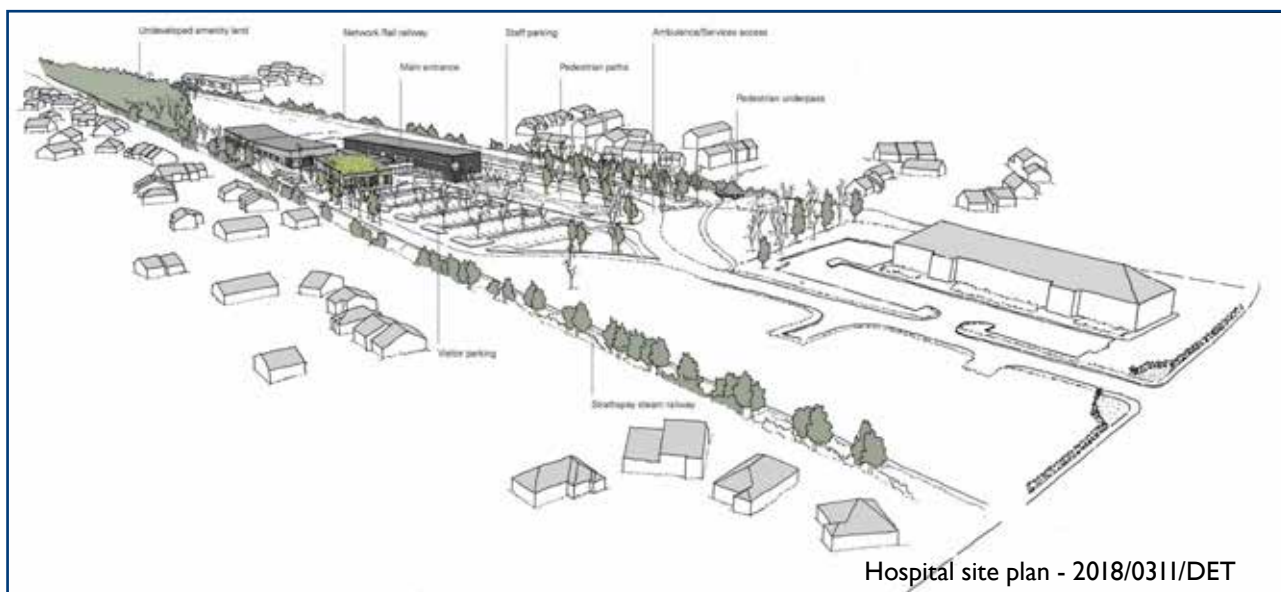
Stakeholders

- NHS Highlands and Islands
- Hub North Scotland
- Scottish Government
- Authority Staff

Overview

Discussions on the need for service redesign in Badenoch and Strathspey date back to 2011 and were initially concerned with the condition of two local hospitals – St. Vincent in Kingussie and Ian Charles in Grantown-on-Spey. In the next three years extensive consultation took place on how to modernise the health service in the locality.

Many factors prompted the need to modernise, including the condition of the two local hospitals. Hospitals must meet various standards, such as infection prevention and control, privacy and dignity and fire safety and it was getting increasingly hard to meet these standards in both hospitals and there was no scope to modernise the facilities. Moreover, neither hospital is located to best meet the overall needs of all of the communities of Badenoch and Strathspey, with Aviemore offering a more central location. Therefore, the development of a new community hospital



and resource centre in Aviemore was identified as the best and most cost effective solution. According to NHS Highland, this represents the first major service change project in the NHS to be approved in Scotland since 2007.

A range of sites were considered for the new community hospital, with the preferred location identified on a relatively narrow piece of land between the Strathspey Railway line and Highland Main Line. The land is allocated for Economic development in the Local Development Plan.

One of the key issues for delivering the project was the way access was designed to integrate with existing active travel infrastructure while

also being inclusive and meeting the needs of the hospital's users. The applicants therefore worked closely with CNPA planners and access staff to create a design that encourages people to safely access the facility on foot or by bike and therefore encourages people to be active and lead healthy lifestyles. The project was therefore designed to integrate with the objectives of the CNPA's multi-million pound Active Aviemore project, which is supported by funding from Sustrans. A processing agreement was put in place to ensure that key deadlines were met between various partners and that the application was determined in a timely fashion.



The new facility will also include a transport “hub at the hospital” with a drop-off area at the front entrance for commercial buses, community and local transport providers. A minimum of 128 parking spaces are provided for patients, visitors and staff and high-quality cycle shelters, which cater for more than the minimum 16 bike requirement, will also be provided near the main entrance.

Inside, the hospital has been designed with inclusivity in mind. This has meant considering a wide range of needs, including wheelchair users and those with dementia or autism.

The design process did prove challenging, the narrow nature of the site and the constraint of the railway lines meaning that creative solutions were needed to meet the project’s objectives. The strategy for the massing was therefore informed by the distinct wooded character of the east side of the site and the more open and exposed character of the western side of the site. Consequently, the

building is arranged as a series of three forms which consider these landforms. They are joined by a central flat-roofed area with the planning of each determined by the clinical needs of the facility. The colour palette, both interior and exterior is inspired by the natural tones found within the area’s landscape thereby complimenting the special qualities of the National Park and blurring the lines between inside and outside spaces.

The £15 million scheme was granted consent in February 2019. It is estimated to be completed in 2021 and will feature a community hospital and health centre, bringing together inpatient services with Aviemore Medical Practice, the Scottish Ambulance Service and community health and care teams. This forms part of a wider redesign of community services across the Highlands, including strengthening of palliative and end-of-life care.



NHS Highland's chief executive, Iain Stewart, said:

“This investment represents a major step forward for NHS services in... Badenoch & Strathspey. We are delighted to be able to turn this vision into reality and I would like to recognise the huge contribution made by local communities, staff and partner agencies in reaching this stage.”



Visualisation of hospital's main entrance - 2018/0311/DET

Goals

To deliver a new community hospital that reflects the special qualities of the National Park, is well integrated and contributed towards Aviemore's active travel infrastructure, and is inclusive and meets the needs of its users.

Outcomes

Consent for a new community hospital that meets the goals set out by NHS Highland and the CNPA was granted within the timescales set out in a processing agreement.

Name of Key Officer:

Emma Wilson, Planning Manager (Development Managmenet)

Project Focus

Delivering Affordable Housing

Location and Dates

Throughout the National Park during 2018/19

Related Elements of a High Quality Planning Service:

Quality of Outcomes

Key Markers:

3, 14

Key Areas of Work

- Design
- Affordable Housing
- Housing Supply

Stakeholders

- General Public
- Local Developers
- Planning Committee
- Housing Associations
- Authority Planning Staff

Overview

Since the adoption of the LDP (2015) the National Park and its partners have therefore been working to deliver this target. Since 2015, 155 affordable homes have been granted planning permission within the National Park, representing a range of locations and tenure types.

The majority of these were approved during the 2018/19 period, with 83 (86%) out of the 97 units approved during this period being affordable units. In fact, of the six residential applications approved by the National Park Planning Committee during this period, four delivered an affordable housing contribution of 100%, while a fifth also delivered far in excess of the LDP's 25% requirement. The use of Processing Agreements supported the applications and provided certainty over determination timescales.

In Aviemore, an application to convert a former call centre at Spey House to 23 affordable housing units was approved in August 2018 and completion of the development is expected in late 2019. The call centre had been empty for





Dellmohr visulations - 2016/0434/DET

several years and while it had been marketed for economic uses, it had failed to attract any commercial interest. The site was allocated for economic development use in the LDP so the planning application needed to demonstrate how it promoted the sustainable use of land through the delivery of 100% affordable housing to comply with Scottish Planning Policy, the NPPP and other LDP policies. The site's use for affordable housing was considered particularly beneficial due to its close proximity not only to existing services such as shops and the primary school but also to the proposed new community hospital (see previous case study), proposals for which were at an advanced stage at this time.

A similar result was negotiated in Boat of Garten, when the owners of Dow Store and The Osprey Café applied to demolish their local shop and café and replace it with six

affordable units. The applicants were able to demonstrate how their business was no longer economically viable at this location and it was judged that given the high number of other facilities in the village that the loss of the retail space and café would not significantly impact on the vitality and viability of the local community. However, it was recognised that there was a loss of community infrastructure and so the applicant was able to offer a contribution of 100% affordable housing on the site to mitigate this. The development of six affordable units was considered likely to have a significant beneficial impact on a settlement where the need for affordable housing significantly exceeds supply.

