
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Reconfiguration of existing car park and provision of infrastructure for camper van overnight facility at Cairngorm Mountain Ciste Car Park, Glenmore, Aviemore Highland PH22 1RB

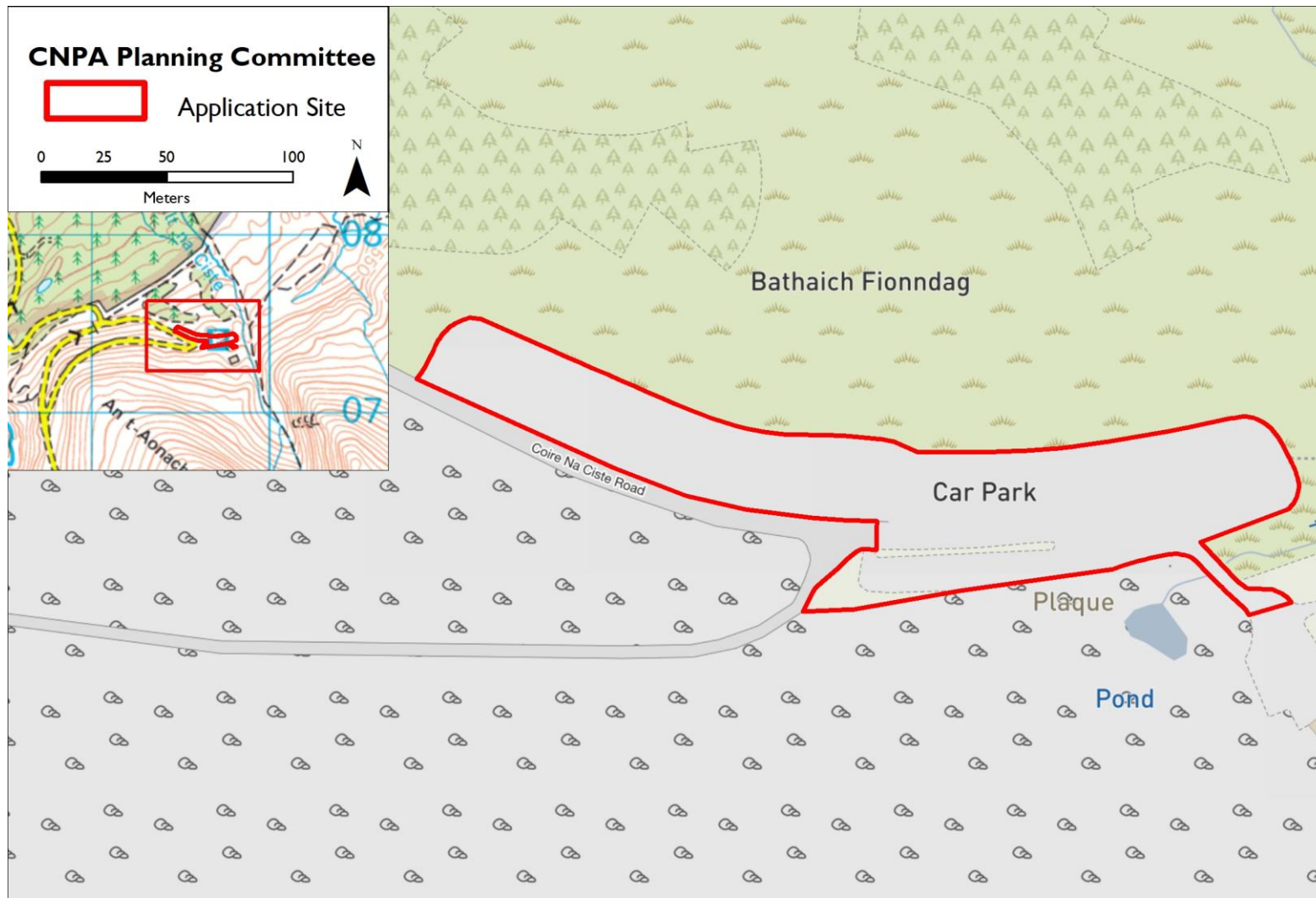
REFERENCE: 2021/0112/DET

APPLICANT: Cairngorm Mountain (Scotland) Limited

DATE CALLED-IN: 12 April 2021

RECOMMENDATION: Approve subject to conditions

CASE OFFICER: Stephanie Wade Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is the Coire na Ciste car park located at approximately 570m AOD off the B970 access road to the main Cairngorm Mountain ski centre which lies to the south of the Coire na Ciste car park. The site is an existing surfaced car park which currently has unrestricted use by various users including walkers and motorhomes/campervans both during the day and throughout the night.
2. The site lies outwith any designated areas, although shares a boundary with the Glenmore National Nature Reserve. Other designated areas are located at approximately 0.2km north-west of the site. These include the Glenmore Forest SSSI, and the Cairngorms SPA.

