
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

Prepared by: NEIL STEWART, PLANNING OFFICER (DEVELOPMENT MANAGEMENT)

DEVELOPMENT PROPOSED: FULL PLANNING PERMISSION FOR ERECTION OF 4 NO. DWELLINGHOUSES, LAND AT MILEHOUSE, 200M EAST OF JUNCTION AT LOCH INSCH WATERSPORTS, KINCRAIG

REFERENCE: 07/374/CP

APPLICANT: HIGHLAND SMALL COMMUNITIES HOUSING TRUST, 5 ARDROSS TERRACE, INVERNESS

DATE CALLED-IN: 5 OCTOBER 2007

RECOMMENDATION: APPROVAL, SUBJECT TO CONDITIONS

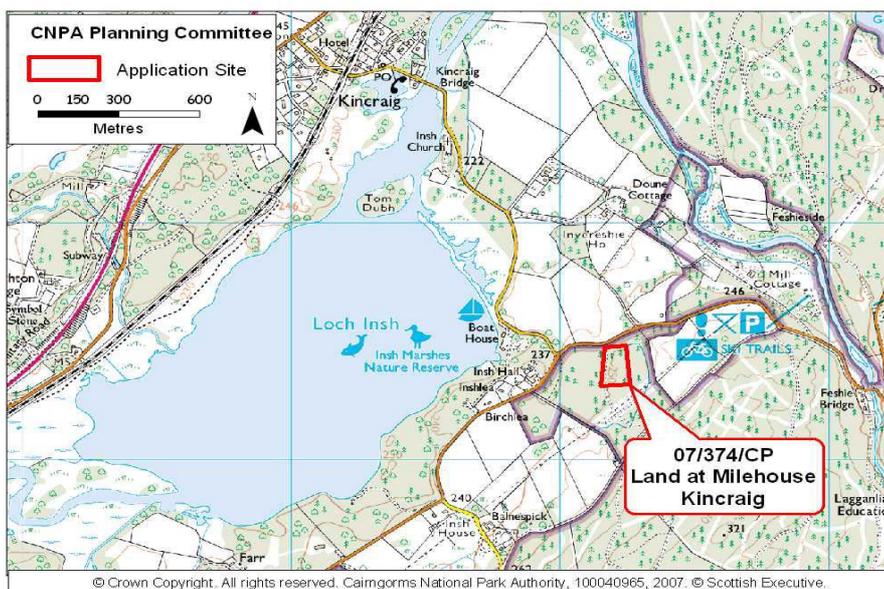


Fig. 1. Location Plan

SITE DESCRIPTION AND PROPOSAL

Background

1. Members of the Committee will recall this site from an outline planning application considered and subsequently approved by the CNPA in June 2007. This previous outline proposal was made by the same applicants as the application which is the subject of this report and was for the erection of 4 no. affordable dwellinghouses. This previous outline permission was granted, subject to conditions relating to retention of the units as affordable in perpetuity; the submission of an arboricultural impact assessment; retention of trees on and adjacent to the site; submission of ecological surveys; submission of plan for retaining public access through the site; submission of all matters relating to house siting and design etc; and requirements for road access improvements and parking on site.
2. At the time of determination of this previous outline permission, the applicants did not own the site or areas of woodland surrounding the site which were important for providing natural screening. These areas were in the ownership of Forestry Commission Scotland. We were advised though that the site and surrounding woodland were being transferred from the FCS to the applicants under the National Forest Land Scheme. In supporting the application, the Planning Committee agreed with my recommendation that we would not formally issue the decision notice, until the land ownership matter had been resolved. The options were the completion of a Section 75 Legal Agreement prior to issuing the decision notice, or waiting until all the land had formally transferred to the applicant, whereby planning conditions could be imposed. Either mechanism would ensure the retention of adjacent woodland areas for screening and context purposes.
3. At this time, the land referred to above has still not been formally transferred but it is understood that this will be completed early in 2008. The applicants, because of the timescales involved in acquiring the land in question, decided to submit a full planning application for the development, to cover all other outstanding matters. This is therefore not linked to the outline permission. This full application is the proposal which is the subject of this report.