The CNPA can also demonstrate how investment in affordable housing has resulted in the effective delivery of LDP housing allocations, some of which have been stalled



Spey house, Aviemore - 2018/0027/DET



Affordable houses at Carrbridge - 2018/0046/DET

for a number of years. For example, in Carr-
 Bridge, H2: Crannich Park is allocated in
 the LDP (2015) for 22 units, with the LDP
 requiring that provision be made for 25%
 affordable housing units on site. However,
 through significant local pre-application
 public consultation and investment from the
 Highland Council, proposals were altered
 to deliver a 23 dwellings, 10 (43%) of which
 were to be affordable homes for social rent.
 The remaining 13 market dwellings were
 also specifically designed as starter homes
 and therefore fulfil the function of providing
 housing for households who are only able to
 afford housing at around the lower quartile
 price. The site's objectives and the LDP's
 policy requirement were therefore exceeded.
 The application was approved in November
 2018 with completion expected in 2020.
 Affordable housing investment has also kick-
 started the delivery of other LDP allocations

that have been stalled for a number of years
 with a consent for 20 affordable homes on HI
 in Newtonmore and 23 affordable homes on
 EPI in Kingussie

Goals

To maximise the delivery of affordable
 housing and housing sites in the Cairngorms
 National Park.

Outcomes

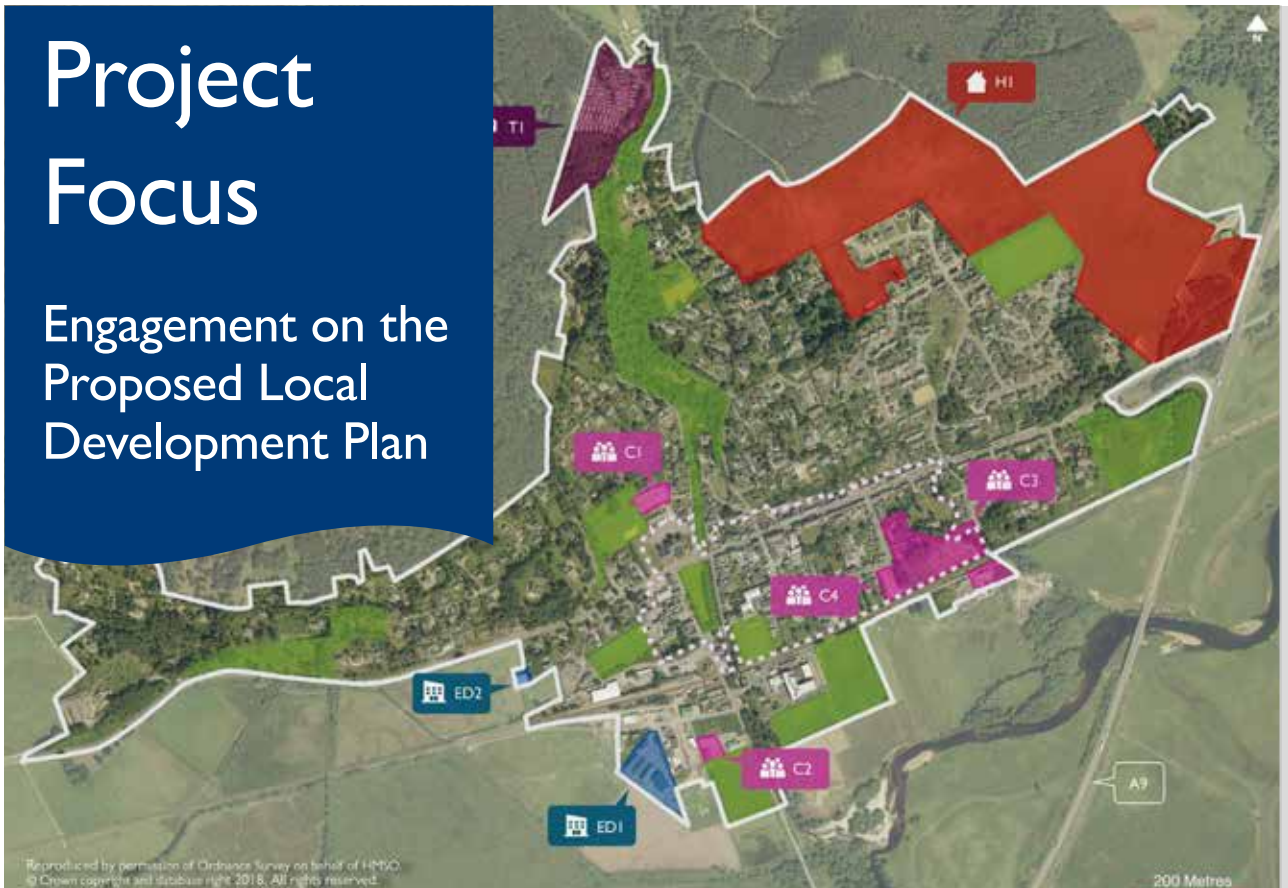
Gave consent to 83 affordable homes (85%
 of all units permitted by the National Park
 Authority), regenerated redundant economic
 sites and kicks-started the delivery of several
 stalled housing sites.

Name of Key Officer:

Emma Wilson, Planning Manager
 (Development Management)

Project Focus

Engagement on the Proposed Local Development Plan



Location and Dates

Throughout the National Park during 2018/19

Related Elements of a High Quality Planning Service:

Quality of Service and engagement

Key Markers:

8, 9, 10

Key Areas of Work

- Local Development Plan and Supplementary Guidance
- Community Engagement
- Online systems

Stakeholders

- General Public
- Hard to Reach Groups
- Local Developers
- Key Agencies
- Planning Committee
- Authority Planning Staff

Overview

The Proposed Plan consultation is a crucial stage in the development plan process as it is the first time the Authority sets out a firm view on what form the future development of the National Park will take. Consequently, we wanted to ensure that the consultation material was as easily accessible as possible and reached as many people as possible.

A key part of our approach was to learn from previous consultations carried out by the CNPA, including the Main Issues Report (MIR) consultation that took place in 2017/18. In particular, we wanted to make sure that we reached audiences that don't usually engage in the process, and to a large extent, these groups fall within the 16 and under and working-age cohorts of the population.

During the MIR consultation extensive use was made of the CNPA's website and social media accounts. 104 posts were also placed on Facebook and Twitter, with engagement across all platforms at around 1.5%. We wanted to look at ways of increasing our impact during the consultation on the proposed LDP.

Our research suggests that video is the most effective form of social media content, encourages social sharing and therefore is more likely to reach a wider audience. Short videos are the easiest forms of content to consume and allow the viewer to easily and quickly digest information. We know that around 43% of the CNPA's website users using such mobile devices such as phones or tablets. Video is easier to access on these devices than imagery or text and therefore is more likely to be engaged with by this audience.

Video content took two main forms. Firstly, we released a brief overview of what the Proposed Plan was and how people could get involved. This was presented by officers who had worked on the Plan and who would be attending engagement events. Secondly, we produced a series of videos using Google Earth

Studio, Google's recently released browser-based animation tool for Google Earth's 3D and satellite imagery. This is the first time the tool has been used for spatial planning. These took the form of a fly-over of all the Proposed Plan's settlements as well as shorter Settlement specific videos, which provided information on the nature of proposals within each settlement within the Plan's hierarchy. Overall, the videos received over 30,000 views across Facebook, Twitter, Instagram and YouTube.

Alongside the videos we also posted a series of 3D models of the Plan's Strategic Settlements and an interactive infographic on some of the key elements of the housing evidence base that underlie of the Plan's housing policy. To increase participation, the content produced for the Proposed Plan was optimised for both mobile and desktop devices.

During the consultation period, which ran between 25th January and 5th April 2019, 94 posts were sent out via Facebook, Twitter, Instagram and YouTube, which had a total reach of 153,782. Our engagement rate increased from 1.5% at the main issues stage to 26% overall during the consultation on the proposed



Consultation events were promoted through social media using videos





LDP, with Instagram being the platform with greatest engagement.