Proposal

3. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQXS4VSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Plan - Location Plan			12/04/21
Plan – Proposed Site Plan			03/05/21
Plan - Signage Plan			12/04/21
Plan - Cairngorms Estate Management Zones			12/04/21
Plan - Boundary Plan			12/04/21
Plan - Single Neck Cesspool/ Silage Tank	DS0963P - O2.6 CP-SL		12/04/21
Other - Visitor Management Plan		13/03/21	12/04/21

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

4. Planning permission is sought for the provision of overnight serviced parking facilities at the Coire na Ciste car park. The proposal includes the installation of fencing and entry points to segregate the campervan parking facility from the other members of the public parking area, together with signage, a water supply point, and chemical disposal point to a buried storage tank for the campervan waste. Provision for the storage and collection of general and recycled waste is also proposed.
5. Although the application title refers to “camper van” overnight facility, the supporting documents clarify that this refers to motorhome users and campervans with cassette toilets. Campervans without toilets, caravans and tents will not be permitted.

6. Following the consultation period and in response to comments raised from consultees, a revised site plan has been submitted reducing the number of proposed berths from 68 to 50.
7. The application is supported by the following documentation:
 - a) **Visitor Management Plan-** Demonstrates the rationale behind the application submission with graphic data evidencing the overnight campervan/motorhome usage of the Cairngorms car parks over a 6 year period. The document references the demand for managed campervan facilities to mitigate impacts on the wider area. The capacity of the car park is proposed to be managed by a pre-booking system with a coded entrance to the campervan facility and daily checks by the CMSL employees. Regarding parking for other users of the area, a separate parking area is proposed with a capacity for 56 cars.
8. Plans of the proposal are included within **Appendix 1**.

History

9. The most recent planning application relating to the immediate red line area of this application, dates to a planning permission granted in February 2014 by the Highland Council for the “erection of a stone Grouse Butt to create a shelter, interpretation board and donation box in the Coire na Ciste car park” (Highland Council reference: 13/04704/FUL).
10. Planning permission 2020/0076/DET is also of relevance which granted permission for the works to the funicular. Within this permission the western side of the Coire na Ciste Car Park is to be used as a temporary compound for the helicopter construction activities.
11. Within the wider land controlled by the applicant, there have been numerous planning applications relating to the operation of the ski centre.

Habitats Regulations Appraisal

12. A Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Site of the Cairngorms Special Protection Area. The full appraisal is attached at **Appendix 2**.
13. The appraisal concludes that providing the mitigation measures are implemented for the development, then the conservation objectives will be met and therefore there will not be an adverse effect on site integrity for the Cairngorms SPA. The mitigation measures to minimise the potential for effects caused by disturbance to capercaillie are:
 - a) Perimeter post and rail fence as marked on the site layout plan to be in place prior to the car park being used for booked overnight motorhome stays, and maintained in perpetuity while the motorhome overnight parking is in operation. Interpretation panels with information about the sensitive ecology of the area and

- promoting walking routes that can be accessed from the proposed motorhome overnight parking area to be in place prior to the car park being used for booked overnight motorhome stays,
- b) Online information to be in place on the booking site and Cairngorm Mountain website about the sensitive ecology of the area and promoting walking routes that can be accessed from the proposed motorhome overnight parking area to be in place prior to the car park being used for booked overnight motorhome stays.
14. The mitigation is required to raise awareness and encourage responsible behaviour by users of the overnight parking, and to promote use of less sensitive routes accessible from the parking area, therefore minimising the potential for disturbance likely significant effects on capercaillie in the Cairngorms SPA and to discourage people from undertaking off path activities or increasing use of routes connected to sensitive habitat.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2021) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

15. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

Planning Guidance

16. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance (2015)	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Sustainable Design Non-Statutory Guidance (2015)	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance (2015)	X