Site and Proposal

4. The site constitutes approximately 1.2HA of plantation woodland which is situated approximately 2km to the south east of Kincaig, on the south side of the B970 at the junction of an existing forest track leading into the Milehouse and Inschriach Forests (**Fig. 1.**). The land rises up from the public road and extends southwards on the east side of the forest track. This track forms part of the proposed extension to the Speyside Way. (**Figs. 2, 3, & 4.**)



Fig. 2. Site viewed from entrance from B970



Fig. 3. Site and existing forest track looking south

5. Although a full application, the proposal follows the general principle, in terms of siting and design of buildings, as the outline proposal. The four houses are detached and set in their own plots served off two

shared access drives leading from the main forest track. The existing forest track will be upgraded at its junction with the public road, and thereafter be resurfaced with rolled quarry dust. The houses are three bedroomed with an upper floor in the attic space. Materials are profiled metal roof sheeting and larch, pine or douglas fir horizontal wall cladding. Windows and doors will also be timber. The houses will be slightly raised above the ground on steel columns. Areas of woodland in and around the plots will be felled, although only areas directly affected by house and immediate garden positions will have tree stumps removed. There will be retention of trees within the site boundaries in a central area, outwith the plots, and adjacent to the track. The areas of woodland to the north and east beyond the site boundaries, will be retained. Woodland to the west of the track, will also be retained but will be the subject of some selective thinning and replanting of broadleaves. Within the site itself, new broadleaved planting will take place.

6. Further to requests, detailed information has been provided, in relation to surveys for red squirrels and badger setts. There is also a sustainability statement and a report from a landscape consultant on the tree felling, retention and replanting proposals.



Fig. 4. Site and existing track looking northwards

7. The proposal is being promoted by the Highland Small Communities Housing Trust (HSCHT) as an affordable but sustainable housing project. It is their practice to take action on behalf of a community and deliver affordable housing for local people, and in this instance they have been working closely with the Kinraig and Vicinity Community Council. The houses would be sold to local residents who meet the

