

AGENDA ITEM 5

APPENDIX 4a

2017/0286/DET

INITIALLY SUBMITTED OBJECTIONS

Comments for Planning Application 2017/0286/DET

Application Summary

Application Number: 2017/0286/DET

Address: Land 150M NW Of Beachen Court Grantown On Spey

Proposal: Construction of 16 private homes comprising of 8 blocks of semi-detached dwellings and access roadway

Case Officer: David Allan

Customer Details

Name: Dr Gordon Bulloch

Address: The Dulaig Seafield Avenue Grantown-on-Spey

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have an initial comment concerning the accuracy of the Land Ownership Certificate section of the Planning Application. The details of ownership have been redacted from the online Planning Application form. It is in the public interest that the landowner is shown on this planning application form. Please re-post this document removing the redaction on these details.

I asked Highland Council to remove the redaction, which they did, but clearly the redacted version has been passed over to CNPA Planning. The un-redacted version on the Highland Council website shows R S McLeod as the land owner. Other publicly available documents show that the owner of the land subject to this application is not the applicant (R S McLeod Ltd) but a separate company called R S McLeod Developments Ltd.

The Planning Authority has an obligation to check the accuracy of planning applications. In this case, the planning application should be rejected and the corrected planning application re-submitted.

Comments for Planning Application 2017/0286/DET

Application Summary

Application Number: 2017/0286/DET

Address: Land 150M NW Of Beachen Court Grantown On Spey

Proposal: Construction of 16 private homes comprising of 8 blocks of semi-detached dwellings and access roadway

Case Officer: null

Customer Details

Name: Dr Gordon Bulloch

Address: The Dulaig Seafield Avenue Grantown-on-Spey

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note with concern in the responses from the CNPA Ecology Officer and Highland Council Forestry Officer to this planning application that both believe that the mature tree (an aspen), which is now shown in the Site Layout Plan PL_00_100 Rev C to be within Plot 11, has been marked for removal.

I cannot find any document approved by CNPA under 2016/0060/DET or submitted as a supporting document to this application (2017/0286/DET) which states that this mature aspen is marked for removal. Is there some document which the Ecology Officer and the Forestry Officer have seen which has not been made publicly available, or is this an error by both officers?

From: Gordon Bulloch
Sent: 21 Aug 2017 16:12:37 +0100
To: Katherine Donnachie; Planning
Subject: Planning Application 2017/0286?DET

I hereby notify CNPA Planning Authority that I wish to address the Planning Committee concerning this application (2017/0286/DET) for the construction of 16 houses as part of the Beachen Court development. My reasons for wishing to address the Committee are to ensure that the Committee members understand the matters of importance raised by this application to persons who live adjacent to the development.

Also, please inform me what is the closing date for receipt of written comments on this application as the information regarding this on your website is unclear.

Regards

Dr Gordon Bulloch
tel: 01479 872065



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The Dulaig
Seafield Avenue
Grantown-on-Spey
PH26 3JG

30 August 2017

Cairngorms National Park Authority
Planning Team
14 The Square
Grantown on Spey
PH26 3HG

Additional Objection to Planning Application 2017/0286/DET - Construction of 16 private homes in Land 150M NW of Beachen Court Grantown-on-Spey

In addition to the objection letter I submitted which was dated 21 August 2017, I have a further objection to add concerning the design of the proposed 16 houses.

I object to the design of the proposed houses as two out of the three designs are two storeys high. Houses on this development should preferably be no more than 1½ storeys and certainly no more than 1¾ storeys. My reasons for this objection are:

1. The Development Brief for this site which forms part of the adopted CNPA Local Development Plan states in paragraph 42:
"Variety and richness of size and shape of houses and material use is required, ensuring that building shapes reflect the principles and proportions of traditional housing in the area. Building heights are acceptable up to 1.5 storeys."
2. The original Design & Access Statement approved by CNPA as part of 2016/0060/DET states that *"Houses shall be no more than 1¾ storeys in height"*.
3. The house types approved as part of the 10 Highland Council houses (2015/0394/DET) are all less than 2 storeys – i.e. with dormer windows.
4. Although the house dimensions have been omitted – surely this must be included in a housing planning application - the two storey houses will have higher roof lines, than the other houses. As well as being detrimental to the overall visual impact of the development, these higher roof line two storey houses will increase the visual impact of the development and the adversely affect the amenity of existing neighbouring properties.
5. Design details of the proposed houses are minimal and more in line with an outline planning application. Design details should at least include all dimensions inside and outside, full description of cladding materials, insulation values, any other sustainable energy features and sustainable materials used.
6. The totally inadequate Design Statement included as a supporting document for this application makes no mention of height or storey restrictions. At the very least, the developer should have to justify why they want 2 out of the 3 house types illustrated to be more than 1¾ storeys.
7. The Design statement does however state *"These [house designs] reinterpret vernacular forms in a contemporary manner."* The vernacular form for houses in