The consultation webpages, which includes numerous supporting pages, attracted 11,271 page views. Alongside the statutory locations in which paper copies of the Plan were deposited, the website provided the Plan in two forms, a traditional pdf and an interactive StoryMap. The StoryMap version of the Plan was viewed a total of 1,113 times.

This did not mean that more traditional means of consultation were abandoned. We held seven consultation events throughout the Park, which were attended by approximately 250 people. We incorporated some of digital material into these events, including the Google Earth Studio videos and 3D models of settlements. In addition to the main consultation events, CNPA

officers attended a range of meetings during the consultation period, including with Community Councils and other stakeholders, such as the Cairngorms Business Partnership and Planning Representatives Network. The Proposed Plan was also featured in three National Park 3 e-bulletins that were sent out to a subscriber list of 1,270 people.

A total of over 207 responses were received to the Proposed Plan consultation from a range of organisations and private individuals. This is fewer than responded to the MIR consultation, though this is largely because no petition style responses were submitted to the Proposed Plan consultation. The responses are now being considered in detail with submission for examination scheduled for September 2019.



Goals

To undertake comprehensive engagement on the Cairngorms Proposed Local Development Plan 2020.

Outcomes

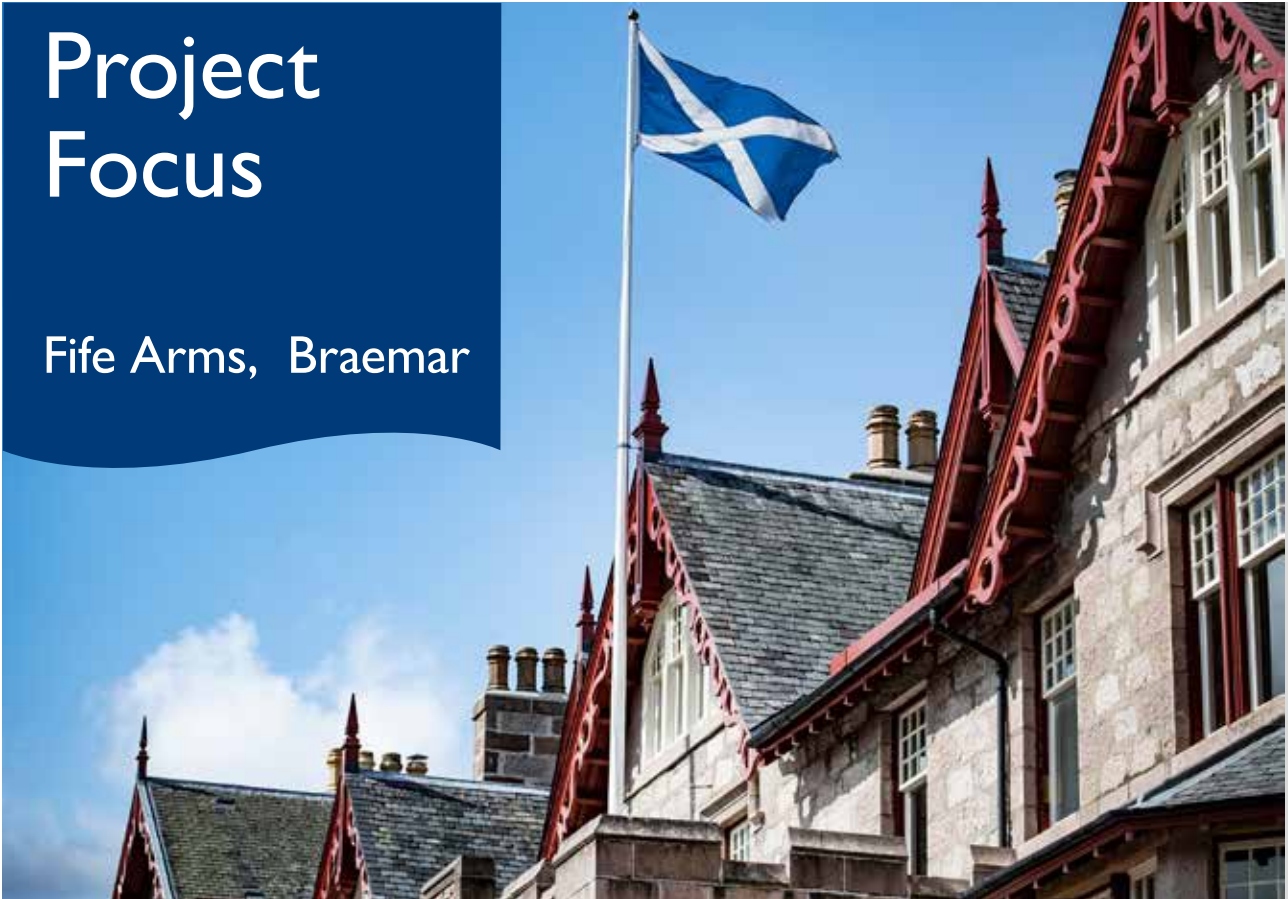
Consultation responses from a wide range of organisations and private individuals which provides a positive basis for working towards an adopted Local Development Plan.

Name of Key Officer:

Dan Harris, Planning Manager (Forward Planning & Service Improvement)

Project Focus

Fife Arms, Braemar



Location and Dates

Braemar 2018/19

Related Elements of a High Quality Planning Service:

Quality of Outcomes

Key Markers:

2, 3

Key Areas of Work

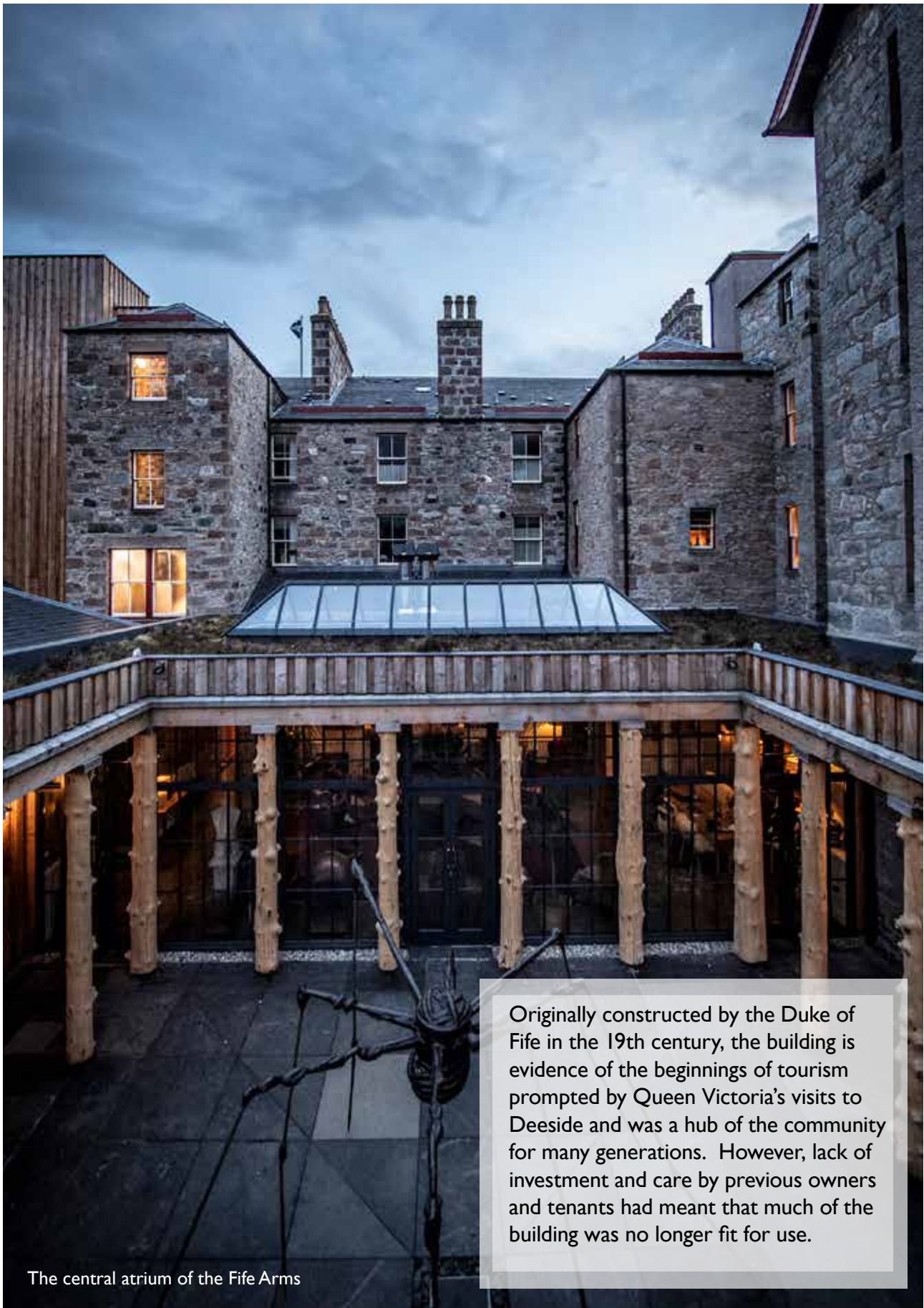
- Design,
- Conservation
- Regeneration
- Town Centres
- Placemaking