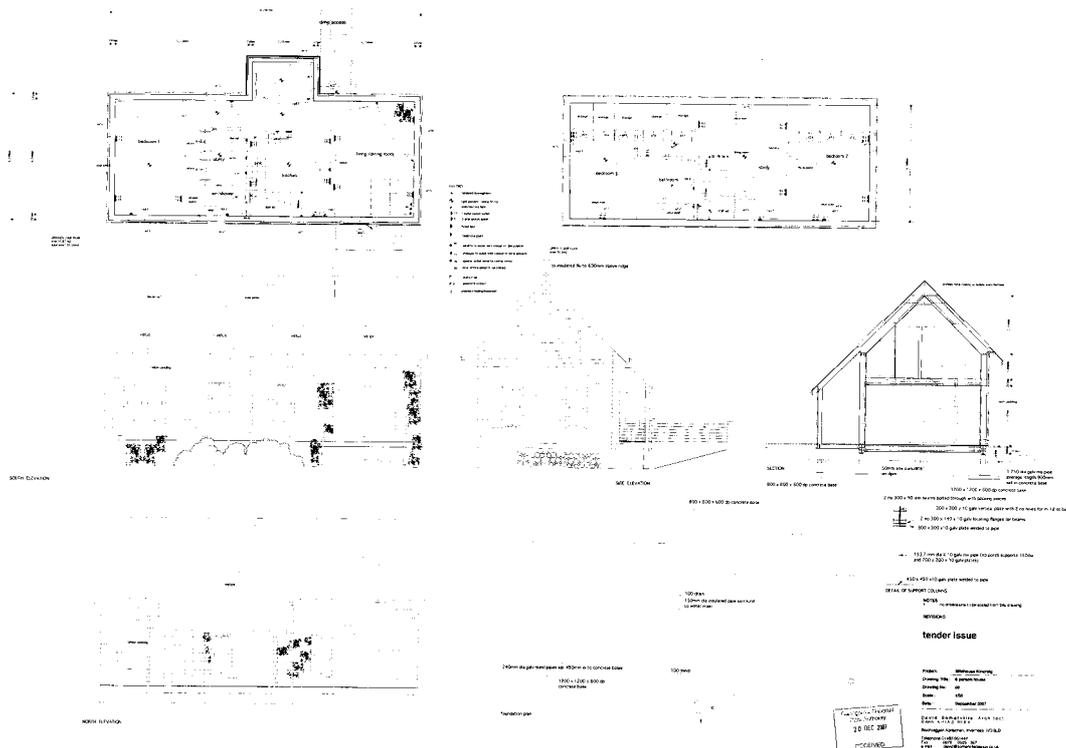


Fig. 6. Houses elevations and floor plans

DEVELOPMENT PLAN CONTEXT

National Planning Policy and Guidance

8. **SPP3 (Planning for Housing)** advances policy in respect of small scale rural housing developments including clusters and groups in close proximity to settlements and generally dictates a message that there is considerable scope for allowing more housing developments of this nature.

9. **SPP15 (Planning for Rural Development)** states that *“Rural Scotland needs to become more confident and forward looking both accepting change and benefiting from it, providing for people who want to continue to live and work there and welcoming newcomers.....The intention is to have vigorous and prosperous rural communities, ranging from small towns and villages to dispersed settlements. The countryside should be able to absorb more people content to live and able to work there.”* It also states that *“In rural areas, innovative and flexible approaches will be required to deliver affordable houses in suitable numbers.....Forestry Commission Scotland is exploring the potential to sell land to Registered Social Landlords for the purposes of building affordable social housing in rural areas and to promote the use of sustainably produced timber and timber products as part of the process.”*

10. **PAN72 (Housing in the Countryside)** sets out key design principles which need to be taken into account when determining planning applications for housing in the countryside. The purpose is to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions. It covers matters such as landscape, layout, access, scale, materials, and detailing.
11. **PAN74 (Affordable Housing)** sets out how the planning system can support the Scottish Executive's commitment to increase the supply of affordable housing.

Highland Structure Plan 2001

12. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things, are compatible with service provision; are accessible by public transport, cycling and walking as well as by car; maximise energy efficiency in terms of location, layout and design; impact on habitats, species, landscape etc; demonstrate sensitive siting and high quality design; promote varied, lively and well-used environments; and contribute to the economic and social development of the community.
13. **Structure Plan Housing Strategies** aim to steer demand for housing development to appropriate locations within settlements. However, exceptions may be made for social housing providers in meeting demonstrated local affordable housing needs that cannot be met within settlements. **Policies H4 & H5 (Affordable Housing)** seek to promote the provision of affordable housing through partnership working and developer contributions. **Recommendation H6 (Affordable Housing in Rural Areas)** recommends general support for more radical measures for securing affordable housing in more rural areas. These include, amongst other things, continued support for new methods and vehicles such as the Highlands Small Communities Housing Trust and Local Housing Partnerships; identifying opportunities to make use of surplus Council sites and buildings, as well as that of other agencies; and encouraging landowners to make land available for affordable housing. **Policy H8 (Access Arrangements for New and Existing Development)** advises that development proposals that involve new or improved access to serve more than 4 houses shall be served by a road constructed to adoptive standards. **Policy L4 (Landscape Character)** requires regard to be had to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals.

Badenoch and Strathspey Local Plan 1997

14. The site lies in an area designated as Restricted Countryside. **Policy 2.1.2.3. (Restricted Countryside Areas)** maintains a strong presumption against the development of houses in such areas unless

the house is essential for the management of land, related family and occupational reasons. Adherence to the principles of good siting and design will be required in such cases. **Policy 2.5.4. (Woodlands and Trees)** seeks protection of existing trees and established woodland areas including small groups of trees or individual grannypines which are important landscape, wildlife and amenity features of the countryside. These include significant areas of ancient and semi-natural woodlands.