CONSULTATIONS

Summary of the main issues raised by consultees

17. **Highland Council Transport Planning Team** has no objections to the proposal subject to the inclusion of a planning condition regarding the prior agreement and implementation of the required visibility splays before the first operation of the development.
18. **Highland Council Flood Risk Management Team** has no concerns regarding flood risk at this location. They are also satisfied that there will be no change to the pre-development surface water runoff rates as there is no increase in hardstanding. On this basis the Team has no objections.
19. **Highland Council Environmental Health Officer** has no objections to the application noting that the site is intended for the provision of overnight parking of campervans and motorhomes and not as a holiday destination. However, it would still fall within the definition of a caravan site and would require to be licensed as such.
20. **CNPA Ecology Officer** confirms that the proposal to reconfigure the existing car park will not create any additional habitat loss.
21. Regarding the designated sites, an Habitats Regulations Appraisal has been undertaken which confirms that there will not be an adverse effect on the site integrity of the Cairngorms Special Protection Area subject to the mitigation measures as outlined within the HRA being implemented.
22. **CNPA Landscape Officer** commented on the scheme as originally submitted noting that the landscape character, visual amenity and SLQs of the area of the proposed development are very sensitive, primarily because the site is located part-way up the side of Cairngorm Mountain (approx. 550m AOD). In this specific case, however, the existing ski centre car park already results in adverse landscape and visual effects and these form part of the baseline conditions. As a consequence, the key issues raised by the proposed development are how and by what degree this would result in additional adverse landscape and visual effects. Key factors in this regard include: the number of motorhomes which would use the facility; the extent and location of the motorhomes on the site in relation to the local landscape character

(particularly topography) and visibility of these; and how the proposal would affect use of the existing car park by the general public (including those with limited mobility) to experience the CNP landscape.

23. The Officer suggested mitigation of the predicted landscape and visual effects of the proposal, of a reduced number and extent of motorhome parking on the site, retaining public parking and access to viewpoints along the northern edge of the car park in the west, and associated elements such as barriers and signs are designed to relate to the distinct landscape character of the area. It will also be important to avoid or minimise the effects of lighting (both site lighting and vehicle lights).
24. The effects of the proposal will depend on the detailed construction, management and maintenance of the site and it is advised that further information and/or controls are provided on these aspects.
25. In response to these comments, the application details have been amended to reduce capacity to 50 motorhomes and confine the overnight facility to the eastern side of the site.
26. **Aviemore and Vicinity Community Council** have not provided any formal comments on the scheme.

REPRESENTATIONS

27. The application was advertised when first submitted and is still live at the time of composing this report. Any additional letters of consultation received during the remainder of the consultation period will be verbally reported to committee members. At the time of writing this report, a total of three different respondents have provided comments. One member of the public notes their support for the scheme, one member of the public notes their objection and one has provided general comments. A copy of their full responses can be found at **Appendix 3**.
28. Regarding the letter of support, the respondent states that the proposal would regularise a situation which has been occurring on an ad hoc basis for many years and the proposal would have little effect on any commercial sites in the valley. The respondent welcomes the provision of a chemical disposal point.
29. Regarding the letter of concern, the respondent states that there are enough camp sites around the area and the application site is an overflow car park to the main site which would inhibit its use and walkers and skiers alike.
30. Regarding the letter of general comments, the respondent considers that staycation 2021 is like to mimic that seen in staycation 2020 which saw a massive increase in the purchasing and hiring of motorhomes and campervans due to the Covid-19 restrictions. The respondent identifies that the proposal will only be operational from May to 31st October which would have no impact on any skiing season.

APPRAISAL

31. The main planning considerations are considered to be: the principle of development; the impact upon landscape, siting and design; the environmental impacts; amenity impacts; access and servicing impacts, and developer contributions.