Stakeholders

- Iwan and Manuela Wirth
- Highlands Hospitality Limited
- Moxon Architects
- TOR contracting
- Russel Sage Studios
- Aberdeenshire Council
- Historic Environment Scotland
- numerous craftspersons and artists

Overview

On 11 January 2019, HRH The Duke of Rothesay, accompanied by HRH The Duchess of Rothesay, officially marked the re-opening of The Fife Arms Hotel in Braemar, recently described as “Scotland’s Hottest Hotel” by the Financial Times. Under the ownership of international art dealers Iwan and Manuela Wirth, the former Victorian coaching inn and grade B Listed Building had undergone a meticulous craft restoration in order to create their vision of a truly exceptional hotel. Inspired by a deep sense of place, the colourful stories of Braemar, and the dramatic landscape of the Cairngorms National Park, the hotel brings together a profound respect for local history, a love of nature and strong sense of community.



The central atrium of the Fife Arms

Originally constructed by the Duke of Fife in the 19th century, the building is evidence of the beginnings of tourism prompted by Queen Victoria's visits to Deeside and was a hub of the community for many generations. However, lack of investment and care by previous owners and tenants had meant that much of the building was no longer fit for use.

In November 2015, following pre-application discussions with the CNPA, Aberdeenshire Council and Historic Environment Scotland, applications for planning permission and listed building consent were made by Moxon Architects and called-in by the CNPA. The CNPA planning committee unanimously approved the applications and consents were issued within the processing agreement timescales in February 2016.

The hard work of demolition, restoration and construction, followed by sumptuous decoration took place over the next three years. The interiors feature over 14,000 historic objects, artwork and artefacts that have been collected over three years in order to tell some of the many stories associated with Braemar. The 46 suites and bedrooms have all been individually designed - each one a homage to place, person or event with links to the area. The hotel is also now home to an outstanding collection of often Scottish art, purchased especially for The Fife Arms and displayed throughout for every visitor to enjoy.

The impact of the hotel on Braemar and the wider area will be significant. In simple terms,

the Fife Arms has immediately become the single largest employer in the area. The hotel is a unique experience in Scotland or the UK, and is already attracting new visitors from far and near to Braemar, creating further opportunities for existing and new businesses to work with the Hotel and its guests and visitors. The opening of the Hotel has helped rejuvenate the village centre and brought one of its landmarks back to the heart of the community.

Like many rural businesses, the Hotel has faced challenges to come to life. With nearly 100 staff to ensure the hotel runs smoothly, attracting and keeping the right staff and finding local accommodation for them has required further investment and creative solutions from the team, that may be required for some years to come. Nevertheless, in a community that runs its own visitor attraction at Braemar Castle, operates its own hydro power scheme through Braemar Community Hydro Ltd, and is investigating the development of community-owned affordable housing, there is an ability to welcome change and to thrive that will help the Fife Arms and the village meet the future.



The Flying Stag, Fife Arms



CNPA Planning Committee visit to the Fife Arms during the re-development

Goals
To restore a historic building within Braemar Conservation Area and create an internationally recognised visitor attraction within the Deeside area of the National Park.
Outcomes
The Fife Arms Hotel has been restored and open to the public, significantly improving the character of Braemar’s Conservation Area. The hotel is now open to the public, offering a world class attraction and significantly boosting the economic health of the area.
Name of Key Officer:
Matthew Taylor, Planning Officer (Development Management)

Project Focus

Cluny Hill Track

Location and Dates
Locations across the Cairngorms National Park
Related Elements of a High Quality Planning Service:
Quality of Outcomes
Key Markers:
5
Key Areas of Work
<ul style="list-style-type: none">• Enforcement• Environment• Collaborative working
Stakeholders
<ul style="list-style-type: none">• Scottish Natural Heritage• Relevant Estates in the National Park

Overview

The landscapes of the Cairngorms are one of the National Park's most valuable assets, underpinning its character, designation and the appeal of the area as a place to visit, live and invest. The experience of large scale wildness, particularly on the National Park's open moorland and hills, is particularly distinctive in UK terms.

The open moorland and hills are used for field sports and farming as well as recreation, and their management is key to delivering many public interest priorities, including natural food management, species conservation, landscape enhancement and recreation opportunities.

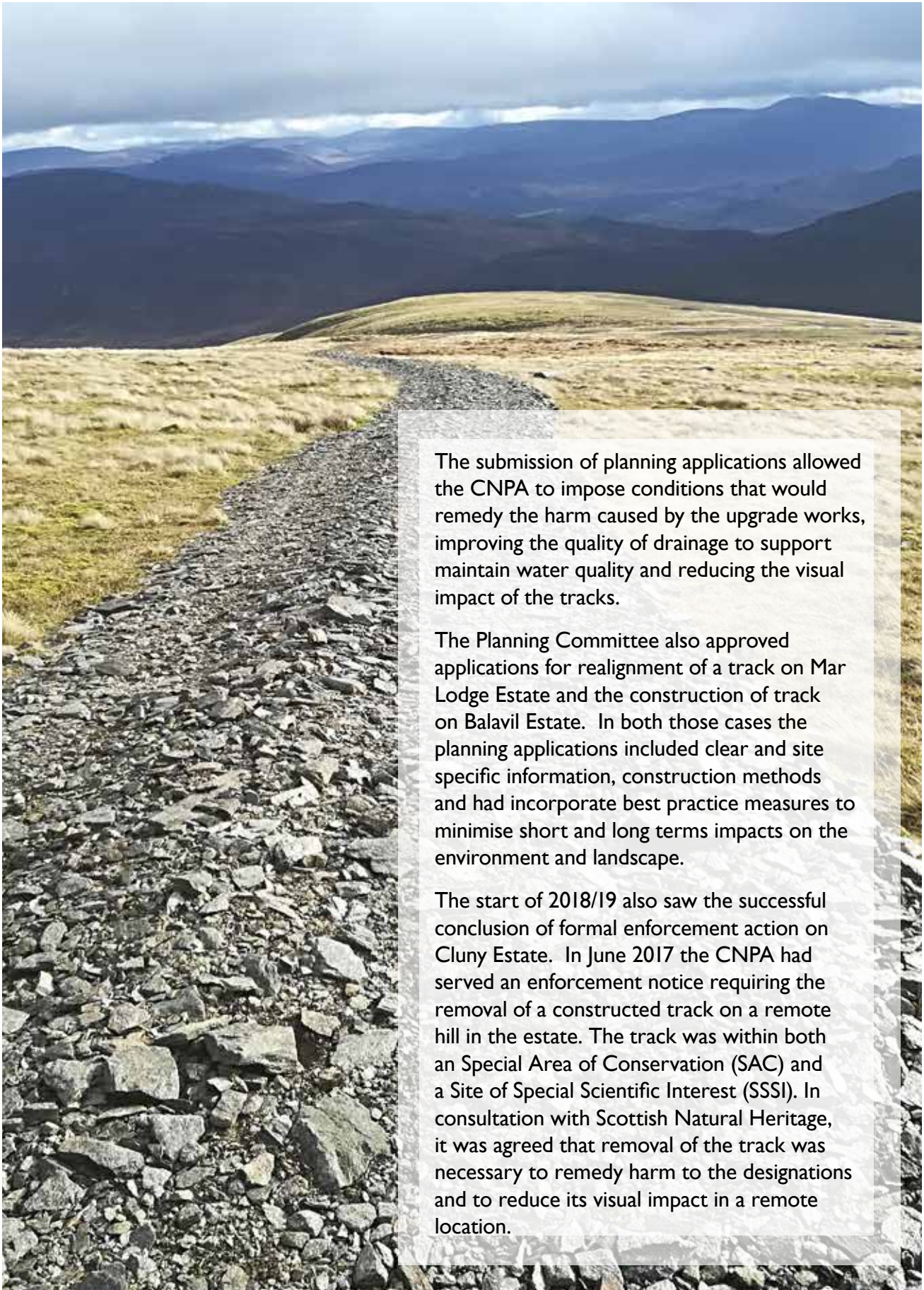
There are many established vehicle tracks within these areas that are used for multiple estate management objectives as well as by the public.