Cairngorms National Park Plan 2007

15. The **Living and Working Section of the Park Plan** includes amongst others, strategic objectives to; increase the accessibility of rented and owned housing to meet the needs of communities throughout the Park; improve the physical quality, energy efficiency and sustainable design of housing in all tenures throughout the Park; and ensure there is effective land and investment for market and affordable housing to meet the economic and social needs of communities throughout the Park. The **Conserving and Enhancing the Park Section of the Park Plan** includes, amongst others, strategic objectives to; maintain and enhance the distinctive landscapes across the Park; and ensure development complements and enhances the landscape character of the Park.

CONSULTATIONS

16. **Kincraig & Vicinity Community Council** have stated that the project continues to have their full support. They hope that the application can be assessed and determined quickly.
17. **SNH** have advised that the site is located close to but outwith the River Spey Insh Marshes SSSI. This SSSI is a designated SPA and SAC. However, at its nearest point, the proposed site lies approximately 430m from the boundary of these designations. **SNH** take the view that an Appropriate Assessment is not required. The site lies within the Cairngorms National Scenic Area. **SNH's** conclusion is that they continue to have no objections to the proposal.
18. **Highland Council's Area Roads Manager** recommends that the access arrangements shall be generally in accordance with the submitted details. Conditions should be imposed relating to surfacing of the access and turning head, provision and retention of visibility splays and junction bollards either side of the access at its junction with the public road, and provision of advance signage and parking. In addition it is suggested that consideration be given to the provision of an off-road pedestrian/cycle link between the site and the existing public footpath at the Loch Insh Watersports Centre.

19. **SEPA** have no objections to the proposals for individual private foul and surface water drainage systems, nor the proposal to cross the ditch for the accesses with culverts.
20. The **CNPA's Natural Heritage Group** made extensive comments at the time of the outline application. They continue to reiterate the importance of retaining tree cover and habitats in and around the site. They also emphasise the need at this stage to carry out tree survey work, and submit information on tree protection, remedial works to existing areas of forestry and proposals for new landscaping and tree planting.
21. Previous consultation responses received at the time of the outline proposal remain relevant.
22. **The CNPA's Outdoor Access Officer**, previously stated that the forestry access road which is to serve the proposed houses provides access to Inshriach Forest and the Feshiebridge area for non-motorised recreational users including walkers, horse-riders and cyclists. Furthermore this access road is targeted as the line of the proposed Speyside Way extension from Aviemore to Newtonmore and is therefore included in the Interim Draft Core Paths Plan. Decisions about the eventual line of the route will be the subject of detailed negotiation with land owners. There are therefore four related issues; protection of the line of the route; managing obstructions to the route; the potential for damage to the route; and responsibility for its maintenance. As a consequence, should the application be approved, the access road needs to be recognised and protected as the proposed line of the Long Distance Route; it should be kept open for access during construction, or a reasonable alternative provided; and the developer needs to agree a maintenance regime for the access road that ensures that steps are taken to reinstate any damage to the surface by vehicular use.
23. **The CNPA's Housing Policy Officer**, previously advised that this project is to help meet the local housing needs and aspirations of the community in and around Kinraig. The project will consist of 4 Rural Home Ownership Grant houses with land which has the rural housing burden in the title. This means the houses will remain affordable in perpetuity. The project is designed to test and develop innovative, pathfinding ways of delivering affordable housing in a heavily pressured and very expensive housing market area – but in ways which achieve new standards of quality design and sustainability. The project would be promoted and funded by a partnership of interest groups and it is also aimed at addressing a number of key strategic issues. These include; accessing a uniquely affordable land supply; using forest sites sensitively and well; advancing house design and sustainability; making best use of locally sourced timber; and delivering a replicable exemplar project.