Principle of Development

32. **Policy 2.3:** Other tourism and leisure developments of the Cairngorms National Park Local Development Plan 2021 permits development which enhances formal and informal recreation and leisure facilities; tourism and leisure-based business activities and attractions; and improved opportunities for responsible outdoor access will be supported where:
- a) it has no adverse environmental or amenity impacts on the site or neighbouring areas; and
 - b) it makes a positive contribution to the experience of visitors; and
 - c) it supports or contributes to a year-round economy
33. This application for tourism facilities looks to address the lack of suitable motorhome waste disposal facilities to improve the management and ease the growing pressure from campervans within the wider areas, which is anticipated to further increase by Covid-related holiday patterns. The proposal utilising an existing car park at Coire na Ciste, and being in response to an emerging demand, is considered proportionate to the location. By providing dedicated and sustainable waste disposal options to campervan visitors, the facility may be seen as attractive to visitors and complimentary to the existing facility, encouraging a dedicated facility for overnight stays in campervans whilst also assisting in avoidance of unmanaged waste disposal in the local environment.
34. The formalised use of the existing car park addresses an existing and increasing visitor pressure in a quick and efficient way. However, the site will be a new facility in an exposed location. It is difficult to predict the use of the facility over its opening months, or to assess the level of use or potential behaviour of people staying there. For this reason officers consider that the period for the consent should be limited to a period of three years in order that the success of the site and its visitor management arrangements can be reviewed and a future application for permanent use can provide further screening of the vehicles, improvements to the visual amenity of the site, and if required, incorporate further visitor management needed to maintain it successfully in the longer term.
35. On this basis, the principle is considered to accord with **Policy 2:** Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021 subject to compliance with other relevant Local Development Plan policies and a condition limiting the duration of the consent.

Landscape Impacts, Siting and Design

36. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2021 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
37. The CNPA Landscape Officer highlights that the landscape character, visual amenity and SLQs of the area of the proposed development are very sensitive, primarily because the site is located part-way up the side of Cairngorm Mountain (approx. 550m AOD). The Officer notes that the key factors in this regard include: the number of motorhomes which would use the facility; the extent and location of the motorhomes on the site in relation to the local landscape character (particularly topography) and visibility of these; and how the proposal would affect use of the existing car park by the general public (including those with limited mobility) to experience the CNP landscape.
38. To mitigate the predicted landscape and visual effects of the proposal, the Officer advised that the scheme was modified to reduce the number and extent of motorhome parking on the site, retain public parking and access to viewpoints along the northern edge of the car park in the west, and associated elements such as barriers and signs are designed to relate to the distinct landscape character of the area. The application details have subsequently been amended by the applicant to confine the campervans into the eastern end of the existing car park which is considered to have the greatest capacity of the site to accommodate the proposal. This also allows for more availability within the existing car parking for any casual visitors wishing to stop near the north of the site to enjoy the views and once the temporary compound has been removed for the application 2020/0076/DET, more of the car park will again be available for casual visitors. The amended plans show a reduction in the capacity of the campervans to 50 berths which is considered to have a better landscape impact at full capacity than that originally submitted.
39. The proposal does not include any provision of light infrastructure within the site and any lighting management required in relation to the campervans themselves will be controlled by the campervan site licencing through Highland Council. Should the requirement for lighting change during the operation of the facility, a planning condition is recommended to be attached to any decision notice to allow the full consideration of such details at any given time during the consent. Nonetheless, the operation of the site between May and October means that the night time lighting of vehicles will be outside the darkest periods of the year when they would be most visible
40. The development components would not introduce any notable detrimental change to the character of the site and immediate area, and subject to the conditions being included, the proposal is considered to comply with **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2021.

Environmental Impacts

41. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species or biodiversity whilst **Policy 10:** Resources sets out the need to fully consider impacts on flooding and water resources.
42. The proposal is to reconfigure the existing car park to formalise campervan parking and provide a wastewater disposal point and rubbish recycling facility. There will be no additional habitat loss as it is not proposed to increase the size of the car park. Regarding the impact of the proposal on designated sites, an Habitats Regulations Appraisal has been undertaken (**Appendix 2**) which concludes that site integrity of the Cairngorms Special Protection Area will not be affected by the proposal subject to the mitigation measures being implemented. These mitigation measures include the need for some additional detail in the visitor management plan to ensure people staying at the site are directed to the appropriate existing paths. It is recommended that planning conditions are attached to any subsequent decision notice to ensure this, and on this basis the proposal is considered to accord with **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2021.
43. Regarding other environmental matters, it is confirmed that the site is not at risk of flooding from any source nor will it impact on any neighbouring residential properties in terms of flooding. The proposal is therefore considered to comply with **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2021.