the Badenoch & Strathspey area is dormer windows in the upper floor (i.e. 1½ or 1¾ storeys). This style is also repeated in housing in the area immediately surrounding the development. The above statement made in the Design Statement is highly misleading – there has been no visible attempt to interpret or re-interpret vernacular forms.

8. I believe that approval of these house designs would be contrary to the Policies within the CNPA Local Development Plan, namely:
Policy 1 - New Housing Policy, in particular paragraphs 3.7 and 3.8
Policy 3 – Sustainable Design, in particular paragraph b of the section on Design Statements
9. I have in my previous objection objected to the inadequate detail provided in the Design Statement supporting this application. I request that CNPA Planning Authority checks the Design Statement against the requirements for design statements included in the CNPA Local Development Plan Policy 3 (Sustainable Design). It is very clear that this Design Statement does not meet the Policy requirements.

For all these valid reasons the house designs for at least two of the three house types proposed must be rejected. In fact this application should not go to Planning Committee for decision until it is at least compliant with the Local Development Plan policies.

Yours faithfully,

A black rectangular box redacting the signature of Dr Gordon Bulloch.

Dr Gordon Bulloch

From: [REDACTED] on behalf of BSCG info
Sent: 4 Sep 2017 23:16:24 +0100
To: Planning
Subject: 2017/0286/DET Objection

Badenoch & Strathspey Conservation Group

Fiodhag, Nethybridge, Inverness-shire PH25 3DJ

Tel [REDACTED]

Scottish Charity No. SC003846

Email info@bscg.org.uk

Website bscg.org.uk

CNPA

Grantown

4 September 2017

Dear Sir/Madam

2017/0286/DET | Construction of 16 private homes comprising of 8 blocks of semi-detached dwellings and access roadway | Land 150M NW Of Beachen Court Grantown On Spey

I am writing to object to the above application.

BSCG requests the opportunity to address the Board when this application is determined.

Loss of habitat corridor

The natural planting between Revoan and the proposed development, that was provided in previous plans, has been removed, so that new houses share Revoan's garden wall as a common boundary- This more natural corridor, that would have been outwith any garden, would have contributed to habitat connectivity and to the landscape character of the development. In the approved Soft Landscaping Plan this area of natural planting is

shown as extending beyond Revoan's garden wall to connect with the access road, further adding to habitat connectivity and landscape enhancement.

Risks to mature trees in Revoan garden

There are risks of impacting on the Root Protection Areas of mature trees in Revoan garden by extending the gardens of Plots 13 and 14. These mature trees contribute to the character of the landscape and natural heritage.

Mature Aspen

The mature aspens on the development site are of natural heritage and landscape importance and are supposed to be being retained. However the current proposals locate one of them within the garden ground of plot 11 and is marked for removal. We note, that even if this tree were not removed, it is not protected within a private garden.

Inconsistency with Development Brief

The proposals are not in accord with the Development Brief for this site. The Development Brief forms part of the Local Development Plan, that has gone through a public consultation. The Development Brief states that "Building heights are acceptable up to 1.5 storeys". The application includes 2 storey houses. No justification is provided for this departure from the Development Brief. The higher roof lines proposed would add to visual impact.

Lack of Information on Sustainability

Information on design is inadequate, with little or no information on sustainability aspects of the proposal.

Yours sincerely

Gus Jones

Convener

From: Zoe Cooke
Sent: 29 Aug 2017 10:51:20 +0100
To: Planning
Subject: Objection to Planning Application 2017/0286/DET

Dear Sir/Madam,

Objection to Planning Application 2017/0286/DET - Construction of 16 private homes in Land 150M NW of Beachen Court Grantown-on-Spey

I have two concerns regarding the new plans.