24. The HSCHT are working to bring the costs of the project within an acceptable benchmark cost to Communities Scotland, and they have also been in constant communication with people in the community who want to live in the houses. Indeed, representatives from the community have been on the steering group. Highland Council's Area Housing Manager has been very supportive of the project. There are 10 houses being built in Kincraig beside the community hall by Albyn Housing Society but these are for rent. The waiting list indicates a demand for smaller houses but when consulted on owning their own home the community did request slightly larger houses (2 or 3 bedrooomed).
25. **Scottish Water** previously advised - no objection to the application but that this does not guarantee any required connection to their infrastructure. However, they have confirmed that there are no public sewers in the vicinity and it is advisable that septic tanks should be sited in such a manner to allow easy access for emptying. Blackpark Water Treatment Works currently has sufficient capacity to service the development.
26. **Forestry Commission Scotland** previously advised that they have been liaising with the HSCHT regarding this proposal for affordable housing. They are supportive of the project which will use land sold under the National Forest Land Scheme.

REPRESENTATIONS

27. No representations have been received. However a copy of the Community Council response is attached.

APPRAISAL

28. The issues this full planning application raise, are essentially the same as those raised at the time of the outline proposal. The site lies in a Restricted Countryside Area in the adopted Badenoch and Strathspey Local Plan where there is a policy presumption against new housing unless there is a land management justification. However, there is no land management justification. The development of housing in this location, in this instance, therefore remains, contrary to the Restricted Countryside Policy 2.1.2.3. of the Badenoch and Strathspey Local Plan. The primary issue therefore is whether there are sufficient reasons and other material considerations, which are enough, to justify permitting a departure from the statutory Local Plan.

Policy and Other Material Considerations

29. The objective of this proposal is to help meet local affordable housing needs and aspirations in the form of delivering affordable low cost

home ownership in a pressured and expensive housing market area. In addition, it aims to achieve new standards of quality design and sustainability. The first main point therefore is that the Highland Small Communities Housing Trust (HSCHT) will be delivering these through the Rural Home Ownership Grant mechanism to those who would qualify under this scheme. They would be sold as low-cost homes rather than rental. In order to maintain the affordability, in perpetuity, the HSCHT will apply its Rural Housing Burden. This provides the HSCHT with a pre-emptive right to buy back the property when the owner wishes to sell.

30. Highland Structure Plan and up-to-date national planning policies relating to rural development and affordable housing promote innovative and flexible approaches towards affordable housing provision in such areas. There is also much more encouragement at a national level for exploiting opportunities for affordable housing proposals in rural areas where they promote an exemplar approach to sustainable design.
31. It is also the case that the land which is the subject of the application is owned by Forestry Commission Scotland (FCS), and is therefore being sold to the HSCHT under the National Forest Land Scheme. National Forest Land is the forests, woods, open land and other property owned by the Scottish Government on behalf of the nation, and managed by FCS. Amongst other things, the scheme covers land for affordable housing and allows Registered Social Landlords and other housing bodies to buy national forest land at a minimal purchase price, to provide affordable housing. SPP15 (Planning for Rural Development) also accepts that forest land can be used for the purposes of building affordable social housing in rural areas particularly where the use of sustainably produced timber and timber products as part of the process is promoted.
32. It was recognised at the inception of the project, that in order to unlock the potential of this “new” supply of affordable land, it would be necessary to persuade all involved parties, that the houses could be integrated into a forest environment in ways which would be environmentally sensitive and visually pleasing. If successful, it could then act as a real and practical example and therefore set a benchmark for quality and sensitivity which would help win necessary support for other similar affordable housing proposals in other forest settings. The aim therefore is to create houses which are wholly sympathetic to their woodland setting but also achieve the highest practicable standards for sustainability in terms of their energy efficiency, production costs, and use of locally sourced materials and labour. In this respect, the design process thus far has been extremely thorough in seeking to meet these aims and sustainable and sympathetic design has been at the forefront of this project. The HSCHT will build the houses and are not selling just the plots for development on an individual basis.