Servicing and Access

44. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
45. It is proposed to install an underground, sealed tank for the collection of the chemical waste from the campervans, with no effluent outfall. The risk of environmental pollution is low, and the tank will be regularly emptied and disposed of off-site through the use of a specialist waste disposal company. The proposal for storage and removal of this waste, as outlined under recently issued SEPA, Scottish Water and Highland Council Guidance 'Campervan and motorhome waste disposal – A guide for independent development' is considered to be acceptable. In terms of surface water drainage, the site is currently surfaced in permeable materials (compacted gravel) and no proposals for tarring or otherwise resurfacing are presented. There are no anticipated issues in respect of surface water management as no new large structures or impermeable surfacing is proposed. This is to be secured by condition for the avoidance of doubt.
46. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 states that all new development must include an appropriate means of access, egress and space for off street parking

47. The car park has established access from the public road and the proposal looks to provide a more formalised access point to the car parking area and the proposed campervan overnight area. The proposal looks to provide 50 campervan service bays and waste disposal point to the far eastern side of the car park and a dedicated 56 space parking area to the south of the car park for other road users. Once the temporary funicular compound is removed from the western side of the car park, then this provides further parking spaces once again. The access benefits from clear visibility in both directions. The car parking area is a combination of tar areas and aggregate and no changes are proposed to that existing. Highland Council's transport planning team has no objection to the proposal subject to the inclusion of a planning condition to ensure the required visibility splays for the access are implemented. The existing parking and circulation space is sufficient to accommodate the development and the proposal is considered to accord with **Policy 3: Design and Sustainable Placemaking** of the Cairngorms National Park Local Development Plan 2021.
48. Highland Council Environmental Health Officer has no objections to the application noting that the site is intended for the provision of overnight parking of campervans and motorhomes and not as a holiday destination. However, it would still fall within the definition of a caravan site and would require to be licensed as such through the Council.
49. On this overall basis the proposal is considered to comply with **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 with regards to its servicing and access.

Amenity

50. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that new development protects amenity currently enjoyed by neighbouring occupants to development sites.
51. There are no dwellings near to the proposal. Chemical treatments to cassette toilets typically used in campervans serve to break down solids and reduce odours which, which considered along with the buried waste storage tank and lidded chemical toilet disposal unit to be managed by the applicants with licenced providers, and no sensitive receptors nearby, would avoid unacceptable detrimental impacts upon private or community amenity from odour.
52. The proposed reduced number of overnight campervan pitches, in a reduced area of an existing, large car park, would not introduce an unacceptable level of additional activity to the area. Taking this into account, the proposal is considered to accord with the amenity requirements of **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021.

Developer Contributions

53. **Policy 11: Developer Obligations** of the Cairngorms National Park Local Development Plan 2021 states that where development creates a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, the

developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The proposal does not give rise to the requirement of any developer contribution.

Other Issues Raised in Consultations and Representations

54. All matters raised by consultees and third parties have been addressed above. No comments have been received from the Community Council on this occasion. It is noted that the public comments received to date include comments of support. One letter of objection has been received which raises concern regarding the impact of the proposal on the use of the car park for skier and walkers. It is noted that the operation of the overnight campervan facility is between May and October (inclusive) and therefore would not continue within the ski season. It is also noted that the compound for the funicular is temporary in nature and will free up even further parking spaces upon its removal.

Duration of Consent

55. The application submitted seeks the granting of a permanent consent. The formalised use of the existing car park addresses an existing and increasing visitor pressure in a quick and efficient way. However, the site will be a significant new facility in an exposed location, unlike most other camper van sites in Scotland. It is difficult to predict the use of the facility over its opening months.
56. For this reason officers consider that the period for the consent should be limited to a period of three years in order that the success of the site and its visitor management arrangements. A future proposal for a permanent site can review the number of berths that are most appropriate given the use of the formalised site and the wider camper van use of Glenmore, can review the visitor management arrangements, and can introduce screening and visual improvements to the site to make it a more pleasant location to stay and to reduce its visual impact in the long term.
57. The applicant has been made aware of officers' intention to recommend a three year duration to the use and has accepted that condition. They are confident that the project will be a success so anticipate making a further application in future for a permanent facility in the context of a longer term masterplan for the Cairngorm that will be published by Highland and Islands Enterprise in the coming months.