1. According to the original Design and Access Statement (2016_0060_DET-DESIGN_AND_ACCESS_STATEMENT-100121201.pdf) part 7.6 Design Guide, 'Houses shall be no more than 1¾ storeys in height'.

Also, the document '2016_0060_DET-APPENDIX_3_DEVELOPMENT_BRIEF-100121018.pdf' clearly states in point 42, page 7, that 'Building heights are acceptable up to 1.5 storeys'.

The new plans (2017/0286/DET) show that only one of the three proposed house designs is 1¾ storeys in height. The other two designs are clearly 2 storeys high.

The houses which are currently under construction on the site are not 2 storey.

As a number of these plots are within direct line of sight of my property I would like to object to this change in design.

2. In all previous plans (2016_0060_DET-SOFT_LANDSCAPE_PROPOSALS_-_ROADS_AND_STRATEGIC_LANDSCAPING_AREAS-100121225.pdf) there was a 5-10m buffer of natural planting between the new and existing property boundaries. This has been completely removed, with the properties now sharing a boundary with Revoan House. **I hope that this is not a trend that will be extended to the rest of the site in future phase developments as it will directly impact on the amenity of my property.**

Unless these two points are an oversight and you can confirm that the houses will be no more than 1¾ storeys in height and that there will be a 10m buffer of natural planting between existing and new properties, we request an immediate meeting to discuss this further, because this directly goes against plans that were previously published by CNPA.

We look forward to your timely response,

Yours faithfully

Tim and Zoë Cooke

From: George Yule
Sent: 22 Aug 2017 12:34:52 +0000
To: Planning
Subject: Reference 2017/0286/DET - Objections from Revoan House
Attachments: image001.png, image002.png, SKM_C554e17081408540.pdf
Importance: High

Good day,

My name is George Yule and I am the owner of a property on Seafeld Avenue called Revoan House which was built in c.1926 for William Glass, the then Provost of Grantown-on-Spey. As one of the more notable properties in the area we feel that it deserves greater consideration from a local heritage perspective than it has been afforded by CNPA and Highland Council to date. The coalescence of the new development at Beacham Court against our South-facing boundary wall is both an obvious intrusion into our privacy and also out of alignment with the character of our property and we object to the re-positioning of plots 11,12,13,14 particularly in the strongest possible terms.

Further to the recently received neighbour notification associated with proposed changes in the layout of the residential development to the South of my property, I submit a number of issues for objection to planning application 2017/0286/DET i.e.

1. Changes to landscape areas adjoining Revoan

I object to the extension of the back-garden areas of housing plots 11,12,13 and 14, and request that the plot sizes revert to the sizes shown on the overall site plan and the more detailed landscape plans approved under planning application 2016/0060/DET.

My reasons for this are:

- The Development Brief for Grantown-on-Spey H1 which is linked to the Cairngorms Nation Park Local Development Plan shows that open space areas around the property boundaries of Revoan should form part of any planning application.
- The overall site plan and the more detailed landscape plan approved as part of planning consent 2016/0060/DET show landscape areas surrounding the property boundaries of Revoan which have now been set aside without explanation.
- The abutting of proposed housing plots 13 and 14 onto the stone boundary wall of Revoan compromise the integrity of our wall and our ability as owners of Revoan to maintain the wall especially if the proposed 1.2m fence is permitted to be installed back to back with Revoan's stone wall
- Extending the plots 13 and 14 and possibly plot 12 will compromise the agreed tree root protection area for the trees on the boundary of Revoan's property. It is interesting to note that the tree root protection radius identified on the previous planning application 'mysteriously' does not appear on the revised proposal – see attachments highlighting this.
- The abutting of the proposed housing plots 13 and 14 onto Revoan's property boundary is an unnecessary intrusion resulting in detrimental impact on residential amenity and loss of privacy.
- R S McLeod has not given any valid reason why these house plots – whose areas extend beyond any other plot within the development - need to be extended into the previously approved landscape area.

2. Changes to size of Plots 11 – Aspen trees protection

I object to the extension of plots 11 into the landscape area previously approved under planning application 2016/0060/DET and request that the previously approved landscape plan is enforced. In addition to enable improved protection of all the aspen trees, Tree Protection Orders should be placed in all the aspen.