33. There is general support at national level for this type of affordable housing project and to my mind the reasons given above, in combination with the fourth aim of the National Park and the strategic objectives of the National Park Plan, represent strong arguments for supporting the principle of affordable housing as a departure from the Restricted Countryside Area policy in this instance. Although a decision notice has not been formally issued, the fact that the CNPA have already agreed to grant an outline approval for this scheme adds considerable weight to this.

Design and Sustainability/Energy Efficiency

34. The house designs submitted reflect those indicated at the outline stage. My view continues to be that the designs are modest in scale and characterful in appearance, but entirely appropriate for their wooded context. The wood burning stove is to be used as the primary heat source but this will be supplemented by use of solar panels. Low water usage wc's and taps are also to be installed. In terms of materials, the external walls, windows, doors and internal wall finishes are to be locally sourced and manufactured and all involve the use of timber. Flexibility of arrangement of internal spaces will be possible because of the clear span nature of the structural components ie. no internal walls will be loadbearing. Raising the ground floor above the ground levels onto structural columns minimises the need for extensive cement based concrete construction methods. Greater depths of insulation will be possible because of the greater depth of structural joists.

Speyside Way

35. There is a proposal to extend the Speyside Way along the route of the existing access track into the woodland. This track will be upgraded as part of the proposals but it does not require to be constructed to adoptable standards. This is because of the number of houses. The extension of the Speyside Way at this location, is a proposal at this stage. Nevertheless, it is important to ensure that the line of the route is protected and maintained both during construction and thereafter. The siting of the houses will not directly impact on the proposed route. As such, provided there are conditions relating to the protection and retention of the route, the development will not adversely impact existing and proposed access through the site and into the forest beyond.

Infrastructure Provision

36. There are no concerns being raised regarding the provision of drainage, water and vehicular access. Percolation tests have been carried out and the subsoil ground conditions are such that septic tanks and soakaways for foul and surface water are acceptable. In relation to access, Highland Council's Area Roads Manager has no objections,

subject to conditions. He does though suggest that consideration be given to the provision of an off-road pedestrian/cycle link between the site and the existing public footpath at the Loch Insh Watersports Centre. In order to create this on the back of the current application, it would be necessary to seek further legal agreement with another third party landowner. While it is desirable to have this route, I do not see it as essential to the outcome to the application. Indeed, the most appropriate mechanism for achieving this off-site link, is the proposed extension of the Speyside Way, which if successful, will provide a multi-user route from the site and linking to Kincaig and beyond. At the time of the outline proposal the Committee agreed that the Area Roads Manager's requirement for bollards at the access junction, should be removed. I propose the same now.

Landscape Impact and Natural Heritage

37. The success of this development in terms of its visual impact depends very much on its ability to be integrated sympathetically with the wooded setting. This is especially important because of its location within a National Scenic Area. The CNPA's Natural Heritage Group did express some concern, at the outline stage, about the landscape and visual impact due to the loss of the trees. The first thing to consider is that the forest is a plantation and therefore clearing and/or thinning operations would be occurring at some time in the future in any case. However, the application provides the opportunity to provide a degree of control on felling and extent of replanting, within the site. The tree felling and replanting plans now submitted by the consultant show 4 different areas. These are;
- the inner areas of tree felling and stump removal (construction zones, house and immediate garden areas);
 - the slightly wider areas, around the inner areas, of tree removal but including stump retention (tree removal required for safety but stump retention will minimise disturbance to ground level habitats);
 - zones beyond the felled areas, for thinning of poor wood and infilling with new broadleaf planting; and
 - new areas of integrated broadleaf planting.
38. The CNPA's Landscape Officer has discussed with the consultant, on site, these proposals, and the submissions comply with those discussions and agreements. Conditions can be imposed in relation to these aspects.
39. However, as at the time of the outline proposal, it is considered important that screening in the form of tree retention and management be maintained around the site, and in particular, between the site and the B970. These areas continue to lie, at present, outwith the "red line" site, and at the time of writing, in the control of FCS. The area of land for purchase under the National Forest land Scheme, by HSCHT, does though extend beyond the "red line" boundaries and includes the

woodland areas between the site and the B970, and areas to the south and east. Although very imminent, the land purchase has still not been formally completed. As such, at present, and as it was at the time of the outline proposal, it would not be possible to issue a permission until the land ownership issue is confirmed. Once it is confirmed though, planning conditions can be used to retain these adjacent woodland areas. My suggestion therefore is that, if the Committee agrees to approve the application, the decision notice is not issued until all the land in question, is confirmed to be in the ownership of HSCHT.