They are often the most obvious man-made features within those landscapes and can have a significant on landscape character, special landscape qualities and wildness. Tracks that are poorly sited, designed and constructed can result in temporary or long term damage to landscapes and the habitats they cross. It is important that tracks are well sited, designed and constructed in order to minimise landscape impacts and damage to habitats whilst providing necessary access for land management.

New tracks for agricultural and forestry purposes have permitted development rights that can be exercised through a process of Prior Notification and Prior Approval unless in National Scenic Areas (NSAs). New tracks, or significant changes to existing tracks for any other purpose require a planning application to be made and permission granted to be authorised development.

Because the visual impacts of new tracks or significant changes to existing tracks can be so significant, the CNPA monitors development closely and classifies them as a high priority for enforcement action to resolve. We also rely on reports from members of the public to identify potential unauthorised works.

During 2018/19, a five planning applications for new or altered tracks were called-in and approved by the CNPA. Three of those applications were retrospective ones for significant upgrade works that the CNPA sought planning applications for. Two of those required the use of notices requiring the applications under Section 33A of the Planning Act.

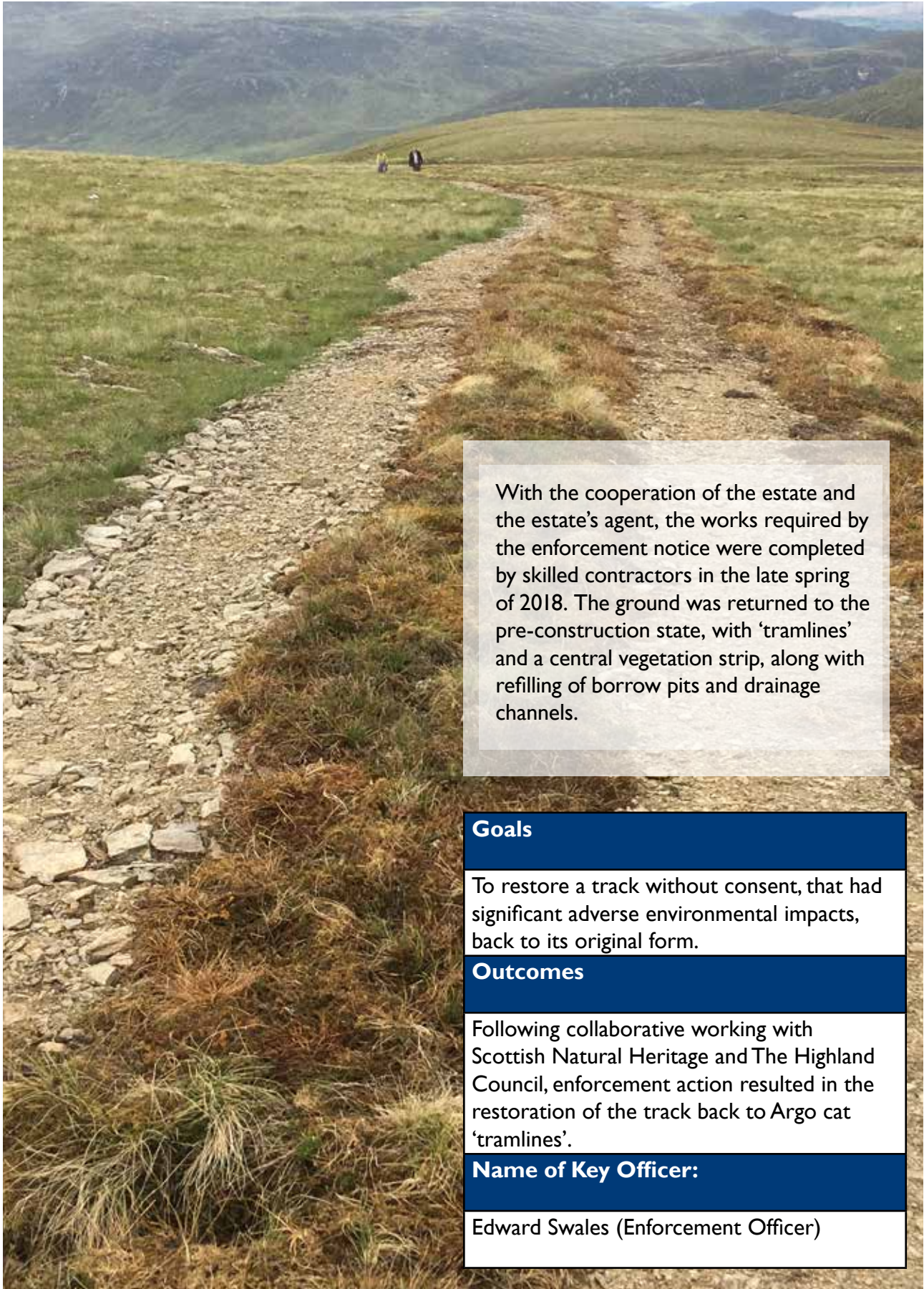


The submission of planning applications allowed the CNPA to impose conditions that would remedy the harm caused by the upgrade works, improving the quality of drainage to support maintain water quality and reducing the visual impact of the tracks.

The Planning Committee also approved applications for realignment of a track on Mar Lodge Estate and the construction of track on Balavil Estate. In both those cases the planning applications included clear and site specific information, construction methods and had incorporate best practice measures to minimise short and long terms impacts on the environment and landscape.

The start of 2018/19 also saw the successful conclusion of formal enforcement action on Cluny Estate. In June 2017 the CNPA had served an enforcement notice requiring the removal of a constructed track on a remote hill in the estate. The track was within both an Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). In consultation with Scottish Natural Heritage, it was agreed that removal of the track was necessary to remedy harm to the designations and to reduce its visual impact in a remote location.

Track before enforcement action



With the cooperation of the estate and the estate's agent, the works required by the enforcement notice were completed by skilled contractors in the late spring of 2018. The ground was returned to the pre-construction state, with 'tramlines' and a central vegetation strip, along with refilling of borrow pits and drainage channels.

Goals

To restore a track without consent, that had significant adverse environmental impacts, back to its original form.

Outcomes

Following collaborative working with Scottish Natural Heritage and The Highland Council, enforcement action resulted in the restoration of the track back to Argo cat 'tramlines'.