My reasons are:

- All the aspen trees in this area of the development have been afforded protection under planning consent 2016/0060/DET. If plot 11 is extended as illustrated in the Site Layout Plan, the most eastern mature aspen will no longer be in the landscape area, but will be sited in the garden of plot 11. This type of tree is totally unsuitable for siting in a small garden as it will cast shade over a large part of the garden. In addition, the aspen is not protected if sited in a garden and could be cut down by the house owner, defeating the purpose of protecting these important trees.

- This aspen will be afforded tree root protection under the planning consent 2016/0060/DET, however such tree root protection will be totally compromised during preparation of the plot grounds and thereafter by activities of the house owner.

3. Water Supply

Inadequacy of water supply in and around Seafeld Avenue is recognised by Scottish Water. In November 2014, Scottish Water wrote about this issue and required that flow and pressure testing was carried out to ensure adequacy of water supply to this development. This letter is posted on the CNPA Planning website. Planning Authorities have an obligation to take account of adequacy of water supply.

It is not acceptable for CNPA Planning to state that water supply is simply an issue for the developer and not an issue to be considered by the Planning Committee; Scottish guidance to elected members on planning committees dated May 2017 makes this point very clear. If planning consent is granted CNPA must impose a condition that no work should start on the development until the developer has reached an agreement with Scottish Water for the supply of water to the 16 houses and a further agreement covering water supply for the whole of the proposed development of 43 houses. The reason for this is to avoid abandonment of the development due to the required water supply not being available or being financially prohibitive. We have already detected within Revoan a reduction in water pressure during simultaneous use of water (e.g. bath and kitchen sink usage) this is a very real concern with regards to future demand on the existing water services in this area.

4. Landscaping

The Site Layout plan shows new areas of landscaping not identified in the landscape plan approved under 2016/0060/DET. These include one area annotated by "landscape area maintained by factor". These additions raise two issues which need to be approved as part of this planning application i.e.

- A design for these new landscape areas needs to be included in this application to enable relevant statutory consultees and neighbours to be consulted.

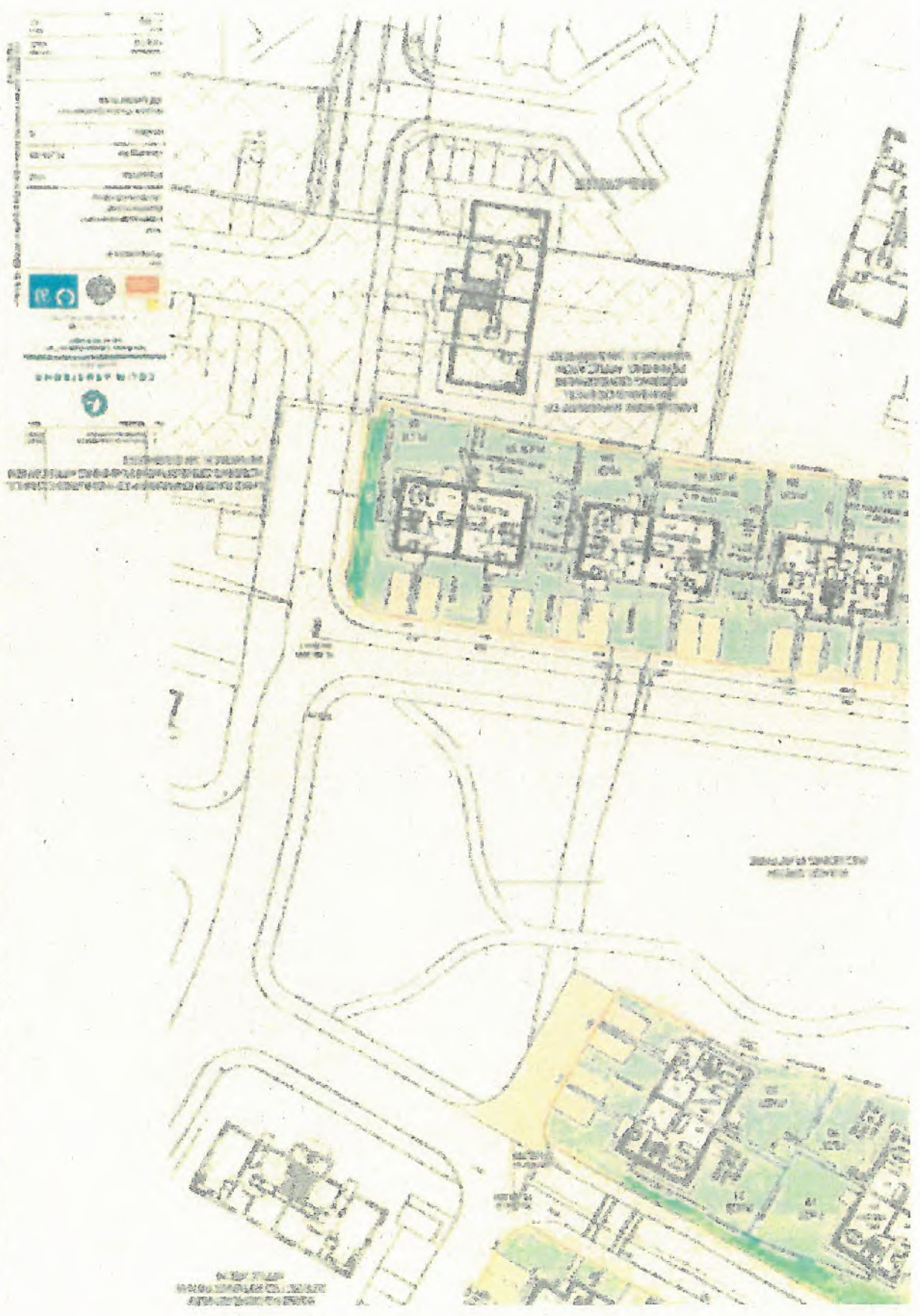
This is the first mention of employment of a factor on this development. The duties of any factor and how their services will be paid needs to be explained in a supporting document to this planning application (e.g. the design statement). It also raises the unanswered question of