40. The final aspect is the impact on natural heritage. SNH has confirmed that there is no impact on statutory SSSI, SPA or SAC sites. The site is though within an area of woodland on the Ancient Woodland Inventory. The pine trees on the site are approximately 30-35 years old but the ground flora is less typical of a native pinewood, as heather is virtually absent and blaeberry is scarce. The suggestion is that these characteristics relate to an ancient broadleaved woodland on the site. The antiquity category of Ancient Woodland describes the continuity of woodland cover at a site and not necessarily the age or origin of the trees themselves. Thus, as in this instance, an Ancient Woodland may currently support coniferous plantation by means of recent fellings and planting. In general terms, ancient woodlands are, due to their continuity of woodland cover, more likely to be of natural heritage value than other woods. Nevertheless, it is accepted this is only one factor in assessing the value of a site.
41. In this instance, at the time of the outline proposal, the Natural Heritage Group advised that the development would clearly impinge on the natural heritage characteristics of the woodland. However, there is also an acceptance that the ecological integrity and value of the site, as evidenced by the ground cover type, has been somewhat diminished because of the more recent tree planting. Its importance, as a small part of a much larger Ancient Woodland, has therefore been compromised to an extent, and could be further compromised by any future commercial felling in any case. That said, it is the case that if commercial felling took place on the site, it would be possible for the Ancient Woodland to naturally regenerate, if further new commercial planting was not carried out. Nevertheless, weighed up against the benefits of the potential for much needed affordable housing provision in the area, the fact that FCS are being encouraged through the National Forest Land Scheme and National Planning Policy, to sell land for affordable housing purposes, and the fact that the ecological value of the site is also considered by FCS in their approval process, I remain of the opinion that the Ancient Woodland issue, is not of such significance, to merit resisting the proposal.
42. Surveys for squirrels dreys and badger setts have been carried out. There is evidence of squirrel activity and two possible dreys have been identified. These are however on the very fringe of the tree felling

zones. One badger sett was located but this is situated outwith the site in the woodland to the west (approximately 200m away).

Conclusion

43. Section 25 of the Town and Country Planning (Scotland) Act 1997, states that, when determining planning applications, regard is to be had to the development plan, unless material considerations indicate otherwise. The development was advertised at the outline stage, as a Departure from the Development Plan. No objections were received at that time and none have received now. In this instance, and taking account of the Parks' aims and the importance of the strategic objective of the Park Plan to deliver affordable housing in the Park area, as well as the other reasons discussed above (in particular the safeguards provided in the tree felling, retention and replacement plan), I continue to feel that there are material considerations which carry sufficient weight to allow a departure from statutory policy.

Conserve and Enhance the Natural and Cultural Heritage of the Area

44. The site lies within an Ancient Woodland and within a National Scenic Area. It is accepted that there will be impacts on these interests. However, it is also accepted that the ecological integrity and value of the Ancient Woodland has been diminished by the more recent commercial tree planting on the site. By ensuring mitigation through the tree retention, protection and reinforcement plan, in and around the site, the landscape and visual impact of the development will be minimised.

Promote Sustainable Use of Natural Resources

45. The proposal is promoted as an exemplar development which sets out to achieve the highest practicable standards of sustainability in terms of energy efficiency and use of materials. The detailed submissions indicate proposals in respect of these. Overall, I consider the proposal has positive implications for this aim.