Name of Key Officer:

Edward Swales (Enforcement Officer)

Track after remedial works undertaken

Part 2: Supporting Evidence

Part I of this report was compiled drawing on evidence from the following sources:

Cairngorms Business Barometer

www.visitcairngorms.com/barometer

Cairngorms National Park Local Development Plan 2015

www.cairngorms.co.uk/wp-content/uploads/2015/07/LDPI5.pdf

Cairngorms National Park Proposed Local Development Plan 2020

<https://cairngorms.co.uk/consultation/proposed-plan/>

Cairngorms Design Advice

www.cairngorms.co.uk/park-authority/planning/good-design

Cairngorms Landscape Toolkit

www.cairngorms.co.uk/landscape-toolkit

Cairngorms Planning Service Charter

www.cairngorms.co.uk/resource/docs/publications/30042015/CNPA.Paper.1966.Planning%20Service%20Charter.pdf

Cairngorms Planning Enforcement Charter

<https://cairngorms.co.uk/wp-content/uploads/2018/07/180629PlanningEnforcementCharter.pdf>

Cairngorms Planning Enforcement Register

<https://cairngorms.co.uk/wp-content/uploads/2018/10/181012EnforcementRegister.pdf>

Cairngorms Planning Advice Notes

www.cairngorms.co.uk/authority/publication/341/

Planning Service Performance Reports to Planning Committee:

- May 2017

<http://cairngorms.co.uk/resource/docs/boardpapers/26052017/Item7PlanningServicePerformance.pdf>

- December 2017

<http://cairngorms.co.uk/resource/docs/boardpapers/15122017/>

- May 2018

<http://cairngorms.co.uk/resource/docs/boardpapers/25052018/Item7PlanningServicePerformanceUpdate.pdf>

- June 2019

<https://cairngorms.co.uk/resource/docs/boardpapers/28062019/Item10PlanningServicePerformanceUpdate.pdf>

Checklist for Part 2 - Qualitative Narrative and Case Studies:

Case Study Topics	Issue covered in PPF7	Case Study Topics	Issue covered in PPF7
Design	Y	Interdisciplinary Working	
Conservation	Y	Collaborative Working	Y
Regeneration	Y	Community Engagement	Y
Environment	Y	Placemaking	Y
Greenspace		Charettes	
Town Centres	Y	Place Standard	
Masterplanning		Performance Monitoring	
LDP & Supplementary Guidance	Y	Process Improvement	
Housing Supply	Y	Project Management	
Affordable Housing	Y	Skills Sharing	
Economic Development	Y	Staff Training	
Enforcement	Y	Online Systems	Y
Development Management Processes		Transport	
Planning Applications		Active Travel	Y
Other (Developer obligations)			



Part 3: Service Improvements

During 2019/20 the CNPA will:

1. Simplify mechanisms for securing planning obligations and reduce the need for planning agreements – Establishing simpler, cheaper and faster ways of securing necessary planning obligations.
2. Develop and deliver a schools engagement / involvement programme – In addition to work with local secondary Schools, we will ask the emerging Cairngorms Youth Action Group to help co-design a programme with young people.
3. Plan and deliver a workshop on natural heritage with SNH, SEPA and Local Authorities – Sharing good practice and ensuring consistent application of policy and practice across the National Park to be held autumn 2019.
4. Undertake a monitoring scheme on holiday and second home ownership, changes of use from residential property and impacts on communities – The development of the LDP has increased awareness of the changes in use of residential property to short term holiday letting property. The data available through council tax and non-domestic rates records requires some ground trothing for accuracy and the CNPA will undertake some additional monitoring of newly completed housing developments. We will also publish a Planning Advice Note to explain the rules on use and changes of use.
5. Increase our monitoring of hill tracks development and awareness of policy amongst estates and land managers – Our monitoring and enforcement of unauthorised hill tracks has increased over the past three years. During 2019/20 we will complete a monitoring project using aerial photography and will provide further guidance for estates and land managers.
6. Consolidate past improvements and procedures – Over the past few years, the planning team has set ambitious service improvement priorities. At a time when we have also recruited a number of new staff, embedding changes requires consistent work and effort.

The identified service improvements aim to respond to feedback received from stakeholders, including through the National Park's Planning Representatives Network and the Developers Forum. The priorities will build upon progress that has been made in previous years.

Delivery of CNPA service improvement actions in 2018-19

Committed Actions and Improvements	Complete
Simplify mechanisms for securing planning obligations and reduce the need for planning agreements – Establishing simpler, cheaper and faster ways of securing necessary planning obligations.	Partially Complete
Develop and deliver a schools engagement / involvement programme – As part of the CNPA's approach to involving young people during the year of young people	Partially Complete
Plan and deliver a workshop on natural heritage with SNH, SEPA and Local Authorities – Sharing good practice and ensuring consistent application of policy and practice across the National Park.	Partially Complete
Increase participation and engagement in the consultation on the proposed Local Development Plan – Using what we have learnt from recent consultations to increase informed comment on important issues.	Yes
Consolidate past improvements and procedures – For the past two years, the planning team has set ambitious service improvement priorities. At a time when we have also recruited a number of new staff, embedding changes requires consistent work and effort. We think that there is more work to do to gain the full benefit of the past years' service priorities such as our Planning Committee training programme, approach to monitoring and enforcement activity, using our new customer feedback processes etc.	Yes
Explore efficiencies in delivery of the CNPA's planning monitoring and enforcement role and outdoor access authority roles – There are clear comparisons between some of the work of the planning team and outdoor access teams and this work will explore whether shared systems or procedures can create efficiencies in cost or time.	Yes



Part 4: National Headline Indicators

Key outcomes	2018 - 2019	2017 - 2018
Development Planning: <ul style="list-style-type: none"> Age of local development plan (years and months) at end of reporting period. Will the local / strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme? (Y/N) Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year? (Y-earlier/Y-later/N) Were development plan scheme engagement / consultation commitments met during the year? (Y/N) 	4y, 0m Y N Y	3y, 0m Y Y (later) Y
Effective Land Supply and Delivery of Outputs <ul style="list-style-type: none"> Established housing land supply 5-year effective housing land supply programming 5-year effective land supply total capacity 5-year housing supply target 5-year effective housing land supply Housing approvals Housing completions over the last 5 years Marketable employment land supply Employment land take-up during reporting year 	3,165 units 835 units 2905 units 614 units 6.8 years 97 units 318 units 24 ha Not available	2,827 units 753 units 2802 units 615 units 6.1 years 116 units 296 units 24 ha Not available
Development Management Project Planning <ul style="list-style-type: none"> Percentage and number of applications subject to pre-application advice Percentage and number of major applications subject to processing agreement Decision-making <ul style="list-style-type: none"> Application approval rate Delegation rate Percentage of applications valid upon receipt 	30% (9) N/A* 87% 0% N/A**	73% (8) N/A*** 91% 0% N/A****

*No major applications determined during the reporting period.

**Planning applications within the National Park are initially submitted to and validated by local authorities.

***No major applications determined during the reporting period

**** Planning applications within the National Park are initially submitted to and validated by local authorities.

Decision-making Timescales Average number of weeks to decision: <ul style="list-style-type: none"> Major developments Local developments (non-householder) Householder developments 	N/A 13.1 N/A	N/A 70.1 N/A
Legacy Cases <ul style="list-style-type: none"> Number cleared during reporting period Number remaining 	1 2	3 2
Enforcement Activity <ul style="list-style-type: none"> Time since enforcement charter published / reviewed (months) <i>Requirement: Review every 2 years</i> Complaints lodged and investigated Breaches identified - no further action taken Cases closed Notices served Direct action Reports to Procurator Fiscal Prosecutions 	12 months 64 16 33 0 0 0 0 0	23 months 76 50 52 3 0 0 0 0