how all of the approved landscaping in the whole of the development will be maintained and paid for. A maintenance schedule for the landscape works has been approved under 2106/0060/DET, however I cannot find how this maintenance regime which covers 10 years and more is to be financed. A condition requiring a legal agreement to ensure the whole landscape maintenance regime is funded and carried out is required to ensure local authority costs are not adversely affected.

I enclose the following drawing extracts from the original application and the subsequent re-application (showing proposed changes of plots 11,12,13,14) for reference and would respectfully seek CNPA's assurances they will view our objections favourably in refusing this new application.

Kinds regards

George Yule



SITE PLAN - 1:500 (1:1000 @ A1)

HOUSE FOOTPRINTS ARE PURELY INDICATIVE



The Dulaig
Seafield Avenue
Grantown-on-Spey
PH26 3JG

21 August 2017

Cairngorms National Park Authority
Planning Team
14 The Square
Grantown on Spey
PH26 3HG

Objection to Planning Application 2017/0286/DET - Construction of 16 private homes in Land 150M NW of Beachen Court Grantown-on-Spey

I have no specific objection in principle to the construction of the 16 homes, however I have some substantial objections to the plans submitted in the supporting documents to this planning application.

Before describing my objections, I hope that CNPA Planning Authority does clearly establish the legal ownership of the land subject to this application. The application form submitted declares that the owner is Mr Robert McLeod, the company being R S McLeod. It is my understanding that neither Mr Robert McLeod nor the company of which he is a director, R S McLeod Ltd., owns the land subject to this application. It is my understanding that the owner of this land is R S McLeod Developments Ltd., a separate legal entity in which Mr Robert McLeod is not listed as a director. This application form needs to be corrected and re-submitted, before this application is considered by the Planning Committee.

My objections aim to cover the key areas of concern I have with the published supporting information. There are a number of specific issues which I believe either need to be fully resolved before this application goes before the planning committee for decision or properly conditioned as part of the planning decision. These are highlighted in bold in my objections.

1. Where is the Development Plan?

Planning applications 2016/0060/DET and 2015/0394/DET were approved at the CNPA Planning Committee meeting in October 2016. The former on its own was a Major Planning Application and together they can and should be considered as ONE Major Development where:

- 2016/0060/DET sets out the structural landscape, landscape plan, roads, drainage and services
- 2015/0394/DET is Phase 1 of the house building programme
- 2017/0286/DET is Phase 2 of the house building programme
- the other 27 houses indicated in 2016/0060/DET being the subject of future planning applications

What I describe here is simply accepted good practice development planning to ensure that the whole development of 53 houses proceeds under an overall coherent plan governing the whole development. Unfortunately this accepted good practice seems to have got totally lost with the submission of this new application for 16 houses. Nowhere within the supporting documents do I see these 16 homes described as a phase of the whole development. Nowhere within the supporting documents do I see updated proposals for later phases of the development to ensure that the whole development can be understood and thus an informed decision made about this phase of 16 homes.