CONCLUSION

58. The application for tourism facilities looks to address the lack of suitable motorhome waste disposal facilities to improve the management and ease the growing pressure from campervans within the wider areas, which is anticipated to further increase by Covid-related holiday patterns. The proposal utilises an existing car park and does not introduce any physical changes, which would result in any additional habitat loss. Subject to the inclusion of the planning conditions in addition to the creation of a temporary consent, the proposal is considered to accord with the relevant local

development plan policies of the Cairngorms National Park Local Development Plan 2021 and approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to Approve the Reconfiguration of existing car park and provision of infrastructure for camper van overnight facility at Cairngorm Mountain Ciste Car Park Glenmore Aviemore Highland PH22 IRB subject to the following conditions:

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

Conditions

- 1. No development shall commence on site until a Construction Method Statement (CMS) and programme of works has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The CMS shall include, but not be limited to:**
 - a) The approach to site preparation, soils management, restoration and reinstatement;**
 - b) Construction pollution prevention measures;**
 - c) Programme of works;**

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

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

- 2. No development shall commence on site until a Visitor Management Plan has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The works shall thereafter be undertaken in strict accordance with the details and implemented in full prior to the first operation of the development. The document shall include but not be limited to:**
 - a) Details, including location of, the interpretation panels to be installed on site, which should include information highlighting the sensitive nature of the area and promoting the walking routes from the sites; the panels are to be erected prior to the first operation of the site;**
 - b) Details, including location of, the proposed signage to identify the promoted paths;**
 - c) Details of the online information to be in place on the booking site and Cairngorm Mountain website about the sensitive ecology of the area**

and promoting walking routes that can be accessed from the proposed motorhome overnight parking area;

Reason: To raise awareness and encourage responsible behaviour by users of the overnight parking, and to promote use of less sensitive routes accessible from the parking area, therefore minimising the potential for disturbance likely significant effects on capercaillie in the Cairngorms SPA in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

- 3. No development shall commence on site until a revised site layout plan and revised boundary treatment plan have been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The revised plans shall include:**

- a) Details of the boundary treatment/barriers to contain the campervan facility within the eastern site area only, with details of the barriers to segregate the facility from the remaining carparking area to the west;**
- b) Details of the methods to be used to mark the allocated campervan berths on site;**

The development shall thereafter proceed in accordance with the approved details with the boundary treatments implemented prior to the first operation of the development and maintained for the duration of the planning consent.

Reason: To discourage people from undertaking off path activities or increasing use of routes connected to sensitive habitat, therefore minimising the potential for disturbance likely significant effects on capercaillie in the Cairngorms SPA and to limit the visual impact of the development in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

- 4. No development shall commence on site until details, including plans, of the visibility splays from the access onto the C1126 road has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The details shall show visibility splays with an X distance of 2.4 metres and a Y distance of 160 metres being provided and thereafter, the development shall proceed in accordance with the approved details and implemented prior to the first operation of the development.**

Reason: In the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

- 5. Planning permission is hereby granted for a temporary period only and shall cease to have effect from three years of the date of this consent (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary development permitted under Class**

14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (as amended)) and reinstated in accordance to its condition prior to the installation and use as an overnight campervan facility on the site.

Reason: In order to allow the applicant to monitor the success of the project and the visitor management measures due to the nature of the application being in response to an emerging demand and in recognition of the temporary nature of the proposed development, to enable the planning authority to reassess the impact of the proposed development after a given period of time in accordance with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021.

6. No more than 50 campervan berths shall occupy the red line application site area at any one time.

Reason: To confirm the terms of the planning permission in the interests of the nature and character of vehicles attracted to the site and the character and appearance of the landscape in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

7. The campervan overnight facility hereby approved shall not operate between the months of November to April inclusive.

Reason: To reduce the proposal's impact on the ecological sensitivities of the area and to ensure safe operation of the development due to its location in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

8. The development, hereby permitted shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The lighting shall accord with the approved details thereafter.

Reason: To protect the ecological interests of the area and limit the visual impact of the proposal in accordance with Policies 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

9. For the avoidance of doubt, the vehicle parking areas within the site shall be surfaced in a permeable material unless design and provision of a Surface Water Drainage System (SuDS) sufficient to manage runoff from all impermeable areas so that no surface water runoff leaves the site, has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority and thereafter implemented in accordance with those details.

Reason: To ensure that any surface water drainage requirement complies with the principles of SuDS; in order to protect the water environment in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
4. You are advised that the approval of the Highland Council Roads Authority is required for any works affecting the public road and for any road construction consent or any other requirements under the Roads legislation.
5. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Bank Holidays to minimise disturbance to residents in the area.

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.