CNPA office extension

Context Statement Development Planning

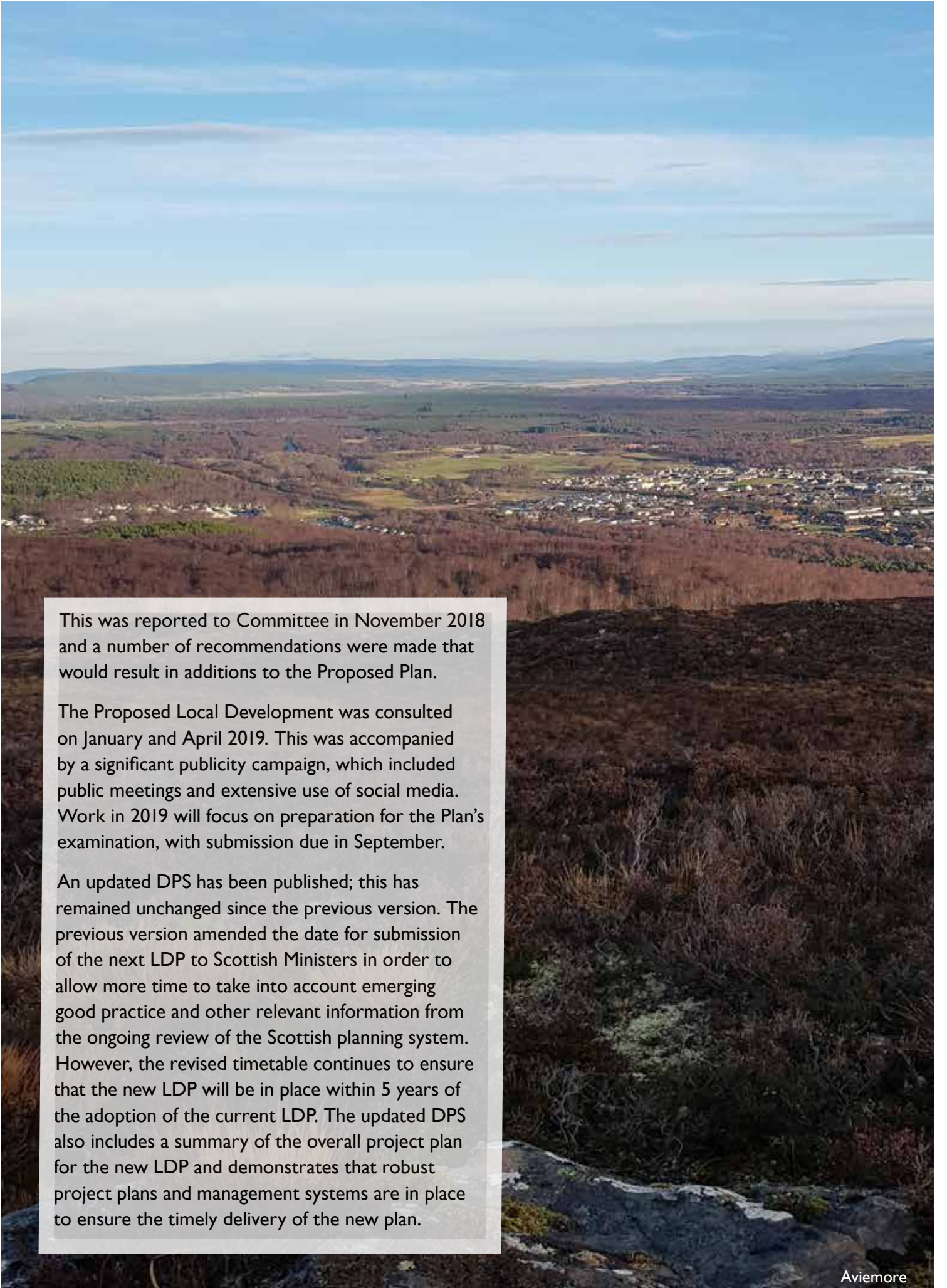


Work this year has continued to focus on delivering the plan strategy of the Cairngorms Local Development Plan 2015.

The LDP Action Programme is being viewed as a 'live' document and has been updated throughout 2018/19. The statutory two year Action Programme Update was published in June 2019, while updates have been published on an annual basis. The June 2019 Action Programme included the results of a full review of infrastructure requirements for allocated development sites, which was undertaken during the course of the year. This work has improved our understanding of site effectiveness and expected delivery rates, which supports CNPA's focus on maintaining an appropriate supply of effective housing land throughout the lifetime of the LDP. We now have a more realistic delivery programme for LDP site allocations, and a 5 year effective land supply remains in place.

The NHI statistics show that housing approvals have dropped slightly this year, however this does not include a number of large applications where Planning Committee has resolved to grant planning permission subject to a section 75 agreement being concluded. A significant increase in housing approvals can therefore be expected in next year's PPF report as the section 75 agreements are concluded on these sites. 5 year housing completions have remained relatively stable at just over 300 units.

Aside from delivering the current LDP, CNPA also made significant progress in preparing the next LDP during 2018/19. The Main Issues Report consultation concluded in March 2018 and following an analysis of consultation responses work began on the production of the Proposed Local Development Plan. A further consultation was carried out in August and September 2018 on new site proposals that were not included in the Main Issues Report.



This was reported to Committee in November 2018 and a number of recommendations were made that would result in additions to the Proposed Plan.

The Proposed Local Development was consulted on January and April 2019. This was accompanied by a significant publicity campaign, which included public meetings and extensive use of social media. Work in 2019 will focus on preparation for the Plan's examination, with submission due in September.

An updated DPS has been published; this has remained unchanged since the previous version. The previous version amended the date for submission of the next LDP to Scottish Ministers in order to allow more time to take into account emerging good practice and other relevant information from the ongoing review of the Scottish planning system. However, the revised timetable continues to ensure that the new LDP will be in place within 5 years of the adoption of the current LDP. The updated DPS also includes a summary of the overall project plan for the new LDP and demonstrates that robust project plans and management systems are in place to ensure the timely delivery of the new plan.

Context Statement Development Management



CNPA Board visit to the Beaulieu Denny tracks

In 2018/19 CNPA called in 41 planning applications and determined 30 applications (8 were withdrawn). This is somewhat higher than the number of applications that were called in during 17/18 (23), 2016/17 (26) and 2015/16 (24) but is comparable with the 41 applications that were called in during 2013/15. This increase in the number of call-ins reflects a significant number of MSC applications being determined for existing consents as opposed to a more

general increase in new applications being called in. If these MSC applications are removed, then the call-in rate more closely reflects that of the last three years. In real terms therefore, call-ins on new applications have been maintained at a lower level for four consecutive years, reflecting the refinement of our call-in criteria in December 2015. This trend demonstrates that CNPA is calling in only those applications that raise issues of particular significance to the overall aims of the Park.

The CNPA's comprehensive use of processing agreements continues to be a good way to provide certainty for applicants and CNPA officers. Processing agreements are offered on all applications that CNPA calls in, and their availability is promoted via the CNPA website.

** This figure includes all applications and therefore differs from the NHI figure in the table, which only includes major developments.*

“

Call-ins on new applications have been maintained at a lower level for four consecutive years, reflecting the refinement of our call-in criteria in December 2015

The rate of uptake has continued to grow during the course of the reporting period, with 93% of all applications determined by CNPA during 2018/19 having processing agreements . The agreed timescales were met on all of these cases, and the average time for determining applications with a processing agreement during 2017/18 was 19 weeks.

Overall processing timescales for applications determined by the CNPA tend to be longer than the national average for a number of reasons. In particular, as the CNPA only calls in applications that raise issues of significance to the overall aims of the Park, it does not deal with the simpler cases such as the majority of householder applications. Processing timescales are also affected by the fact that all applications that are called in are determined by Planning Committee, which meets monthly. In addition, the fact that CNPA deals with relatively low numbers of applications overall means that average determination timescales can be easily skewed by the time taken to determine one or two particularly complex applications.

These issues are acknowledged in the national publication of statistics, which notes that:

“It should be expected that Cairngorms has a longer average decision time as they have no householder applications in their case mix. Also Cairngorms do not receive planning applications directly but are notified of applications which have been made to those planning authorities within the national park boundaries. Cairngorms may then decide to call applications in for their determination. Planning applications are likely to have already been in the system for a number of weeks before being transferred to Cairngorms. Due to these reasons average times for Cairngorms applications can be expected to be higher than those of the other planning authorities.”