Promote Understanding and Enjoyment

46. The development will not impinge on the proposed extension of the Speyside Way along the access track, provided public access is retained and the route is protected and maintained during and after construction.

Promote Sustainable Economic and Social Development

47. The proposal will deliver 4 new affordable homes in an area where there is a need. Affordability will be retained in perpetuity through the use of HSCHT's Rural Housing Burden. The proposal is considered to be positive to this aim.

RECOMMENDATION

48. That Members of the Committee support a recommendation to:

Grant Full Planning Permission for the Erection of 4 no. Dwellinghouses, Land at Milehouse, 200m East of Junction at Loch Insch Watersports, Kinncraig, subject to the following conditions:

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. The development hereby approved, shall comprise, in perpetuity, affordable housing units, as defined in the Highland Structure Plan 2001 and Planning Advice Note 74 (Affordable Housing) and shall be delivered by an approved affordable housing organisation through the imposition of the Rural Housing Burden or any such other mechanism that may be agreed in writing with the CNPA acting as Planning Authority.
3. That, unless otherwise agreed in writing with the CNPA acting as Planning Authority, tree felling/management on the site (including areas of stump retention, thinning and replanting) shall be carried out in accordance with the approved tree felling and replanting plan (Calum Anton, December 2007).
4. That, unless otherwise agreed in writing with the CNPA acting as Planning Authority, no trees other than those identified for removal in the approved tree felling and replanting plan (Calum Anton, December 2007), shall be felled on the approved application site or on any land outwith the approved application site but within the control of the applicant. For the avoidance of doubt, and unless otherwise agreed in writing with the CNPA acting as Planning Authority, the areas of trees outwith the approved application site, marked in blue on the approved tree felling and replanting plan (Calum Anton, December 2007), shall be retained as managed woodland in perpetuity.
5. The areas marked for replanting in the approved tree felling and replanting plan (Calum Anton, December 2007) shall be replanted and maintained in accordance with a detailed scheme which shall be submitted to and approved by the CNPA Planning Authority before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees to be planted, and shall ensure:-
 - (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
 - (b) The maintenance of these areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees

removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees of similar size and species to those originally required to be planted.

6. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no house extension shall be formed, and no greenhouse, shed or garage erected without the prior written consent of the CNPA acting as Planning Authority.
7. That prior to the commencement of the following works on site, exact details and specifications (samples may be required), shall be submitted for the further written approval of the CNPA acting as Planning Authority:
 - a) type, appearance and materials for all boundary enclosures;
 - b) finishing materials for the access drives;
 - c) finishing material, including colour, for the roofs; and
 - d) finishing colour/stain for the timber clad external walls.
8. That unless otherwise agreed in writing with the CNPA acting as Planning Authority, the existing forest track serving the approved site, shall be retained for public access at all times in the future. Prior to the commencement of construction operations on site, a detailed management plan (including appropriate signage) for the safe retention of the access track for public use, during construction, shall be submitted for the further written approval of the CNPA acting as Planning Authority.
9. That prior to the commencement of any other work starting on site in connection with the proposed development (other than tree removal), the following works shall be completed to the satisfaction of the CNPA acting as Planning Authority in consultation with Highland Council's Area Roads Manager;
 - a) construction for at least the first 15m of the access measured from the nearest edge of the public road shall consist of a minimum of 40mm thick close graded wearing course on 60mm dense basecourse on 70mm thick dense roadbase on a minimum thickness of 250mm type 1 sub base, all on a sound formation. Thereafter, construction of the access road, including the turning head, shall consist of a minimum of 350mm thick type 1 sub base on a sound formation.
 - b) provision of visibility splays of 3m by 120m on each side of the access with its junction with the public road and thereafter maintained free from any obstructions exceeding a height of 1m above the adjacent road channels.

10. That each dwellinghouse hereby approved shall be provided with parking and manoeuvring space for at least 2 no. vehicles such that each vehicle can enter and leave each site independently in forward gear.

Neil Stewart

21 December 2007

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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.