Before this application is considered by the Planning Committee, the documents submitted require to be amended, and possibly new documents added, to ensure that a coherent development plan for the whole 53 house development is presented to the Planning Committee to enable the Planning Committee to consider this phase of the development in context with the overall plan. (Also see my comments on the Design Statement).

2. Changes to landscape areas adjoining Revoan from that approved in 2016/0060/DET

I object to the extension of the back garden areas of housing plots 11,12,13 and 14, and request that the plot sizes revert to the sizes shown on the overall site plan and the more detailed landscape plans approved under planning application 2016/0060/DET.

My reasons for this are:

- The Development Brief for Grantown-on-Spey H1 which is linked to the Cairngorms Nation Park Local Development Plan shows that open space areas around the property boundaries of Revoan should be part of any planning application.
- The overall site plan (CAA drwg no. 016 rev F) and the more detailed landscape plan (HLD K240.16/SL-01 Rev I) approved as part of planning consent 2016/0060/DET show landscape areas surrounding the property boundaries of Revoan.
- The abutting of proposed housing plots 13 and 14 onto the stone boundary wall of Revoan compromise the integrity of this wall and the ability of the owner of Revoan to maintain the wall especially if the proposed 1.2m fence is permitted to be installed back to back with Revoan's stone wall
- Extending the plots 13 and 14 and possibly plot 12 will compromise the agreed tree root protection area for the trees on the boundary of Revoan's property. How will the gardens of these plots be prepared for the future owners of this houses without risking tree root damage to these mature trees?
- The abutting of the proposed housing plots 13 and 14 onto Revoan's property boundary is an unnecessary intrusion resulting in detrimental impact on residential amenity and loss of privacy
- R S McLeod has not given any valid reason why these house plots need to be extended into the previously approved landscape area. Without any valid reason, this loss of landscaping cannot be justified.

Consequently, unless R S McLeod agrees to revert to the original approved landscape plans, this application should be rejected.

3. Changes to size of Plot 11 – Aspen protection

In addition to the objection above covering the unnecessary loss of landscape area, I further object to the extension of plot 11 into the landscape area previously approved under planning application 2016/0060/DET and request that the previously approved landscape plan is enforced. In addition to enable improved protection of all the aspen trees, Tree Protection Orders should be placed in all the aspen.

My reasons are:

- All the aspen trees in this area of the development have been afforded protection under planning consent 2016/0060/DET. If plot 11 is extended as illustrated in the Site Layout Plan (ref. CAA drwg no. PL_00-100 rev B), the most eastern mature aspen will no longer be in the landscape area, but will be sited in the garden of plot 11. This type of tree is totally unsuitable for siting in a small garden as it will cast shade over a large part of the garden. In addition the aspen is not protected if sited in a garden and could be cut down by the house owner, defeating the purpose of protecting these important trees.

- This aspen will be afforded tree root protection under the planning consent 2016/0060/DET, however such tree root protection will be totally compromised during preparation of the plot grounds and thereafter by activities of the house owner.

Consequently, unless R S McLeod agrees to revert to the original approved landscape plans, this application should be rejected. Additionally, Tree Protection Orders should be raised for all the aspen trees in this area.

4. Water Supply

Inadequacy of water supply in and around Seafield Avenue is recognised by Scottish Water. In November 2014, Scottish Water wrote about this issue and required that flow and pressure testing was carried out to ensure adequacy of water supply to this development. This letter was posted on the CNPA Planning website under planning application 2014/0296/DET.

Planning Authorities have an obligation to take account of adequacy of water supply. It is not acceptable for CNPA Planning to state that water supply is simply an issue for the developer and not an issue to be considered by the Planning Committee; Scottish guidance to elected members on planning committees dated May 2017 makes this point very clear. The link to this guidance document can be provided if required.

If planning consent is granted, CNPA must impose a condition that no work should start on this 16 home phase of the overall development until the developer has reached an agreement with Scottish Water for the supply of water to the 16 homes and a further agreement covering water supply for the whole of the proposed development of 43 houses. The reason for this is to avoid abandonment of the development due to the required water supply not being available or being financially prohibitive.