Source: <http://www.gov.scot/Publications/2016/07/6839/downloads>

This is reflected in the national headline indicators, which can be easily skewed by small numbers of complex applications. In particular, they tend to show sharp increases in determination timescales when complex applications without processing agreements are concluded. During the course of the next year, we will be looking at ways of drawing



Development in progress at Beachen Court, Grantown

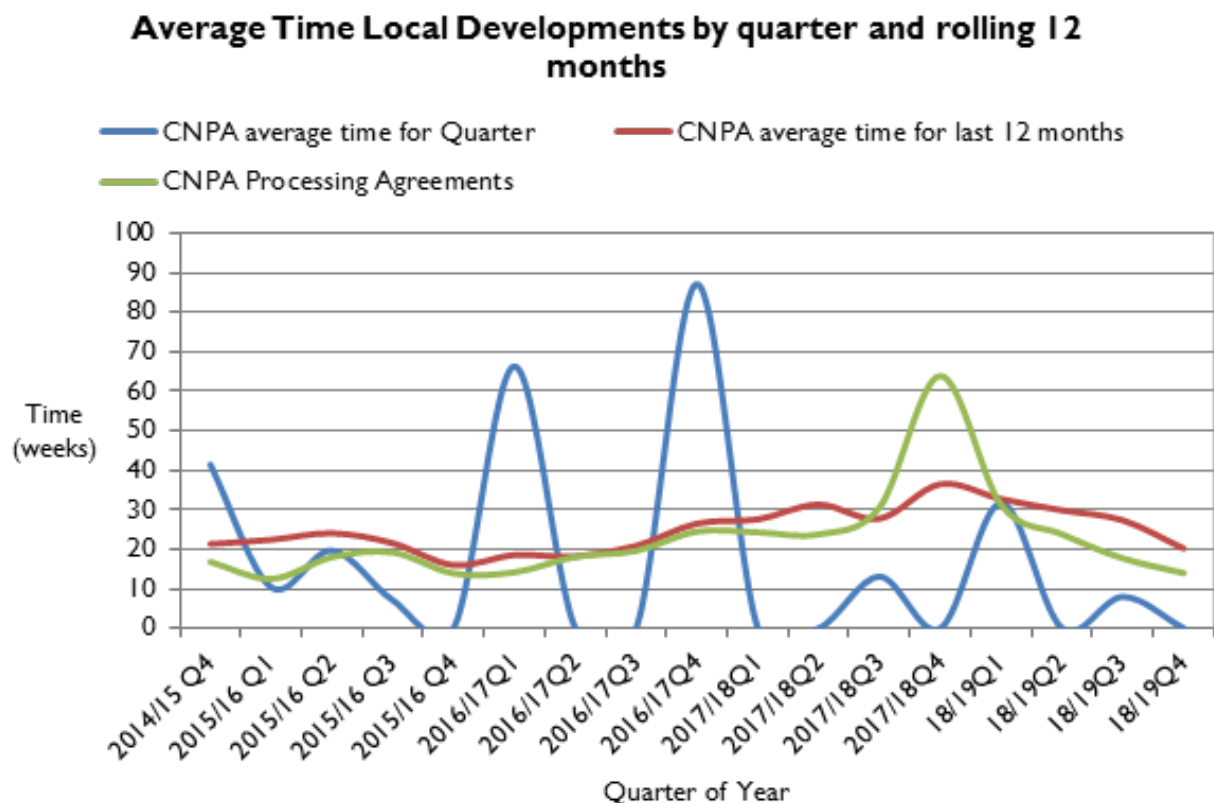
such applications to a faster conclusion – e.g. by simplifying mechanisms for securing planning obligations and reducing the need for planning agreements (as identified as a service improvement priority in Part 3 of this report).

As a result of the above issues, a recent internal audit of CNPA's planning service recommended that CNPA use a rolling annual average indicator for internal service performance monitoring. In simple terms, if quarterly average determination times are below the rolling annual average figure then performance is improving.

The graph below shows that CNPA's quarterly average determination time for local developments with processing agreements was below the rolling annual average. The sharp increase in determination times for applications with processing agreements during 2017/18 quarter 4 was the result of the conclusion of a small number of complex applications (although

the processing agreement timescales were still met for these applications). Such a situation has not occurred in 2018/19 and so trends are more reflective of the average. Timescales for determining applications without processing agreements have seen a significant improvement since 2016/17, although it must be noted that these figures are easily skewed because of the small number of applications involved. Indeed, the timescales of planning applications with processing agreements can be volatile for the same reason.

Although the use of processing agreements has been an effective way of managing cases and providing certainty for applicants as well as the CNPA, there is a clear trend of processing timescales extending over time within processing agreements. This has generally been because applicants seek extensions of time from the original agreement in order to



provide the information needed to determine their applications. There are many cases where this is justified but there are also cases where it unnecessarily extends the determination process because the applicant has not prepared for the planning process. We are continuing to look at ways of drawing such applications to a faster conclusion and [revised processes](#) to help achieve this objective were reported to Planning Committee in February 2018. These processes began to take effect during 2018/19 and the result has been a significant reduction in the average time taken to determine such applications from 64 weeks in Q4 2017/18 to 14 weeks in Q4 2018/19.

The proportion of applications subject to pre-application advice has dropped from a high of 73% for all applications in 2017/18 to 30% in 2018/19. This reflects the fact that in this year a large proportion of MSC applications (which

have been subject to pre-application advice for their original applications, but not the MSCs themselves) and applications that sought retrospective consent, and therefore did not seek advice prior to development taking place, were determined. The CNPA has produced an advice note on [Pre-Application Advice in the Cairngorms National Park](#), which helps to provide clarity on the pre-application advice service which is shared with the five constituent local authorities. Our suite of statutory and non-statutory [Planning Guidance](#) also provides clarity on the information that requires to be submitted in support of planning applications.

Enforcement activity continues to be a priority, with some 49 breaches being resolved during 2018/19 – a slight decrease from 52 breaches resolved in 2017/18.



Development in progress at Beachen Court, Grantown

Part 5: Official Statistics

A: Decision-making timescales (based on 'all applications' timescales)

Category	Total number of decisions 2018-19	Average timescales (weeks)	
		2018-2019	2017-2018
Major developments	0	-	-
Local developments (non-householder)	2	18.6	13.1
• Local: less than 2 months	1 (100%)	8.0	-
• Local: more than 2 months	1 (100%)	29.3	13.1
Householder developments	0	-	-
• Local: less than 2 months	0 (0%)	-	-
• Local: more than 2 months	0 (0%)	-	-
Housing developments			
Major	0	-	-
Local housing developments	0	-	-
• Local: less than 2 months	0 (0%)	-	-
• Local: more than 2 months	0 (0%)	-	-
Business and industry			
Major	0	-	-
Local business and industry	1	29.3	-
• Local: less than 2 months	0 (0%)	-	-
• Local: more than 2 months	1 (100%)	29.3	-
EIA developments	0	-	-
Other consents*	0	0	-
Planning/legal agreements**	0	-	-
• Major: average time	0	-	-
• Local: average time	0	-	-

*Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973.

B: Decision-making: local reviews and appeals

Type	Total number of decisions	Original decision upheld			
		2017-2018		2016 - 2017	
		No	%	No	%
Local Reviews	N/A	N/A	N/A	N/A	N/A
Appeals to Scottish Ministers	0	0	0	0	0

C: Enforcement activity

	2018-2019	2017 - 2018
Cases taken up	64	76
Breaches identified	16	50
Cases resolved	33	52
Notices reserved***	0	0
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

D: Context

Official decision-making timescales in 2018/19 (18.6 weeks average) are similar to those from 2017/18 (13.1 weeks average) and maintain the significant improvement achieved since 2016/17 (70.8 weeks average). However, it should be noted that the statistics can be easily skewed as a result of the low numbers of applications in the CNPA's overall case mix.



Part 6: Workforce Information

The workforce information below represents a snapshot of the position within CNPA's planning service at 31 March 2019.

Category	Tier 1	Tier 2	Tier 3	Tier 4
Head of Planning Service			✓	

Note: Tier 1= Chief Executive, Tier 2= Directors, Tier 3= Heads of Service, Tier 4= Managers

RTPI qualified staff	Headcount	FTE
Development Management	3	2.6
Development Planning	3	3
Enforcement	1	1
Specialists	0	0
Other (including staff not RTPI eligible)	2	2

Note: Managers are those staff responsible for the operational management of a team/division. They are not necessarily line managers.

Staff Age Profile	Number
Under 30	2
30 - 39	4
40-49	2
Over 50	2

Part 7: Committee Information

Committee and Site Visits*	Number per year
Full Board Meetings	4
Planning committees	11
Area committees (where relevant)	N/A
Committee site visits	10***
LRB**	N/A
LRB site visits	N/A

Notes:

**References to committees also include the Cairngorms National Park Authority Board. Number of site visits is those cases where visits were carried out by committees/boards.*

***This relates to the number of meetings of the LRB. The number of applications going to LRB are reported elsewhere*

****3 formal site visits and 7 informal site visits to look at recent developments and developments in progress.*



Cairngorms National Park Authority

Planning Performance Framework 2018-19

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