

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: PROPOSAL OF APPLICATION NOTIFICATION –
DEVELOPMENT OF HOLIDAY LODGES AND
ASSOCIATED INFRASTRUCTURE, ON SITE OF DRY
SKI SLOPE, MACDONALD HIGHLAND RESORT
REFERENCE: PRE/2022/0014

Prepared by: Stephanie Wade, Planning Officer (Development
Management)

Purpose of Report

To inform the Planning Committee of:

- a) A Proposal of Application Notification (PAN)
- b) To allow members to raise any views on the issues to be addressed in an application.

Recommendation

That the Planning Committee:

- a) **Note the Proposal of Application Notification for the development of holiday lodges at the Aviemore MacDonald Highland Resort**
- b) **Note the CNPA Officer's advice on the issues to address; and**
- c) **Make comment on any additional relevant issues to be addressed in any future application.**

Background

1. The Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications in December 2015. This report informs the Planning Committee of the attached Proposal of Application Notice (PAN). The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 20 May 2022 to Highland Council. Members are asked to note this may form the basis of a subsequent planning application. The procedure involves officers presenting the information provided with the notification alongside an assessment from officers on the issues that need to be addressed. Planning Committee members have an opportunity to note issues that an application would be expected to address. Members are not being asked to approve the advice of officers.
2. The submitted information attached at **Appendix I** includes:
 - a) Proposal of Application Notice
 - b) Location Plan
3. The applicant proposes to hold their consultation event within 6 months of the submission date of the PAN for a duration of no less than 7 days.

The Proposal

4. The proposal is the development of holiday lodges with associated infrastructure within the Aviemore MacDonald Highland Resort. The indicative site layout shows the erection of 27 holiday lodges with an internal road layout, vehicular parking and pedestrian path links.
5. The applicant has not sought formal pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments prior to lodging this Proposal of Application Notice.

Site Description

6. The site comprises an area of 2.9ha situated within the south-western area of the MacDonald Highland Resort. The application site is predominantly laid to grass with clusters of trees and a corridor of trees along the western boundary which adjoins the A9. An area of hardstanding is located adjacent to the internal access road on the eastern side of the site. To the north, the site adjoins the activity and leisure centre of the resort, to the east is part of the hotel complex and further leisure facilities and to the south is the woodland lodges. Within the south-western corner of the site is a pond and wetland area. The application site at present includes land recorded within the Ancient Woodland Inventory.
7. A copy of the location plan is attached in **Appendix I**.

Development Plan Context

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	DESIGN & PLACEMAKING	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT, AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

8. 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

9. 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	Design and Placemaking Non-Statutory Guidance	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

10. Within the Cairngorms National Park Local Development Plan 2021, the site forms part of a wider allocated area for 'mixed use', under allocation Aviemore- M1. The Aviemore Highland Resort is a large site in the centre of Aviemore. It currently has a range of different uses including hotels and holiday accommodation, retail, recreation, and housing and has undergone significant development to create the resort it is today. The allocation offers an opportunity for the enhancement and diversification of the current uses, including the provision of additional housing, retail, recreation, and employment spaces. There is also a Development Brief for the site, which is non statutory planning guidance providing details on site constraints and opportunities and development requirements.

Potential Material Planning Considerations

11. The material planning considerations for any subsequent application are:
- The principle of development
 - Landscape impacts
 - Design and Layout
 - Environmental impacts (including impact on designated sites)
 - Servicing and access requirements
 - Water, Flood Risk, and Drainage
 - Impacts on neighbouring amenity
 - Developer contributions

Conclusion and Next Steps

12. The report presents the information submitted to date as part of the PAN. Officers have summarised the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

13. It is recommended that the Committee notes the submission of the PAN and advises of any material issues it wishes be brought to the applicant's attention.

Stephanie Wade

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stephaniewade@cairngorms.co.uk