5. Landscaping

The Site Layout plan (ref. CAA drwg no. PL_00-100 rev B) shows new areas of landscaping not identified in the landscape plan approved under 2016/0060/DET. These include one area annotated by "landscape area maintained by factor". These additions raise two issues which need to be detailed before decision by the Planning Committee, or conditioned as part of decision document.

- A design for these new landscape areas needs to be included in this application to

enable relevant statutory consultees and neighbours to be consulted. I believe this matter has already been raised in part by Highland Council Roads.

- This is the first mention of employment of a factor on this development. The duties of any factor and how their services will be paid needs to be explained in a supporting document to this planning application (e.g. the design statement). It also raises the unanswered question of how all of the approved landscaping in the whole of the development will be maintained and paid for. A maintenance schedule for the landscape works has been approved under 2106/0060/DET, however I cannot find how this maintenance regime which covers 10 years and more is to be financed, including financial protection in case of default by R S McLeod Ltd. A condition requiring a legal agreement to ensure the whole landscape maintenance regime is adequately funded into the future, including bank guarantees from the developer, is required to ensure local authority costs are not adversely affected.

1. Details of the newly proposed landscape areas need to be provided to ensure both statutory consultees and neighbours have opportunities to comment before this application is considered by the Planning Committee.

2. To correct the serious omission made in 2016/0060/DET, a robust condition must be included which requires a legal agreement to be put in place before any of the 16 homes are occupied to ensure the whole landscape maintenance regime is appropriately funded into the future without recourse to public funds, including bank guarantees from the developer which would be triggered in the event of the developer's default.

6. Design Statement

The design statement provided in support of this application falls well short of the standards expected for a significant phase of a Major Development. It is my belief that this design statement does not meet the required standards of PAN 68 "Design Statements".

The failings include:

- The Design Statement provided in support of this planning application makes no direct reference to the Design & Access Statement approved as part of planning permission 2016/0060/DET. The context section of this Design Statement should have made it very clear that this design statement should be read in the context of the overarching Design & Access Statement approved as part of 2016/0060/DET. The rest of this design statement should have been seen as a sub document to the overall Design & Access Statement and provided updated interpretation and detail.

Other examples where this Design Statement falls short of the required standards of PAN 68 include:

- no illustrations or plans are provided in this Design Statement, contrary to the recommendations in PAN 68.
- no indication of land ownership
- no linking of the design principles to national guidance, local authority development design policies or supplementary planning guidance
- no phasing programme or estimated timescales
- minimal details on materials
- no maintenance proposals
- no detail of parking provisions

The Design Statement uses phrases such as:

- Innovative range of house types, without describing what is innovative and what effects these innovations will provide
- A restricted palette of monochromatic materials is proposed with a key aspect of their selection being longevity and ease of maintenance balanced with aesthetics. Again no justification or detail or offer to provide sample materials.

There are no details of environmentally sustainable design, including insulation factors, solar panels, or other innovations.

The Design Statement is very minimal and presents a token gesture level of information to the Planning Committee and neighbours who will be affected by this development and in my opinion does not comply with PAN 68. **Consequently, this Design Statement needs to be comprehensively re-written and re-submitted prior to being presented to the Planning Committee to provide the level of detail necessary for neighbours and other interested bodies to make informed comments and enable the Planning Committee to make an informed decision.**

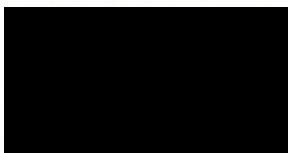
7. Affordable Housing Contribution

No mention is made in this application to the provision of affordable housing and demonstrating that the provision is compliant with CNPA's New Housing Development Policy. I recognise that prior agreement has been reached that 14 homes out of the 53 houses in the overall development are to be affordable, and that 10 of the affordable houses will be built under planning consent 2015/0394/DET. The following information needs to be provided to ensure that the developer is publicly seen to be making an appropriate contribution to affordable housing from this development – in line with CNPA's policy:

1. It needs to be made public as part of this planning process what contribution the developer is making to the cost of building the 10 homes covered by 2015/0394/DET.
2. Planning condition 18 of planning permission 2016/0060/DET places requirements and phasing of affordable housing building and availability for occupation. This condition needs to be re-iterated in any planning consent giving for this phase of the overall development.

As requested separately, I wish to address the Planning Committee on the objections and qualifications raised in this letter concerning this planning application.

Yours faithfully,



Dr Gordon Bulloch